



NOTICE OF PREPARATION

DATE: February 2, 2011

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

FROM: The City of Vacaville
650 Merchant Street
Vacaville, CA 95688

Attention: Fred Buder
Planning Division
(707) 449-5140
fbuderi@cityofvacaville.com

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report
Vanden Meadows Specific Plan and Development Project

PUBLIC COMMENT PERIOD: February 2nd – March 3rd, 2011

The City of Vacaville (City) is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Vanden Meadows Specific Plan and Development Project (Vanden Meadows Project) in compliance with the California Environmental Quality Act (CEQA). The purpose of this NOP is to describe the Vanden Meadows Project and potential environmental effects in order to allow agencies and interested parties to provide input on the scope and content of the EIR. Comments on this NOP are due to the City of Vacaville by 5:00 p.m. on March 3rd, 2011.

PROJECT SUMMARY

The proposed project to be evaluated in the EIR would result in the development of 939 single-family, clustered and multi-family units within an approximately 238 acre project site located between Leisure Town Road to the east, Nut Tree Road to the West, and the proposed extension of Foxboro Parkway to the South (with 68 of the proposed residential units located south of the proposed extension of Foxboro Parkway, west of the existing detention pond). The Vanden Meadows Project also includes a 28-acre school site, 7-acres of park, connecting

pedestrian trails, and a bike station on Leisure Town Road within a 500-foot agricultural buffer along the southeastern boundary of the proposed project site.

PROJECT ACTION

The required action is approval by the City Council of the pre-zoning for the property and authorization of staff to proceed with the annexation of the project site into the City. The project also requires a Specific Plan, Planned Development, Tentative Map, and Development Agreement approval by the City Council.

PROJECT LOCATION

The project site consists of 238-acres, including a 28-acre property currently owned by the Travis Unified School District, located within unincorporated Solano County adjacent to the southern boundary of the City. The property is located approximately 3.6 miles southeast of central Vacaville and 35 miles southwest of Sacramento (**Figure 1 – Regional Location & Figure 2 – Site and Vicinity**). The property is situated southeast of Interstate 80 and east of Nut Tree and south of Fry Road. The property is surrounded on the west and north by residential development and on the east and south by agricultural land.

Project Address: 5642 Vanden Road, Vacaville, California 95687

County: Solano County

APNs: 136-110-130 and -140; 136-140-010, -020, -090, -120, -130, and -140

USGS Quad: Elmira USGS 7.5-minute topo quadrangle (1980).

Long./Lat.: Centroid of the study area: 38.31269 degrees North, 121.94903 degrees West.

PROJECT BACKGROUND

The primary objective of the Vanden Meadows Specific Plan is to create development standards and a land use plan for the Vanden Meadows area that will satisfy the overall goals of the City while recognizing and tying into the Southtown Project and its design theme. The Vanden Meadows project site is located within the Urban Growth Boundary of the City and is identified within the City's Municipal Service Review and Comprehensive Annexation Plan (City of Vacaville, 2004) as Site K – Vanden South of the identified near-term growth areas of the City.

PROJECT DESCRIPTION

The proposed project to be evaluated within the EIR consists of the annexation of the 238-acre project site and the approval and implementation of a specific plan for the property that would result in the development of 939 single-family, clustered and multi-family units, a 28-acre school site, 7-acres of park, connecting pedestrian trails, and a bike station. An aerial photograph showing the existing land uses within the project site with an overlay of the proposed site plan is presented in **Figure 3**. The proposed land uses are summarized below.

Residential Units

The Vanden Meadows development proposes 939 single-family, clustered and multi-family units. The City of Vacaville General Plan policies indicate that development in outlying areas must provide a minimum of 25% moderate density housing to increase the City's existing moderate density which is currently at approximately 20%. The Vanden Meadows development proposes a total of approximately 33% moderate density units, including a cluster/courtyard development and other small lot single family residential units. The Vanden Meadows project will also provide approximately 21% high density housing with the inclusion of an apartment site.

School Facilities

The Travis Unified School District has acquired a 28 acre site in the Vanden Meadows area and identified it as the future site of 1 or possibly 2 schools. The School District is currently conducting studies to determine if they will build a middle school and an elementary school or one K-8 school. The District master plan calls for this school to be built in 3-5 years (approximately 2012 – 2014) depending on rate of build out of the Southtown Project and the Vanden Meadows Project.

City Park

Development of the Vanden Meadows area will result in the construction of a new 7 acre park adjacent to the proposed school site. A joint use agreement between the Travis Unified School District and the City regarding this park may be implemented to increase its usability and functionality.

Trail System

Approximately four miles of trails will be constructed throughout the project site provide a pedestrian friendly connection between the residential areas, park, school(s) and the Southtown Trail system. These trails along with the park and landscaping comprise 30.38 acres of dedicated open space and recreational area.

ENVIRONMENTAL EFFECTS

The City has determined that an EIR is the appropriate environmental document for the project and that the EIR should address the following issues:

- Aesthetics – The EIR will address the potential impacts to the visual character of the project site and surrounding public view areas. Potential impacts to ambient lighting conditions will also be addressed.
- Air Quality – The EIR will address the project's potential fugitive dust impacts, odor impacts, and regional air pollutant impacts, including green house gas emissions. Potential impacts to sensitive receptors will also be addressed. The analysis will address both short-term impacts from construction and long-term impacts from operation.
- Biological Resources – The EIR will analyze the project's short-term (construction) and long-term (operation) impacts on threatened and endangered species, migratory birds, habitats, and other biological resources in light of applicable state and federal regulatory frameworks.
- Cultural Resources – The EIR will evaluate the potential for impacts to cultural resources based on record searches, Native American Heritage Commission consultation, and field survey.
- Geology and Soils – The EIR will assess the proposed project's potential for soil erosion during construction and the level of geologic and seismic risks. The level of risk to people and property will be determined based on analysis of the project site's soil properties and seismic hazard potential.
- Greenhouse Gas Emissions – The EIR will assess the proposed project's potential for impacts to greenhouse gas emissions in relation to applicable and adopted plans, policies, and regulations.
- Hazards – The EIR will evaluate potential impacts from the use of chemicals and practices common to construction of residential areas as well as address the increase in use of residential hazardous substances.
- Hydrology and Water Quality – The EIR will analyze the project's impacts to surface and groundwater on a local and regional level. Potential impacts to surface water quality and changes in local hydrological conditions will be addressed.
- Land Use, Planning, and Agriculture – The EIR will evaluate the consistency of the proposed project with the adopted plans and policies of the City and Solano County, including but not limited to the respective General Plans and Zoning Ordinances. The EIR will also analyze the proposed project's compatibility with surrounding land uses.
- Noise/Vibration – The EIR will evaluate the potential impacts on ambient noise levels from construction-related and operation-related noise. Primary issues include short-term increase in noise and vibration that may impact sensitive receptors and the creation of land use conflicts regarding noise.
- Traffic and Circulation – The EIR will address the potential impacts to surrounding roadways resulting from the increase in motor vehicle traffic along roadways during construction (short-term, temporary increase) and operations (long-term increase from residences, schools, and parkways).

- Growth-Inducing and Cumulative Effects – The EIR will analyze potential growth-inducing and cumulative impacts resulting from the proposed project pursuant to CEQA Guidelines 15126(d) and 15130, respectively.

DISCUSSION OF ALTERNATIVES

CEQA Guideline 15126.6(a) requires that an EIR describe a range of reasonable alternatives for the project. The EIR will evaluate the comparative merits of the alternatives, including the No-Project alternative. The alternatives will be determined, in part, by public input received during the NOP comment period. To ensure that the Environmental Impact Report adequately addresses the full range of issues and alternatives related to the proposed project and that all significant issues are identified, comments and suggestions are invited from all interested parties.

SCOPING MEETING

A scoping meeting will be held on February 28, 2011 at 6:30 pm to solicit input from interested agencies and members of the public. A project overview will be presented followed by a public comment period. The meeting will occur at the following location:

City Council Chambers
650 Merchant St
Vacaville, CA 95688

NOP SCOPING COMMENTS

Written comments regarding the scope of the EIR should be addressed to:

City of Vacaville
c/o: Fred Buderer, City Planner
650 Merchant St.
Vacaville, CA 95688
(707) 449-5140
fbuderer@cityofvacaville.com

The close of the scoping and comment period is at 5:00 PM on March 3, 2011.

Date: February 2, 2011

By: 
Fred Buderer
City Planner
City of Vacaville

