



# NOTICE OF PREPARATION

## SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT THE FIELDS AT ALAMO CREEK PROJECT

<b>DATE OF NOTICE:</b>	Friday, March 24, 2023
<b>MEETING DATE:</b>	Thursday, April 13, 2023
<b>MEETING TIME:</b>	6:00 pm
<b>SUBJECT:</b>	<b>NOTICE OF PREPARATION (NOP) OF AN INITIAL STUDY AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE FIELDS AT ALAMO CREEK PROJECT.</b>
<b>LEAD AGENCY:</b>	City of Vacaville, Community Development Department
<b>PROJECT TITLE:</b>	The Fields at Alamo Creek
<b>PROJECT LOCATION:</b>	East of Leisure Town Road, City of Vacaville (APN: 0138-010-040)
<b>COMMENT PERIOD:</b>	March 24, 2023 through April 24, 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). This Notice of Preparation (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 on the adjoining 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.

A scoping session meeting will be held online via Zoom on April 13, 2023 at 6:00 pm. The scoping session, which is part of the SEIR process, is 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 SEIR, identify the range of actions, and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed.

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**  
[albert.enault@cityofvacaville.com](mailto:albert.enault@cityofvacaville.com)  
**Phone: (707) 449-5364**

The 30-day comment period for the NOP is extended to account for holidays and runs from **March 24, 2023** through **April 24, 2023**. Comments on the NOP are due no later than 5:30 PM on Monday, April 24, 2023. Public agencies that provide comments are asked to include a contact person for the agency.

**PROJECT LOCATION AND EXISTING CONDITIONS:** The 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 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.

**PROJECT DESCRIPTION:** The Fields at Alamo Creek proposal includes a tentative subdivision map for the development of up to 223 detached single-family residential units, a 0.52-acre park, and 6.71 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. There would be two available lot sizes, providing for homes less than 2,000 square feet on small lots and up to 2,300 square feet on the larger lots. 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 and Public Facilities (for the agricultural buffer). 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

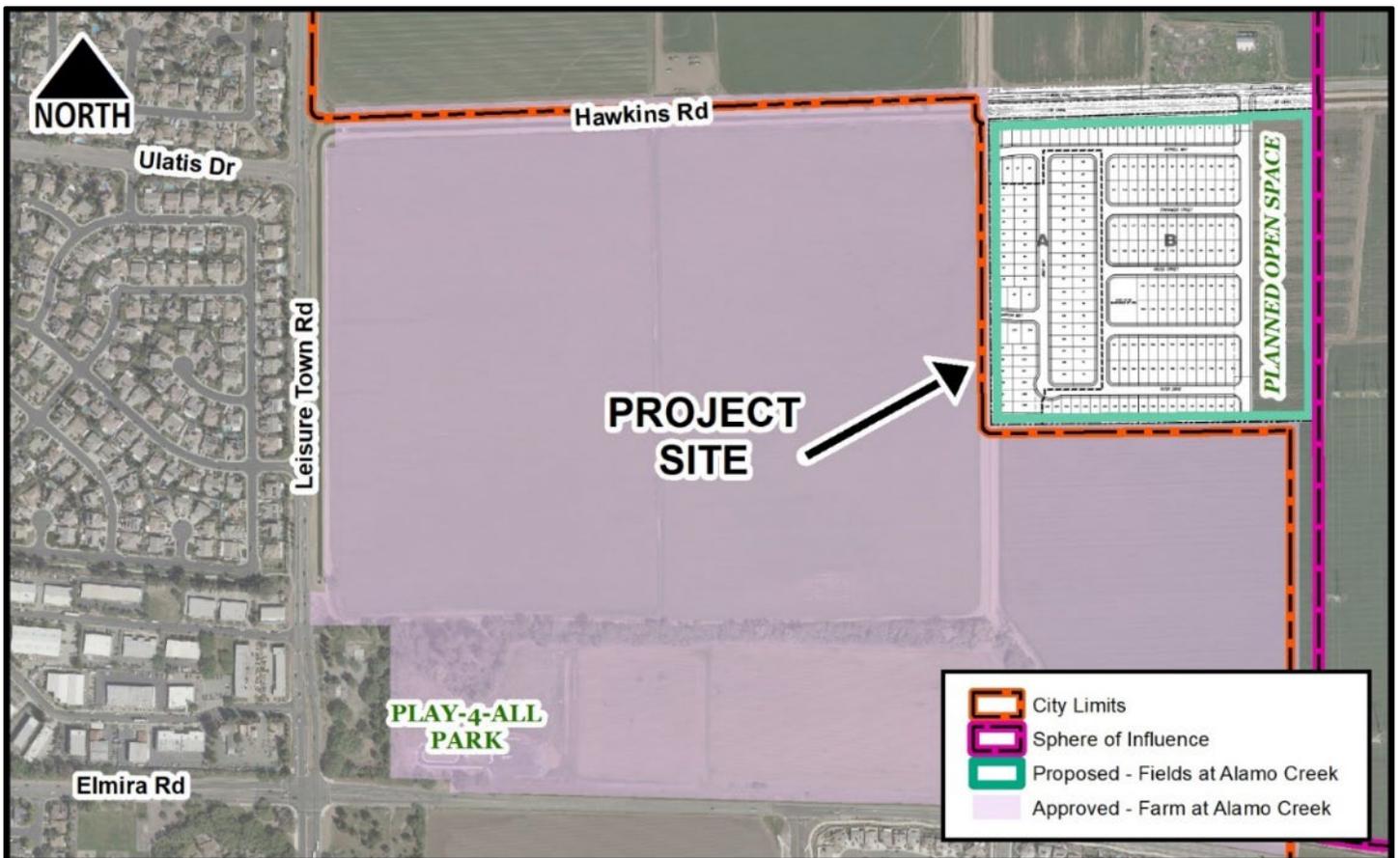
# SCOPING MEETING INSTRUCTIONS

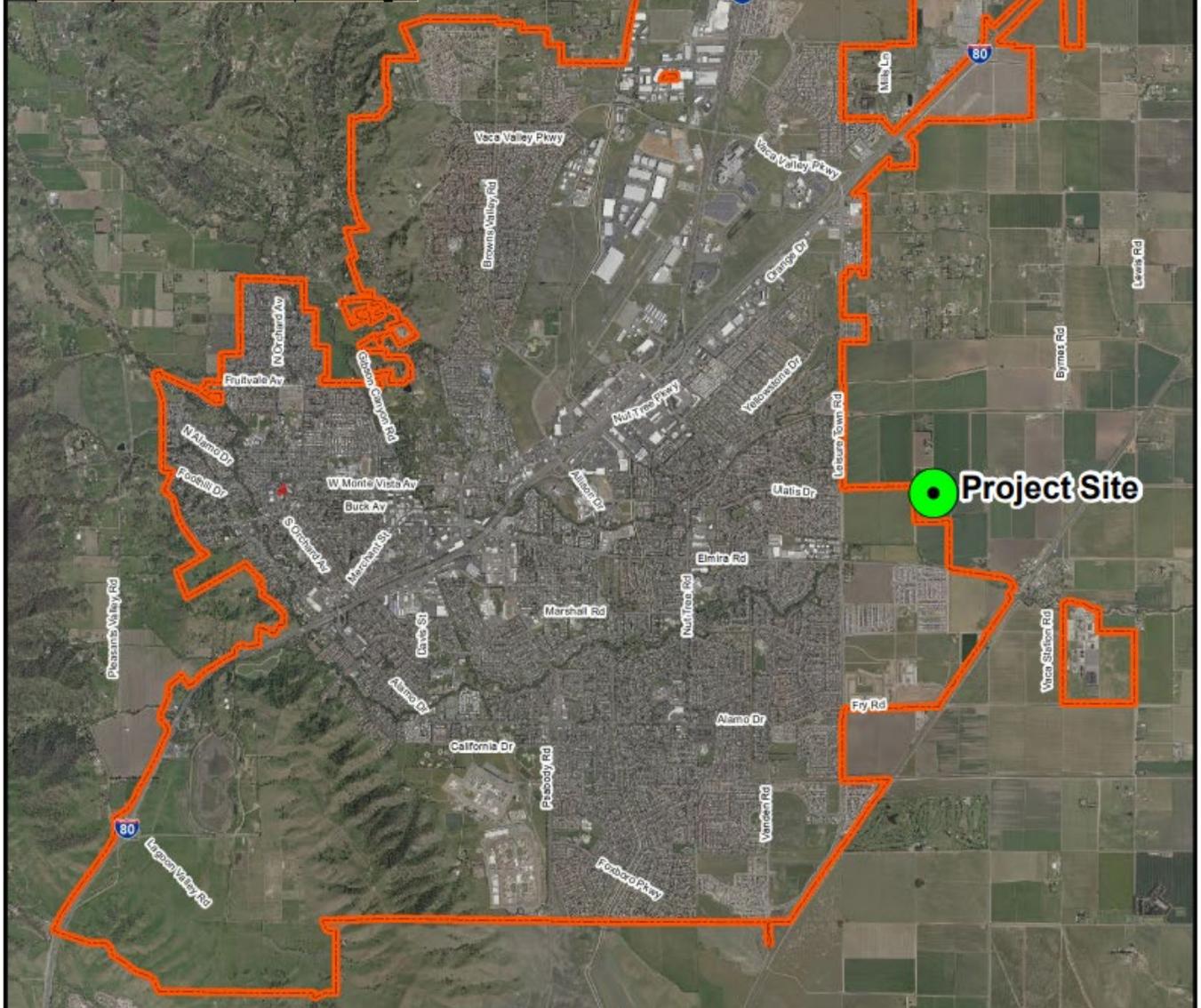
A Scoping Meeting will be held remotely via Zoom conferencing, which may be accessed using the instructions below:

Step 1) In an internet browser, go to [cov.zoom.us/join](https://cov.zoom.us/join) and enter 11 digit meeting ID number **823 3930 1428**; and password **067631**

Step 2) On the phone, call **(669) 219-2599** and dial meeting ID number **823 3930 1428**

This is an informational meeting, and no decision will be made on the project. Both City staff and the applicant will be present to review the plans and answer questions related to the proposal. We encourage your participation throughout the review process. You may submit comments by attending the meeting, emailing the Project Planner, or mailing them to the Community Development Department located at 650 Merchant Street prior to the scheduled meeting date listed above. Please feel free to contact the Project Planner, Albert Enault, to ask questions or be added to the mailing list. Additional information about the project is available on the website noted above. You may also visit the Community Development Department in City Hall located at 650 Merchant Street, Vacaville, CA 95688. Our offices are open between the hours of 8:00 am to 5:30 pm, Monday through Friday, excluding every other Friday.





**CITY OF VACAVILLE**  
 COMMUNITY DEVELOPMENT DEPT.  
 PLANNING DIVISION



**NORTH**

**LOCATION MAP**

**THE FIELDS AT ALAMO CREEK**  
 SOUTH OF HAWKINS ROAD & KATLEBA LANE  
 (APN 0138-010-040)