



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

650 Merchant Street • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5140

NOTICE OF AVAILABILITY

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

THE FIELDS AT ALAMO CREEK PROJECT

DATE OF NOTICE: Wednesday, February 14, 2024

SUBJECT: Notice of Availability (NOA) of an Initial Study and Draft 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 Subdivision

PROJECT LOCATION: South of Hawkins Road, approximately 2,600 feet east of Leisure Town Road, City of Vacaville, Solano County (APN: 0138-010-040)

COMMENT PERIOD: Wednesday, February 14, 2024 through Monday, April 1, 2024 (48 days)

Notice is hereby given that the City of Vacaville (City) has prepared a Draft Supplemental Environmental Impact Report (DSEIR) for the proposed Fields at Alamo Creek Project (Project) (State Clearinghouse No. 2023030657). The City has prepared an SEIR to the existing The Farm at Alamo Creek Specific Plan FEIR, which is a larger development project that was previously approved in 2019 and adjoins The Fields at Alamo Creek project site to the west. The Project will be relying on future improvements from the Farm at Alamo Creek. The purpose of this NOA is to: (1) notify responsible and trustee agencies and interested parties of a DSEIR pursuant to CEQA Guidelines Section 15087; and (2) advise and solicit comments regarding the content of the DSEIR during the required 45-day public review period.

Copies of the DSEIR are available for review at the following locations:

City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688

Online at
cityofvacaville.gov/TheFieldsatAlamoCreek

Vacaville Town Square Library
1 Town Square Place
Vacaville, CA 95688

Vacaville Cultural Center Library
1020 Ulatis Drive
Vacaville, CA 95687

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

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

The 45-day public comment period for the DSEIR is from **February 14, 2024** through **April 1, 2024**. Comments on the DSEIR are due no later than 5:30 PM on Monday, April 1, 2024. Public agencies that provide comments are asked to include a contact person for the agency.



PROJECT LOCATION AND EXISTING CONDITIONS:

The proposed 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 currently 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 241 residential lots which include 153 detached single-family residential lots and 88 half-plex lots for attached homes, as well as a 0.6-acre park, and 7.2 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 area. The half-plex lots would provide an attached housing option matching the "duet" units in the Farm at Alamo Creek Specific Plan. 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 for the residential area and Public Facilities with the Agricultural Buffer overlay for the open space area. 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: cityofvacaville.gov/TheFieldsatAlamoCreek

POTENTIAL ENVIRONMENTAL EFFECTS:

Based on the analysis in the DSEIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that implementation of the proposed project would result in significant and unavoidable impacts on transportation and circulation.



THE FIELDS AT ALAMO CREEK

PLANNING COMMISSION DRAFT SUPPLEMENTAL EIR PUBLIC COMMENT SESSION

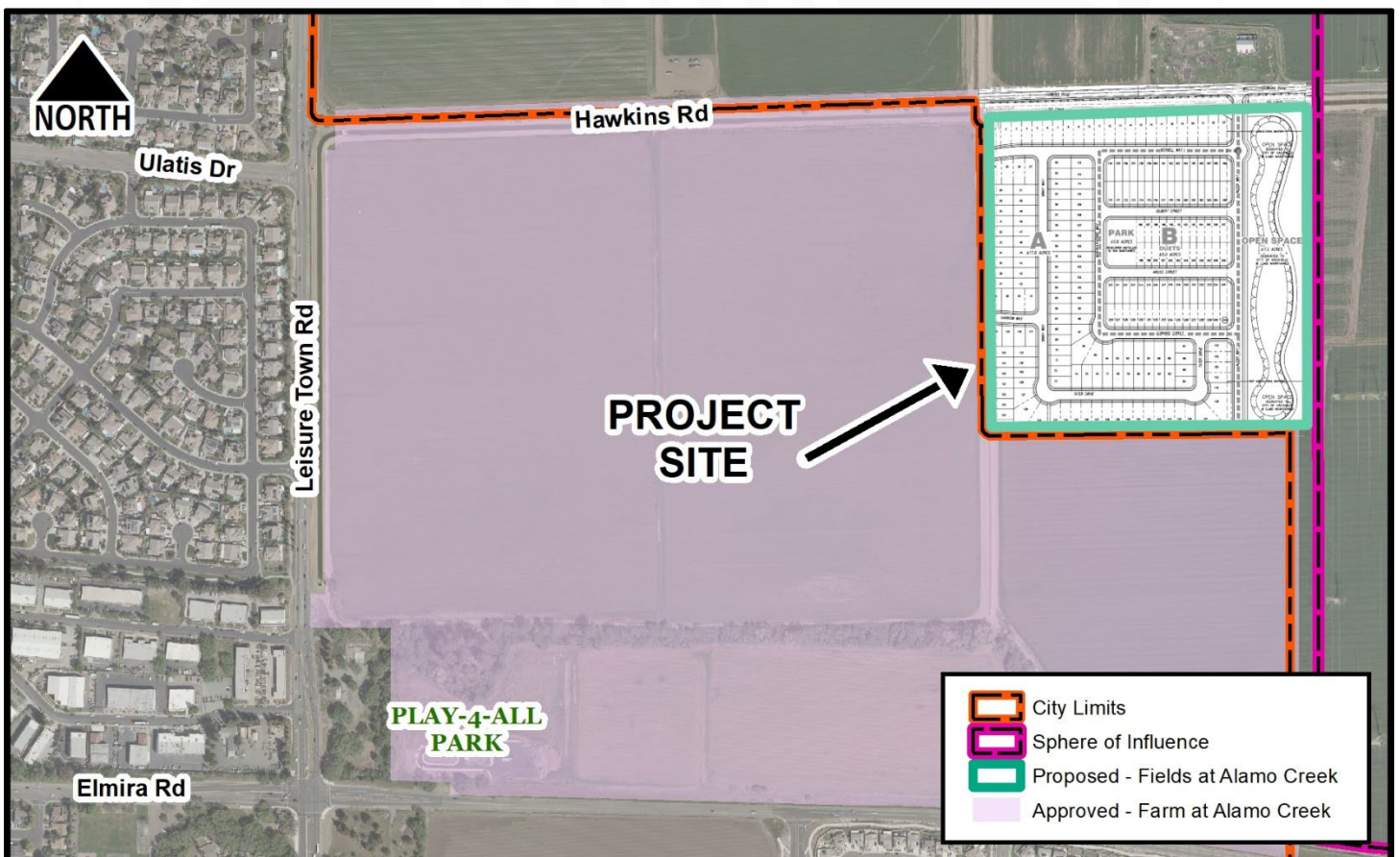
The Vacaville Planning Commission will be holding a public comment hearing on The Fields at Alamo Creek DSEIR to provide an opportunity for members of the public who wish to provide their comments on the DSEIR in person, rather than in writing.

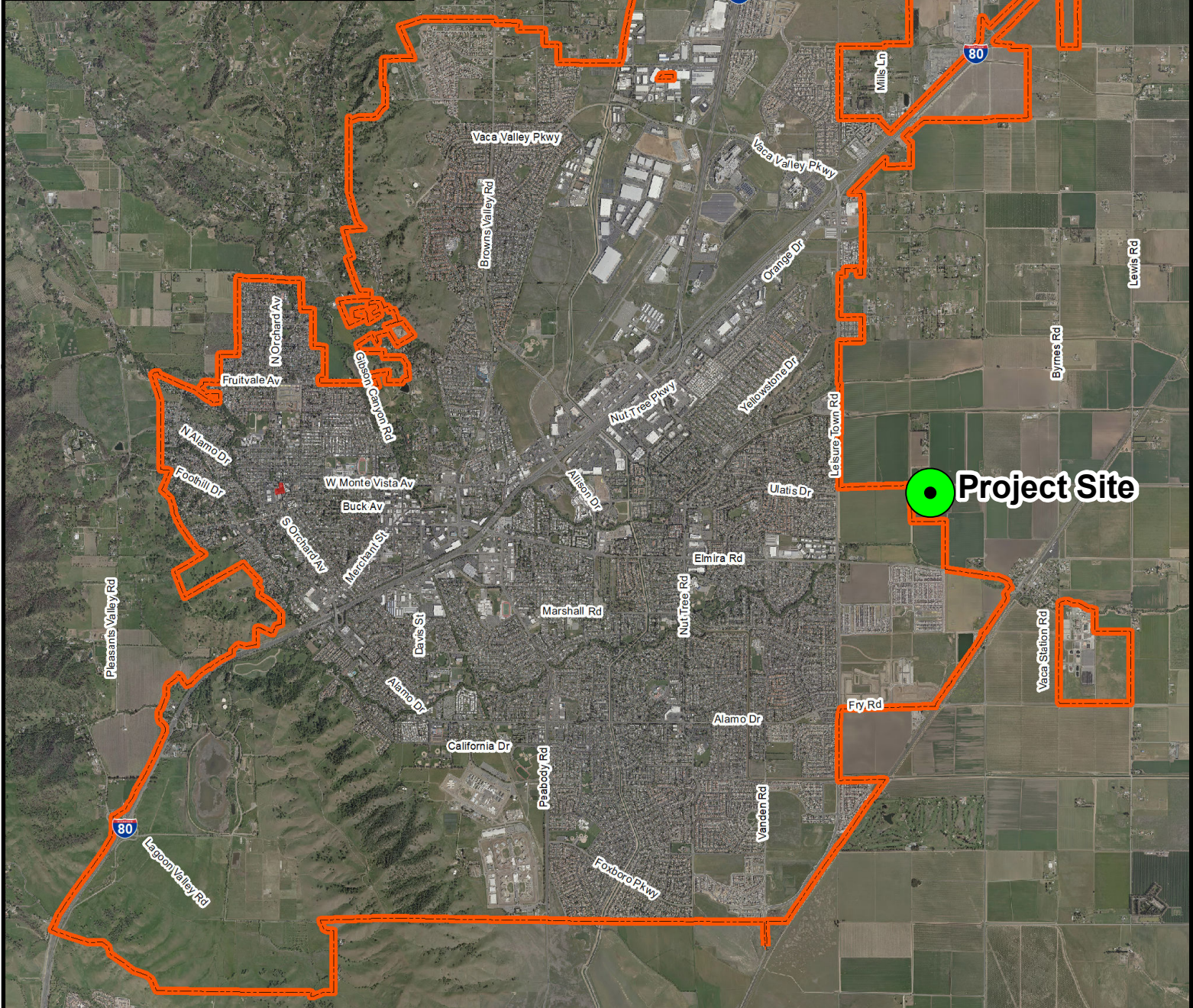
MEETING DATE: March 19, 2024

TIME: 6:00 PM

LOCATION: City Council Chambers – 650 Merchant Street

This is an informational meeting, and no decision will be made on the project. City staff will be present to review the environmental document and answer questions related to the DSEIR. 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 to be added to the mailing list. Additional information about the project is listed 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, such as February 23 and March 8.





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)