

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: Albert Enault, Senior Planner

Phone: (707) 449-5364

Lead Agency (if different from above):

Address:

Contact:

Phone:

FILED

MAY 22 2026

Ian M. Goldberg, Clerk of the
Board of Supervisors of the
State of California

Deputy: Emily Shophard, Deputy

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): 2011022043, 2020090526

Project Title: Orange Apartments and Retail Development Project (File No. 24-042)

Project Applicant: Leisure Town Apartments, LLC. c/o Jaspreet Sidhu

Project Location (include county): South of Orange Drive, east of Leisure Town Road, Vacaville, Solano County

Project Description:

Major Design Review and Tentative Parcel Map requests to construct a 73-unit apartment complex and a 9,600 sq. ft. retail building on a vacant 3.76-acre site located south of Orange Drive and east of Leisure Town Road (APN 0133-150-240). The apartment complex consists of two and three-story buildings, with a 2,035 sq. ft. one-story clubhouse. The retail building consists of one single-story building with seven (7) tenant spaces. The site plan provides 121 on-site parking spaces for the apartments and 36 spaces for the retail building. The project will subdivide the site to create two parcels: 2.76 acres for the apartments and 1.00 acre for the retail building.

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

described project on May 19, 2026 and has made the following determinations regarding the above 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.
() A Negative Declaration 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: May 22, 2026 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
5/22/26 to Revised 2011
Deputy Clerk of the Board



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:
 48 — 05/22/2026 — 080
 STATE CLEARINGHOUSE NUMBER (If applicable)
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF VACAVILLE	LEAD AGENCY EMAIL	DATE 05/22/2026
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 052226 080	

PROJECT TITLE

ORANGE APARTMENTS AND RETAIL DEVELOPMENT PROJECT (FILE NO. 24 042)

PROJECT APPLICANT NAME LEISURE TOWN APARTMENTS LLC C/O JASPREET SIDHU	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) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 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 | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 50.00

SIGNATURE X <i>Emily Shephard</i>	AGENCY OF FILING PRINTED NAME AND TITLE EMILY SHEPHARD, DEPUTY
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CHECK NUMBER: CASH
 RECEIPT NUMBER: 1090674

Official Departmental Receipt - County of Solano

1090675

FAIRFIELD, CALIF., 5/22/26

RECEIVED FROM City of Vacaville \$ 50-
Fifty + NO/100 DOLLARS

IN PAYMENT OF NDE fee
FW #48-052226 - 080 (Sidhu + Sons)
DOC # 052226 - 080 Check #4357

CAO/BOS
DEPARTMENT
BY Emily Shephard, Deputy

ORIGINAL