

Solano County

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Agenda Submittal

Agenda #:	2	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-033	Contact:	Nedzlene Ferrario
Agenda date:	09/14/2023	Final Action:	
Title:	ALUC-23-10 (Fairfield Green Valley Apartments) Determine that Application No. ALUC-23-10 (Fairfield Green Valley Apartments), located in Travis Air Force Base Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) (City of Fairfield)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - TAFB Airport Compatibility Zone Criteria , B - Travis AFB Compatibility Zones & Location Map , C, D, E - Links to Site Plan, ALUC Application, Draft and Final EIR , F - Draft Resolution		

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

Determine that Application No. ALUC-23-10 (Fairfield Green Valley Apartments), located in Travis Air Force Base Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

DISCUSSION:

Summary

Section 21676(d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any general plan amendment or zoning ordinance change within an Airport Influence Area. The City of Fairfield has referred the Green Valley Apartments application to the Solano County ALUC for a compatibility determination. This project requires Fairfield City Council adoption of a general plan amendment from Business and Industrial Park to Very High Density Residential and a zone change from Industrial Business Park - North Cordelia Overlay District to Residential Very High Density - North Cordelia Overlay District. The property is located at 4840 Business Center Drive, in Fairfield.

The project is located in Zone D of the Travis Air Force Base LUCP. While Compatibility Zone D does not restrict residential or nonresidential densities, it does prohibit land use types that may have the potential to cause hazards to flight, and requires wildlife hazards analysis for projects located within a five-mile buffer zone from the base known as the Bird Strike Hazard Zone. In this specific case, the LUCP's requirement for wildlife hazard analysis is inapplicable, as the project is 10.1 miles southwest of the runway and outside of the bird strike hazard zone. Based on staff review, the project is also not anticipated to have the potential to cause hazards to flight. Therefore, staff recommends that the project is consistent with the Compatibility Zone D criteria.

Project Description

The project involves a multifamily residential development with 185 apartments and associated site improvements on a 5.78-acre site with a proposed density of 32 units per acre. The apartments will be situated within a single building approximately 204, 144 square feet in size, and a height of 49 feet at four stories. The development includes a two-story parking structure and community amenities such as a swimming pool and dog park. The proposed zoning change from Business and Industrial Park to High-Density Residential is required for project development. The proposed Site Plan is included in Attachment C.

AIRPORT PLANNING CONTEXT & ANALYSIS

Any zoning change must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676).

The proposed zoning change would apply to the subject site which is located within Compatibility Zone D (Attachment B). In general, Compatibility Zone D's criteria does not limit residential or non-residential densities or uses; however, it prohibits hazards to flight, requires review of structural heights of objects and/or hazards related to bird attraction, electrical interference, glare and other flight hazards. The project is located outside of the Bird Strike Hazard Zone and approximately 10.1 miles from the runway and will not pose an adverse impact to an aircraft in flight.

Staff evaluated the proposed project using the Zone Compatibility criteria for Zone D of the LUCP and determined that the project is consistent with the compatibility criteria.

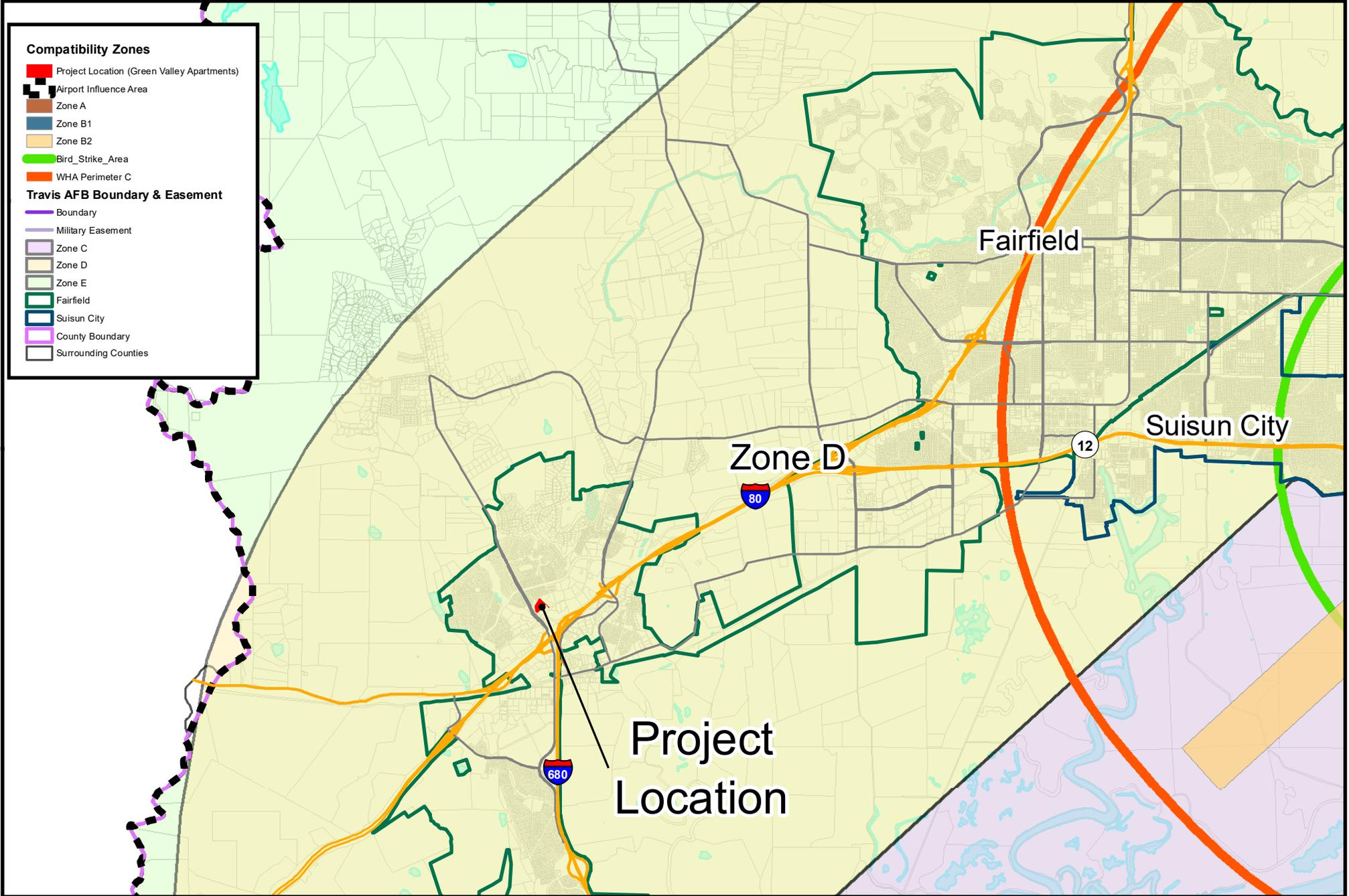
Analysis Finding

Based on the review, staff finds that the proposed zone change in Application No. ALUC-23-10(Fairfield Green Valley Apartments) is consistent with the requirements of the Travis AFB Land Use Compatibility Zone Criteria.

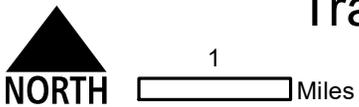
Travis AFB Land Use Compatibility Zone Criteria

ALUC-23-10 Fairfield Green Valley Apartments

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		Zone D does not restrict densities.
Prohibited uses: hazards to flight	X		The project is located 10.1 miles southwest of the runway, outside of the Bird Strike Hazard Zone and the five-mile buffer zone
ALUC review required for objects > 200 feet AGL	X		No objects above 200 feet in height 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 meteorological towers above 200 feet in height proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a Wildlife Hazards Analysis (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 project is located outside of the Bird Strike Hazard Zone. WHA not required
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 project is located outside of the Bird Strike Hazard Zone. WHA not required



Travis AFB Compatibility Zones & Airport Influence Area



Due to file size, the following attachments can be accessed via the links below.

[C – Green Valley Apartments Site Plan](#)

[D – City of Fairfield Application Packet](#)

[E.1 – Draft Green Valley Apartments Environmental Impact Report](#)

[E.2 – Final Green Valley Apartments Environmental Impact Report](#)

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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Fairfield Green Valley Apartments – City of Fairfield)**

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 City of Fairfield ("**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 23-033" of the Commission's September 14, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-10 (Fairfield Green Valley Apartments) is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP,)" 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 September 14, 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