

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 St
Vacaville, CA 96568

(Address)

FILED

JUL 20 2026

Project Title: Lower Lagoon Neighborhood C House Plans

Project Applicant: Ethan Meltzer - K. Hovnanian Homes

Project Location - Specific:

Lower Lagoon Development Area - Neighborhood C Iris Gardens

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

Deputy: Angelina Rich, Deputy

Project Location - City: Vacaville

Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

The City of Vacaville received a Minor Design Review and Adjustments requests to construct three new house plans on 56 lots in Neighborhood C (Iris Gardens) in the Lower Lagoon Valley Development Area. The house plans consist of single-story and two-story models with three elevations depicting Farmhouse, Craftsman, and Contemporary architectural themes with four color schemes for each plan. The floor plans range from 2,960 to 4,430 sq. ft. with 4-5 bedrooms and 3.5-4.5 bathrooms.

Name of Public Agency Approving Project: City of Vacaville - Community & Economic Development

Name of Person or Agency Carrying Out Project: Caitlin Lovella - Assistant Planner

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: 15162
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed house plans are consistent with the original evaluation described in the Lower Lagoon Valley Specific Plan FEIR and the General Plan FEIR and SFEIR. There are no new impacts produced by the project; therefore, no new environmental document is required.

Lead Agency

Contact Person: Caitlin Lovella

Area Code/Telephone/Extension: (707) 449 - 5336

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: 07/20/2026 Title: Assistant 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
7/20/26 to _____

Deputy Clerk of the Board

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