



NOTICE OF PREPARATION

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT THE FIELDS AT ALAMO CREEK PROJECT

DATE OF NOTICE:	Thursday, March 23, 2023
MEETING DATE:	Thursday, April 13, 2023
MEETING TIME:	6:00 pm
SUBJECT:	NOTICE OF PREPARATION (NOP) OF AN INITIAL STUDY AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE FIELDS AT ALAMO CREEK PROJECT.
LEAD AGENCY:	City of Vacaville, Community Development Department
PROJECT TITLE:	The Fields at Alamo Creek
PROJECT LOCATION:	East of Leisure Town Road, City of Vacaville (APN: 0138-010-040)
COMMENT PERIOD:	March 23, 2023 through April 24, 2023

Notice is hereby given that the City of Vacaville (City) will be the lead agency and will prepare a Supplemental Environmental Impact Report (SEIR) for the proposed Fields at Alamo Creek Project (Project). This Notice of Preparation (NOP) has been issued to notify responsible and trustee agencies and other interested parties that the City will be preparing an SEIR to The Farm at Alamo Creek Specific Plan EIR, which is a larger development project that was previously approved in 2019 on the adjoining site to the west. The Project will be relying on future improvements from the Farm at Alamo Creek. The purpose of this NOP is to request feedback on the scope and content of the analysis to be evaluated in the SEIR.

A scoping session meeting will be held online via Zoom on April 13, 2023 at 6:00 pm. The scoping session, which is part of the SEIR process, is the time when the City gathers input from the public and agencies on specific topics that may need to be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the SEIR, identify the range of actions, and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed.

Written comments on the scope of the SEIR may be sent to:

Albert Enault
Senior Planner
City of Vacaville
650 Merchant Street
Vacaville, CA 95688
albert.enault@cityofvacaville.com
Phone: (707) 449-5364

The 30-day comment period for the NOP is extended to account for holidays and runs from **March 23, 2023** through **April 24, 2023**. Comments on the NOP are due no later than 5:30 PM on Monday, April 24, 2023. Public agencies that provide comments are asked to include a contact person for the agency.

PROJECT LOCATION AND EXISTING CONDITIONS: The project site is located within unincorporated Solano County immediately adjacent to the eastern city limits bordered by Hawkins Road to the north, the adopted The Farm at Alamo Creek Specific Plan to the west and to the south, and PG&E overhead transmission lines and undeveloped agricultural lands to the east. The project site is undeveloped agricultural land designated by the Department of Conservation as Prime Farmland that does not contain any trees or buildings. A Solano Irrigation District canal runs adjacent to Hawkins Road along the north side of the property. The project site is located within the City's Sphere of Influence and Urban Growth boundary.

PROJECT DESCRIPTION: The Fields at Alamo Creek proposal includes a tentative subdivision map for the development of up to 223 detached single-family residential units, a 0.52-acre park, and 6.71 acres of open space agricultural buffer on a 33.6-acre parcel of land located immediately adjacent to the eastern boundary of The Farm at Alamo Creek Specific Plan. There would be two available lot sizes, providing for homes less than 2,000 square feet on small lots and up to 2,300 square feet on the larger lots. The proposed park would be centrally located on the site, and the 300-foot-wide open space agricultural buffer would border the eastern project boundary.

Development of the proposed project would require annexation to the City to access municipal services, such as water, sewer, and storm drainage. The project applicant is requesting to amend the General Plan Land Use designation from Urban Reserve to Residential Medium Density where the residential units are proposed and Agricultural Buffer where the open space agricultural buffer is proposed. Additional text amendments to the General Plan are proposed, related to lot counts and size requirements for lots adjacent to an agricultural buffer. The project site is zoned A-40, Exclusive Agricultural 40 acres in the Solano County General Plan (Solano County 2008). The project is requesting the site be zoned Residential Medium Density and Public Facilities (for the agricultural buffer). Because the project site is designated as Prime Farmland, the project would be required to purchase conservation easements or fund the creation of new irrigated Prime Farmland, pursuant to the General Plan. The project also requests a Specific Plan Amendment which would incorporate the proposed project within The Farm at Alamo Creek Specific Plan. The Farm at Alamo Creek Specific Plan assumed future development would occur at the project site and provided for road and utility connections. The proposed project would integrate the planned connections into the project design, as well as land use patterns and design characteristics that are included in The Farm at Alamo Creek Specific Plan.

WEBSITE INFORMATION: <https://bit.ly/FieldsAtAlamoCreek>

POTENTIAL ENVIRONMENTAL EFFECTS: The SEIR will evaluate changes in the physical environment that could occur as a result of the approval of the proposed project and whether these issues would result in new or substantially more severe significant impacts than identified in The Farm at Alamo Creek Specific Plan EIR. It is anticipated that the preparation of an SEIR, per CEQA Guidelines Section 15163 would address, at a minimum, the following environmental topics: Air Quality, Biological Resources, Land Use, Utilities and Service Systems, and Transportation.

For the following environmental topics, it is anticipated that the proposed project would not involve new or more severe environmental impacts that were not evaluated in The Farm at Alamo Creek Specific Plan EIR, and therefore would not be evaluated in the SEIR. These environmental topics not evaluated in the SEIR would be described and an explanation would be provided describing why the analysis in The Farm at Alamo Creek Specific Plan EIR adequately addresses the proposed project.

- Aesthetics
- Agriculture and Forestry Resources
- Cultural Resources
- Geology, Soils, Seismicity
- Greenhouse Gases
- Mineral Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Population and Housing
- Public Services and Recreation
- Wildfire

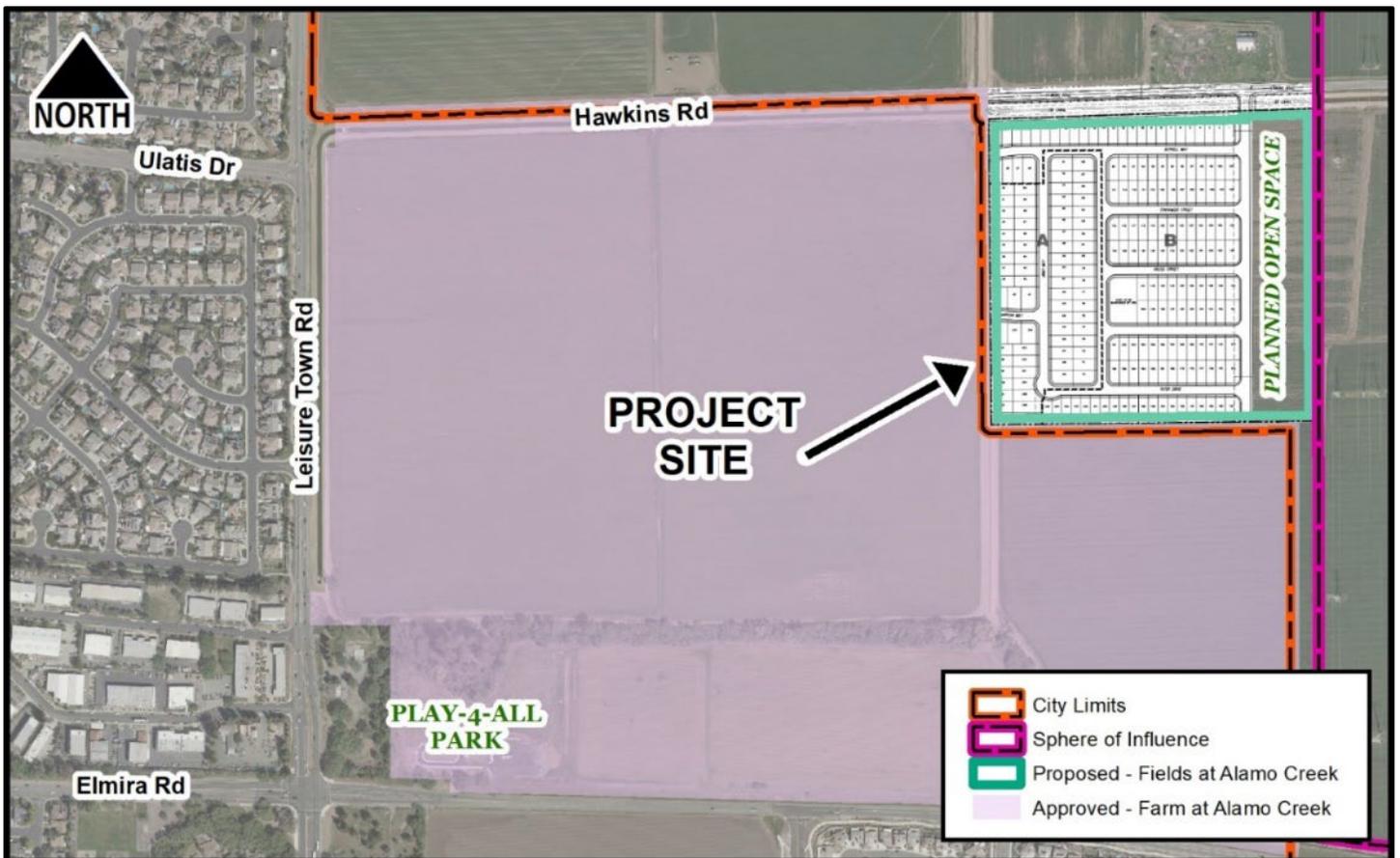
SCOPING MEETING INSTRUCTIONS

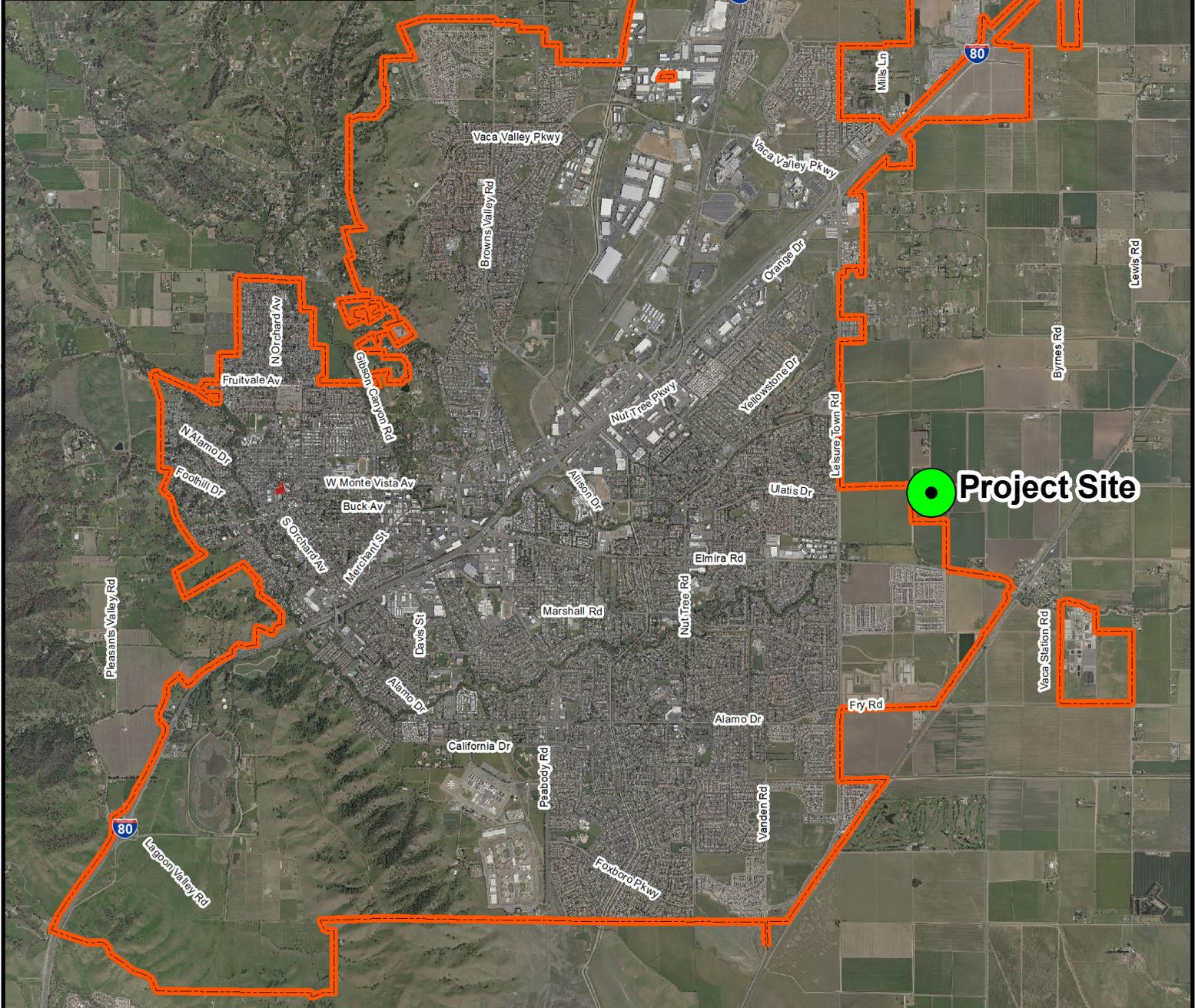
A Scoping Meeting will be held remotely via Zoom conferencing, which may be accessed using the instructions below:

Step 1) In an internet browser, go to cov.zoom.us/join and enter 11 digit meeting ID number **823 3930 1428**; and password **067631**

Step 2) On the phone, call **(669) 219-2599** and dial meeting ID number **823 3930 1428**

This is an informational meeting, and no decision will be made on the project. Both City staff and the applicant will be present to review the plans and answer questions related to the proposal. We encourage your participation throughout the review process. You may submit comments by attending the meeting, emailing the Project Planner, or mailing them to the Community Development Department located at 650 Merchant Street prior to the scheduled meeting date listed above. Please feel free to contact the Project Planner, Albert Enault, to ask questions or be added to the mailing list. Additional information about the project is available on the website noted above. You may also visit the Community Development Department in City Hall located at 650 Merchant Street, Vacaville, CA 95688. Our offices are open between the hours of 8:00 am to 5:30 pm, Monday through Friday, excluding every other Friday.





CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT DEPT.
 PLANNING DIVISION



LOCATION MAP

THE FIELDS AT ALAMO CREEK
 SOUTH OF HAWKINS ROAD & KATLEBA LANE
 (APN 0138-010-040)



AFFIDAVIT OF MAILING

650 Merchant Street * Vacaville, CA 95688

City of Vacaville
Community Development Department

File No: _____

On _____, I mailed:

Each copy of the notice was in a securely sealed, stamped envelope and deposited in a post office or an official depositor under the care and custody of the United States Postal Service.

One copy was addressed to each person whose name appears on the attached list and to respective addresses as shown on the list.

I have (retained / attached) of the document(s) mailed.

Signature of Affiant

0134-290-030
City Of Vacaville
Dixon Ca

0134-300-030
G & W Holdings Llc
5455 Wilshire Blvd #901
Los Angeles Ca 90036-4276 C007
C/o Lee & Bae Cpa's

0138-010-040
G & W Holdings Llc
5455 Wilshire Blvd #901
Los Angeles Ca 90036-4276 C007
C/o Lee & Bae Cpa's

0141-120-010
Gene S Bains
1970 N Township Rd
Yuba City Ca 95993-9660 R002

0142-010-150
Douglas G Dally
Po Box 147
Elmira Ca 95625-0147 8001

Janet Laurain
601 Gateway Blvd, Suite 100
South San Francisco, CA 94080

0134-300-010
William Seamus Porter
777 Aldridge Rd
Vacaville Ca 95688-9282 R010

0134-300-040
James A & Suzanne M Sprouse
130 Leeward Ct
Vacaville Ca 95687-5253 C055

0138-010-100
Vacaville S2 Investors Llc
465 California St #3rd
San Francisco Ca 94104-1804 C020
C/o Dr Stephens & Company Llc

0142-010-020
Martha Curtiss Bunce
11987 Ramirez Rd
Marysville Ca 95901-9105 H001

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

Chris Robles
722 Fruitvale Road
Lincoln, CA 95648

0134-300-020
G & W Holdings Llc
5455 Wilshire Blvd #901
Los Angeles Ca 90036-4276 C007
C/o Lee & Bae Cpa's

0134-300-050
James R & Luann S Hefner
6315 Katleba Ln
Vacaville Ca 95687-9429 R003

0138-010-110
Vacaville S2 Investors Llc
465 California St #3rd
San Francisco Ca 94104-1804 C020
C/o Dr Stephens & Company Llc

0142-010-030
Mary K Fbo-melissa Davis
3672 Cubre Ter
Davis Ca 95618-6770 R010

Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94607

Vacaville-Elmira Cemetery District
522 Elmira Road
Vacaville, CA 95687

Greenbelt Alliance
P.O. Box 170159
San Francisco, CA 94117

Association of Bay Area Governments
ATTN: Regional Clearinghouse
375 Beale Street, Suite #700
San Francisco, CA 94105

Solano County Water Agency
810 Vaca Valley Parkway, Suite #203
Vacaville, CA 95688

Solano County Resource Mgmt Dept.
Planning Division
675 Texas Street, Suite #5500
Fairfield, CA 94533

Vacaville Unified School District
ATTN: Dan Banowetz
401 Nut Tree Road
Vacaville, CA 95687

Vacaville Sanitary Service
1 Town Square Plaza, 2nd Floor
Vacaville, CA 95688

P.G.& E.
158 Peabody Road
Vacaville, CA 95687

U.S. Fish and Wildlife Service
2800 Cottage Way, Room W-2605
Sacramento, CA 95825

Travis Air Force Base
Civil Engineer Squadron
ATTN: Community Planner
411 Airmen Drive (B/570)
Travis AFB, CA 94535

US Army Corps of Engineers
ATTN: Krystal Bell
1325 J Street, Room 1640
Sacramento, CA 95814

Solano County Environmental Health
675 Texas Street, Suite #5500
Fairfield, CA 94533

Solano County Public Works
675 Texas Street, Suite #5500
Fairfield, CA 94533

Yolo-Solano Air Quality District
1947 Galileo Court, Suite #103
Davis, CA 95616

Solano Irrigation District
810 Vaca Valley Parkway, Suite 201
Vacaville, CA 95688

Executive Officer
Solano County LAFCO
675 Texas Street, Suite #6700
Fairfield, CA 94533

Airport Land Use Commission
Dept. of Environmental Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Visit Vacaville
ATTN: Melyssa Reeves, President
1671 East Monte Vista Avenue
Suite N-110
Vacaville, CA 95688

Comcast Cable
148 S. Orchard Avenue
Vacaville, CA 95688

SBC – Pacific Bell Engineering
40 Executive Court
Napa, CA 94558

Vacaville Chamber of Commerce
411 Davis Street, Suite #101
Vacaville, CA 95688

Central Valley Region, RWQCB
ATTN: CEQA Coordinator
11020 Sun Center Drive, #200
Rancho Cordova, CA 95670

Metropolitan Transportation
Commission
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

Solano Resource Conservation District
1170 N. Lincoln Street, #110
Dixon, CA 95620

Solano Transportation Authority
423 Main Street
Suisun City, CA 94585

Sierra Club
Solano Group
P.O. Box 7313
Vallejo, CA 94590

Soil Conservation Service
1170 N. Lincoln Street, Suite #110
Dixon, CA 95620

Vacaville Heritage Council
618 East Main Street
Vacaville, CA 95688

Dixon Fire Department
205 Ford Way
Dixon, CA 95620

Solano Land Trust
198 Dobbins Street, Suite A
Vacaville, CA 95688

Napa-Solano Audubon Society
P.O. Box 10006
Napa, CA 94581

Yocha Dehe Wintun Nation
ATTN: Tribal Historic Preservation
Officer
P.O. Box #18
Brooks, CA 95606

Rural Vacaville Fire District
420 Vine Street
Vacaville, CA 95688

Cachil DeHe Band of Wintun Indians
3730 Highway 45
Colusa, CA 95932

Cortina Rancheria – Kletsel Dehe Band
of Wintun Indians
P.O. Box 1630
Williams, CA 95987

The Ohlone Indian Tribe
P.O. Box 3388
Fremont, CA 94539