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, California 94585

From:
Public Agency: City of Vacaville, Planning
Address: 650 Merchant Street
Vacaville, CA 95688
Contact: Albert Enault
Phone: (707) 449-5364

FILED
OCT 26 2026
Ian M. Goldberg, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy: Angelina Rich, Deputy

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# 2017062068

Project Title: The Farm at Alamo Creek Specific Plan & Development Agreement Amendments (File No. 25-088)

Project Applicant: Vacaville S2 Investors, LLC. c/o Lane Stephens

Project Location (include county): East of Leisure Town Road, north of Elmira Road, Vacaville, Solano County

Project Description:

Amend the Farm at Alamo Creek Specific Plan and Development Agreement to: (1) allow Vacaville S2 Investors, LLC. to establish a new Community Facilities District in lieu of annexing into the City's existing Community Facilities District No. 11; and (2) extend the term of the DA from January 11, 2029, to January 11, 2033. On November 13, 2018, the City Council approved the Farm at Alamo Creek which consists of 768 residential units, 19.4 acres of community park, and 7.4 acres of neighborhood commercial use on 210 acres. Pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA), this project is within the scope of the previously certified FEIR.

This is to advise that the City of Vacaville (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 13, 2026 (date) and has made the following determinations regarding the above 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): Albert Enault Title: Acting Planning Manager

Date: October 14, 2023 Date Received for filing at OPR:

Document Posted From 10/26/26 to _____
Deputy Clerk of the Board

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

Revised 2011

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 — 10/26/2026 — 148

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2017062068

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
CITY OF VACAVILLE		10/26/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Solano	102626-148

PROJECT TITLE

THE FARM AT ALAMO CREEK SPECIFIC PLAN & DEVLEOPMENT AGREEMENT AMENDMENTS (FILE NO. 25-088)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
VACAVILLE S2 INVESTORS, LLC. C/O LANE STEPHENS		(707) 449-5364

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
650 MERCHANT ST	VACAVILLE	CA	95688

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ 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)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Angelina Rich	ANGELINA RICH, DEPUTY

CHECK NUMBER: 1506

RECEIPT NUMBER: 1090736

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

Official Departmental Receipt - County of Solano

1090736

FAIRFIELD, CALIF., 10/26/24

RECEIVED FROM CITY OF VACAVILLE $ 50

FIFTY + NO/100 DOLLARS

IN PAYMENT OF NRO ADMIN FEE

F+N#48-102626-148 (VACAVILLE 52)

DOC#102626-148 CHECK #1506

CAO/BOS

DEPARTMENT

BY Angelina Reith, DEPUTY

ORIGINAL