

## 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 Suisun City		DATE: May 25, 2017
ADDRESS: 701 Civic Center Blvd., Suisun City, CA 94585		
E-MAIL ADDRESS:	DAYTIME PHONE: 707-421-7335	FAX: 707-429-3758
NAME OF PROPERTY OWNER: Main Street West Partners		DATE:
ADDRESS: 710 Kellogg Street, Suisun City, CA		DAYTIME PHONE: 707-208-5695
NAME OF DOCUMENT PREPARER: John Kearns		DATE:
ADDRESS: 701 Civic Center Blvd. Suisun City, CA 94585	DAYTIME PHONE: 707-421-7335	FAX: 707-429-3758
NAME OF PROJECT: Crystal School/Main Street West/Parcel 14		
PROJECT LOCATION: Corner of Cordelia & School Street		
STREET ADDRESS:		


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

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

SEE ATTACHED

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

TO BE COMPLETED BY THE APPLICANT	
<b>II. DESCRIPTION OF PROJECT (CONT'D)</b>	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):	
N/A	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:	COMPATIBILITY ZONE:
Travis	D
PERCENTAGE OF LAND COVERAGE:	MAXIMUM PERSONS PER ACRE:
39%	37
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input type="checkbox"/> JURISDICTION REFERRAL LETTER: <input type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input type="checkbox"/> LOCATION MAP: <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.  <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 	5-25-17
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe below:	

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

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor  
Lori Wilson, Mayor Pro-Tem  
Jane Day  
Mike Hudson  
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday  
Every Month

**CITY OF SUISUN CITY**

701 Civic Center Blvd.  
Suisun City, California 94585  
Incorporated October 9, 1868

May 25, 2017

Jim Leland  
Solano County Resource Management Department  
Planning Division  
675 Texas Street, Suite 5500  
Fairfield, CA 94533

**Re: Crystal School/Main Street West Parcel 14 ALUC Application**

Dear Mr. Leland:

Attached please find the application for ALUC review and supplemental materials related to the Crystal School/Main Street West Parcel 14 Development Project. The proposed project consists of 78 single-family units. Requested entitlements include a Vesting Tentative Subdivision Map and Planned Unit Development Permit from the City of Suisun City.

Please accept the attached application materials and if there are any questions please call the Suisun City Development Services Department at (707) 421-7335.

Sincerely,

John Kearns  
Associate Planner

Cc: File

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ DEVELOPMENT SERVICES 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320  
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340  
SUCCESSOR AGENCY 421-7309 FAX 421-7366

## **Crystal School/Parcel 14 Project Summary – City of Suisun City**

### **Project Background**

The Crystal School/Parcel 14 Project (Project) is located within the historic waterfront district of Suisun City, generally north of Cordelia Street and east of the Southern Pacific Co. rail yard. The Project site includes 7.24 acres and is the former site of the Crystal Elementary School. The Project proposes 78 single family residential dwellings and a central park area with small plazas, children's play areas and a meandering water quality feature.

General Plan Compliance. The Project site is designated Downtown Waterfront District Specific Plan (DWSP) within the City's General Plan and the General Plan defers to that document for development standards. Subsequent to adoption of the General Plan, the Waterfront Downtown Specific Plan was amended in 2016 and renamed the Waterfront District Specific Plan (WDSP). The 2016 amendment of the WDSP did not modify the designation of the Project site.

Waterfront District Specific Plan Compliance. The WDSP establishes the land uses designations and the development standards for this district of the City and the proposed Project site. Figure 3-1: Land Use Map of the WDSP designates the Project site as Residential Medium Density (RMD).

The proposed Project is consistent with the WDSP's vision for residential development as follows:

- The Project maintains and completes the historic grid of streets within the waterfront district.
- Design features of the pedestrian circulation system, public spaces and architecture have been determined consistent with the policies and intent of the WDSP.
- The Project proposes a density of 12.7 dwelling per net acre, consistent with the allowed density of 12.1-24 dwelling units per net acre within the WDSP RMD district.

### **Requested Approvals**

Planned Unit Development (PUD) Permit/Precise Development Plan. The City is reviewing a PUD Permit and Precise Development Plan for this Project. The PUD and Precise Development Plan define the design features and development standards for this Project. As noted above, the design features of the Project are consistent with the City's adopted policies as described in the City's General Plan and the Waterfront District Specific Plan. Additionally, homes would not be greater than 35 feet in height (currently proposed at 25 feet) and no uses within the Project are anticipated to have any adverse effects on Travis Air Force Base operations.

Vesting Tentative Subdivision Map (VTSM). The applicants are also seeking a tentative map that would allow the subdivision of land into individual residential lots and various public parcels. The applicant is proposing a 78 small lot single family subdivision, one 0.45 acre (19,521 sq. ft.) park with amenities and water quality feature (Parcel A) and West Street right of way that totals 20,974 sq. ft. (Parcel B). The Project proposes four small water quality basins that are required to comply with local and state water quality regulations. Total area for each of the basins is as follows: 5,083 sq. feet; 2,249 sq. feet; 2,365 sq. feet; and, 3,209 sq. feet. Due to the very small size of these basins and the infrequent presence of water, it is not anticipated the Project would result in any increase of wildlife hazards within the Travis Air Force Base area of operations.

## **CEQA Analysis**

The subject property is designated Downtown Waterfront Specific Plan (DWSP) in the City's General Plan and is zoned Residential Medium Density (RMD) within the Waterfront District Specific Plan. The Project does not propose to amend either of these planning documents. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046) and staff has reviewed the proposed Project for consistency with the existing allowed development density, as described under the CEQA Guidelines.

Based upon analysis of the Project, there is no evidence that the Crystal School/Parcel 14 project would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews and no aspects peculiar to the project or the parcel that would result in new effects; and no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

CRYSTAL SCHOOL SITE  
TOWN/WATERFRONT SPECIFIC PLAN AREA  
CITY OF SUELEN CITY  
SOLANO COUNTY, CALIFORNIA

BELETTI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA  
APRIL 11, 2017 SCALE: 1"=30'

Bellicci &amp; Associates, Inc.

PRECISE DEVELOPMENT PLAN

CORDELLA STREET  
SIGHT TRIANGLE DIMENSIONS (FT)

