

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, Planning
Address: 650 Merchant Street
Vacaville, CA 95688

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

Lead Agency (if different from above):

Address: Ian M. Goldberg, Clerk of the
Board of Supervisors of the
County of Solano,
State of California
Contact:
Phone:

Deputy: Emily Shephard, 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): SCH# 2024051142

Project Title: McMurtry Creek Estates Project (File No. 21-227)

Project Applicant: Thomas A. Phillippi, R.C.E.

Project Location (include county): North of Preserve Lane and west of White Stone Court, Solano County.

Project Description:

The project proposal is to annex 15.73 acres of unincorporated Solano County land into the City of Vacaville to subdivide the land and create 20 lots for single-family residential development. The site is part of two larger lots totaling 34.33 acres; the remaining 18.60 acres will remain in unincorporated Solano County territory. The subdivision will create 20 lots ranging in size from 12,412 sq. ft. to 63,749 sq. ft., with a perimeter fire access road and landscaping adjoining existing open space around the project. Primary access is provided by an extension of Preserve Lane, with secondary emergency access provided by McMurtry Lane and White Stone Court. +

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

described project on October 14, 2025 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:

City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, CA 95688.

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

Date: October 15, 2025 Date Received for filing at OPR:

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

Document Posted From
10/15/25 to
Deputy Clerk of the Board

Revised 2011



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

48 — 10/15/2025 — 156

STATE CLEARINGHOUSE NUMBER (If applicable)

2024051142

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF VACAVILLE, PLANNING

LEAD AGENCY EMAIL

DATE

10/15/2025

COUNTY/STATE AGENCY OF FILING

Solano

DOCUMENT NUMBER

101525-156

PROJECT TITLE

MCMURTY CREEK ESTATES PROJECT (FILE NO 21-227)

PROJECT APPLICANT NAME

THOMAS A PHILLIPPI, RCE

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:

☒ Environmental Impact Report (EIR)

\$4,123.50

\$

4,123.50

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

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

\$

4,173.50

SIGNATURE

X *Emily Shephard, Deputy*

AGENCY OF FILING PRINTED NAME AND TITLE

EMILY SHEPHARD, DEPUTY

CHECK NUMBER: 11738

RECEIPT NUMBER: 1080988

Official Departmental Receipt - County of Solano 1080988

FAIRFIELD, CALIF., 10/15/25

RECEIVED FROM City of Vacaville \$4,173.50
Four thousand one hundred seventy-three + 50/100 DOLLARS

IN PAYMENT OF NOD fees

F+W # 48-101525-156

(Phillippi Engineering)

Doc # 101525-156

Check # 11738

CAO/BOS

DEPARTMENT

ORIGINAL

BY Emily Shephard, Deputy