



Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

April 16, 2021

Jim Leland, Principal Planner
Department of Resource Management
Solano County
675 Texas Street, Suite 5500
Fairfield, CA 94533-6341

RE: Airport Land Use Commission review of the City of Vallejo's New Zoning Code Project

Dear Mr. Leland:

The City of Vallejo is pleased to submit the attached Land Use Compatibility Determination Application Form as required by the Travis Air Force Base Land Use Compatibility Plan (LUCP). The City has completed a comprehensive update to the Zoning Code to implement the General Plan 2040 adopted in August 2017. Following a 21-month planning effort, the Draft New Zoning Code and Map were released on January 6, 2021. The New Zoning Code Project also includes amendments to the General Plan Text and Land Use Map, amendments to the Downtown Vallejo and White Slough Specific Plans, and repeal of the Northgate Specific Plan, as well as the associated Initial Study/Mitigated Negative Declaration. On March 29, 2021, the Planning Commission adopted resolutions recommending adoption and approval by City Council, and the first City Council public hearing took place on April 13, 2021. Staff anticipates the final public hearing will be scheduled for the week of May 24, 2021.

The Draft New Zoning Code and all associated documents are available on the City's website at: <https://www.cityofvallejo.net/cms/One.aspx?portalId=13506&pageId=27243>

The New Zoning Code and Map cover the entire city, which falls within Zone E of the LUCP. The Project does not include any new zoning provisions related to the following:

1. Objects greater than 200 feet in height
2. Wind turbines greater than 100 feet in height
3. Meteorological towers greater than 200 feet in height

The Project does include new regulations relating to commercial scale solar facilities. Chapter 16.338, Solar and Wind Energy Systems provides additional regulations beyond the current Code for solar facilities, including site and project design standards and requirements for facilities and equipment such as visibility, height and setbacks. For commercial properties,

equipment may extend up to 5 feet above the roof surface on which they are installed and the maximum height limit in the commercial zoning districts is 102 feet. As such, objects above 200 feet in height are prohibited. Based on the above, the New Zoning Code Project is consistent with the Travis Air Force Base LUCP for Zone E.

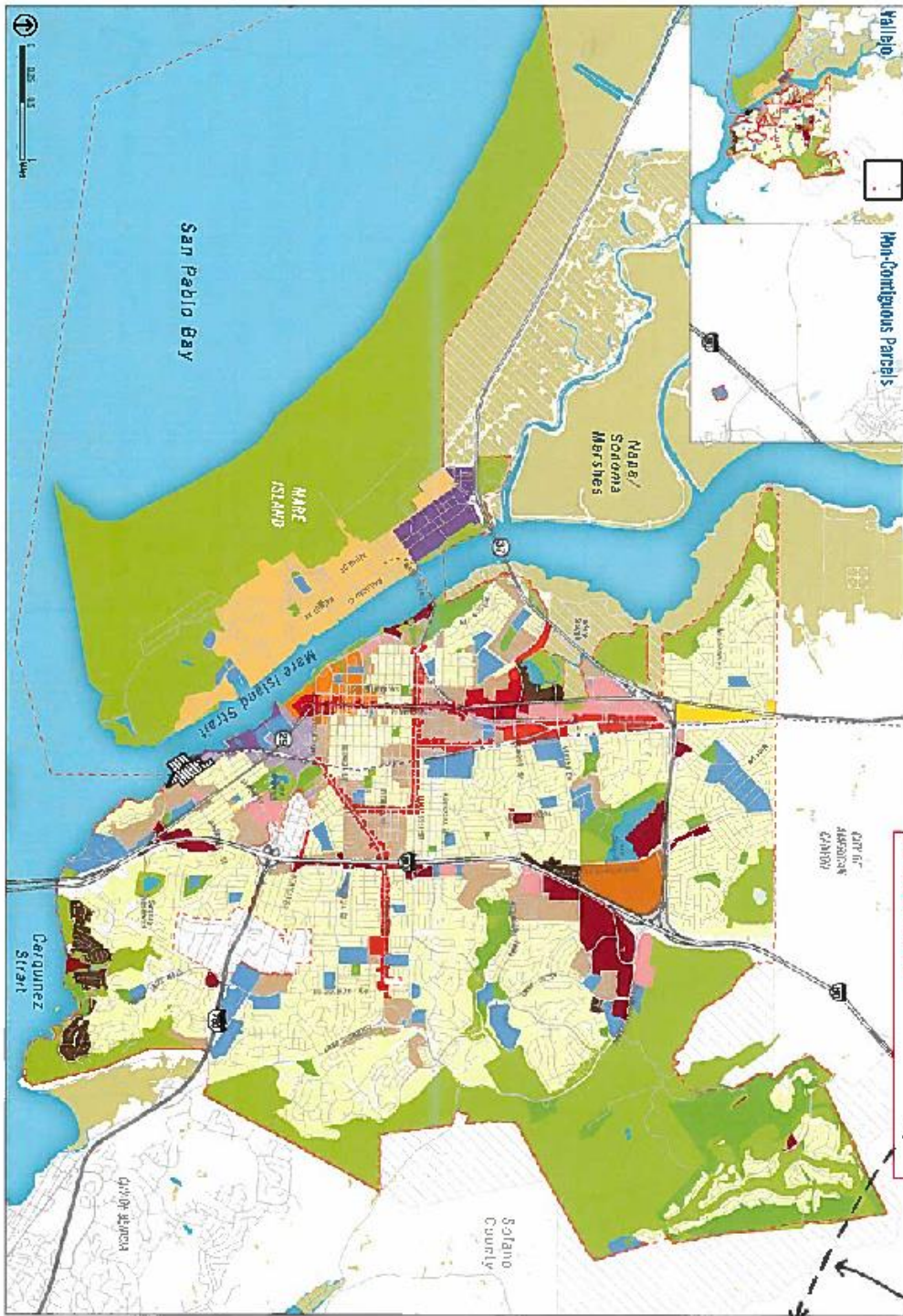
Per the application instructions, we have enclosed a check for \$200 to cover the expense of processing the Application. Please contact me if you need further information or have any questions.

Sincerely,

Michelle Hightower
Senior Planner

Attachments:

1. Land Use Compatibility Determination: Application Form
2. Check for \$200 to cover Compatibility Determination
3. Link to Planning Commission Public Hearing Staff Report Dated March 29, 2021:
<https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=17586019>



VALLEJO GENERAL PLAN -
 PUBLIC REVIEW DRAFT
 25 JULY 2016

CNEL 55 contour

MAP PF-6
 Land Use Map

- Residential**
 - Priority Single Family
 - Mix of Housing Types
 - Priority Multi-Family
- Mixed Use**
 - District - Downtown/Venice
 - District - Mare Island
 - District - Solano01
 - District - North Gateway
 - Central Corridor
 - Neighborhood Corridor
 - Business and Industry
 - Neighborhood Center
 - Business/General Residential
 - Business/Light Industrial
 - Industrial
- Community**
 - Parks and Recreation
 - Open Space
 - Public Facilities and Institutions
- Future Development Application**
 - Outland
 - Revised
 - Vallejo City Limit
 - Sphere of Influence (SOI)