

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: _____ MAY 23 2025

Contact: _____ Bill Emien, Clerk of the
 Phone: _____ Board of Supervisors of
 the County of Solano,
 State of California
 Deputy Emily Shepherd

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21108.2 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, Tentative Parcel Map, 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, and parking reduction for 9 spaces.

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

described project on 5/20/2025 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): _____ Title: Assistant Planner

Date: 5/22/2025 Date Received for filing at OPR: _____

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

Document Posted From
 5/23/25 to _____ Revised 2011
 Deputy Clerk of the Board