

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Solano
Address: 675 Texas Street, Suite 1900
Fairfield, California 94585

From:

Public Agency: City of Vacaville, Planning
Address: 650 Merchant Street
Vacaville, CA 95688
Contact: Albert Enault
Phone: (707) 449-5364

FILED

Lead Agency (if different from above): AUG 22 2024

Address: Bill Emien, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Contact:
Phone: Deputy Amel Johnson

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2011022008

Project Title: Villages at Vanden Unit 5 House Plans (File No. 24-039)

Project Applicant: Taylor Morrison of CA, LLC c/o Alicia Hintzen

Project Location (include county): APNs: 0137-050-290 & 0137-050-300, in Vacaville, Solano County.

Project Description:

Minor Design Review request to construct new single-family homes on 97 cluster-style lots in the Villages at Vanden Unit 5 subdivision located at the northeast corner of Vanden Road and Helmsley Drive, in the RM (Residential Medium) zoning district. The house plans consist of four two-story models with floor plans ranging from 1,586 square feet to 2,096 square feet with two-car garages. Exterior elevations depict three architectural themes consisting of Farmhouse, Mid-Century Modern, and Modern Prairie designs.

This is to advise that the City of Vacaville has approved the above (X) Lead Agency or ( ) Responsible Agency

described project on August 1, 2024 and has made the following determinations regarding the above described project.

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [X] was [ ] was not adopted for this project.
6. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

The City of Vacaville Planning Division offices, 650 Merchant Street, Vacaville, CA 95688.

Signature (Public Agency): Albert Enault Title: Senior Planner

Date: August 5, 2024 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code. 08-22-24 to Revised 2011

Document Posted From

Deputy Clerk of the Board



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

[Print](#) [StartOver](#) [Save](#)

RECEIPT NUMBER:  
 48 — 08/22/2024 — 143  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2011022008

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF VACAVILLE</b>	LEAD AGENCY EMAIL	DATE <b>08/22/2024</b>
COUNTY/STATE AGENCY OF FILING <b>Solano</b>	DOCUMENT NUMBER <b>082224-143</b>	

PROJECT TITLE  
**VILLAGES AT VANDEN UNIT 5 HOUSE PLANS (FILE NO. 24-039)**

PROJECT APPLICANT NAME <b>TAYLOR MORRISON OF CA, LLC C/O ALICIA HINTZEN</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 449-5364</b>
PROJECT APPLICANT ADDRESS <b>650 MERCHANT STREET</b>	CITY <b>VACAVILLE</b>	STATE <b>CA</b>
		ZIP CODE <b>95688</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ \_\_\_\_\_ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ \_\_\_\_\_ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ \_\_\_\_\_ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

---

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_ 0.00
- County documentary handling fee \$ \_\_\_\_\_ 50.00
- Other \$ \_\_\_\_\_ 0.00

PAYMENT METHOD:

Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <b>AIMEE JOHNSON, DEPUTY</b>
---------------	---

CHECK NUMBER: 35001-00037808  
 RECEIPT NUMBER: 1080767

Official Departmental Receipt - County of Solano 1080767

FAIRFIELD, CALIF., August 22, 2024

RECEIVED FROM City of Vacaville \$ 50-

Fifty and no/100 — DOLLARS

IN PAYMENT OF NOD Admin Fee

F&W #48-082224-143

Doc # 082224-143

CK# 35001-00037808 (Taylor Morrison of CA, LLC)

CAD/BOS DEPARTMENT

BY Aimee Johnson, Deputy

ORIGINAL

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[X] County Clerk
County of: Solano
Address: 675 Texas Street
Fairfield, CA

From:

Public Agency: City of Vacaville
Address: 650 Merchant Street
Vacaville, CA
Contact: Fred Buder
Phone: 707-449-5307

FILED

Lead Agency (if different from above):
SEP 25 2013

Address:
Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State
of California
Contact:
Sandy Honert, Deputy
Deputy:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2011022008

Project Title: Vanden Meadows

Project Applicant: Phillippi Engineering Incorporated

Project Location (include county): South of Vacaville, at the intersection of Vanden & Leisure Town Rd. (Solano)

Project Description:

Annexation, Pre-zoning, Specific Plan, Tentative Subdivision Maps, Development Agreements for 939 residential units (single family, clustered single family, multi-family apartments), one public school site, a neighborhood park, trails,, an agricultural buffer, on approximately 265 acres. The project would be annexed in to the City of Vacaville and would include construction of roads, bike trails and connections to existing neighborhoods.

This is to advise that the City Council of the City of Vacaville has approved the above
[X] Lead Agency or [ ] Responsible Agency

described project on 9-24-13 and has made the following determinations regarding the above
(date)
described project.

- 1. The project [X] will [ ] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [ ] was not] adopted for this project.
6. Findings [X] were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Department, 650 Merchant Street, Vacaville, CA 95688

Signature (Public Agency): [Signature] Title: City Planner

Date: 9-25-13 Date Received for filing at OPR:

RECEIVED

SEP 26 2013

STATE CLEARING HOUSE

This document posted from Authority cited: Sections 21083, Public Resources Code. 9-25-13 to Reference Section 21000-21174, Public Resources Code.

Revised 2011

Deputy Clerk of the Board

State of California—Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
**2013 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT# **438106**  
 STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY <i>City of Vacaville</i>		DATE <i>9-25-13</i>
COUNTY/STATE AGENCY OF FILING <i>Solano</i>		DOCUMENT NUMBER <i>2013-106</i>
PROJECT TITLE <i>Varden Meadows</i>		
PROJECT APPLICANT NAME <i>City of Vacaville</i>		PHONE NUMBER <i>707-449-5307</i>
PROJECT APPLICANT ADDRESS <i>650 Merchant St</i>	CITY <i>Vacaville</i>	STATE <i>CA</i>
		ZIP CODE <i>95688</i>

PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency   
 School District   
 Other Special District   
 State Agency   
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,995.25	\$ <u>2,995.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,156.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,018.50	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ <u>0.00</u>

PAYMENT METHOD: *Pd by: Phillippi Engineering, Inc.*  
 Cash   
 Credit   
 Check   
 Other \_\_\_\_\_

SIGNATURE: *X Sandy Hoffer*    TITLE: *Deputy*  
 TOTAL RECEIVED \$ 3045.25

WHITE - PROJECT APPLICANT    YELLOW - DFW/ASB    PINK - LEAD AGENCY    GOLDEN ROD - COUNTY CLERK    DFG 753.5a (Rev. 11/12)

**Official Departmental Receipt - County of Solano** 975161

FAIRFIELD, CALIF., 9-25-13

RECEIVED FROM City of Vacaville \$ 3,045.25  
Three thousand forty five and 25/100 DOLLARS  
 IN PAYMENT OF EIR/Adm. Fee Pd By: Phillippi Engineering, Inc.  
Doc# 2013-106    CK# 10750  
FEG#: 438106

CA01B05  
 DEPARTMENT  
 BY: Sandy Hoffer, Deputy

ORIGINAL