



PUBLIC NOTICE OF INTENT ENVIRONMENTAL DOCUMENT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION HAMPTON INN AND SUITES HOTEL (FILE NO. 20-130)

Project Location - Specific: 1000 Mason Street, Vacaville, CA 95688
Assessor's Parcel Number: 0130-25-0350
Coordinates: 38°21'15.94" N, 122°58'47.51" W

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

Project Location - County: Solano County
Contact Person: Peyman Behvand (707) 449-5332

Description of Project: The Proposed Project involves the construction of a five-story, 109-room hotel within an approximately 2.26-acre site in the City of Vacaville. The hotel building would include meeting rooms and a dining area on the first floor, as well as a swimming pool, walking paths, associated parking, and outdoor sitting and dining areas. Access to the Project Site would be provided via an existing driveway near the northwest boundary of the Project Site which would be shared with an existing gas station and office building on Mason Street. An additional right-in and right-out driveway will also be provided on Mason Street near the northeast boundary of the Project Site.

Environmental & Land Use Setting: The approximately 2.26-acre Project Site consists of one parcel zoned as General Commercial (CG) and designated as Commercial Highway (CH) in the City of Vacaville's General Plan. The parcel is triangular-shaped, with Mason Street to the north, an elevated berm supporting I-80 to the southeast, and a paved parking lot and a gas station with an associated convenience store to the west. The Project Site is currently vacant, relatively flat, undeveloped land dominated by ruderal vegetation. The northwest corner of the Project Site contains a small paved parking or pullout area.

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: <http://bit.ly/HamptonInnSuitesVV>
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 peyman.behvand@cityofvacaville.com.

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: April 12, 2021 through May 11, 2021

**Tentative Public Hearing: May 18, 2021 (teleconference only)
Teleconference instructions will be made available with the posting
of the Planning Commission agenda no later than May 14, 2021**

Signature: _____

Handwritten signature of Peyman Behvand in green ink.
Peyman Behvand, City Planner

Date: April 11, 2021