

NEGATIVE DECLARATION OF THE SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

PROJECT TITLE:

Pokrajac Properties
Rezoning Permit No. Z-16-01/CC-16-09

PROJECT DESCRIPTION AND LOCATION:

Project Location:

The project site is located on the northeast corner of Midway Road and Hartley Road in unincorporated Solano County outside the boundaries of the City of Vacaville near the intersection of Interstate 505. The project site consists of three assessors parcels numbers totaling 16.64 acres in size. The site is mostly vacant land with mature non-native eucalyptus trees at the north and south end of the property and a single line of non-native eucalyptus trees bordering Hartley Road. The property is enclosed with a chain link fence along Hartley and Midway, and barbed wired fencing along I-505. The property currently has several storage containers on-site used for storage of tools and materials to maintain property by the property owner. There are no permanent structures on the property. The majority of the property is flat with a berm running north/south near Hartley Road. In the past, the center of the property was used as a materials borrow pit to construct the Interstate 505 and Midway Rd. overpass and subsequently the majority of topsoil was stripped off the property. The majority of the property is vegetated with annual grasses.

Access to the property is from a driveway located on the north side of Midway Road. The property is bordered by I-505 to the east, Hartley Road to the west then a commercial gas station, convenience store and bar. South of the property is a combination of non-developed and developed industrial land within the City of Vacaville and rural residential properties developed with single family dwellings and accessory structures are located north of the site.

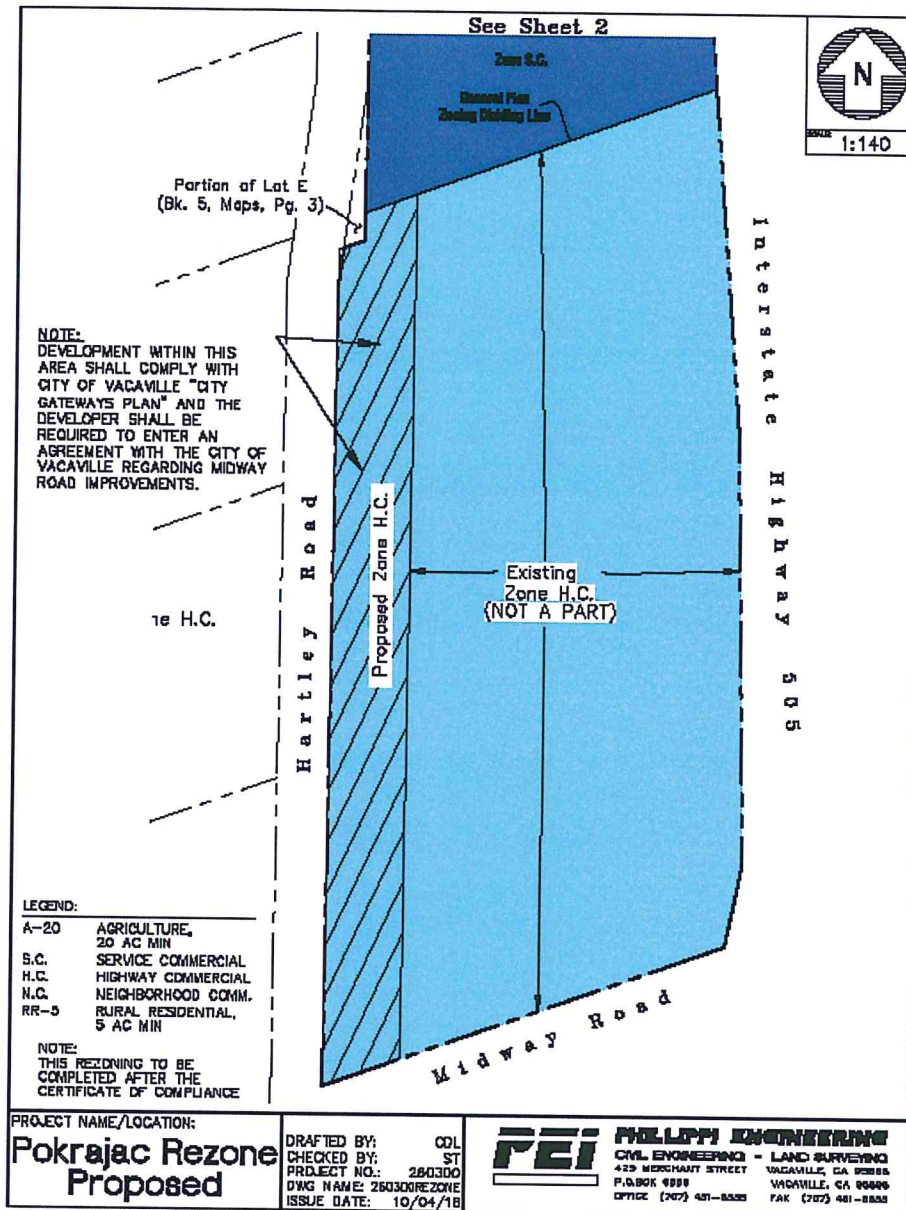
Project Description:

The applicant is proposing a rezoning of the properties to align the zoning designations with the current General Plan designations. Currently the property is under four zoning designations – rural residential, agricultural, neighborhood commercial and highway commercial. The current General Plan designations are Highway Commercial and Service Commercial. The applicant is proposing to rezone the properties eliminating the rural residential, agricultural zoning and neighborhood commercial and recognizing the General Plan designations approved in the Solano County General Plan. Total number of acres being rezoned from Agricultural and Rural Residential is approximately 16 acres. Currently, there are no proposed uses associated with this rezoning application request and parcel merger.

APNs	Current Zoning	Current General Plan	Proposed Zoning	Acres
0106-210-180	Rural Residential (RR 2.5) Neighborhood Commercial (NC)	Highway Commercial	Highway Commercial	5.02
0106-210-190	Agricultural (A-20) Neighborhood Commercial (NC)	Highway Commercial and Service Commercial	Highway and Commercial Service	11.15
0106-150-400	Rural Residential (RR 2.5)	Service Commercial	Commercial Service	.47

The applicant is also proposing a parcel merger to merge assessors parcels 0106-210-180 and 0106-150-400 into 0106-210-190. The purpose of the merger is to clean-up the parcel boundaries to align with the General Plan and proposed rezoning. The applicant has requested the merger and rezoning in order to help facilitate in the marketing of the property.

No development is proposed at this time. However, because the property is located adjacent to the boundaries of the City of Vacaville and because Midway Road is a City of Vacaville maintained road, the project proponent has agreed to comply with the City of Vacaville's Gateways Plan (see appendices) for the portion of the property that is being rezoned to Highway Commercial. Also, for any development within the property being rezoned to Highway Commercial, the developer will be required to enter into an agreement with the City of Vacaville regarding road improvements to Midway Road.



FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

PREPARATION:

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at www.solanocounty.com under Departments, Resource Management, Documents, Departmental Reports.



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