

## 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, CA 94533

## From:

Public Agency: City of Vacaville  
 Address: 650 Merchant Street  
 Vacaville, CA 95688

Contact: Eileen Ly

Phone: (707) 449-5336

Lead Agency (if different from above):

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**FILED**

MAY - 1 2025

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21174 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2011022043

Project Title: Vacaville Victory Gardens (24-127)

Project Applicant: Ryan Cassidy, Mutual Housing California

Project Location (include county): 5763 Vanden Road Vacaville, CA Solano County (APN 0136-080-040)

## Project Description:

Minor Design Review and Tree Removal Permit requests to construct a 206-unit affordable apartment project designated for households earning 30-80% AMI, extremely low income and permanent supportive housing for veterans on a vacant 8.4-acre site located on the west side of Vanden Road and north of New Alamo Creek. Includes three 3-story buildings with studio, and 1-3 bedroom units, Community Garden, and 283 on-site parking spaces. development includes a Tentative Parcel Map request to create one 7-acre parcel for the apartments, with two remainder lots (0.75 acres and 0.55 acres) for future development of 14 attached housing units.

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

described project on 2/28/2025 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ 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 ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ 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): [Signature] Title: Assistant Planner

Date: 5/1/2025

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
 Reference Section 21000-21174, Public Resources Code.

Document Posted From  
5/1/25 to  
 Revised 2011

Deputy Clerk of the Board