



CITY OF VACAVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF PREPARATION

ENVIRONMENTAL IMPACT REPORT

THE MCMURTRY CREEK ESTATES PROJECT

DATE OF NOTICE:	Friday, May 24, 2024
MEETING DATE:	Thursday, June 13, 2024
MEETING TIME:	6:00 PM
SUBJECT:	NOTICE OF PREPARATION (NOP) OF AN INITIAL STUDY AND ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE MCMURTRY CREEK ESTATES PROJECT
LEAD AGENCY:	City of Vacaville, Community Development Department
PROJECT TITLE:	The McMurtry Creek Estates Project (File No. 21-227)
PROJECT LOCATION:	4420 McMurtry Lane, unincorporated Solano County (APNs: 0105-200-150 and 0105-200-140)
COMMENT PERIOD:	Friday, May 24, 2024, to Monday, June 24, 2024

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 McMurtry Creek Estates (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.

A scoping session meeting will be held online via Zoom on Thursday, June 13, 2024, at 6 pm. The scoping session, which is part of the EIR 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 EIR, 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 EIR 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 **May 24, 2024** through **June 24, 2024**. Comments on the NOP are due no later than 5:30 PM on June 24, 2024. Public agencies that provide comments are asked to include a contact person for the agency.

WEBSITE INFORMATION: <https://bit.ly/McMurtryCreekEstates>



PROJECT LOCATION AND EXISTING CONDITIONS: The project site (Assessor's Parcel Numbers 0105-200-150 and 0105-200-140) is located within unincorporated Solano County adjacent to northwestern city limits. The project site is within the City of Vacaville's Sphere of Influence and Urban Growth boundary. The project site is located at the end of McMurry Lane, just north of Preserve Lane, and is currently vacant except for a single farmhouse and associated structures located in the western portion of the site. The project site is bounded by undeveloped lands to the north and west, and single-family residential uses to the east and south. To the south is Phase 3 of the Reserves at Browns Valley residential development, which is nearing completion. To the east and south is the greater Rice/McMurtry Development Area consisting of existing custom and semi-custom single-family residential homes, which is largely completed with the exception of a few custom home lots. There is one 0.31-acre constructed stock pond/seasonal wetland in the south-central part of the site and two ephemeral drainage channels in the southern portion of the site. A Pacific Gas and Electric (PG&E) easement with a transmission line is situated at the western and northern project boundaries.

PROJECT DESCRIPTION: The project proposal is to annex 15.73 acres of land from Solano County into the City of Vacaville to develop a subdivision consisting of 20 single-family residential estate lots, along with associated roadway and utility improvements. The residential estate lots would accommodate executive-style custom homes ranging in lot area from 12,412 to 63,749 square feet in size. The project proposal would require a General Plan Amendment to change the General Plan designation from Hillside Agriculture (HA) to Residential Estates (RE) and apply the Residential Estate (RE-12) pre-zoning district to the project site.

The proposed project would include approximately 3.7 acres of landscaping for fire protection, of which 2.44 acres would be designated as open space. A 150-foot irrigated landscape buffer would be installed between the property boundary and the fire access road along the northern boundary of the project site. Additionally, the proposed project would include a 15,000-square-foot detention pond. Primary access to the project site would be provided by an extension of Preserve Lane with a secondary emergency access route along McMurry Lane. The proposed project would extend McMurry Lane to the north and remove the existing cul-de-sac at Preserve Lane within the Reserves at Browns Valley Development to connect McMurry Lane to the proposed extended Preserve Lane. A 22-foot-wide fire access road would be constructed around the perimeter of the development and connect to the new multi-use path on the eastern side of the proposed development, allowing access to White Stone Court, Rolling Sage Circuit, and Peacock Way within the Cheyenne Estates development.

PROJECT ENTITLEMENTS AND APPROVALS: The proposed project would require the following entitlement approvals from the City of Vacaville: (1) EIR Certification; (2) Annexation; (3) General Plan Amendment; (4) Zoning Map Amendment to Pre-Zone as Residential Estates (RE-12); (5) Tentative Subdivision Map Approval; and (6) Planned Development Approval. In addition, the proposal would require approval from the Solano Local Agency Formation Commission (LAFCO) since it would require annexation into the City. The Solano LAFCO is a separate agency from the City of Vacaville.

POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the EIR should focus on addressing potential project-related impacts related to Transportation and Wildfire Evacuation. The EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts. Cumulative impacts will be addressed and project alternatives that would avoid or reduce identified impacts will also be analyzed. All other environmental topics will be evaluated in an Initial Study, which will be included as an appendix to the Draft focused EIR.

EIR PROCESS: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments received. In accordance with State CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

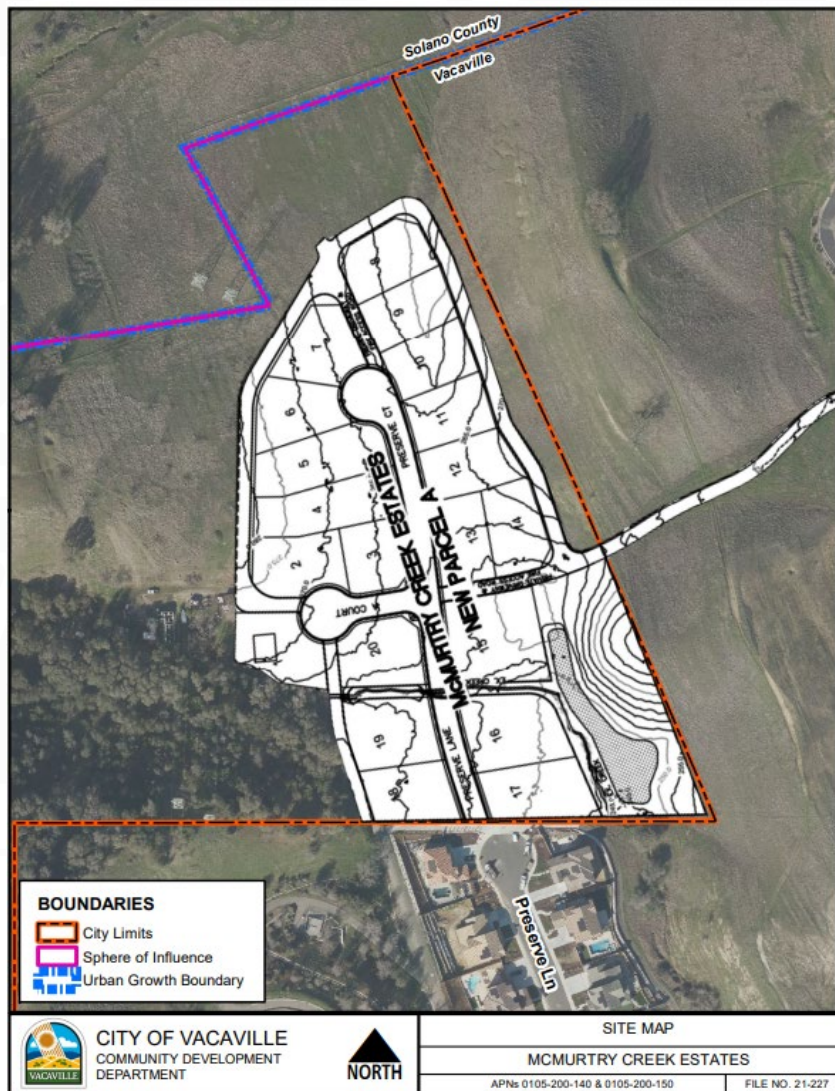


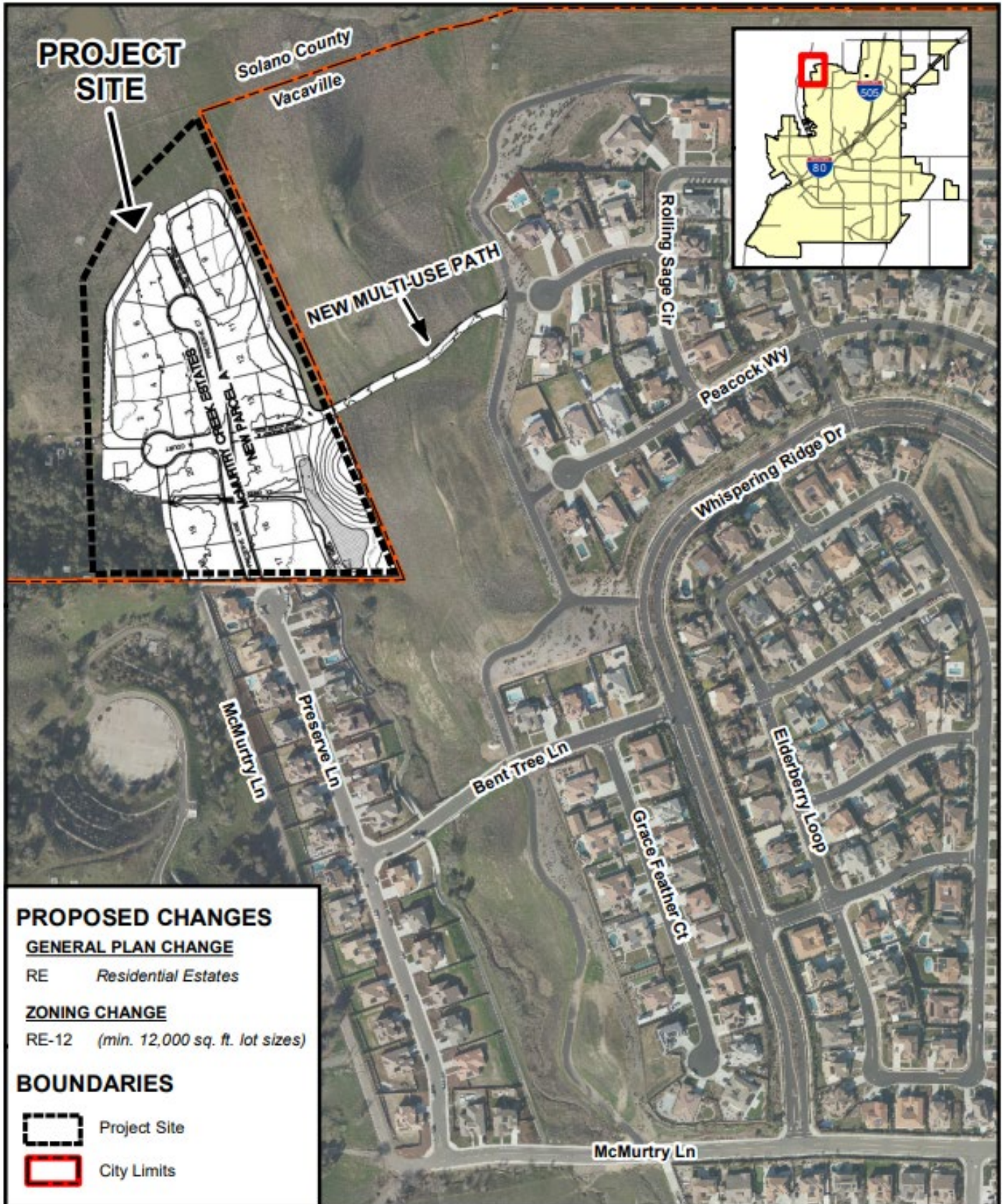
SCOPING MEETING INSTRUCTIONS

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 and enter 11 digit meeting ID number **831 7251 9974**; and password **690047**.
- Step 2) On the phone, call **877 853 5257** and dial meeting ID number **831 7251 9974**

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 a.m. to 5:30 p.m., Monday through Friday, excluding every other Friday such as May 31 and June 14.





PROPOSED CHANGES

GENERAL PLAN CHANGE

RE Residential Estates

ZONING CHANGE

RE-12 (min. 12,000 sq. ft. lot sizes)

BOUNDARIES

 Project Site

 City Limits



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT



LOCATION MAP

MCMURTRY CREEK ESTATES

APNs 0105-200-140 & 0105-200-150

FILE NO. 21-227