

Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #:	4	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-025	Contact:	Nedzlene Ferrario
Agenda date:	06/08/2023	Final Action:	
Title:	ALUC-23-05 (Vacaville City Housing Element and General Plan Update)		

Determine that Application No. ALUC-23-05, (Vacaville Housing Element and General Plan Update), located within the Travis Air Force Base (AFB) Compatibility Zone D and E and Nut Tree Airport Compatibility Zones, is conditionally consistent with the applicable Compatibility Plans. (City of Vacaville)

Governing body: Airport Land Use Commission

District:

Attachments: A - [Airport Compatibility Zones and Airport Land Use Criteria](#), B - [Map of Properties on Callen St Area and North Village](#), C - [Properties on Callen Street Area and North Village Density and Construction Date](#), D - [Links to Housing and General Plan Updates](#), E - [Compatibility Zone Map](#), F - [Properties in Travis Zone D and Nut Tree Zone F](#), G - [City of Vacaville Application](#), H - [Draft Resolution](#)

Date:	Ver.	Action By:	Action:	Result:
-------	------	------------	---------	---------

RECOMMENDATION

Determine that Application No. ALUC-23-05, (Vacaville Housing Element and General Plan Update), located within the Travis Air Force Base (AFB) Compatibility Zone D and E and Nut Tree Airport Compatibility Zones, is conditionally consistent with the applicable Compatibility Plans pending incorporation of the following recommendations:

- Within 1 year of the ALUC Resolution, the City of Vacaville shall submit an application to amend and update the Land Use Diagram, Land Use and Housing Elements, North Village Specific Plan, the Zoning Code and rezone the properties as shown in Attachment B and C, consistent with the proposed Residential High-Density Limited Designation, for review and consistency determination.*

DISCUSSION

Summary

Section 21676 (b) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any general plan amendment or zoning ordinance changes within an Airport Influence Area. The City of Vacaville has referred an application regarding updating the Housing Element and various other elements of the City's General Plan. Following ALUC consistency finding, the proposed updates will be heard by City Council.

The proposed update to the Housing Element may introduce additional housing units in conflict with Nut Tree

Compatibility Zone D and E, specifically in the Callen Street and North Village area. The existing developments predate the 1988 Airport Plan and several were approved inconsistent with the Compatibility Zone limit and may be determined non-conforming; therefore, staff recommends that ALUC adopt a condition as proposed above, to require City staff to limit future development by applying a new land use designation and zoning that will not allow future increases in density. The condition will allow ALUC to review the amendments within the following year.

The remaining components of the project are not in conflict with the applicable compatibility criteria and are consistent with the Airport Plans. Based on the review, staff recommends the ALUC find that the proposed updates are consistent with the Airport Plans contingent upon the recommended condition.

Project Description

The City of Vacaville application consists of updating the following:

- Adding Environmental Justice goals, policies, and actions throughout the General Plan, specifically, the Land Use, Transportation, Conservation and Open Space, Parks and Recreation, and Public Facilities Elements. Environmental justice policies cover the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The proposed text will not result in any land use changes that could impact the Nut Tree Airport or Travis Air Force Base.
- Updating the Housing Element and the effort includes the following parts:
 - Two new Housing Programs (HE-9 and HE-15) to implement State Law that requires housing sites that have been used in two consecutive housing elements to allow housing by-right if the development includes 20% affordable units. Program HE-15 includes amending the land use code to include adding new definitions and permitting land uses that serve low-income and homeless populations such as employee housing, single-room occupancy developments, low-barrier navigation centers, emergency shelters, and residential care facilities in specified zoning districts.
 - Redesignating and rezoning 16 properties to Residential High Density and upzoning the sites from 24 to 30 dwelling units per acre to increase potential housing units. The sites are in Travis AFB Zone D and Nut Tree Zone F which permits multi-family and do not restrict densities. Refer to Attachment F for a list of the sites.
 - Increasing the allowable densities for properties designated Residential High Density from 24 to 30 units per acre maximum applicable Citywide. The purpose is to increase the potential housing units. The proposed change affects several developed multi-family properties on Callen Drive and on the southeast corner of North Village Parkway and Crescent Drive, within Nut Tree Compatibility Zone D and E, respectively.

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 in Compatibility Zones D and E of the Travis AFB LUCP and lie within Nut Tree Airport Compatibility Zones (Attachment E).

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.”

Generally, the proposed updates as described above do not conflict and were found to be consistent with the applicable Compatibility Zone and Handbook Criteria (Attachment A); however, staff found that the request to increase the allowable Residential High Densities City wide from 24 to 30 dwelling units per acre conflicts with the maximum densities allowed in Zone D and E of the Nut Tree Compatibility Plan.

Specifically, the multi-family housing properties on Callen Street Area, located within Nut Tree Zone D, and The Villas, southeast corner of North Village Parkway and Crescent Drive, is located within Nut Tree Zone E. The maximum residential densities in this zone are 6 and 9 dwelling units per acre, respectively. However, the existing developments which consist of approximately 95 properties are built out between 5.5 - 24 units per acre, far exceed the allowable density limit. Most of the developments at this location pre-date the adoption of the 1988 Nut Tree Airport Plan, and several such as Opportunity House located at 267 Bennet Hill Court, and four (4) properties on Callen Street and The Villas at North Village (Attachment B and C) were built inconsistent with the Compatibility Zone.

The development may be determined non-conforming and ALUC staff recommends that City staff redesignate and rezone the properties to the current densities. Limiting the development at the current densities will not result in further density increases. City staff proposes a new General Plan land use designation and an amendment to the Land Use Diagram as described below:

Residential High-Density Limited (RHD-L): *This designation provides opportunities for high-density multiple residential uses, including attached townhouses, condominiums, and apartments, subject to appropriate standards. This land use designation applies to residential high-density sites located within Nut Tree Airport Compatibility Zones D (Extended Approach/Departure Area) and E (Adjacent to Runway or Final Approach), as shown in General Plan Land Use Figure LU-4 (Nut Tree Airport Land Use Compatibility Zones). The base density for this designation is 20.1 units per gross acre, and the maximum potential density is 24 units per gross acre.*

In addition, ALUC staff recommends that the properties be rezoned consistent with the new land use designation. The updated land use and zoning change will limit the development to the existing non-conforming densities.

ALUC staff evaluated the remaining proposal using the Compatibility criteria for Zone D and E of the Travis AFB LUCP, Nut Tree Airport Compatibility Zones, and the consistency test criteria contained in the California Airport Land Use Planning Handbook. No additional conflicts were identified. 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, is consistent with the Travis AFB and Nut Tree Land Use Compatibility Plans subject to the following condition:

- 1. Within 1 year of the ALUC Resolution, the City of Vacaville shall submit an application to amend and update the Land Use Diagram, Land Use and Housing Elements, North Village Specific Plan, the Zoning Code and rezone the properties as shown in Attachment B and C, consistent with the proposed Residential High-Density Limited Designation, for review and consistency determination.*

Travis AFB Land Use Compatibility Zone Criteria

ALUC-23-05 Housing and General Plan Update (Vacaville)

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		The project densities do not conflict within this zone
Prohibited uses: hazards to flight	X		No prohibited uses are proposed
ALUC review required for objects > 200 feet AGL	X		No objects above 200 ft 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 met towers 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		No wildlife hazards proposed
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 hazards proposed
Zone E			
Max Densities – No limits			The project densities do not conflict within this zone
ALUC review required for objects > 200 feet AGL			No objects above 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)			No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review			No commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review			No towers above 200 feet proposed
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.			No wildlife hazards proposed

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			
Max Densities: residential – 0 du/acre, other uses/in structures – 10; in/out of structure – 15 people/acre, required open land – 65%	X		No increased densities proposed
Prohibited uses: assemblage of people; new structures >FAR 77 height limits; noise sensitive uses	X		No prohibited uses proposed
No uses hazardous to flight	X		No hazards proposed
Avigation easement	X		Not applicable
50ft. setback from extended runway centerline for all structures	X		Not applicable
Zone B			
Max Densities: residential – 0.3 du/acre, other uses/in structures – 20; in/out of structure – 40 people/acre, required open land – 50%	X		No increased densities proposed
Prohibited uses: noise sensitive uses; schools, libraries, hospitals, nursing homes; involving substantial amount of highly flammable or explosive materials	X		No prohibited uses proposed
Structures to be as far as possible from extended runway centerline	X		No structures proposed
Minimum NLR ⁸ of 25 dBA in residential and office buildings	X		Not applicable
No uses hazardous to flight	X		No hazardous uses proposed
Avigation easement	X		Not applicable
Zone C			
Max Densities: residential – 1 du/acre, other uses/in structures – 50; in/out of structure – 75 people/acre, required open land – 15%	X		No increased densities proposed
Prohibited uses: schools, libraries, hospitals, nursing homes; noise-sensitive outdoor activities	X		No prohibited uses proposed
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA	X		Not applicable
Clustering of development is encouraged	X		No applicable
No uses hazardous to flight	X		No hazardous uses proposed
Avigation easement	X		Not applicable
Zone D			
Max Densities: residential – 4 du/acre, other uses/in structures – 100; in/out of structure – 150 people/acre, required open land – 10%	X		The existing development on Callen, and Bennet Hill Street exceeds the max densities; however, majority of the development predate the 1988 Airport Plan, and several were developed without ALUC review, and maybe determined non-conforming development. The project is

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
			conditioned to allow the City to update and rezone the properties consistent with the current densities.
Prohibited uses: noise-sensitive outdoor activities	X		None proposed
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA	X		No development proposed
Clustering of development is encouraged	X		No development proposed
No uses hazardous to flight	X		No hazardous uses proposed
Overflight easement	X		Not required
Zone E			
Max Densities: residential – 6 du/acre	X		The existing development on the southeast corner of North Village Pkwy and Crescent Hill Drive exceeds the max densities. The project was developed in 2016 inconsistent with the Compatibility Zone and may be determined non-conforming development. The project is conditioned to allow the City to update and rezone the properties consistent with the current densities.
Prohibited uses: Highly noise sensitive outdoor activities; e.g. amphitheaters	X		No prohibited uses proposed
Residential uses should have limited outdoor living area and should be oriented away from noise source, clustering is encouraged	X		No development proposed
No uses hazardous to flight	X		No hazardous uses proposed
Overflight easement	X		Not applicable
Zone F			
Max Densities: other uses/in structures – No limit	X		The proposed densities do not conflict with this zone
Overflight easement dedication	X		Not applicable

California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		There are existing developments in Zone D and E that conflict with the maximum densities. The project is conditioned to rezone and redesignate consistent with the current densities and no additional increases are recommended.
Identification of Prohibited Uses	X		No prohibited uses proposed
Open Land Requirements	X		Not applicable
Infill Development	X		No development proposed
Height Limitations and Other Hazards to Flight	X		The project does not propose increasing height limitations or other hazards to flight.
Buyer Awareness Measures	X		Not applicable
Non-conforming Uses and Reconstruction	X		There are existing developments in Zone D and E that conflict with the maximum densities. The project is conditioned to rezone and redesignate consistent with the current densities and no additional increases are recommended.

From: [Peyman Behvand](#)
To: [Calder, Allan M.](#)
Cc: [Ferrario, Nedzlene N.](#); [Erin Morris](#); [Tyra Hays](#)
Subject: City of Vacaville - Response to ALUC Staff Questions
Date: Thursday, May 25, 2023 7:49:46 PM
Attachments: [Residential High Density Limited - Callen \(General Plan\).pdf](#)
[Residential High Density Limited - North Village \(General Plan\).pdf](#)
[Residential High Density Limited - Overall \(General Plan\).pdf](#)
[Residential High Density Limited - Callen \(Zoning\).pdf](#)
[Residential High Density Limited - North Village \(Zoning\).pdf](#)
[Residential High Density Limited - Overall \(Zoning\).pdf](#)
Importance: High

Good Evening Allan,

Thank you again for taking the time to speak with us this morning. We have prepared responses to ALUC staff's requests for information which include the information below and the attached exhibits.

1. ALUC Staff – Amend the Housing Element

COV Response – As we indicated in our meeting, we cannot amend our Housing Element because our public draft has been vetted by HCD and we have received our conditional compliance letter. In our comments and conversations with your team, we have sought to describe how we would amend the Housing Element which would be reflected in our Housing Element adoption staff report for the City Council.

2. ALUC Staff – Provide the new land use designation name and description.

COV Response – The new General Plan land use designation would be Residential High Density Limited. The corresponding zoning district would also be called Residential High Density Limited (RHDL).

Description: Residential High Density Limited. This designation provides opportunities for high-density multiple residential uses, including attached townhouses, condominiums, and apartments, subject to appropriate standards. This land use designation applies to residential high density sites located within Nut Tree Airport Compatibility Zones D (Extended Approach/Departure Area) and E (Adjacent to Runway or Final Approach), as shown in General Plan Land Use Figure LU-4 (Nut Tree Airport Land Use Compatibility Zones). The base density for this designation is 20.1 units per gross acre, and the maximum potential density is 24 units per gross acre.

3. ALUC Staff – List the amendments being proposed to the General Plan and the General Plan Land Use Map.

COV Response – Staff is proposing to amend the Land Use Element to include a new Residential High Density Limited residential use classification as described below:

Residential High Density Limited. This designation provides opportunities for high-density multiple residential uses, including attached townhouses, condominiums, and apartments, subject to appropriate standards. This land use designation applies to residential high density sites located within Nut Tree Airport Compatibility Zones D

(Extended Approach/Departure Area) and E (Adjacent to Runway or Final Approach), as shown in General Plan Land Use Figure LU-4 (Nut Tree Airport Land Use Compatibility Zones). The base density for this designation is 20.1 units per gross acre, and the maximum potential density is 24 units per gross acre. The City is proposing to increase the Residential High Density land use designation from 20.1 – 24 units per acre to 20.1 to 30 units per acre. The density of the new Residential High Density Limited land use designation will remain at 20.1 – 24 units per acre to reflect the densities of existing developments.

The General Plan Land Use Map would be amended to illustrate the existing Residential High Density designated properties located in Nut Tree Airport Compatibility Zones D and E being changed to Residential High Density Limited, as shown in the attached map.

4. ALUC Staff – List the Land Use and Development Code (Zoning Code) amendments and the changes to the zoning map.

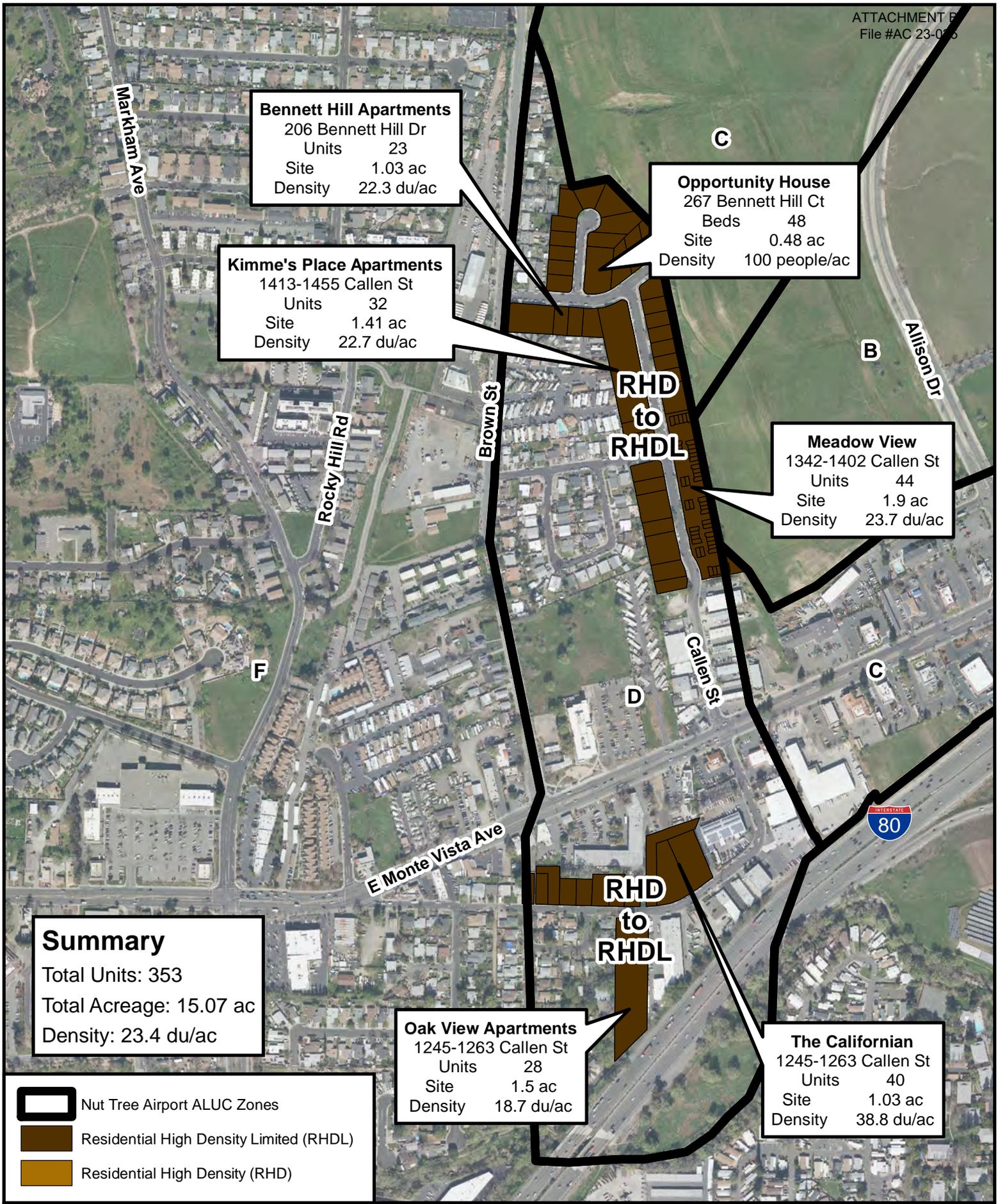
COV Response – Please see the attached “RHL Zoning Changes” document and the attached zoning maps for the proposed changes to the Zoning Code and zoning map.

I hope this information is satisfactory and we are able to present this item to the ALUC on June 8. If there’s anything missing or anything that you would like further explanation on, please do not hesitate to let me know.

Thank you!

Peyman

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.



Bennett Hill Apartments
206 Bennett Hill Dr
Units 23
Site 1.03 ac
Density 22.3 du/ac

Kimme's Place Apartments
1413-1455 Callen St
Units 32
Site 1.41 ac
Density 22.7 du/ac

Opportunity House
267 Bennett Hill Ct
Beds 48
Site 0.48 ac
Density 100 people/ac

Meadow View
1342-1402 Callen St
Units 44
Site 1.9 ac
Density 23.7 du/ac

Oak View Apartments
1245-1263 Callen St
Units 28
Site 1.5 ac
Density 18.7 du/ac

The Californian
1245-1263 Callen St
Units 40
Site 1.03 ac
Density 38.8 du/ac

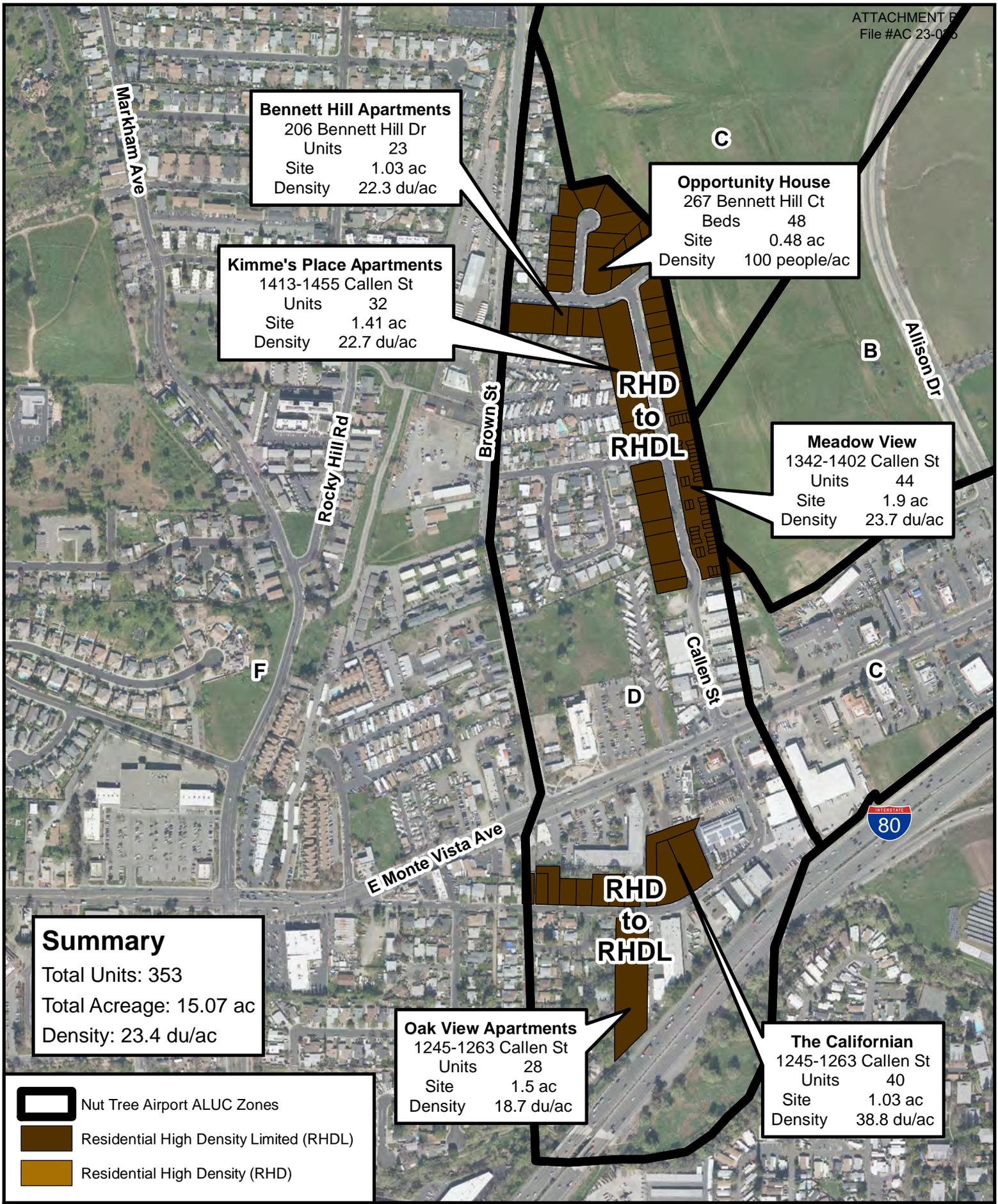
Summary
Total Units: 353
Total Acreage: 15.07 ac
Density: 23.4 du/ac

-  Nut Tree Airport ALUC Zones
-  Residential High Density Limited (RHD/L)
-  Residential High Density (RHD)



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT





Bennett Hill Apartments
206 Bennett Hill Dr
Units 23
Site 1.03 ac
Density 22.3 du/ac

Kimme's Place Apartments
1413-1455 Callen St
Units 32
Site 1.41 ac
Density 22.7 du/ac

Opportunity House
267 Bennett Hill Ct
Beds 48
Site 0.48 ac
Density 100 people/ac

Meadow View
1342-1402 Callen St
Units 44
Site 1.9 ac
Density 23.7 du/ac

Oak View Apartments
1245-1263 Callen St
Units 28
Site 1.5 ac
Density 18.7 du/ac

The Californian
1245-1263 Callen St
Units 40
Site 1.03 ac
Density 38.8 du/ac

Summary
Total Units: 353
Total Acreage: 15.07 ac
Density: 23.4 du/ac

-  Nut Tree Airport ALUC Zones
-  Residential High Density Limited (RHD/L)
-  Residential High Density (RHD)



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT





Villas at North Village
300 Crescent Drive
 Units: 228
 Site: 9.99 ac
 Density: 22.8 du/ac

**RHD
to RHDL**



-  Nut Tree Airport ALUC Zones
-  Residential High Density Limited (RHDL)
-  Residential High Density (RHD)



CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT
 DEPARTMENT



VILLAS AT NORTH VILLAGE	
GENERAL PLAN CHANGE	
2023 - 2031 HOUSING ELEMENT - CYCLE 6	FILE NO. 22-191



Villas at North Village
300 Crescent Drive
 Units: 228
 Site: 9.99 ac
 Density: 22.8 du/ac

**NVSP RM
to RHDL**

-  Nut Tree Airport ALUC Zones
-  Residential High Density Limited (RHDL)
-  North Village Specific Plan - Residential Medium Density (NVSP RM)



CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT
 DEPARTMENT

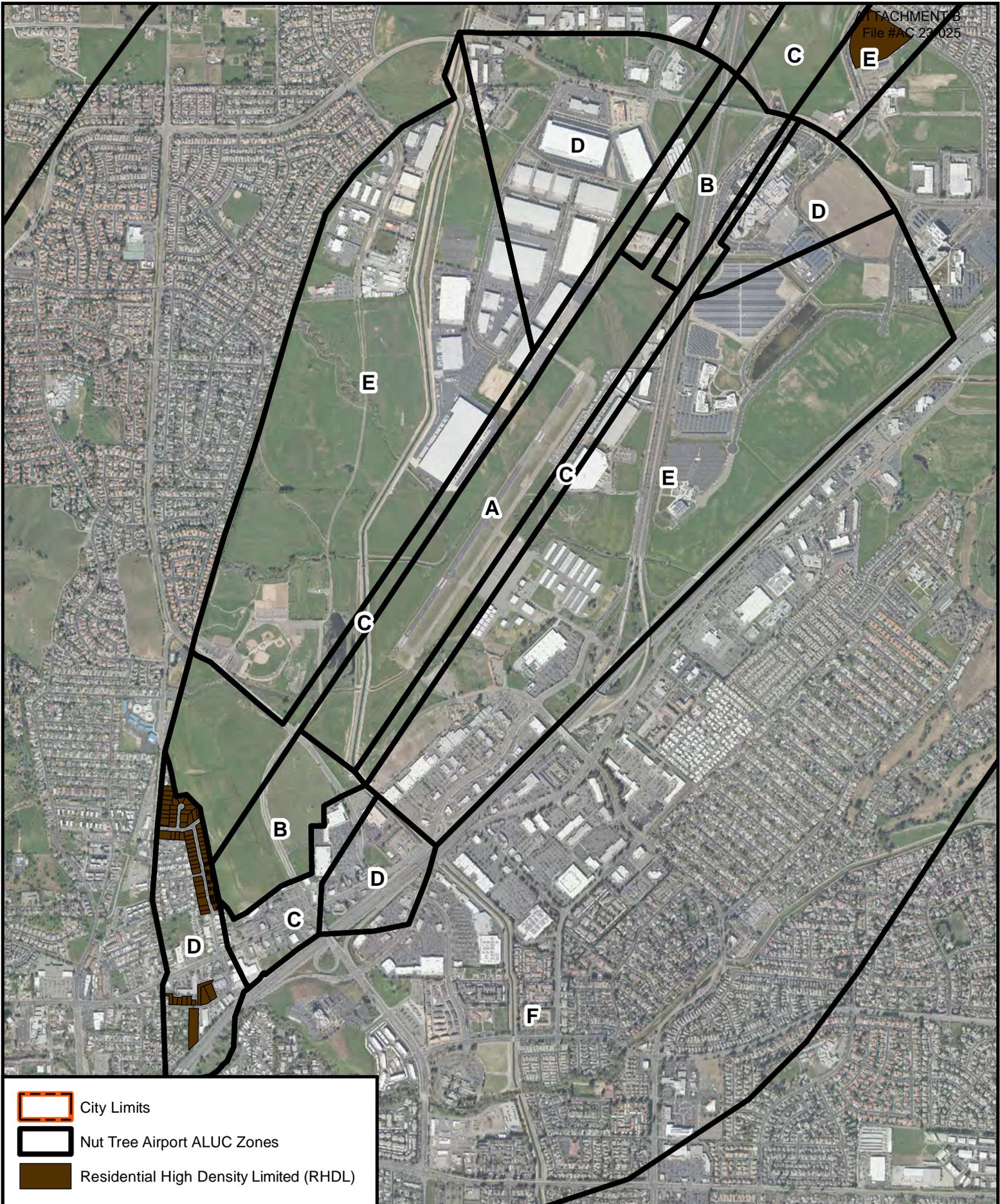


VILLAS AT NORTH VILLAGE

ZONE CHANGE

2023 - 2031 HOUSING ELEMENT - CYCLE 6

FILE NO. 22-191



-  City Limits
-  Nut Tree Airport ALUC Zones
-  Residential High Density Limited (RHDL)



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT

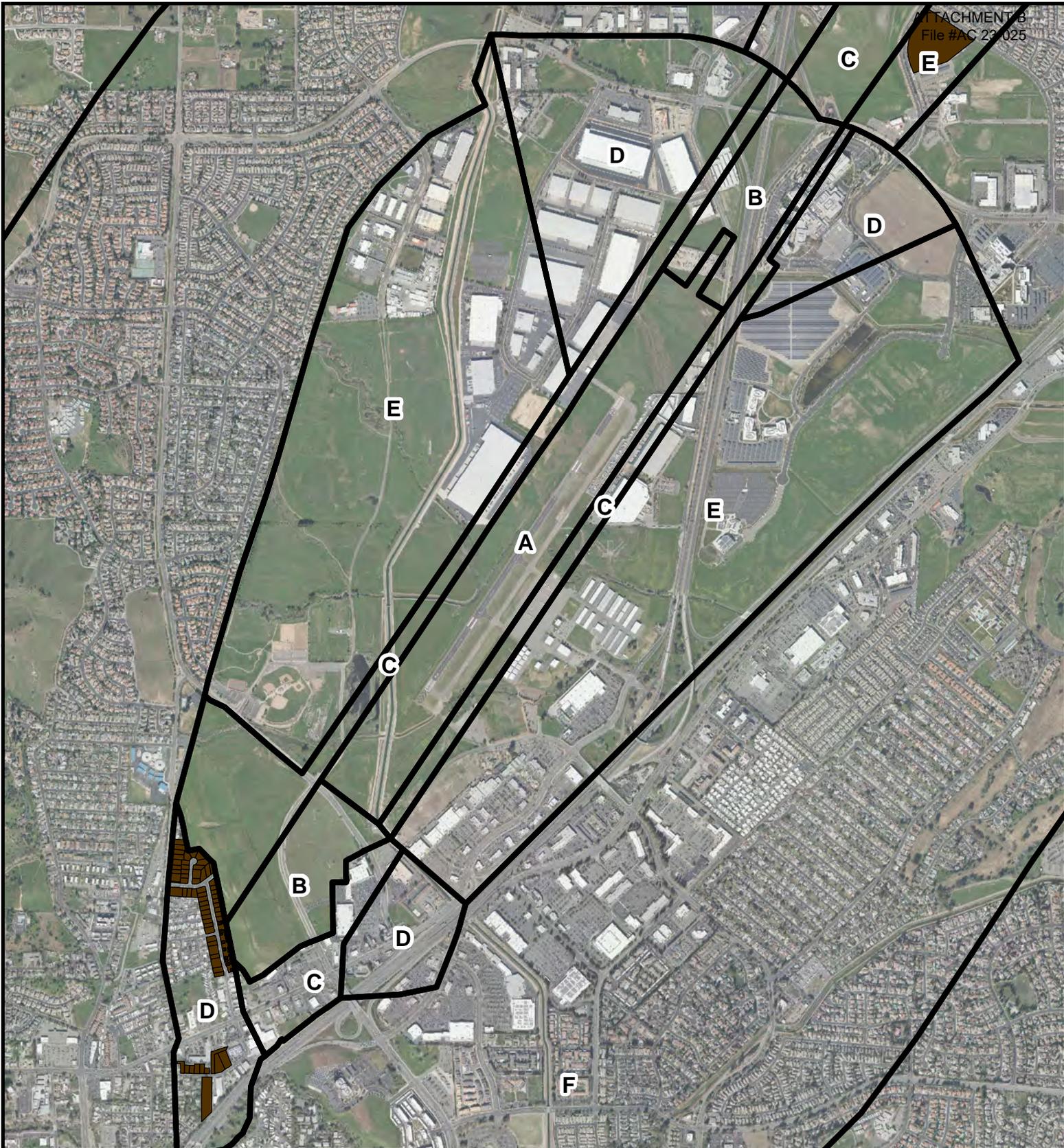


GENERAL PLAN - RESIDENTIAL HIGH DENSITY LIMITED

2022-2031 HOUSING ELEMENT

DATE PLOTTED: 2023-05-25

FILE NO. 22-191



-  City Limits
-  Nut Tree Airport ALUC Zones
-  Residential High Density Limited (RHDL)



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT



ZONING - RESIDENTIAL HIGH DENSITY LIMITED

2022-2031 HOUSING ELEMENT

DATE PLOTTED: 2023-05-25

FILE NO. 22-191

AREA	APN	ADDRESS	UNITS	ACREAGE	DENSITY	ZONING (CURRENT)	CONSTRUCTION (APPROX.)	ORIGINAL ZONING	PLANNING APPROVAL	PLANNING FILE NO.	
NORTH VILLAGE	0133030160	300 CRESCENT DRIVE	228	9.99	22.80	NVSP RM	2016	NVSP RM	2007	06-188	
CALLEN STREET	0129291090	1413 CALLEN STREET	32	1.41	22.69	RH	2016	RH	2014	14-148	
CALLEN STREET	0129292080	1408 CALLEN STREET	8	0.31	25.81	RH	2016	RH	2014	14-148	
CALLEN STREET	0129293050	1385 CALLEN STREET	8	0.33	24.24	RH (SS-11)	2016	RH	2014	14-148	RM - Residential Multi Family 8.1-14 du/ac
CALLEN STREET	0129331160	1373 CALLEN STREET	8	0.35	22.86	RH	2016	RH	2014	14-148	RH - Residential High Density 20.1 - 24 du/ac
CALLEN STREET	0129271190	267 BENNET HILL COURT	48 (UNITS ARE BEDS)	0.48	100.00	RH	2008	RH	2008, 2010	08-088, 10-055	GP - General Plan
CALLEN STREET	0129273020	1450 CALLEN STREET	2	0.15	13.33	RH	1978	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129292040	1420 CALLEN STREET	2	0.15	13.33	RH	1978	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129273030	1456 CALLEN STREET	2	0.23	8.70	RH	1977	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129272010	210 BENNETT HILL DRIVE	11	0.51	21.57	RH	1976	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129272020	206 BENNETT HILL DRIVE	6	0.16	37.50	RH	1976	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129272030	212 BENNETT HILL DRIVE	3	0.16	18.75	RH	1976	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129272040	218 BENNETT HILL DRIVE	3	0.20	15.00	RH	1976	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471010	1336A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471020	1336B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471040	1336D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471050	1336E CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471110	1348D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471180	1360B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471210	1366C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471320	1390B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471340	1390D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471350	1390E CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471380	1396C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471440	1402A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129292050	1426 CALLEN STREET	2	0.15	13.33	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471030	1336C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471060	1342A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471070	1342B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471080	1348A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471090	1348B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471100	1348C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471120	1348E CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471130	1354A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471140	1354B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471150	1354C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471160	1354D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471170	1360A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471190	1366A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471200	1366B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471220	1366D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471230	1372B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	
CALLEN STREET	0129471240	1372A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE	

CALLEN STREET	0129471250	1378A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471260	1378B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471270	1384A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471280	1384B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471290	1384C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471300	1384D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471310	1390A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471330	1390C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471360	1396A CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471370	1396B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471390	1396D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471400	1402E CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471410	1402D CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471420	1402C CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471430	1402B CALLEN STREET	1	0.00	0.00	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129471450	CALLEN STREET CONDOS	0 (COMMON SPACE)	1.90	23.16	RH	1972	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271160	225 BENNETT HILL DRIVE	6	0.29	20.69	RH	1971	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271170	231 BENNETT HILL DRIVE	6	0.23	26.09	RH	1971	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271020	205 BENNETT HILL DRIVE	4	0.17	23.53	RH (SS-11)	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271030	207 BENNETT HILL COURT	4	0.14	28.57	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271040	213 BENNETT HILL COURT	4	0.14	28.57	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271050	219 BENNETT HILL COURT	4	0.14	28.57	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271060	225 BENNETT HILL COURT	4	0.15	26.67	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271070	231 BENNETT HILL COURT	4	0.22	18.18	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271080	237 BENNETT HILL COURT	4	0.25	16.00	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271090	243 BENNETT HILL COURT	4	0.32	12.50	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271100	249 BENNETT HILL COURT	4	0.26	15.38	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271110	255 BENNETT HILL COURT	4	0.19	21.05	RH	1969	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129271150	217 BENNETT HILL DRIVE	4	0.14	28.57	RH	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129273010	1444 CALLEN STREET	2	0.15	13.33	RH (SS-11)	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129292060	1432 CALLEN STREET	3	0.15	20.00	RH (SS-11)	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129292070	1438 CALLEN STREET	2	0.15	13.33	RH (SS-11)	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129293010	290 HAZEL STREET	4	0.20	20.00	RH	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129293020	1393 CALLEN STREET	4	0.16	25.00	RH	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129331010	1379 CALLEN STREET	4	0.17	23.53	RH	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129331040	1361 CALLEN STREET	4	0.19	21.05	RH (SS-11)	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129331050	1355 CALLEN STREET	4	0.19	21.05	RH	1968	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129291070	1407 CALLEN STREET	4	0.17	23.53	RH	1967	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0129291080	291 HAZEL STREET	4	0.20	20.00	RH	1967	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130051010	CALLEN STREET APARTMENTS	0 (PARKING LOT)	0.41	0.00	RH	1964	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130051020	1245 CALLEN STREET	20	0.65	30.77	RH	1964	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130051030	1255 CALLEN STREET	20	0.38	52.63	RH	1964	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130052230	1230 CALLEN STREET	28	1.50	18.67	RH	1964	RL (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130040310	1231 CALLEN STREET	4	0.18	22.22	RH	1961	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130040280	1113 CALLEN STREET	1	0.14	7.14	RH	1954	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130040290	1119 CALLEN STREET	1	0.14	7.14	RH	1954	RM (GP 1970)	NO RECORDS	NONE

CALLEN STREET	0130040380	1107 CALLEN STREET	1	0.19	5.26 ³	RH	1954	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130040250	1103 CALLEN STREET	1	0.13	7.69	RH	1952	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130040370	1105 CALLEN STREET	1	0.13	7.69	RH	1952	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130051090	1239 CALLEN STREET	1	0.16	6.25	RH	1944	RM (GP 1970)	NO RECORDS	NONE
CALLEN STREET	0130040300	1205 CALLEN STREET	1	0.18	5.56	RH	1925	RM (GP 1970)	NO RECORDS	NONE

RM 14-20

RH 20-24

From: [Tyra Hays](#)
To: [Solano ALUC](#); [Ferrario, Nedzlene N.](#)
Cc: [Erin Morris](#); [Joshua Montemayor](#); [Peyman Behvand](#); [Edward Lincoln](#)
Subject: City of Vacaville Housing Element, Safety Element, and Environmental Justice goals, policies, and Action ALUC Application
Date: Thursday, April 6, 2023 5:08:50 PM
Attachments: [ALUC Application - Housing, Safety, and EJ.pdf](#)

Good Afternoon,

The City of Vacaville submits its application to the Solano County Airport Land Use Commission (ALUC) for its draft Housing Element, Safety Element, and Environmental Justice goals, policies, and actions that have been dispersed amongst the General Plan Elements. The City would greatly appreciate these items, which compose one project, be placed on the May 11th ALUC meeting. I am available in any capacity to help ALUC staff ensure that this project is placed on this meeting agenda.

The following hyperlinks will take you to the draft documents located on the City's website. If you have any concerns about the legitimacy of these hyperlinks, please do not hesitate to call me at 707-449-5366 or send me a separate email.

Hyperlinks

[Draft Housing Element](#)

[Draft Safety Element](#)

The Draft Environmental Justice goals, policies, and actions can be found in the following General Plan Elements. These goals, policies, and actions are identified using track changes.

[Land Use Element](#)

[Transportation Element](#)

[Conservation and Open Space Element](#)

[Parks and Recreation Element](#)

[Public Facilities Element](#)

Should I call the appointment desk to make an application appointment, or would you like to contact me after you've had time to review the application and associated documents? Please note that I am making the \$200 application fee payment online. I look forward to working with you.

Sincerely,

Tyra Hays, AICP (she/her)

Senior Planner

Advanced Planning Division

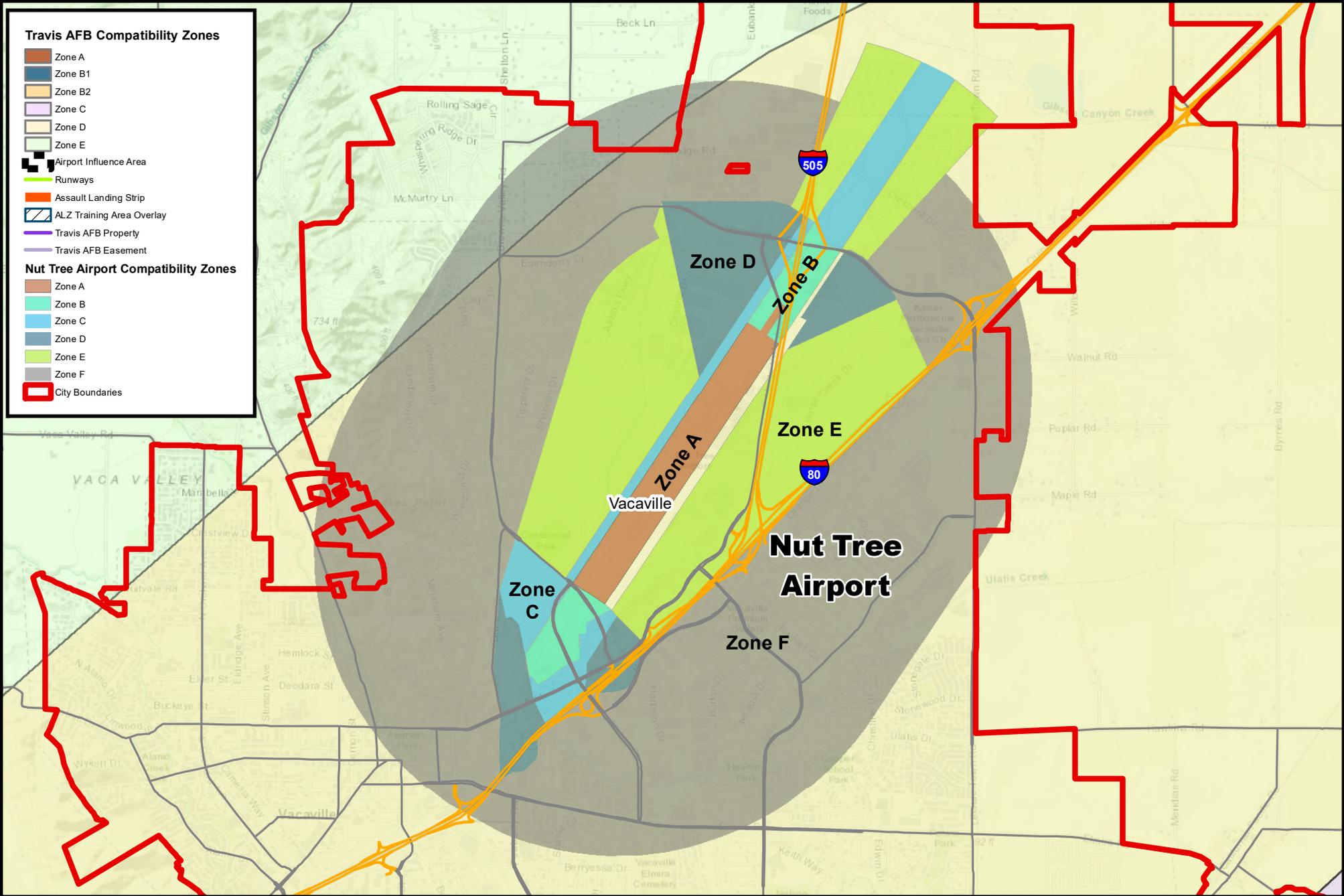
City of Vacaville

650 Merchant Street

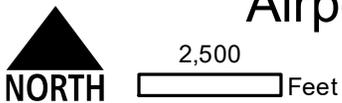
Vacaville, CA 95688

(707) 449-5366

Tyra.Hays@cityofvacaville.com



Airport Compatibility Zones & and Travis AFB Influence Area



**City of Vacaville Housing Element
Implementation Task HE-18(a) - Site Inventory General Plan Amendment & Rezoning Program**

Increase the Residential High Maximum Density from 24 to 30 Units Per Acre Citywide in Accordance with the Default Density Identified by the Department of Housing and Community Development (HCD)

Housing Element Map ID	Nut Tree Airport Compatibility Zone	Travis AFB Compatibility Zone	Alternate Site ID	Assessor Parcel Number	Acres	Existing General Plan Designation	Existing Zoning Designation	Existing Density Range (un/ac)	Proposed Density Range (un/ac)	Potential RHD Unit Capacity
27	F	D	Markham Ave. north of Wesley Ave	129201050	0.17	Residential High Density	RH	20.1-24	20.1-30	5
28	F	D	681 Markham Ave	129202010	0.44	Residential High Density	RH	20.1-24	20.1-30	11
38	F	D	681 Markham Ave	130010070	0.79	Residential High Density	RH	20.1-24	20.1-30	12
39	F	D	Markham Site West	130010250	0.51	Residential High Density	RH	20.1-24	20.1-30	8
53	N/A	D	Alamo Drive (Next to Mobile Home Bark)	132050020	0.7	Residential High Density	RH	20.1-24	20.1-30	17
71	F	D	Leisure Town Road Apts (1)	134020210	3.56	Residential High Density	RH	20.1-24	20.1-30	86
73	F	D	Leisure Town Road Apts (2)	134056010	0.65	Residential High Density	RH	20.1-24	20.1-30	16

Part 2
Implementation Task HE-18(b) - Site Inventory General Plan Amendment and Rezoning Program
Redesignate and Rezone Commercial and a Business Park Property to Residential High Density

Housing Element Map ID	Nut Tree Airport Compatibility Zone	Travis AFB Compatibility Zone	Parcel Location	Assessor Parcel Number	Acreage	Existing General Plan Designations	Proposed General Plan Designation	Existing Zoning Designations	Proposed Zoning Designations	Existing Min. Density Allowed (un/ac) ¹	Proposed Density Allowed (un/ac)	Potential RHD Unit Capacity
2	N/A	D	NWC W. Monte Vista Ave and N. Orchard Ave	125235430	0.99	Commercial Office	Residential High Density	CO	RHD	8.1 with a CUP	20.1 - 30.0	24
15	N/A	D	Butcher Road	127070500	1.46	Commercial General	Residential High Density	CG	RHD	8.1 with a CUP	20.1 - 30.0	36
59	F	D	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133014010	0.15	Commercial Office	Residential High Density	CO	RHD	8.1 with a CUP	20.1 - 30.0	4
60	F	D	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133014020	8.74	Commercial Office	Residential High Density	CO	RHD	8.1 with a CUP	20.1 - 30.0	210
61	F	D	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133014030	4.13	Commercial Office	Residential High Density	CO	RHD	8.1 with a CUP	20.1 - 30.0	100
62	F	D	830 Leisure Town Road	133100030	0.82	Commercial Highway	Residential High Density	CG	RHD	8.1 with a CUP	20.1 - 30.0	20
63	F	D	Quinn Road	133100110	1.28	Commercial Highway	Residential High Density	CG	RHD	8.1 with a CUP	20.1 - 30.0	31
64	F	D	Quinn Road	133100120	1.94	Commercial Highway	Residential High Density	CG	RHD	8.1 with a CUP	20.1 - 30.0	47
65	F	D	Orange Drive South	133140290	0.84	Commercial Highway	Residential High Density	CH	RHD	n/a	20.1 - 30.0	21
66	F	D	Orange Drive North	133140330	2	Commercial Highway	Residential High Density	CH	RHD	n/a	20.1 - 30.0	48
67	F	D	Orange Drive South	133150220	0.64	Commercial Highway	Residential High Density	CH	RHD	n/a	20.1 - 30.0	16
68	F	D	Orange Drive South	133150240	3.3	Commercial Highway	Residential High Density	CH	RHD	n/a	20.1 - 30.0	80
69	F	D	Orange Drive South	133150250	0.36	Commercial Highway	Residential High Density	CH	RHD	n/a	20.1 - 30.0	9
70	F	D	Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133580010	8.56	Commercial Office	Residential High Density	CO	RHD	8.1 with a CUP	20.1 - 30.0	206
78	N/A	D	Vanden Town Home Site	136080040	8.4	Residential Medium Density	Residential High Density	RM	RHD	8.1	20.1 - 30.0	120
79	N/A	D	Lagoon Valley Business Park Site	128020130	19.15	Business Park	Residential High Density	BP	RHD	8.1	20.1 - 30.0	460

¹Attached Single-Dwelling Units, and Multi-Family Units are conditionally permitted in CN, CG, and CO zoning districts. There is no maximum density.

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, California 94533
Tel 707.784.6765 / Fax 707.784.4805
SolanoALUC@SolanoCounty.com

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: City of Vacaville	DATE: 4/6/23	
ADDRESS: 650 Merchant Street		
E-MAIL ADDRESS: tyra.hays@cityofvacaville.com	DAYTIME PHONE: 707-449-5366	FAX:
NAME OF PROPERTY OWNER: City Project		DATE:
ADDRESS:		DAYTIME PHONE:
NAME OF DOCUMENT PREPARER: Tyra Hays		DATE:
ADDRESS: 650 Merchant Street	DAYTIME PHONE: 707-449-5366	FAX:
NAME OF PROJECT: 2023-2031 Housing Element and Program HE-18 Implem		
PROJECT LOCATION: Citywide		
STREET ADDRESS: 650 Merchant Street Vacaville CA 95688		

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

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

The City is updating its Housing Element and Safety Element for the 6th Housing Element cycle. In addition, the City is proposing to add Environmental Justice goals, policies, and actions throughout the General Plan. The Safety Element and the Environmental Justice goals, policies, and actions will not result in any land use changes that could impact the Nut Tree Airport or Travis Air Force Base.

The Housing Element includes Housing Programs HE-9 and HE-15 we are proposing to implement concurrently with the adoption of the Housing Element. Program HE-9 implements State law that requires housing sites that have been used in two consecutive housing elements to allow housing by-right if the development includes at least 20% affordable units. Program HE-15 includes Land Use Code amendments that are required by State law. This program mainly includes adding new definitions and permitting land uses that serve low-income and homeless populations such as, employee housing, single room occupancy developments, low-barrier navigation centers, emergency shelters, and residential care facilities, in specified zoning designations. The City does not believe these two Housing Programs will impact the Nut Tree Airport or Travis Air Force Base, as these uses will be located in Nut Tree Airport Compatibility Zone F and Travis Air Force Base Zone F.

The Housing Element also includes Housing Program HE-18 that proposes land use changes that must be approved concurrently with the Housing Element that the City believes will not impact the Nut Tree Airport or Travis Air Force Base. These land use changes include increasing the maximum density of the Residential High Density (RHD) and use and zoning designations from 24 to 30 units per acre citywide. This change will mainly affect seven vacant RH properties that are located within Nut Tree Airport Compatibility Zone F, which permits multi-family residential development. The Nut Tree Apartment Site, located in Zone E, is not one of the seven identified vacant RHD properties. That project is currently in the process of getting building permits. These seven sites are located in Travis Air Force Base Zone D and development of these sites will not include significant amounts of open space that will attract wildlife.

Housing Program HE-18 also proposes to redesignate and rezone 16 properties to Residential High Density, which would also be subject upzoning that would permit a maximum of 30 units per acre. Several of these properties are located in Nut Tree Airport Compatibility Use Zone F, which permits multi-family residential development. These 16 properties are located in Travis Air Force Base Zone D and development of these sites will not include significant amounts of open space that will attract wildlife.

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

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
<p>POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):</p> <p>The Housing Element will not result in any emissions. Residential development resulting from Housing Programs HE-9, HE-15, or HE-19 may result in nominal steam associated with these uses.</p>	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:	COMPATIBILITY ZONE:
Nut Tree Airport, Travis AFB	Zone F, Zone D
PERCENTAGE OF LAND COVERAGE:	MAXIMUM PERSONS PER ACRE:
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <p><input type="checkbox"/> JURISDICTION REFERRAL LETTER:</p> <p><input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: Addendum to GP EIR</p> <p><input checked="" type="checkbox"/> LOCATION MAP: City of Vacaville - See Housing Element Chapter 4</p> <p><input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: See Housing Element Ch. 4</p> <p><input type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s):</p> <p><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) :</p> <p><input 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.</p> <p><input checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: Draft Housing Element, Safety Element, EJ Policies</p> <p><input checked="" type="checkbox"/> FEES: \$200 Application fee</p> <p><input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:</p>	
APPLICANT SIGNATURE: X	DATE:
	4/6/23
<p>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:</p>	

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

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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Vacaville City Housing Element and General Plan Update – 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 23-025" of the Commission's June 8, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-05 (Vacaville Housing Element and General Plan Update) located within Travis Air Force Base (AFB) Compatibility Zones D and E, and Nut Tree Airport Compatibility Zones is conditionally consistent with the applicable Compatibility Plans," 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 and the Nut Tree Airport Land Use Compatibility Plan., subject to the following condition:

Within 1 year of this ALUC Resolution, the City of Vacaville shall submit an application to the ALUC to amend and update the Land Use Diagram, Land Use and Housing Elements, North Village Specific Plan, and the Zoning Code, and rezone properties as shown in Attachments B and C to the item AC-23-025 report, consistent with the proposed Residential High-Density Limited Designation, for review and consistency determination.

///

///

///

///

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 June 8, 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