



**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](http://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](mailto: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:**

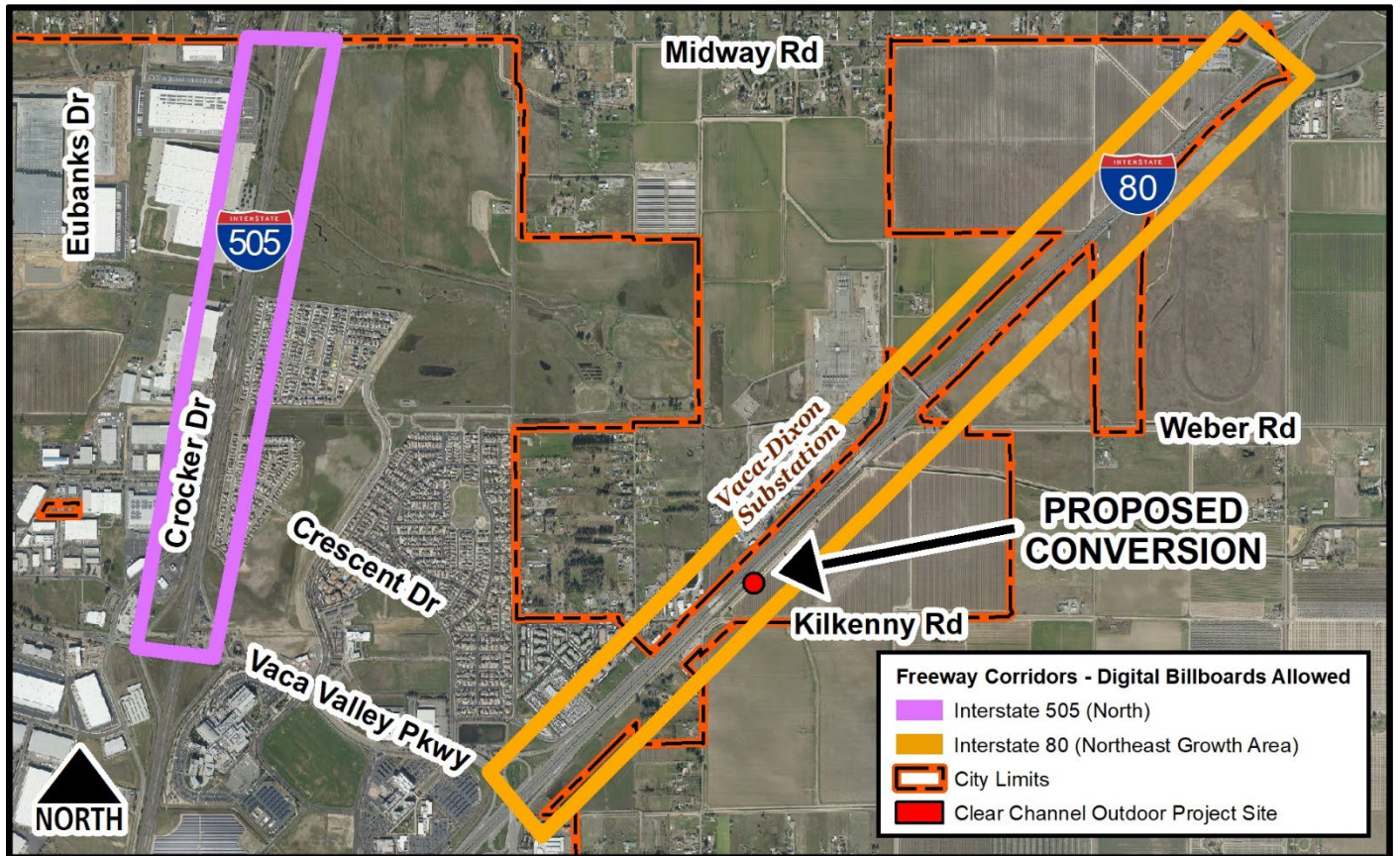
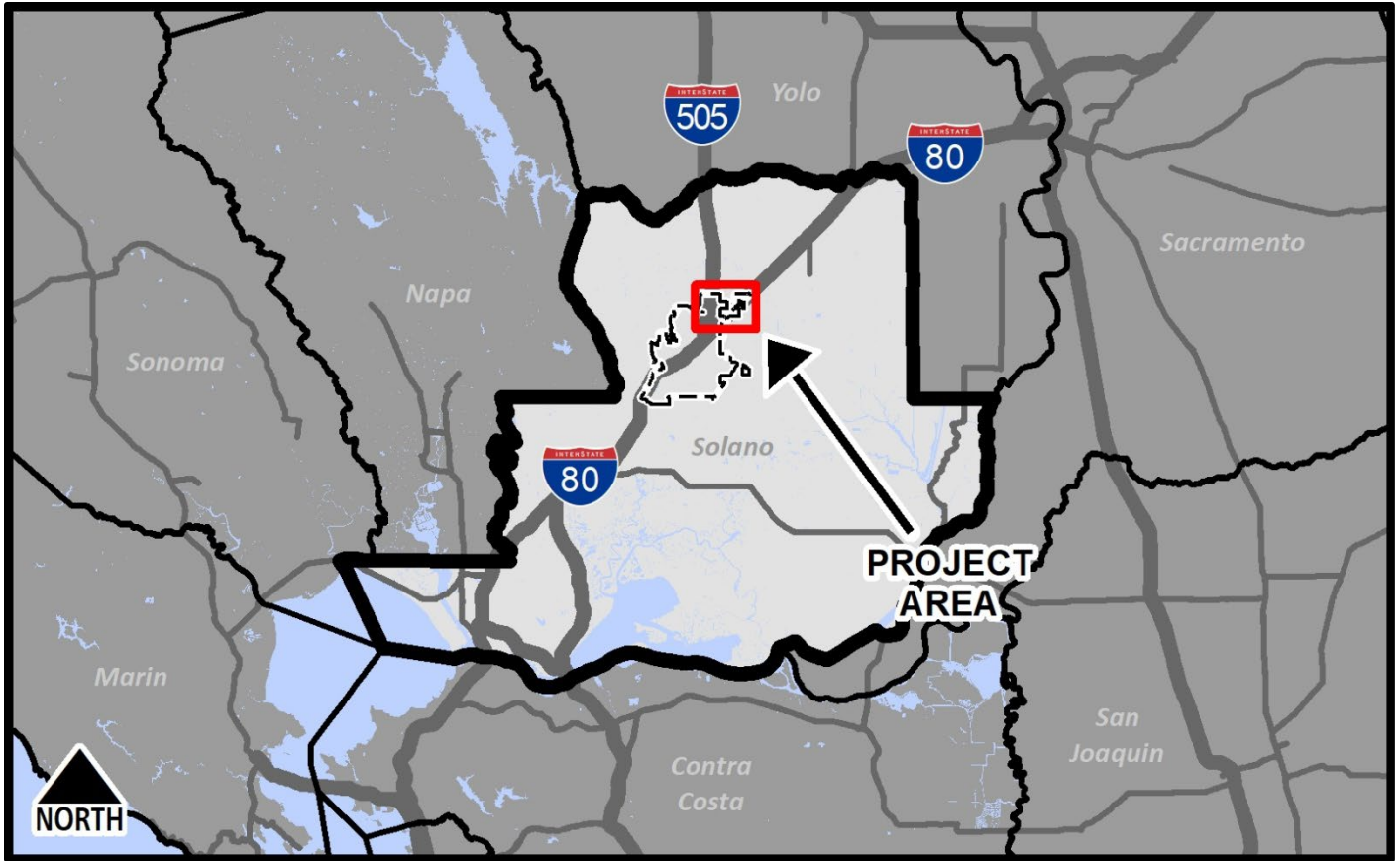
The Project includes both vacant and developed land along a portion of the Interstate 80 and 505 corridors. These corridors provide vehicular access for residents and commuters in the region. On average, approximately 136,000 vehicles travel along Interstate 80 between Leisure Town Road and Midway Road. 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.

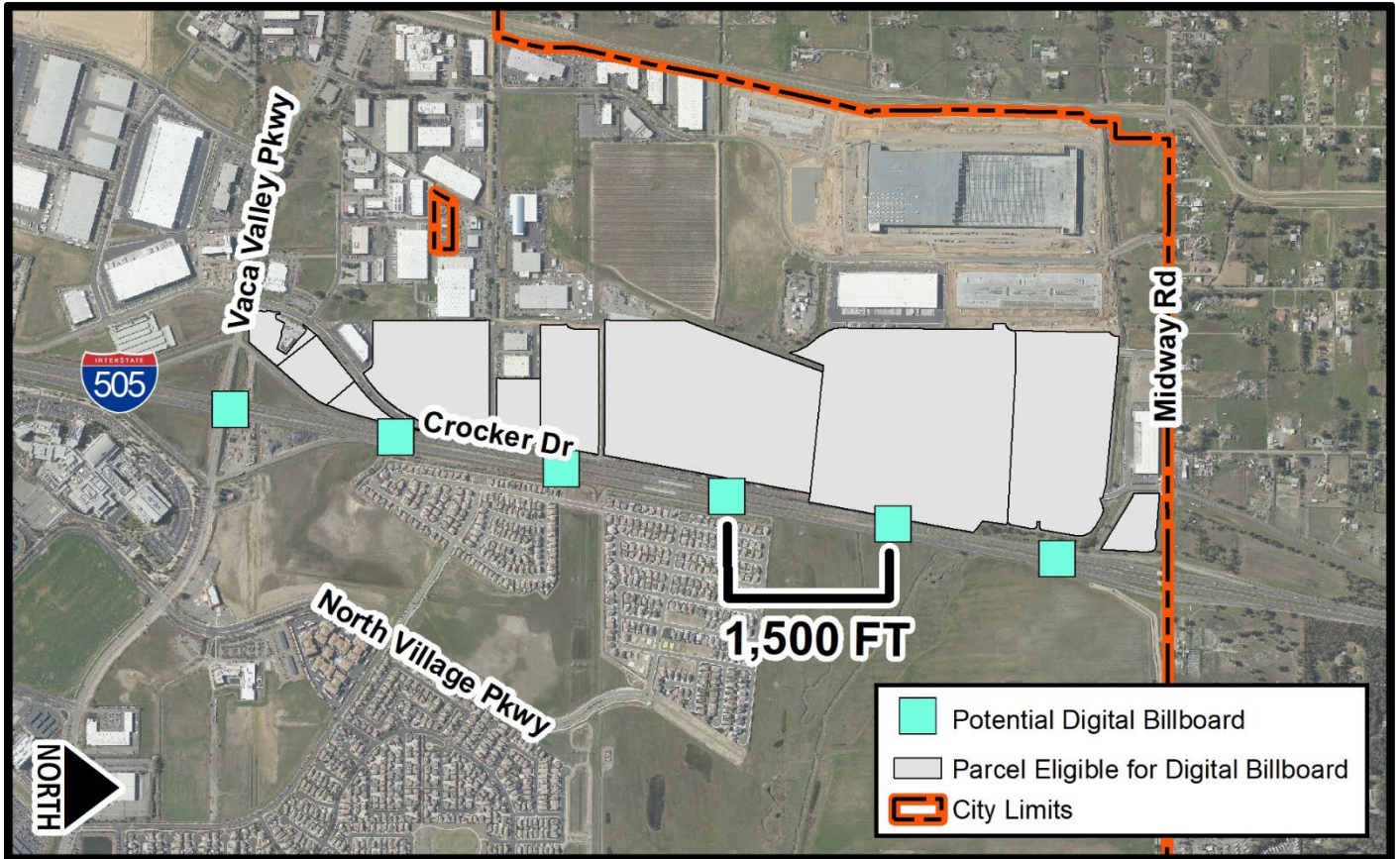
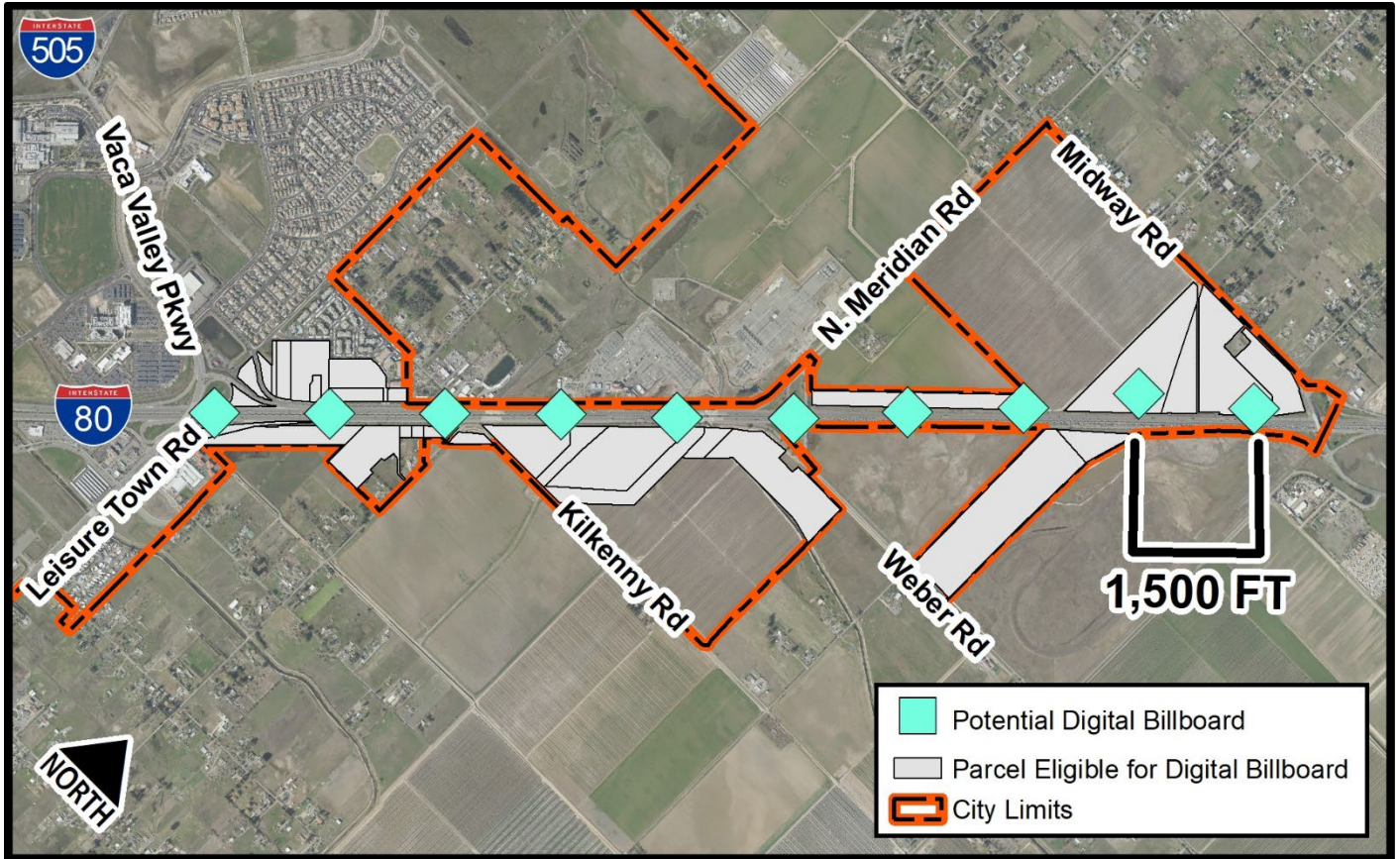
In addition, the Project site includes a conversion of an existing static (standard) billboard structure on a vacant agricultural property located southeast of Interstate 80 and approximately 400 feet north of Kilkenny Road. The site is generally flat. A dirt access road, irrigation ditch, and an approximately 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](http://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

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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, 2<sup>nd</sup> 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