

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95834 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019049003

Project Title: The Greentree Project
Lead Agency: City of Vacaville
Mailing Address: 650 Merchant Street
City: Vacaville Zip: 95688 County: Solano
Contact Person: Peyman Behvand, Planning Manager
Phone: (707) 449-5140

APR 15 2020
Bill Emien, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy [Signature]

Project Location: County: Solano City/Nearest Community: Vacaville
Cross Streets: West of Leisure Town Road, south of Orange Drive & north of Ulatis Creek (Former Greentree golf course) Zip Code: 95687
Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 185.4
Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 80 and 505 Waterways: Ulatis Creek
Airports: Nut Tree Railways: None Schools: Cooper Elementary, Vaca Pena Middle School

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: GT Park Policy Plan Amendment

Development Type:

Residential: Units 1,149 Acres 83.8
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 299,345 Acres 19.8 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: Parks - 10.5 acres and Open Space - 42.4 acres
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

General Plan: Commercial Highway (CH) and Private Recreation (PR); Zoning: General Commercial (CG) and Recreation Commercial (CR)

Project Description: (please use a separate page if necessary)

The proposed project would rezone and redevelop (General Plan amendment, specific plan, and tentative maps) a former golf course with mixed use development including approximately 1,149 dwelling units, with approximately 950 units of higher density housing types located north of Sequoia Drive and 199 units of detached, single-family age restricted housing located south of Sequoia Drive. The project also includes approximately 10.5 acres of parks and 19.8 acres of commercial lands.

Document Posted From

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Deputy Clerk of the Board

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Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date Friday, April 15, 2022 Ending Date Tuesday May 31, 2022

Lead Agency (Complete If applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Loewke Planning Associates, Inc.</u>
Address: <u>101 Parkshore Drive, Suite 112</u>	Address: <u>1907 Vintage Circle</u>
City/State/Zip: <u>Folsom, California 95630</u>	City/State/Zip: <u>Brentwood, CA 94513</u>
Contact: <u>Patrick Hindmarsh, Senior Associate</u>	Phone: <u>(925) 679-4850</u>
Phone: <u>(916) 245-7500</u>	

Signature of Lead Agency Representative:  Date: April 15, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.