

2019039001



PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL DOCUMENT

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION CASA DEI VISTA APARTMENTS (FILE NO. 18-200)

Project Location - Specific: Allison Drive and Travis Way, Vacaville, CA 95688
Assessor's Parcel Number: 0131-030-860 and 0131-020-540
Coordinates: 38°21'24.2", -121°57'57.4"

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 project proposal is to construct a 245-unit apartment complex on a vacant 14.41-acre site located at the southwest corner of Allison Drive and Travis Way. The apartment complex includes seven 3-story buildings with thirty-five (35) units each, an 8,400 sq. ft. clubhouse with various on-site amenities, and 461 parking spaces with primary access on Allison Drive and secondary emergency access on Travis Way. The entire project would provide 28 studio units, 98 one-bedroom units, 105 two-bedroom units, and 14 three-bedroom units. Floor plans would range from 566 sq. ft. to 1,268 sq. ft. in floor area. The project is bound by Allison Drive to the east, Travis Way to the north, vacant land to the west and Ulatis Creek to the South.

Environmental & Land Use Setting: The site is substantially surrounded by existing development. The site is generally flat with some portions that drop slightly along Ulatis Creek, and other portions that rise approximately as much as 15 ft. along the western boundary. A 6 ft. chain-link fence runs the length of the western border. The site also contains a few low mounds and shallow depressions, but these appear to represent man-made disturbances such as push-piles and borrow pits. Oaks and non-native trees and shrubs are interspersed throughout the property. The ground surface throughout the project area has been moderately disturbed by vehicle traffic and other human activity. The entire area is covered by a sparse scatter of modern debris, including plastic and glass fragments, concrete and brick fragments, discarded telephone poles, and undifferentiated metal debris.

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 biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, and hydrology and water quality, and tribal cultural resources, thereby reducing potential impacts to a less than significant level.

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. (Primary Contact – Albert Enault). Also, the document can be accessed using the following URL: <http://bit.ly/VV18-200>

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: March 1, 2019 through April 16, 2019 City of Planning & Research

Tentative Public Hearing: Tuesday, April 16, 2019, at 7:00 PM at
City of Vacaville City Hall, 650 Merchant Street, Vacaville, CA 95688

MAR 01 2019

STATE CLEARINGHOUSE

Signature: 
ALBERT ENAULT, Associate Planner

Date: March 1, 2019