

Agenda Submittal

Agenda #:	2	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-018	Contact:	Nedzlene Ferrario, 784-6765
Agenda date:	04/13/2023	Final Action:	
Title:	ALUC-23-04 (City of Rio Vista Housing Element Update)		

Determine that Application No. ALUC-23-04, (City of Rio Vista Housing Element Update), located within the Travis Air Force Base (AFB) Compatibility Zone D, and Rio Vista Airport Land Use Compatibility Zones 0-7, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) and Rio Vista Airport LUCP (City of Rio Vista)

Governing body: Airport Land Use Commission

District:

Attachments: A - [Airport Compatibility Zones Criteria Tables](#), B - [Airport Compatibility Zones](#), C - [Link to Draft Housing Element Update](#), D - [Draft Resolution](#)

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

Determine that Application No. ALUC-23-04, (Rio Vista City Housing Element Update), located within the Travis Air Force Base (AFB) Compatibility Zone D, and Rio Vista Airport Land Use Compatibility Zones 0-7, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) and Rio Vista Airport LUCP.

SUMMARY

Section 21676 (b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) to review any general plan amendment within an Airport Influence Area. The City of Rio Vista has referred an application to update the City General Plan's Housing Element. Following the ALUC consistency finding, the proposed updates will be heard by City Council, on April 18, 2023.

A majority of the City is located within Compatibility Zone D of the Travis Plan and Zone 0-7 of the Rio Vista Airport Plan. The City is required to accommodate 327 housing units of the Solano County Regional Housing Needs Allocation and may accommodate the additional housing units without zoning or density changes. Travis AFB Compatibility Zone D does not restrict densities or intensities. Hazards to flight are prohibited in Zone D; however, the proposed update does not include land use types that are hazardous to flight. With regard to the Rio Vista Compatibility Zones, the various zones restrict densities and land uses; however, none of the potential housing sites are located within the Compatibility Zones. The proposed updates do not propose changes to building height or include hazards to flight.

Based on the review, staff recommends the ALUC find that the proposed updates comply with the requirements of these zones to protect flight, meet guidance criteria of the California Airport Land Use

Planning Handbook, and are consistent with the Rio Vista Airport and Travis Plans.

DISCUSSION

Project Description

The City of Rio Vista application consists of updating the Housing Element, a state-mandated element of the General Plan.

Housing Element Update 2023 - 2031:

Each City and County in California is required to update its Housing Element and have it certified by the California Housing and Community Development, every 8 years. The City of Rio Vista is currently in its 6th cycle planning period.

Based upon the Regional Housing Needs Allocation (RHNA), each jurisdiction is required to address its “fair share” of the total housing projected regional housing need based upon the Regional Housing Needs Allocation (RHNA). The City’s share is 327 units which include 79 very low-income units, 41 low-income units, 50 moderate-income units, and 157 above moderate-income units. The City’s Sites Inventory for future housing (Figure 1 of Attachment C Housing Element) identifies vacant housing sites, approved projects, projected accessory dwelling units (ADU), and manufactured homes, which have the potential to supply up to 2421 new housing units, which exceeds the RHNA requirements. The sites are predominately located within the downtown core of the City of Rio Vista, 1.6 miles from the existing runway, and located within the Travis AFB Compatibility Zone D.

The City’s update includes new programs which would encourage ADU construction, employee housing, transitional and supportive housing, and various housing needs for the underserved. The Public Draft Housing Element is included in Attachment C.

The City of Rio Vista is able to accommodate the additional housing without zoning changes or changes in densities. In addition, the proposed new programs would not cause impacts to flight.

AIRPORT PLANNING CONTEXT & ANALYSIS

General Plan amendments or updates to the elements must undergo review by the ALUC for consistency with the applicable plans (State Aeronautics Act section 21676). The proposed project would apply Citywide, which is located in Compatibility Zones 0-7 of the Rio Vista Airport Plan and Zone D of the Travis Plan (Attachment B). In general, Compatibility Zones D criteria require deed notifications relative to the proximity to the Travis AFB & Rio Vista Airport, a review of structural heights of objects and/or hazards related to bird attraction, electrical inference, glare, and other flight hazards.

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.”

Staff evaluated the City’s project using the Zone Compatibility criteria for Zone 0-7 of the Rio Vista Airport Plan and Zone D of the Travis Plan, and the consistency test criteria contained in the California Airport Land Use Planning Handbook. Based on this evaluation, staff analysis of the 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, meets guidance criteria of the California Airport Land Use Planning Handbook, and is consistent with the Travis AFB and Rio Vista Airport Land Use Compatibility Plans.

General Plan Amendments ALUC 23-04 (City of Rio Vista)

TRAVIS AFB LAND USE COMPATIBILITY ZONE CRITERIA			
Zone D			Portions of the unincorporated area lie within Zone D
Max Densities – No limits	X		The proposed policies do not increase densities
Prohibited uses: hazards to flight	X		The proposed policies do not propose hazards to flight
ALUC review required for objects > 200 feet AGL	X		No objects over 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed policies do not propose hazards to flight
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		The proposed policies do not propose hazards to flight

General Plan Amendments ALUC 23-04 (City of Rio Vista)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 1			
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Assemblages of people, objects penetrating the Title 14 CFR Part 77 imaginary surfaces, structures and residential land uses, hazards to flight	X		The proposed policies do not introduce prohibited uses.
Avigation easement dedication.	X		The proposed policies do not propose housing within this zone.
Within the Inner WHA Boundary, 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 (see Policy WH-1).	X		The proposed policies do not propose housing within this zone.
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Refer to Travis AFB Zone D Compatibility Table
Zone 2			
Max Densities – residential – 1 du per 10 acre, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Children’s schools, day care centers, theaters, meeting halls, and other assembly uses, office buildings >3 stories in height, labor-intensive industrial uses, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, aboveground bulk storage of hazardous materials, hazards to flight	X		The proposed policies do not propose such uses
Locate structures at a maximum distance from extended runway centerline.	X		The proposed policies do not propose structures
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed policies do not impact noise sensitive uses
ALUC review required for objects ≥ 35 feet AGL.	X		The proposed policies do not propose objects over 35 feet high
Avigation easement dedication.	X		The proposed policies do not propose housing within this zone.
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not applicable
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that	X		The proposed policies do not propose hazards to flight

General Plan Amendments ALUC 23-04 (City of Rio Vista)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1).			
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Refer to Travis AFB Zone D Compatibility Table
Zone 3			
Max Densities – residential – 1 du per 2 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, major shopping centers, theaters, meeting halls, and other assembly uses, highly noise-sensitive uses, hazards to flight	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4).	X		The proposed policies do not impact noise sensitive uses
ALUC review required for objects ≥ 50 feet AGL.	X		The proposed policies do not propose objects over 35 feet high
Avigation easement dedication.	X		The proposed policies do not propose housing within this zone.
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not applicable
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
Within the Inner WHA Boundary, 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 (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Refer to Travis AFB Zone D Compatibility Table
Zone 4			
Max Densities – residential – 1 du per 2 acre, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, hazards to flight	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed policies do not impact noise sensitive uses

General Plan Amendments ALUC 23-04 (City of Rio Vista)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
ALUC review required for objects ≥ 100 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 100 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 100 feet.
Within the Inner WHA Boundary, 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 (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Refer to Travis AFB Zone D Compatibility Table
Zone 5			
Max Densities – residential – 1 du per 1 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Highly noise-sensitive uses, hazards to flight, children's schools, large daycare centers, stadiums, group recreational uses, hospitals, nursing homes	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed policies do not impact noise sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 200 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 200 feet.
Within the Inner WHA Boundary, 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 (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Refer to Travis AFB Zone D Compatibility Table

General Plan Amendments ALUC 23-04 (City of Rio Vista)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 6			
Max Densities – residential – no limit/consider noise and overflight, nonresidential - 200 people per acre, single acre/clustered development – 800 people per acre	X		The proposed policies do not increase densities
Prohibited uses: hazards to flight	X		The proposed policies do not propose such uses
Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4)	X		The proposed policies do not impact noise-sensitive uses
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose objects over 200 feet high
See Policy RE-1 pertaining to all proposed wind turbines.	X		Not required
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 200 feet.
Within the Inner WHA Boundary, 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 (see Policy WH-1).	X		The proposed policies do not propose hazards to flight
Refer to the Compatibility Zone D standards found in the Travis AFB LUCP.	X		Refer to Travis AFB Zone D Compatibility Table
Zone 7 (Within the Inner and Outer Bird Strike Zone)			
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed policies do not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed policies do not propose such uses
For areas outside of the Inner WHA Boundary but within the Outer WHA Boundary, 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 (see Policy WH-2).	X		The proposed policies do not impact noise-sensitive uses
All discretionary projects located within the Inner WHA Boundary and Outer WHA Boundary are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California	X		The proposed policies do not propose hazards to flight

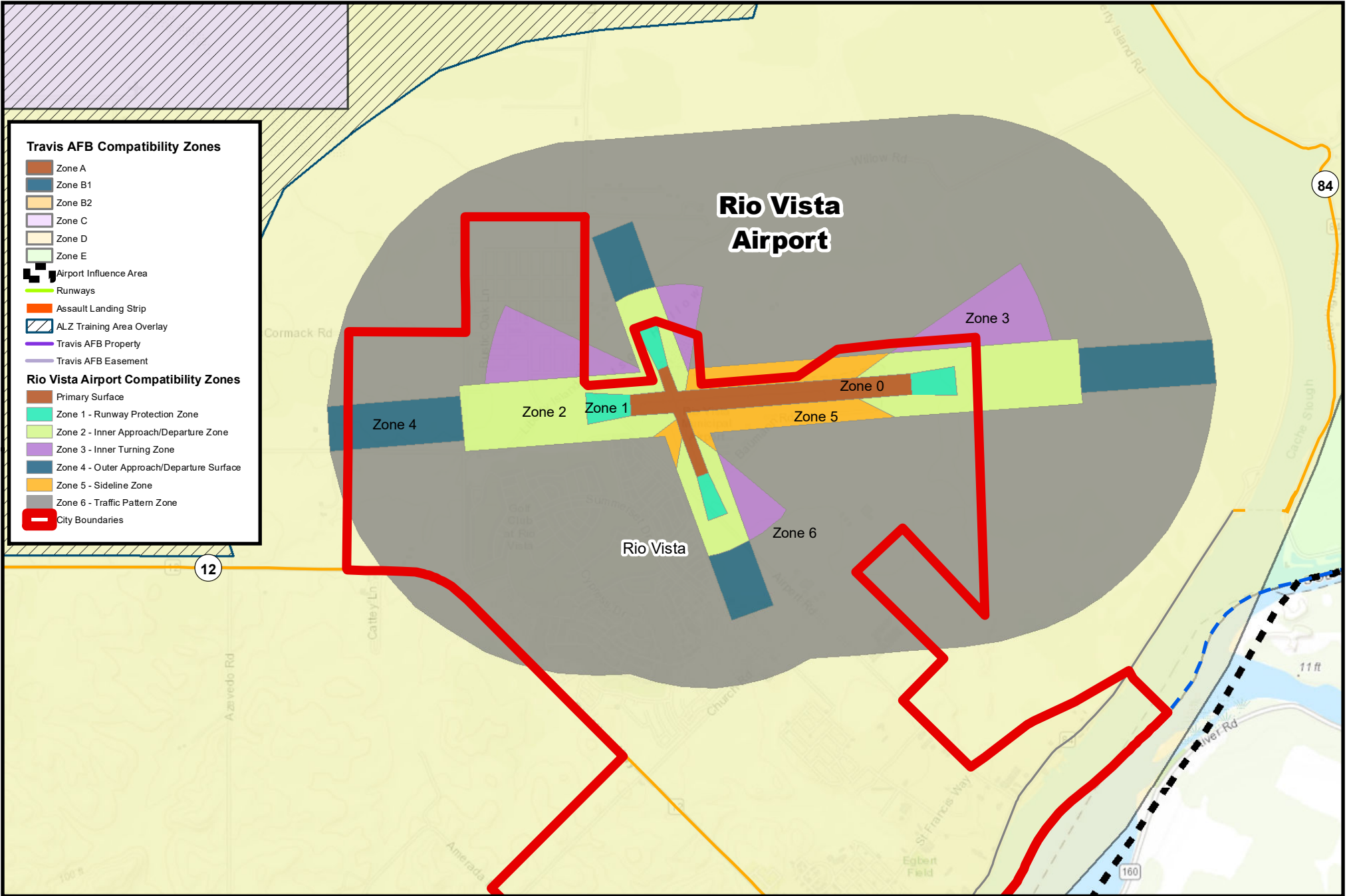
General Plan Amendments ALUC 23-04 (City of Rio Vista)

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA			
Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Environmental Quality Act (CEQA) (see Policy WH-3).			
ALUC review required for objects ≥ 200 feet AGL (see Policy H-2).	X		The proposed policies do not propose towers over 200 feet.
See Policy RE-1 pertaining to all proposed wind turbines.	X		The proposed policies do not propose wind turbines
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2).	X		The proposed policies do not propose commercial solar
All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1).	X		The proposed policies do not propose towers over 200 feet

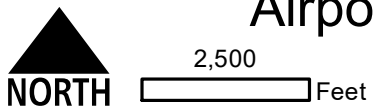
General Plan Amendments ALUC 23-04 (City of Rio Vista)

California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		The proposed policies do not change densities or intensities
Identification of Prohibited Uses	X		The proposed policies do not propose prohibited uses
Open Land Requirements	X		Not applicable
Infill Development	X		Not applicable
Height Limitations and Other Hazards to Flight	X		The proposed policies do not proposed height or hazards to flight
Buyer Awareness Measures	X		Not applicable
Non-conforming Uses and Reconstruction	X		Not applicable



Airport Compatibility Zones & and Travis AFB Influence Area



Due to file size, the Attachment C – Draft Housing Element Update documents can be accessed via the link/web address below:

- C – [City of Rio Vista Draft Housing Element Update
\(https://www.riovistacity.com/planning/page/housing-element\)](https://www.riovistacity.com/planning/page/housing-element)

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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Rio Vista City Housing Element Update – City of Rio Vista)**

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 County of Solano ("**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 23-018" of the Commission's April 13, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-04 (Rio Vista City Housing Element Update,) located within the Travis Air Force Base (AFB) Compatibility Zone D, and Rio Vista Airport Land Use Compatibility Zones 0-7, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) and Rio Vista Airport LUCP," and

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

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan, and the Rio Vista Airport Land Use Compatibility Plan.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on April 13, 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