

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024051142

Project Title: McMurtry Creek Estates Project

Lead Agency: City of Vacaville Contact Person: Albert Enault
 Mailing Address: Community Development Department 650 Merchant Street Phone: (707) 449-5364
 City: Vacaville Zip: 95688 County: Solano

Project Location: County: Solano City/Nearest Community: Vacaville

Cross Streets: McMurtry Lane Zip Code: 95688

Longitude/Latitude (degrees, minutes and seconds): 38 ° 24 ' 7.47 " N / 121 ° 59 ' 22.40 " W Total Acres: 15.73

Assessor's Parcel No.: 0105-200-150, 0105-200-140 Section: 26 Twp.: 6 North Range: 1 West Base: Mount Diablo

Within 2 Miles: State Hwy #: None Waterways: Gibson Canyon Creek, South Fork English Creek

Airports: Nut Tree Airport Railways: N/A Schools: 2 Elementary Schools

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 20 Acres 15.73
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Hillside Agriculture (HA)

Project Description: *(please use a separate page if necessary)*

The project proposes 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. Additionally, as part of the subdivision, two new parcels would be created: Parcel A, the 15.73-acre project site, which would be annexed into the City of Vacaville and includes the 20 residential lots, fire access roads, and a 150-foot irrigated landscape buffer; and Parcel B, a separate 18.60-acre remnant parcel that would remain unimproved and within Solano County. As such, 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. In addition, the project includes a Tentative Subdivision Map to create 20 lots within Parcel A while designating Parcel B as an unimproved remnant parcel. Annexation would require approval from the Solano Local Agency Formation Commission (LAFCO).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 6, 2025 Ending Date April 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Thomas A. Phillippi R.C.E.</u>
Address: <u>1504 Eureka Road, Suite 310</u>	Address: <u>425 Merchant Street, Suite 200</u>
City/State/Zip: <u>Roseville, California 95661</u>	City/State/Zip: <u>Vacaville, CA 95688</u>
Contact: <u>Edward Heming</u>	Phone: <u>(707) 888-6556</u>
Phone: <u>(916) 844-2847</u>	

Signature of Lead Agency Representative: _____



Date: March 6, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.