



**CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT DEPARTMENT

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

# **NOTICE OF INTENT TO ADOPT**

## **AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE BROWN STREET PARK MASTER PLAN PROJECT**

**DATE OF NOTICE:** Wednesday, September 4, 2024

**SUBJECT:** Notice of Intent (NOI) to Adopt an Initial Study and Mitigated Negative Declaration (IS/MND) for the Brown Street Park Master Plan Project.

**LEAD AGENCY:** City of Vacaville, Community Development Department

**PROJECT TITLE:** Brown Street Park Master Plan Project (File No. 24-029)

**PROJECT LOCATION:** The 3.44-acre project site consists of nine parcels at 131 Brown Street in Vacaville, Solano County (Assessor's Parcel Numbers 0129-320-020, -150, -170, -180, -190, -200, -250, -260 and -270). The project site is in central Vacaville in an area consisting primarily of residential, commercial, and public buildings.

**COMMENT PERIOD:** Wednesday, September 4, 2024, through Friday, October 4, 2024 (30 days)

Notice is hereby given that the City of Vacaville (City) has prepared and intends to adopt an Initial Study and Mitigated Negative Declaration (IS/MND) for the Brown Street Park Master Plan Project (proposed project). The purpose of this NOI is to: (1) notify responsible and trustee agencies and interested parties of the IS/MND pursuant to CEQA Guidelines Section 15072; and (2) advise and solicit comments regarding the content of the IS/MND during the required 30-day public review period.

Copies of the IS/MND are available for review at the following locations:

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

Online at:

[www.cityofvacaville.gov/24-029](http://www.cityofvacaville.gov/24-029)

Written comments on the scope of the IS/MND may be sent to:

**Albert Enault, Senior Planner**  
**Community Development Department**  
**City of Vacaville**  
**650 Merchant Street**  
**Vacaville, CA 95688**  
**Phone: (707) 449-5364**  
[albert.enault@cityofvacaville.com](mailto:albert.enault@cityofvacaville.com)

The 30-day public comment period for the IS/MND is from **Wednesday, September 4, 2024**, through **Friday, October 4, 2024**. Comments on the IS/MND are due no later than 5:30 PM on **Friday, October 4, 2024**. Public agencies that provide comments are asked to include a contact person for the agency.



## **PROJECT DESCRIPTION:**

The proposed project would develop a new 3.44-acre infill development on an underutilized vacant lot, consisting of a new 2.63-acre Neighborhood Park, 2,500-square foot Recreation Center, and a 10,000-square foot Vacaville Housing and Community Services Department office building, and associated site improvements. The proposed Neighborhood Park includes recreational amenities such as a playfield, multipurpose courts, stage, tot lot, playground, picnic areas, interactive water feature, pedestrian trail, drinking fountains, and a 26-foot diagonal width mobile TV screen with an associated sound system. The project would serve community needs and provide opportunities for increased physical activity and social interaction. Individual project components are further described below.

### **Neighborhood Park**

The proposed 2.63-acre Neighborhood Park would be on the northern portion of the project site. An approximately 21,000-square-foot playfield would be in the northwestern area of the park. The playfield would be an irrigated, soil-based native grass field that would be sloped to the north to a planned stormwater retention bioswale. An additional berm would be provided west of the field between it and Brown Street. Adjacent to the playfield would be an approximately 5,422-square-foot outdoor multipurpose sports court.

A 900-square foot tot lot, 1,200-square foot kids' playground, and two shade structures (each of which would be approximately 500 square feet in size) would be in the northeastern portion of the park, adjacent to the proposed parking lot area. Both the tot lot and kids' playground would include play equipment for multiple age groups. An approximately 600 square-foot stage, seating area, public art installation, and an interactive water feature would be located between the Recreation Center and Multipurpose Sports Court on the southwestern portion of the park.

### **Recreation Center**

The 2,500-square-foot, one-story, Recreation Center building, would be approximately 19 feet in height and be situated in the center of the project site, northeast of the playfield. Approximately 2,250 square feet (75 percent) of the Recreation Center would be dedicated for indoor recreational uses, and the building would include an 800-square-foot attached outdoor patio for seating.

### **Vacaville Housing and Community Services Department Office Building**

The Vacaville Housing and Community Services Department office building would consist of an approximately 10,000-square-foot, one-story building that would be a maximum of 40 feet in height on the southeast end of the project site adjacent to the proposed parking lot. An approximately 5,000-square-foot portion of the building would include new offices for the Vacaville Housing and Community Services Department (VHCSD) with the remaining 5,000-square-foot portion of the building proposed to serve as office, classroom, and meeting space to be shared with and community organizations that serve low- to moderate-income Vacaville households. The Vacaville Housing and Community Services Department office building would be designed to be zero net emissions.

## **EXISTING CONDITIONS:**

The project site is relatively flat with site elevations ranging from 143 to 150 feet above mean sea level. The project site consists primarily of vacant grassland with sparse trees including Valley Oaks and an Elm, in total 87 are present within the project site. Sidewalks are present along the Brown Street frontage and existing chain link fencing separate the site from residential uses to the north and east. The project site is bounded by Brown Street to the west, Paradise Cove mobile home park to the east, single-family residential uses along Circle Drive to the north, and the Solano County Health and Social Services building directly south. Nearby land uses include a mix of single and multi-family residential uses to the north and west. Public facility/institutional uses are located to the northwest and include a church, a Solano County Public Works maintenance yard, and the Golden Hills Private school. Commercial uses are located to the west of Brown Street and south of East Monte Vista Avenue and include small commercial complexes, quick service restaurants, and auto repair

businesses. A mix of commercial and light industrial uses are located to the east of Callen Street which include auto repair and fabrication services, quick service restaurants and a shopping center farther east.

Existing local access to the site is along Brown Street, west of the project site, and via East Monte Vista Avenue through the existing Solano County Health and Social Services Department building surface parking lot south of the project site.

Regional vehicular access to the project site is provided by Interstate 80 (I-80), on- and off-ramps for which are 0.6 mile east of the project site along Allison Drive.

**WEBSITE INFORMATION:** [www.cityofvacaville.gov/24-029](http://www.cityofvacaville.gov/24-029)

**POTENTIAL ENVIRONMENTAL EFFECTS:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to evaluate the potential environmental impacts of the project. Based on City policies, standard conditions, technical studies prepared for the project, and other prior environmental documentation related to the project site and vicinity, the Initial Study/Mitigated Negative Declaration concludes that mitigation measures can be incorporated into the project to address potential impacts to air quality, biology, cultural resources, geology, noise, and tribal cultural resources, thereby reducing potential impacts to a less-than-significant level.



**PROJECT  
SITE**



**Hazel St**

**Callen St**

**Brown St**

**E Monte Vista Ave**

*Solano County  
Health & Social Services*



**CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT  
DEPARTMENT



**LOCATION MAP**

**BROWN STREET NEIGHBORHOOD PARK**

APNs: 0129-320-020, -150, -170, -180, -190, -200, -250, -260 & -270

FILE NO. 24-029

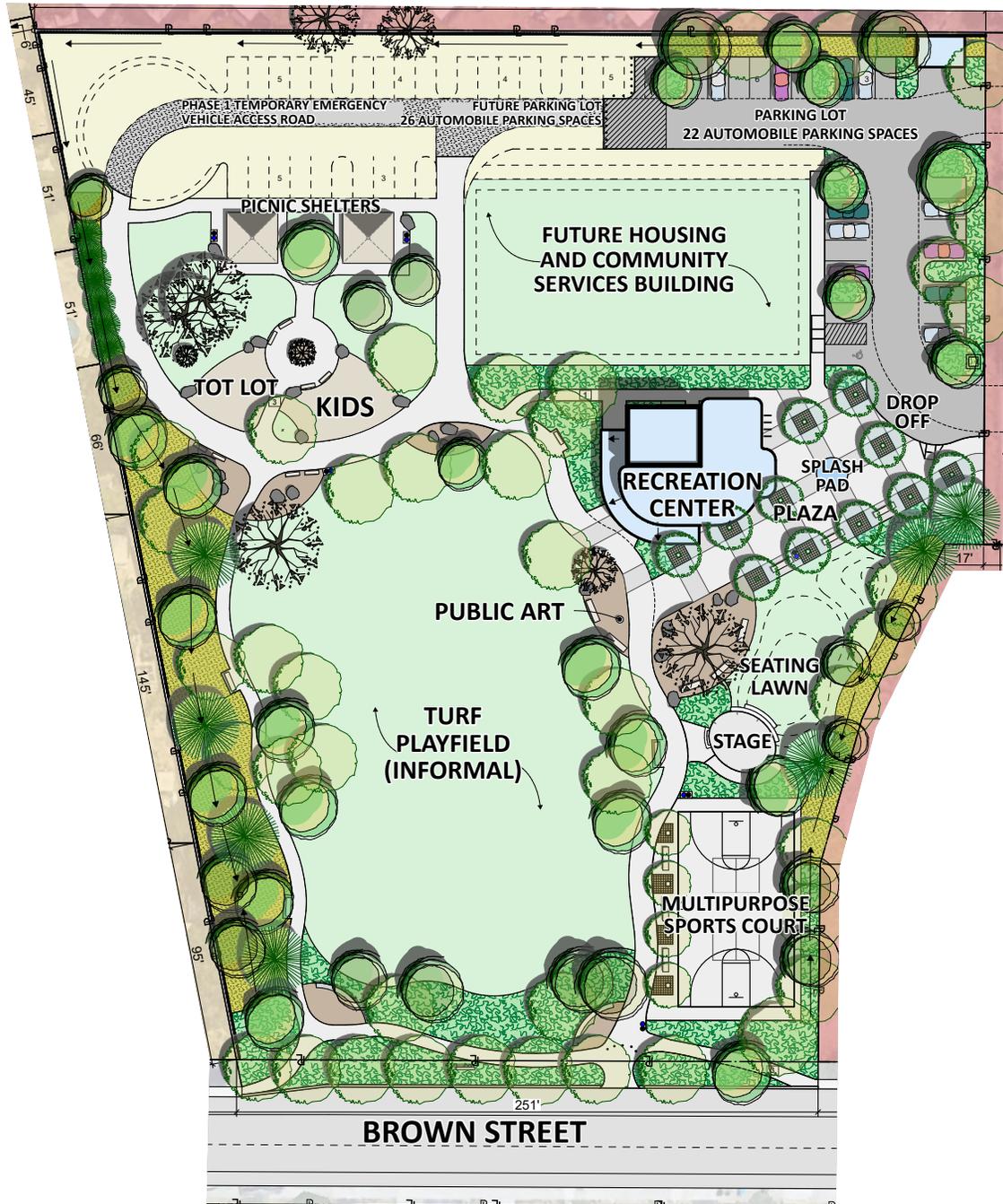
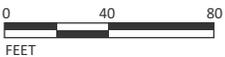


FIGURE 2

LSA



SOURCE: Indigo Hammond + Playle Architects

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Brown Street Park Master Plan  
Conceptual Site Plan