

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# **2019049003****Project Title:** Greentree Specific Plan and Development Project

Lead Agency: City of Vacaville, Community Development

Contact Person: Christina Love

Mailing Address: 650 Merchant St

Phone: 707.449.5374

City: Vacaville

Zip: 95688

County: Solano

Project Location: County: Solano City/Nearest Community: Vacaville

Cross Streets: Leisure Town Road, Sequoia Drive, Orange Drive

Zip Code: 95687

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: approx. 164

Assessor's Parcel No.: see attached list

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: I-18

Waterways: Old Ulatis Creek, Ulatis Creek

Airports: Nut Tree

Railways:

Schools: Vacaville Unified

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**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: DevAgree,**Development Type:**☒ Residential: Units 1,300 Acres 127☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☒ Commercial: Sq.ft. 475,546 Acres 24.5 Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☒ Recreational: parks, trails/open space approx. 13 acres☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ 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:**Present Land Use/Zoning/General Plan Designation:**

Closed golf course / Recreation Commercial / Private Recreation

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

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.

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.

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".

<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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" 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 # <u>3</u>	<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 April 1, 2019 Ending Date May 3, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Greentree Development Group</u>
Address: _____	Address: <u>PO Box 2540</u>
City/State/Zip: _____	City/State/Zip: <u>Napa, CA 94558-0524</u>
Contact: _____	Phone: <u>707.252.8711</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: April 1, 2019

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



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 0133-120-350
- 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 0134-160-030
- ㉕ 0134-180-040
- ㉖ 0134-181-130
- ㉗ 0134-181-140
- ㉘ 0134-183-140
- ㉙ 0134-183-150
- ㉚ 0134-230-080
- ㉛ 0134-230-090
- 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 scale precisely. The photo image is subject to scale distortions due to ground relief.

④ 0133-120-210 & ⑤ 0133-120-220 HAVE BEEN SOLD & ARE NO LONGER OWNED BY SYAR ET AL

PHOTO DATE 2005

ASSESSOR PARCEL NUMBERS ARE CURRENT AS OF APRIL 2007

Notice of Preparation

2019049003

Notice of Preparation

To: _____

(Address)

From: City of Vacaville, Com. Develop. c/o Christina Love
650 Merchant St
Vacaville, CA 95688

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Vacaville will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.


The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Christina Love at the address shown above. We will need the name for a contact person in your agency.

Project Title: Greentree Specific Plan and Development Project

Project Applicant, if any: Greentree Development Group, Inc

Date April 1, 2019
Signature 
Title Associate Planner
Telephone 707.449.5374

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375. *Governor's Office of Planning & Research*

APR 02 2019
STATE CLEARINGHOUSE

