

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
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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 Rio Vista		DATE: 21-August-2017
ADDRESS: One Main Street Rio Vista, CA 94571		
E-MAIL ADDRESS: igearge@ci.rio-vista.ca.us	DAYTIME PHONE: (707)374-6448	FAX: (707) 374-5063
NAME OF PROPERTY OWNER: Encore Liberty, LLC		DATE: 21-August-2017
ADDRESS: One Letterman Dr. Bldg. C Ste 3800 San Francisco, CA 94129		DAYTIME PHONE: (415) 561-0600
NAME OF DOCUMENT PREPARER: Glen Martin		DATE: 21-August-2017
ADDRESS: 1600 S Main Street Ste 380, Walnut Creek, CA 94596	DAYTIME PHONE: (925) 939-5500	FAX:
NAME OF PROJECT: Gibbs Ranch / Liberty Development		
PROJECT LOCATION: NW Corner Airport Road & Liberty Island Road in Rio Vista		
STREET ADDRESS: Airport Road & Liberty Island Road, Rio Vista, CA (See list of APNs with addresses)		

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

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

Liberty is approximately 330 acres in size, located at the Northwest corner of Liberty Island Road and Airport Road. The original proposal constituted a maximum of 929 conventional single-family homes or 1127 senior housing or some combination of both.

The term of the Development Agreement was for 30 years with an expiration date of 2021. Currently, the project is vested with all lots recorded and most of the infrastructure in place. The current owner is seeking to build 220 conventional homes and 635 active adult homes.

An application was made to the City of Rio Vista on June 8, 2017 to amend the Development Agreement, PUD regulations, and conditions of approval to allow for slight modifications to the design standards and architectural requirements and to move the multi-family housing requirement to phase 3 to be built as attached duet units (City of Rio Vista Staff Report dated August 15, 2017 is attached as Exhibit "A").

The amendments to the vested project does not involve a general plan land use amendment, zone change, or municipal code amendment impacting uses already approved within the airport land use zones, change in building heights, or land use density.

A portion of the property falls within Airport Safety Zones 2 and 3. The land use within Safety Zone 2 is park/open space and industrial. The land use in Safety Zone 3 is Park/Open Space and some residential.

The proposed lot coverage ratio for the residential Units within Zone 3 is 65% for Senior housing and 60% for conventional housing. The estimated persons per acre for the residential is 18 and calculated as 6 dwelling units per acre x 3 persons per household.

No known conditions exist for the proposed development that would interfere with aircraft or communication.

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II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): <div style="text-align: center; padding: 10px;">No potential emissions known</div>	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: <div style="text-align: center; padding: 5px;">1988 Project Airport Land Use Compatiability Plan</div>	COMPATIBILITY ZONE: <div style="text-align: center; padding: 5px;">Zone 2 and Zone 3</div>
PERCENTAGE OF LAND COVERAGE: Residential: 77% Industrial: 10% Open Space / Parks: 13%	MAXIMUM PERSONS PER ACRE: <div style="text-align: center; padding: 5px;">Estimated at 18</div>
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT: <div style="padding: 10px;"> <input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: Exhibit B <input checked="" type="checkbox"/> LOCATION MAP: Exhibit C-1, C-2 <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: Exhibit D-1, D-2, D-3 <input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): Exhibit E-1, E-2, E-3, E-4 <input checked="" 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): Exhibit E-1, E-2, E-3, E-4 <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: Available on request <input checked="" type="checkbox"/> FEES: <input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: </div>	
<div style="display: flex; justify-content: space-between;"> APPLICANT SIGNATURE: DATE: </div> <div style="margin-top: 10px;"> X..... </div>	
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe below:	

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