



2019049003

**CITY OF VACAVILLE
NOTICE OF PREPARATION (NOP)
GREENTREE PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)**

COMMENT PERIOD: April 1, 2019 through May 3, 2019.

*All persons and public agencies are invited to submit written comments
as to the scope and content of the EIR.*

The City of Vacaville will prepare an Environmental Impact Report (EIR) for the Greentree Specific Plan and Development project. The EIR will examine potential project impacts not considered in the program EIR prepared for the General Plan, consistent with CEQA Section 15168. The program EIR for the General Plan was certified in August 2015.

Project Description and Location

The Greentree Specific Plan and Development project (Project) proposes to redevelop a former golf course into a mix of a commercial, residential, and park/trails uses. The Project includes an age restricted residential community with private park, standard residential uses consisting of a variety of housing styles, pedestrian connections by trails and landscaped corridors throughout the site, and new roadway connections for better circulation. The project also include a series of detention basins and a public neighborhood park. The Project is located on a 164-acre site west of Leisure Town Road, bisected by Sequoia Drive. The proposed project area is within city limits adjacent to existing residential development. Attachment 1 is the proposed concept plan of the project site.

Key project features include:

- ◆ 203 age-restricted single-family detached homes (Residential Low Density)
- ◆ up to 1,091 of detached or attached single-family or multi-family homes (Residential Medium Density, Residential Medium-High Density, and Residential High Density)
- ◆ 131,938 square feet (approx.) commercial space (General Commercial)
- ◆ minimum 6-acre (approx.) public neighborhood park site
- ◆ 2.6 acres (approx.) private park site
- ◆ 6 detention basins throughout the site
- ◆ 9 acres (approx.) Trails and pathways throughout the development that will connect the development, parks, commercial area, and detention basins.
- ◆ Improvements to Leisure Town Road, Poplar Drive, Sequoia Drive, and Gilley Way: The project would include street improvements and landscaping for a portion of Leisure Town Road. Street improvements will include widening Leisure Town Road to be consistent with the Jepson Parkway Plan.

The project will require approval of General Plan Amendments, Specific Plan, Zone Change, Development Agreement, Tentative Map, Planned Development, Design Review for Apartments on Gilley Way, updates to service master plans, and other related development approvals.

Environmental Effects: The EIR will address the potential environmental effects of the project that were not considered in the General Plan Update EIR. Such effects may include significant effects related to air quality/greenhouse gas emissions, biological resources, cultural resources, hazards, hydrology/water quality, land use compatibility, noise, traffic and circulation, and utilities/public service systems.

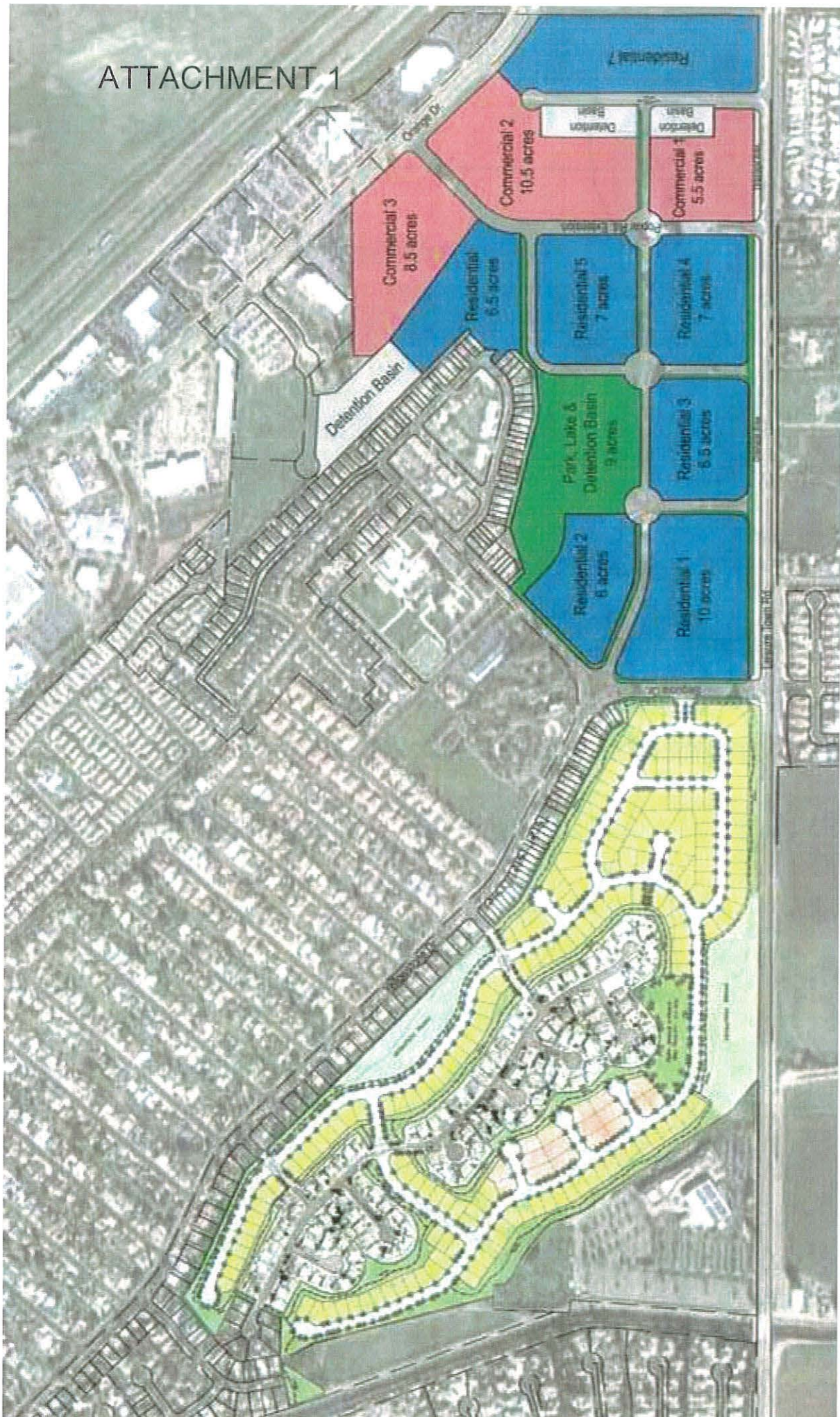
Send your comments to: Christina Love, Associate Planner, Planning Division, 650 Merchant Street, Vacaville, CA 95688, or email Christina.Love@cityofvacaville.com. Ph:(707) 449-5374

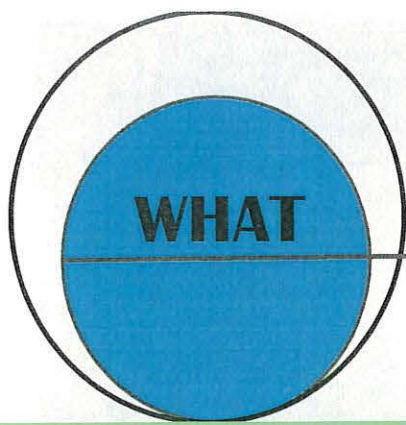
PUBLIC SCOPING MEETING: The City Planning Staff will hold a Scoping Meeting to solicit public comment on the scope of the environmental issues to be addressed in the EIR.

Meeting Date/Time: Thursday, April 25, 2019; 3 pm – 7 pm

Meeting Location: Leisure Town Homeowners Association Town Hall Center,
100 Sequoia Drive, Vacaville, CA 95687

ATTACHMENT 1





PROJECT OPEN HOUSE

Proposed Project Greentree Specific Plan & Development

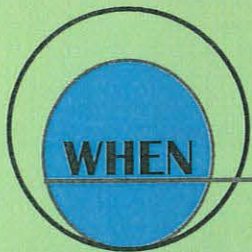
City Planning staff will hold an open house to hear and receive your comments on the proposed Greentree Development Project. The City of Vacaville will also prepare an Environmental Impact Report (EIR) for the project to examine potential impacts on the environment.

More information available at: <http://bit.ly/GreentreeProject>

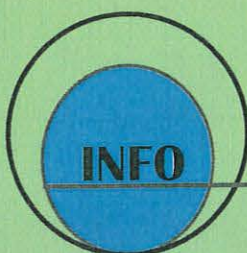
All persons and public agencies are invited to submit written comments on the project and the scope of the EIR.



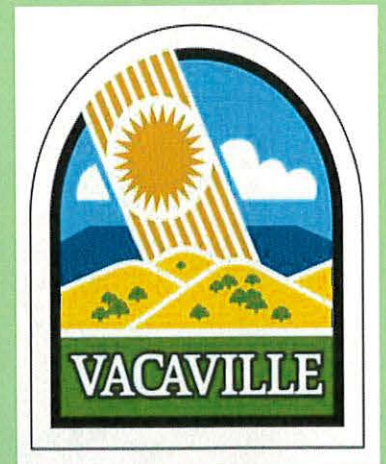
Leisure Town HOA
Town Center Hall
100 Sequoia Drive



Thursday
April 25, 2019
3:00 p.m. to 7:00 p.m.
Open house - drop in any time



Questions?
Contact Christina Love
Associate Planner
at (707) 449-5374
christina.love@cityofvacaville.com



GREEN TREE GOLF COURSE REVISED PRELIMINARY PROJECT DESCRIPTION

March 26, 2019

Background

This revised preliminary project description summarizes key elements of the Green Tree Conceptual Site Plan and a land use summary for that plan, summarizes proposed General Plan land use amendments, and identifies presumed entitlements for the project. It is assumed that this description will be included in the NOP and used by the City to describe the project until such time as a specific plan is submitted. Green Tree Properties, LLC and Green Tree South, LLC own the approximately 164-acre project site. Together they are considered the project applicant.

Concept Plan Summary

The applicant team has collaborated with City staff over time to evolve a concept development plan for the project site. The results of that collaboration are illustrated in **Figure 1, Green Tree Conceptual Site Plan**. Both City staff and the applicant team have provided a range of inputs for consideration in the concept plan development process. Both have conducted analysis and made recommendations for use types, use relationships, circulation patterns, residential densities and product types, commercial end use types and parcel size needs, public and private recreation amenities, etc. Taken together, and further informed by input from the City Council from residents residing in neighborhoods located adjacent to the site, the recommendations were used to craft a concept plan that is aligned with the needs/desires of the City and its residents. As expressed by City staff and the City Council, desires that can and are reflected at the concept plan, and will be reflected in the forthcoming general plan land use amendments, specific plan, rezoning, and major subdivision application applications include:

- A viable, high quality commercial center that will serve the needs of the surrounding area and attract regional customers;
- A variety of housing of different types and styles not readily available elsewhere. that could include executive housing, townhomes, apartments, and mixed-use units
- Strong respect for the existing neighborhoods. The development needs to particularly respect housing that once fronted a golf course; and

- Strong recreational elements. A number of elements that might be included are trails, parks, natural elements, sports courts, or a senior/community center.

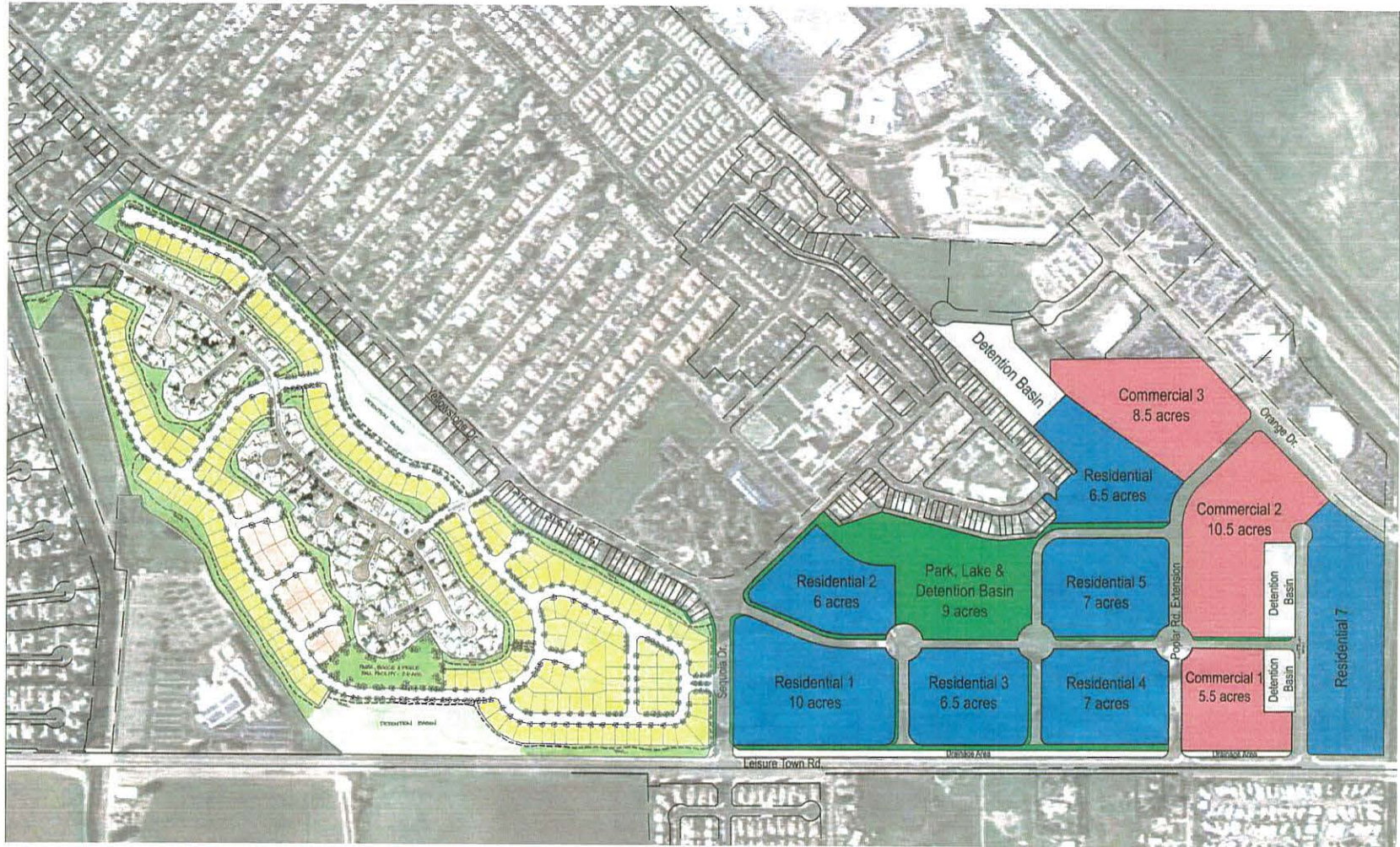
The concept plan shows two distinct types of neighborhoods – active adult detached single-family residential and park/trail uses to the south of Sequoia, and higher density residential uses, commercial uses and public park uses to the north of Sequoia. Brief descriptions of each neighborhood are summarized below.

South of Sequoia - Active Adult (Age-Restricted) Residential Concept

Primary planning considerations for this area include: 1) provide an active adult (age-restricted) residential community and concept; 2) ensure lot size/density compatibility with the existing adjacent residential uses; 3) provide a number of larger “estate” lots to help fill a gap in this type of residential offering in the City; 4) provide open space and recreation amenities for the residents; 5) reserve sufficient land to address storm water management needs; and 6) create a circulation network which is seamlessly integrated with the existing adjacent residential streets. Lot sizes range from about 6,000 to 7,000 square feet. A total of about 203 lots are shown on Figure 1. In addition, per comments and input solicited from adjacent neighborhoods and City staff, all proposed homes will be set back a minimum of 50 feet from existing adjacent homes and be restricted to a single-story in height. A trail/open space network is also provided, as is a 2.6-acre local park with recreation amenities. Common open space, parks, infrastructure and roads will be privately owned and maintained through a new Homeowners Association. The project creates valuable single-family residential development capacity for seniors.

North of Sequoia Drive – Mixed Residential, Commercial, and Public Park Concept

Primary planning considerations for this area include: 1) provide residential land uses at higher densities to enable development of a variety of housing types/products, including workforce housing for local residents; 2) create local-serving commercial development opportunities that expand access to commercial use needs for local residents on the south side of Interstate 80; 3) create regional serving commercial sites that are integrated with and expand on existing regional-serving uses along Orange Drive; 4) provide a nine-acre regional public park that serve adjacent residential areas and vicinity residents and is linked to a 4.2-acre local trail network; 5) establish a grid circulation pattern that creates distinct development areas and improves efficiency of the local circulation network by providing through access for existing adjacent residential and commercial areas; and 6) reserve sufficient land to address storm water management needs. All future proposed subdivision and design plans will be sensitive to existing adjacent neighborhoods.



Source: CBG 2019, EMC Planning Group 2019, Google Earth 2019



Figure 1
Green Tree Conceptual Plan
Green Tree Golf Course

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Projected Development Capacity

Along with proposed General Plan land use and zoning information that is discussed below, [Table 1, Green Tree Proposed Land Use/Zoning and Land Use Summary](#), identifies residential development capacities for each of the two neighborhoods and non-residential (commercial) development capacity for the north of Sequoia neighborhood. Total dwelling unit number for the entire site would range from a low of approximately 1,043 to a maximum of about 1,479 units, comprised of both single-family units and multi-family units. Commercial building capacity for north of Sequoia would be approximately 475,546 square feet. A nine-acre public park and four-acre trail network are planned north of Sequoia, with a 2.6-acre private park and trail network located in the south of Sequoia neighborhood.

Note that for the area south of Sequoia, Table 1 shows a minimum residential development capacity of 203 units. This is consistent with the lotting plan shown in Figure 1, but is below the minimum development capacity per the proposed Residential Low land use designation. The minimum density for this designation is 3.1 dwelling units per gross acre, which would equate to a minimum of 240 residential units for this area. The reduced 203 unit development capacity (below minimum density) is largely attributable to the significant acreage required for storm water detention and for the extensive trail system amenity that cannot be used for residential development. However, the 6,000 and 7,000 square-foot lot sizes are within the range of lot sizes permitted for areas designated Residential Low.

Table 1 Green Tree Proposed Land Use/Zoning and Land Use Summary

Conceptual Site Plan Area	Proposed Land Use	Proposed Zoning	Residential Density (du/acre)			Acres (Gross)	Projected Development Capacity			
			Minimum	Average	Maximum		Residential (du)			Commercial Sq. Ft.
							Minimum	Average	Maximum	
North of Sequoia Residential, Park and Commercial										
Residential 1	Residential Medium	Residential Medium (RM)	8.1	11	14	10.0	81	110	140	0
Residential 2	Residential Medium	Residential Medium (RM)	8.1	11	14	6.0	49	66	84	0
Residential 3	Residential Medium High	Residential Medium High (RMHD)	14.1	17	20	6.5	92	111	130	0
Residential 4	Residential High	Residential High (RH)	20.1	22	24	7.0	141	154	168	0
Residential 5	Residential High	Residential High (RH)	20.1	22	24	7.0	141	154	168	0
Residential 6	Residential High	Residential High (RH)	20.1	22	24	6.5¹	131	143	156	0
Residential 7	Residential High	Residential High (RH)	20.1	22	24	10.2	205	224	245	0
Commercial 1²	General Commercial	General Commercial (CG)		0.3 FAR		5.5	0	0	0	69,260
Commercial 2²	General Commercial	General Commercial (CG)		0.3 FAR		10.5	0	0	0	134,600
Commercial 3	General Commercial	General Commercial (CG)		0.3 FAR		8.5	0	0	0	110,078
Park, Lake and Detention	Public Park	Open Space (OS)	N/A			9.0	0	0	0	0
Subtotals						86.7³	840	962	1,091	313,938

Conceptual Site Plan Area	Proposed Land Use	Proposed Zoning	Residential Density (du/acre)			Acres (Gross)	Projected Development Capacity			
			Minimum	Average	Maximum		Residential (du)			Commercial Sq. Ft.
							Minimum	Average	Maximum	
South of Sequoia Age-Restricted (Residential Low Density)										
Residential	Residential Low	Residential Low (RL)	3.1	4	5	77.5	203 ⁵	310	388	0
Subtotals						77.5 ⁴	203 ⁵	310	388	0
TOTAL						164.2	1,043 ⁵	1,272	1,479	475,546

Notes:

Acreage totals are approximate and subject to refinement through future subdivision map process

North of Sequoia:

¹For Residential Area 6, residential development capacity is based on 6.5 acres to reflect that 9.0 acre gross site includes 3.0 acres of detention pond

²For Commercial Areas 1 and 2, building capacity is based on gross acreage that includes their respective detention facilities

³Trail, detention, drainage area and roads are included in the gross acreages of the respective blocks in which they're located.

⁴Trails, 2.7-acre park/bocce & pickle ball facility, detention, and roads are included in the south of Sequoia gross acreage

⁵The minimum residential unit number is based on the lotting plan shown in Figure 1. It is below the minimum of 240 that would otherwise be required per the minimum density for the Residential Low land use designation. Please see the associated project description text for more information.

Anticipated Entitlements

The applicant anticipates submitting an application package that includes the entitlement requests summarized in Table 2, *Anticipated Entitlement Requests*.

Table 2 Anticipated Entitlement Requests

South of Sequoia	North of Sequoia
General Plan Amendment (Text and Map) Master Plan (Specific Plan) Green Tree Park Policy Plan Amendment	
Rezoning (Zoning Map and Potential Text)	Rezoning (Zoning Map and Potential Text)
Major Subdivision (Tentative Map)	Major Subdivision (Tentative Map)

The applicant will coordinate with the City to verify these entitlement requests and to ensure clarity on the entitlement application contents needed to support them.

General Plan Land Use Amendment

The project site carries General Plan land use designations of Commercial Highway and Private Recreation. These designations would be amended consistent with the proposed General Plan land use designations shown Table 1, *Green Tree Proposed Land Use/Zoning and Land Use Summary*, and in Figure 2, *Proposed General Plan Land Use Map*. In addition to amending General Plan Figure LU-6, General Plan Land Use Designations, a series of targeted amendments to General Plan text, tables, and other figures will be needed.

Specific Plan

A specific plan will be prepared which meets California Government Code content requirements (sections 65450 et seq.) as well as content requirements contained in Chapter 14.09.112 of the City Zoning Ordinance - Land Use Permits and Approvals, Specific Plans and Policy Plans. Inputs desired by the City will also be considered in coordination with City staff. The document will contain the following main chapters as may be modified in coordination with City staff:

- Introduction, Background, and Purpose
- Land Use, Development Standards, and Design Guidelines
- Mobility (complete streets planning, street sections and vehicular access, non-motorized mode planning, transit planning, etc.)
- Parks and Trails

- Infrastructure and Public Facilities (water, sewer, storm drainage, public works facilities plans, phasing, maintenance)
- Plan Implementation (CEQA, plan amendments, subsequent approvals, etc.)

Rezoning

Table 1 also shows proposed zoning designations that implement the respective proposed General Plan land use designations. Planned Unit Development zoning is assumed for the areas both north and south of Sequoia. The specific plan will be the tool to implement the Planned Unit Development zoning.

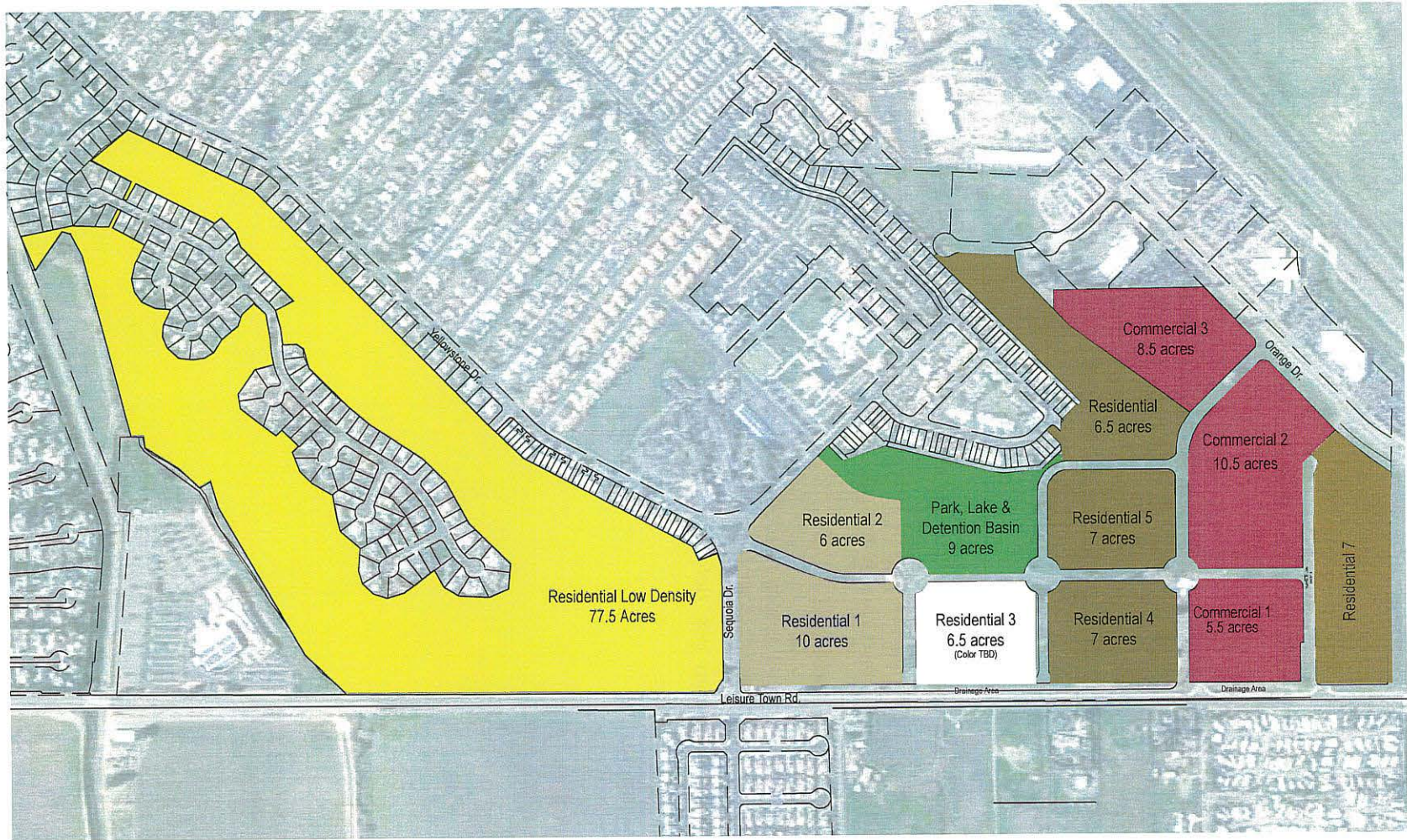
Major Subdivision

North of Sequoia Neighborhood

A major subdivision approval would be requested to divide this neighborhood into a series of residential blocks, commercial blocks, a park, and associated infrastructure (e.g. detention basins) consistent with the uses shown in Figure 2, Proposed General Plan Land Use Map.

South of Sequoia Neighborhood

A major subdivision approval is also needed for the south of Sequoia neighborhood. This neighborhood would be subdivided into approximately 203 residential lots and additional lots containing infrastructure (e.g. detention ponds) and park uses.



Legend

Residential Low Density
(3.1 - 5 units/acre)

Residential Medium Density
(8.1 - 14 units/acre)

Residential Medium High
Density (14.1 - 20 units/acre)

Residential High Density
(20.1 - 24 units/acre)

Public Parks

General Commercial

Note: Residential 3 has a proposed designation of "Residential Medium High Density." The current city GP Map does not have a color for this density.

Source: CBG 2019, EMC Planning Group 2019, Google Earth 2019

Figure 2
Proposed General Plan Land Use Map

Green Tree Golf Course

2019049003



ASSESSOR'S PARCEL NUMBERS

BLACK = SYAR ENTERPRISES
 RED = SYAR INDUSTRIES, INC.
 GREEN = GREEN TREE PROPERTIES, LLC

- ① 0133-120-190
- ② 0133-120-340
- ~~③ 0133-120-180~~
- ④ 0134-020-180
- ⑤ 0134-020-200
- ⑥ 0134-020-230
- ⑦ 0134-020-240
- ⑧ 0134-020-250
- ⑨ 0134-020-290
- ⑩ 0134-020-300
- ⑪ 0134-020-310
- ⑫ 0134-020-320
- ⑬ 0134-020-330
- ⑭ 0134-020-340
- ⑮ 0134-020-350
- ⑯ 0134-020-360
- ⑰ 0134-020-380
- ⑱ 0134-020-450
- ⑲ 0134-020-460
- ⑳ 0134-033-010
- ㉑ 0134-033-370
- ㉒ 0134-033-380
- ㉓ 0134-033-400
- ㉔ 0134-180-030
- ㉕ 0134-180-040
- ㉖ 0134-181-130
- ㉗ 0134-181-140
- ㉘ 0134-183-140
- ㉙ 0134-183-150
- ㉚ 0134-230-060
- ㉛ 0134-230-080
- ㉜ 0134-230-090
- ㉝ 0134-310-010
- ㉞ 0134-332-100
- ㉟ 0134-332-180
- ㊱ 0134-480-110

NOTES

Property lines shown herein have been drawn to conform with the photo image as clearly as possible & therefore may not agree precisely. The photo image is subject to scale distortion due to ground relief.

① 0133-120-210 & ② 0133-120-220 HAVE BEEN SOLD & ARE NO LONGER OWNED BY SYAR ENT.

PHOTO DATE 2005

ASSESSOR PARCEL NUMBERS ARE CURRENT AS OF APRIL 2017

• 1920-1921 •