

NOV 14 2024

Notice of Determination

Appendix D  
Bill Eminent, Clerk of the  
Board of Supervisors of  
the County of Solano,  
State of California

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 Planning  
Address: 650 Merchant Street  
Vacaville, CA 95688  
Deputy: Emily Shepherd

Contact: Albert Enault  
Phone: (707) 449-5364

Lead Agency (if different from above):

Address:

Contact:

Phone:

**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# 93053033

Project Title: North Village Area Plan 2 (File No. 19-171)

Project Applicant: Legacy Builders, Inc. and North Village Development, Inc.

Project Location (include county): South of Midway Road and East of I-505, Vacaville, Solano County

Project Description:

Modify the original North Village Development Project including amendments to the Vacaville General Plan and Zoning Map, amendments to the North Village Development Agreement (DA) and Specific Plan, and approval of a new Vesting Tentative Map. Originally approved in 1995, North Village encompasses 882 acres planned for 2,499 units, with commercial, business park, public school and parks, private swim club, and open space dispersed in two Planning Areas. The project increases the unit count to 2,599 units, extends the DA by 15 years ending in 2040, and reserves a 20-acre school site. An addendum to the previous EIR affirmed these changes create no new impacts.

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

described project on November 12, 2024 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: November 14, 2024 Date Received for filing at OPR:

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

Document Posted From

11/14/24 to Revised 2011

Deputy Clerk of the Board