

Agenda Submittal

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Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-039	Contact:	Nedzlene Ferrario
Agenda date:	10/12/2023	Final Action:	
Title:	ALUC-23-12 (Solano County General Plan amendments)		

Determine that Application No. ALUC-23-12 (Solano County) to amend General Plan policies related to the habitat restoration and municipal service area is consistent with the Travis Air Force Base (TAFB), Rio Vista and Nut Tree Airports Land Use Compatibility Plans

Governing body: Airport Land Use Commission

District:

Attachments: A - Airport Compatibility Criteria Table, B - General Plan Amendments MSA, C - General Plan Amendments Habitat, D - Airport Compatibility Zones, E - Draft Resolution

Date:	Ver.	Action By:	Action:	Result:
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RECOMMENDATION

Determine that Application No. ALUC-23-12 (Solano County) to amend General Plan policies related to the habitat restoration and municipal service area is consistent with the Travis Air Force Base (TAFB), Rio Vista and Nut Tree Airports Land Use Compatibility Plans

SUMMARY

Solano County has referred an application to update and amend its General Plan to address to the following:

A. Restrict habitat restoration within a five-mile radius surrounding TAFB

- Explicitly require that any proposals for new habitat restoration or enhancement projects, or other discretionary bird-attractant land uses, within a five-mile radius surrounding Travis AFB or an equivalent area around the Rio Vista Airport provide an analysis of potential bird-strike hazard as part of either the permit application or the environmental review.
- Explicitly recognize that projects and other bird-attractant land uses can have adverse impacts on the Travis AFB aircraft operations.
- Retain existing General Plan policies that generally encourage habitat restoration and enhancement project, both within the Suisun Marsh and elsewhere, as well as other land use projects and practices that may attract birds, but explicitly state as County land use development policy that the protection of the operations and mission of Travis Air Force Base is of equal importance and must be considered during the discretionary review process for such projects.

The draft text amendments propose policy restrictions on new habitat restoration or bird-attractant land uses within a five-mile radius surrounding Travis AFB. The proposed amendments are consistent with the recommendations made in the 2015 Travis Airport Land Use Plan and the conclusions expressed in the 2018 Travis Sustainability Study. A summary and specific text amendments are included in Attachment B.

B. Allow the formation of special districts to provide municipal services prior to annexation

Solano County proposes to update and amend its General Plan to do the following:

- Amend the development policies for unincorporated areas within the MSA as currently shown on the Land Use Diagram to state that municipal services necessary to support development of these properties may be provided either by the city upon annexation or by the County jointly with a special district or the adjoining city prior to annexation.

A Municipal Service Area is an unincorporated area that extends beyond a City limit. According to current General Plan policies, development services such as water and sewer for this area shall be provided by a City via City annexation. Adoption of this policy would allow development to remain in the unincorporated area and receive public services through the formation of a special district. The proposed policy does not pose a conflict with regard to hazards to flight or aviation safety. A summary and specific text amendments are included in Attachment B.

AIRPORT PLANNING CONTEXT & ANALYSIS

General Plan amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The California Department of Transportation (Caltrans) Division of Aeronautics has published the California Airport Land Use Planning Handbook (Caltrans Handbook) as a guide for Airport Land Use Commissions (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 general plan amendments, 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.”

The proposed policies, as adopted will apply to the unincorporated areas. Staff evaluated the proposal using the Zone Compatibility criteria for Travis AFB LUCP, Nut Tree and Rio Vista Airport Land Use Compatibility Plan, and the consistency test criteria contained in the California Airport Land Use Planning Handbook. Certain compatibility zones lie within the respective City Limits; therefore, criteria evaluation is not applicable and consistency findings for those situations not required. However, staff provided an evaluation for compatibility criteria for Compatibility Zones applicable to the unincorporated area.

Staff analysis of the project based on this evaluation is summarized in Attachment A.

Based on review, staff finds that the proposed project complies with the requirements of the zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and are consistent with the Travis AFB Land Use Compatibility Plan, Rio Vista and Nut Tree Airport Land Use Compatibility Plans.

General Plan Amendments ALUC 23-12 (County of Solano)

Travis AFB Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			
Max Densities – residential – 0 du/acre, Indoor uses – 0; Outdoor uses – 5 people/acre, Max people per acre – 5/acre	X		Zone A is within City Limits. Proposed policies do not apply to property within City Limits.
Prohibited uses: all structures except aeronautical facilities with location set by US Dept of Defense Criteria, assemblages of people, above-ground bulk storage of hazardous materials, hazards to flight	X		Same as above
Additional Zone A Criteria			
Avigation easement dedication; WHA required for projects that have the potential to attract wildlife hazards	X		Same as above
Zone B1			
Maximum residential density – 0; Indoor uses – 15 people/acre; Outdoor – 20 people/acre; Max people per single acre – 30 /acre	X		The proposed policies do not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight, theaters, meeting halls any other assembly uses, office buildings . 3 stories, labor intensive uses, stadiums, group recreational use, hospitals, nursing homes	X		The proposed policies do not apply to such uses
Within Bird Strike Hazard Zone WHA required for projects that have potential to attract wildlife	X		The proposed policies do not attract wildlife
Additional Zone B1 Criteria			
Locate structures maximum distance from extended runway centerline	X		The proposed policies do not impact the runway
Minimum NLR of 40 dB in buildings	X		The proposed policies do not impact noise
All new objects >35 feet AGL; Avigation easement required	X		The proposed policies do not propose structures
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 proposed
Zone B2			
Maximum residential density - see Policy 4.2.1; Indoor – 25 people/acre, Outdoor – 40 people/acre Max people/single acre - 60	X		The proposed policies do not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive uses (e.g.outdoor theaters), above ground build storage of hazardous materials, hazards to flight	X		The proposed policies do not apply to such uses

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Travis AFB Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Minimum NLR of 35 dB in residences (including mobile homes) and buildings with noise-sensitive uses; Avigation easement required	X		The proposed policies do not attract wildlife
All proposed WTG must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a [wildlife hazard analysis (WHA)] for discretionary projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed policies do propose hazards to flight
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		The proposed policies do not propose hazards to flight
Zone C			Zone C is within unincorporated areas. The following criteria apply
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre	X		The proposed policies do not increase densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight	X		The proposed policies do not apply to such uses
Minimum NLR of 20dB in residences and buildings, Deed Notice required	X		The proposed policies do not impact noise
All new objects 100 feet AGL require ALUC review	X		No objects over 100 feet 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 proposed
All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review	X		No meteorological tower over 100 feet 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		The proposed policies do not propose hazards to flight
No hazards to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, and land uses that may attract birds to increase in the area shall be permitted.”	X		The proposed policies do not propose hazards to flight
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a [wildlife hazard analysis (WHA)] for discretionary projects that have the potential to attract wildlife that could cause bird	X		The proposed policies do not propose hazards to flight

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Travis AFB Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.			
Zone D			Portions of the unincorporated area lie within Zone D
Max Densities – No limits	X		The proposed policies do not increase densities
Prohibited uses: hazards to flight	X		The proposed policies do not propose hazards to flight
ALUC review required for objects > 200 feet AGL	X		No objects over 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed policies do not propose hazards to flight
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed policies do not propose hazards to flight
Zone E			
Max Densities – No limits	X		The proposed policies do not increase densities
ALUC review required for objects > 200 feet AGL	X		No objects over 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers over 200 feet proposed
Outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed policies do not propose hazards to flight

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Rio Vista Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 1			Zone 1 is located within City Limits. The following criteria do not apply
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		Same as above
Prohibited uses: Assemblages of people, objects penetrating the Title 14 CFR Part 77 imaginary surfaces, structures and residential land uses, hazards to flight	X		Same as above
Avigation easement dedication.	X		Same as above
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		Same as above
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Same as above
Zone 2			Portions of the unincorporated area lie within Zone 2
Max Densities – residential – 1 du per 10 acre, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Children’s schools, day care centers, theaters, meeting halls, and other assembly uses, office buildings >3 stories in height, labor-intensive industrial uses, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, aboveground bulk storage of hazardous materials, hazards to flight	X		The proposed policies do not propose such uses
Locate structures at a maximum distance from extended runway centerline.	X		The proposed policies do not propose structures
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed policies do not impact noise sensitive uses
ALUC review required for objects ≥ 35 feet AGL.	X		The proposed policies do not propose objects over 35 feet high
Avigation easement dedication.	X		Not required
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not applicable
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed policies do not propose hazards to flight

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Rio Vista Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 3			Portions of the unincorporated area lie within Zone 3
Max Densities – residential – 1 du per 2 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, major shopping centers, theaters, meeting halls, and other assembly uses, highly noise-sensitive uses, hazards to flight	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed policies do not impact noise sensitive uses
ALUC review required for objects ≥ 50 feet AGL.	X		The proposed policies do not propose objects over 35 feet high
Avigation easement dedication.	X		Not required
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not applicable
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 4			Portions of the unincorporated area lie within Zone 4
Max Densities – residential – 1 du per 2 acre, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, hazards to flight	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed policies do not impact noise-sensitive uses
ALUC review required for objects ≥ 100 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 100 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar

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Rio Vista Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 100 feet.
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 5			Portions of the unincorporated area lie within Zone 5
Max Densities – residential – 1 du per 1 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Highly noise-sensitive uses, hazards to flight, children's schools, large daycare centers, stadiums, group recreational uses, hospitals, nursing homes	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed policies do not impact noise-sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 200 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 200 feet.
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 6			Portions of the unincorporated area lie within Zone 6
Max Densities – residential – no limit/consider noise and overflight, nonresidential - 200 people per acre, single acre/clustered development – 800 people per acre	X		The proposed policies do not increase densities
Prohibited uses: hazards to flight	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed policies do not impact noise sensitive uses

General Plan Amendments ALUC 23-12 (County of Solano)

Rio Vista Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 200 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 200 feet.
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Not applicable
Zone 7			Portions of the unincorporated area lie within Zone 7
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed policies do not propose such uses
For areas outside of the Inner WHA Boundary but within the Outer WHA Boundary, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA (see Policy WH-2).	X		The proposed policies do not impact noise-sensitive uses
All discretionary projects located within the Inner WHA Boundary and Outer WHA Boundary are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California Environmental Quality Act (CEQA) (see Policy WH-3).	X		The proposed policies do not propose hazards to flight
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose towers over 200 feet.
See Policy RE-1 pertaining to all proposed wind turbines.	X		The proposed policies do not propose wind turbines
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not proposed towers over 200 feet

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Nut Tree Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 0 du/acre, other uses/in structures – 10; in/out of structure – 15 people/acre, required open land – 65%	X		Same as above
Prohibited uses: assemblage of people; new structures >FAR 77 height limits; noise sensitive uses	X		Same as above
No uses hazardous to flight	X		Same as above
Avigation easement	X		Same as above
50ft. setback from extended runway centerline for all structures	X		Same as above
Zone B			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 0.3 du/acre, other uses/in structures – 20; in/out of structure – 40 people/acre, required open land – 50%	X		Same as above
Prohibited uses: noise sensitive uses; schools, libraries, hospitals, nursing homes; involving substantial amount of highly flammable or explosive materials	X		Same as above
Structures to be as far as possible from extended runway centerline	X		Same as above
Minimum NLR ⁸ of 25 dBA in residential and office buildings	X		Same as above
No uses hazardous to flight	X		Same as above
Avigation easement	X		Same as above
Zone C			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 1 du/acre, other uses/in structures – 50; in/out of structure – 75 people/acre, required open land – 15%	X		Same as above
Prohibited uses: schools, libraries, hospitals, nursing homes; noise sensitive outdoor activities	X		Same as above
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA	X		Same as above
Clustering of development is encouraged	X		Same as above
No uses hazardous to flight	X		Same as above
Avigation easement	X		Same as above
Zone D			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 4 du/acre, other uses/in structures – 100; in/out of structure – 150 people/acre, required open land – 10%	X		Same as above
Prohibited uses: noise sensitive outdoor activities	X		Same as above
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA	X		Same as above
Clustering of development is encouraged	X		Same as above
No uses hazardous to flight	X		Same as above
Overflight easement	X		Same as above

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Nut Tree Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone E			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 6 du/acre	X		Same as above
Prohibited uses: Highly noise sensitive outdoor activities; e.g. amphitheaters	X		Same as above
Residential uses should have limited outdoor living area and should be oriented away from noise source, clustering is encouraged	X		Same as above
No uses hazardous to flight	X		Same as above
Overflight easement	X		Same as above
Zone F			Portions of unincorporated area lie within Zone F
Max Densities: other uses/in structures – 9	X		The proposed policies do not increase densities
Overflight easement dedication	X		Not required

Summary – General Plan Text Amendments – Municipal Service Area

The General Plan describes the area within incorporated cities and a portion of the unincorporated area surrounding each city as a Municipal Service Area (MSA). The General Plan describes the MSA as the area in which a city will provide those services necessary to support urban land uses. While not explicitly defined in the General Plan, “urban land uses” is intended to mean residential, commercial, or industrial development at levels of density or intensity that requires public water and sewer service rather than on-site wells and septic systems. Because cities are legally constrained from providing water or sewer service to properties outside their jurisdictional boundaries, development of urban land uses on properties within the unincorporated portion of an MSA generally requires annexation in order for the type of urban-level development planned for and shown on the General Plan’s Land Use Diagram to occur.

The outer boundary of each MSA, sometimes referred to as the MSA line, represents the County’s estimate of where each city’s jurisdictional boundary will be in 2030, which is the planning horizon of the General Plan. The MSA lines, as shown on the Land Use Diagram, were based on city annexation plans as they existed in 2008 when the current General Plan was adopted. The General Plan anticipates will be adjusted periodically as city annexation plans change, but the County has not made any adjustments to the MSA lines since they adopted in 2008. However, much has happened since 2008, including the economic downturn referred to as the Great Recession, which has caused the cities to adjust their annexation plans, usually by reducing the overall extent of planned annexations. Some areas adjacent to cities that, in 2008, were planned to be annexed by 2015 or 2020 are now unlikely to be annexed prior to 2030 or later.

There are two ways the County can update the MSAs in response to the city’s updated annexation plans: either amend the Land Use Diagram to reduce the amount of unincorporated area within the MSAs or amend its policies for how these unincorporated areas may be developed prior to annexation. If the County were to amend its Land Use Diagram, it would be reducing the amount of development that could occur within the County between now and the next major General Plan revision, anticipated to occur in 2030. This would reduce the number of potential residential units available to all income levels as well as reduce commercial and industrial development and its associated job creation potential. Alternatively, if the County were to amend its policies for pre-annexation development within the MSAs, the extent of residential, commercial, and industrial development planned for in the General Plan could still occur but the water and sewer services necessary to support that level of development could be provided by the County in cooperation with a special district or the adjoining city. This latter option better serves the needs of the County’s current and future residents and supports the State’s goals of increasing the supply of affordable housing.

Solano County proposes to update and amend its General Plan to do the following:

- Amend the development policies for unincorporated areas within the MSA as currently shown on the Land Use Diagram to state that municipal services necessary to support development of these properties may be provided either by the city upon annexation or by the County jointly with a special district or the adjoining city prior to annexation.

General Plan Amendment G-23-03
Update of Development and Utility Policies for the MSAs,
Updated References, and Correction of Errors

Chapter 1

Pages IN-12–13

PLANNING PROCESS

In 2005, the Board of Supervisors directed County staff to update the General Plan to reflect current values and conditions within the framework of the Orderly Growth Initiative (OGI) and the longstanding County policy that “what is urban shall be municipal.” These directives were to be captured in a user-friendly document that reflected substantial input from the community. The Guiding Principles outlining the Board of Supervisors’ expectations for the general plan update are provided as Appendix B to the plan.

Orderly Growth Initiative

Solano County’s voters adopted Measure A in 1984. The provisions of Measure A were extended with the adoption of the Orderly Growth Initiative in 1994.

~~Measure A was adopted as an ordinance that required the County to “interpret the General Plan and County Zoning Code so as to give effect to the provisions of the ordinance.” To implement this provision, the County adopted the ordinance as part of Chapter 10, “Implementation Methods” in the 1980 Land Use and Circulation Element, effectively incorporating the sections of the initiative into the General Plan.~~

The 1994 OGI, a voter initiative measure adopted by the Board in lieu of conducting an election, established new policies, which the County was required to incorporate reaffirmed various policies that had been incorporated into the 1980 Land Use and Circulation Element of the

General Plan [by Measure A](#). The purpose of the initiative was to continue to ensure protection of Solano County's agricultural and open space resources by extending the following provisions:

- ~~amending the General Plan to restrict redesignation of~~ [voter approval would be required to redesignate](#) lands identified as Agriculture or Open Space on the [1980 Land Use and Circulation Map](#) ~~through December 31, 2010~~ [to most other types of land uses](#); and
- ~~amending the General Plan to restrict~~ the [permissible](#) density of residential and other development of lands designated Agriculture or Open Space [on the 1980 Land Use and Circulation Map was restricted](#) through the year 2010, preventing large scale residential, ~~or~~ mixed use, [other types of](#) developments [better suited for](#) ~~outside of~~ municipal areas [where higher levels of public services were available](#).

~~A proposal to extend provisions of the OGI through 2036 was placed on the ballot for renewal in 2006. It was not approved, and therefore the OGI is expected to sunset in 2010, unless an extension is proposed and affirmed by county voters.~~

~~Within each chapter of the General Plan that addresses issues related to the OGI, policies continue to be consistent with the initiative. However, the following policy recommendations are potentially inconsistent with the OGI and will require affirmation by Solano County voters to allow the Board of Supervisors to adopt the General Plan. These include:~~

- ~~redesignating certain agricultural land uses to residential, commercial, and industrial uses, as shown on the Land Use Diagram and described in policies and programs in the Land Use chapter; and~~
- ~~modifying agricultural policies to define ten geographic regions, specify minimum lot sizes by region, and allow limited processing and support services within areas designated for agriculture, as described in the Agriculture chapter.~~

~~On August 5, 2008, the Board of Supervisors approved a ballot measure, Measure T, for inclusion on the November 2008 ballot which would include the above provisions as well as extend the Orderly Growth Initiative until December 31, 2028.~~

This General Plan carries the substance of OGI’s agricultural and open space protections forward. By its terms, the policies added to the 1980 Land Use and Circulation Element by the 1994 OGI were to remain in effect through 2010, unless amended or repealed by the voters. In preparing this General Plan, the County recognized that the needs of both agriculture and the County’s residents had evolved since the OGI was adopted in 1994, and that the 1980 Land Use and Circulation Map and several policies enacted through the OGI needed updating. Rather than wait until the OGI expired in 2010, the Board of Supervisors placed Measure T on the ballot in 2008, asking voters to approve changes to the 1994 OGI. Because the amendments to the OGI proposed in Measure T were an integral part of the 2008 General Plan update, Measure T provided that the updated General Plan would not become operative unless the voters approved Measure T.

The voters overwhelming approved Measure T in the November 2008 election. Like the 1994 OGI, Measure T incorporated policies into the General Plan requiring voter approval before lands designated Agriculture or Open Space on the Land Use Diagram (Figure LU-1) could be redesignated to another types of land use and before various agricultural preservation policies could be amended. See Land Use Policies LU.P-2 and LU.P-3 in Chapter 2 and related policies in Chapter 3. These policies will remain in effect through December 31, 2028 unless amended prior to then by the voters.

Pages IN-16 – 17

Hearings

On May 22 and May 29, 2008, the Planning Commission conducted noticed public hearings on the draft General Plan. On ~~Jun~~ June 5, 2008, the Planning Commission made recommendations on the Draft General Plan to the Board of Supervisors. The Planning Commission also conducted a noticed public hearing on the draft environmental impact report on May 15, 2008.

On July 1, 2008, the Board of Supervisors received a presentation on the draft General Plan. The presentation was followed by a noticed public hearing on the draft General Plan. The public

hearing on the draft General Plan was continued by the Board of Supervisors to July 8, 2008. At the July 8, 2008 public hearing, the Board of Supervisors reviewed recommended changes to the Land Use Diagram. On July 18 and July 21, 2008, the Board conducted a noticed public hearing and reviewed each chapter of the draft General Plan along with recommended changes to the text of each chapter in response to public comments and comments on the draft environmental impact report. The Board also reviewed additional changes to the Land Use Diagram. The Board continued the public hearing to July 29, 2008.

On July 29, 2008, the Board of Supervisors conducted a continued public hearing on the draft General Plan and a noticed public hearing on the Final Environmental Impact Report (EIR).

The Board of Supervisors closed the public hearing for both the draft General Plan and the Final EIR on July 29th and met on August 5th to certify the Final EIR and ~~provisionally~~ adopt the 2008 General Plan, ~~depending~~ contingent on voter approval of Measure T in the November 2008 election.

Page IN-18

Development Strategy

While the General Plan applies to the unincorporated area of the county, it also recognizes the importance of coordinating with the cities. The cities are essential to the success of the General Plan's policies and programs. For the General Plan to be able to carry out the overall policy direction given by the Board of Supervisors in their guiding principles of "what is urban shall be municipal," ~~#~~ the County must work with the cities to designate areas for future growth.

The primary tool that the General Plan proposes to coordinate development with the cities is the Municipal Service Area (MSA), as described in the Land Use chapter. MSAs are used to delineate areas that either are already within an incorporated city or are adjacent to but not yet annexed to the city and are planned to be developed as urban areas during the period this General Plan remains in effect. ~~where the County will provide services to support development~~

~~in unincorporated areas and to identify where the cities will provide services to support development through annexation. Within MSAs, the cities are responsible for providing the necessary services to support planned urban land uses pursuant to County General Plan policies and the Land Use Diagram. Land uses~~The County's land use designations within the MSAs identified on the Land Use Diagram generally reflect the cities' adopted general plans. Within these areas, reference should be made to the individual city general plan for ~~more~~ the city's specific land use designations and applicable city development policies.

In establishing MSAs, the County recognizes that local jurisdictions will periodically revise and update their general plans. The County will monitor city land use changes and give consideration to amending the County Land Use Diagram to revise MSA boundaries and land use designations within MSAs ~~and to~~ reflect ~~new urban land uses~~ city general plans.

Chapter 2

Page LU-4 – update highlighted numbers

The unincorporated area of the county includes approximately 773 square miles (494,437 acres). Approximately 81,678 acres of the county, or 14 percent of the total land area, is in cities (Table LU-1). Solano County's cities include Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. Because of Solano County's commitment to focus development within urban areas, about 95 percent of the county's population lives in the cities. In 2000, only 19,322 of Solano County's 394,542 residents lived in the unincorporated area. By 2020, the county's total population had increased to 453,491 but the population of the unincorporated area had increased to only 19,492.

Page LU-5

~~The County has historically required that development requiring water and sewer service be incorporated within one of the County's cities.~~ Historically, the County has not provided public water or sewer service for development in the unincorporated area. Based on this ~~policy~~, most residential, commercial and industrial development in the county has been in incorporated areas where public water and sewer service is available.

~~Table LU-2 provides a break down of the 2006 existing land uses in Solano County.~~

[Table LU-2 – Existing Land Use Distribution (2006) – to be deleted]

Page LU-6

Land Use Diagram

The land use diagram (Figure LU-1) graphically represents the ~~planned~~ general distribution, general location, and extent of existing and planned land uses in the unincorporated area of

Solano County over the life of the General Plan. The colors shown on the map correspond to ~~25~~ twenty-three land use ~~designations. These~~ designations, which describe the type and nature of uses allowed ~~in Solano County,~~ and five overlays that modify or supplement the underlying land use designation in some manner. The majority of Solano County's land remains in agricultural or open-space designations. The land use designations and overlays are described in detail on the following pages.

Page LU-9

Within the ~~municipal service areas~~ Municipal Service Areas shown on the land use diagram but outside of incorporated cities, the County's urban land use designations are generally ~~reflect~~ consistent with city general plans. For areas within incorporated cities, the land use designations shown on the land use diagram are intended to reflect city land use designations and are presented on the land use diagram for informational purposes only. ~~Reference~~ Within incorporated areas, reference should be made to individual city general plans for more specific land use designations and development policies.

Land Use Diversity

A diverse and desirable balance of land uses can help to support the County's fiscal viability and promote a desirable community in which people work, shop, live, visit, and recreate. A diversity of land uses also has positive effects on community livability and quality of life. Solano County's cities contain most of the county's urban development.

The unincorporated area includes primarily agricultural and open space land, along with some rural residential, commercial, and industrial areas. The unincorporated county is particularly well suited for uses, such as agricultural-related industries, that are not appropriate within more densely populated areas due to noise, odor and other effects. Maximizing benefits to county residents, taking advantage of new economic opportunities, and protecting valuable environmental resources are the driving forces behind the land use plan.

Measuring Land Use Density and Intensity

Terms such as “residential,” “commercial,” and “industrial” are generally understood, but state law requires a clear and concise description of these designations and categories as shown in the land use diagram. Population and intensity standards must also be specified. To describe the intensity of use—how much development may be on a property—land use planners have developed quantitative measures called density and intensity.

The term “density” is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac) and assumes an average of approximately 2.6 residents per dwelling.

Page LU-12

Municipal Service Areas

A ~~municipal service area~~ Municipal Service Area (MSA) defines the area of a city’s ~~current and/or future~~ anticipated jurisdictional responsibility through 2030, or while this General Plan is in effect. Within the MSA, a city ~~must~~ is expected to provide the ~~necessary~~ necessary services to support ~~urban~~ high density or high intensity land uses ~~specified by the County General Plan policies and land use diagram.~~ Lower density or intensity land uses are generally expected to utilize on-site well and septic, but public water and sewer may be provided by a special district or the adjoining city. Figure LU-3 shows an example of how MSAs delineate city planned growth areas. MSAs reflect ~~city~~ each city’s existing and planned urban growth areas. ~~and are~~ The County may revise MSAs and update Figures LU-1 and LU-4 based on ~~County~~ its review of city general plans and spheres of influence, established by the Solano Local Agency Formation Commission (LAFCO). Figure LU-4 shows the current MSA boundaries.

[Figure LU-3 - Municipal Service Area Concept Diagram – no changes proposed]

~~Within MSAs, future development of urban land uses is to be facilitated and served through city annexation.~~ Current land uses in unincorporated areas within MSAs may continue under County jurisdiction until the land is annexed to the city ~~for conversion to urban uses. A change in land use of~~ New land uses on unincorporated lands within MSAs should be permitted only for ~~agricultural~~ uses which are consistent with the County's land use designation and which do not conflict with the city's planned land uses ~~until annexed for urban development following annexation.~~ Unincorporated lands within the MSAs that are ~~designated~~ shown as Interim Agricultural Areas ~~Agriculture in Figure LU-5 will~~ may continue in agricultural use until annexed to a city ~~for urban development are shown in Figure LU-5 even though the County has applied a non-agricultural land use designation to the area on the Land Use Diagram (Figure LU-1).~~

Page LU-17

In areas outside MSAs, planned land uses are to be maintained or developed under County jurisdiction. Services to support current and future development outside MSAs will be provided either by the individual property through on-site well and septic or by the County, ~~and~~ special districts, or jointly by the County and special districts or the adjoining city, consistent with General Plan policies.

~~Land uses depicted on the land use diagram within MSAs generally are consistent with the planned land uses within each city's general plan. Individual city general plans should be used to determine specific land use designations and development policies within MSAs.~~ Table LU-4 shows the breakdown of land uses and maximum development capacity in the unincorporated county area inside and outside of MSAs.

In establishing MSAs, the County recognizes that local jurisdictions will periodically revise and update their general plans. Based on ~~the revisions to a city~~ a city's revisions to its general plan, the city ~~and County will review and~~ may recommend request that Solano LAFCO approve revisions to the city's sphere of influence. ~~As part of this joint review, the~~ The County will also periodically review ~~the city land use changes~~ each city's general plan and sphere of influence

~~revisions~~ and ~~consider amending~~ may amend the County's ~~land use diagram~~ Land Use Diagram and other figures and tables in its General Plan to revise the MSA ~~and incorporate the new urban land uses~~ shown for the city.

~~An MSA is established for each city and is depicted on the land use diagram. Within the MSA, the city urban land uses are incorporated on the County's land use diagram as Urban Residential, Urban Commercial, and Urban Industrial.~~

Land Use Designations

Table LU-5 provides a description of each General Plan land use designation and the range of density or intensity of development permitted within each category. The maximum allowable development on individual parcels is governed by these measures. General Plan land use designations are grouped into ~~eight~~ seven general categories: natural resource, agricultural, residential, commercial, industrial, public use, and special purpose areas, ~~and~~ In addition, Table LU-5 provides a description of the five overlays that supplement or modify the underlying land use designation.

General Plan land use ~~policy will be~~ policies are implemented through the County's Zoning Ordinance, which ~~will be~~ was comprehensively updated in 2012 following adoption of the General Plan in 2008. State planning law requires consistency between the County's General Plan and Zoning Ordinance.

Development densities and intensities are shown in Table LU-5 for each land use designation. These levels of development represent the maximum density and intensity of development in each designation and do not preclude development at lower levels within commercial and industrial designations. Within residential designations, subdivisions should be consistent with, but not exceed, the densities shown in Table LU-5.

Within the Agricultural land use designation, properties zoned MG-1/2 prior to the adoption of this General Plan in 2008 are recognized and the existing MG-1/2 zoning may continue as being in conformance with the Agricultural land use designation.

Pages LU-23 - 24

[Table LU-5 – General Plan Land Use Designations – update as follows:]

Special Purpose Areas	
<p>JSA Joint Study Area Density and intensity to be determined</p>	<p>The Joint Study Area designation is applied to specific properties within a city’s urban growth boundary or planning area. Future development of these properties would occur through city annexation dependent upon an update to the city general plan and amendment to LAFCO’s sphere of influence.</p> <p>The Joint Study Area designation applied to the Highway Commercial designation at I-80 / Cherry Glen Road shall be subject to the City of Vacaville completing a General Plan update to include this property by December 31, 2011. If the General Plan update is not completed by December 31, 2011, indicates that <u>Highway Commercial</u> development of the property may occur through County approval <u>and</u> subject to <u>City of Vacaville</u> Gateway Design Standards.</p>
<p>SP Specific Project Area Density and intensity vary by project area</p>	<p>Provides for future development after adoption of a specific plan, policy plan, or completion of special plans and studies. This designation is applied to areas where future development and conservation objectives have not been <u>are not</u> fully defined <u>in the General Plan</u> and will be <u>are</u> subject to future <u>additional</u> planning studies. Planned densities and intensities for each area are assumed for purposes of evaluating the environmental impacts associated with future development of these areas pursuant to implementation of the General Plan.</p> <p>The following areas are identified as Specific Project Areas on the land use diagram:</p> <ul style="list-style-type: none"> • Middle Green Valley – Uses consistent with Residential, Natural Resource, or Agricultural designations. Specific Plan required.

	<ul style="list-style-type: none">• Lambie Industrial Park – Uses consistent with the General Industrial designation. Specific Plan or Policy Plan Overlay required.• North Vacaville Limited Industrial Area – Uses consistent with the Limited Industrial designation. This area is intended to accommodate large-scale users that cannot be accommodated in city industrial areas and other uses that may not be compatible with city industrial areas. Specific Plan or Policy Plan Overlay required.• Pippo Ranch southwest of the Intersection of Gibson Canyon and Cantelow Roads—Rural Residential. Any future subdivision shall be subject to completion of a master circulation plan and master water service plan based on the development of the property for rural residential use.
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Page LU-26

~~Four~~ [Three](#) areas are designated as Specific Project Areas. These areas were chosen for this designation because the County ~~anticipates will be~~ using a specific plan or policy plan [overlay](#) to guide the type, location, and density of development in these areas. These ~~four~~ [three](#) areas are listed in Table LU-6 which shows the current expected estimated build-out of these areas. ~~More specific information on the build-out level of these specific project areas will be available when the specific plans are completed.~~

[Table LU-6 – Specific Project Areas – update to delete Pippo Ranch]

Page LU-36

- LU.P-15: Phase future rural residential development, giving first priority to those undeveloped areas zoned and designated for rural residential use and where rural residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use.
- LU.P-16: Preserve the character and quality of existing Traditional Community areas without expanding these communities further into unincorporated areas outside of the Traditional Community land use designation.
- LU.P-19: Increase residential densities in Traditional ~~Communities~~ Community and Urban Residential areas where new-growth, infill, or reuse opportunities near transit routes or commercial areas exist.

pages LU-38 – 39

- LU.I-1: Update the County Zoning Ordinance and other regulations to incorporate recommended changes in land use designations, provide performance standards for development within each designation and define allowed uses within each designation. Develop and enforce design standards that integrate commercial and industrial development with its surrounding environment. Limit areas northeast of Dixon (identified in Figure LU-7) to industrial uses that support agriculture. ~~Prohibit “commercial truck stops” on Highway Commercial designated lands adjacent to the Vacaville-Dixon Greenbelt.~~

Related Policies: LU.P-14, LU.P-16, LU.P-18, LU.P-19, LU.P-21, LU.P-22, LU.P-23, LU.P-25, LU.P-24, LU.P-26, LU.P-27, LU.P-28, LU.P-29, LU.P-30, LU.P-32, LU.P-33, LU.P-34, LU.P-35, LU.P-36, LU.P-37, LU.P-38, LU.P-37, LU.P-38, LU.P-39, LU.P-40

Agency/Department: Department of Resource Management
Funding Source: General Fund
Time Frame: ~~Amend by 2011;~~ Ongoing

Page LU-54

Middle Green Valley Land Use Plan

The goal of the special study area outcome was to maintain the rural character of Middle Green Valley while allowing some opportunities for compatible residential development. Land use tools such as clustering and transfer of development rights will ~~be used to~~ limit the effects of residential development on the rural character of the valley, including viewsheds, wildlife habitat and corridors, and agricultural activities. Figure SS-2 illustrates the land use diagram for Middle Green Valley. Middle Green Valley is designated as a Specific Project Area on the Land Use diagram. Figure SS-3 shows the ~~proposed~~ approximate sending and receiving areas for Middle Green Valley, using a Transfer of Development Rights program. As described in Implementation program SS.I-1, ~~a future specific plan will be~~ [the Middle Green Valley Specific Plan has been](#) developed [and adopted](#) ~~to refine the preferred plan~~ for the area.

Goal and Policies

A goal and policies were developed based on the community vision for Middle Green Valley. The goal and policies ~~provide~~ [provided](#) a framework for implementing the ~~future~~ vision of a rural community with compatible residential development.

Page LU-57

SS.P-7: ~~Adopt a specific plan or master plan to implement~~ [Implement](#) these policies ~~for~~ [through the](#) Middle Green Valley [Specific Plan](#).

Page LU-58

SS.I-1: ~~Adopt a plan (either a specific plan or master plan).~~ The Middle Green Valley Specific Plan has been adopted to implement these policies for Middle Green Valley. That plan ~~should specify~~ specifies:

Page LU-62

SS.I-4: Use zoning and development standards to ensure that future development fits the scale of the Valley's rural and agricultural context. ~~Update the County Zoning Ordinance to incorporate and codify the desired uses identified in Table LU-4.~~ Enact zoning and development standards allowing farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site. Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural centers.

Page LU-65

Desired Uses

Table LU-8 summarizes desired uses within Suisun Valley land use designations. The summary is intended to provide an understanding of the range and type of uses that are provided for within each land use designation. Table ~~LU-4~~ LU-8 is not meant to identify all permitted uses, conditionally permitted uses, or prohibited uses within each ~~proposed~~ designation. A complete list of permitted and conditionally permitted uses ~~will be~~ is incorporated in the ~~updated~~ Zoning Ordinance, as described in Program ~~SS.I-3~~ SS.I-4.

Chapter 3

Page AG-8

In addition to these nine regions, the County has identified Green Valley as a separate region because of the agricultural characteristics of the Valley and General Plan policies ~~recommending~~ requiring a specific plan for Middle Green Valley. Figure AG-4 shows the location of these 10 regions. The details of these regions follow under the “Agricultural Regions” section.

Page AG-21

[Table AG-3 – Agricultural Regions – update as follows]

Green Valley	20 acres	Provides for agricultural production. A future <u>The Middle Green Valley</u> Specific Plan required for Middle Green Valley will <u>provides</u> further detail <u>details regarding</u> desired agricultural uses and lot sizes.
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Page AG-30

AG.P-16: Minimize potential conflicts between agricultural and residential uses by encouraging the use of urban-agricultural buffers within ~~city~~ Municipal Service Areas between residential uses and agricultural lands.

Chapter 8

Page PF-1

INTRODUCTION

Public facilities and services cover a wide range of public and quasi-public institutions and activities. The County recognizes that it is responsible for providing and maintaining certain facilities and services necessary to maintain a safe, satisfying living environment for its rural [and suburban](#) residents. These include police and fire protection, libraries, and public facilities such as road and drainage improvements. County government is not structured to provide the level of services and facilities needed to serve more intensive urban development typical in cities. ~~Many services provided in~~ [Within](#) the unincorporated ~~county area, services that the County is not equipped to provide on its own~~ [are may be](#) provided by independent special districts, such as fire protection and water service ~~in some areas~~ [districts](#), ~~or~~ by private companies such as garbage service [companies, or by the County acting jointly with cities or special districts](#).

Page PF-4

PF.P-7: Coordinate with the cities to strongly encourage compact urban development within ~~city urban growth areas~~ [Municipal Service Areas](#) to avoid unnecessary extension or reconstruction of roads, water mains, and services, and to reduce the need for increased school, police, fire, and other public facilities and services.

Page PF-6

PF.I-6: Coordinate with the cities and the Solano County Local ~~Area~~ [Agency](#) Formation Commission to ensure that urban development ~~in areas included within the cities' municipal service area are~~ [within Municipal Service Areas is](#) served by a full range of urban services (e.g., public water and sewer, public transit, safety and emergency response services, parks, trails, open spaces) ~~through city annexation~~.

Pages PF-15 – 16

PF.P-21: ~~Sewer~~ Sewage treatment and disposal services for development within the unincorporated area may be provided through private individual on-site sewage disposal systems, or centralized community treatment and disposal systems managed by a public agency utilizing the best systems available that meet tertiary treatment or higher standards. Use of such centralized sewage treatment and disposal systems shall be limited to: (1) existing developed areas, (2) areas designated for commercial or industrial uses, (3) areas designated for residential development within Municipal Service Areas, or ~~(3)~~(4) areas designated for ~~rural~~ residential development outside of a Municipal Service Area when part of a specific plan or policy plan overlay.

Page PF-17

PF.I-24: On-site sewage disposal systems for individual lots ~~and subdivisions may~~ shall be operated by private property owners. ~~A-~~ The County or an incorporated homeowners association may manage a community sewage collection system, but a public agency other than the County shall manage a centralized community sewage treatment and disposal system. If lands proposed to be served by a community sewage treatment and disposal system are not within the boundaries or service area of an existing public ~~sewage treatment~~ agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the public sewer service. ~~Sewer treatment facilities shall be designed to provide sewer service to existing developed areas, areas designated for commercial or industrial uses, or areas designated for rural residential development when part of a specific plan or policy plan overlay. An analysis of the financial viability of constructing, operating, and maintaining a proposed community sewage disposal system shall be required.~~

Summary – General Plan Text Amendments – Habitat Restoration

In 2015, the Airport Land Use Commission (ALUC) adopted an updated Airport Land Use Plan for Travis Air Force Base. This 2015 plan notes that the following types of land uses tend to attract birds and that these birds can be a hazard to aircraft operations: public parks, golf courses, water treatment plants, landfills, agriculture, rivers and creeks, estuarine/wildlife habitats, and open space. The plan recommends that all discretionary projects located within five miles of Travis AFB be required to consider the potential to attract birds to the area and the increased potential for aircraft bird strikes as part of the environmental review process for the project.

More recently, Travis Air Force Base, Solano County, and the cities of Fairfield, Suisun City, Vacaville, and Vallejo engaged in a collaborative planning effort to reduce or prevent encroachment issues associated with current and future missions at the base and growth in the local communities. The product of this collaborative planning effort was the Travis Air Force Base Sustainability Study, released in 2018. Similar to the ALUC's 2015 Plan, the 2018 Sustainability Study notes that the location of Travis AFB nears marshes, parks, golf courses, landfills, and agricultural operations creates potential bird-strike hazards. The 2018 Sustainability Study notes that the primary area of concern for bird-strike incidents to occur is within a five-mile radius around Travis AFB and recommends that local agencies, including the County, amend their general plans to encourage that land uses in the Travis flight operations area be designed not attract birds. A substantial portion of the area within a five-mile radius of Travis AFB is also within the Suisun Marsh.

Currently, the General Plan includes policies calling for habitat areas within the Suisun Marsh to be preserved and enhanced wherever possible, and for habitat areas that have become degraded to be restored or enhanced where feasible. These policies are also included in the County's Local Protection Program, which has been certified by BCDC. While these habitat restoration and enhancement policies are not inconsistent with the ALUC's 2015 Plan, the General Plan does not explicitly call for the bird strike potential of new habitat development projects or other bird-attractant projects to be evaluated as part of the County's discretionary land use permitting process for such projects.

In light of the recommendations made in the 2015 Travis Airport Land Use Plan and the conclusions expressed in the 2018 Travis Sustainability Study, Solano County proposes to update and amend its General Plan to do the following:

- Explicitly require that any proposals for new habitat restoration or enhancement projects, or other discretionary bird-attractant land uses, within a five-mile radius surrounding Travis ARB or an equivalent area around the Rio Vista Airport provide an analysis of potential bird-strike hazard as part of either the permit application or the environmental review.
- Explicitly recognize that projects and other bird-attractant land uses can have adverse impacts on the Travis AFB aircraft operations.
- Retain existing General Plan policies that generally encourage habitat restoration and enhancement project, both within the Suisun Marsh and elsewhere, as well as other land use projects and practices that may attract birds, but explicitly state as County land use development policy that the protection of the operations and mission of Travis Air Force Base is of equal importance and must be considered during the discretionary review process for such projects.

Summary – General Plan Text Amendments – Habitat Restoration

General Plan Amendments to address new Habitat

Chapter 2

Pages LU-23 - 24, Table LU-5

Overlays	
TRA Travis Reserve Area	Protects the land within the overlay for continued agriculture, grazing, and associated <u>non-avian</u> habitat uses until a military or airport use is proposed. No residential uses will be permitted. Provides for future expansion of Travis Air Force Base and support facilities for the base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.

Chapter 4

Page RS-11

Policies

RS.P-1: Protect and enhance the County's natural habitats and diverse plant and animal communities, particularly occurrences of special-status species, wetlands, sensitive natural communities, and habitat connections. [Actions to enhance or restore habitat areas should not cause adverse impacts to airports, including Travis Air Force Base.](#)

Page RS-12

Implementation Programs

Regulations

RS.I-1: Establish ~~a resource mitigation overlay district~~[provisions](#) within the zoning ordinance to site, ~~and~~ permit, [and regulate](#) mitigation banks. The ordinance should include incentives to focus mitigation banks within the Resource Conservation Overlay areas.

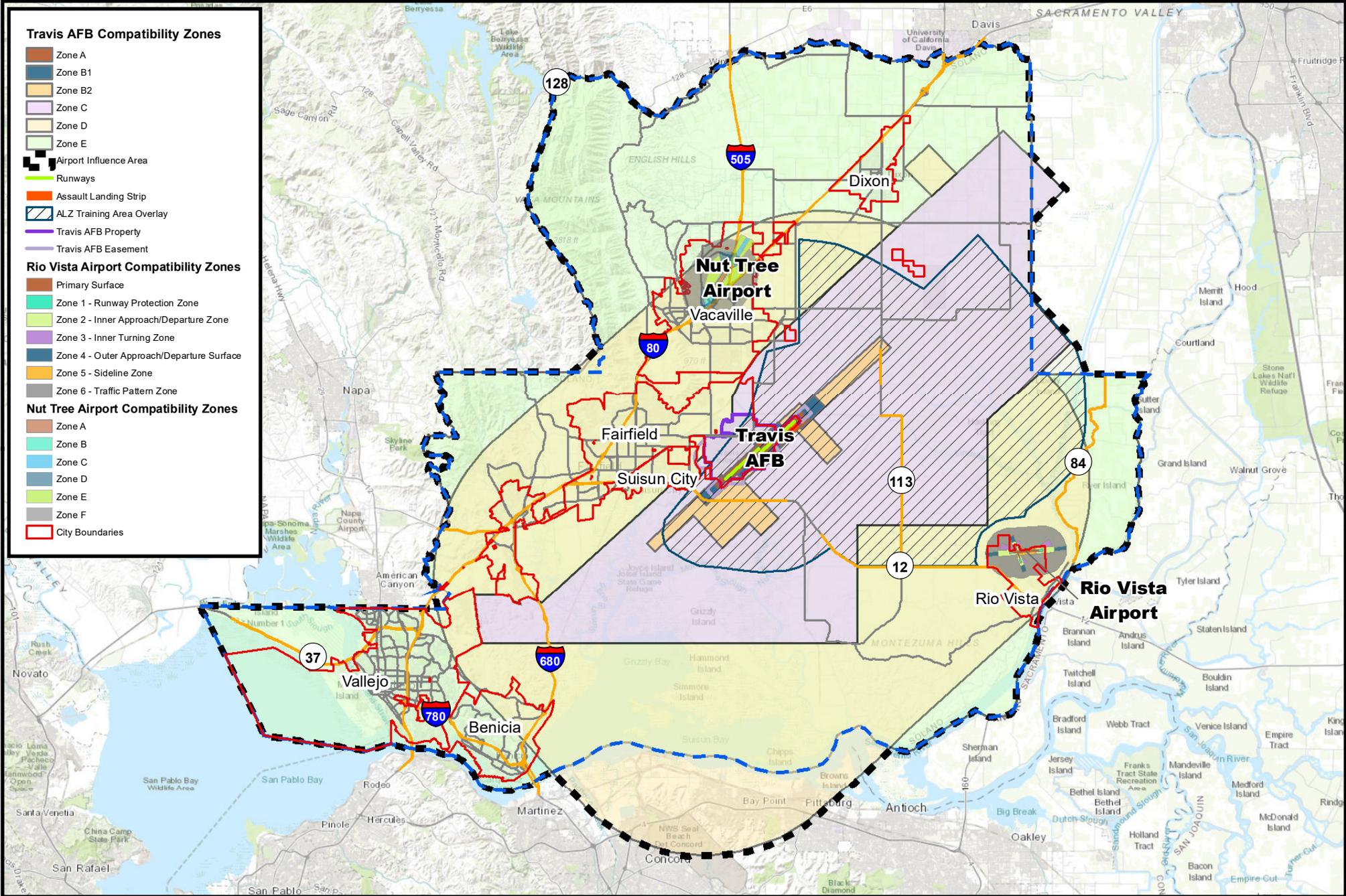
[Prior to establishing a new mitigation bank that would enhance or restore habitat rather than simply preserve existing habitat and that would be located within five miles of an airport operations area, and prior to the enlargement of such a mitigation bank, the project proponent shall prepare a wildlife hazard analysis evaluating the potential for the project to cause hazardous wildlife movement into or across the approach and departure airspace of the airport. All reasonably feasible mitigation measures, including measures to minimize wildlife movements that may pose hazards to aircraft in flight, should be incorporated into the project.](#)

Related Policies: RS.P-1, RS.P-3

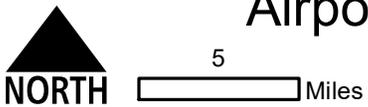
Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: By ~~2011~~[2024](#)



Airport Compatibility Zones & and Travis AFB Influence Area



**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 23-__**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Solano County General Plan Amendments – County of Solano)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state’s economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the County of Solano (“**Local Agency**”) is considering approving the following project (the “**Project**”), as set forth in greater detail in the Staff Report and its Attachments concerning “Item AC 23-039” of the Commission’s October 12, 2023 Regular Meeting (“**Staff Report**”): “Determine that Application ALUC-23-12 (Solano County) to amend General Plan policies related to the habitat restoration and municipal service area is consistent with the Travis Air Force Base (AFB), Rio Vista, and Nut Tree Airports Land Use Compatibility Plans,” and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on October 12, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary to the Commission