Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Solano
675 Texas Street
Fairfield, CA 94533

From: (Public Agency): City of Vacaville
650 Merchant Street
Vacaville, CA 95688
(Address)

Project Title: Pho Lee Hoa Phat #8 (File No. 25-057)

Project Applicant: Johnny Lee

Project Location - Specific:

70 Orange Tree Circle, Vacaville, CA 95687

Project Location - City: Vacaville Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

Minor Design Review request to establish a 5,440 sq. ft. restaurant within an approximately 14,000 sq. ft. building located at 70 Orange Tree Circle. The restaurant consists of a 2,216 sq. ft. dining space, a 1,761 sq. ft. kitchen, and 1,463 sq. ft. of common area (i.e. restrooms). No other land uses are approved with this action.

Name of Public Agency Approving Project: City of Vacaville

Name of Person or Agency Carrying Out Project: Johnny Lee

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301(a), Class 1, Existing Facilities
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is utilizing an existing building and parking lot that will not expand beyond the footprint or intensity beyond the existing property boundary. All improvements will be limited to the existing building and parking lot to accommodate the new business, including electrical, plumbing, and some limited structural changes.

Lead Agency Contact Person: Albert Enault, Senior Planner Area Code/Telephone/Extension: (707) 449-5364

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: 10/24/2025 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____