

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
Fax 707.784.4805

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: 12/13/2018
ADDRESS: 650 Merchant Street, Vacaville 95688		
E-MAIL ADDRESS: fred.buderi@cityofvacaville.com	DAYTIME PHONE: 707-449-5307	FAX: 707-449-5423
NAME OF PROPERTY OWNER: CCC Associates City of Vacaville		DATE: 12/13/2018
ADDRESS: (1) PO Box 2955, San Ramon, CA 94583 (2) 650 Merchant Street, Vacaville, CA 95688		DAYTIME PHONE: 707-449-5307
NAME OF DOCUMENT PREPARER: Fred Buderi, City Planner, City of Vacaville		DATE: 12/13/2018
ADDRESS: 650 Merchant Street Vacaville, CA 95688	DAYTIME PHONE: 707-449-5307	FAX: 707-449-5423
NAME OF PROJECT: Allison Dr. Transit Oriented Devt. Residential Overlay; Casa Dei Vista Apartments Zone Change		
PROJECT LOCATION: Two parcels east of Allison Dr., south of Nut Tree Pkwy, and north of Allison Dr. Transit Center plus two parcels west of Allison Dr. on both sides Travis Way		0131-420-010 & 0131-030-950 0131-030-840 & 860
STREET ADDRESS: Allison Drive		

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

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

The project consists of rezoning four parcels on Allison Drive near the Vacaville Transit Center. Two parcels immediately north of the Transit Center are currently owned by the City of Vacaville and have Commercial Office and Commercial General zoning. The proposal would apply a residential overlay to these parcels that would allow mixed-use commercial/residential development on these parcels.

Two parcels on Allison Drive immediately west of Ulatis Drive are owned by CCC Associates. They are currently zoned Residential Low-Medium Density. The proposal would change the General Plan designation from Mixed-Use to Residential High Density and would change the zoning from RLM-4.5 to RH (Residential High Density)

The proposal also would amend the Allison Business Area Policy Plan to reflect these changes.

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II. DESCRIPTION OF PROJECT (CONT'D)	
<p>POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): The current project is changing land designations only. Future land uses would include high-density residential development and a mixed-use development. Emission would be typical of multi-family residential and commercial development</p>	
<p>PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: Nut Tree Airport</p>	<p>COMPATIBILITY ZONE: F</p>
<p>PERCENTAGE OF LAND COVERAGE: About 40%</p>	<p>MAXIMUM PERSONS PER ACRE: About 65</p>
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input checked="" type="checkbox"/> LOCATION MAP: <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input type="checkbox"/> 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): <input type="checkbox"/> 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. <input checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: Application description <input checked="" type="checkbox"/> FEES: To be submitted under separate cover <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: 	
<p>APPLICANT SIGNATURE: x <u>Barton Buerley</u></p>	<p>DATE: <u>12/13/2018</u></p>
<p>DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe below:</p>	

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Solano County
Department of Resource Management
675 Texas St., Suite 5500
Fairfield, CA 94533-6341
707-784-6765

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Received from: CITY OF VACAVILLE
CA

RECEIPT No. 1994
01/11/19

Payment Method: Check 522579

SEE JIM
AIRPORT LAND USE COMMISSION APPLICATION FEE

ITEM	PRICE	QUANTITY	TOTAL
Planning Permit	200.00	1.00	200.00
			<u>200.00</u>

Amount Received: TWO HUNDRED AND NO/100 DOLLARS

Received By: NGC