

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:

Contact:

Phone: Birgitta E. Corsello, Clerk of

the Board of Supervisors of

Deputy Jammi Ackerman

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# 2011022043

Project Title: Harbison Townhomes Appeal (File No. 20-325)

Project Applicant: Mr. Rich Alexander, Guardian Commercial Real Estate, L.P.

Project Location (include county): Harbison Drive and Ulatis Drive (APNs 0131-030-650, -660 and -670)

Project Description:

Construct a 160-unit townhome-style apartment complex on a vacant 8.86-acre site, located at the northwest corner of Harbison Drive and Ulatis Drive (APNs 0131-030-650, 0131-030-660 and 0131-030-670). The project consists of 64 two-bedroom units and 96 three-bedroom units. Floor plans would range from 1,120 sq. ft. to 1,354 sq. ft. The site plan identifies 21 three-story buildings with a 7,400 sq. ft. clubhouse and swimming, with various walking paths. The site plan also includes 356 covered and uncovered parking spaces with primary access on Harbison Drive and secondary access adjoining Ulatis Drive to the south. The building architecture reflects a farmhouse design theme.

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

described project on January 26, 2021 and has made the following determinations regarding the above described project.

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [X] 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 [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not adopted for this project.
6. Findings [X] 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:

The City of Vacaville Planning Division offices, 650 Merchant Street, Vacaville, CA 95688.

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

Date: Feb. 1, 2021 Date Received for filing at OPR:

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

Document Posted From

02/01/2021 to Revised 2011

Deputy Clerk of the Board