



CITY OF VACAVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF AVAILABILITY (NOA)

ENVIRONMENTAL IMPACT REPORT

THE MCMURTRY CREEK ESTATES PROJECT

DATE OF NOTICE: Thursday March 6, 2025

SUBJECT: Notice of Availability (NOA) of a Draft Environmental Impact Report (EIR) for the McMurtry Creek Estates Project (State Clearinghouse No. 2024051142)

LEAD AGENCY: City of Vacaville, Community Development Department

PROJECT TITLE: McMurtry Creek Estates Project (File No. 21-227)

PROJECT LOCATION: 4420 McMurtry Lane, unincorporated Solano County (APNs: 0105-200-150 and 0105-200-140)

PROJECT APPLICATIONS: Certification of the EIR, Approval of Annexation submittal to Solano LAFCO, General Plan Amendment, Zoning Map Amendment to Pre-Zone as Residential Estates (RE-12), Tentative Subdivision Map Approval, and Planned Development Approval.

NOTICE IS HEREBY GIVEN that the City of Vacaville has prepared a Draft Environmental Impact Report (DEIR) for the McMurtry Creek Estates Project (State Clearinghouse No. 2024051142) 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 **Thursday, March 6, 2025, through Monday, April 21, 2025**. 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/McMurtryCreekEstates>

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 5:30 p.m., **Monday, April 21, 2025**. 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

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



PROJECT LOCATION AND EXISTING CONDITIONS: The project site (Assessor's Parcel Numbers [APNs] 0105-200-150 and 0105-200-140) is located within unincorporated Solano County adjacent to the northwestern city limits. The project site is within the City of Vacaville's Sphere of Influence (SOI) and Urban Growth Boundary (UGB). The project site is located at the end of McMurtry 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 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).

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 McMurtry Lane. The proposed project would extend McMurtry Lane to the north and remove the existing cul-de-sac at Preserve Lane within the Reserves at Browns Valley Development to connect McMurtry 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.

ENVIRONMENTAL ISSUES: The DEIR identifies potentially significant environmental impacts for air quality, biological resources, cultural resources, geology and soils, noise, transportation and traffic, and tribal cultural resources. With proposed mitigation measures, potentially significant impacts associated with air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources would be less than significant; however, as a result of the proposed project, the total Vehicle Miles Traveled (VMT) within the City of Vacaville would increase above the City's existing VMT thresholds. As such, the proposed project would result in a significant and unavoidable impact associated with transportation.



PUBLIC NOTICE OF PLANNING COMMISSION MEETING & STUDY SESSION

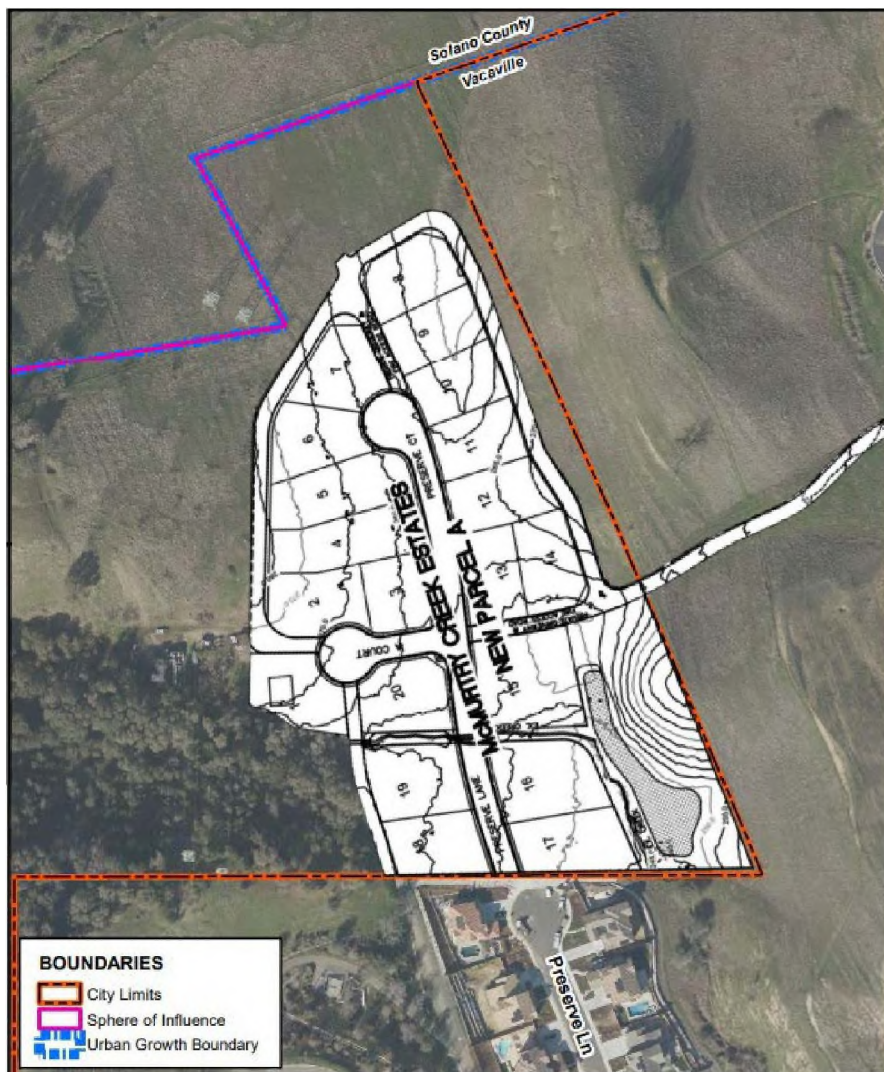
The Vacaville Planning Commission will be holding a public comment hearing on the McMurtry Creek Estates DEIR to provide an opportunity for members of the public who wish to provide their comments on the DEIR in person, rather than in writing.

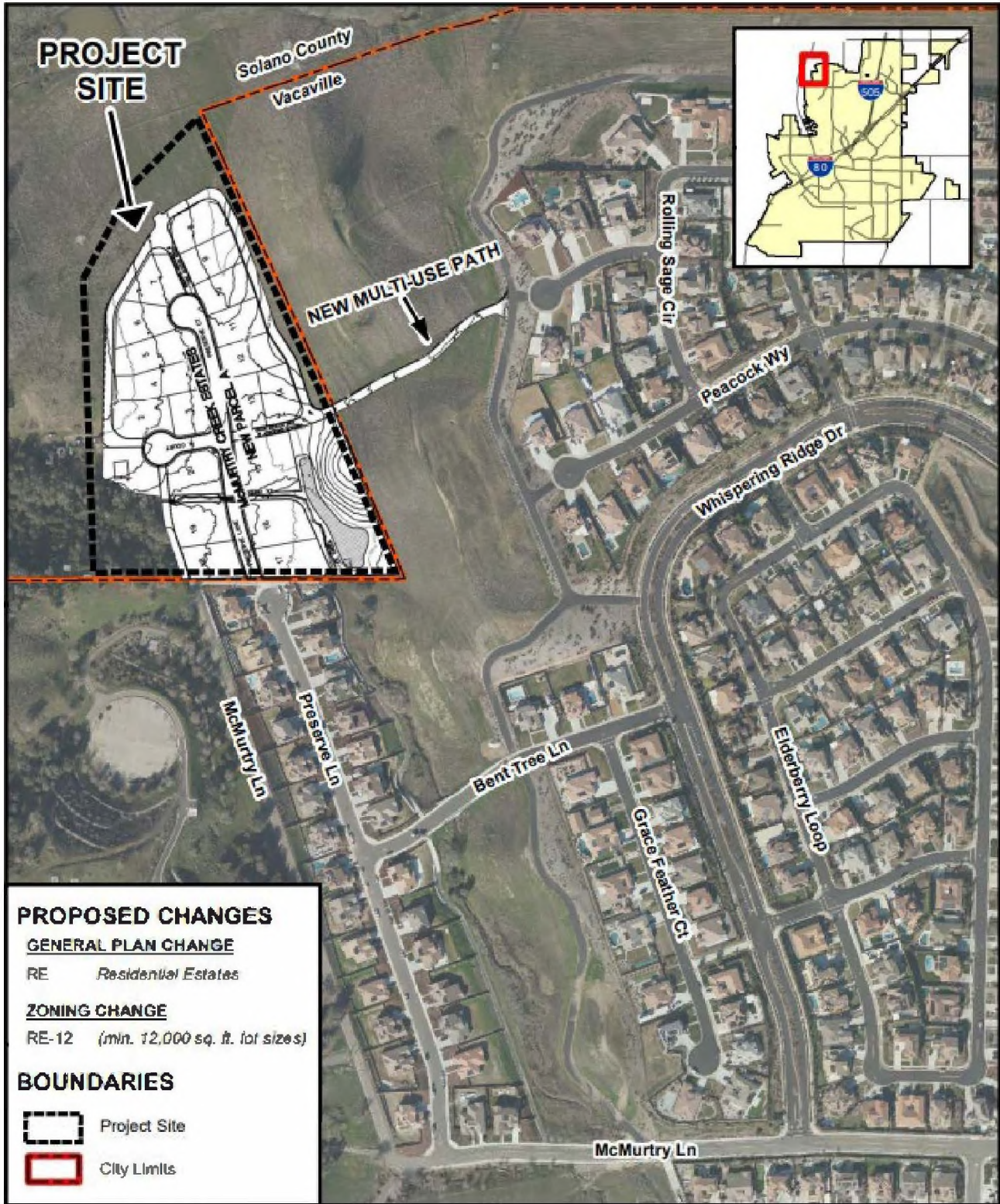
MEETING DATE: March 18, 2025

TIME: 6:00 PM

LOCATION: City Council Chambers – 650 Merchant Street

This is an informational meeting, and no decision will be made on the project. City staff will be present to review the environmental document and answer questions related to the DEIR. 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 to be added to the mailing list. Additional information about the project is listed 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, such as March 7, 2025.







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

 **NORTH**

LOCATION MAP

MCMURTRY CREEK ESTATES

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

FILE NO. 21-227