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 #2700
Fairfield, CA 94533

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

FILED
DEC - 2 2025
Ian M. Goldberg, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy: Emily Shephard, Deputy

Project Title: North Orchard Oaks Apartments (File No. 24-131)

Project Applicant: Alex Withers, North Orchard Oaks, LLC.

Project Location - Specific:

Northwest corner of West Monte Vista Avenue and North Orchard Avenue (APN 0125-235-430)

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

Description of Nature, Purpose and Beneficiaries of Project:

Construct a 36-unit apartment building on a vacant 0.98-acre site located at the northwest corner of West Monte Vista Avenue and North Orchard Avenue, in a Residential High Density (RH) zoning district. The site plan includes one 4-story building with a courtyard, two outdoor rooftop decks, 47 parking stalls, bicycle parking, an 8-ft.-tall masonry wall along the western property line, and access from one driveway on North Orchard Avenue.

Name of Public Agency Approving Project: City of Vacaville

Name of Person or Agency Carrying Out Project: City of Vacaville c/o Albert Enault

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: 15332 (In-fill Development)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Project is consistent with the General Plan; (2) the Project is within City limits on a site no more than five acres and substantially surrounded by urban uses; (3) the Project site has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effect related to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Albert Enault, City of Vacaville 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: Albert Enault Date: 12/2/2025 Title: Senior 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: _____

Document Posted From 12/2/25 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 — 12/02/2025 — 181

STATE CLEARINGHOUSE NUMBER *(If applicable)*
N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF VACAVILLE		12/02/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Solano	120225-181

PROJECT TITLE

NORTH ORCHARD OAKS APARTMENTS (FILE NO. 24-131)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ALEX WITHERS, NORTH ORCHARD OAKS, LLC		(707) 449-5364

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
650 MERCHANT STREET	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)	$4,123.50	$	0.00
☐ 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** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Emily Shephard, Depty	EMILY SHEPHARD, DEPUTY

CHECK NUMBER: 4678
RECEIPT NUMBER: 1090609

Official Departmental Receipt - County of Solano

1090609

FAIRFIELD, CALIF., 12/2/25

RECEIVED FROM City of Vacaville $ 50—

Fifty + NO/100 DOLLARS

IN PAYMENT OF NOE fee

FTW #48-120225-181 (AMW Builders)

Doc # 120225-181 check # 4678

0001 BOS

ORIGINAL BY Emily Shephard, Dept DEPARTMENT

650 MERCHANT STREET | VACAVILLE | CA | 95688

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ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)