



CITY OF VACAVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF PREPARATION (REVISED)

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

THE FIELDS AT ALAMO CREEK PROJECT

DATE OF NOTICE: Thursday, July 27, 2023

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

COMMENT PERIOD: July 27, 2023 through August 25, 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). An initial Notice of Preparation (NOP) was issued by the City on March 23, 2023. However, the project has been revised, and a revised 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 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 NOP is to request feedback on the scope and content of the analysis to be evaluated in the SEIR.

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
Phone: (707) 449-5364
albert.enault@cityofvacaville.com

The 30-day comment period for the NOP is from **July 27, 2023** through **August 25, 2023**. Comments on the NOP are due no later than 5:30 PM on Friday, August 25, 2023. Public agencies that provide comments are asked to include a contact person for the agency.

MAJOR PROJECT CHANGES:

- Increased residential unit count from 223 units to 241 units
- Change in product type from detached single-family to a mix of detached and attached single-family
- Increased pocket park size from 0.52 acres to 0.6 acres
- Increased open space/agricultural buffer size from 6.71 acres to 7.2 acres
- Changed proposed agricultural buffer zoning from Public Facilities to Public Facilities with Agricultural Buffer overlay



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.

REVISED PROJECT DESCRIPTION: The revised 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.

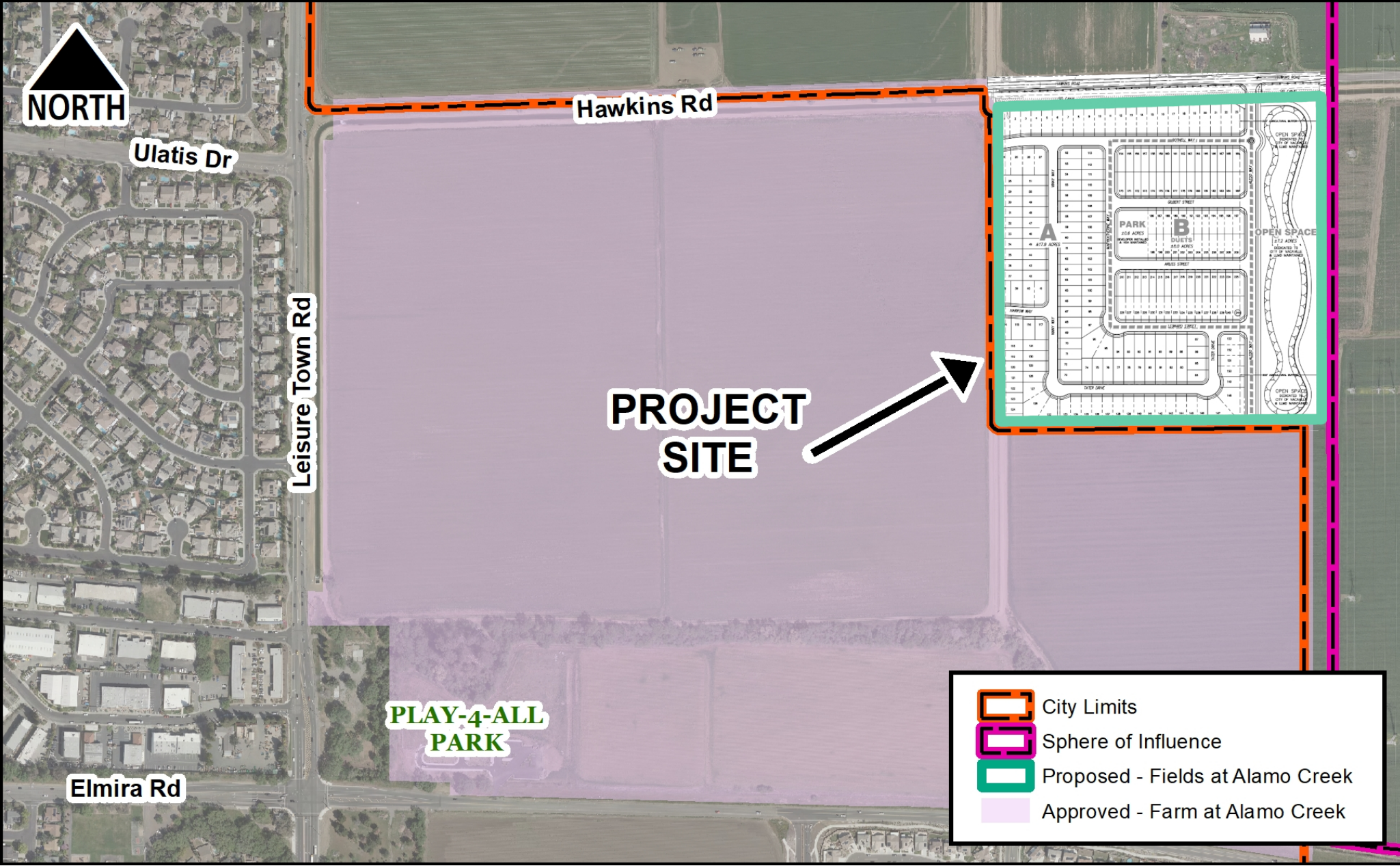
Development of the proposed project would require annexation to the City to access municipal services, such as water, sewer, and storm drainage. The project applicant is requesting to amend the General Plan Land Use designation from Urban Reserve to Residential Medium Density where the residential units 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: <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



Hawkins Rd

Ulatis Dr

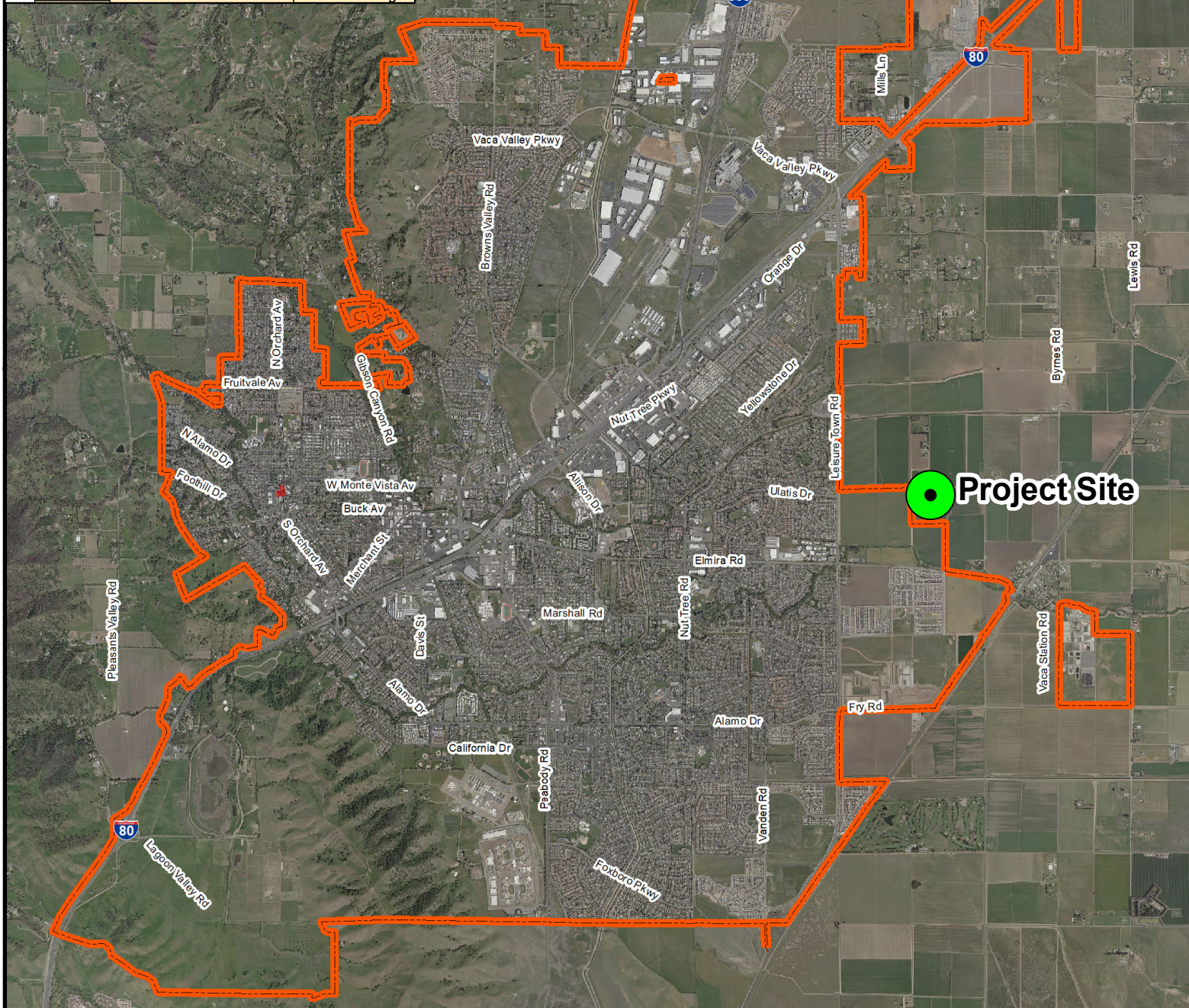
Leisure Town Rd

PROJECT SITE

Elmira Rd

PLAY-4-ALL PARK

-  City Limits
-  Sphere of Influence
-  Proposed - Fields at Alamo Creek
-  Approved - Farm at Alamo Creek



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)