

Solano County

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Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-040	Contact:	Nedzlene Ferrario
Agenda date:	10/12/2023	Final Action:	
Title:	ALUC-23-13 (Vacaville City Housing Element Implementation Tasks)		

Determine that Application No. ALUC-23-13, (Vacaville Housing Element Implementation Tasks), 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 Airport Land Use Compatibility Plans (City of Vacaville).

Governing body: Airport Land Use Commission

District:

Attachments: A - Airport Compatibility Zone Criteria, B - 719 Markham Street, C - Buffer and transitions for residential and business technology parks, D - City Application Form, E - Draft Resolution

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

1. Determine that Application ALUC-23-13 (Vacaville Housing Element Implementation Tasks Update) related to Amending General Plan Land Use Policy LU-P12.3 (Housing Mix), located within the Travis AFB Compatibility Zone D and E and Nut Tree Airport Compatibility Zones, is conditionally consistent with the applicable Airport Land Use Compatibility Plans subject to the following modification:

The City of Vacaville shall amend Policy LU-P12.3 d (Housing Mix) to provide exceptions that would not support higher buildings and denser residential occupancy in areas within the Airport Environment Overlay Zones and Nut Tree Airport Compatibility Zones A, B, C, D and E; and Travis AFB Compatibility Zone D, and later return to the ALUC for review of the amended Land Use Development Code prior to City Council adoption.

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 Land Use Element of the City's General Plan. Following ALUC consistency finding, the proposed updates will be heard by the Planning Commission and City Council.

As land area within city boundaries becomes utilized, there are fewer options for cities to find useable land area to meet state mandated housing numbers, leading to changes in general plan policies to find more

useable land for housing and to allow building upward with increased density. The City of Vacaville is proposing several policies that are required to implement the City's Housing Element in this manner. The proposed policies include reducing the buffer width for the transition areas between residential and business/technology parks (LU-P19.7) and encouraging taller and higher-density housing types city-wide (LU-P12.3). In addition, there is a proposed policy redesignating a city-owned property from Residential High Density to Parks and Recreation.

Staff cannot support proposed policy LU-P12.3 as written since the policy encourages taller and higher-density residential buildings without additional review and consideration of the potential conflicts with the Airport Environment Overlay and Nut Tree Compatibility Zone criteria. Therefore, ALUC staff recommend that the ALUC only find the Vacaville Housing Element Implementation Tasks Update consistent with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans if the City excludes areas in proximity to the Nut Tree Airport from the policy and return to ALUC for further review of the specific regulations.

The remaining components of the project are not in conflict with the applicable compatibility criteria and are consistent with the Airport Land Use Compatibility 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 is proposing three items to implement the 2023-2031 Housing Element and the items include:

1. Amending the General Plan land use designation and rezoning the City-owned property, located at 719 Markham Avenue, from Residential High Density (RH) to Parks and Recreation (PR):

As part of the City Council's action adopting the Housing Element, staff was directed to remove 719 Markham Street (APN 130- 010-070) as a residential site. The City will be redesignating and rezoning the City-owned, 0.8-acre property from Residential High Density (RH) to Parks and Recreation (PR). A specific project or site improvements are not currently proposed on this site. This property is located in Zone F of the Nut Tree Airport Land Use Compatibility Area with no density or height restrictions. Future improvements to this site will be subject to the City's Zoning Code which includes compliance with Chapter 14.09.110 Airport Environs (AE) Overlay District. The proposed General Plan amendment map and zoning maps are attached (Attachment A).

2. Amend General Plan Policy LU-P11.4 (Industrial/Residential Buffer) to reduce the buffer width from 200 feet to 50 feet and add a new policy:

Another implementation task for the City is to reduce the buffer area between residential areas and business parks, industrial parks, and technology parks. The minimum separation will be reduced from 200 feet to 50 feet. Policy LU-P19.7 will be added to the General Plan Land Use Element and read:

“Policy LU-P19.7 Require specific plans prepared for the East of Leisure Town Road and Northeast Growth Area to provide thoughtful transitions between residential areas and land designated for business parks, industrial parks, and technology parks.”

Attachment B shows the location of land designated as industrial, business, and technology parks in relation to the Travis AFB and Nut Tree Compatibility Zones. Future development within these areas

will be subject to the City's Zoning Code which includes Chapter 14.09.110 Airport Environs (AE) Overlay District. Each industrial park, commercial service area, business park, and/or technology park area is described below. The proposed policy will not pose a hazard to flight.

3. Plan Policy LU-P12.3 (Housing Mix) to encourage a variety of housing types, including allowing higher densities & taller buildings

This implementation task is related to amending the General Plan Housing Mix requirement, which reads: "Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multi-family attached housing." The City is proposing to encourage "Missing Middle" housing by adding the following policies to the General Plan Land Use Element:

- a. Incorporate form-based requirements into the Land Use and Development Code (LUDC) for infill developments. Additional information about this option can be found here:

[<https://missingmiddlehousing.com/about/how-to-enable/>](https://missingmiddlehousing.com/about/how-to-enable/)

This option is consistent with Housing Element Program HE-10 which directs the City to adopt flexible and reduced development standards to promote infill development.

- b. Require new specific plans to require a variety of housing types including small lot single-family detached and attached, single-family attached, and multifamily to ensure new development provides "Missing Middle" housing types and identifies how development will be phased to ensure that housing variety is achieved.
- c. Require new specific plans to provide a specified percentage of rental units and ownership units in the form of townhomes, condominiums, duplexes, fourplexes, and/or courtyard buildings and to ensure that denser housing types are constructed ahead of or on pace with less dense housing types.
- d. Amend the Land Use and Development Code to include objective development standards that support higher densities, taller buildings, reduced setbacks, reduced lot sizes, etc.

Missing Middle Housing are housing types such as duplexes, townhouses or multistory/compact housing types in contrast to the single-family detached units. The proposed policy encourages new specific plans to incorporate such housing types that are contained in tall buildings and higher densities. According to City staff, the policy would be applicable City wide. However, the Nut Tree Airport Plan and Compatibility zones restrict height and densities within close proximity to the airport; therefore, staff does not support these policies without additional review and recommends the following condition:

The City of Vacaville shall amend Policy LU-P12.3 d (Housing Mix) to provide exceptions that would not support higher buildings and denser residential occupancy in areas within the Airport Environment Overlay Zones and Nut Tree Airport Compatibility Zones A, B, C, D and E; and Travis AFB Compatibility Zone D, and later return to the ALUC for review of the amended Land Use Development Code prior to City Council adoption.

Staff analysis of the proposed project 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, if the ALUC approves the proposed modification to Policy LU-P12.3, is conditionally

consistent with the Travis AFB and Nut Tree Land Use Compatibility Plans.

ALUC-23-13 Housing Implementation Tasks Update (Vacaville)

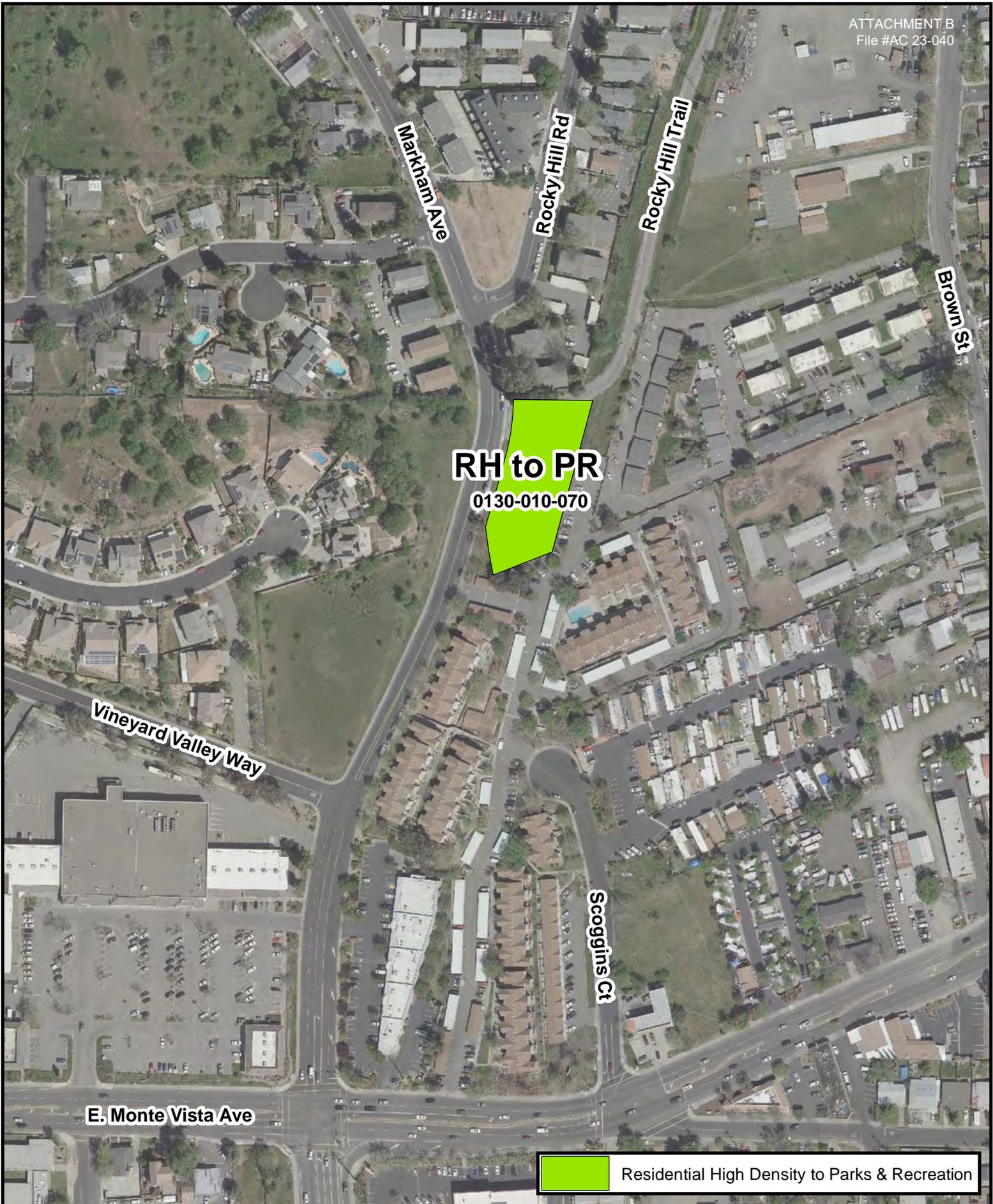
Travis AFB Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		The proposed policies do not conflict within this criteria
Prohibited uses: hazards to flight	X		No prohibited uses are proposed
ALUC review required for objects > 200 feet AGL		X	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that the City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
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	X		The proposed policies do not conflict with this criteria
ALUC review required for objects > 200 feet AGL		X	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that the City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
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 above 200 feet proposed

Travis AFB Land Use Compatibility Zone Criteria

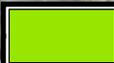
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		No wildlife hazards proposed

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	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that the City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
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	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that the City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
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	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that the City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
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

Nut Tree Airport Land Use Compatibility Zone Criteria			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
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	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
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	Proposed LU-P12.3 encourages higher densities and taller buildings; thus, may conflict with this criteria. Staff recommends that the City modifies the policy to exclude applicability within the Airport Environment Overlay and Nut Tree Airport Compatibility Zones
Prohibited uses: Highly noise-sensitive outdoor activities; e.g. amphitheaters	X		No prohibited uses proposed
Residential uses should have limited outdoor living areas and should be oriented away from noise sources, 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 policies do not conflict with this zone
Overflight easement dedication	X		Not applicable



RH to PR
0130-010-070

 Residential High Density to Parks & Recreation



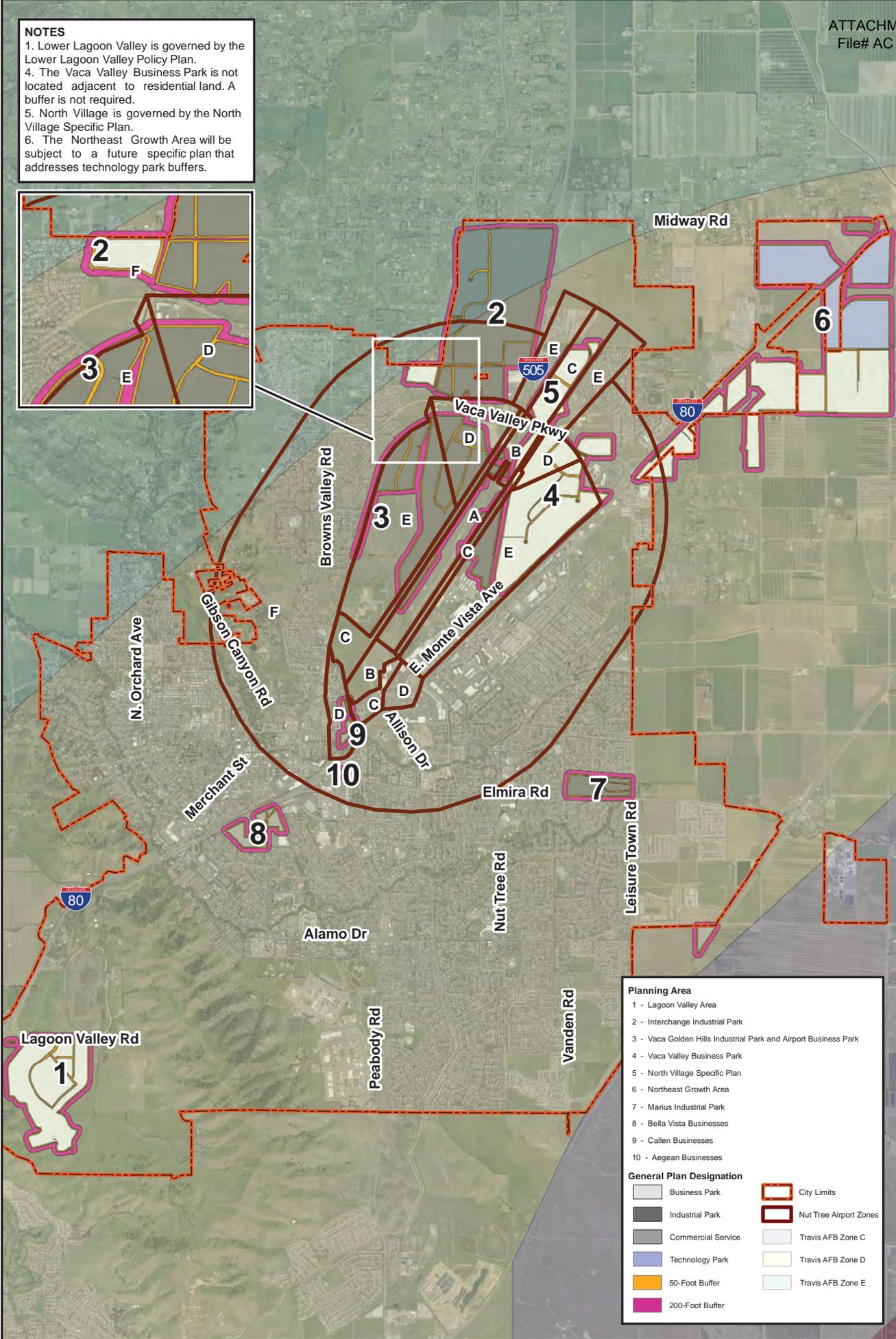
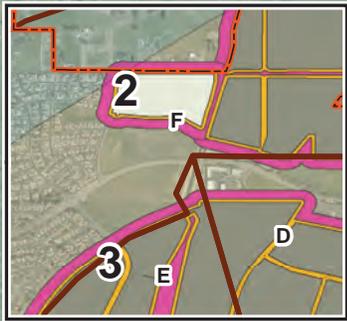
CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT



719 MARKHAM AVENUE
GENERAL PLAN CHANGES

FILE NO. 23-110

NOTES
 1. Lower Lagoon Valley is governed by the Lower Lagoon Valley Policy Plan.
 4. The Vaca Valley Business Park is not located adjacent to residential land. A buffer is not required.
 5. North Village is governed by the North Village Specific Plan.
 6. The Northeast Growth Area will be subject to a future specific plan that addresses technology park buffers.



Planning Area

- 1 - Lagoon Valley Area
- 2 - Interchange Industrial Park
- 3 - Vaca Golden Hills Industrial Park and Airport Business Park
- 4 - Vaca Valley Business Park
- 5 - North Village Specific Plan
- 6 - Northeast Growth Area
- 7 - Marius Industrial Park
- 8 - Bella Vista Businesses
- 9 - Callen Businesses
- 10 - Aegean Businesses

General Plan Designation

Business Park	City Limits
Industrial Park	Nut Tree Airport Zones
Commercial Service	Travis AFB Zone C
Technology Park	Travis AFB Zone D
50-Foot Buffer	Travis AFB Zone E
200-Foot Buffer	



Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 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: <div style="text-align: center; font-size: 1.2em;">City of Vacaville</div>	DATE:	<div style="text-align: center; font-size: 1.2em;">9/6/23</div>
ADDRESS: 650 Merchant Street Vacaville, CA 95688		
E-MAIL ADDRESS: <small>peyman.behvand@cityofvacaville.com</small>	DAYTIME PHONE: <small>(707) 449-5332</small>	FAX: <div style="text-align: center; font-size: 1.2em;">NA</div>
NAME OF PROPERTY OWNER: <div style="text-align: center; font-size: 1.2em;">City of Vacaville</div>	DATE:	<div style="text-align: center; font-size: 1.2em;">9/6/23</div>
ADDRESS: 650 Merchant Street Vacaville, CA 95688		DAYTIME PHONE: <small>(707) 449-5366</small>
NAME OF DOCUMENT PREPARER: <div style="text-align: center; font-size: 1.2em;">Tyra Hays</div>	DATE:	<div style="text-align: center; font-size: 1.2em;">9/6/23</div>
ADDRESS: 650 Merchant Street Vacaville, CA 95688	DAYTIME PHONE: <small>(707) 449-5366</small>	FAX: <div style="text-align: center; font-size: 1.2em;">NA</div>
NAME OF PROJECT: Vacaville Housing Element Implementation Tasks		
PROJECT LOCATION:		Vacaville - Citywide
STREET ADDRESS:		Citywide

EMAIL APPLICATION PACKET TO SOLANOALUC@SOLANOCOUNTY.COM OR CALL (707) 784-6765 FOR AN APPLICATION APPOINTMENT



CITY OF VACAVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHMENT D
File #AC 23-040

650 Merchant Street • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5140

September 6, 2023

VIA EMAIL

Solano County Airport Land Use Commission
c/o Nedzlene Ferrario
NNFerrario@SolanoCounty.com

RE: ALUC Application - Vacaville Housing Element Implementation Tasks Project Description

The City of Vacaville is proposing three tasks to implement the 2023-2031 Housing Element and respectfully requests that this project be placed on the October 12, 2023 ALUC agenda. These tasks include:

1. Amending the General Plan land use designation and rezoning the City-owned property, located at 719 Markham Avenue, from Residential High Density (RH) to Parks and Recreation (PR); and
2. Amending General Plan Land Use Policy LU-P.11.4 (Industrial/Residential Buffer); and
3. Amending General Plan Land Use Policy LU-P12.3 (Housing Mix).

The City proposes to reaffirm the Addendum to the General Plan EIR for the 2023-2031 Housing Element Update, Housing Element Implementation Programs, Safety Element Update, and Community Health policies for the tasks. The tasks are described below:

1. **Redesignating and Rezoning 719 Markham Avenue** - As part of the City Council's action adopting the Housing Element, staff was directed to remove 719 Markham Street (APN 130-010-070) as a residential site. The City will be redesignating and rezoning the City-owned, 0.8-acre property located at 719 Markham Avenue, from Residential High Density (RH) to Parks and Recreation (PR). This property is located at the southern end of the Rocky Hill Trail, adjacent to Markham Street. A specific project or site improvements are not currently proposed on this site. This property is located in Zone F of the Nut Tree Airport Land Use Compatibility Area. Future improvements to this site will be subject to the City's Zoning Code which includes compliance with Chapter 14.09.110 Airport Environs (AE) Overlay District. The proposed General Plan amendment map and zoning maps are attached.

This implementation task is tentatively scheduled for a Planning Commission hearing on November 7, 2023, and for the City Council for its first reading on December 12, 2023 and its second reading on January 9, 2024.

2. **Amend General Plan Policy LU-P11.4 (Industrial/Residential Buffer)** - Another implementation task for the City is to reduce the buffer area between residential areas and business parks, industrial parks, and technology parks. The minimum separation will be reduced from 200 feet to 50 feet. Policy LU-P19.7 will be added to the General Plan Land Use Element and read:



“Policy LU-P19.7 Require specific plans prepared for the East of Leisure Town Road and Northeast Growth Area to provide thoughtful transitions between residential areas and land designated for business parks, industrial parks, and technology parks.”

The attached buffer map shows the location of land designated as industrial, business, and technology parks in relation to the Nut Tree Compatibility Zones. Future development within these areas will be subject to the City's Zoning Code which includes Chapter 14.09.110 Airport Environs (AE) Overlay District. Each industrial park, commercial service area, business park, and/or technology park area is described below.

Area 1 - Area 1 is subject to the development requirements of the approved Lower Lagoon Valley Policy Plan. This area is not located within a Nut Tree Airport Compatibility Area, and it's located in Travis AFB Zone D.

Area 2 - The Interchange Business Park is not adjacent to residential uses within the City limits. However, the western boundary is adjacent to rural residential units located within the unincorporated County. Chapter 14.09.080, Employment Zoning Districts, of the Land Use and Development Code currently requires a minimum of 200 feet between the industrial park and business park properties. The City is proposing to reduce the required buffer width to 50 feet. The southern portion of the business park is located within Nut Tree Airport Compatibility Area F, and the northern portion is not in a compatibility zone. This area is in Travis AFB Zones D and E.

Area 3 - A small portion of Vaca Golden Hills Business Park is located adjacent to a site recently redesignated and rezoned to Residential High Density (RH). This area can be seen in the map inset above the number 3. The RH housing site, located along Vaca Valley Parkway, is located within Nut Tree Airport Compatibility Area F. The area between this housing area and the industrial park is partially separated by an ephemeral stream which serves as a natural buffer. An increase in the number of housing units is not likely beyond what is permitted by the Residential High Density land use designation (20.1 to 30 units/acre). This area is in Travis AFB Zone D.

Area 4 - The Vaca Valley Business Park is located between Interstate 80 and Interstate 505, and it is not adjacent to residential units. Genentech is located within Nut Tree Airport Compatibility Area D and the remainder of the business park is in Compatibility Area E. Amending the width of the separation buffer will not impact this area. This area is in Travis AFB Zone D.

Area 5 - Area 5 is subject to the development requirements of the approved North Village Specific Plan and is located within Nut Tree Airport Compatibility Area C. As noted in the ALUC's conditional consistency determination for the City's Housing Element, development within this area will be brought before the ALUC for discussion and a consistency determination. This area is in Travis AFB Zone D.

Area 6 - The Northeast Growth Area is within the City's sphere of influence, but only a portion of this area is located within city limits. This area is not located within a Nut Tree



Airport compatibility area. The City's General Plan requires a specific plan to be prepared for this area. The future specific plan will address the buffer widths between residential uses and technology and industrial parks. This area is in Travis AFB Zone D.

Area 7 - Maris Industrial Park is largely built out with approximately 4 vacant lots remaining. This area is not located within the Nut Tree Airport or Travis AFB Compatibility Areas. The residential area surrounding the industrial park is built out. This area is in Travis AFB Zone D and in Travis AFB Zone D.

Area 8 - The Bella Vista business area is nearly built out and is not located within a Nut Tree Airport and is in Travis AFB Zone D.

Area 9 - The Callen business area is nearly built out and is not located within a Nut Tree Airport and is in Travis AFB Zone D.

This implementation task is tentatively scheduled for a Planning Commission hearing on November 7, 2023 and for the City Council on December 12, 2023.

3. **Amend General Plan Policy LU-P12.3 (Housing Mix)** - This implementation task is related to amending the General Plan Housing Mix requirement, which reads: "Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multi-family attached housing." The City is proposing not to amend this policy at this time, however, to encourage "Missing Middle" housing, the City is proposing to add the following policies to the General Plan Land Use Element:
 - a. Incorporate form-based requirements into the LUDC for infill developments. Additional information about this option can be found here:
<https://missingmiddlehousing.com/about/how-to-enable/>

This option is consistent with Housing Element Program HE-10 which directs the City to adopt flexible and reduced development standards to promote infill development.
 - b. Require new specific plans to require a variety of housing types including small lot single-family detached and attached, single-family attached, and multifamily to ensure new development provides "Missing Middle" housing types and identifies how development will be phased to ensure that housing variety is achieved.
 - c. Require new specific plans to provide a specified percentage of rental units and ownership units in the form of townhomes, condominiums, duplexes, fourplexes, and/or courtyard buildings and to ensure that denser housing types are constructed ahead of or on pace with less dense housing types.
 - d. Amend the Land Use and Development Code to include objective development standards that support higher densities, taller buildings, reduced setbacks, reduced lot sizes, etc.

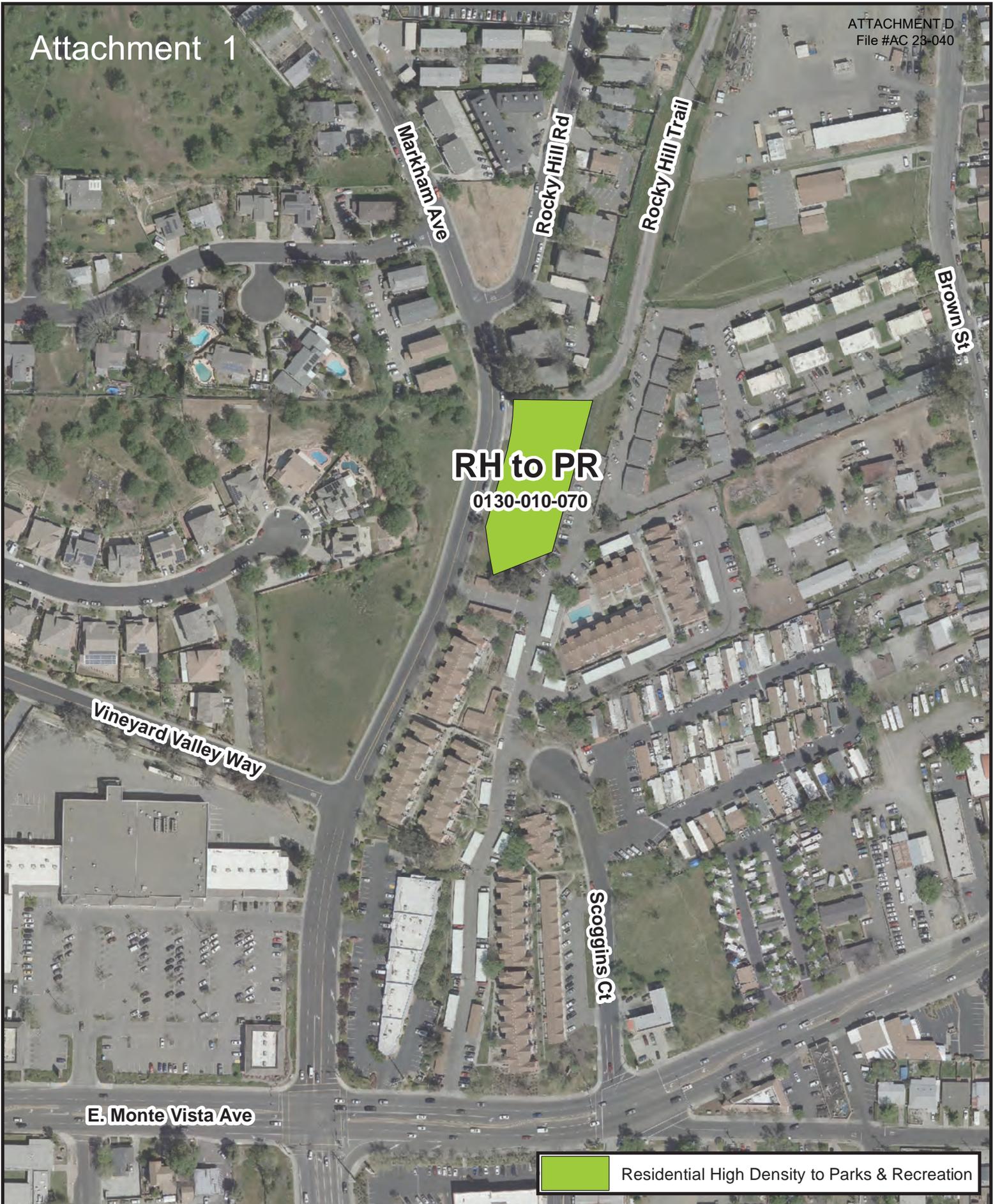
This implementation task is tentatively scheduled for a Planning Commission hearing on November 7, 2023 and for the City Council on December 12, 2023. New specific plans, which will be required to address these new General Plan policies, will be referred to the ALUC for a determination.



Attachments:

1. 719 Markham Avenue General Plan Map Amendment Map
2. 719 Markham Avenue Zoning Map Amendment
3. Industrial Park, Commercial Service, Business Park, and Technology Park Map





RH to PR
0130-010-070

 Residential High Density to Parks & Recreation



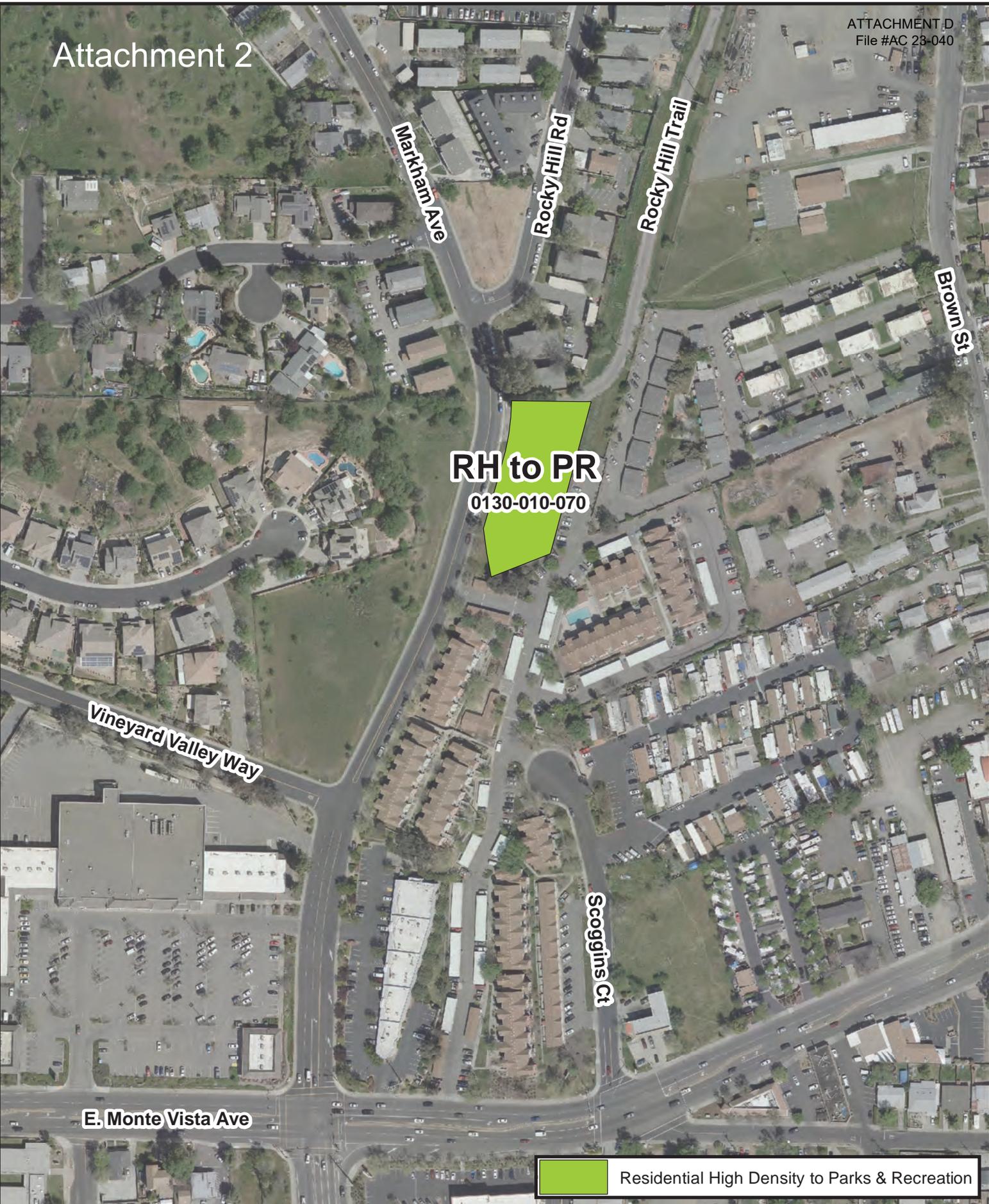
CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT



719 MARKHAM AVENUE
GENERAL PLAN CHANGES

FILE NO. 23-110

Attachment 2



RH to PR
0130-010-070

 Residential High Density to Parks & Recreation



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT

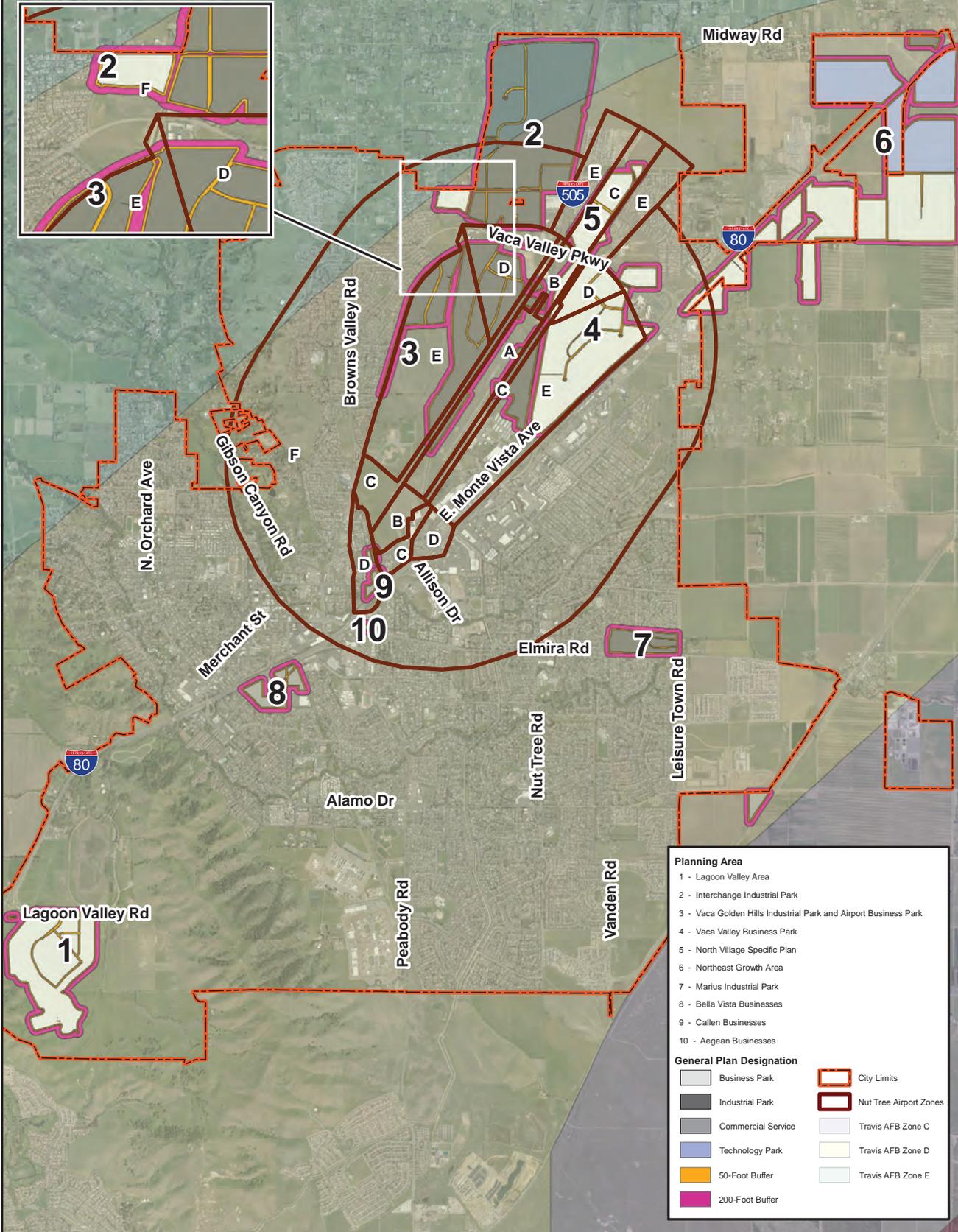
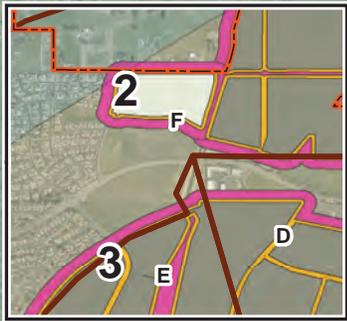


719 MARKHAM AVENUE

REZONING

FILE NO. 23-110

NOTES
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General Plan Designation

Business Park	City Limits
Industrial Park	Nut Tree Airport Zones
Commercial Service	Travis AFB Zone C
Technology Park	Travis AFB Zone D
50-Foot Buffer	Travis AFB Zone E
200-Foot Buffer	



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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Vacaville City Housing Element Implementation Tasks – 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 23-040" of the Commission's October 12, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-11 (Vacaville Housing Element Implementation Tasks) 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:

The City of Vacaville shall amend Policy LU-P12.3 d (Housing Mix) to provide exceptions that would not support higher buildings and denser residential occupancy in areas within the Airport Environment Overlay Zones and Nut Tree Airport Compatibility Zones A, B, C, D and E; and Travis AFB Compatibility Zone D, and later return to the ALUC for review of the amended Land Use Development Code prior to City Council adoption.

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Resolution No. 23-__

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 October 12, 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