

# 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 #: 2024051142

Project Title: McMurtry Creek Estates Project

Lead Agency: City of Vacaville

Contact Name: Albert Enault

Email: Albert.Enault@cityofvacaville.com Phone Number: (707) 449-5364

Project Location: Solano  
*City* *County*

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

The project proposes to annex 15.73 acres of land from Solano County into the City of Vacaville to develop a subdivision consisting of 20 single-family residential estate lots, along with associated roadway and utility improvements. The residential estate lots would accommodate executive-style custom homes ranging in lot area from 12,412 to 63,749 square feet in size. Additionally, as part of the subdivision, two new parcels would be created: Parcel A, the 15.73-acre project site, which would be annexed into the City of Vacaville and includes the 20 residential lots, fire access roads, and a 150-foot irrigated landscape buffer; and Parcel B, a separate 18.60-acre remnant parcel that would remain unimproved and within Solano County. As such, the project proposal would require a General Plan Amendment to change the General Plan designation from Hillside Agriculture (HA) to Residential Estates (RE) and apply the Residential Estate (RE-12) pre-zoning district to the project site. In addition, the project includes a Tentative Subdivision Map to create 20 lots within Parcel A while designating Parcel B as an unimproved remnant parcel. Annexation would require approval from the Solano Local Agency Formation Commission (LAFCO).

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

The proposed project would result in significant and unavoidable impacts related to transportation, and no feasible mitigation measures would reduce the impacts of the proposed project. The potentially significant impacts that can be reduced to a less than significant level with implementation of recommended mitigation measures include the topics of air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. For the topic of air quality, potentially significant impacts to air quality standards associated with project construction would be reduced to less than significant levels with implementation of Mitigation Measure AIR-1. For the topic of biological resources, implementation of Mitigation Measures BIO-1 through BIO-24 would ensure that impacts related to special-status-species and local ordinances are reduced to a less than significant level. For the topic of cultural resources, potentially significant impacts to archaeological resources would be reduced to less than significant levels with implementation of Mitigation Measure CUL-1. For the topic of geology and soils, potentially significant impacts related to paleontological resources would be reduced to less than significant levels with implementation of Mitigation Measure GEO-1. For the topic of water quality, impacts would be reduced to a less than significant level with implementation of Mitigation Measures HYD 1 through HYD-4. For the topic of tribal cultural resources, potentially significant impacts related to the potential construction-period discovery of previously unidentified human remains, which may be of tribal origin would be reduced to less than significant levels with implementation of Mitigation Measures TCR-1 through TCR-6.

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

Issues Raised by the Public:

Project Timelines  
EIR Publication Process  
Biological Resources  
Hydrology and Water Quality

Issues Raised by Agencies

Agriculture  
Biological Resources  
Hydrology and Water Quality  
Public Services  
Land Use and Planning  
Transportation and Traffic  
Tribal Cultural Resources

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

Fish & Game Region # 3  
Native American Heritage Commission  
Regional WQCB # 5