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 #: 2019049003

Project Title: The Greentree Project

Lead Agency: City of Vacaville

Contact Name: Peyman Behvand, Planning Manager

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Project Location: Vacaville (*City*) Solano (*County*)

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

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.

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

Air Quality - At the two apartment buildings, install and maintain air filtration systems of fresh air supply either on an individual unit-by-unit basis, with individual air intake and exhaust ducts ventilating each unit separately, or through a centralized building ventilation system; locate the air intakes as far outside the area with 10 per million or greater risk from I-80 as possible.
Biological Resources - Prior to grading, the applicant shall mitigate for the loss of Swainson's hawk foraging habitat by preserving similar or better habitat at an off-site location at a 1:1 ratio; prior to grading, the applicant shall mitigate for the loss of 158.92 acres of potential burrowing owl habitat and two active nests by preserving similar or better habitat at an off-site location at a 1:1 ratio; pre-construction surveys for western pond turtle and their nests shall be conducted by a qualified biologist within 48 hours prior to onset of staging and construction activities.
Geological Resources - All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical evaluations; in the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted.
Hazards and Hazardous Materials/Wildfire - Compliance with 2019 California Building Code and 2019 California Fire Code, compliance with vegetation management requirements in the California Fire Code.
Tribal Cultural Resources - Halting ground disturbance if archaeological resources are inadvertently found, implement treatments if resources are found during grading, retaining a Registered Professional Archaeologist to monitor ground disturbing activities.

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

There are no known areas of controversy known to the Lead Agency at this time.

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

City of Vacaville