

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, Suite 6500
Fairfield, CA 94533

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

FILED

MAY 03 2021

Project Title: Peabody Road Apartments

Project Applicant: FPA Multi-Family, LLC.

Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State of California
Deputy: Jammi Ackerman

Project Location - Specific:

Southwest corner of Peabody Road and Cliffside Drive (APN 131-060-310)

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

Description of Nature, Purpose and Beneficiaries of Project:

Proposal to construct a 120-unit market rate apartment complex on an approximately 5-acre site located at the southwest corner of Peabody Road and Cliffside Drive. The proposed units consist of 42 one-bedroom, 66 two-bedroom and 12 three-bedroom units. The floor plans range from approximately 700 to 1,300 sq. ft. The site plan identifies 6 three-story apartment buildings and a single-story clubhouse. Access is provided via driveways on Peabody Road and Cliffside Drive. The site plan also includes 238 on-site parking spaces for residents and guests, including carport and uncovered spaces. On-site amenities include a clubhouse with pool and spa and common open spaces including a tot lot and dog park. The application includes a request to provide additional common open space area in lieu of private open space for 12 units.

Name of Public Agency Approving Project: City of Vacaville

Name of Person or Agency Carrying Out Project: FPA Multi-Family, 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: Class 32, Section 15332 (Infill Dev.)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project, as proposed and conditioned, is consistent with the General Plan and Land Use and Development Code; the project site is not more than 5 acres; the site was previously developed within a developed area of the City and has no value for endangered, rare or threatened species; approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality; and the project site would be adequately served by all required utilities and public services.

Lead Agency
Contact Person: Peyman Behvand Area Code/Telephone/Extension: (707) 449-5140

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: Peyman Behvand Date: May 3, 2021 Title: City 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: N/A

Document Posted From
05/03/2021 to

Revised 2011

Deputy Clerk of the Board