



**CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT DEPARTMENT

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

**PLANNING COMMISSION MEETING**  
**THE FIELDS AT ALAMO CREEK**  
**DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**  
**STUDY SESSION**

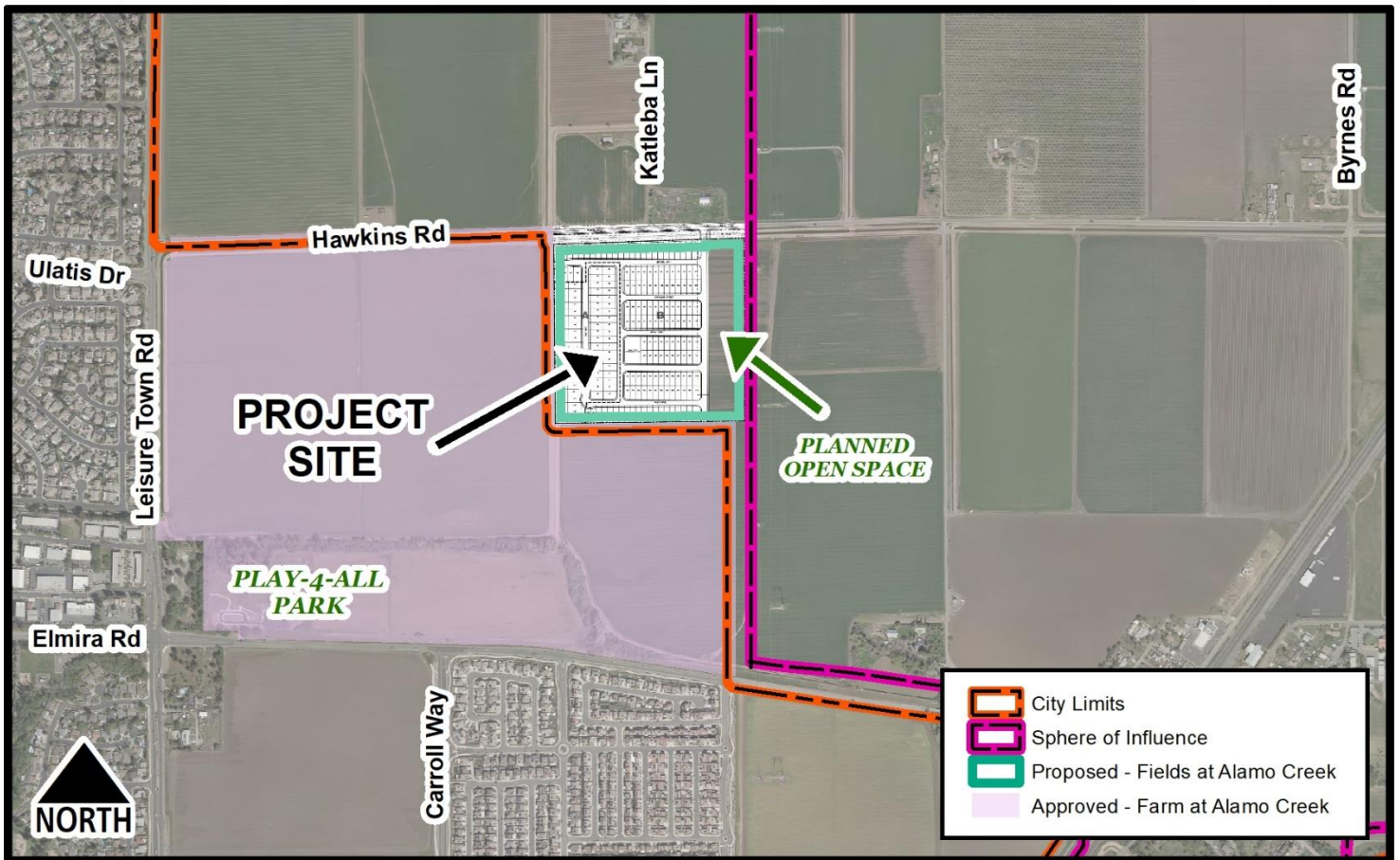
- MEETING DATE:** March 19, 2024
- TIME:** 6:00 PM
- LOCATION:** City Council Chambers – 650 Merchant Street
- DATE OF NOTICE:** March 7, 2024
- PROJECT NAME:** The Fields at Alamo Creek (File No. 22-180)
- PROJECT LOCATION:** South of Hawkins Road approximately 2,600 ft. east of Leisure Town Road
- APPLICATIONS:** Supplemental Environmental Impact Report, Annexation, General Plan Amendment, Specific Plan Amendment, Zoning Map Amendment, and Tentative Subdivision Map
- PROJECT SUMMARY:** The City of Vacaville Planning Commission will be holding a study session to discuss the Draft Supplemental Environmental Impact Report (DSEIR) for the proposed Fields at Alamo Creek subdivision project (“The Fields”). The Fields consists of a proposal to annex a 33.6-acre parcel of land located south of Hawkins Road into Vacaville City limits for the purpose of constructing 241 residential units. The draft SEIR is available for review at City Hall during normal business hours from 8:00 am to 5:30 pm. The document is also available online at [cityofvacaville.gov/TheFieldsatAlamoCreek](http://cityofvacaville.gov/TheFieldsatAlamoCreek). The purpose of the study session is to collect feedback and comments on the DSEIR. This is an informational meeting, and no decision will be made on the project.
- NEXT STEPS:** Upon completion of the Draft SEIR public review period, a Final SEIR will be prepared that will include written responses to all substantive comments received during the public review period on the adequacy of the Draft SEIR. The Final SEIR will also include a Mitigation Monitoring and Reporting Program (MMRP) prepared in accordance with CEQA Guidelines Section 15097. The MMRP will include applicable mitigation measures from the 2018 EIR as well as any other mitigation measures required as part of the proposed project. The Final SEIR will address any revisions to the Draft SEIR made in response to agency or public comments. The Draft SEIR and Final SEIR together will comprise the SEIR for the proposed project, which would be included with the project analysis at a public hearing before the Planning Commission and City Council at a future date not yet determined. Additional information is available at the following website: [cityofvacaville.gov/TheFieldsatAlamoCreek](http://cityofvacaville.gov/TheFieldsatAlamoCreek).
- DECISION MAKER:** Planning Commission (Recommending Body) & City Council (Final Decision)
- ADDITIOINAL INFO:** [cityofvacaville.gov/TheFieldsatAlamoCreek](http://cityofvacaville.gov/TheFieldsatAlamoCreek)



**APPLICANT:** Tom Phillippi, Phillippi Engineering  
 Email: [tphillippi@phillippieng.com](mailto:tphillippi@phillippieng.com) | Phone: (707) 451-6556

**PROJECT PLANNER:** Noah Rumbaoa (*he/him*), Assistant Planner  
 Email: [noah.rumbaoa@cityofvacaville.com](mailto:noah.rumbaoa@cityofvacaville.com) | Phone: (707) 449-5430

All persons interested in these matters are invited to be present to submit statements orally or in writing prior to 5:30 pm on April 1, 2024 by email to Noah Rumbaoa at [noah.rumbaoa@cityofvacaville.com](mailto:noah.rumbaoa@cityofvacaville.com), or in-person at the Community Development Department, 650 Merchant Street. For the California Relay Service for the Deaf, dial 711. The environmental documents and further information may be obtained from the Community Development Department, 650 Merchant Street, during regular business hours. Phone (707) 449-5140. A staff report, including the complete application and project file, will be made available to the public at City Hall or at [www.cityofvacaville.com](http://www.cityofvacaville.com) by 5:30 pm on the Friday preceding the public hearing. The Planning Commission is the recommending body for this item. The City Council is the final decision maker for this item.





## AFFIDAVIT OF MAILING

650 Merchant Street \* Vacaville, CA 95688

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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  
3701 Wilshire Blvd #512  
Los Angeles Ca 90010  
C/o Lee & Bae Cpa's

0138-010-040  
3701 Wilshire Blvd #512  
Los Angeles Ca 90010  
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 B001

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  
601 California St #1710  
San Francisco Ca 94108  
C/o Dr Stephens & Company Llc

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

0134-300-020  
G & W Holdings Llc  
3701 Wilshire Blvd #512  
Los Angeles Ca 90010  
C/o Lee & Bae Cpa's

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

0138-010-110  
Vacaville S2 Investors Llc  
601 California St #1710  
San Francisco Ca 94108  
C/o Dr Stephens & Company Llc

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

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: Adam Rich  
401 Nut Tree Road  
Vacaville, CA 95687

Vacaville Sanitary Service  
1 Town Square Plaza, 2<sup>nd</sup> 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: Krystel 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

AT&T  
ATTN: Lisa Marano  
2700 Watt Avenue, Rm. 3743-26  
Sacramento, CA 95821-6236

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

Sierra Club  
Solano Group  
511 Floyd Court  
Suisun City, CA 94585

Kevin Johnston  
2476 Buena Vista Avenue  
Livermore, CA 94550

Lozeau Drury LLP  
1939 Harbison Street, #150  
Oakland, CA 94607

Adams Broadwell Joseph Cardozo  
ATTN: Janet Laurain  
601 Gateway Boulevard, #1000  
South San Francisco, CA 94080