



ESTABLISHED 1850

## CITY OF VACAVILLE

650 MERCHANT STREET  
VACAVILLE, CALIFORNIA 95688-6908  
www.cityofvacaville.com  
707-449-5100

RON ROWLETT  
Mayor

DILENNA HARRIS  
Vice Mayor

RAYMOND BEATY  
Councilmember

MITCH MASHBURN  
Councilmember

NOLAN SULLIVAN  
Councilmember

June 11, 2019

Community Development Department  
Planning Division

Mr. Jim Leland  
Solano County Resource Management Department  
675 Texas Street  
Fairfield, CA 94533

**SUBJECT: LOCAL AGENCY REFERRAL LETTER  
EAST MONTE VISTA AVENUE AND AVIATOR DRIVE GENERAL PLAN  
AMENDMENT  
East Monte Vista Avenue and Aviator Drive (APN 0133-210-290 & 300)  
General Plan Amendment and Reaffirmation of Environmental Impact  
Report (File No. 18-414)**

Dear Jim:

This letter will serve as the Local Agency Referral Letter acknowledging the submittal of the East Monte Vista Avenue and Aviator Drive General Plan Amendment for a land use compatibility determination by the Solano County Airport Land Use Commission (ALUC). The applicant for the request is Buzz Oates. The project proposal is to change the General Plan map land use designation for two parcels located at the northwest corner of East Monte Vista Avenue and Aviator Drive (APNs 0133-210-290 and 0133-210-300). The proposal is to change both parcels from General Commercial to Industrial Park. This proposal does not include an application to develop the site. Future development of the site would be subject to further analysis.

The project site is located within Zones C and D of the Nut Tree Airport Land Use Compatibility Plan. The Applicant and City staff have compiled the required materials listed in the County's instructions for preparing an application.

Please let me know if you see anything missing that is either required for the review or that would be helpful for the County staff or for the ALUC members as part of the consistency review. If you have any questions, please feel free to contact me by phone at (707) 449-5362 or by email at [saul.uribe@cityofvacaville.com](mailto:saul.uribe@cityofvacaville.com).

Sincerely,

SAUL URIBE,  
Planning Technician

## 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		
<b>I. GENERAL INFORMATION</b>		
NAME OF AGENCY: City of Vacaville Community Development Department Planning Division Offices		APPLICATION SUBMITTED: 06/11/2019
ADDRESS:	City Hall 650 Merchant Street Vacaville, CA 95688	
DOCUMENT PREPARER: Saul Uribe Planning Technician	ADDRESS: 650 Merchant Street Vacaville, CA 95688	PHONE: (707) 449-5364 FAX: (707) 449-5362 EMAIL: <a href="mailto:saul.uribe@cityofvacaville.com">saul.uribe@cityofvacaville.com</a>
NAME OF PROPERTY OWNER: Buzz Oates LLC	ADDRESS: 8615 Elder Creek Road Sacramento, CA 95828	PHONE: (916) 379-3838 EMAIL: <a href="mailto:chelseabowman@buzzoates.com">chelseabowman@buzzoates.com</a>
NAME OF APPLICANT: Chelsea Bowman Buzz Oates	ADDRESS: 555 Capitol Mall, Suite 900 Sacramento, CA 95814	PHONE: (916) 379-3838 EMAIL: <a href="mailto:chelseabowman@buzzoates.com">chelseabowman@buzzoates.com</a>
NAME OF PROJECT: East Monte Vista and Aviator General Plan Amendment		VACAVILLE PROJECT NO: File No. 18-414
PROJECT LOCATION: North west corner of the East Monte Vista Avenue and Aviator Drive intersection.		LOT SIZE: 0133-210-290 = 5.43 Acres 0133-210-300 = 6.10 Acres
STREET ADDRESS: N/A Vacaville, CA 95688		

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

## TO BE COMPLETED BY THE APPLICANT

## II. DESCRIPTION OF PROJECT

The Buzz Oates Company is requesting that the Vacaville City Council consider a General Plan Amendment (GPA) to change the land use designations for two vacant properties (APNs 0133-210-290 and 0133-210-300) located at the northwest corner of Aviator Drive and East Monte Vista Avenue. The parcels are located in Area II of the Vacaville-Golden Hills Business Park Policy Plan and are within the IP (Industrial Park) zoning district. Parcel 0133-210-290 is located in Zone D, while parcel 0133-210-300 is located in both zone C and D. The subject properties are bordered by Aviator Drive to the south, East Monte Vista Avenue to the east, and vacant land to the west and north. The applicant is requesting to change the General Plan land use designation from Commercial General to Industrial Park. This application does not include any proposals for development.

Future development of the project site would need to comply with the development standards established by Area II of the Vacaville-Golden Hills Policy Plan. Area II of the policy plan would allow for the development of general business park or industrial facilities such as research facilities, manufacturing establishments, general warehousing and distribution centers. The floor area ratio (F.A.R.) of the allowed for this area of the policy plan allows for .30 F.A.R. for office uses or .40 F.A.R. for industrial uses. Based on the F.A.R. standard, the site could accommodate approximately 150,000 sq. ft. of office development, or approximately 200,000 sq. ft. of industrial development. Future development of the site would comply with other development standards established in the policy plan such as setback requirements, parking requirements, landscaping requirements, and building height restriction.


The project is located within Zone C and D of the Nut Tree Airport Compatibility Plan. According to Table 14.09.134.01 of the Vacaville Land Use and Development Code, the Solano Airport Land Use Commission (ALUC) shall review applications with a General Plan Amendment request.

The Project is: (1) not located within 1,000 feet of a military installation; (2) not beneath a low-level flight path; (3) not within special use airspace as defined in Section 21098 of the Public Resources Code; or (4) is within an urbanized area as defined in Government Code section 65944. Although the project is located in an urbanized area, the project does not require a General Plan Amendment. Therefore, consultation with the U.S. Armed Forces is not required.

Pursuant to Section 15162 of the California Environmental Quality Act (CEQA), this project is within the scope of the previously approved General Plan Update EIR, which adequately described the impacts of this project and meets the requirements of CEQA. As a condition of approval, the development must comply with the mitigation monitoring plan identified in the General Plan Update EIR. No additional environmental impacts have been identified as part of the proposed project, and no additional environmental review is required.

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



TO BE COMPLETED BY THE APPLICANT	
<b>II. DESCRIPTION OF PROJECT (CONT'D)</b>	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): The project is changing land designation only. Future development of the site would include further environmental analysis.	
AIRPORT LAND USE COMPATIBILITY PLAN: (1) Nut Tree Airport Compatibility Plan	COMPATIBILITY ZONE: (1) Nut Tree Airport Plan: Zones C and D
PERCENTAGE OF LAND COVERAGE: 40%	MAXIMUM DWELLING PER ACRE: Not for residential development.
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <i>See attachment.</i> <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <i>Initial Study for Reaffirmation of Previous Environmental Assessment.</i> <input checked="" type="checkbox"/> LOCATION MAP: <i>See attachment.</i> <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <i>See attachment.</i> <input type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8½x11 inch reduction(s): <i>None.</i> <input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A, B, C compatibility zones or over 200 ft. in height, plus 8½x11 inch reduction(s): <i>Not applicable.</i> <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: <i>Not applicable.</i> <input type="checkbox"/> SUPPLEMENTAL INFORMATION: <input type="checkbox"/> FEES: <i>\$200.00 Deferred Submittal</i> <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: <i>See attachment.</i>	
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> X   APPLICANT SIGNATURE: </div> <div style="width: 45%; text-align: right;"> June 11, 2019  DATE: </div> </div>	
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:	

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