

# PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL DOCUMENT



## INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION HOME 2 SUITES HOTEL (FILE NO. 19-212)

**Project Location - Specific:** Southwest corner of New Horizons Way and Akerly Drive; Vacaville, CA 95688

**Project Location - City:** Vacaville

**Project Location - County:** Solano County

**Lead Agency:** City of Vacaville

**Contact Person:** Peyman Behvand – (707) 449-5332

**Description of Project:** 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.

**Environmental & Land Use Setting:** The proposed project site is a vacant parcel located within the Vaca Valley Business Park Policy Plan area. This parcel is approximately 3.41 acres and is currently undeveloped. The applicant is requesting to subdivide this parcel. Therefore, the project site is defined as the south portion of the parcel, which is approximately 2.26 acres. The project site's topography is generally flat with an elevation of 90 feet above mean sea level. The project site is surrounded by the following land uses: North - undeveloped land is located north of the project site, beyond which lies New Horizons Way followed by undeveloped land within the Vaca Valley Business Park. South - undeveloped land and Horse Creek are located south of the project site. West - Genentech's Vacaville Campus, which also includes an 8.9-megawatt solar facility, is located west of the project site, across Grassland Drive. East - Kaiser Permanente Medical Center is located east of the project site across East Akerly Drive.

**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 proposed project would result in potentially significant impacts, however with feasible mitigation all potentially significant impacts would be reduced to a less than significant level. Resource areas with mitigation include the following: Air Quality, - Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise and Tribal Cultural Resources.

**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. (Project Planner – Peyman Behvand, City Planner). Also, the document can be accessed using the following URL: <http://bit.ly/Home2SuitesHotel>

**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: Friday, April 3, 2020 through Monday, May 4, 2020**

Signature: Peyman Behvand  
PEYMAN BEHVAND, City Planner

Date: April 3, 2020