

Suisun 355 Project Summary – City of Suisun City

Project Background

The Suisun 355 Project (Project) include 355 acres of land located generally west of Walters Road, south of Petersen Road and north of SR 12. The Project is located immediately east of the incorporated limits of Suisun City and within the City's Sphere of Influence.

General Plan Compliance. The Project site is designated Special Planning Area (SPA) within the Suisun City General Plan. The General Plan provides general expectations for the future development of this site and guidance on the planning process for the site, but does not confer any specific land use designations or rights to develop. As such, this Project would require a General Plan Amendment.

Zoning Compliance. Solano County currently designates the zoning of the Project site as A-160, an agricultural use designation. Under the proposed Project, the City would amend this designation to a combination of Commercial Mixed Use (CMU) (49 acres), Commercial, Services and Fabrication (CSF) (175 acres), and Open Space (A-OP) (128.6 acres).

Requested Approvals

General Plan Amendment. The project applicants propose to amend the Suisun City General Plan designation from SPA to designations consistent with the proposed Project. The generalized discussion of the SPA would be removed and replaced with General Plan land use designations to reflect the proposed uses within the Project. The General Plan city boundary would also be revised to reflect the site as within the incorporated City limits. The above changes to the General Plan would be incorporated upon annexation of the Project site to the City.

Pre-Zoning. The Project site would be Pre-Zoned to a combination of CMU, CSF and A-OP designations as described above. This would be accomplished through City approvals prior to annexation. Upon completion of the annexation process, the Pre-Zoning designations would become the City's zoning designations for the Project site.

Planned Unit Development (PUD) Permit. The City is reviewing a PUD Permit that would establish specific development expectations and development standards for the Project. A PUD document will identify specific development standards that will include, but not be limited to, building heights, setbacks, roadway routes, architectural design and allowed uses. The PUD document will be prepared to ensure compliance with the policies and standards of the Travis Air Force Base Land Use Compatibility Plan.

Tentative Subdivision Map. The applicants have requested a Tentative Subdivision Map that will allow the subdivision of land into individual parcels.

Development Agreement. The City and the applicant will enter into a Development Agreement that will stipulated specific rights and obligations of each party.

Annexation. Following completion of local entitlements, including certification of the Project EIR, the Project will be submitted to the Solano County Local Agency Formation Commission (LAFCo) for consideration of the request to annex to the City of Suisun City. The entitlements and approvals described above will not be in full effect until completion of annexation.

Project Features

CMU. The 49 acre Commercial Mixed Use (CMU) portion of the site is located adjacent to Walters Road. The ultimate uses within this area cannot be identified with certainty at this time. Development of this area will include a combination of retail, office, manufacturing and assembly, research and development or similar uses.

CSF. The majority of the developed land uses within the Project, 175 acres, is proposed to be Commercial Services and Fabricating (CSF). This is a new designation established within the City's recently updated Zoning Code that replaces the previous Zoning Code designation of Light Industrial. The development within this portion of the Project will be large floorplate buildings (250,000 to nearly 1,000,000 square foot buildings), and the predominant use within this zone is expected to be logistics/warehousing.

OS. The Project proposes 128 acres as Open Space (OS). This land is to be set aside to preserve existing on-site natural resources – primarily seasonal wetlands. No enhancement of these wetlands is proposed and no increase in amount or duration of open water would result from the Project.

Travis Air Force Base Land Use Compatibility Plan

The 2015 Travis Air Force Base Land Use Compatibility Plan (LUCP) provides direction to assure that development is compatible with Base operations. The portion of the Project proposed for developed uses is located within Land Use Compatibility Zone C. This zone is subject to various restrictions regarding types of allowed uses and physical improvements. The proposed CSF portion of the project would be well below the density of employees per acre allowed in Zone C. The 49 acre CMU portion of the project would have higher densities of employees per acre, but the City, the Solano County ALUC and the Solano County LAFCo will all apply measures to ensure compliance with LUCP guidelines. The 128.6 acre Open Space portion of the project is located within the B1 Compatibility Zone. While limited development is allowed in this zone, the Project proposes this area be set aside unimproved open space to preserve natural resources. No enhancement of these resources is proposed. The project is also located within the Bird Strike Hazard Zone and, therefore, a Wildlife Hazard Analysis will be required to ensure the Project does not result in an increase in the potential for wildlife hazards for Travis AFB operations.

CEQA Analysis

It has been determined that an Environmental Impact Report (EIR) is required to address the potential impacts of the Project on the environment. The firm First Carbon Solutions has been retained to prepare the EIR and efforts on this review are currently underway. It is anticipated that a public review Draft EIR will be available in late summer 2017.

