



**CITY OF VACAVILLE
NOTICE OF AVAILABILITY (NOA)
OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) for
THE GREENTREE PROJECT**

DATE: April 15, 2022

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report for The Greentree Project (State Clearinghouse No. 2019049003)

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Parties

LEAD AGENCY: City of Vacaville Community Development Department

PROJECT TITLE: The Greentree Project (File No. 16-289)

PROJECT APPLICATIONS: General Plan Amendment, Zone Change, Specific Plan, Tentative Subdivision Map, Development Agreement, Policy Plan Amendment, and Planned Development

PUBLIC REVIEW PERIOD: April 15, 2022, through May 31, 2022 (46 days)

NOTICE IS HEREBY GIVEN that the City of Vacaville has prepared a Draft Environmental Impact Report (DEIR) for the Greentree Project (State Clearinghouse No. 2019049003) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Vacaville is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the DEIR.

NOTICE OF AVAILABILITY: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review from **Friday, April 15, 2022, through Tuesday, May 31, 2022**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

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

1. City of Vacaville Planning Division, 650 Merchant Street, Vacaville, CA 95688
2. Public Library/Town Square, 1 Town Square, Vacaville and the Ulatis Community Center Library, 1000 Ulatis Drive, Vacaville.
3. City of Vacaville Website: <https://bit.ly/ComDevPublicNotices>

WRITTEN COMMENTS: We ask that any person wishing to comment on the DEIR provide written comments by the end of the public review period at 5:00 p.m., **Tuesday, May 31, 2022**, addressed to Peyman Behvand, Planning Manager, City of Vacaville – Planning Division, by email at peyman.behvand@cityofvacaville.com or by mail to the City of Vacaville Planning Division, 650 Merchant Street, Vacaville CA 95688.

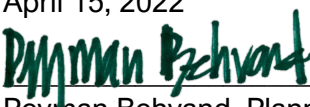
PROJECT LOCATION: The Greentree Project (proposed project) would redevelop a former golf course into a mix of commercial, residential, park/trails, and open space uses. The proposed project includes an age restricted residential component, a range of higher density non-age restricted housing, pedestrian connections by trails and landscaped corridors throughout the site, various other public facilities, and new roadway connections for better circulation. The proposed project also includes a series of detention basins and two public neighborhood parks. The proposed project is located on an approximately 185-acre site west of Leisure Town Road, bisected by Sequoia Drive. The proposed project area is within city limits adjacent to existing residential and commercial development.

PROJECT DESCRIPTION: Proposed project uses include residential development at a variety of densities, with a wide range of housing types, including active-adult detached single-family and workforce-oriented housing; commercial retail including neighborhood serving uses; public parks; trails and open space; circulation improvements, and infrastructure facilities. Higher density residential, commercial retail, and a family-oriented neighborhood park are the primary uses planned north of Sequoia Drive. Detached, single-family senior residential development, open space, and a second park are the primary proposed uses south of Sequoia Drive. The proposed project would include approximately 1,149 dwelling units, with approximately 950 units of higher density housing types located north of Sequoia and 199 units of detached, single-family senior housing located south of Sequoia. Commercial building capacity for north of Sequoia is estimated at up to 299,345 square feet.

In addition to the proposed residential and commercial uses, the proposed project includes a range of amenities, such as parks, a trail network, open space, and infrastructure features including dedication of additional land for the City's sewer pump station site, dedication of two water well sites, and improvement of storm water detention facilities. Approximately 6.0 acres north of Sequoia are planned to function as a neighborhood park, 4.5 acres south of Sequoia to function as a second smaller park, and 19.8 acres to function as public trail corridor/open space (excluding detention basins). Additional acreage has been dedicated to retention basins that are part of an integrated stormwater management plan that has been designed to accommodate storm water flows from existing development west of the project site and from within the project site.

ENVIRONMENTAL ISSUES: Based on the analysis in the DEIR 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 to air quality, greenhouse gas emissions, and transportation.

Date: April 15, 2022

Signature: 
Peyman Behvand, Planning Manager

