

Solano County

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Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 25-014	Contact:	Nedzlene Ferrario
Agenda date:	04/10/2025	Final Action:	
Title:	ALUC-25-02 (McMurtry Creek Estates)		

Determine that Application No. ALUC-25-02 (McMurtry Creek Estates) to develop 20 lots for detached single-family homes within the Travis Air Force Base (AFB) Compatibility Zone E is consistent with the Travis AFB Land Use Compatibility Plan. The 15.73-acre property is located north of Preserve Lane and west of White Stone Court within City of Vacaville limits.

Governing body: Airport Land Use Commission

District:

Attachments: A - Airport Compatibility Zones Criteria, B – Project Location and Compatibility Zones, C – Annexation Map, D – General Plan Amendment and Rezone, E – Tentative Subdivision Map, F - Draft Resolution

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

Adopt a Resolution determining Application No. ALUC-25-02 (McMurtry Creek Estates) to develop 20 lots for detached single-family homes within the Travis Air Force Base (AFB) Compatibility Zone E is consistent with the Travis AFB Land Use Compatibility Plan.

DISCUSSION:

Introduction

Cal. Public Utilities Code Section 21676(b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) to review general plan amendments and zoning ordinance changes within an Airport Influence Area.

Project Description

The City of Vacaville referred the McMurtry Creek Estates proposal which consists of an Annexation, General Plan Amendment, Zoning Map amendment to pre-zone the annexed area, and a 20-lot residential subdivision for large single-family custom homes. The residential lots will range from 12,412 to 63,749 square feet in size, and the project will also include 3.7 acres of landscaping for fire protection, 2.44 of which will be designated as open space. The proposed density is 2.56 du/ac. The proposed open space would be located at the southern corners of the site, with additional landscaping bordering the fire access road to the west. The project will also include a 15,000 square foot detention pond at the southeast corner. Development of the proposed project

would require annexation to the City of Vacaville to access municipal services, such as water, sewer, and storm drainage.

The property is located outside of the Nut Tree Airport Influence Area but located within Travis Air Force Base (AFB) Compatibility Zone E. Zone E does not restrict densities or intensities or prohibit hazards to flight.

Staff analysis of the proposed project with regard to applicable compatibility criteria is summarized in Attachment A.

Analysis Finding

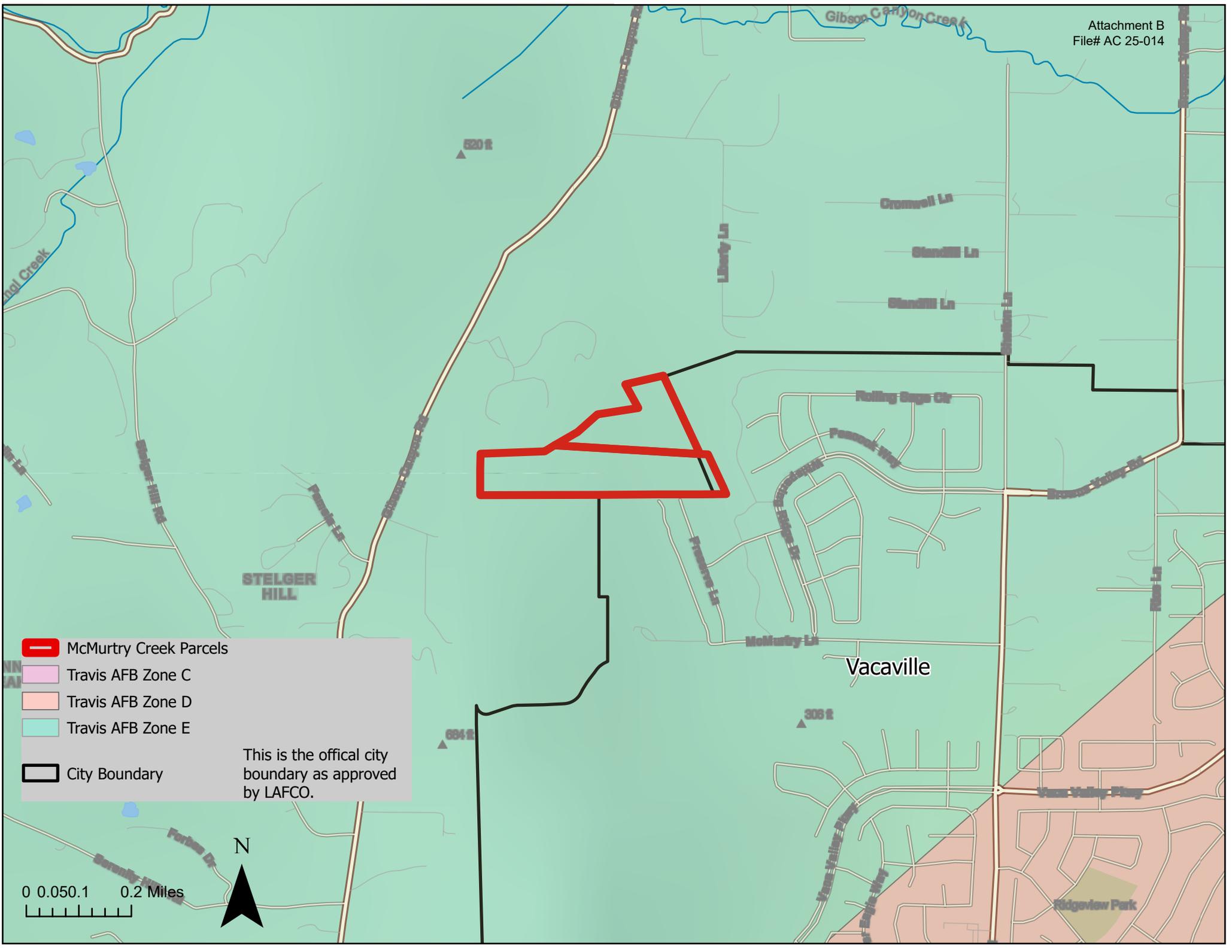
Based on the review, staff finds that the proposed project complies with the requirements of the zones to protect flight and is consistent with the Travis AFB LUCP.

Attachments

- Attachment A - Airport Compatibility Zones Criteria
- Attachment B - Project Location and Compatibility Zones
- Attachment C - Annexation
- Attachment D - General Plan Amendment and Rezone
- Attachment E - Tentative Subdivision Map
- Attachment F - Draft Resolution

Travis AFB Land Use Compatibility Zone Criteria ALUC-25-02 (McMurtry Creek Estates)

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone E			
Max Densities – No limits	X		20 lots are proposed on 15.73 acres, with a minimum size of 12,000 square feet per lot. The proposed density is 2.56 dwelling units per acre.
Prohibited Uses: None	X		
Additional Criteria:	X		
<ul style="list-style-type: none"> • ALUC review required for objects > 200 feet AGL • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • 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 • 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. 	<p>The proposed project does not include any of these items and is located outside of the Bird Strike Hazard Zone.</p>		



-  McMurry Creek Parcels
-  Travis AFB Zone C
-  Travis AFB Zone D
-  Travis AFB Zone E
-  City Boundary

This is the official city boundary as approved by LAFCO.

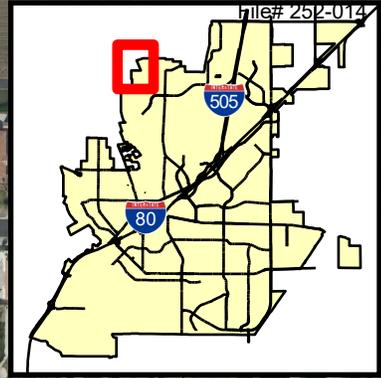
0 0.050.1 0.2 Miles



A scale bar showing 0, 0.05, 0.1, and 0.2 miles. Below the scale bar is a north arrow pointing upwards, labeled with the letter 'N'.

PROJECT SITE

Solano County
Vacaville



NEW MULTI-USE PATH



PROPOSED CHANGES

GENERAL PLAN CHANGE

RE Residential Estates

ZONING CHANGE

RE-12 (min. 12,000 sq. ft. lot sizes)

BOUNDARIES

-  Project Site
-  City Limits
-  Sphere of Influence
-  Urban Growth Boundary



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT

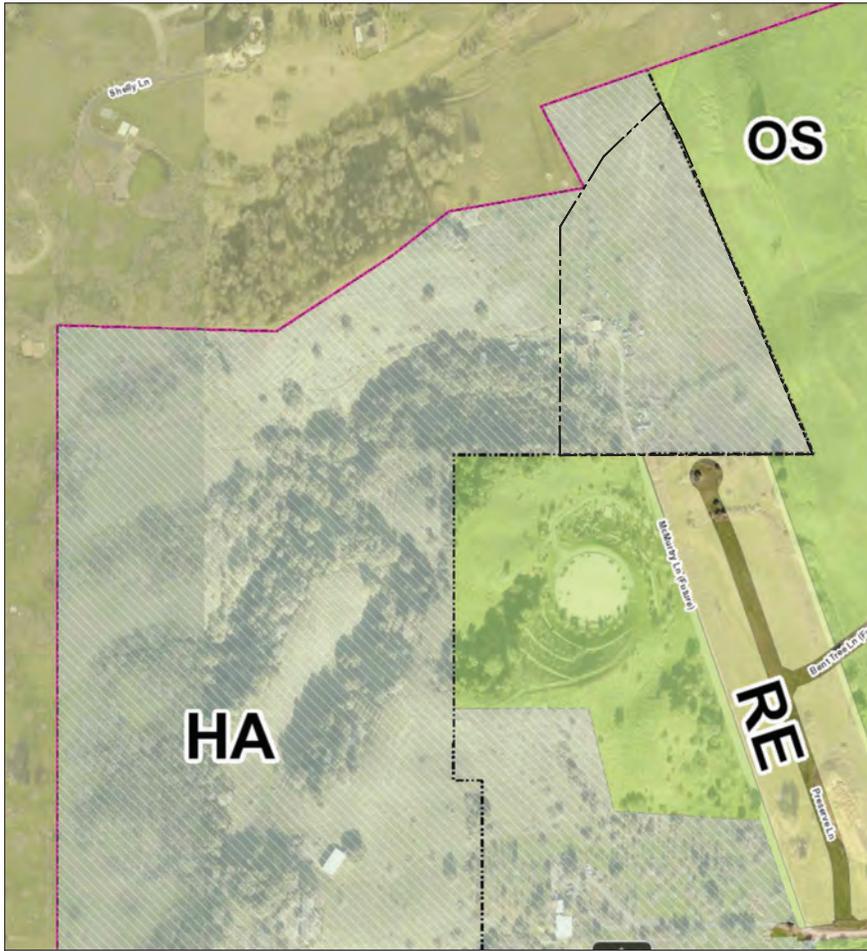


LOCATION MAP

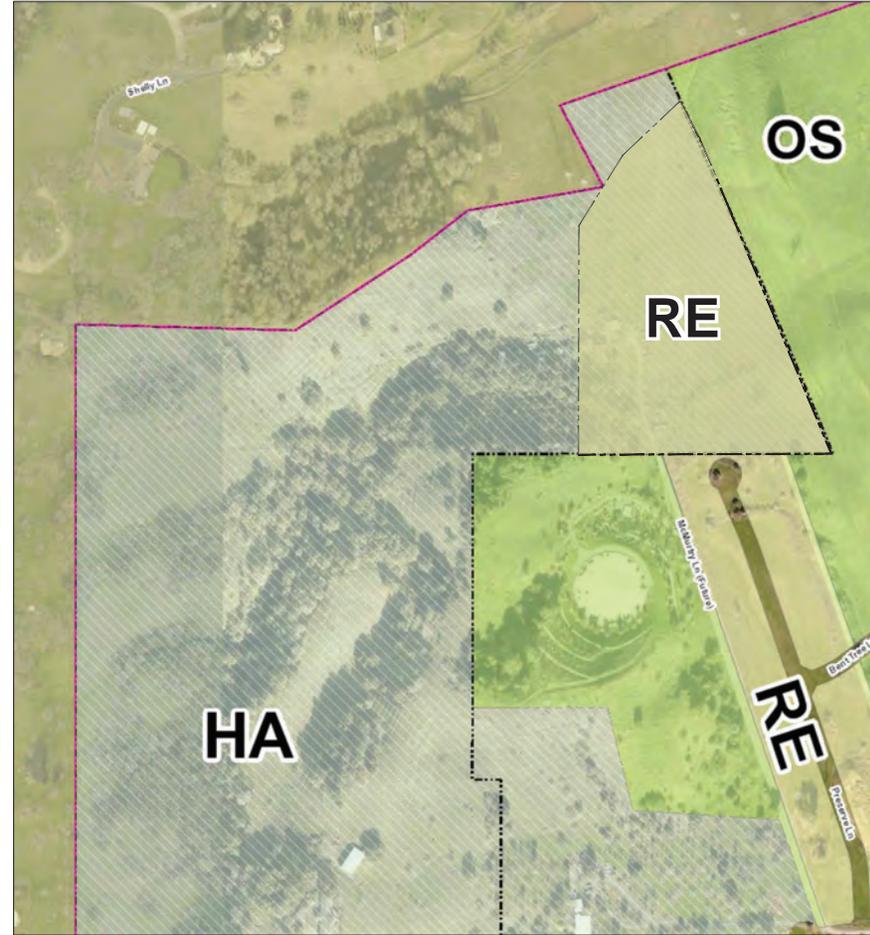
MCMURTRY CREEK ESTATES

APNs 0105-200-140 & 0105-200-150

FILE NO. 21-227



EXISTING



PROPOSED

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SCALE: NTS





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 OAKLAND, CA 94612
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PROJECT NAME/LOCATION: **MCMAURTY CREEK ESTATES** CA
 VACAVILLE
 DRAWING TITLE: **GFA EXHIBIT**

DESIGNED BY: ETV
 CHECKED BY: TAP

NO.	REVISIONS	DESCRIPTION	DATE

DRAWING FILE: 230840EX-3

ISSUE DATE: 09-26-2022
 PROJECT NO: 230840
 SHEET NO: **1**
 OF: 1



EXISTING



PROPOSED

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SCALE:
NTS

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 230840EY STREET, SUITE 100
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DESIGNED BY:

E.T.V.

DATE:

DRAWN BY:

T.A.P.

DATE:

PROJECT NAME/LOCATION:

**MC MURTRY CREEK
ESTATES**

DRAWING TITLE:

ZONING EXHIBIT

ISSUE DATE:

09-26-2022

PROJECT NO.:

230840

SHEET NO.:

1

DRAWING FILE:

230840EX-3

NO. OF SHEETS:

1

**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 25-XX**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(McMurtry Creek Estates – City of Vacaville)**

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 Vacaville (“**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 25-014” of the Commission’s April 10, 2025 Regular Meeting (“**Staff Report**”): “Determine that Application No. ALUC 25-02 (McMurtry Creek Estates) to develop 20 lots for detached single-family homes within the Travis Air Force Base (AFB) Compatibility Zone E is consistent with the Travis AFB Land Use Compatibility Plan.”

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

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 April 10, 2025 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