

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
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LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER:	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: City of Vacaville	DATE: July 13, 2021	
ADDRESS: 650 Merchant Street Vacaville, CA 95688		
E-MAIL ADDRESS: Tyra.Hays@cityofvacaville.com	DAYTIME PHONE: (707) 449-5366	FAX:
NAME OF PROPERTY OWNER: City Policy Document that applies to properties in Downtown Vacaville		DATE:
ADDRESS: Generally, south of East Monte Vista Avenue, north of I-80, west of West Street, and east of Depot Street		DAYTIME PHONE:
NAME OF DOCUMENT PREPARER: City of Vacaville		DATE:
ADDRESS: Same	DAYTIME PHONE:	FAX:
NAME OF PROJECT: Vacaville Downtown Specific Plan		
PROJECT LOCATION: Downtown Vacaville		
STREET ADDRESS:		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

Consistent with Chapter 14.09.134 of the City of Vacaville Land Use and Development Code, the Downtown Specific Plan is being referred to the Solano County Airport Land Use Commission to determine consistency with the Nut Tree Airport and Travis Air Force Base land use compatibility plans.

The City has undertaken preparation of the Vacaville Downtown Specific Plan (DTSP) as a guide to inspire the continued growth and evolution of Downtown Vacaville. The proposed DTSP is based on the ideas and values shared by the city's residents, business owners, elected officials, staff, and other stakeholders through a robust community engagement process.

Part I of the proposed DTSP provides a comprehensive land use and policy framework that governs future development in the Plan Area. Part I also provides a summary of the types of projects that support the development framework to implement the Specific Plan. Part II of the proposed DTSP focuses on the Downtown Development Standards and Guidelines (DDSG). In addition, and as a tool to implement the vision of the DTSP, Part II provides developmental prototypes that would streamline and incentivize growth in defined locations within Downtown Vacaville.

The overarching goals of the Specific Plan are:

Goal 1: Attract active retail and related uses unique to Downtown.

Goal 2: Reinforce Downtown as a lively entertainment, cultural, civic, and dining destination.

Goal 3: Provide a broad range of quality housing choices in Downtown.

Goal 4: Expand Downtown employment opportunities.

Goal 5: Improve connectivity in and around Downtown to offer desirable choices for all travel modes.

Goal 6: Manage parking resources in Downtown to promote a "park-once-and-walk" environment.

Goal 7: Create an attractive built environment to enhance Downtown's brand.

Goal 8: Support a sustainable, resilient, and equitable Downtown.

Goal 9: Increase the perception of personal safety in Downtown to support activity and investment.

Goal 10: Prioritize planning, improvements, and actions that advance the vitality of Downtown.

Solano County's Nut Tree Airport, located on East Monte Vista Avenue just north of I-80, and Travis Air Force Base, operated by the U.S. Air Force in Fairfield, south of Vacaville, are two airports that influence land use decisions in Vacaville. The northeast section of the DTSP plan area is located within Nut Tree Airport Compatibility Zone F—Other Airport Environs, and the majority of the city is within Travis Air Force Base ALUC's Compatibility Zones E and F. The proposed DTSP does not propose any new uses such as large assemblages of more than 300 persons in buildings, such as schools, auditoriums, etc., and captive groups of more than 100 persons in buildings such as penal institutions and large community care facilities, etc., under the direct approach pattern. The DTSP is not in any conflict with the applicable land use compatibility plans and applicable regulations for heights and lighting as they relate to Nut Tree Airport Compatibility Zone F.

The project site is also located within land use Zone D of the TAFB ALUC Plan. Zone D includes all locations beneath any of the TAFB airspace protection surfaces delineated in accordance with Federal Aviation Regulations Part 77. Compatibility Zone D does not place any restrictions on the types of land uses allowed, with the exception of land uses that could cause hazard to flight, such as physical, visual, and electric forms of interference and land uses that attract birds. Any object over

THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:

- JURISDICTION REFERRAL LETTER: Not Applicable
- ENVIRONMENTAL DOCUMENTATION: Draft General Plan EIR Addendum
- LOCATION MAP:
- ASSESSOR'S PARCEL MAP, with subject property marked in red: Not applicable
- SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): See project
- ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) : See project
- WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions.

- SUPPLEMENTAL INFORMATION:
- FEES:
- ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:

APPLICANT SIGNATURE:

DATE:

X..... July 13, 2021.....

DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? YES NO If yes, describe below:

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