

..title

ALUC-22-07 (Seibel Rezone)

Determine that Application No. ALUC-22-07, (Seibel Rezone), located in Travis Air Force Base (AFB) Compatibility Zone E, is consistent with the Travis AFB Land Use Compatibility Plan (County of Solano).

..body

RECOMMENDATION:

Determine that Application No. ALUC 22-07 (Seibel Rezone), located in Travis Air Force Base (AFB) Compatibility Zone E, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

DISCUSSION:

Summary

Section 21676 (d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of General Plan amendments and any zoning ordinance change within an Airport Influence Area. The County of Solano has referred an application to subdivide and rezone the 5.2 acre property, owned by Scott Seibel, from Rural Residential 5 acre minimum (RR-5) to Rural Residential 2.5 acre minimum (RR2.5). The rezoning request is subject to ALUC review according to State Aeronautics Act Section 21676.

The site is in within Zone E of the Travis AFB Land Use Compatibility Plan (Attachment B). Compatibility Zone E does not restrict residential or nonresidential densities or restrict hazards to flight. Based on review (Attachment A), staff recommends the ALUC find that the proposed zone change comply with the requirements of these zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and consistent with the Travis AFB Land Use Compatibility Plan (LUCP). The property is located outside of the Nut Tree Airport Sphere of Influence; therefore, the compatibility zone criteria & policies do not apply.

Project Description

The Project is to rezone a 5.2-acre property from Rural Residential 5 acre minimum (RR-5) to Rural Residential 2.5 acre minimum (RR2.5) so that it may be subdivided. The property is located at 7181 Shelton Lane, unincorporated Vacaville. The property is already developed with a single-family dwelling and accessory structures. Access roads are provided; public water service and individual septic systems are proposed. The General Plan designation is Rural Residential 1-10 acres per unit; and the rezone request would allow densities consistent with the General Plan policy. A schematic and parcel map showing the proposed zoning change and subdivision are included in Attachment C.

AIRPORT PLANNING CONTEXT & ANALYSIS:

According to the State Aeronautics Act section 21676, any zoning change must undergo review by the ALUC for consistency with the applicable LUCPs.

The proposed zoning change would apply to the subject site which is located within Compatibility

Zone E (see Figure 1, Attachment B). In general, Compatibility Zone E criteria require review of structural heights of objects and/or hazards related to bird attraction, electrical inference, glare and other flight hazards.

The California Department of Transportation (Caltrans) Division of Aeronautics has published the California Airport Land Use Planning Handbook (Caltrans Handbook) as a guide for ALUCs in the preparation and implementation of Land Use Compatibility Planning and Procedure Documents. Section 6.4.2 of the Caltrans Handbook establishes the guidance appropriate for reviewing zoning ordinances and building regulations. This section references Table 5A of the Caltrans Handbook which presents the consistency requirements for “Zoning or Other Policy Documents.”

Staff evaluated the City’s project using the Zone Compatibility criteria for Zone E of the Travis AFB LUCP, and the zoning consistency test criteria contained in the California Airport Land Use Planning Handbook. Staff analysis of the project based on this evaluation is summarized in Attachment A.

Analysis Finding

Based on review, staff finds that the proposed zoning change complies with the requirements of the zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

Based upon the consistency tests, staff recommends that the Commission find that the proposed zoning change is consistent with the policies and criteria of Travis AFB LUCP.

Attachments:

[Attachment A: Airport Compatibility Zones and Airport Land Use Planning Guidance criteria](#)

[Attachment B: Travis AFB Compatibility Zones and Subject Site](#)

[Attachment C: Proposed Rezone and Subdivision](#)

Attachment D: Resolution (To Be Distributed by Separate Cover)

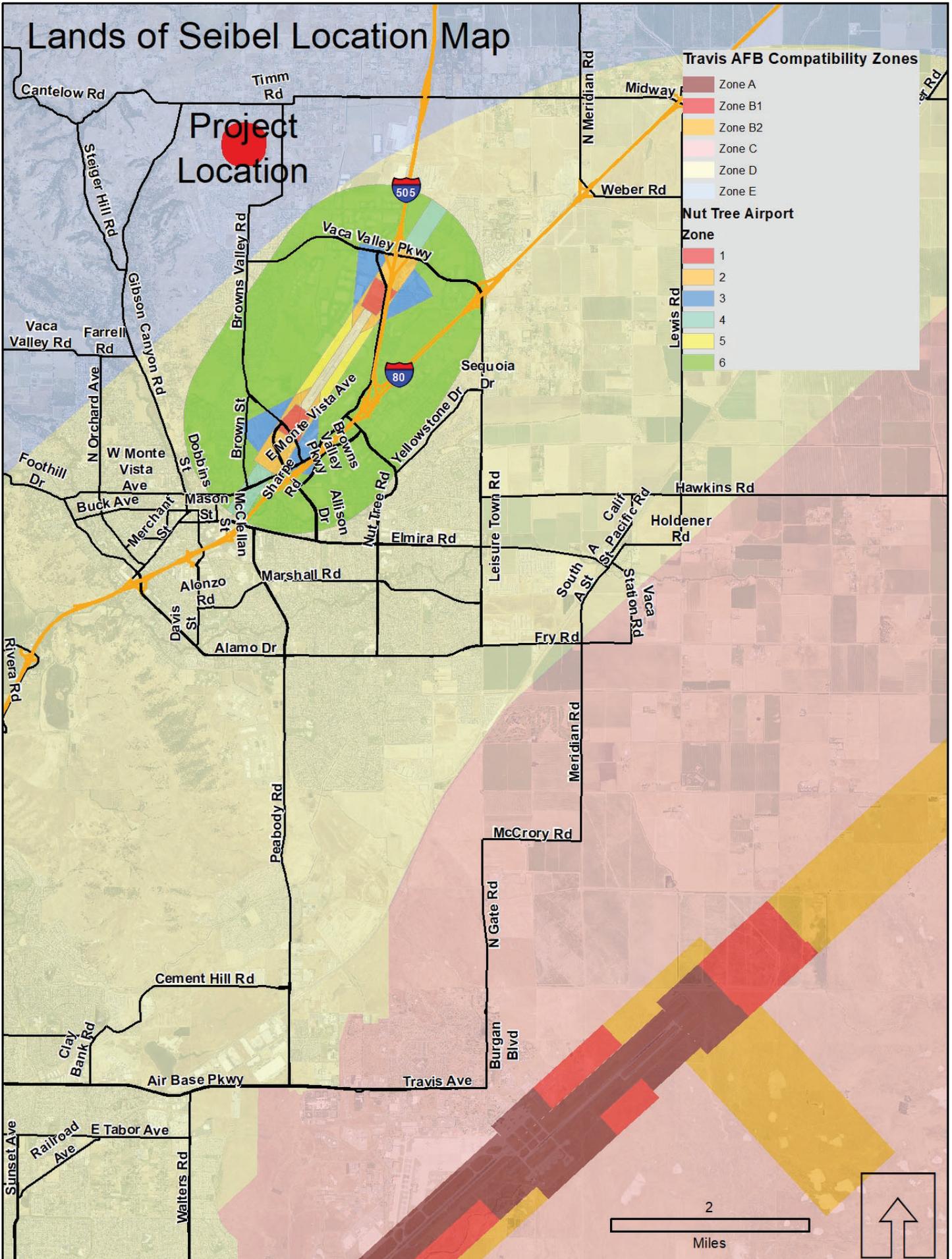
Travis AFB Land Use Compatibility Zone Criteria

Zone E Criteria	Consistent	Not Consistent	Comment
ALUC review required for objects > 200 feet AGL	X		No objects above 200 feet are proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an [Solar Glare Hazard Analysis Tool (SGHAT)] glint and glare study for ALUC review	X		No commercial solar facilities proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No meteorological towers proposed
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		Project site located outside of the Bird Strike Zone and not within Outer Perimeter

California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		No intensity limits on residential or non-residential uses in Compatibility Zone E. The proposed zoning does not change the allowable densities for the property.
Identification of Prohibited Uses	X		Compatibility Zone E does not identify any prohibited uses. The project does not propose land uses which are hazardous to flight.
Open Land Requirements	X		Not required for Compatibility Zone E
Infill Development	X		Not required for Compatibility Zone E
Height Limitations and Other Hazards to Flight	X		The zoning change does not propose height limits or hazards to flight.

Lands of Seibel Location Map



Existing Zoning

Rural Residential RR-2.5

Proposed Zoning

Rural Residential RR-2.5

Exclusive Agriculture A-20

Exclusive Agriculture A-20

Rural Residential RR-5

Rural Residential RR-2.5

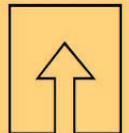
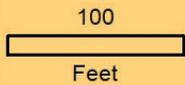
Cromwell Ln

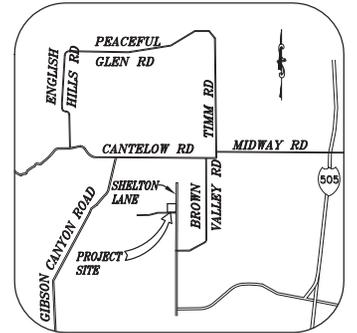
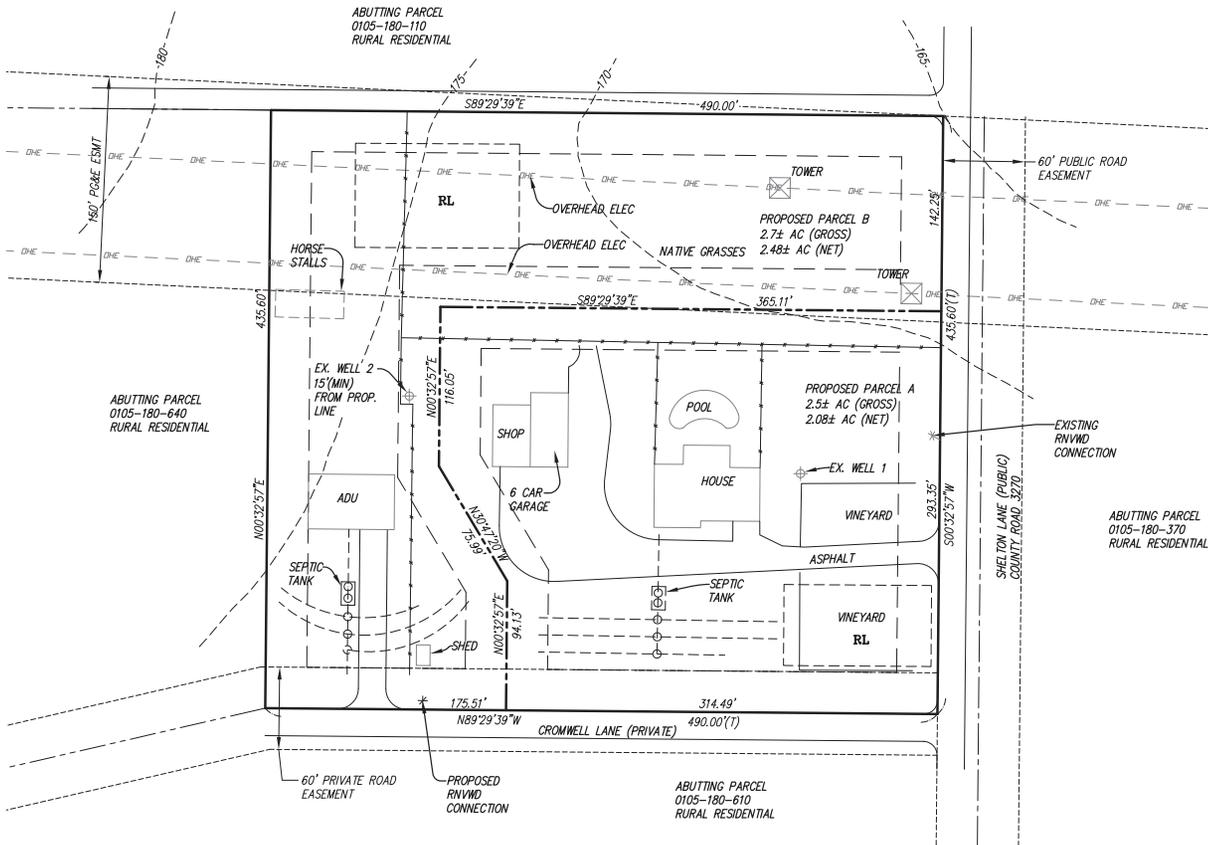
Cromwell Ln

Shelton Ln

Rural Residential RR-5

Shelton Ln





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOURS
- EXISTING BOUNDARY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- CENTER LINE OF RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING FENCE
- 30' CAL FIRE STATE RESPONSIBILITY AREA(SRA) BUILDING SETBACK
- EXISTING LEACH LINES
- EXISTING BUILDING
- REPLACEMENT LEACH FIELD

NOTES:

LAND AREA	5.2± AC(GROSS) 4.56± AC(NET)
# OF PROPOSED PARCELS	2
USE	EXISTING: RURAL RESIDENTIAL PROPOSED: NO CHANGE
ZONING	RR 2.5 AC
WATER SOURCE	RURAL NORTH VACAVILLE WATER DISTRICT
WASTE WATER DISPOSAL	ON-SITE SEPTIC

NET ACREAGE EXCLUDES LAND WITHIN SHELTON LANE AND CROMWELL LANE EASEMENTS

OWNERS

LANDS OF SEIBEL
7181 SHELTON LANE
VACAVILLE, CA 95688

TENTATIVE PARCEL MAP
OF
LANDS OF SEIBEL
BEING A DIVISION OF PARCEL 1-D AS
SHOWN ON THE PARCEL MAP OF THE MORALES
PROPERTY, RECORDED IN THE BOOK 26 OF
PARCEL MAPS, PAGE 12, SOLANO COUNTY RECORDS
APN 0105-180-650
SOLANO COUNTY, CALIFORNIA
SEPTEMBER 2022
SCALE: 1"=60'

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