



CITY OF SUISUN CITY

DEVELOPMENT SERVICES DEPARTMENT

701 Civic Center Boulevard • Suisun City, CA 94585

Phone 707-421-7335 • FAX 707-429-3758

E-mail: developmentservices@suisun.com

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

Please take notice that, on **December 14, 2021, at 6:30 p.m.**, or as soon thereafter as the matter can be heard, at Suisun City Hall in the City Council Chambers, 701 Civic Center Boulevard, Suisun City, California, the **Planning Commission will hold a public hearing** to consider the below project. The public may also participate in the meeting via Zoom (login information below):

<https://zoom.us/join>

MEETING ID: 814 8329 4205

CALL IN PHONE NUMBER: (707) 438-1720

File Nos.: SP/AR 20/1-002 (Site Plan and Architectural Review) and LM 21/22-001 (Lot Merger).

Proposal: The Proposed Project, the Marina Village Apartments, is a 100% affordable housing development located at 201 Marina Blvd, Suisun City, California. The development will offer 159 affordable rental units restricted to households earning 30%, 40%, 60%, and 70% of the Area Median Income, and one manager unit for a total of 160 residential units. The 5.20-acre site is within the Suisun City General Plan land use designations of Higher Density Residential and Mixed Use and is zoned High-Density Residential 2 (RH2) and Commercial Retail (CR). The development will consist of nine three-story garden-style residential buildings, a community building and a laundry building. See Figures 4 and 5. The unit mix will consist of 39 one-bedroom, 55 two-bedroom, 50 three-bedroom, and 16 four-bedroom units. The Project will provide 15 percent of the total low-income units with mobility features and 10 percent of the total low-income units with communication to comply with the minimum construction standards pursuant to Tax Credit Allocation Committee (TCAC) requirements.

Environmental Review: The City of Suisun City is the Lead Agency for this Initial Study/Mitigated Negative Declaration (IS/MND), which has been prepared to identify and assess the anticipated environmental impacts of the proposed Marina Village - Housing Project (Project or Proposed Project) and mitigate potentially significant environmental effects. This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code [PRC], § 21000 et seq.) and State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of Projects over which they have discretionary authority before acting on those Projects. A CEQA IS/MND is generally used to determine the potentially significant environmental affects and mitigate those to be less than significant.

The public review period will commence on November 3, 2021 and end on December 2, 2021, pursuant to CEQA Guidelines Section 15105. If you wish to send written comments (including via e-mail), they must be received by 5:00 p.m. on December 2, 2021. Written comments should be addressed to the following:

John Kearns, Senior Planner
701 Civic Center Boulevard
Suisun City, CA 94585
Email: jkearns@suisun.com

The ISMND and supporting documents are available at the City of Suisun City Development Services Department located at 701 Civic Center Boulevard, Suisun City, California 94585, and online at the following URL: <https://www.suisun.com/departments/development-services/planning/>

Location: The Project is located at 201 Marina Boulevard, Suisun City, California. APNs associated with the property are 0032-411-020, 0032-411-030, 0032-411-050, 0032-411-060, 0032-411-070, 0032-411-080, 0032-411-090, 0032-411-100, and 0032-411-110. (Figure 1. Regional Location and Figure 2. Project Location). The site is in an unsectioned portion of the Rancho Tolenas Land Grant, Township 5 North, Range 2 West (Mount Diablo Base and Meridian). The approximate center of the site is located at latitude 38.245932° and longitude -122.030675°.

Applicant: Solano Affordable Housing Foundation
1411 Oliver Road, Suite 220
Fairfield, CA 94534

The development application is on file and may be reviewed at the Suisun City Development Services Department at 701 Civic Center Boulevard between 8:00 a.m. and 6:00 p.m., Mondays, Wednesdays, and Thursdays, and between 8:00 a.m. and 7:00 p.m. on Tuesdays, City Hall is closed on Fridays. Comments may be submitted before the meeting to jkearns@suisun.com, or at the Public Hearing to the City Clerk, or you may choose to provide your comments orally during the Public Hearing.

Pursuant to California Government Code Section 65009, if you challenge any of the above actions, in court you may be limited to raising only those issues which you, or someone else, raised at the public hearing, which are described in this notice, or which were included in written correspondence delivered to the Suisun City Development Services Department, 701 Civic Center Boulevard, Suisun City, California, 94585, at, or prior to, the public hearing.

If you have questions regarding this notice, please contact John Kearns, Senior Planner, at 707.421.7335 or at jkearns@suisun.com prior to the scheduled time of the meeting.

TO BE PUBLISHED ON OR BEFORE: November 3, 2021

PUBLISHED FOR: The Suisun City Development Services Department