

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

SEP 23 2024

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

Bill Emien, Clerk of the Board of the County of Solano, State of California
Deputy Emily Shephard

State Clearinghouse Number (if submitted to State Clearinghouse): 2003032063

Project Title: Lower Lagoon Valley Neighborhood C House Plans (24-066)

Project Applicant: Chris Johnston, Triad Lagoon Valley LLC

Project Location (include county): 3800 Lagoon Valley Road (APN: 0128-040-390 & 0128-050-070)

Project Description:

Minor Design Review request to construct four house plans with three elevations on 56 homes in the Neighborhood C subdivision of the Lower Lagoon Valley Development. The project includes three two-story models and one one-story model ranging from 3,463 sq. ft. to 4,610 sq. ft. The architectural themes reflect Craftsman, European Cottage, and Vineyard design themes. The maximum height of the houses will be 35 ft. tall.

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

described project on 9/13/2024 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.
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 [] was [x] 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): [Signature] Title: Assistant Planner

Date: 9/23/2024 Date Received for filing at OPR:

Document Posted From 9/23/24 to

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

Revised 2011 Deputy Clerk of the Board