

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 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: Albert Enault, Senior Planner
Phone: (707) 449-5364

FILED

Lead Agency (if different from above):

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

MAR 15 2023

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): 2003062071, 2011022043, 2020090526

Project Title: Southtown Apartments

Project Applicant: TA Leisure Town, LLC

Project Location (include county): Northwest corner of Leisure Town Road and Redstone Parkway Solano County

Project Description:

The proposal is to construct 236 multi-family units on a vacant 9.91-acre site located at the northwest corner of Leisure Town Road and Redstone Parkway (APNs 0137-030-160). The project would provide two product types consisting of townhome style apartment buildings (84 units) and traditional style apartment buildings (152 units) distributed among 14 three-story buildings with an 8,500 sq. ft. club house and swimming pool. The site plan identifies 467 parking spaces with primary access on Leisure Town Road and secondary access on Burgundy Street.

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

described project on March 14, 2023 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.
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:

City of Vacaville Planning Division, 650 Merchant Street, Vacaville, CA 95688

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

Date: March 15, 2023 Date Received for filing at OPR: N/A

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code. Document Posted From 03-15-2023 to Revised 2011

Deputy Clerk of the Board



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:
 48 — 03/15/2023 — 036
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2003062071 2011022043 2020090526

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|-----------------------------------------|---------------------------------|--------------------|
| LEAD AGENCY CITY OF VACAVILLE | LEAD AGENCY EMAIL | DATE 03/15/2023 |
| COUNTY/STATE AGENCY OF FILING Solano | DOCUMENT NUMBER 03152023-036 | |

PROJECT TITLE

SOUTHTOWN APARTMENTS

| | | |
|--------------------------------------------------|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME TA LEISURE TOWN, LLC | PROJECT APPLICANT EMAIL | PHONE NUMBER (707) 449-5364 |
| PROJECT APPLICANT ADDRESS 650 MERCHANT STREET | CITY VACAVILLE | STATE CA |
| | | ZIP CODE 95688 |

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- | | | | |
|-----------------------------------------------------------------------------------------------------|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$
 50.00

| | |
|---------------|------------------------------------------------------------------|
| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE AIMEE JOHNSON, DEPUTY |
|---------------|------------------------------------------------------------------|

Check Number: N/A
 Receipt Number: 1080507

Official Departmental Receipt - County of Solano

1080507

FAIRFIELD, CALIF., March 15, 2023

RECEIVED FROM

City of Vacaville

\$ 50.00

Fifty and no/100

DOLLARS

IN PAYMENT OF NOD Admin Fee

F&W # 48-03152023-036

Doc # 03152023-036

-cash-

CAO/BOS

DEPARTMENT

BY

Timee Johnson, Deputy

ORIGINAL