Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Lands of Morgan Subdivision - Application No. GP-18-01, Z-18-01 and S-18-02

Lead Agency: Solano County

Contact Name: Nedzlene Ferrario

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Project Location: Southwest corner of Gibson Canyon & Cantelow Road, Vacaville, Solano County

City *County*

Project Decription (Proposed actions, location, and/or consequences).

Amend the General Plan Land Use Designation from Specific Project Area to Rural Residential 1-10 acres/du and Agriculture; and Rural Residential 1-10 acres/du to Agriculture, for portions of the property. Rezone portions of the existing Exclusive Agricultural 20 acre minimum (A-20) zoning to Rural Residential 2.5 acre minimum (RR-2.5), 5 acre minimum (RR-5) and 10 acre minimum (RR-10). Subdivide the 310.5 acre property in to19 lots. Two new private roads, individual sewage disposal, public water connections by the Rural North Vacaville Water District for 18 lots and 1 lot to be served by an existing well, are proposed. The development is proposed in 3 phases.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The property is in a groundwater scarce area. Additional housing in a groundwater scarce area could potentially cause a significant impact to the groundwater supply. Public water connections to the Rural North Vacaville Water District is required to mitigate impacts. 1 lot may continue to utilize the existing well on the property. If the pump and yield tests fail, then public water service will be required. Construction of a new private road- Gibson Canyon Court may require Army Corp (Section 404) and CA Regional Water Quality (401) permit and mitigation fees, unless redesigned to avoid impacts to seasonal wetlands. Swainson Hawk foraging habitat (4.8 acres) shall be compensated by conservation easement or purchase of mitigation credits. Mitigation measures for Burrowing Owls, American Badger, Western Pond Turtles, Special Status Plants, Oak trees, wildlife friendly fencing and 100-foot wide development setbacks to protect the riparian corridor are recommended. Storm water detention ponds are proposed and maintenance will be required by the property owners. Cultural resource research and survey was conducted and the property has resources that may be eligible for California Register of Historic Resources and mitigation measures are included. Short term noise levels will rise during construction and limited construction hours and days are recommended to mitigate impacts. The property is located in a Moderate Risk for fire hazards, fire hydrants (1 per 1000 feet of roadway to a residence) are required prior to sale of the lots. The property is identified as susceptible to landsliding and development recommendations include avoidance of development on slopes greater than 25% and downslope from areas of debris flow.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable

Provide a list of the responsible or trustee agencies for the project.

A. CA Regional Water Quality Board
B. California Fish and Wildlife
C. Vacaville Fire Protection District
D. Rural North Vacaville Water District