



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

650 Merchant Street • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5140

NOTICE OF INTENT TO ADOPT

AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE DIGITAL FREEWAY BILLBOARDS ZONING TEXT AMENDMENTS AND CLEAR CHANNEL OUTDOOR DIGITAL BILLBOARD CONVERSION PROJECT

- DATE OF NOTICE:** Thursday, April 18, 2024
- SUBJECT:** Notice of Intent (NOI) to Adopt an Initial Study and Mitigated Negative Declaration (IS/MND) for the Digital Freeway Billboards Zoning Text Amendments and Clear Channel Outdoor Digital Billboard Conversion Project
- LEAD AGENCY:** City of Vacaville, Community Development Department
- PROJECT TITLE:** Digital Freeway Billboards Zoning Text Amendments (File No. 23-079)
Clear Channel Outdoor Digital Billboard Conversion (File No. 23-027)
- PROJECT LOCATION:** The proposed Zoning Text Amendments include various potential locations along approximately 2.75 miles of the Interstate 80 corridor between Vaca Valley Parkway and Midway Road, and along approximately 1.65 miles of the Interstate 505 corridor between Vaca Valley Parkway and Midway Road, in the City of Vacaville, Solano County. In addition, the Project would include the conversion of an existing sign on a vacant parcel of land (Assessor's Parcel Number 0133-060-060), located south of Interstate 80 and approximately 450 feet north of Kilkenny Road, in Vacaville, CA 95688.)
- COMMENT PERIOD:** Thursday, April 18, 2024 through Monday, May 20, 2024 (33 days)

Notice is hereby given that the City of Vacaville (City) has prepared and intends to adopt an Initial Study and Mitigated Negative Declaration (IS/MND) for the Digital Freeway Billboards Zoning Text Amendments and Clear Channel Outdoor Digital Billboard Conversion (together: "Project"). The purpose of this NOI is to: (1) notify responsible and trustee agencies and interested parties of the IS/MND pursuant to CEQA Guidelines Section 15072; and (2) advise and solicit comments regarding the content of the IS/MND during the required 30-day public review period.

Copies of the IS/MND are available for review at the following locations:

City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688

Online at
cityofvacaville.gov/DigitalBillboards

Written comments on the scope of the IS/MND may be sent to:

Noah Rumbaoa, Assistant Planner
City of Vacaville
650 Merchant Street
Vacaville, CA 95688
Phone: (707) 449-5430
noah.rumbaoa@cityofvacaville.com

The 30-day public comment period for the IS/MND is from **April 18, 2024** through **May 20, 2024**. Comments on the IS/MND are due no later than 5:30 PM on Monday, May 20, 2024. Public agencies that provide comments are asked to include a contact person for the agency.



PROJECT DESCRIPTION:

The Project proposal is to amend the City's Land Use and Development Code to create standards and procedures for regulating digital freeway billboard signs and an amendment to the City Gateways Design Master Plan to revise policies related to billboard development. The proposed amendments would: (1) identify digital freeway billboards as a conditionally permitted use within the City's commercial and employment zoning districts on parcels abutting Interstate 80 in the Northeast Growth Area Overlay District and on parcels abutting Interstate 505 north of Vaca Valley Parkway; (2) require the removal of at least three billboard structures or four billboard sign faces, whichever is greater, or provide in-lieu benefits; (3) establish design requirements and objective development standards; (4) establish performance standards; and (5) authorize the City Council to enter into a Development Agreement and approve Conditional Use Permit and Major Design Review entitlements for digital freeway billboard applications. The proposed City Gateways Design Master Plan amendments would clarify that the City will continue to pursue the removal or relocation of static (standard) billboards and allow digital billboards if they enhance the freeway experience and provide offsetting benefits.

In addition, the Project proposal includes a request from Clear Channel Outdoor ("Applicant") to convert an existing 672 sq. ft. static (standard) freeway billboard into a 672 sq. ft. digital freeway billboard. The existing static billboard is part of a trio of static billboards located along eastbound Interstate 80 and north of Kilkenny Road in the Northeast Growth Area. The project would uninstall two (2) existing sign faces and replace them with two (2) digital sign faces. The sign faces would have a height of 14 ft. and a width of 48 ft. As proposed, the sign would operate 24 hours a day, seven days a week, and would have a maximum brightness level of 0.3 footcandles. As currently proposed by the Applicant, one existing static freeway billboard sign face would be removed.

EXISTING CONDITIONS:

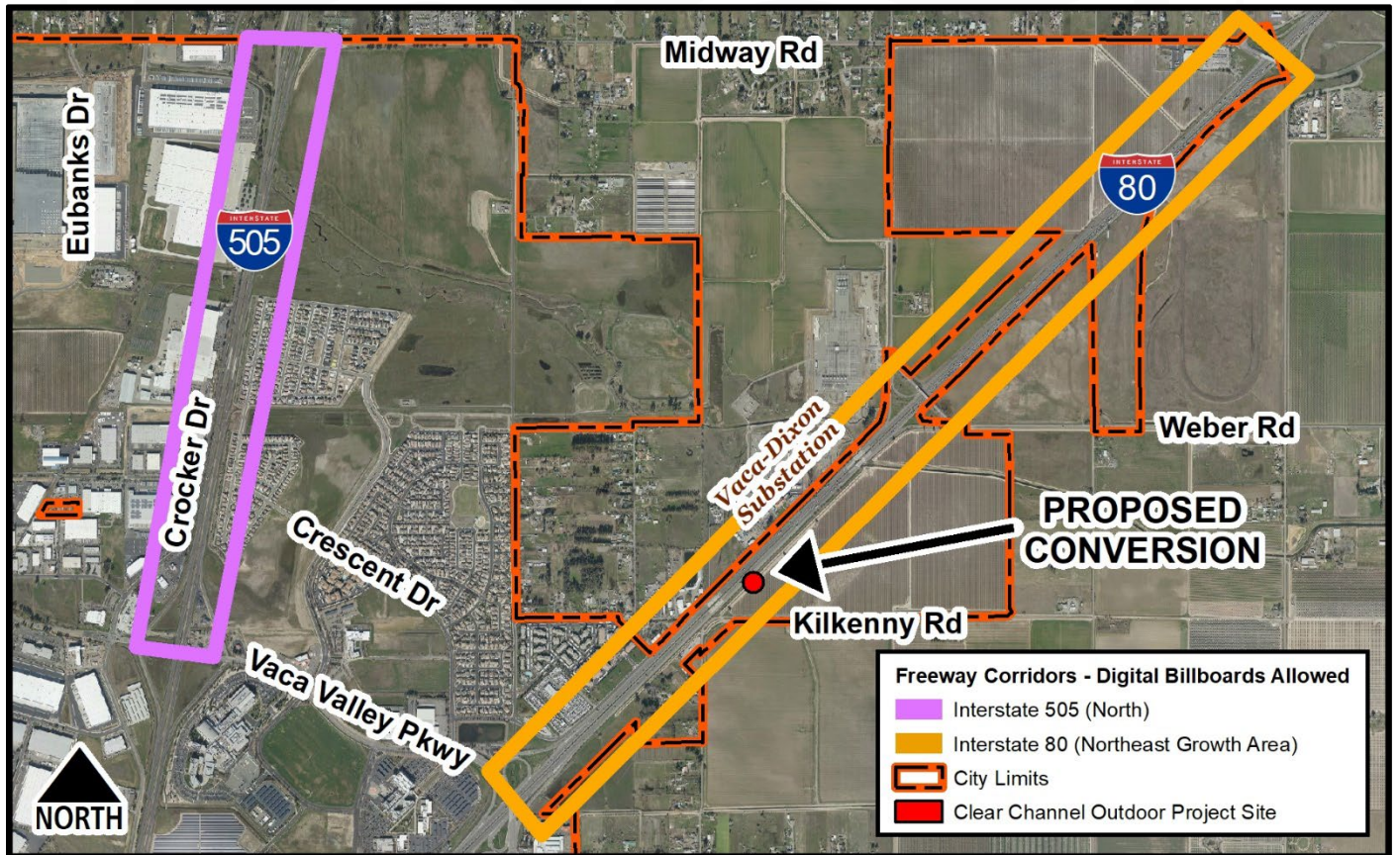
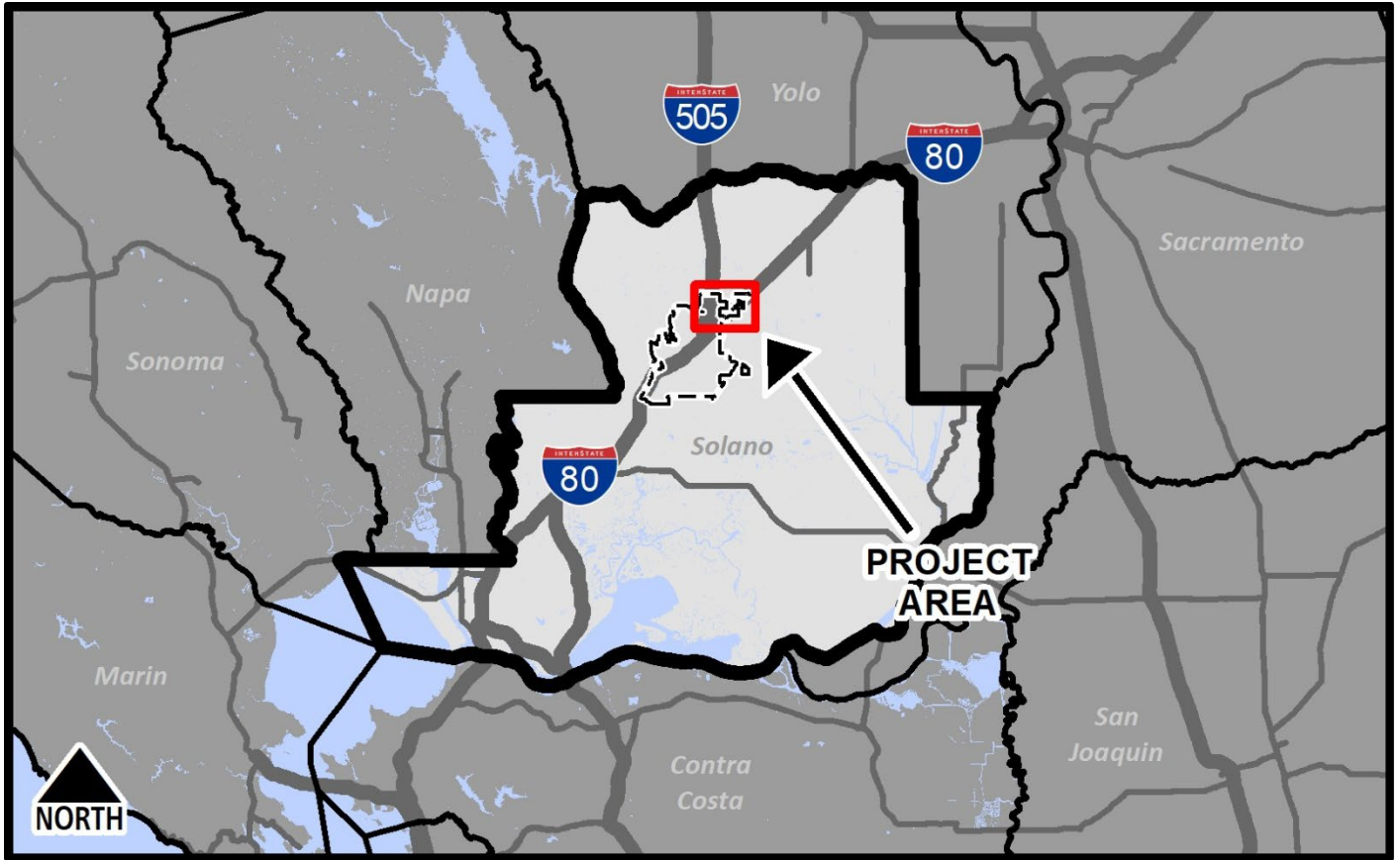
The Project includes both vacant and developed land along a portion of the Interstate 80 and 505 corridors. These corridors provide vehicular access for residents and commuters in the region. On average, approximately 136,000 vehicles travel along Interstate 80 between Leisure Town Road and Midway Road. Another 30,500 travel along Interstate 505 between Vaca Valley Parkway and Midway Road on an average day. In Vacaville, there are 16 existing static (standard) billboards along Interstate 80 and no billboards along Interstate 505. These billboards are static and require maintenance and replacement to display new messages or advertisements.

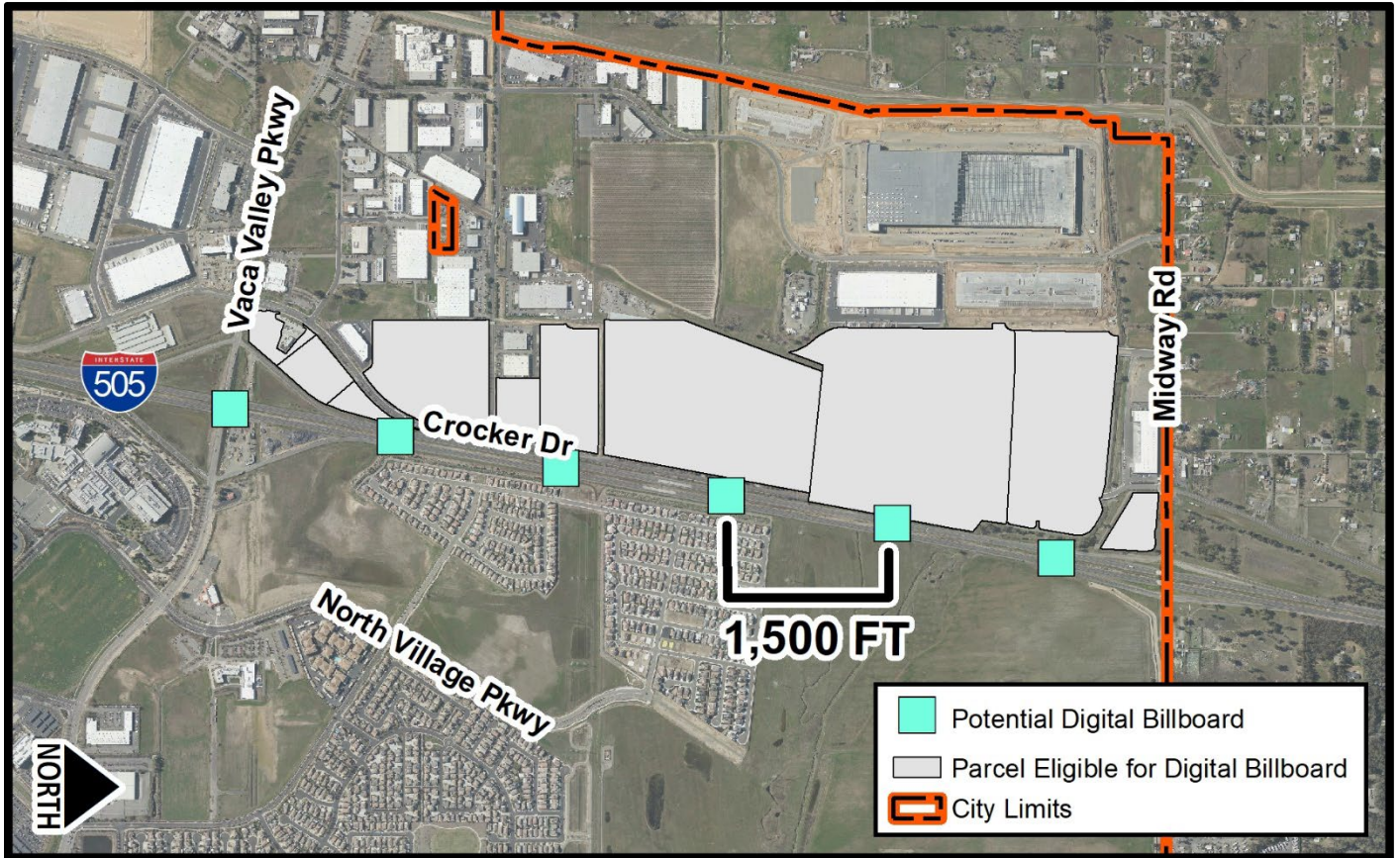
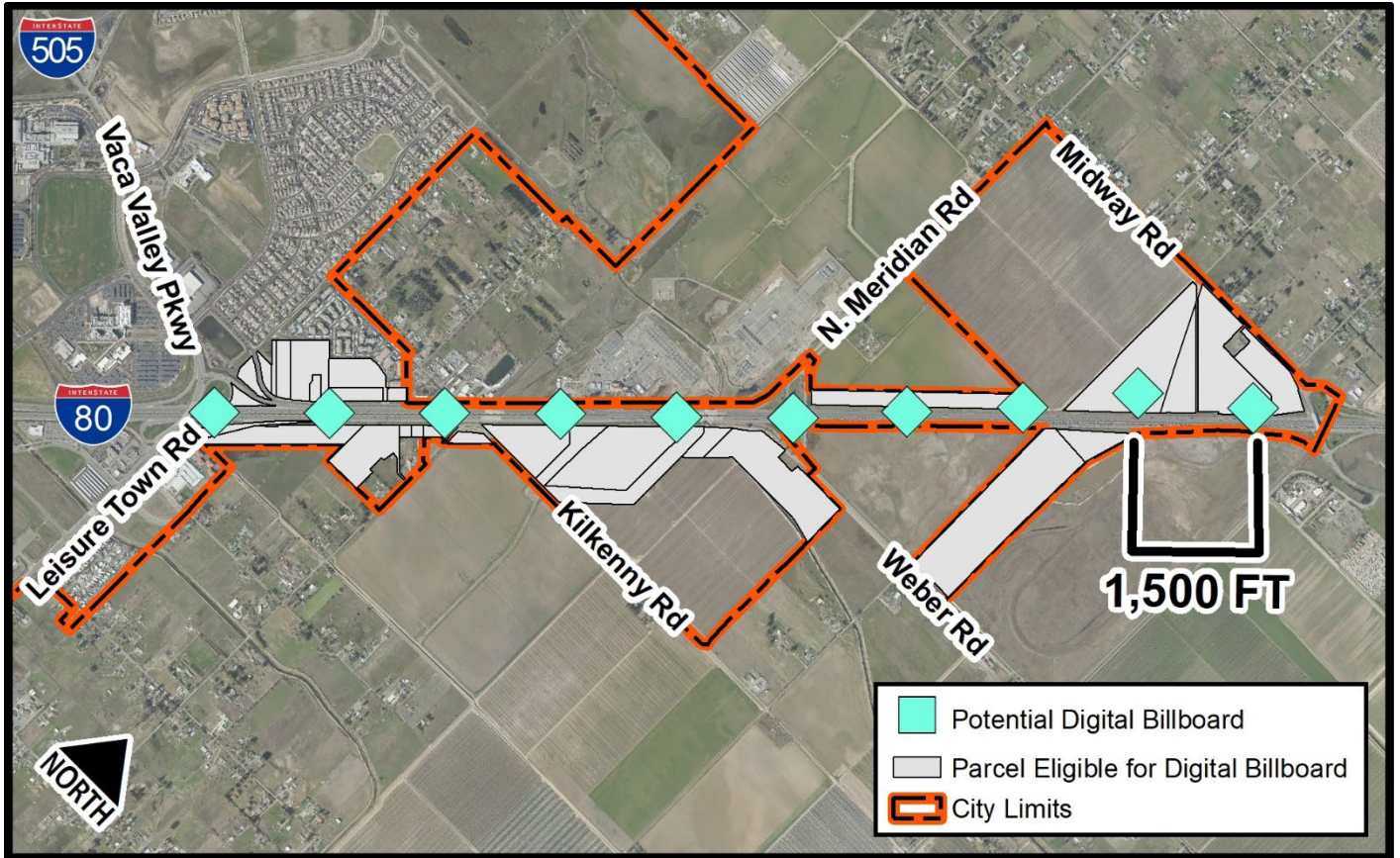
In addition, the Project site includes a conversion of an existing static (standard) billboard structure on a vacant agricultural property located southeast of Interstate 80 and approximately 400 feet north of Kilkenny Road. The site is generally flat. A dirt access road, irrigation ditch, and an approximately 4 ft. tall wire fence run the length of the western border parallel to Interstate 80. The site is primarily used for agricultural uses. Two other existing static billboards are also located on-site.

WEBSITE INFORMATION: cityofvacaville.gov/DigitalBillboards

POTENTIAL ENVIRONMENTAL EFFECTS:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to evaluate the potential environmental impacts of the project. Based on City policies, standard conditions, technical studies prepared for the project, and other prior environmental documentation related to the project site and vicinity, the Initial Study/Mitigated Negative Declaration concludes that mitigation measures can be incorporated into the project to address potential impacts to aesthetics, geology, transportation, and tribal cultural resources, thereby reducing potential impacts to a less-than-significant level.







AFFIDAVIT OF MAILING

650 Merchant Street * Vacaville, CA 95688

City of Vacaville
Community Development Department

File No: _____

On _____, I mailed:

Each copy of the notice was in a securely sealed, stamped envelope and deposited in a post office or an official depositor under the care and custody of the United States Postal Service.

One copy was addressed to each person whose name appears on the attached list and to respective addresses as shown on the list.

I have (retained / attached) of the document(s) mailed.

Signature of Affiant

0133-040-130
Ignacio Lopez Mendez
7016 Mills Ln
Vacaville, CA 95688-9415 R004

0133-050-010
Walter E & Sally A Neil
800 Apricot Ave
Winters, CA 95694-1613 C002

0133-050-070
James L Giggey
6963 Mills Ln
Vacaville, CA 95688-9415 R004

0133-050-250
Neils Service Center Inc
5143 Quinn Rd
Vacaville, CA 95688-9452 R004

0133-050-260
Neils Service Center Inc
800 Apricot Ave
Winters, CA 95694-1613 C002

0133-050-270
Sandra L Richardson
6988 Mills Ln
Vacaville, CA 95688-9415 R004

0133-060-020
Thiara Brothers Llc
Po Box 3686
Yuba City, CA 95992-3686 B035

0133-060-030
P G & E Co
Po Box 770000
San Francisco, CA 94177-0001

0133-090-060
Pforg Properties Llc
2417 Topside Dr
Auburn, CA 95603-9455 R007

0133-090-110
Crispin S & Elva Tapia
466 Woodcrest Dr
Vacaville, CA 95688-9117 R008

0133-090-170
Jeffrey J & R C H Jaeckel
6875 Willow Rd
Vacaville, CA 95687-9460 R003

0133-090-190
Lawrence H & C L Gilbert
6867 Willow Rd
Vacaville, CA 95687-9460 R003

0133-090-300
Quinn Crossing Apartments Llc
c/o Sentinel Real Estate Corp
1251 Avenue Of The Americas
New York, NY 10020-1104 C018

0133-090-310
East Crossing Llc
1251 Avenue Of The Americas
New York, NY 10020-1104 C018

0133-110-010
Jlm Vacaville Ranch Llc
155 Cadillac Dr #100
Sacramento CA 95825-5539

0133-060-030
Occupant
5157 Quinn Road
Vacaville, CA 95688

0133-050-010
Occupant
5131 Ellsworth Road
Vacaville, CA 95688

Paul Schecter
P.O. Box #2428
Vacaville, CA 95696

0109270100
TANK HOLDINGS LLC
PO BOX 580
SAN FRANCISCO, CA 94104

0109220140
AKINS ANTHONY A TR
228 HOOKSTON RD
PLEASANT HILL, CA 94523

0109220120
HILBERS M & M LP
PO BOX 3686
YUBA CITY, CA 95992

0109230040
STOCKING CURTIS
7 E MAIN ST STE D
WINTERS, CA 95694

0109270020
NULK PATRICIA FOX
5336 SPILMAN AVE
SACRAMENTO CA 95819

0109270040
SINGH KEWAL & RESHAM JT
876 OXFORD CT
YUBA CITY, CA 95991

0109220060
VACA DIXON PROPERTIES LLC
4260 LAKEVIEW DR
VACAVILLE, CA 95667-7738

0109280010
DIXON WEBER ROAD LLC
1473 E G ST #B
OAKDALE CA 95361-4205

0109230100
UNITED STATES OF AMERICA
810 VERMONT AVE NW
WASHINGTON, DC 20420-0001

0109230070
MARTIN DAVID
7260 LEWIS RD
VACAVILLE, CA 95687

0109230160
MARTINS DEVELOPMENT CO
7284 LEWIS RD
VACAVILLE, CA 95687

0109220140
OCCUPANT
1416 MIDWAY ROAD
VACAVILLE, CA 95688

Marquee Media
555 Capitol Mall, #710
Sacramento, CA 95814

Veale Outdoor Advertising
2800 Cleveland Ave, #A2
Santa Rosa, CA 95403

Tower Investments LLC
250 W Main St, #101
Woodland, CA 95695

Wise Vision
641 Orange Dr
Vacaville, CA 95687

Outfront Media
1695 Eastshore Highway
Berkeley, CA 94710

Clear Channel
555 12th St, #950
Oakland, CA 94607

Meadow Outdoor Advertising
1201 Bargeway Rd
The Dalles, OR 97058

Thiara Brothers LLC
PO Box 3686
Yuba City, CA 95992

King Equities LLC
105 Aegean Way
Vacaville, CA 95687-4012

Danco Properties
238 Wykoff Dr
Vacaville, CA 95688-3547

Callen Holdings LLC
136 Briarwood Dr
Vacaville, CA 95688-2049

Veale Family 2020 Trust
PO Box 1496
Santa Rosa, CA 95402-1496

Margaretic Anka Living Trust
335 Main St, #A
Los Altos, CA 94022-2836

Batarse Anthony A Jr
23001 Kidder St
Hayward, CA 94545-1625

West Crossing LLC
1251 Avenue of the Americas
New York, NY 10020-1104

PFORG Properties, LLC
2417 Topside Dr
Auburn, CA 95603-9455

Neil Walter E / Neil Sally A
800 Apricot Ave
Winters, CA 95694-1613

Singh Kewal / Singh Resham
876 Oxford Ct
Yuba City, CA 95991-3479

Cimico Signs
620 Davis St, #B
Vacaville, CA 95688

Epic Sign Designs
1100 Marshall Rd, #C
Vacaville, CA 95687

Wrapworx
117 Peabody Rd
Vacaville, CA 95687

JC Graphix
312 Cernon St, #A
Vacaville, CA 95688

Pacific Coast Sign Company
840 Lovers Ln, #A
Vacaville, CA 95688

Sign Anatomy
51 Commerce Pl, #B
Vacaville, CA 95687

Premier Sign Company
313 Timber Dr
Vacaville CA 95688

Caltrans Traffic Operations Division
PO Box 942874, MS-36
Sacramento, CA 94274-0001

Stephen Power
130 Allison Ct
Vacaville, CA 95688

Northern Solano Association of Realtors
3690 Hilborn Rd
Fairfield, CA 94534

Foster Interstate Media, Inc.
2300 Contra Costa Blvd, #340
Pleasant Hill, CA 94523

Vacaville-Elmira Cemetery District
522 Elmira Road
Vacaville, CA 95687

Greenbelt Alliance
P.O. Box 170159
San Francisco, CA 94117

Association of Bay Area Governments
ATTN: Regional Clearinghouse
375 Beale Street, Suite #700
San Francisco, CA 94105

Solano County Water Agency
810 Vaca Valley Parkway, Suite #203
Vacaville, CA 95688

Solano County Resource Mgmt Dept.
Planning Division
675 Texas Street, Suite #5500
Fairfield, CA 94533

Vacaville Unified School District
ATTN: Adam Rich
401 Nut Tree Road
Vacaville, CA 95687

Vacaville Sanitary Service
1 Town Square Plaza, 2nd Floor
Vacaville, CA 95688

P.G.& E.
158 Peabody Road
Vacaville, CA 95687

U.S. Fish and Wildlife Service
2800 Cottage Way, Room W-2605
Sacramento, CA 95825

Travis Air Force Base
Civil Engineer Squadron
ATTN: Community Planner
411 Airmen Drive (B/570)
Travis AFB, CA 94535

US Army Corps of Engineers
ATTN: Krystel Bell
1325 J Street, Room 1640
Sacramento, CA 95814

Solano County Environmental Health
675 Texas Street, Suite #5500
Fairfield, CA 94533

Solano County Public Works
675 Texas Street, Suite #5500
Fairfield, CA 94533

Yolo-Solano Air Quality District
1947 Galileo Court, Suite #103
Davis, CA 95616

Solano Irrigation District
810 Vaca Valley Parkway, Suite 201
Vacaville, CA 95688

Executive Officer
Solano County LAFCO
675 Texas Street, Suite #6700
Fairfield, CA 94533

Airport Land Use Commission
Dept. of Environmental Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Visit Vacaville
ATTN: Melyssa Reeves, President
1671 East Monte Vista Avenue
Suite N-110
Vacaville, CA 95688

Comcast Cable
148 S. Orchard Avenue
Vacaville, CA 95688

AT&T
ATTN: Lisa Marano
2700 Watt Avenue, Rm. 3743-26
Sacramento, CA 95821-6236

Vacaville Chamber of Commerce
411 Davis Street, Suite #101
Vacaville, CA 95688

Central Valley Region, RWQCB
ATTN: CEQA Coordinator
11020 Sun Center Drive, #200
Rancho Cordova, CA 95670

Metropolitan Transportation Commission
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

Solano Resource Conservation District
1170 N. Lincoln Street, #110
Dixon, CA 95620

Solano Transportation Authority
423 Main Street
Suisun City, CA 94585

Sierra Club
Solano Group
P.O. Box 7313
Vallejo, CA 94590

Soil Conservation Service
1170 N. Lincoln Street, Suite #110
Dixon, CA 95620

Vacaville Heritage Council
618 East Main Street
Vacaville, CA 95688

Dixon Fire Department
205 Ford Way
Dixon, CA 95620

Solano Land Trust
198 Dobbins Street, Suite A
Vacaville, CA 95688

Napa-Solano Audubon Society
P.O. Box 10006
Napa, CA 94581

Yocha Dehe Wintun Nation
ATTN: Tribal Historic Preservation Officer
P.O. Box #18
Brooks, CA 95606

Rural Vacaville Fire District
420 Vine Street
Vacaville, CA 95688

Cachil DeHe Band of Wintun Indians
3730 Highway 45
Colusa, CA 95932

Cortina Rancheria – Kletsel Dehe Band of
Wintun Indians
P.O. Box 1630
Williams, CA 95987

The Ohlone Indian Tribe
P.O. Box 3388
Fremont, CA 94539

Sierra Club
Solano Group
511 Floyd Court
Suisun City, CA 94585

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

Lozeau Drury LLP
1939 Harbison Street, #150
Oakland, CA 94607

Adams Broadwell Joseph Cardozo
ATTN: Janet Laurain
601 Gateway Boulevard, #1000
South San Francisco, CA 94080