



# CITY OF VACAVILLE

## COMMUNITY DEVELOPMENT DEPARTMENT

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

# NOTICE OF INTENT

## DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION THE CENTENNIAL PARK MASTER PLAN PROJECT

**DATE OF NOTICE:** Friday, August 30, 2024

**SUBJECT:** Notice of Intent (NOI) to adopt an Initial Study and Mitigated Negative Declaration for the Centennial Park Master Plan Project

**LEAD AGENCY:** City of Vacaville, Community Development Department

**PROJECT TITLE:** Centennial Park Master Plan

**PROJECT LOCATION:** North of Browns Valley Parkway, west of the Putah South Canal, City of Vacaville, Solano County (APNs: 129-220-030, 129-220-040, 129-220-050, 129-220-080, 129-220-140, 129-220-150, 129-220-170, 133-070-300)

**COMMENT PERIOD:** Friday, August 30, 2024 through Monday, September 30, 2024 (30 days)

Notice is hereby given that the City of Vacaville (City) has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Centennial Park Master Plan Project (Project). The City has prepared an Initial Study that tiers from the City of Vacaville General Plan EIR and SEIR, which included the expansion of the existing Centennial Park. The purpose of this NOI is to: (1) notify responsible and trustee agencies and interested parties of a Draft IS/MND pursuant to CEQA Guidelines Sections 15152 and 15162; and (2) advise and solicit comments regarding the content of the Draft IS/MND during the required 30-day public review period.

Copies of the IS/MND are available for review at the following locations:

City of Vacaville  
Community Development Department  
650 Merchant Street  
Vacaville, CA 95688

Vacaville Town Square Library  
1 Town Square Place  
Vacaville, CA 95688

Vacaville Cultural Center Library  
1020 Ulatis Drive  
Vacaville, CA 95687

Online at

<https://www.cityofvacaville.gov/government/community-development/planning-and-development/notices-public-involvement>

Written comments on the IS/MND 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](mailto:albert.enault@cityofvacaville.com)

The 30-day public comment period for the IS/MND is from **August 30, 2024** through **September 30, 2024**. Comments on the Draft IS/MND are due no later than 5:30 PM on Monday, September 30, 2024. Public agencies that provide comments are asked to include a contact person for the agency.



## **PROJECT LOCATION AND EXISTING CONDITIONS:**

The proposed project site is located within the City of Vacaville on the existing Centennial Park site bordered by Browns Valley Parkway to the south, the Putah South Canal to the east with Nut Tree Airport beyond, residential developments (single-family residences) to the west, and industrial land uses to the north. The project site is currently undeveloped open space, and contains a few man-made mounds and shallow depressions including two plateau areas with existing dirt piles in the northern portion of the project site and a borrow pit located in the southern portion of the project site. Mature trees and shrubs are interspersed throughout the property along the Horse Creek north, middle, and south forks.

## **PROJECT DESCRIPTION:**

The Centennial Park Master Plan project includes the expansion of the existing 53.4-acre Centennial Park to develop the approximately 276-acre project site with additional passive and active park amenities. The existing Centennial Park currently includes the Horse Creek Soccer Complex, baseball fields, tennis courts, a roller hockey court, a dog park, internal access roads, surface parking areas, and landscaping. The existing tennis courts and dog park are proposed to be demolished and redeveloped in other locations within the Centennial Park Master Plan site, and a perimeter fence would be added around the existing roller hockey court to prevent vehicular access except as needed for special event overflow parking.

The additional amenities to be developed would include a new dog park, bike skills course including a maintenance building and restroom, 18-hole disc golf course, multi-purpose recreation center and outdoor seating area, new lighted tennis courts, soccer complex expansion including a maintenance building, water play area, skate park, RC car track, basketball courts, ballfield maintenance building and restroom, event pavilion, pollinator garden, nature playscape area, sand volleyball courts, trails, group picnic areas, and landscaping. The project would also include the expansion of parking from approximately 380 existing parking spaces to over 1,000 parking spaces and would extend the Allison Parkway access point in the northern portion of the project site to parking areas intended to serve the bike park. The Centennial Park Master Plan project is anticipated to be developed in five phases over numerous years as funding becomes available.

PG&E currently provides electrical services to Centennial Park and has an easement located in the project site. A National Pollutant Discharge Elimination System General Permit to Discharge Storm Water Associated with Construction Activity (Construction General Permit) would be required for construction of the proposed project. The project applicant and/or construction contractor would be required to file a Notice of Intent with the Central Valley Regional Water Quality Control Board (CVRWQCB). Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. obtain state certification that the discharge complies with other provisions of the Clean Water Act. If implementation of the proposed project would require the discharge of dredged or fill material into waters of the U.S., then a Section 404 permit from the United States Army Corps of Engineers (USACE) would also be required. Additionally, the California Department of Fish and Wildlife requires a Lake and Streambed Alteration Agreement (LSAA) when a project activity may substantially adversely affect fish and wildlife resources. Raw water may be sourced from the Solano Irrigation District (SID) for landscape irrigation which require annexing the Centennial Park Master Plan site into their service area.

The project applicant is requesting design review of the Master Plan and a grading and building permit as part of the project approval process from the City of Vacaville.

**WEBSITE INFORMATION:** <https://www.cityofvacaville.gov/government/parks-and-recreation/parks-fields/centennial-park>

## **POTENTIAL ENVIRONMENTAL EFFECTS:**

Based on the analysis in the Draft IS/MND, the City determined that implementation of the proposed project would not result in any new significant or unavoidable impacts as compared to what was analyzed in the City of Vacaville General Plan EIR and SEIR.