

**Notice of Preparation (NOP)
ENVIRONMENTAL IMPACT REPORT FOR THE BRIGHTON LANDING PROJECT**

Date: February 11, 2011

To: Responsible and Trustee Agencies and Other Interested Parties	From: City of Vacaville Community Development Department 650 Merchant Street Vacaville, CA 95688 Attn.: Fred Buderl
State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	

The City of Vacaville will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Brighton Landing Specific Plan project, which is described below.

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. For other public agencies, the City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Responsible Agencies will need to use the EIR prepared by the City when considering their permit or other approval for the project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the NOP review period on March 17, 2011.

Please send your response to Fred Buderl, City Planner, at the address shown above. Please include a contact person for your agency.

1. Project Name: Brighton Landing Specific Plan EIR

2. Project Location and Surrounding Uses:

The regional and local location of the proposed project site is shown on Figures 1 and 2. The site is located in the southeast portion of Vacaville on a 218-acre site at the intersection of Leisure Town and Elmira Roads. The proposed Specific Plan area is bounded by Elmira Road to the north, the Vacaville Urban Growth Boundary to the east, the Vacaville city limit to the south, and Leisure Town Road to the west, and includes Assessor's Parcels 0135-080-070 (145.39 acres), 0135-080-010 (0.34 acres), 0135-080-030 (2.22 acres), and 0135-080-020 (0.34 acres), as well as the western 65.5-acre portion of 0135-080-080

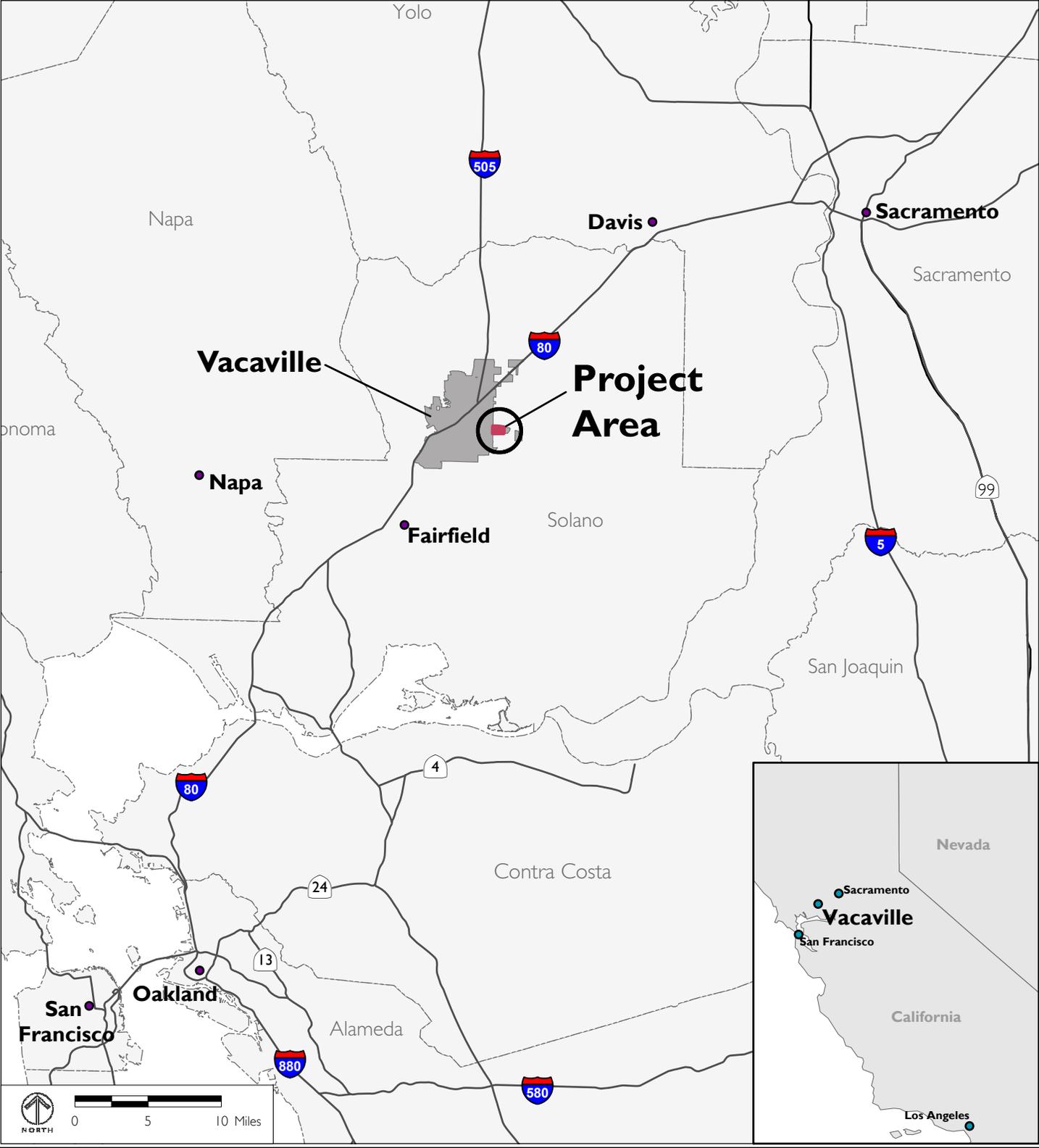
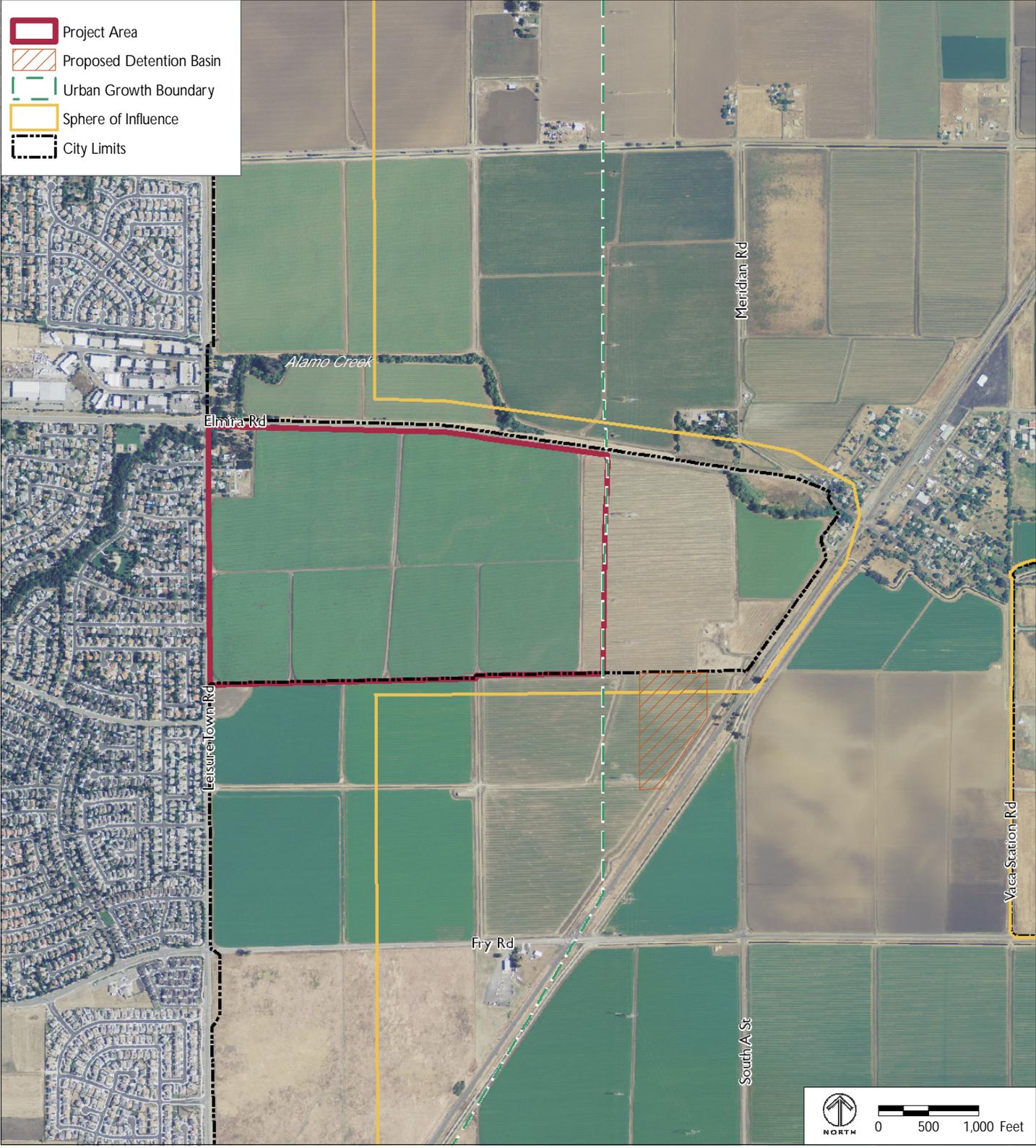


FIGURE I
REGIONAL LOCATION



Source: City of Vacaville.

FIGURE 2
STUDY AREA

(total parcel is 126.62 acres in size).¹ In addition, a detention basin to serve development in the Specific Plan is proposed on Assessor's Parcel 0135-090-070, located southeast of the Specific Plan area, adjacent to the railroad tracks. The parcels subject to the Specific Plan and detention basin are currently designated Estate Residential, Agricultural Buffer, and Agriculture in the 1990 Vacaville General Plan, and zoned Agriculture in the 2010 Vacaville Land Use and Development Code.

The site is surrounded by agricultural uses to the north, east, and south and residential uses to the west. The majority of the site is in active agricultural use, though there are two single family houses on a small portion of the northeast corner of the project area.

3. Lead Agency Contact:

Fred Buderer, City Planner
City of Vacaville Community Development Department
650 Merchant Street
Vacaville, CA 95688
(707) 449-5140
FBuderer@cityofvacaville.com

4. Project Sponsor:

Robert K. Holmes, Authorized Agent
Brighton Landing Vacaville LLC
1800 Third Street, Suite 250
Sacramento, CA 95811
(916) 442-7299
RHolmes@srgnc.com

5. Project Description:

The City of Vacaville has accepted an application for the Brighton Landing Specific Plan and related development approvals. The basic concept for the Specific Plan is to build a residential neighborhood comprised of a variety of housing types interconnected by trails and landscaped corridors. A major feature of the Specific Plan will be a private Catholic high school. Other features of the plan include an elementary school site, a neighborhood park, and a small amount of commercial uses.

Key project features include the following:

- ◆ **Housing.** The project includes the development of a variety of housing types including apartments and single family houses.
- ◆ **Schools.** The applicant proposes two school sites: a public elementary school and a private Catholic high school.
- ◆ **Parks and Open Space.** The Specific Plan includes a new City park and trails throughout the

¹ Assessor's Parcel 0135-080-080 extends beyond the Urban Growth Boundary. The proposed project will split this parcel along the Urban Growth Boundary.

development, which would connect to future development to the north and south of the project site.

- ◆ **Commercial Uses.** A portion of the site would allow commercial uses.

Off-site project components include the following:

- ◆ **Detention Basin.** A detention basin would be constructed east of the PG&E towers, south of the Specific Plan area. The detention basin would be sized to serve the Brighton Landing Specific Plan and adjacent development.
- ◆ **Leisure Town Road Improvements.** The project applicant would fund the construction of curb, gutter, sidewalk, 20 feet of pavement, and landscaping for a portion of Leisure Town Road. This work also includes widening and shifting Leisure Town Road to the east to be consistent with the Jepson Parkway Plan as approved by the Solano Transportation Authority.

The EIR will analyze the potential impacts associated with the proposed project and its on- and off-site improvements, as well as potential impacts associated with site preparation and construction.

The Brighton Landing Specific Plan project will involve close coordination with the City's General Plan Update project, which is underway. If needed, the Specific Plan will be adjusted in order to maintain consistency with the General Plan Update. In addition, the EIR will evaluate the project in consideration of both the existing General Plan and the draft General Plan Update.

This project will require the following discretionary actions:

- ◆ General Plan Amendment
- ◆ Development Agreement
- ◆ Specific Plan
- ◆ Rezoning
- ◆ Tentative Subdivision Map
- ◆ Planned Development
- ◆ Related actions to allow construction of the project

6. Probable Environmental Impacts of the Project

The EIR for the proposed Brighton Landing Specific Plan will address the range of impacts that could result from adoption and implementation of the Specific Plan. Below is a list of environmental topics that will be examined in the Brighton Landing Specific Plan EIR:

- ◆ Aesthetics
- ◆ Agricultural and Forest Resources
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Cultural Resources
- ◆ Geology, Soils, and Mineral Resources
- ◆ Greenhouse Gases

- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Traffic and Transportation
- ◆ Utilities

7. Responsible and Trustee Agencies

The following are responsible and trustee agencies for this project:

- ◆ California Department of Fish and Game
- ◆ Regional Water Quality Control Board, Region 5
- ◆ Solano Irrigation District
- ◆ Solano Transportation Authority
- ◆ US Army Corps of Engineers
- ◆ Vacaville Unified School District
- ◆ Yolo-Solano Air Quality Management District

8. Public Scoping Meeting

The City will hold a Scoping Meeting to: 1) inform the public and interested agencies about the proposed project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the EIR.

Date/Time: Tuesday, March 1, 2011
6:00 pm

Location: City of Vacaville
Ulatis Community Center
1000 Ulatis Drive
Vacaville, CA 95687

Date _____

Signature _____

Title _____