

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Home 2 Suites Hotel

Lead Agency: City of Vacaville

Contact Person: Peyman Behvand

Mailing Address: 650 Merchant Street

Phone: (707) 449-5332

City: Vacaville

Zip: 95688

County: Solano

Project Location: County: Solano City/Nearest Community: Vacaville

Cross Streets: New Horizons Way and East Akerly Drive

Zip Code: 95688

Longitude/Latitude (degrees, minutes and seconds): 38 ° 23 ' 13.91 " N / 121 ° 56 ' 31.39 " W Total Acres: 2.26

Assessor's Parcel No.: 0133-120-380

Section: N/A

Twp.: N/A

Range: N/A

Base: N/A

Within 2 Miles: State Hwy #: I-80, I-505

Waterways: Horse Creek

Airports: Nut Tree Airport

Railways: None

Schools: Solano Community College

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

Other:

☒ Mit Neg Dec

Other:

Governor's Office of Planning & Research

APR 03 2020

Local Action Type:☐ General Plan Update☐ Specific Plan☐ Rezon

STATE CLEARINGHOUSE Annexation

☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)

Other:

Development Type:☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft.

56,651

Acres

2.26

Employees

15

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

Other:

Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☐ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation

Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/Business Park/Business Park

Project Description: (please use a separate page if necessary)

Ark Studio, Inc. (applicant) is proposing to develop the Home 2 Suites Hotel Project (proposed project) in the City of Vacaville (City), California. The proposed project would be located on assessor's parcel number (APN) 0133-120-380 within the Vaca Valley Business Park Policy Plan area. The applicant is proposing to subdivide this parcel and construct a four-story hotel on approximately 2.26 acres. The proposed hotel would include 107 guest rooms and provide other onsite guest amenities, including an indoor swimming pool, fitness room, and dining/gathering area. The proposed project also includes 128 onsite surface parking spaces, approximately 30,959 square feet of landscaping, and installation of utilities.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Friday, April 3, 2020 Ending Date Monday, May 4, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services, Inc.</u>	Applicant: <u>Reza Kabul, ARK Studio Inc.</u>
Address: <u>1340 Treat Boulevard, Suite 300</u>	Address: <u>219 Valley Oaks Drive</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Alamo, CA 94507</u>
Contact: <u>Anna Radonich</u>	Phone: <u>(510)965-2073</u>
Phone: <u>(925) 285-6541</u>	

Signature of Lead Agency Representative:  Date: April 3, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.