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

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

FILED
AUG 25 2026
Ian M. Goldberg, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy: A. Wain

Project Title: Sapphire Luxury Apartments

Project Applicant: 2631 W Fletcher LLC c/o Rob Sesar, A2R Architects

Project Location - Specific:
561 Peabody Road (APN: 0132-210-220)

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

Description of Nature, Purpose and Beneficiaries of Project:
Construction of an 82-unit market-rate apartment complex on a vacant 3.83-acre site located at 561 Peabody Road. The site plan identifies four three-story buildings containing a mixture of one, two, and three-bedroom units, with 178 covered and uncovered on-site parking spaces, and perimeter and internal landscaping.

Name of Public Agency Approving Project: City of Vacaville

Name of Person or Agency Carrying Out Project: 2631 W Fletcher LLC

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 (Infill Development Projects)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
(1) the project is consistent with the General Plan designation and regulations; (2) the development occurs within City limits on a project site of no more than five acres surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the project would not result in any major effect related to traffic, noise, air quality or water. (5) the site can be served by utilities and public services.

Lead Agency Contact Person: Brenna Glischinski Area Code/Telephone/Extension: 707-449-5374

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: 08/25/2026 Title: ~~Assistant Planner~~ Intern

☒ 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 8/25/26 to _____
Deputy Clerk of the Board

Revised 2011