



# PUBLIC NOTICE OF INTENT ENVIRONMENTAL DOCUMENT

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION OAK GROVE APARTMENTS PROJECT (FILE NO. 20-243)

**Project Location - Specific:** 475 West Monte Vista Avenue, Vacaville, CA 95688  
Assessor's Parcel Numbers: 0126-150-050 and 0126-160-150  
Coordinates: 38°21'31.18" N, 122°00'14.6" W

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

**Project Location - County:** Solano County  
**Contact Person:** Albert Enault - (707) 449-5364

**Description of Project:** The proposed project is to construct a 67-unit apartment complex for affordable and supportive rental housing on a 2.11-acre property consisting of two parcels located at 475 West Monte Vista Avenue in Vacaville, California. The northern parcel is currently developed with facilities associated with the non-operational Glenbrook Hills Swim Club, which would require demolition. The southern parcel is vacant and unimproved. The proposed development includes two buildings. Building A would be an approximately 49,999 square foot four-story building comprised of 43 residential apartments and a community use component comprising a leasing office, services office, and community room. Building B would be an approximately 23,786 square foot three-story building comprised of 24 residential apartment units and associated common use areas. The four-story building would front West Monte Vista Avenue and the three-story building would front South Orchard Avenue, with parking around the eastern and southern perimeters. Common open space, in the form of a central courtyard, would be incorporated within a preserved oak tree grove between the two buildings.

**Environmental & Land Use Setting:** The southern parcel of the project site contains non-native grasses and various trees, including Valley Oaks and Sycamores. Surrounding land uses are comprised of commercial and residential uses. At present, land uses adjacent to the project site include a Speedway Express gas station and a 7-Eleven convenience store to the northwest, high density residential uses to the north across West Monte Avenue, an apartment complex and associated covered parking to the east, and the City of Vacaville Fire Station 71 and high-density residential housing directly 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 air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and tribal cultural resources, thereby reducing potential impacts to a less than significant level.

**Document Availability:** The Initial Study/Draft Mitigated Negative Declaration and supporting documentation related to the project application are available online at the following URL: <https://bit.ly/OakGroveApartments>. Written comments may be mailed to the Planning Division offices located in City Hall at 650 Merchant Street, Vacaville, CA 95688, or emailed to the Project Planner at [albert.enault@cityofvacaville.com](mailto:albert.enault@cityofvacaville.com).

**The public is hereby invited to submit written comments regarding the environmental findings and Negative Declaration determination. Comments may be submitted by mail or email to the Community Development Department at the addresses listed above.**

**Public Review Period: December 7, 2020 through January 6, 2021**

**Tentative Public Hearing: Tuesday, January 19, 2021 (teleconference only)  
Teleconference instructions will be made available with the posting  
of the Planning Commission agenda no later than January 15, 2021**

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

**ALBERT ENAULT, Associate Planner**

**Date: December 7, 2020**