



# PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL DOCUMENT

## INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION VACA VALLEY HOTEL PROJECT (FILE NO. 18-305)

**Project Location - Specific:** South of Vaca Valley Parkway and West of East Monte Vista Avenue  
Assessor's Parcel Number: 0133-210-280  
Coordinates: 38°23'37.7", -121°57'16.0"

**Project Location - City:** Vacaville  
**Lead Agency:** City of Vacaville

**Project Location - County:** Solano County  
**Contact Person:** Angelica Garcia - (707) 469-6427

**Description of Project:** The proposed project is to construct an 84,970 sq. ft. hotel, free-standing restaurant/retail building and an office on a vacant 5.43 acre parcel of land located at the corner of Vaca Valley Parkway and East Monte Vista Avenue in Vacaville, California. The project site is vacant with several existing trees. The site plan includes the following: (1) four story, 144-room hotel; (2) 4,600 sq. ft. restaurant and retail building; (3) 1,500 sq. ft. office building; (4) 242 parking spaces; and (5) landscaping. Maximum building height for the hotel is 61 feet 4 inches. The restaurant/retail and office building would not exceed 36 feet in height. The project also includes a parcel map request to subdivide the property into three separate parcels. The proposed project would provide ornamental landscaping comprised of 159 assorted trees situated throughout the project site.

**Environmental & Land Use Setting:** The topography of the 5.43-acre project site (APN 133-210-280) is flat and located approximately 100 feet above mean sea level. The project site has been graded and does not include any buildings. There is an existing 35-foot-wide sidewalk easement and some mature trees along the northern and eastern boundaries of the project site. Some of these trees would be removed to accommodate the project. An existing storm drain canal (also known as Horse Creek) is located within a 40-foot-wide storm drain easement adjacent to Vaca Valley Parkway along the northern boundary of the site. An existing metal guard rail fence separates the northern portion of the project site from the storm drain canal. The Nut Tree Airport is located approximately 1.2 miles to the south.

**Proposed Mitigated Negative Declaration:** Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City has conducted an initial study to evaluate potential environmental impacts of the project. Based on City policies, standard conditions, technical studies prepared for the project and other prior environmental documentation related to the project site and vicinity, the Initial Study concludes that mitigation measures can be incorporated into the project to address potential impacts to aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, and tribal cultural resources, thereby reducing potential impacts to a less than significant level.

**Document Availability:** The Initial Study, Draft Mitigated Negative Declaration and all other information related to the project application are available for review at the Planning Division offices located in City Hall at 650 Merchant Street, Vacaville, CA 95688. (Primary Contact – Angelica Garcia). Also, the document can be accessed using the following URL: <http://bit.ly/18-305>

**The public is hereby invited to submit written comments regarding the environmental findings and Negative Declaration determination. Comments may be submitted in writing to the Community Development Department at the address listed above.**

**Public Review Period: November 15, 2019 through December 16, 2019**

Tentative Public Hearing: Tuesday, December 17, 2019, at 7:00 PM at  
City of Vacaville City Hall, 650 Merchant Street, Vacaville, CA 95688

Governor's Office of Planning & Research

Signature: \_\_\_\_\_

ANGELICA GARCIA, Planning Technician

NOV 15 2019

Date: \_\_\_\_\_

November 15, 2019

STATE CLEARINGHOUSE