

Agenda Submittal

Agenda #:	2	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-013	Contact:	Nedzlene Ferrario, 784-6765
Agenda date:	03/09/2023	Final Action:	
Title:	ALUC-23-01 (Suisun City Housing & Safety Elements Update)		
	Determine that Application No. ALUC-23-01, (Suisun City Housing and Safety Elements Update), located within the Travis Air Force Base (AFB) Compatibility Zone C and D is consistent with the Travis AFB Land Use Compatibility Plan (LUCP)(City of Suisun)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - Airport Compatibility Zones & Airport Planning Handbook Criteria , B - City of Suisun City & Compatibility Zones , C - Link to Draft Housing Element and Draft Safety Element Updates		

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

Determine that Application No. ALUC-23-01 (Suisun City Housing & Safety Elements Update), located within the Travis Air Force Base (AFB) Compatibility Zone C and D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

SUMMARY

Section 21676 (b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review of any general plan amendment within an Airport Influence Area. The City of Suisun has referred an application to update the City General Plan's Housing and Safety Elements. Following the ALUC consistency finding, the proposed updates will be heard by City Council.

A majority of the City is located within Zone D and a small portion lies within Zone C of the Travis AFB Land Use Compatibility Plan. Compatibility Zones C restricts residential densities and number of people per acre; however, Zone D does not restrict densities or intensities. Hazards to flight are prohibited in Zone D. The proposed updates do not propose changes to building height or include hazards to flight.

Based on review, staff recommends the ALUC find that the proposed updates comply with the requirements of these 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 (LUCP).

DISCUSSION

Project Description

The City of Suisun application consists of updating two separate state-mandated elements of the General Plan; Housing and Safety Elements.

Housing Element Update January 31, 2023 - January 31, 2031:

Each City and County in California is required to update its Housing Element and have it certified by the California Housing and Community Development, every 8 years. The City of Suisun is currently in its 6th cycle planning period.

Based upon the Regional Housing Needs Allocation (RHNA), each jurisdiction is required to address its “fair share” of the total housing projected regional housing need based upon the Regional Housing Needs Allocation (RHNA). The City of Suisun has met its expected share, and the update predominately consists of revisions or expansion of programs related to special housing needs for the elderly or disabled, inclusionary housing, enhancements in the Accessory Dwelling Units (ADU) construction, homeless population and prioritizing investments in underserved areas and improving housing mobility programs to help low-income families to move from low opportunity neighborhoods to better-resourced neighborhoods. Attachment C refers to the Public Draft Housing Element, and Table 3 of the draft Housing Element summarizes the implementation status of the previous planning cycle. The subsequent pages describe the proposed programs.

Public Health and Safety Element Update:

Concurrently, the City is proposing to update its Safety Element to update its background report and incorporate the Climate Change Vulnerability Assessment as required by State law. The update includes revisions or expanded policies related to flooding, geologic and seismic hazards, and emergency response. A new section relative to Climate Change Hazards is proposed to cover topics such as drought, extreme heat, severe weather and, agriculture and ecosystem pests. The draft safety policies are available on the City’s website and included in Attachment C.

Adoption of the updated elements requires the City Council to act on a general plan amendment; therefore, ALUC review and consistency finding is required.

AIRPORT PLANNING CONTEXT & ANALYSIS

General Plan amendments or updates to the elements must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed project would apply Citywide, which is located in Compatibility Zones C and D of the Travis AFB LUCP (Attachment B). In general, Compatibility Zones C and D criteria require deed notifications relative to the proximity to the Travis AFB, 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 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.”

Staff evaluated the City’s project using the Zone Compatibility criteria for Zone C and D of the Travis AFB

LUCP, and the 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 project complies with the requirements of the zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

Attachments:

[A - Airport Compatibility Zones and CA Airport Land Use Planning Guidance criteria](#)

[B - City of Suisun City & Compatibility Zones](#)

[C - Link to Draft Housing Element and Draft Safety Element Updates](#)

D - Draft Resolution (To be provided on separate cover)

Suisun City Housing, Public Health and Safety Elements Updates

Travis AFB Land Use Compatibility Zone Criteria

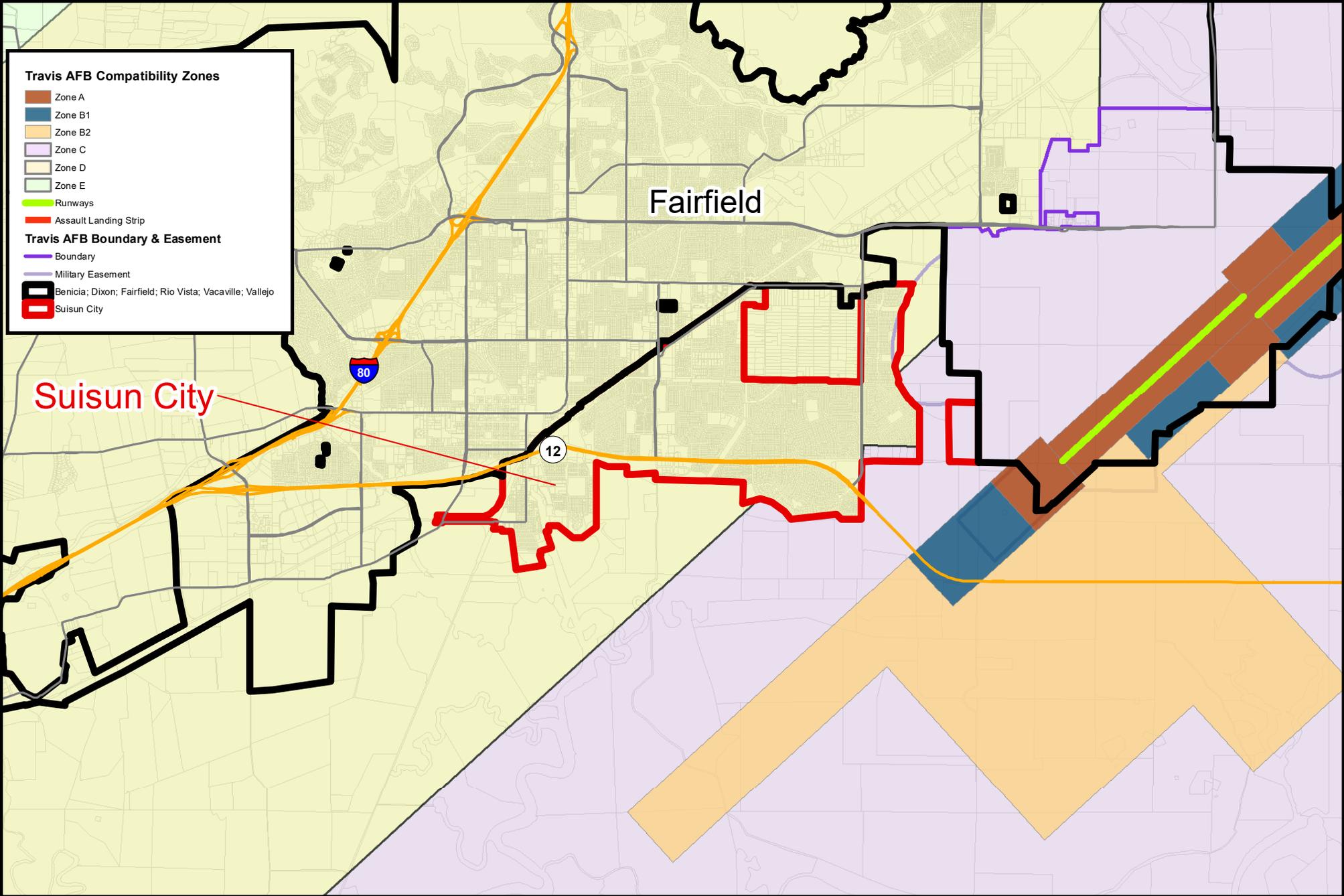
Zone C	Consistent	Not Consistent	Comments
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre	X		The proposed updates do not increase density or intensities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight	X		No prohibited uses proposed
Minimum NLR of 20dB in residences and buildings, Deed Notice required	X		The proposed updates do not propose construction and City development projects are conditioned to record a deed notice
All new objects 100 feet AGL require ALUC review	X		No objects above 100 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4	X		No wind turbines are 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 towers above 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 updates will not cause bird strikes
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 updates will not cause 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 strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed updates will not attract wildlife
Zone D			
Max Densities – No limits Deed notice required	X		The proposed updates will not increase densities or intensities; and development projects are conditioned to record a deed notice
Prohibited uses: hazards to flight	X		No prohibited uses proposed
ALUC review required for objects > 200 feet AGL	X		No objects above 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

Suisun City Housing, Public Health and Safety Elements Updates

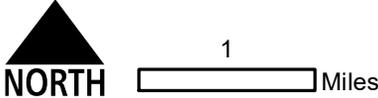
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No tower above 200 feet proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The updates will not attract wildlife
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 updates will not attract wildlife

Suisun City Housing, Public Health and Safety Elements Updates California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		The proposed updates will not increase nonresidential uses
Identification of Prohibited Uses	X		The updates do not propose prohibited uses
Open Land Requirements	X		Not applicable
Infill Development	X		The proposed updates will not increase densities
Height Limitations and Other Hazards to Flight	X		The updates will not increase height limitations or hazards to flight
Buyer Awareness Measures	X		City conditions development projects to record deed restrictions due to its proximity to Travis AFB
Non-conforming Uses and Reconstruction	X		Not applicable



Travis AFB Compatibility Zones



Due to file size, the Attachment C - Draft Housing Element and Draft Safety Element Updates can be accessed via the link/web address below:

C - [Link to Draft Housing Element and Draft Safety Element Updates](https://www.suisun.com/suisun-city-housing-and-public-health-and-safety-general-plan-element-updates/)
(<https://www.suisun.com/suisun-city-housing-and-public-health-and-safety-general-plan-element-updates/>)