

Agenda Submittal

Agenda #:	2	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 24-006	Contact:	Nedzlene Ferrario
Agenda date:	03/14/2024	Final Action:	
Title:	ALUC-24-06 (Suisun City Waterfront District Specific Plan Amendments)		

Determine that Application No. ALUC-24-06 (Suisun City Waterfront District Specific Plan Amendments), located within the Travis Air Force Base (AFB) Compatibility Zone 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 Zone Criteria](#), [B - Waterfront District & Compatibility Zones](#), [C - Link to Waterfront District Specific Plan Amendments \(Redline\)](#), [D - Draft Resolution](#)

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

Determine that Application No. ALUC-24-06 (Suisun City Waterfront Specific Plan Amendments), located within the Travis Air Force Base (AFB) Compatibility Zone D is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

SUMMARY/DISCUSSION:

Section 21676 (b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review of any general plan or specific plan amendments within an Airport Influence Area. The City of Suisun has referred an application to amend the Waterfront Specific Plan consistent with the Senate Bill 2, a legislative bill that aims to accelerate housing production. The proposed amendments focused on allowing higher density around the Suisun-Fairfield Train Depot, increasing housing capacity, and revising development standards and permissible uses.

The project is located within Zone D and the Assault Landing Zone (ALZ). Zone D does not restrict residential densities or number of people per acre; however, hazards to flight are prohibited and restricts object heights to 200 feet in height. The proposed amendments do not conflict with the Compatibility criteria of Zone D and the ALZ. Refer to Attachment A for the Compatibility Zone Criteria analysis and Attachment B for the Waterfront District Location in the context of the Compatibility Zones.

Based on review, staff recommends the ALUC find that the proposed updates comply with the requirements of these zones to protect flight and are consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

AIRPORT PLANNING CONTEXT & ANALYSIS

Specific Plan amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed project 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.

Staff evaluated the City's project using the Zone Compatibility criteria for Zone D and the Assault Landing Zone of the Travis AFB LUCP. Staff analysis of the project based on this evaluation is summarized in Attachment A.

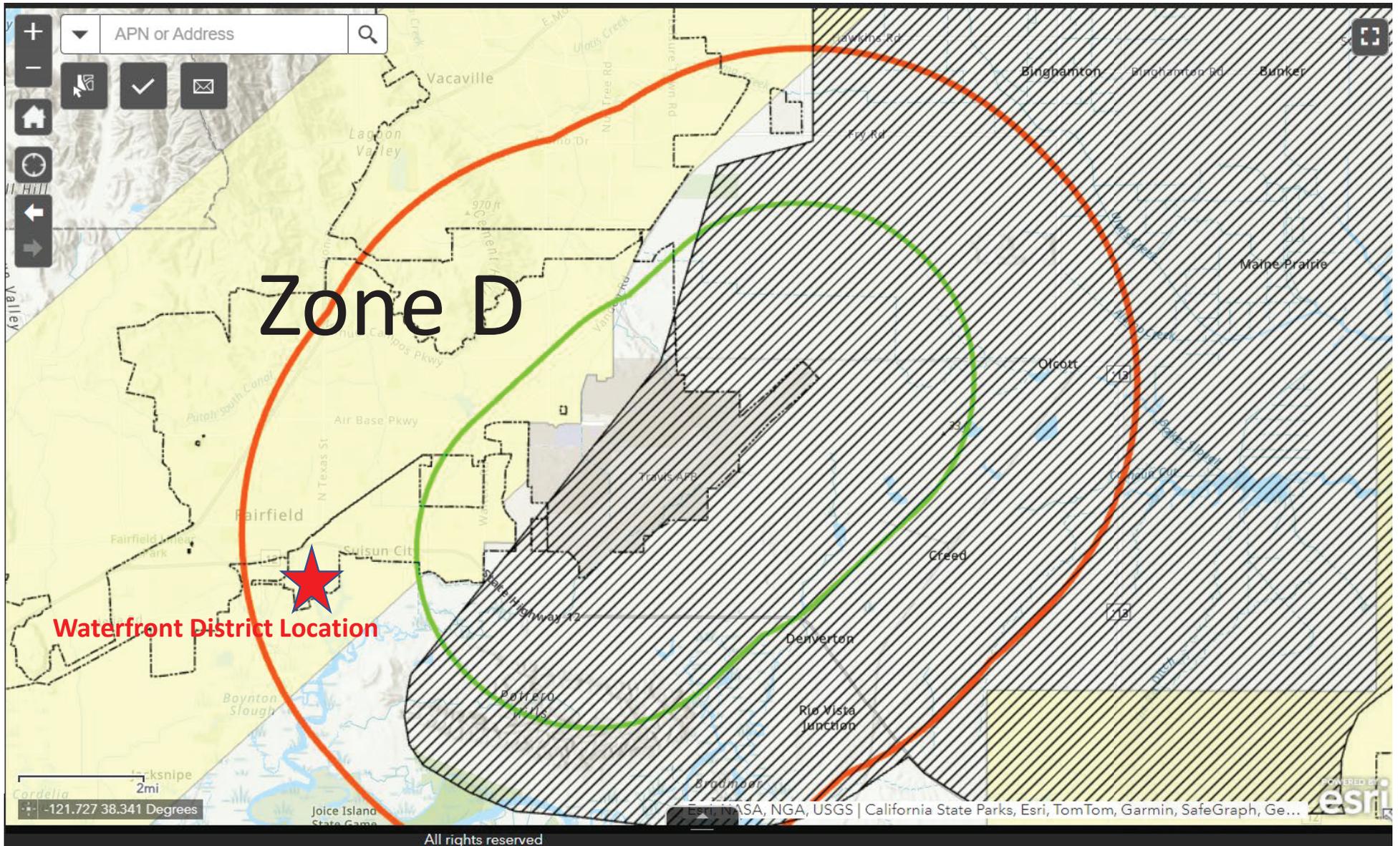
Analysis Finding

Based on review, staff finds that the proposed project complies with the requirements of the Travis AFB Land Use Compatibility Plan (LUCP).

Travis AFB Land Use Compatibility Zone Criteria

ALUC-24-01 Waterfront District Specific Plan Amendments

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		
Prohibited uses: hazards to flight	X		No hazards to flight 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
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers over 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 project is not within the Bird Strike Hazard Zone
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		No wildlife attractants proposed
Assault Landing Zone			
Max densities: Same as Underlying Compatibility Zone	X		See comments above
Prohibited uses: Same as Underlying Compatibility Zone, structures greater than 200 ft. AGL in height	X		See comments above
Development conditions Same as Underlying Compatibility Zone	X		See comments above
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		See comments above
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		See comments above
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		See comments above



Due to file size, the **Waterfront District Specific Plan Amendments** document can be downloaded and reviewed using the link below:

[C – Waterfront District Specific Plan Amendments \(Redline\)](#)

**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 24-__**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Suisun City Waterfront District Specific Plan Amendments– City of Suisun City)**

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 Suisun City (“**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 24-006” of the Commission’s March 14, 2024 Regular Meeting (“**Staff Report**”): “Determine that Application No. ALUC-24-01 (City of Suisun Waterfront District Specific Plan Amendments) 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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Resolution No. 24-__

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 March 14, 2024 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

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

Attest:

By: _____
James Bezek, Secretary to the Commission