

## Agenda Submittal

---

<b>Agenda #:</b>	2	<b>Status:</b>	ALUC-Regular-CS
<b>Type:</b>	ALUC-Document	<b>Department:</b>	Airport Land Use Commission
<b>File #:</b>	AC 24-016	<b>Contact:</b>	Nedzlene Ferrario
<b>Agenda date:</b>	05/09/2024	<b>Final Action:</b>	
<b>Title:</b>	ALUC-24-06 (Yin Ranch General Plan amendment and Rezone Petition)		

Determine that Application No. ALUC-24-06 (Yin Ranch General Plan amendment and Rezone Petition) located in Compatibility Zone E of the Travis AFB Airport Land Use Compatibility Plan, is consistent with the Travis AFB LUCP (County of Solano)

**Governing body:** Airport Land Use Commission

**District:**

**Attachments:** [A - Airport Compatibility Zone Criteria](#), [B - Compatibility Zones Map](#),  
[C - Existing & Proposed GP amendment and Zoning](#), [D - Draft Resolution](#)

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

### **RECOMMENDATION:**

Determine that Application No. ALUC-24-06 (Yin Ranch General Plan amendment and Rezone Petition) located in Compatibility Zone E of the Travis AFB Airport Land Use Compatibility Plan, is consistent with the Travis AFB LUCP.

### **SUMMARY/DISCUSSION:**

Section 21676 (b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review of any general plan or zoning changes within an Airport Influence Area. The County of Solano has referred the Yin Ranch application to amend the General Plan land use designation and Zoning District from Agriculture to Park to allow the establishment of an Asian Pacific Islander Cultural Center and Museums within the existing development. The 35-acre property consists of private residences, a pond, recreational facilities, a vineyard and olive orchards. No additional development is proposed at this time.

The project is located within Zone E which does not restrict residential densities, number of people per acre or hazards to flight; and located outside of the Outer Perimeter Bird Strike Hazard Zones and Assault Landing Zone. None of the structures are 200 feet or taller. The existing development or proposed amendments do not conflict with Zone E. Refer to Attachment A for the Compatibility Zone Criteria analysis and Attachment B for the Project Location in the context of the Compatibility Zones.

Based on review, staff recommends the ALUC find that the proposed amendments comply with the requirements of these zones to protect flight and are consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

### **Project Description**

The subject property (“property” or “project site”) consists of 35.28 acres of land west of the city of Vacaville, Solano County, California. The proposed project site is located at 6319 Pleasant’s Valley Road near the intersection with Foothill Road. Access to the site is via a shared gated private driveway off Pleasant’s Valley Road.

The applicants and property owners, Chei Chen and Regina Yin proposes to amend the General Plan Land Use Designation and Zoning from Agriculture to Park to allow the operation of an Asian Pacific Islander Cultural Center and Museum. The Park designation and zoning is intended to provide recreation, amusement, and other public uses.

The subject property is situated within a predominantly agricultural setting by the Solano County General Plan. Surrounding properties are zoned A-40. The property has been previously extensively developed with a myriad of uses including private residences, recreational facilities, a lake, and other uses.

The site is relatively flat, with mountainous terrain to the west. Existing agricultural uses are on the site including vineyards and olive orchards. Other portions of the site include an expansive manicured turf area. Recreation facilities include but are not limited to tennis courts, basketball courts, soccer fields, an outdoor amphitheater, and boat docks on the pond.

The proposed project’s purpose is to allow the site to be dedicated to a non-profit in partnership with the state of California to establish museum uses by a non-profit entity for laboratory and curation facilities interpreting California Gold Rush history to educate, understand, and preserve cultural resources for museums, visitors, and scholars. The location is central to California and within proximity to many universities, museums, art and cultural centers.

Actual uses including hours of operation, size of events and other details will be part of a separate action to adopt a Planned Policy Overlay (PPO) and Use Permit. The General Plan and Rezoning request is the first step in assisting with establishing the public uses. The proposed PPO will require ALUC review and determination for consistency with Zone E.

The agricultural designated uses do not allow museum uses. The Parks designation appears to most closely match the proposed public uses. In addition, the proposed Park designation will allow the agricultural uses to continue on the site. The vineyards produce private-label wine and the Olive Trees produce olive oil.

The proposed Center meets the United States Code of Federal Standards (36 CFR 79.9) for a curation facility. The Center would provide temporary and permanent storage space for archaeological and art collections. Previously excavated and collected artifacts would be processed, stabilized and interpreted to provide displays and historical interpretation for display on-site and surrounding museums, universities, and cultural centers. Using modern techniques for preservation and interpretation of artifacts, the center strives to increase the relevance of Gold Rush History by understanding the historical behavior of early Californians.

The Center would have ample space to process existing collections by staff and scholarly visitors. The center could provide educational opportunities for community engagement increasing the relevancy of California History.

## **AIRPORT PLANNING CONTEXT & ANALYSIS**

General Plan amendments and zoning changes must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed project is located in Compatibility Zone E of the Travis AFB LUCP (Attachment B). Staff evaluated the project using the Zone Compatibility criteria for Zone E of the Travis AFB LUCP. 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 Travis AFB Land Use Compatibility Plan (LUCP).

**Attachments**

Attachment A: Airport Compatibility Zone Criteria

Attachment B: Compatibility Zones Map

Attachment C: Existing and Proposed General Plan Amendment and Zoning Exhibits

Attachment D: Draft Resolution

## Travis AFB Land Use Compatibility Zone Criteria

### ALUC-24-06 Yin Ranch General Plan Amendment & Zoning

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<b>Zone E</b>			
Max Densities – No limits	X		The site is developed with private residences, recreational facilities, lake, vineyard and olive orchard. No new development is proposed.
ALUC review required for objects > 200 feet AGL	X		No existing or proposed objects taller than 200 feet
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No existing or proposed wind turbines
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No existing or commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No existing or proposed met towers
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 project is located outside of the Outer Perimeter. No WHA required

# Yin Ranch

## Travis AFB Compatibility Zones

- Zone D
- Zone E

Project  
Location



0 0.1 0.2 0.4 Miles

Whedbee Dr

Peña Adobe

Three Oaks  
Park

Vacaville

Vacaville

Vacaville High  
School

Elder St

Buckeye St

W Monte Vista Ave

Buck Ave

Lovers Ln

Alamo Dr

Alamo Dr

Stinson Ave

Fruitvale Rd

Crestview Dr

Vaca Valley Rd

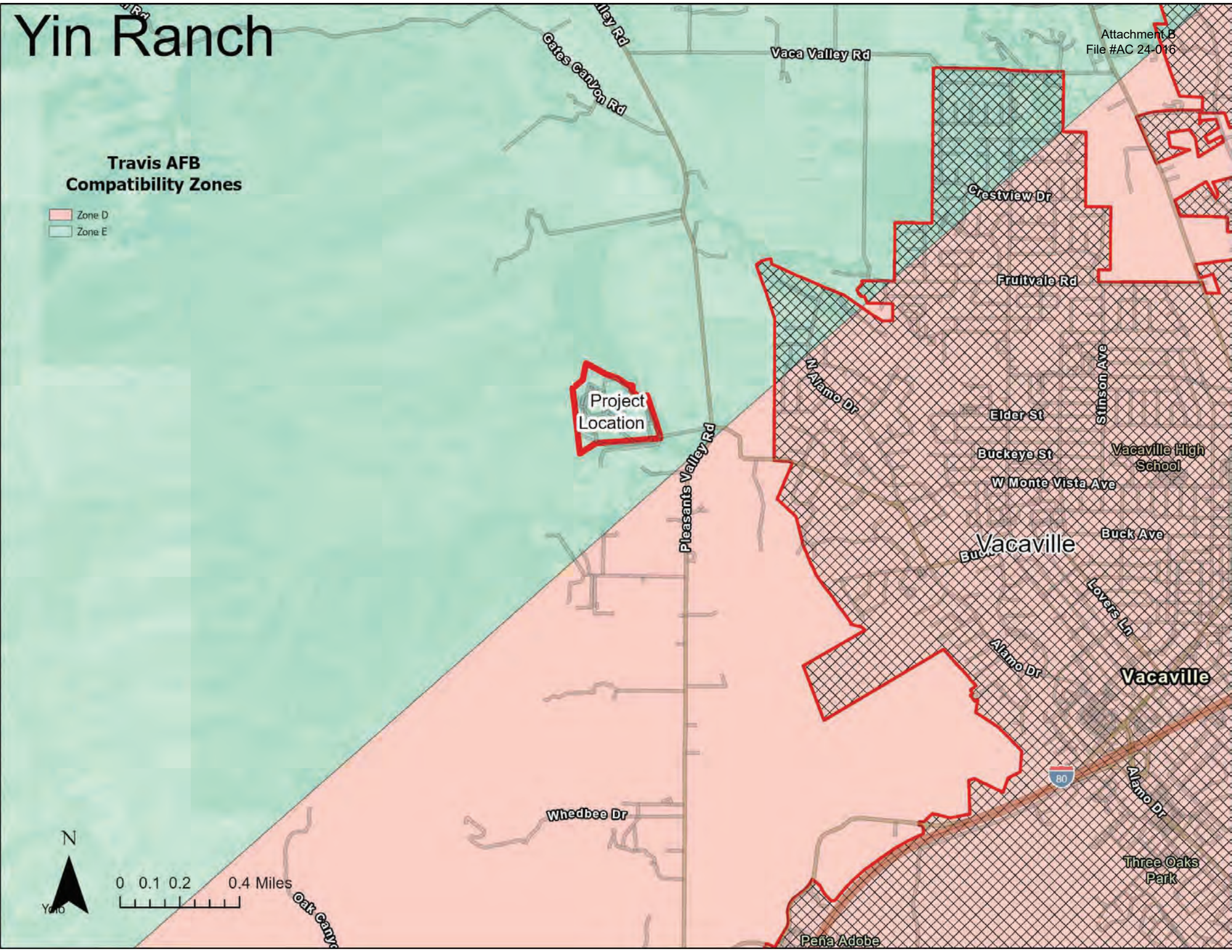
Pleasants Valley Rd

M Alamo Dr

Gates Canyon Rd

Alley Rd

Oak Canyon





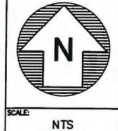
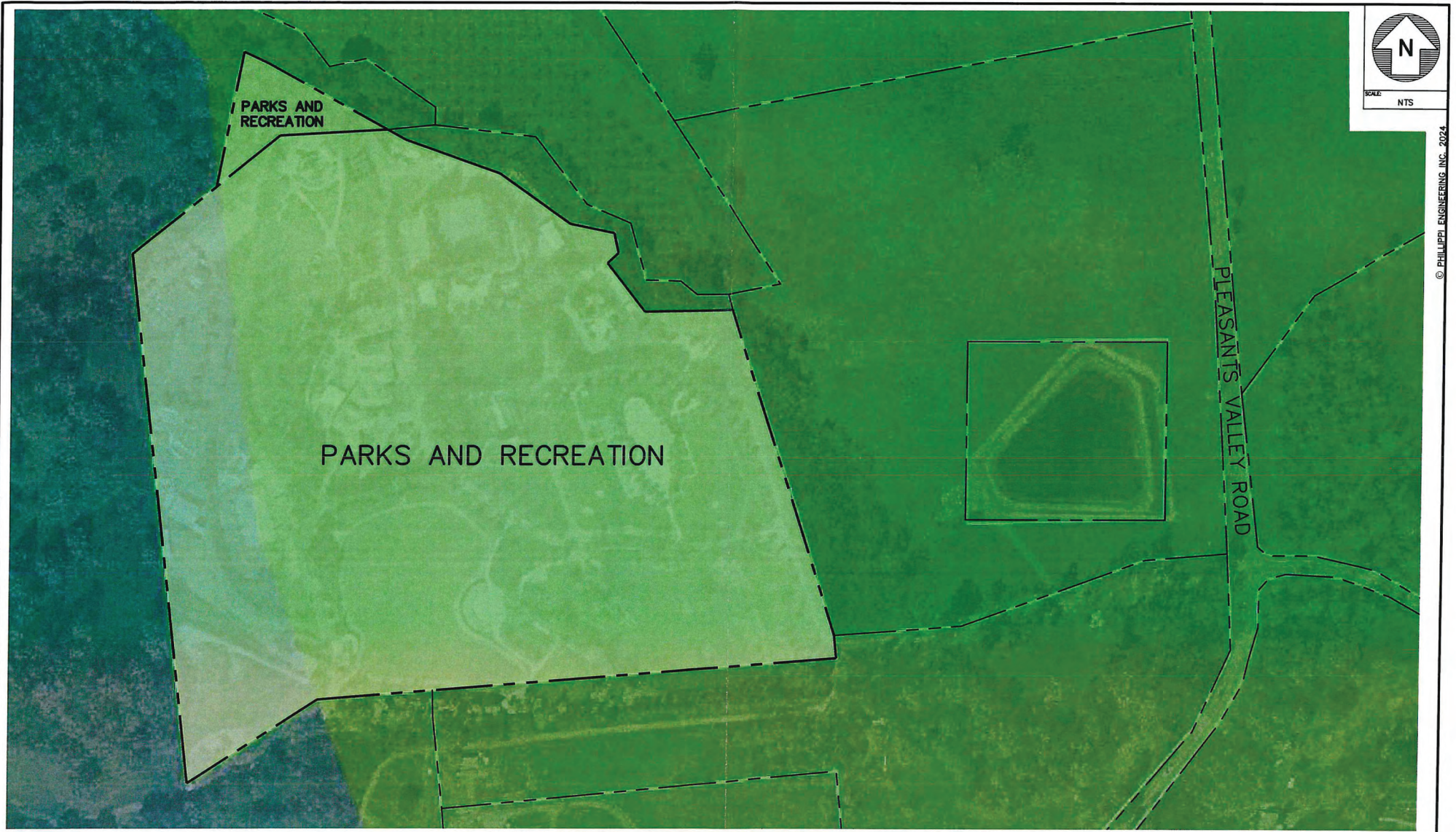
© PHILLIPPI ENGINEERING INC. 2024

PROJECT NAME/LOCATION:  
**EXISTING GENERAL PLAN EXHIBIT**

DESIGNED BY: TAP  
DRAFTED BY: MTP  
CHECKED BY: TAP

ISSUE DATE: 1/26/2024  
PROJECT NO.: 20190730  
DWG FILENAME: 20190730/EXHIBITS

**PEI PHILLIPPI ENGINEERING**  
CIVIL ENGINEERING - LAND SURVEYING  
425 MERCHANT STREET VACAVILLE, CA 95688  
P.O. BOX 6556 VACAVILLE, CA 95696  
OFFICE (707) 451-6556 FAX (707) 451-6555



© PHILLIPI ENGINEERING INC. 2024

PROJECT NAME/LOCATION:  
**PROPOSED GENERAL PLAN EXHIBIT**

DESIGNED BY: TAP  
DRAFTED BY: MTP  
CHECKED BY: TAP

ISSUE DATE: 1/26/2024  
PROJECT NO.: 20190730  
DWG FILENAME: 20190730/EXHIBITS

**PEI** **PHILLIPI ENGINEERING**  
CIVIL ENGINEERING - LAND SURVEYING  
425 MERCHANT STREET VACAVILLE, CA 95696  
P.O. BOX 6556 VACAVILLE, CA 95696  
OFFICE (707) 451-6556 FAX (707) 451-6555



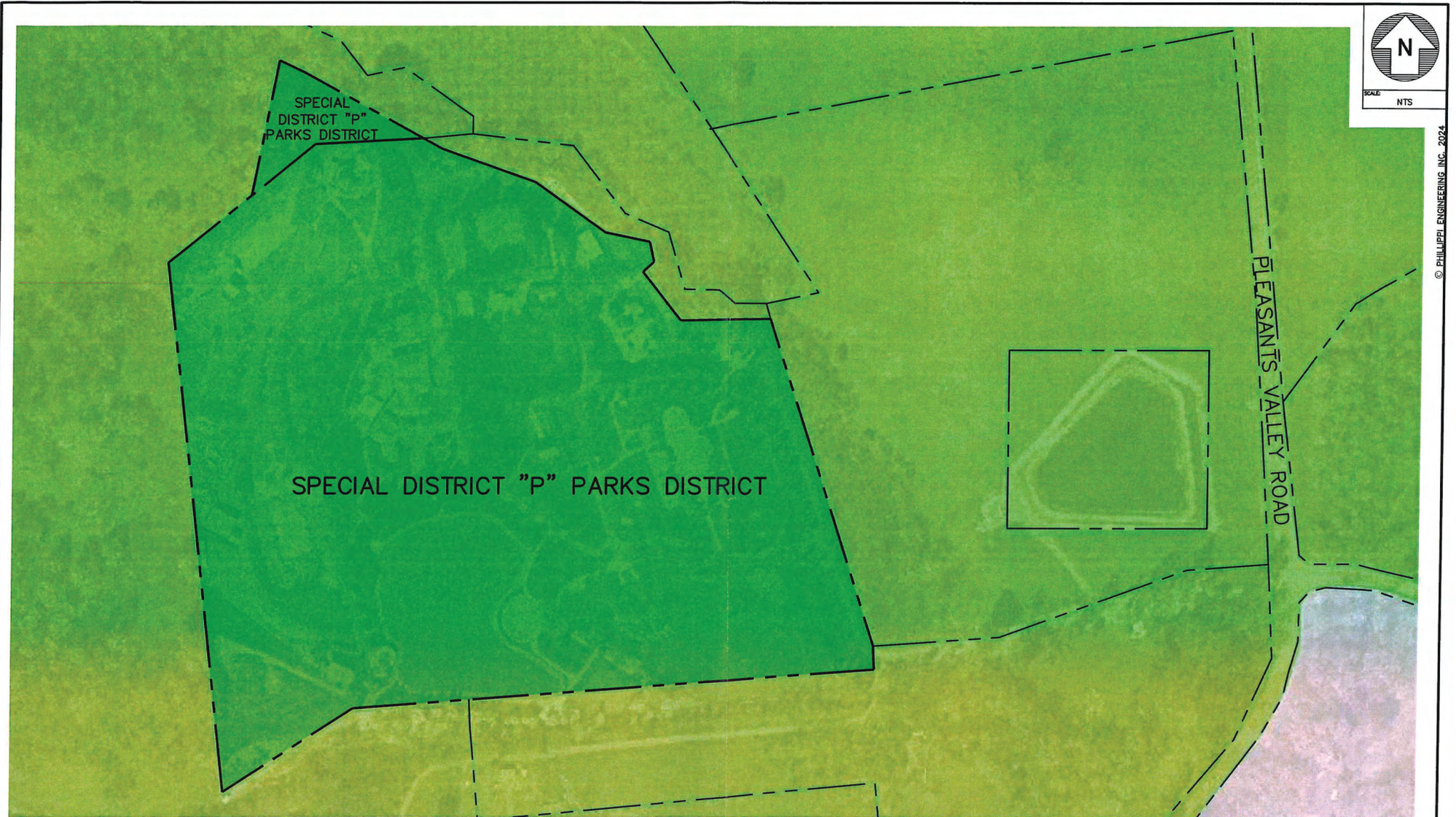
© PHILLIPPI ENGINEERING, INC. 2024

PROJECT NAME/LOCATION:  
**EXISTING ZONING PLAN EXHIBIT**

DESIGNED BY:	TAP	ISSUE DATE:	1/26/2024
DRAFTED BY:	MTP	PROJECT NO.:	20190730
CHECKED BY:	TAP	DWG FILENAME:	20190730/EXHIBITS

**PEI** **PHILLIPPI ENGINEERING**  
CIVIL ENGINEERING - LAND SURVEYING  
425 MERCHANT STREET VACAVILLE, CA 95688  
P.O. BOX 6556 VACAVILLE, CA 95696  
OFFICE (707) 451-6556 FAX (707) 451-6555





© PHILLIPPI ENGINEERING INC. 2024

PROJECT NAME/LOCATION:  
**PROPOSED ZONING PLAN EXHIBIT**

DESIGNED BY: TAP  
DRAFTED BY: MTP  
CHECKED BY: TAP

ISSUE DATE: 1/26/2024  
PROJECT NO.: 20190730  
DWG FILENAME: 20190730/EXHIBITS

**PEI** PHILLIPPI ENGINEERING  
 CIVIL ENGINEERING - LAND SURVEYING  
 425 MERCHANT STREET VACAVILLE, CA 95688  
 P.O. BOX 6556 VACAVILLE, CA 95686  
 OFFICE (707) 451-6556 FAX (707) 451-6555

**SOLANO COUNTY AIRPORT LAND USE COMMISSION  
RESOLUTION NO. 24-\_\_**

**RESOLUTION REGARDING CONSISTENCY WITH  
AIRPORT LAND USE COMPATIBILITY PLANS  
(Yin General Plan Amendment and Rezone Petition– County of Solano)**

**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 24-016” of the Commission’s May 9, 2024 Regular Meeting (“**Staff Report**”): “Determine that Application No. ALUC-24-06 (Yin Ranch General Plan Amendment and Rezone Petition) located in Compatibility Zone E of the Travis Air Force Base (AFB) Compatibility Plan is consistent with Travis AFB LUCP.

**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.

///

///

///

///

///

///

///

///

///

**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 May 9, 2024 by the following vote:

AYES: Commissioners \_\_\_\_\_  
\_\_\_\_\_

NOES: Commissioners \_\_\_\_\_

ABSTAIN: Commissioners \_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_

By \_\_\_\_\_  
Ross Sagun, Chair  
Solano County Airport Land Use Commission

Attest:

By: \_\_\_\_\_  
James Bezek, Secretary to the Commission