



# NOTICE OF AVAILABILITY

## DRAFT ENVIRONMENTAL IMPACT REPORT

CITY OF VACAVILLE

### ROBERTS' RANCH SPECIFIC PLAN & DEVELOPMENT PROJECT

The City of Vacaville has completed the Draft Environmental Impact Report (DEIR #2015112042) for the proposed Roberts' Ranch Specific Plan. This notice advises 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: November 18, 2016 - January 3, 2017

**Project Description and Location:** The Roberts' Ranch Specific Plan area was identified in the Vacaville General Plan, which was adopted in August 2015. The Roberts' Ranch Project is located on approximately 248-acres on the east side of Vacaville, bounded by Leisure Town Road on the west, the Brighton Landing project on the north, Pacific Gas and Electric (PG&E) towers & UPRR tracks on the east, and Fry Road on the south.

Assessor's Parcel Numbers for the project area are: 0138-030-009, -010, -011, and -012.

The Specific Plan proposes 785 single-family homes, a 16.5 acre public middle-school site, approximately 2.5 acres of small neighborhood parks, approximately 22 acres of open space on the east side of the project and supporting features such as public spaces and trails, a City well site, and various off-site utilities or roadways. The Specific Plan proposes construction in phases. The project will require annexation into the Vacaville City limits. The Specific Plan proposes development standards including land uses, setbacks, density, and building design standards. The project area is not on any of the hazardous waste site lists compiled under Government Code Section 65962.5.

**Environmental Impacts:** The EIR examines potential project impacts not considered in the program EIR prepared for the Vacaville General Plan, consistent with CEQA Section 15168. The program EIR for the General Plan was certified in August 2015. This Draft EIR identifies potential significant environmental impacts related to Air Quality (construction and operation); Biological Resources (construction; habitat loss; wetland impacts); Cultural Resources (buried resources); Hydrology, Drainage and Water Quality (construction impacts, flooding); Land Use & Planning (land use compatibility), Transportation & Circulation; Utilities and Service Systems (increased demand for utility services). Mitigation measures identified in the DEIR reduce these impacts to less-than-significant levels.

Significant and unavoidable impacts are identified in Air Quality (project operation, including with regional growth) and Traffic (certain intersection operations).

#### Locations Where the Draft EIR May Be Reviewed:

- City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, CA, 95688. Office hours are 8:30am to 5 pm, Monday through Friday, excluding 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/Town Square, 1 Town Square, Vacaville and the Ulatis Community Center Library, 1000 Ulatis Drive, Vacaville.
- The DEIR will be posted on the City of Vacaville website: [www.cityofvacaville.com/RobertsRanch](http://www.cityofvacaville.com/RobertsRanch)

#### Planning Commission Draft EIR Comment Hearing: Tuesday, December 20, 2016 - 7 p.m.

Learn about the project or provide comments on the adequacy of the environmental analysis. No action will be taken at this meeting. Location: City Council Chambers, Vacaville City Hall, 650 Merchant Street, Vacaville.

#### Send Comments To:

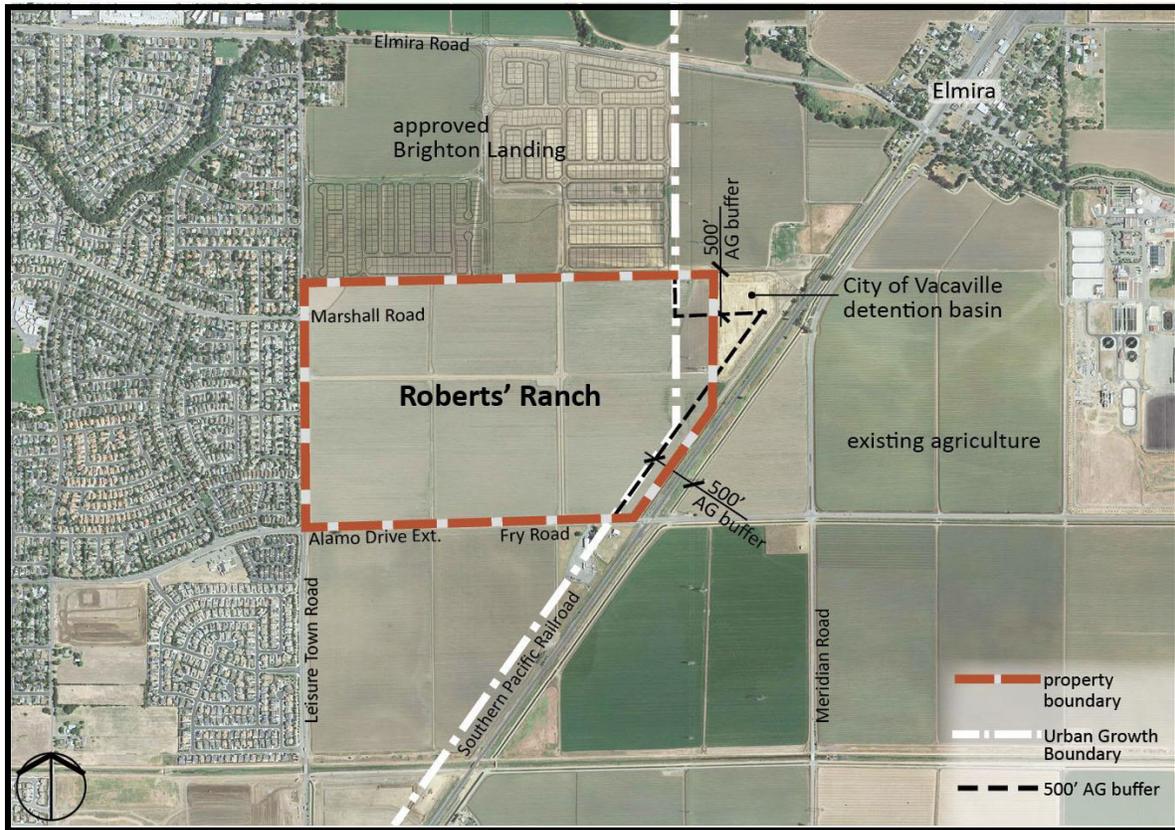
Fred Buderer, City Planner, City of Vacaville, 650 Merchant Street, Vacaville, CA, 95688;  
phone 449-5307; email: [Fred.Buderer@cityofvacaville.com](mailto:Fred.Buderer@cityofvacaville.com)

#### Comments on the Draft EIR must be received by 5pm on Tuesday, January 3, 2017.

Signature: \_\_\_\_\_

Fred Buderer, City Planner

Date: November 17, 2016



**General Plan Land Uses**

