



Agenda Submittal

Agenda #:	1	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 21-001	Contact:	Jamie 784-6765
Agenda date:	4/8/2021	Final action:	
Title:	Conduct a Public Hearing to consider Consistency Determination (ALUC-21-01) for the proposed amendments to the City of Vacaville General Plan and the Energy and Conservation Strategy with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans (Sponsor: City of Vacaville)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	1. A. ALUC Application, 2. B. Referral letter, 3. C. Project Description, 4. D. Transportation, 5. E. Greenhouse Gas Emissions		

Date	Ver.	Action By	Action	Result
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RECOMMENDATION:

Determine that application ALUC-21-01 (City of Vacaville General Plan/ECAS amendments) are consistent with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plan.

DISCUSSION:

Introduction

The City of Vacaville has undertaken updates to its General Plan and has referred a draft of the proposed amendments to the General Plan to the Solano County Airport Land Use Commission for a statutory review and consistency determination. (Attachments A, B, C, D)

These updates are necessary due to the State's passage of SB 743 which is intended to promote the State's goals of encouraging infill development, alternative transportation, and reduced greenhouse gas emissions (GHG). To promote these goals new methods of evaluating transportation impacts under the California Environmental Quality Act (CEQA), specifically vehicle miles traveled (VMT) was adopted.

The City proposes to update its General Plan Transportation Element policies to implement the VMT impact metric. The City's proposed VMT standard of significance would be based on the recommendations put forth by the State, as described in *Technical Advisory on Evaluating Transportation Impacts in CEQA* (OPR, December 2018).

Summary of the City of Vacaville General Plan Amendments

The project proposal is to:

- 1) amend the General Plan Transportation Element, and
- 2) update the Energy and Conservation Strategy (ECAS)

The proposed amendments to the general plan **do not** include any changes to land use or development.

General Plan Transportation Element Amendment

Existing General Plan The City of Vacaville adopted its General Plan and certified the General Plan EIR on August 11, 2015. The General Plan addresses all aspects of development including land use, transportation, housing, economic development, public facilities and infrastructure, and open spaces, among other topics. The General Plan sets forth goals, policies, and actions to attain the desired type, location, and level of development, including goals policies and actions specific to transportation and circulation.

The Solano County Airport Land Use Commission found the Vacaville General Plan consistent with the Nut Tree Airport and Travis AFB Land Use Compatibility Plans on February 5, 2015.

Proposed Amendment to the Transportation Element

The proposed project would amend the City's General Plan Transportation Element to include policy direction on evaluating an increase in new vehicle trips using the number of vehicle miles traveled (VMT).

Evaluating transportation impacts using VMT is an alternative to the existing measures of congestion and delay (typically expressed as level of service [LOS]). As a result of SB 743, the CEQA Guidelines were revised to identify VMT as the most appropriate metric to evaluate a project's transportation impacts

Energy and Conservation Action Strategy

The project also contains updates to the Energy and Conservation Action Strategy (ECAS). The City proposes to update the ECAS to focus on supporting the State's 2030 GHG goals which includes reducing Statewide GHG emissions to 40% below 1990 levels by 2030. (Attachment E)

As part of this update, the City has developed a projection of its 2030 business as usual (or BAU) GHG emissions including a target reduction consistent with SB 32. The 2030 GHG emissions were developed relying on, in part, the communitywide GHG emission inventory for year 2008 (this is the most recent information available).

To update the 2030 GHG forecast, various factors were reviewed including population, VMT (based on the transportation modeling), General Plan land use designations, and federal and State-mandated GHG emission reduction measures. The existing policies and implementation strategies are proposed to be updated and new strategies added to meet the 2030 reduction targets and maintain progress of the 2050 reduction targets.

REQUIRED TESTS FOR CONSISTENCY FOR GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

The State Department of Transportation Division of Aeronautics has published the 2011 California Airport Land Use Planning Handbook as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. The Solano Countywide Airport Land Use Review Procedures also require the review of all amendments to a local agency's general plan, consistent with the State law. The tests are:

1. Elimination of any direct conflicts between the General Plan and relevant compatibility plan(s).

Direct conflicts primarily involve general plan land use designations which do not meet the density (for residential uses) or intensity (for non-residential uses) criteria specified in the compatibility plan, although conflicts with regard to other policies also may exist.

2. Delineation of a mechanism or process for ensuring that individual land use development proposals comply with the ALUC's adopted compatibility criteria.

Elimination of direct conflicts between a county's or a city's general plan and the ALUC's compatibility plan is not enough to guarantee that future land use development will adhere to the compatibility criteria set forth in the compatibility plan.

An implementation process must also be defined either directly in the general plan or specific plan or by reference to a separately adopted ordinance, regulation, or other policy document. There are three facets to the process of ensuring compliance with airport land use compatibility criteria:

- a. Delineation of Compatibility Criteria- Airport land use compatibility criteria must be defined either in a policy document adopted by the county or city or through adoption of or reference to the ALUC's compatibility plan itself.
- b. Identification of Mechanisms for Compliance- The mechanisms by which applicable compatibility criteria will be tied to an individual development and continue to be enforced must be identified. A conditional use permit or a development agreement are two possibilities.
- c. Indication of Review and Approval Procedures- Lastly, the procedures for review and approval of individual development proposals must be defined. At what level within a county or a city are compatibility approvals made: staff, planning commission or governing body? The types of actions which are submitted to the ALUC for review and the timing of such submittals relative to internal review and approval process also must be indicated

INITIAL CONSISTENCY ANALYSIS

The project site is the entire city, which is located within Zone D of the Travis Air Force Base Airport Land Use Compatibility Plan. The project site is also located within the entire Nut Tree Airport Land Use Compatibility Plan.

Staff has reviewed the proposed City of Vacaville General Plan/ECAS amendments for consistency with the applicable land use compatibility considerations discussed above and our analysis is presented below.

Elimination of Direct Conflicts

The proposed City of Vacaville General Plan/ECAS amendments do not alter any of the land use designations within the City's general plan. In addition, the amendments do not alter development standards which would modify existing requirements height, noise, glare or the intensity parameters for either residential or non-residential land uses.

As a result, City of Vacaville General Plan/ECAS amendments are consistent with this review provision.

Delineation of Mechanisms to Ensure that Individual Development Proposals are Consistent

The proposed City of Vacaville General Plan/ECAS amendments do not alter the existing mechanisms in place within the City of Vacaville's land use regulations which were found consistent with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans in 2015. Therefore, the County of Solano Land Use Permit Ordinance is consistent with this review provision.

Since this project is a general plan amendment, it is required to come before the Airport Land Use Commission for a consistency determination. It can be clearly seen that the City of Vacaville General Plan/ECAS amendments do not impact any of the compatibility factors found in the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans.

RECOMMENDATION

Based on the analysis and discussions above, staff recommends that the Solano County Airport Land Use Commission find as follows:

Determination: Determine that application ALUC-21-01 (City of Vacaville General Plan/ECAS amendments) are consistent with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans.

Attachments:

- Attachment A: ALUC Application
- Attachment B: Referral Letter
- Attachment C: Project Description
- Attachment D: Transportation Element
- Attachment E: Greenhouse Gas Emissions