



Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND HOLD A PUBLIC HEARING

Given pursuant to the California Environmental Quality Act (CEQA), Sections 21091 and 21092 of the Public Resources Code and Section 15072 of the CEQA Guidelines.

NOTICE IS HEREBY GIVEN that a draft **MITIGATED NEGATIVE DECLARATION** has been prepared and is available for public review and comments. The City of Vallejo Planning Commission proposes to adopt the **MITIGATED NEGATIVE DECLARATION** and hold a public hearing for the project described below.

Hearing Date: Monday, April 6, 2020
 Time: 7:00 P.M.
 Location: Vallejo City Council Chambers: 555 Santa Clara Street, Vallejo, CA 94590
 Hearing Body: Planning Commission

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Location:	384 Fairgrounds Drive	Project Title:	Fairgrounds Self Storage
APNs:	0052-320-280 and 0052-320-310	Project Type:	Environmental Document (ED) #19-0001 Site Development (SD) #19-0008 Major Use Permit (UP) #19-0004 Variance (VAR) #19-0001 Landscape Review (LR) #19-0002 Sign Permit (SP) #19-0022
Zoning District:	Linear Commercial (CL)	Project Applicant:	Ryan Nickelson, LRG Investors, LLC 2099 Mount Diablo Boulevard: Suite 206 Walnut Creek, CA 94596
General Plan 2040:	Business/Limited Residential (B/LR)	Property Owner:	Victor M. Smith Jr. 4000 Newell Drive American Canyon, CA 94503

PROJECT DESCRIPTION

Development of a self-storage facility with an approximate building area of 106,360 square feet, 1,117 storage units, and building breakdown as follows: Storage Building A (78,850 square feet and approximate building height of 41 feet at 3 stories with a basement), Storage Building B (25,150 square feet and approximate building height of 31 feet at 3 stories), and Manager's Building (2,360 square feet and approximate building height of 29 feet at 2 stories). 14 total parking spaces will be provided along with landscape improvements, perimeter fencing, and a bio-retention basin at the northeast corner of the project site.

PROPOSED ENVIRONMENTAL DETERMINATION

Pursuant to the requirements of CEQA, an Initial Study and draft Mitigated Negative Declaration have been prepared for public review and comments. It has been determined that with mitigations, the proposed project will not have a significant effect on the environment.

REVIEW PERIOD: March 6, 2020 to April 6, 2020

Copies of all relevant documents are available at the City of Vallejo Planning and Development Services Department at 555 Santa Clara Street, 2nd Floor, Vallejo, CA 94590.

Comments to the Mitigated Negative Declaration must be received by the Planning and Development Services Department in writing no later than 6:00 P.M on April 6, 2020. The comments should focus on the sufficiency of the environmental documentation in its discussion of the possible impacts of the project.

The project site is is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Any information contained in a Hazardous Waste Substances Statement is attached to this Notice

ADDITIONAL INFORMATION

Further information may be obtained from the Planning and Development Services Department during regular business hours, Monday through Thursday from 8:30 A.M. to 4:30 P.M. and Friday from 8:30 A.M. to 12:00 noon at (707) 648-4326.

The applicant or any party aggrieved by a determination of the Planning Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk along with a fee payment of \$1,243 within ten (10) calendar days after the action by the Planning Commission. Such appeal shall not be timely filed unless it is received in the Office of the City Clerk no later than the close of business on the tenth day. The City Council may affirm, reverse or modify any decision of the Planning Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

PLANNING DIVISION STAFF CONTACT INFORMATION

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Date of Notice: 03/06/2020

Afshan Hamid, Planning Manager

Vicinity Map



Site Plan

