

## Agenda Submittal

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<b>Agenda #:</b>	2	<b>Status:</b>	ALUC-Regular-NW
<b>Type:</b>	ALUC-Document	<b>Department:</b>	Airport Land Use Commission
<b>File #:</b>	AC 24-030	<b>Contact:</b>	Nedzlene Ferrario
<b>Agenda date:</b>	09/12/2024	<b>Final Action:</b>	
<b>Title:</b>	ALUC-24-10 (Highway 12 Logistics Center)		

Determine that Application No. ALUC-24-10 (Highway 12 Logistics Center), located within the Travis Air Force Base (AFB) Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) (City of Suisun)

**Governing body:** Airport Land Use Commission

**District:**

**Attachments:** [A - Airport Compatibility Zones Criteria](#), [B - Project Site and Compatibility Zones](#), [C - Site Plan](#), [D - Link to Wildlife Hazards Assessment](#), [E - Draft Resolution](#)

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

Determine that Application No. ALUC-24-10 (Highway 12 Logistics Center), located within the Travis Air Force Base (AFB) Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP)

### **SUMMARY/DISCUSSION:**

Section 21676 (b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review of any general plan or specific plan amendments within an Airport Influence Area. The City of Suisun has referred an application to develop 1.28 million square feet of warehouse and logistics uses on 93 acres and establish 388 Managed Open Space area, on property located at the southwest corner of Highway 12 and Pennsylvania Avenue.

The project is located within Zone D and Zone D does not restrict residential densities or number of people per acre; however, hazards to flight are prohibited and restricts object heights to 200 feet in height. The proposed amendments do not conflict with the Compatibility criteria of Zone D and the ALZ. Refer to Attachment A for the Compatibility Zone Criteria analysis and Attachment B for the Waterfront District Location in the context of the Compatibility Zones.

Based on the review, staff recommends the ALUC find that the proposed updates comply with the requirements of these zones to protect flight and are consistent with the Travis AFB Land Use Compatibility Plan (LUCP). The project was referred to the TAFB BASH Team for review and comments are pending. Staff will report back BASH Team comments at the September 12 meeting.

### **Project Description:**

The project proponent, Buzz Oates Construction, Inc., is proposing to annex and pre-zone 161 acres of the approximately 486-acre into the City of Suisun City and develop 1.28 million square feet of warehouse and logistics uses on approximately 93 acres. The remaining area, approximately 388 acres, is proposed to be designated as Managed Open Space. The project proposes an amendment to the City's General Plan Land Use Diagram to be consistent with the General Plan's Commercial Mixed-Use and Open Space land use designations.

The proposed development consists of 6 one-story warehouse buildings, approximately 47 feet in height, parking, loading docks, landscaping and drainage improvements such as storm drain facilities and detention facilities. The proposed storm drain system has the potential to attract wildlife; however, the project shall comply with Suisun City's Design Standards for Drainage and Stormwater and which requires outflows within 24 hours of a flooding event. The City standards are more restrictive than FAA Advisory Circular 150/5200-33C.

The 393-acre managed open space would be protected in perpetuity with a deed restriction and conservation easement for environmental mitigation and conservation purposes.

Existing habitat would be preserved, however, there would be an opportunity for wetlands, vernal pools, seasonal saturated grasslands, and perennial brackish marsh to be established in this area for mitigation credits.

#### **Wildlife Hazards Assessment (WHA)**

According to the Draft EIR, a Wildlife Hazard Assessment was performed in 2022 to determine the existing level of wildlife and bird activity within the site and evaluate the potential for wildlife hazards to affect operations at the Travis Air Force Base as a result of the proposed Project. A copy of the WHA is attached.

The EIR discussion concluded that aviation-related bird strike hazards would not increase within the development area because the on-site detention basins would be designed to drain quickly (i.e., detention not retention), and the proposed Managed Open Space habitat would replace existing habitat lost to development at a 1:1 ratio; thus, new waterfowl habitat would not be created.

To ensure detention basins are designed to discharge stormwater within a period of 48 hours or less, Mitigation Measure 4.7-4 has been added to the EIR at the request of staff, detailing this requirement, as follows (and also provided in Chapter 3, "Errata," of this Final EIR:

*Mitigation Measure 4.7-4: The applicant shall design all detention basins developed for the proposed Project to discharge within 48 hours or less. This specification for detention basin design will be demonstrated in the Final Drainage Study and reviewed by the City for approval prior to the issuance of a grading permit.*

The measure is incorporated into the EIR; therefore, staff does not recommend adding a condition of approval to the consistency determination.

Staff referred the project and the WHA to the TAFB BASH Team for review and comment. At this time of writing, comments from the BASH Team is pending and staff will report out at the September 12 meeting.

#### **AIRPORT PLANNING CONTEXT & ANALYSIS**

General Plan amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed project is located in Compatibility Zones D of the Travis AFB LUCP (Attachment B). In general, Compatibility Zones D criteria does not restrict people per acre,

prohibits hazards to flight and require WHA that addresses the potential for wildlife attractants and bird strikes.

Staff evaluated the City's project using the Zone Compatibility criteria for Zone D 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**

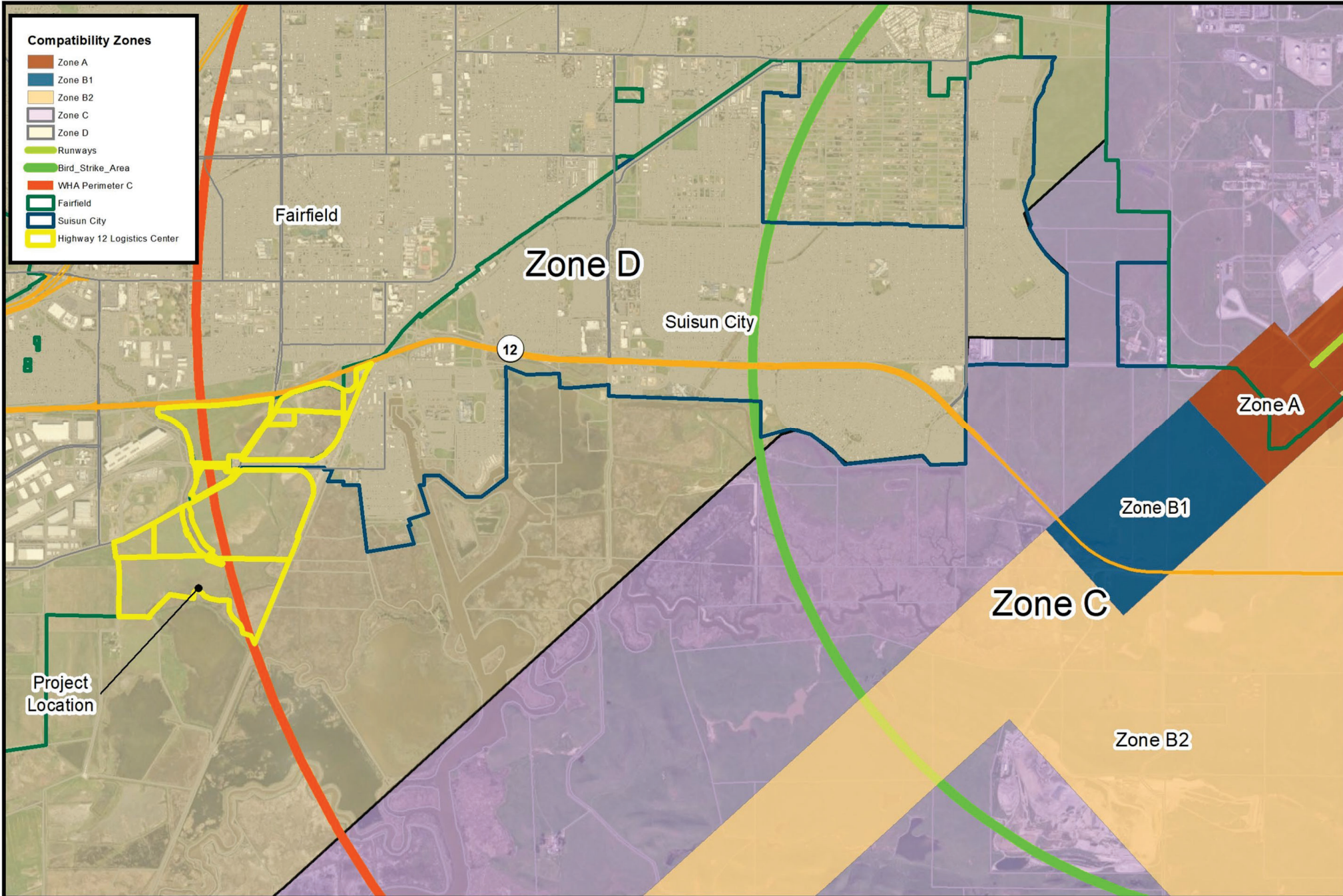
- Attachment A: Airport Compatibility Zone Criteria
- Attachment B: Project Site and Compatibility Zone
- Attachment C: Site Plan
- Attachment D: Link to Wildlife Hazards Assessment
- Attachment E: Draft Resolution

## Travis AFB Land Use Compatibility Zone Criteria

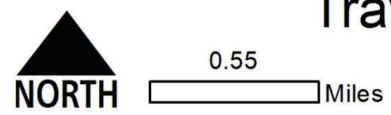
### Hwy 12 Logistics Center/Pennsylvania Avenue ALUC-24-10

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<b>Zone D</b>			
Max Densities – No limits	X		The proposed development does not conflict with the criteria
Prohibited uses: hazards to flight	X		Mitigation measures that require compliance with FAA Advisory Circular XXX are incorporated into the project Mitigation Measure Program
ALUC review required for objects > 200 feet AGL	X		No objects above 200 feet in height are proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines are proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial scale solar facilities are proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No met towers above 200 feet in height are 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		Not applicable
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		<i>Mitigation Measure 4.7-4: The applicant shall design all detention basins developed for the proposed Project to discharge within 48 hours or less. This specification for detention basin design will be demonstrated in the Final Drainage Study and reviewed by the City for approval prior to the issuance of a grading permit.</i>

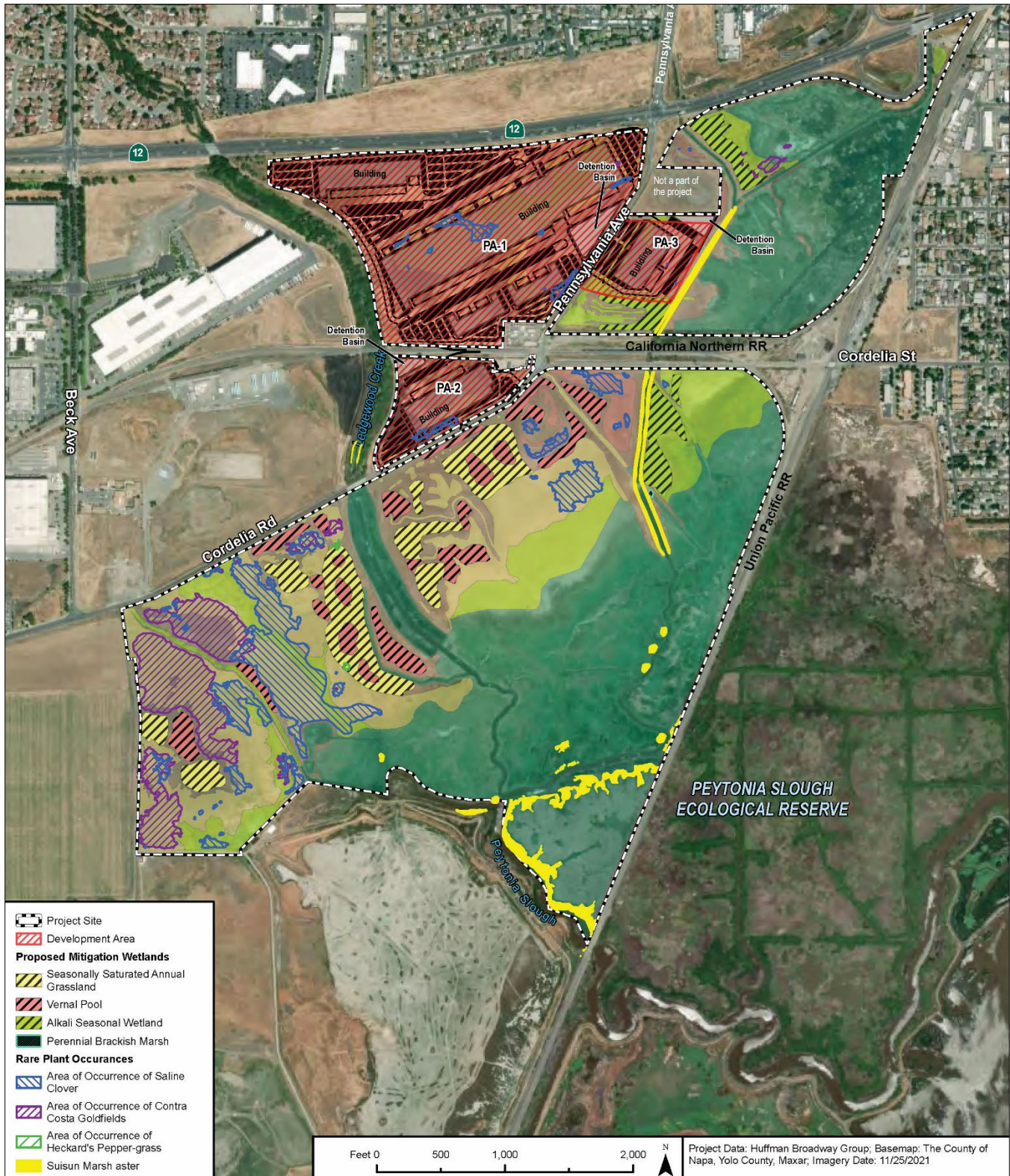




Travis AFB Compatibility Zones & Airport Influence Area







Sources: Huffman-Broadway Group, Inc. 2022

### Exhibit 3-7. Proposed Wetland Establishment Locations

Due to file size, the following attachment can be accessed via the link/web address below:

**[D – Wildlife Hazards Assessment](#)**

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

**RESOLUTION REGARDING CONSISTENCY WITH  
AIRPORT LAND USE COMPATIBILITY PLANS  
(Highway 12 Logistics Center– City of Suisun City)**

**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 Suisun City (“**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 24-030” of the Commission’s September 12, 2024 Regular Meeting (“**Staff Report**”): “Determine that Application No. ALUC-24-10 (Highway 12 Logistics Center), located within the Travis Air Force Base (AFB) Compatibility Zone D is consistent with the Travis AFB Airport Land Use Compatibility Plan (LUCP) (City of Suisun City.)”

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

**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.

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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 September 12, 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