

# PUBLIC NOTICE OF AVAILABILITY ENVIRONMENTAL DOCUMENT



## INTENT TO ADOPT A NEGATIVE DECLARATION CITY OF VACAVILLE ECONOMIC VITALITY CODE AMENDMENTS

**Project Location - Specific:** Citywide

**Project Location - City:** Vacaville

**Project Location - County:** Solano County

**Lead Agency:** City of Vacaville

**Contact Person:** Barton Brierley – 707-449-5361

**Description of Project:** The project proposes text amendments to the City's Land Use and Development Code to enhance the economic vitality of Vacaville. The amendments would

- (1) make all land use approvals valid for two years instead of one, and allow the Director of Community Development to approve a one year extension;
- (2) allow a conditional use that has been discontinued to be reestablished within one year, instead of six months, without a new conditional use permit. It also would clarify language related to conditional uses;
- (3) clarify language and remove inconsistencies regarding temporary commercial uses and events;
- (4) allow mobile food services to set up on improved commercial properties for a short term event without acquiring a temporary commercial use permit from the City, and allow a property owner to establish a location for mobile food services through the design review process;
- (5) allow the Community Development Director to approve a reduction in the number of parking spaces through an administrative clearance process rather than a variance;
- (6) allow fences in interior residential yards to be up to eight feet high if both property owners agree and if the top two feet is 25 percent open, and allow the Community Development Director to approve an administrative clearance to increase other fence heights by two feet;
- (7) allow pet day cares as a permitted use (or conditional use if adjacent to residential zones) in various commercial zones;
- (8) make a number of conditional uses in commercial zones permitted uses if they are not adjacent to residential zones
- (9) allow administrative level design reviews instead of planning commission level for commercial projects 25,000 square feet or less and industrial projects 100,000 square feet or less where the project does not abut a residential zone.

The Vacaville Planning Commission will hold a hearing to consider this proposal on February 16, 2016 at 7:00 pm at Council Chambers on 650 Merchant Street, Vacaville.

**Environmental & Land Use Setting:** Vacaville is a freestanding city lying on Interstate 80 in the San Francisco-Sacramento urban corridor. The rolling hills of the English Hills and rural residential development abut the City on the north; farming operations of the Central valley are located on the east; rolling hills that separate Vacaville from the City of Fairfield border the City on the south; and the Vaca Mountains are located on the west.

Of Vacaville's 21,350 acres of land, 42% of that is residential, 8% is commercial, and 12% is business/industrial use.

Vacaville's current Land Use and Development Code establishes standards for development and procedures to review development proposals. It establishes that development approvals expire one year after the date of approval or as otherwise determined. It requires a new conditional use permit if a conditional use is discontinued for six months. It requires a temporary commercial use permit for most temporary commercial uses and events. It establishes minimum parking requirements and allows applicants to request a variance to reduce those requirements. It allows property owners to apply for an administrative clearance to allow an eight-foot high fence on interior property lines. It allows kennels in industrial zones. It allows a number of uses as conditional uses in various commercial zones. It requires Planning Commission review of design reviews involving 5,000 square feet or larger buildings in commercial and industrial zones not covered by policy plans.

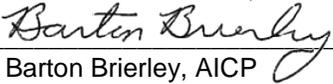
**Proposed Negative Declaration:** Pursuant to the California Environmental Quality Act (CEQA), the proposed amendments have been reviewed and analyzed in an Initial Study. The City has determined that the proposed

amendments could not have a significant impact on the environment and has prepared a Negative Declaration for the project. A copy of the Negative Declaration and all supportive documentation is available at the Community Development Department, 650 Merchant Street, during regular business hours. Pursuant to Section 15307 of CEQA, the Negative Declaration has been completed and issued for a public review period from **January 23, 2016 to February 12, 2016**.

**Document Availability:** The Initial Study, Draft Negative Declaration and all other information related to the project application are available for review at the City of Vacaville, Community Development Department, Planning Division, 650 Merchant Street, Vacaville, CA 95688. Contact: Barton Brierley, 707-449-5361, or barton.brierley@cityofvacaville.com.

**The public is hereby invited to submit written comments regarding the environmental findings and Negative Declaration determination. Comments may be submitted in writing to the Community Development Department at the address listed above.**

**Public Review Period: Saturday, January 23, 2016 through Friday, February 12, 2016**

Signature:   
Barton Brierley, AICP  
Community Development Director

Date: January 14, 2016