CITY OF VACAVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF PREPARATION

ENVIRONMENTAL IMPACT REPORT
EAST OF LEISURE TOWN SPECIFIC PLAN PROJECT

PROJECT TITLE: East of Leisure Town Specific Plan Project

PROJECT LOCATION: East of Leisure Town Road in unincorporated Solano County(APNs: 0134-290-020,0134-290-030, 0137-020-030, 0134-300-080, 0134-300-070, 0134-300-060, 0134-300-050, 0134-300-040, 0134-300-030, 0137-020-130, 0137-020-140, 0137-020-110)

WEBSITE INFORMATION: www.cityofvacaville.gov/GrowthAreasPlanning

Notice is hereby given that the City of Vacaville (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed East of Leisure Town Growth Area Specific Plan Project ("Project"). The EIR will examine potential project impacts consistent with California Environmental Quality Act (CEQA) Section 15082. The City has prepared this Notice of Preparation (NOP) to provide information regarding the proposed Project and areas of potential environmental effects proposed to be analyzed in the EIR. Due to the holidays, the NOP comment period will be extended from **November 21, 2025** through **January 2, 2026**. Comments on the NOP are due no later than **5:30 P.M. on January 2, 2025**. Public agencies that provide comments are asked to include a contact person for the agency. Vacaville City Hall is open between the hours of 8:00 A.M. to 5:30 P.M., Monday through Friday, excluding holidays and every other Friday such as December 12. Written comments on the scope of the EIR may be sent to:

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City of Vacaville
650 Merchant Street
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Phone: (707) 449-5364
albert.enault@cityofvacaville.com

PROJECT LOCATION AND EXISTING CONDITIONS: The Project site is comprised of approximately 601 acres and located in unincorporated Solano County immediately east of the City of Vacaville's existing City limits (Figure 1). The Project site is located within the City's Urban Growth Boundary (UGB) and Sphere of Influence (SOI). The Project site is comprised of three separate land holdings: the Rayson's-Chen Property, the Donaldson-Ramos Property, and the A&P Children Investments Property ("Developer"). The Developer properties total approximately 508 acres and are working in conjunction to prepare a Specific Plan for the Project. The Specific Plan will identify and analyze approximately 93 acres of non-participating parcels located along Katleba Lane and Fry Road. All areas within the Project boundary are identified as Agricultural Land in the Solano County General Plan, and Urban Reserve in the Vacaville General Plan. The entirety of the Project site comprises approximately 601 acres. The Project site is located east of Leisure Town Road, south of Locke Paddon and north of New Alamo Creek. The Project site consists of the following properties:

Rayson's-Chen Property
0134-290-020

Donaldson-Ramos Property
0134-290-030

A&P Children Investments Property
0137-020-030

Non-Participating Parcels
0134-300-080
0134-300-070
0134-300-060
0134-300-050
0134-300-040
0134-300-030
0137-020-130
0137-020-140
0137-020-110

PROJECT DESCRIPTION: The Project proposes to annex 508 acres out of the 601 acres of land from Solano County into the City of Vacaville for the purpose of developing a phased, comprehensive master planned community. The proposed developments and land uses for the Project are summarized in the table below; Figure 2 depicts the draft land use plan.

Land Use Designation	Target Density	Development Summary by Property						Overall Development Summary	
		Rayson's-Chen		Donaldson-Ramos		A&P Children			
		Acreage	Units	Acreage	Units	Acreage	Units	Acreage	Units
Residential Low (RL 3.1 – 5.0)	5	11.4	57		0		0	11.4	57
Residential Low Medium (RLM 5.1 – 8.0)	7	28.1	197	15.5	109	44.8	314	88.3	620
Residential Medium (RM 8.1 – 14.0)	12.5	16.8	211	49.8	622	41.2	516	107.8	1349
Residential Medium High (RMH 14.1 – 20.0)	15	9.8	147	57.5	863	12.0	180	79.3	1190
Residential High (RH 20.1 – 30.0)	24	13.6	327	22.7	545		0	36.3	872
Mixed-Use	10		0	9.1	91	3.9	40	13.0	131
Parks		11.9		14.5		6.1		32.6	0
Private Recreation				5.1				5.1	0
Buffer/OS		12.5		25.3		4.9		42.7	0
Detention		3.4		10.6		5.0		19.0	0
Utilities		4.1		2.0		1.0		7.2	0
School				11.0				11.0	0
Right-of-Way		15.7		24.7		14.0		54.4	0
Total		**127.3**	**939**	**247.8**	**2,230**	**133.1**	**1,050**	**508.1**	**4,219**

The Project includes 4,219 residential units, approximately 124,600 commercial mixed use square feet (neighborhood serving commercial), an 11-acre elementary school to serve approximately 500 to 600 students, and 32.6 acres of parks. Utilities include 19 acres of stormwater detention basins, and 7.2 acres for water/wastewater infrastructure. Existing transportation infrastructure (Carrol Way – Collector Street) would be extended north from its existing terminus to extend through the Rayson's and Donaldson properties to the north. In addition, Carrol Way would extend to the south from its existing terminus at Fry Road into the A&P property to the south. Carroll Way would be designed to be a transportation corridor that connects the entirety of the Specific Plan area.

As noted above, the non-participating parcels along Katleba Lane and Fry Road are comprised of 93 acres with no specific development at this time. The non-participating parcels have been included in the proposed annexation area to ensure conformity with LAFCO requirements and compliance with LAFCO policies for annexation. Non-participating properties would be assigned a Rural Residential land use designation that would allow existing uses to continue as legal conforming uses. The EIR would analyze these properties at a program-level. If those properties decided to develop in the future, they would need to apply for specific entitlements and additional environmental review.

POTENTIAL ENVIRONMENTAL EFFECTS: The Project is anticipated to have a significant effect on the environment in the following categories: Aesthetics, Agricultural Land, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The draft EIR would include a cumulative analysis and project alternatives.

PUBLIC SCOPING MEETING

SCOPING MEETING DATE: Tuesday, December 16, 2025 (Planning Commission Meeting)

MEETING TIME: 6:00 P.M.

LOCATION: City Council Chambers, 650 Merchant Street, Vacaville, CA 95688

The Vacaville Planning Commission will facilitate an in-person public scoping session meeting at the City Council Chambers on Tuesday, December 16, 2025, at 6:00 P.M. The scoping session is part of the EIR process and 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 EIR, identify the range of actions, and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed.

FIGURE 1

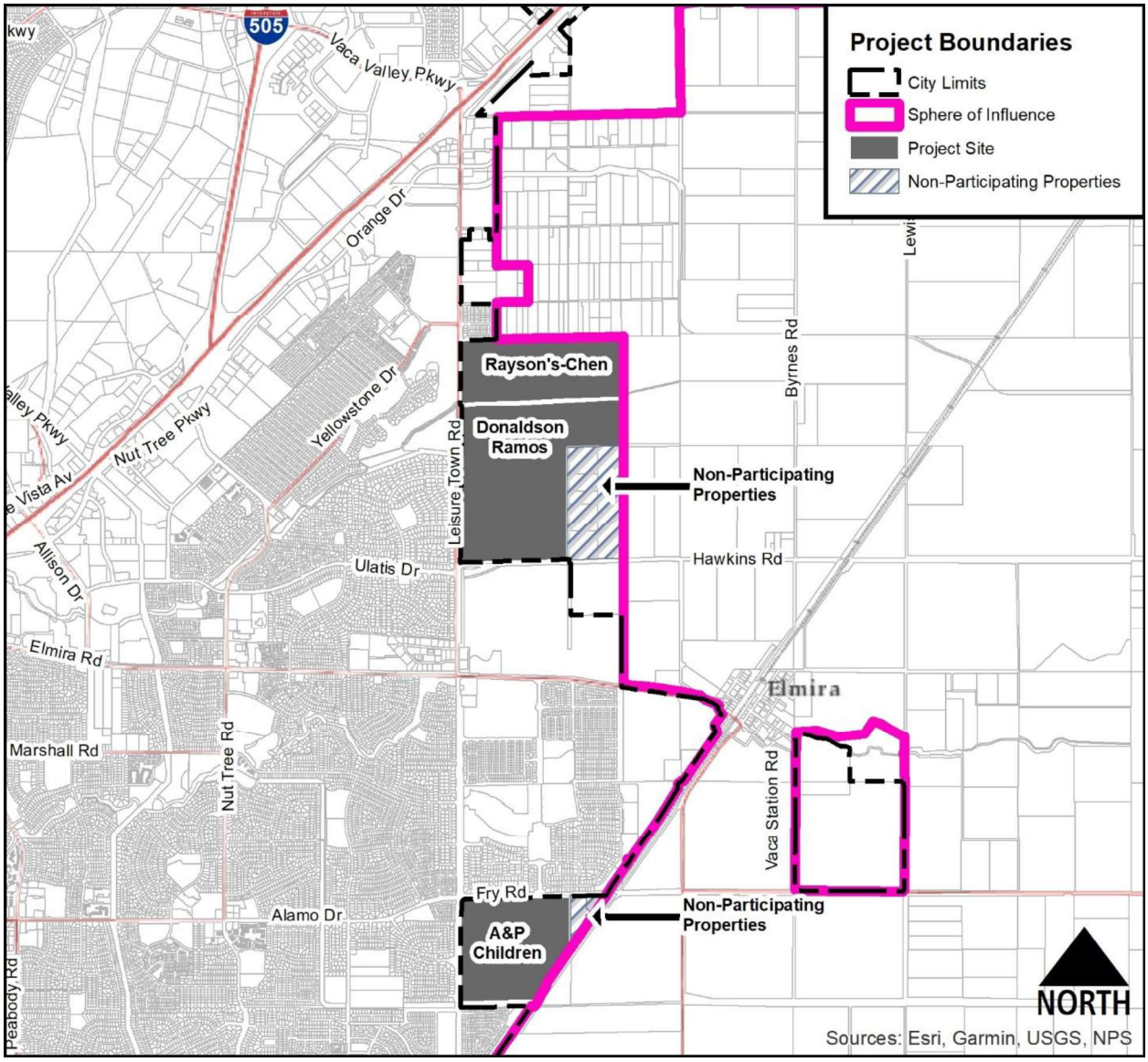
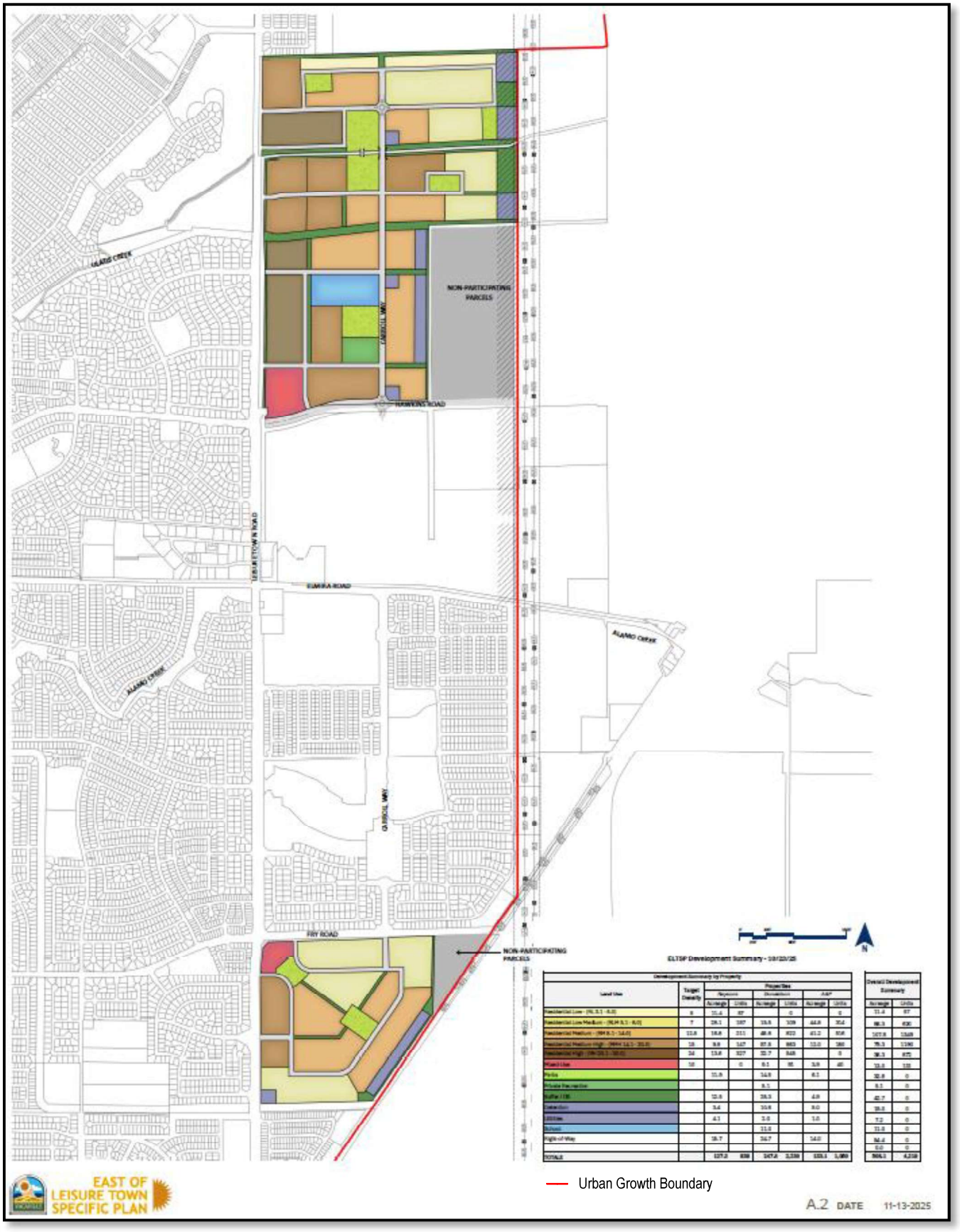


FIGURE 2


ALAMO CREEK
NON-PARTICIPATING PARCELS
CANTELOU WAY
MARKET ROAD
LEISURETOWN ROAD
ELMIRA ROAD
ALAMO CREEK
ALAMO CREEK
CANTELOU WAY
FRY ROAD
NON-PARTICIPATING PARCELS
ELTSP Development Summary - 10/22/25
EAST OF LEISURE TOWN SPECIFIC PLAN
Urban Growth Boundary
A.2 DATE 11-13-2025