



# CITY OF SUISUN CITY

## DEVELOPMENT SERVICES DEPARTMENT

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

Please take notice that, on **May 25, 2021, at 6:30 p.m.**, or as soon thereafter as the matter can be heard, at Suisun City 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: 879 1892 6820

CALL IN PHONE NUMBER: (707) 438-1720

**File Nos.:** SP/AR 20/1-001 (Site Plan and Architectural Review) and CUP 20/1-001 (Conditional Use Permit).

**Proposal:** FPA Multifamily, LLC (applicant), is proposing the Blossom Avenue Apartments Project (proposed project) in the City of Suisun City (City). The proposed project involves the development of an approximately 9.09-acre infill site near the southeast intersection of Blossom Avenue and Railroad Avenue. The proposed project would include the construction of a garden-style apartment complex that consists of nine separate three-story buildings, totaling approximately 169,728 net square feet (nsf). The proposed buildings would provide 180 multi-family units total with a mix of one-, two-, and three-bedroom units. The proposed complex would also include a one-story community building of approximately 3,900 square feet and approximately 22,930 square feet of common open space consisting of internal walkways and sitting areas, a pool and spa, barbeque and picnic areas, a dog park, and a tot-lot play area. Additionally, the proposed project would include the construction of on- and off-site utility infrastructure, covered surface parking, driveways, frontage improvements, and landscaping.

**Environmental Review:** This Initial Study/Mitigated Negative Declaration (ISMND) has been prepared to evaluate the proposed project for potential environmental effects in compliance with the California Environmental Quality Act (CEQA). The City is the Lead Agency under CEQA and has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment. This ISMND has been prepared in anticipation of determining that all potentially significant impacts from implementing the proposed project can be mitigated to less than significant levels. The document has been prepared in accordance with CEQA, Public Resources Code (PRC) Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations (CCR), Title 14, Section 15000 et seq.

CEQA requires that project proponents disclose the significant impacts to the environment from proposed development projects. The intent of CEQA is to foster good planning and to consider environmental issues during the planning process. The City is the Lead Agency under CEQA for the preparation of this ISMND. CEQA Guidelines (Section 21067) define the Lead Agency as: “the public agency which has the principal responsibility for carrying out or approving a project which may have a

significant effect upon the environment.” Approval of the proposed project is considered a public agency discretionary action, and therefore is subject to compliance with CEQA. The City has directed the preparation of an analysis to comply with CEQA.

Stantec Consulting Services Inc. (Stantec) has prepared this document at the direction of the City. The purpose of this document is to disclose the environmental consequences of implementing the proposed project to decision-makers and the public. The public, City residents, and other local and state resource agencies will be given the opportunity to review and comment on this document during a 30-day public-review period. Comments received during the review period will be considered by the City prior to certification of this ISMND and project approval.

The public review period will commence on April 21, 2021 and end on May 20, 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 May 20, 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](mailto: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:** Southeast corner of Railroad Avenue and Blossom Avenue (Assessor’s Parcel Number 0037-130-010).

**Applicant:** FPA Multifamily, LLC

The original 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](mailto: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](mailto:jkearns@suisun.com) prior to the scheduled time of the meeting.

***TO BE PUBLISHED ON OR BEFORE: April 21, 2021***

***PUBLISHED FOR: The Suisun City Development Services Department***

# PROJECT SITE

