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## **ALUC-21-15 North Village School Site**

Conduct a Public Hearing to consider the consistency of ALUC-21-15, North Village School Site, with the Travis AFB Land Use Compatibility Plan (Applicant: Vacaville Unified School District)

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### **RECOMMENDATION:**

Determine that application ALUC-21-15, North Village School Site, is consistent with the Travis AFB Land Use Compatibility Plan (Travis Plan).

### **DISCUSSION:**

#### **Introduction**

The Vacaville Unified School District (VUSD) and the developer of the North Village neighborhood are planning for the eventual location of an elementary school to serve that portion of the school district. (Attachments A, B and C). A prior request for a school site determination was heard by the ALUC in 2005. The site was located to the south and within the Nut Tree Plan area of influence boundaries. The Commission felt that the proposal was not consistent with the Nut Tree Plan.

The builder has submitted a request, on behalf of the VUSD for a consistency determination for a new planned school site. The site is located to the north of the prior site selection outside of the area of influence of the Nut Tree Airport. It is subject to review for consistency with the Travis Plan. This request is similar to a general plan request and will be reviewed under the criteria established for general and specific plans.

State law requires that any proposed general plan amendments, specific plans and zoning actions be reviewed for consistency with adopted airport land use compatibility plans. In this case, the North Village School Site is affected by the Travis AFB Land Use Compatibility Plan (Travis Plan).

#### **Project Description**

The second Phase of North Village lies on the south side of Midway Road, between Interstate 505 and Leisure Town Road (See Attachment A). The general location of the proposed school site is shown on two exhibits included with the application (See Maps in Attachment A).

#### **ALUC Jurisdiction**

The ALUC is reviewing this application at the request of the Vacaville Unified School District.

### **REQUIRED TESTS FOR CONSISTENCY FOR GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS**

The State Department of Transportation Division of Aeronautics has published the 2011 California Airport Land Use Planning Handbook as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. The Solano Countywide Airport Land Use Review Procedures also require the review of all amendments to a local agency's general plan, consistent with the State law. The tests are:

**1. Elimination of any direct conflicts between the General Plan and relevant compatibility plan(s).**

Direct conflicts primarily involve general plan land use designations which do not meet the density (for residential uses) or intensity (for non-residential uses) criteria specified in the compatibility plan, although conflicts with regard to other policies also may exist.

**2. Delineation of a mechanism or process for ensuring that individual land use development proposals comply with the ALUC's adopted compatibility criteria.**

Elimination of direct conflicts between a county's or a city's general plan and the ALUC's compatibility plan is not enough to guarantee that future land use development will adhere to the compatibility criteria set forth in the compatibility plan. An implementation process must also be defined either directly in the general plan or specific plan or by reference to a separately adopted ordinance, regulation, or other policy document.

There are three facets to the process of ensuring compliance with airport land use compatibility criteria:

- a. **Delineation of Compatibility Criteria-** Airport land use compatibility criteria must be defined either in a policy document adopted by the county or city or through adoption of or reference to the ALUC's compatibility plan itself.
- b. **Identification of Mechanisms for Compliance-** The mechanisms by which applicable compatibility criteria will be tied to an individual development and continue to be enforced must be identified. A conditional use permit or a development agreement are two possibilities.
- c. **Indication of Review and Approval Procedures-** Lastly, the procedures for review and approval of individual development proposals must be defined. At what level within a county or a city are compatibility approvals made: staff, planning commission or governing body? The types of actions which are submitted to the ALUC for review and the timing of such submittals relative to internal review and approval process also must be indicated.

**ANALYSIS:**

**RELEVANT ISSUES FOR THE ALUC**

The ALUC is concerned with those aspects of the North Village School site which have the potential to be incompatible with the Travis Plan.

**Travis Plan Compatibility Issues**

The proposed site lies within Compatibility Zone D (See Map in Attachment A). Zone D is an outer environs zone with limited risk. The criteria for compatibility in Zone D are listed below.

Maximum Densities/Intensities: No Limits

Prohibited Uses: None

Other Development Conditions:

- ALUC review required for objects > 200 feet AGL
- All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1
- All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review
- All new or expanded meteorological towers > 200 feet

- AGL, whether temporary or permanent, require ALUC review
- For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a 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.
- 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.

**General Plan/Specific Plan Consistency Factors**

1. Elimination of Direct Conflict

Zone D has no prohibitions on the intensity or density of development or on specific population serving land uses. There are no restrictions on the population that may occupy a site. Compatibility Zone D is concerned with the height of structures and with the siting of commercial wind and solar projects. The school site proposal does not include any of those elements.

2. Assurance of Compliance with Compatibility Criteria

*Delineation of Compatibility Criteria and Identification of Mechanisms for Compliance and Indication of Review and Approval Procedures-*

The applicant will eventually submit a land use plan to the City of Vacaville reflecting the location of the school site. The land use plan will be reviewed and approved by the City which has a requirement that all development be consistent with the Travis Plan. In addition, the project may require entitlements which require it to come before the ALUC for a statutory review.

The City of Vacaville has incorporated the requirements of the Airport Land Use Plans within its development code and development permits are reviewed by either the City Council, Planning Commission, or the Director of Community Development for compliance.

Based on the discussion above, staff recommends that the Commission find that the proposal meets these tests for consistency for a general plan/specific plan.

**RECOMMENDATION:**

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

**Determination:** That application ALUC-21-15, North Village School Site, is consistent with the Travis AFB Land Use Compatibility Plan (Travis Plan).

**Attachments:**

[Attachment A: ALUC Application](#)

[Attachment B: Airport Compatibility Nut Tree Layout](#)

[Attachment C: Travis Context Map](#)

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

## Solano County Airport Land Use Commission

675 Texas Street Suite 5500  
Fairfield, CA 94533  
Tel 707.784.6765  
Fax 707.784.4805

### LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER:	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: Vacaville Unified School District	DATE: November 10, 2021	
ADDRESS: 401 Nut Tree Rd. Vacaville, CA 95687		
E-MAIL ADDRESS: DBanowitz@VUSD.SolanoCOE.K12.CA.US	DAYTIME PHONE: (707) 453-6139	FAX:
NAME OF PROPERTY OWNER: North Village Development, Inc.	DATE:	
ADDRESS: Doug Chen 4021 Port Chicago Highway Concord, CA 94520	DAYTIME PHONE: (925) 682-6419	
NAME OF DOCUMENT PREPARER: Wood Rodgers, Inc.	DATE: November 9, 2021	
ADDRESS: Paul Meuser/Karrie Mosca 4670 Willow Road, Suite 125 Pleasanton, CA 94588	DAYTIME PHONE: (925) 847-1549	FAX:
NAME OF PROJECT: North Village Elementary/K-8		
PROJECT LOCATION: Bordered by Interstate 505 in the West, Leisure Town Rd. in the East, Vaca Valley Parkway in the South and Midway Rd. in the North.		
STREET ADDRESS: N.A.		

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

**TO BE COMPLETED BY THE APPLICANT**

**II. DESCRIPTION OF PROJECT**

The previously planned location for the new North Village elementary school was in the south half (or Area Plan 1) of North Village. On 2/10/2005, ALUC determined this location to be incompatible with the Nut Tree ALUCP. As a result, VUSD and the Developer agreed to site the new school in the north half (or Area Plan 2) of North Village. The entire AP2 is within Travis Zones D and E, both of which have unrestricted land uses. VUSD is requesting a compatibility determination of the school site in AP2.

There are no objects greater than 200' AGL.

The applicant believes that the project will not cause electrical interference, interference with aircraft communications or navigation, radio signals, confusing or distracting lights, glare, dust, smoke, steam attraction of an increased number of birds, or other electrical or visual hazards to aircraft or aircraft operations.

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

**LAND USE COMPATIBILITY DETERMINATION APPLICATION**

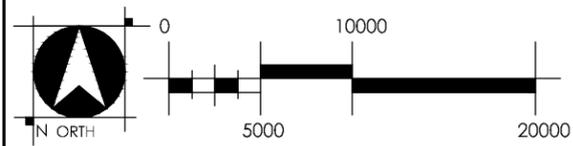
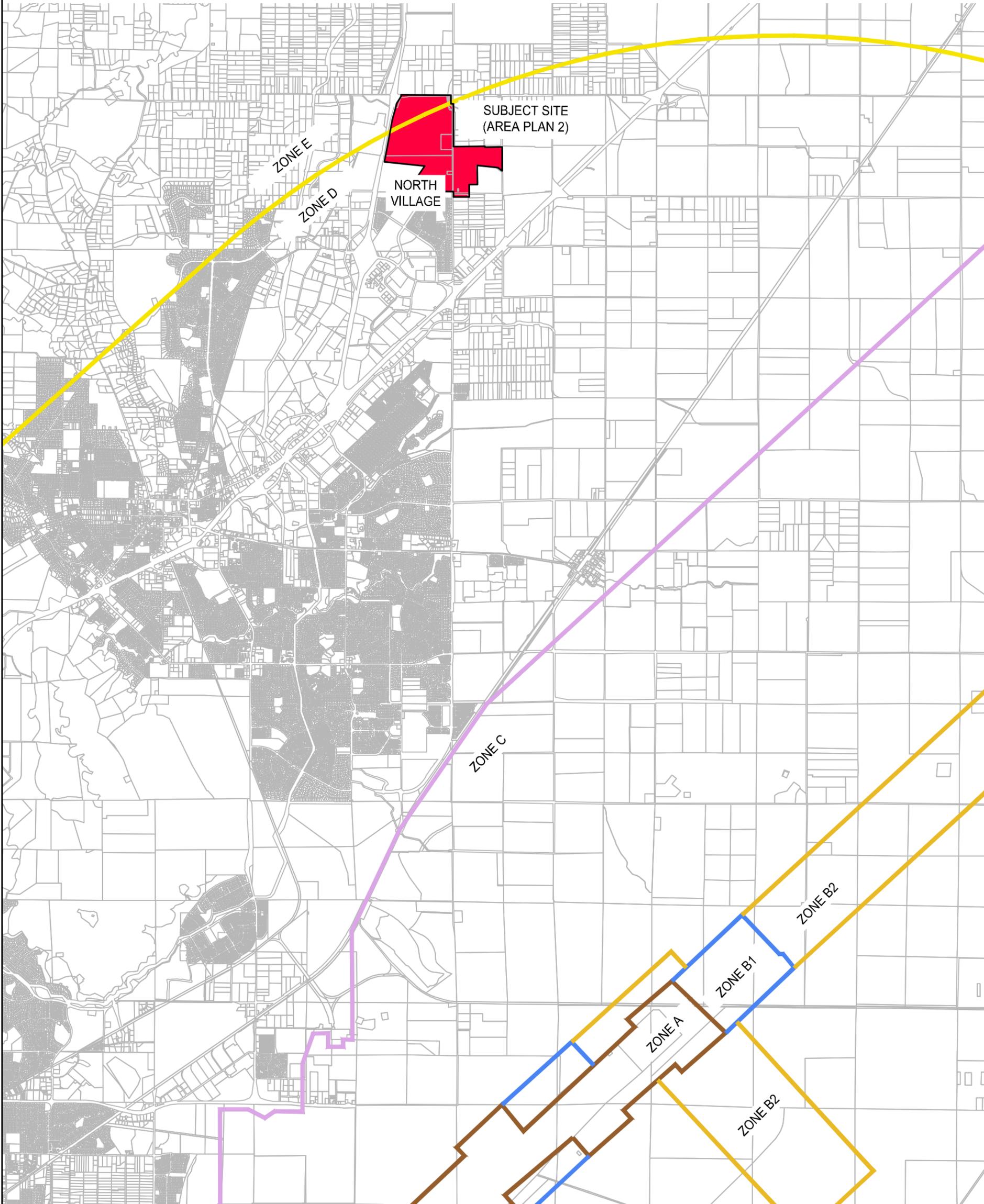
TO BE COMPLETED BY THE APPLICANT	
<b>II. DESCRIPTION OF PROJECT (CONT'D)</b>	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): NOT APPLICABLE	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:  TRAVIS AIRPORT LAND USE COMPATIBILITY PLAN	COMPATIBILITY ZONE:  TRAVIS AIRPORT (D,E)
PERCENTAGE OF LAND COVERAGE : AREA PLAN 2 71.84 % (Parks, open space, major roads – 28.16 %)	MAXIMUM PERSONS PER ACRE: 13.83(Assuming 2.71 persons per HH)
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input type="checkbox"/> JURISDICTION REFERRAL LETTER: <input type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input checked="" type="checkbox"/> LOCATION MAP: <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) : (See project description) <input checked="" 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 checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: <input checked="" type="checkbox"/> FEES: <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:	
APPLICANT SIGNATURE:  X.....	DATE:  .....
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:	

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

# AIRPORT COMPATIBILITY ZONES - TRAVIS AIR FORCE BASE

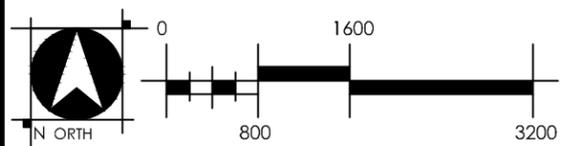
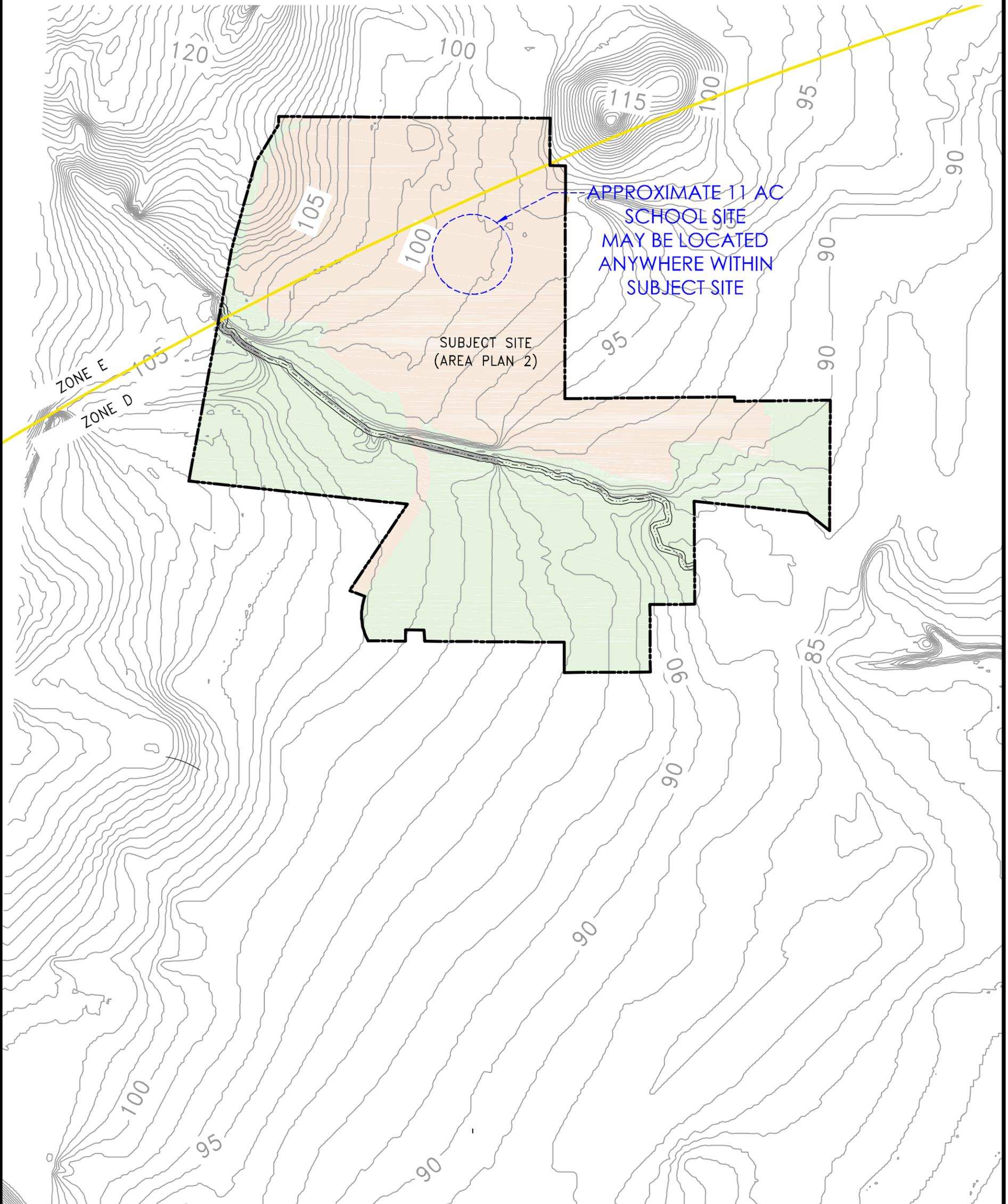
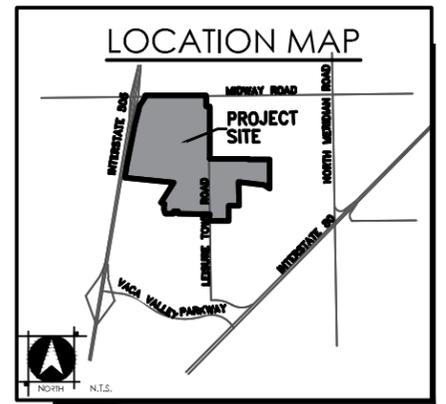
## NORTH VILLAGE - AREA PLAN 2 ELEMENTARY SCHOOL

CITY OF VACAVILLE, CALIFORNIA  
NOVEMBER 2021



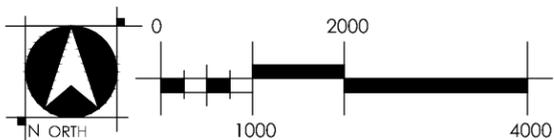
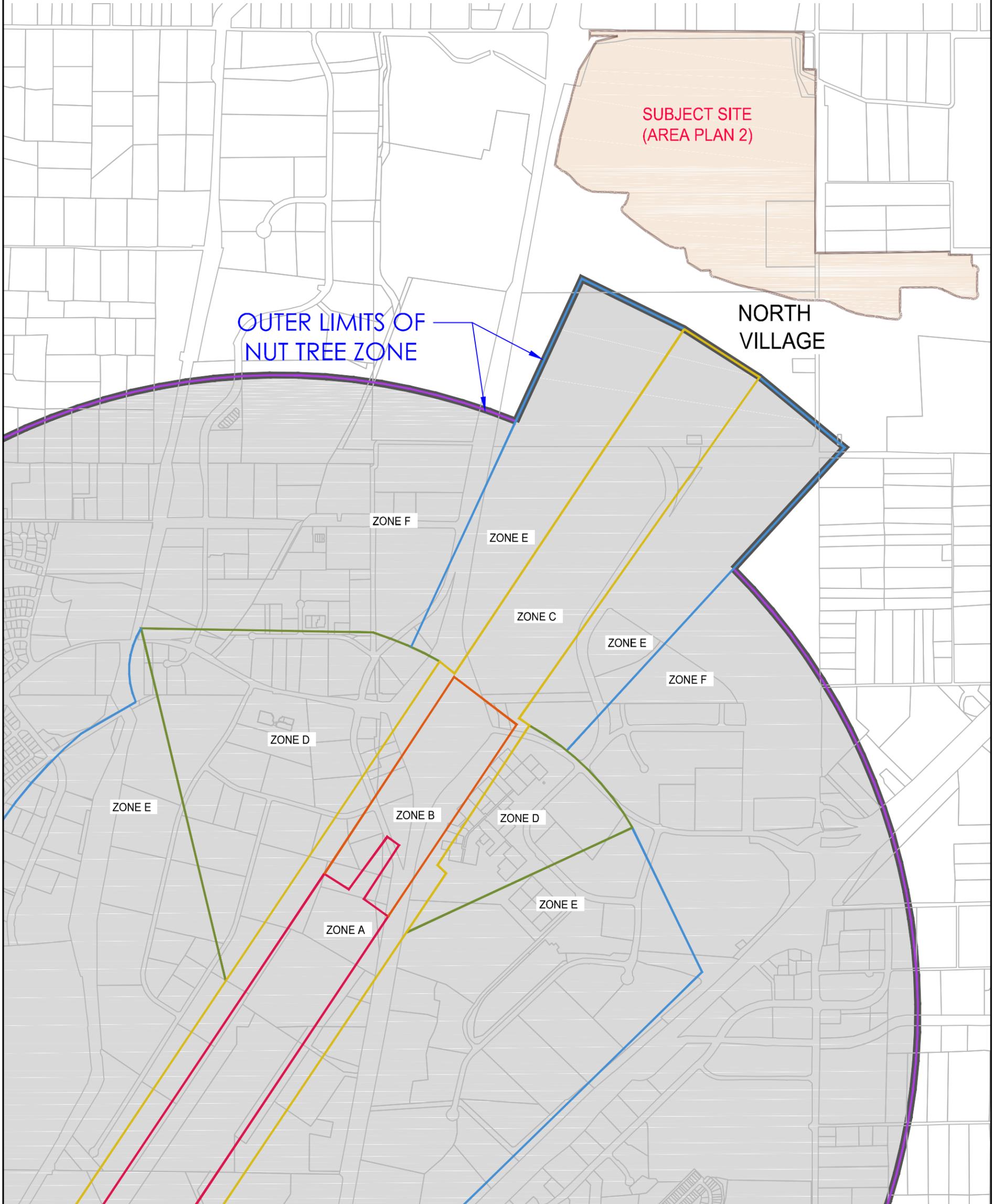
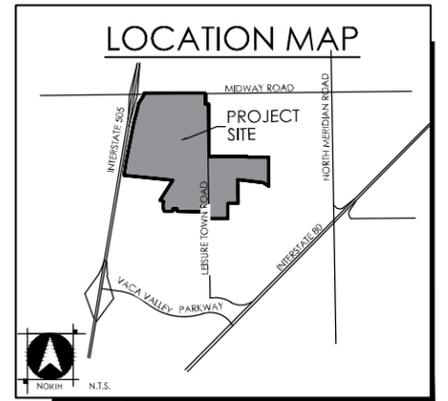
# TRAVIS AIR FORCE BASE SITE PLAN OVERLAY NORTH VILLAGE - AREA PLAN 2 ELEMENTARY SCHOOL

CITY OF VACAVILLE, CALIFORNIA  
NOVEMBER 2021



# AIRPORT COMPATIBILITY ZONES-NUT TREE AIRPORT NORTH VILLAGE - AREA PLAN 2 ELEMENTARY SCHOOL

CITY OF VACAVILLE, CALIFORNIA  
NOVEMBER 2021



# Travis AFB LUCP Context Map

