

PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL DOCUMENT



INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION LAGOON VALLEY SELF STORAGE (FILE NO. 18-263)

City of Vacaville's Office of Planning & Research

Project Location - Specific: 5920 Cherry Glen Road, Vacaville, CA 95688
Assessor's Parcel Number: 0127-040-140
Coordinates: 38°20'17.7", -122°01'01.6"

AUG 16 2019

STATE CLEARINGHOUSE

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 98,000 sq. ft. self-storage facility on a vacant 6-acre parcel of land located at 5920 Cherry Glen Road, north of Interstate 80 (I-80) in Vacaville, California. The project site is mostly vacant with several dilapidated structures located on the southern and western portions of the site, which would require demolition. The self-storage facility consists of 10 storage buildings with a 1,136 sq. ft. office and a 1,900 sq. ft. live-in manager's unit. The storage buildings range in size from 5,100 sq. ft. to 15,680 sq. ft. The storage facility includes single-story and two-story buildings with standard units and climate control units. The perimeter of the property would be enclosed by 8 ft. tall tubular steel ornamental fencing with decorative landscaping. The proposed project would include design elements and materials similar to the adjacent New Life Church located south of the project site. Maximum building height is approximately 25 ft. The proposed project would provide ornamental landscaping comprised of 44 assorted trees and 330 assorted shrubs situated along the perimeter of the project site.

Environmental & Land Use Setting: The site is comprised of Valley Oak (*Quercus lobata*) Savanna habitat with non-native grass understory interspersed among thirty-four (34) trees that are primarily Valley Oaks. Vegetation within this community type consists primarily of annual grasses and herbaceous plant species. These include, but are not limited to wild oats (*Avena* sp.), filaree (*Erodium* spp.), bromel/chess (*Bromus* sp.), field mustard (*Brassica rapa* ssp. *syvestris*), and Italian rye (*Lolium multiflorum*). Laguna Creek flows in an easterly direction along the north side of Cherry Glen Road and east side of the neighboring. Surrounding land uses include the New Life Church to the south, Pottery Paradise to the north, I-80 to the east, and an agricultural field to the west.

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 aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, 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/18-263>

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: August 16, 2019 through September 16, 2019

Tentative Public Hearing: Tuesday, October 15, 2019, at 7:00 PM at
City of Vacaville City Hall, 650 Merchant Street, Vacaville, CA 95688

Signature: _____

Handwritten signature of Albert Enault in blue ink.

ALBERT ENAULT, Associate Planner

Date: August 16, 2019