



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

March 15, 2017

Home of
Travis Air Force Base

COUNCIL

Mayor
Harry T. Price
707.428.7395

Vice-Mayor
Chuck Timm
707.429.6298

Councilmembers
707.429.6298

Pam Bertani

Catherine Moy

Rick Vaccaro

...

City Manager
David A. White
707.428.7400

...

City Attorney
Gregory W. Stepanich
707.428.7419

...

City Clerk
Karen L. Rees
707.428.7384

...

City Treasurer
Arvinda Krishnan
707.428.7498

DEPARTMENTS

City Manager's Office
707.428.7400

...

Community Development
707.428.7461

...

Parks & Recreation
707.428.7465

...

Finance & Technology
707.428.7498

...

Fire
707.428.7375

...

Police
707.428.7362

...

Public Works
707.428.7485

Mr. Jim Leland
Solano County
Resource Management Department
675 Texas Street, Suite 1800
Fairfield, California 94533-6336

SUBJECT: LOCAL AGENCY REFERRAL LETTER – HEART OF FAIRFIELD SPECIFIC PLAN GP2017-001

Dear Jim:

This letter will serve as the Local Agency Referral Letter acknowledging the submittal of the Heart of Fairfield Specific Plan Land Use Compatibility Determination by the Airport Land Use Commission (ALUC). The applicant for the request is the City of Fairfield.

The project proposal is to adopt a Specific Plan for 513 acres in central Fairfield which comprises the original Downtown and West Texas Street neighborhoods. The project includes general design guidelines, but the location and character of the anticipated development will not conflict with the adopted Travis Air Force Base Land Use Compatibility Plan (ALUP).

The project area appears to be located within Zone D of the Travis Air Force Base Airport Land Use Compatibility Plan. The applicant has compiled the materials listed in the County's instructions for preparing an application. A staff report is from the Planning Commission meeting of March 8 has been attached.

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) 428-7446 or by email at bkmiller@fairfield.ca.gov.

Sincerely,

BRIAN K. MILLER
Associate Planner

Attachments:

- ALUC Application
- Heart of Fairfield Draft EIR (Disc)
- Heart of Fairfield Draft Plan (Disc)
- Planning Commission Staff Report-March 8, 2017

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 Instructions

Introduction

The purpose of this application is to implement provisions of the Airport Land Use Compatibility Plans as adopted by the Solano County Airport Land Use Commission (ALUC). The ALUC is a separate agency enabled by the State of California pursuant to the provisions of the State Aeronautics Act and is not a Department or Division within Solano County. The Solano County Planning Services Division provides staffing support to the Airport Land Use Commission to assist in the preparation of plans and policies and the administration of the ALUC's regulations and duties.

Certain projects are under the jurisdiction of the ALUC and require that a determination be made that the project is compatible with applicable Airport Land Use Compatibility Plans. Application is made upon referral by a local agency reviewing the project, to the ALUC, in order to determine whether a proposed project is consistent with the provisions of the applicable airport land use plan. Airport land use plans have been adopted by the ALUC for:

- D** Nut Tree Airport
- D** Rio Vista Airport
- D** Travis Air Force Base

Application forms and informational materials for development are available from the Planning Services staff and online. The applicant should discuss their proposed project with the Airport Planner in the Department of Resource Management prior to submission of the application.

Application Review Instructions

Applicants are encouraged to meet early with the planner assigned to the ALUC to determine the issues and nature of review that will be applicable in a specific application. This results in a more thorough application and less delay during the project review phase.

Step 1 File Application:

Land Use Compatibility Determination applications are filed with the Planning Services Division of the Department of Resource Management. In order to assist applicants in submitting as complete an application as possible, and avoid delays in the permitting process, a checklist is available as a guide to the Planning Division's submittal requirements. Checklists are available online or at the Planning Services Division offices. Please check with the counter planner if you have questions regarding any of these items. Incomplete or unclear applications will not be accepted.

Step 2 Application:

The application will be accepted when the following information is filed with the Airport Land Use Commission in care of the Department of Resource Management.

Items Required for Submittal of an Application	
X	A. Complete application form for determination of project consistency with Airport Land Use Plans.
X	B. Local agency referral letter.
X	C. Any staff report prepared for presentation to local agency decision makers.
X	D. Local agency environmental documentation for the project (initial study, draft environmental impact report, etc.) that may have been prepared for the project.
X	E. Property location, street address, location map. See Plan and DEIR
X	F. Assessor's parcel map, with property outlined in red, assessor's parcel number, subdivision lot number. See Plan and DEIR
X	G. An accurately scaled map showing the relationship of the project site to the airport boundary, runways, and compatibility zone boundaries. See Plan
X	H. Completed site plan drawn to scale and fully dimensioned including topographical information. Topographical information should include ground elevations, the location of structures, open spaces and water bodies, and the heights of structures, trees, and other topographic features. In addition, please submit an 8½ x 11 inch reduction of site plan. See Plan
	I. Elevations showing height of all structures above both sea level and ground level. In addition, please submit an 8½ x 11 inch reduction of elevations. N/A
X	J. Description of existing and proposed land uses. See Plan and Draft EIR
X	K. Description of the type of land use action being sought from the local jurisdiction (e.g., zoning amendment, general plan amendment, tentative map, building permit, etc.) General Plan.
X	L. For residential uses, an indication of the potential or proposed number of dwelling units per acre (including any secondary units on a parcel); or, for non-residential uses, the maximum number of people potentially occupying individual buildings and/or the total site and/or portions thereof at any one time. See Plan..
N	M. For Commercial Wind Turbine projects, the following materials are required: <ol style="list-style-type: none"> 1. Site Plan, drawn by a registered design or engineering professional, depicting: <ol style="list-style-type: none"> a. Each proposed wind turbine and meteorological tower with its height and base elevation clearly shown, b. A location map drawn to scale showing the proximity of airport runways to the proposed wind turbines. This requirement includes any runway within 20 miles of the proposed wind turbine. 2. Supporting studies and research demonstrating that the proposed wind turbines and meteorological towers will not have a detrimental effect on the operation of any radar facilities within the county. 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

Items Required for Submittal of an Application

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. Not applicable

- N N. A copy of an application or other document that the applicant has communicated to the appropriate city or county planning official stating whether the proposed project is (1) located within 1,000 feet of a military installation, (2) beneath a low-level flight path, (3) within special use airspace as defined in Section 21098 of the Public Resources Code, or (4) within an urbanized area as defined in Government Code section 65944. If the proposed project involves adoption or amendment of general plan and meets one of the above criteria, include a statement as to whether the local government has provided a copy of the proposed action to branches of the U.S. Armed Forces.
- N O If the proposed project is required to be submitted to the Federal Aviation Administration (FAA) for review through the FAA Part 77 process, or has otherwise been submitted to FAA for review or comment, copies of: (1) any notices of proposed or actual construction or alteration; (2) any supporting materials, analyses or other documents submitted to FAA in support of the project; (3) any aeronautical objections or comments FAA received in connection with the proposed project; (4) any documents in FAA's possession in which any FAA personnel or other persons who commented to or within FAA identified any potential adverse affect from project structures (including but not limited to electromagnetic or physical effect on air navigational and communications facilities or signals or signal paths to or from project structures or aircraft, availability or quality of ground-based primary and secondary radar, direction finders, air traffic control tower line-of-sight visibility, the effect of sunlight or artificial light reflections, or impacts associated with lighting systems) and/or made recommendations to reduce or eliminate such adverse effect; (5) any aeronautical study prepared in connection with the proposed project; (6) any obstruction evaluation determination by FAA and any other FAA document stating the results of FAA's analysis; (7) any petition for review filed with FAA in connection with an obstruction evaluation determination; (8) any final FAA decisions and orders issued after any hearing concerning the proposed project.
- P. Any supplemental information as may be requested by the Department of Resource Management in order to enable a comprehensive review of the project.
- Q. Filing Fees:

\$200.00 plus \$110.00 per hour professional time and \$29.00 per hour support staff time for processing costs in excess of the initial \$200.00 fee

This fee helps pay for processing, advertising, and hearing the application, and is therefore, non-refundable.

If review of the proposed project requires that outside consulting or other needed contract services be obtained, the estimated amount of associated fees and costs must be deposited before the application can be considered complete. After project review is completed, the applicant will either receive a bill for additional payment due or a refund depending on actual fees and costs.

NOTE: It should be noted that the more precise the application and plans, the less the likelihood that there will be delays in processing development permits.

Step 3 Environmental Documents:

The ALUC is not a responsible agency under the California Environmental Quality Act. However, the ALUC

Application Review Process

requires the submission of the local agency's CEQA documents along with the application materials identified above. While not requiring a final certified version, the ALUC does require the latest copy that has been circulated for public review before finding the ALUC's Application complete.

Attached. This was also already provided in February

Step 4 Payment of Fees:

The fees for processing a Land Use Compatibility Determination are outlined in number 2 above, and must be paid at the time of submittal.

Step 5 Application Complete:

The planner assigned to process the application will transmit your plans and any other pertinent materials to relevant public agencies and airports for review and comment.

The planner will also review the application for completeness. State law requires the staff determine whether or not the application is complete within 30 days from submittal. You will be sent a notice of Project Status informing you whether your application is complete or incomplete and, if incomplete, what items must be submitted before processing can begin.

Step 6 Project Review:

After an application is found complete, it will be scheduled for hearing before the ALUC within thirty days. A written staff report will be prepared providing an analysis of the proposed project and a recommended action for the ALUC's consideration.

Step 7 Public Hearing Phase:

One advertised public hearing is required for each application. At least fifteen days prior to the hearing, Resource Management will provide a public notice to be published in a newspaper of general circulation or posted in the vicinity of the project location. This public notice is to inform the public of their right to appear and be heard on the matter.

Staff presents their recommendations to the ALUC at a noticed public hearing. The applicant or his representative should be present at the public hearing. If he is unable to attend, he may request a continuance in writing. During the hearing, all interested persons will have the opportunity to speak in favor of or in opposition to granting the use permit. Normally, the applicant is invited to speak first.

Step 8 Project Determination:

The applicant and local agency will be notified in writing of the determination made by the ALUC.

Step 9 Appeals:

The action of the ALUC is final. After mandatory ALUC reviews, the local agency may, by a four-fifths vote of its governing body, override the findings and recommendations of the ALUC and proceed with a project.

Application Review Process

For Further Information:

Staff from the Planning Services Division is available to answer any questions you may have about obtaining a Development Permit for your project. Please feel free to call us at 707-784-6765 or email us at KLetterman@solanocounty.com.

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\Instruction - Airport Land Use Commission (current).doc(July 31, 2009)

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

I. GENERAL INFORMATION

NAME OF AGENCY: City of Fairfield		DATE: 10 March 2017
ADDRESS: 1000 Webster Street, Fairfield, CA 94533		
E-MAIL ADDRESS: bkmiller@fairfield.ca.gov	DAYTIME PHONE: 707-428-7446	FAX: 707-428-7621
NAME OF PROPERTY OWNER: Various (Multiple)		DATE: N/A
ADDRESS: Various (Multiple)		DAYTIME PHONE: N/A
NAME OF DOCUMENT PREPARER: Brian Keith Miller		DATE: 10 March 2017
ADDRESS: See Above	DAYTIME PHONE: See Above	FAX: See Above
NAME OF PROJECT: Heart of Fairfield Specific Plan		
PROJECT LOCATION: Downtown Fairfield and West Texas Street		
STREET ADDRESS: Various		

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

II. DESCRIPTION OF PROJECT

The Heart of Fairfield Plan encompasses Downtown Fairfield and West Texas Street from Pennsylvania Avenue to Interstate 80. The Plan covers approximately 513 acres and contains or adjoins Fairfield's historic Downtown, the Solano County Government Center, the Fairfield Civic Center, the Fairfield Transportation Center regional bus and transit hub, the Suisun-Fairfield Train Station, diverse and historic residential neighborhoods, a historic "main street" as well as a commercial corridor. The Heart of Fairfield is the original heart of the City, and it encompasses land uses and numerous amenities that serve both the local community and the wider region.

The purpose of the Plan is to provide a framework for strengthening this important neighborhood, including new economic development opportunities, unique options for housing and mixed use development, and developing a stronger social, economic, and cultural heart for the community.

[illegible]

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): As described in the attached Draft Environmental Impact Report, new development in the Specific Plan Area is not anticipated to generate significant impacts that will affect Travis.	
AIRPORT LAND USE COMPATIBILITY Travis ALUP	COMPATIBILITY ZONE: D
AGE OF LAND COVERAGE: Minimal net increase	MAXIMUM PERSONS PER ACRE: Varies from site to site and zone to zone
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT: <ul style="list-style-type: none"> <input type="checkbox"/> JURISDICTION REFERRAL LETTER: <input type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input type="checkbox"/> LOCATION MAP: See attached Plan <input type="checkbox"/> and DEIR <input type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <input type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) : <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. None <input type="checkbox"/> <input type="checkbox"/> SUPPLEMENTAL INFORMATION: <input type="checkbox"/> FEES: <input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: 	
APPLICANT SIGNATURE: DATE: x <u>Brian K. Mule</u> <u>15 March 2017</u>	
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe below: Redevelopment in the Plan could result in some demolition of existing structures	

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

