



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

BRIGHTON LANDING SPECIFIC PLAN & DEVELOPMENT PROJECT

The City of Vacaville has completed the Draft Environmental Impact Report (DEIR) for the proposed Brighton Landing Specific Plan. This notice is to advise that the DEIR is available for a 45-day public review and comment period (sections 15087 & 15105, California Environmental Quality Act (CEQA)).

Public Review/Comment Period: July 10, 2012 through August 23, 2012

Project Description and Location: The Brighton Landing Specific Plan (Proposed Project) proposes development of an approximately 217-acre site plus associated infrastructure on the east side of Vacaville, bounded by Leisure Town Road on the west, Elmira Road on the north, Pacific Gas and Electric (PG&E) towers on the east, and agricultural land on the south. The Assessor's Parcel Numbers for the proposed development area, agricultural buffer, and drainage detention basin are 0135-080-070, -010, -020, -030, -080; and 0135-090-070.

The Specific Plan proposes approximately 770 single-family homes, a 50-acre private high school site, and supporting uses such as a public elementary school site, a neighborhood park, public open spaces and trails, and an off-site drainage detention basin. The Specific Plan proposes construction in phases, with 17 distinct sub-areas. Development phases and an agricultural buffer are located within the City limits. The detention basin would be on privately-owned unincorporated lands southeast of the development area. The Specific Plan proposes development standards including land uses, setbacks, density, and building heights. The project area is not on any of the hazardous waste site lists compiled pursuant to Section 65962.5 of the Government Code.

Environmental Impacts: The Draft EIR identifies significant environmental impacts related to Aesthetics (alteration of visual character and scenic vistas; light & glare); Agricultural Resources (farmland conversion); Air Quality (construction and operation); Biological Resources (construction; habitat loss; wetland impacts); Cultural Resources (buried resources); Greenhouse Gas Emissions; Hazards & Hazardous Materials (wildfires, pesticides); Hydrology and Water Quality (construction impacts, flooding); Noise (traffic, construction, school); Population and Housing (infrastructure extension/growth); Public Services & Recreation; Traffic & Transportation; Utilities and Service Systems (infrastructure and water supply). Mitigation measures identified in the DEIR reduce most significant impacts to less-than-significant levels.

Significant and unavoidable impacts are identified in Aesthetics (visual character and scenic vistas), Agriculture (farmland conversion), Air Quality (project operation, including with regional growth), Greenhouse Gas Emissions, Population and Housing (infrastructure extension and growth); Public Services & Recreation (parkland provision), Traffic (congestion on streets); and Utilities & Service Systems (regional sewer installation).

Locations Where DEIR May Be Reviewed:

- City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, CA, 95688. Office hours are 8:30-12pm and 1-5 pm, Monday through Friday, excluding furlough days on the first and third Friday of each month and holidays. Supportive documents listed in the DEIR are also available for review at this location.

- The DEIR will be placed at the Vacaville Public Library/Ulati Community Center, 1000 Ulati Drive, Vacaville.
- A CD-copy of the DEIR will be placed at the Vacaville Public Library/Town Square, 1 Town Square, Vacaville.
- The DEIR will also be posted on the City of Vacaville website, www.cityofvacaville.com.

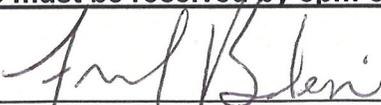
Planning Commission Meeting: Public Comment Hearing on DEIR, Tuesday, August 21, 2012 - 7 p.m.

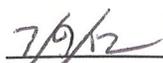
Comments on the DEIR may be provided to the City at this hearing.

Location: City Council Chambers, Vacaville City Hall, 650 Merchant Street, Vacaville.

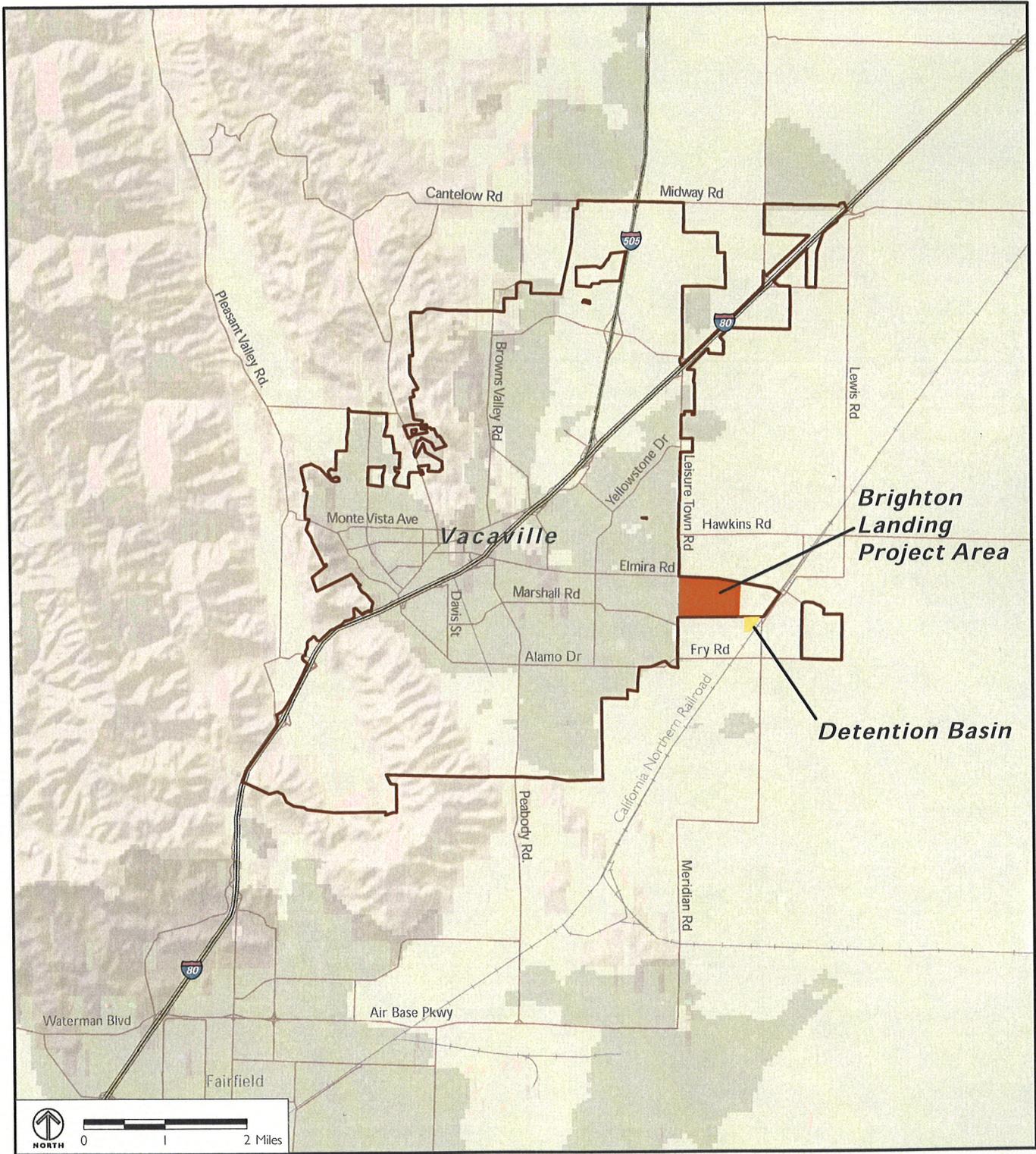
Send Comments To: All written comments on the DEIR should be sent/delivered to Fred Buderer, Project Manager, City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, CA, 95688; FAX (707)-449-5423; phone 449-5307; email: fbuderer@cityofvacaville.com.

Comments must be received by 5pm on Thursday, August 23, 2012.

Signature: 
Fred Buderer, City Planner

Date: 

CITY OF VACAVILLE
 BRIGHTON LANDING SPECIFIC PLAN EIR



Source: CalAtlas and The Planning Center | DC&E.

- Vacaville City Limit
- Developed Areas
- Railroads

FIGURE 3-2
 LOCAL CONTEXT