

..title

ALUC-20-07 Vacaville Development Code Update

Receive information to confirm that the City of Vacaville has met the conditions of Resolution 21-02 adopted by the Solano County Airport Land Use Commission (ALUC) on May 13, 2021

..body

RECOMMENDATION:

This is an informational item only.

DISCUSSION:

On May 13, 2021 the ALUC conditionally found the Vacaville Development Code Update, ALUC-20-07, consistent with the Nut Tree Airport and Travis Air Force Base (AFB) Airport Land Use Compatibility Plans and adopted Resolution 21-02 that included the following conditions:

- #1. *Incorporate each of the recommendations of the Mead & Hunt report in the Development Code Update.* The consulting firm Mead & Hunt prepared a report on behalf of the City of Vacaville evaluating the consistency of the Draft Vacaville Development Code Update with the Travis AFB Land Use Compatibility Plan (LUCP) and the Nut Tree Airport Land Use Compatibility Plan (ALUCP). The report found the code to be generally consistent with the land use compatibility plans, but enumerated recommendations for improving the code's clarity and enhancing consistency with each land use compatibility plan. Attachment D includes a table listing the Mead & Hunt recommendations and corresponding revisions to the Vacaville Development Code Update.
- #2. *Apply the Airport Environs Overlay District to the subject properties simultaneously with the adoption of the Development Code.* The Airport Environs (AE) Overlay District is an overlay district established in the Vacaville Development Code Update. The AE Overlay District applies airport land use compatibility criteria such as prohibitions on certain uses, residential and nonresidential development intensity limitations, and open space requirements as applicable in the Nut Tree Airport Compatibility Areas and the Travis AFB Area of Influence. These criteria would be applied in addition to, and supersede, any applicable development standards established by a property's base zoning.
- #3. *Return with the Final Version prior to adoption by the City Council to confirm adherence to these conditions.* Upon incorporation of the above conditions the Final Vacaville Development Code Update was submitted to ALUC staff in accordance with this condition.

A Final Vacaville Development Code Update and Zoning Map were prepared by the City of Vacaville and provided to ALUC staff on February 8, 2022 for submittal to the ALUC before adoption by the Vacaville City Council. The revised material has been reviewed by ALUC staff and the recommendations of the Mead & Hunt report are acknowledged to have been incorporated into the Final Vacaville Development Code Update. The City of Vacaville has confirmed in their submittal letter (Attachment A) that the AE Overlay District will be adopted and applied concurrently

with the rest of the Vacaville Development Code Update per Condition #2 above. An analysis of the revised Vacaville Development Code Update and Zoning Map, Mead & Hunt recommendations, and the land use compatibility plans for Nut Tree Airport and Travis AFB confirms that the conditions included in ALUC Resolution #21-02 have been satisfied.

Attached are the City of Vacaville's correspondence affirming compliance with Resolution 21-02, which includes links to the City of Vacaville's Development Code Update and a copy of the Zoning Map Amendments. The City of Vacaville Planning Commission and City Council are scheduled to hear the matter on April 19 and May 24, 2022, respectively.

Conclusion:

Based on the files submitted by the City of Vacaville, staff confirms the conditions placed on the Vacaville Development Code Update and Zoning Map by the ALUC have been met by the City of Vacaville, and the code update is now consistent with the policies and criteria of the Travis AFB LUCP and the Nut Tree ALUCP.

Attachments:

[Attachment A: City of Vacaville Correspondence to ALUC March 2, 2022](#)

[Attachment B: City of Vacaville Zoning Map Amendments](#)

[Attachment C: Resolution 21-02 adopted May 13, 2021](#)

[Attachment D: Table 1 - Consistency Check for Final Vacaville Development Code Update to Mead & Hunt Report](#)



ESTABLISHED 1850

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ROY STOCKTON
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GREG RITCHIE
 Councilmember, District 2

MICHAEL SILVA
 Councilmember, District 3

JASON ROBERTS
 Vice-Mayor, District 5

JEANETTE WYLIE
 Councilmember, District 6

VIA EMAIL

March 2, 2022

Community Development Department
 Planning Division

Ms. Nedzlene Ferrario
 Senior Planner
 Solano County Resource Management Department
 675 Texas Street
 Fairfield, CA 94533
nferrario@solanocounty.com

**SUBJECT: CITY OF VACAVILLE CODE UPDATE AND ZONING MAP AMENDMENT
 ALUC-20-07 (Vacaville Code Update)**

Dear Ned:

At the May 13, 2021 Solano County Airport Land Use Commission (ALUC) meeting, the Commission considered the City of Vacaville's Land Use and Development Code Update (ALUC-20-07 Vacaville Code Update), and determined that it would be consistent with the Compatibility Plans for both the Nut Tree Airport and Travis Air Force Base (Resolution 21-02), based on the following:

1. Incorporate each of the recommendations of the Mead and Hunt report in the Development Code Update

This condition has been met. The final version of the Code update approved by the City Council includes the Mead & Hunt recommendations. The final document can be found here: <https://bit.ly/VacavilleLUDC>.

2. Apply the Airport Environs (AE) Overlay District to the subject properties simultaneously with the adoption of the Development Code; and

This condition has been met. The attached map shows the Airport Environs Overlay District and the zoning districts update. No changes to the AE overlay district have occurred since the ALUC's May 2021 review of the Code Update.

3. Return with the Final Version prior to adoption by the City Council to confirm adherence to these conditions.

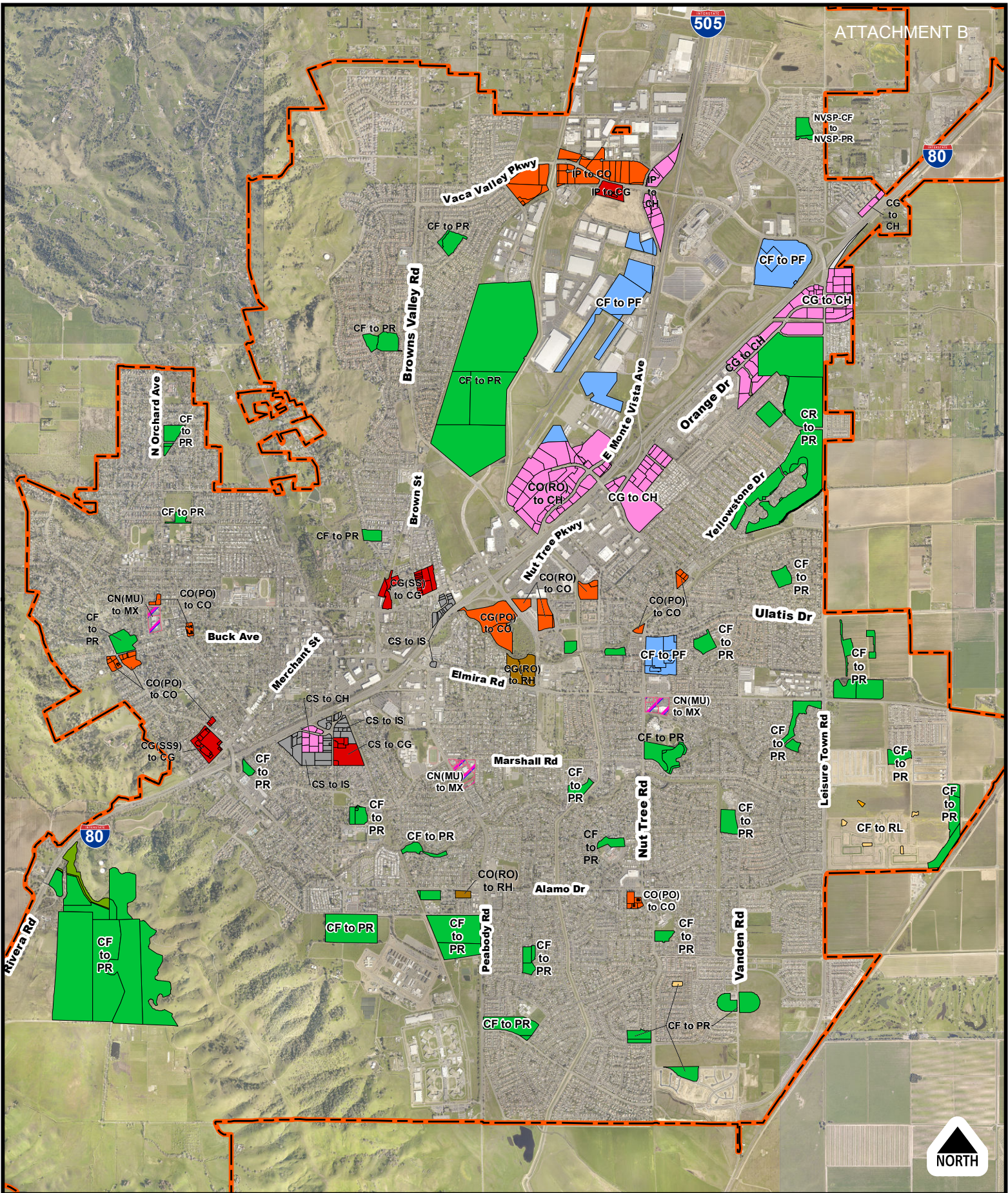
This condition has been met. This letter including the attached updated zoning map are transmitted to the ALUC to confirm compliance.

If you have any questions, please feel free to contact me by phone at (707) 449-5332 or by email at peyman.behvand@cityofvacaville.com

Sincerely,



PEYMAN BEHVAND,
City Planner



CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT
 DEPARTMENT

MAJOR ZONING MAP CHANGES

ZONING MAP UPDATE

ATTACHMENT 1

**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 21-02**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(City of Vacaville Code Update)**

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 21-002" of the Commission's May 12, 2021 Regular Meeting ("**Staff Report**"): "Conduct a Public Hearing to Consider ALUC 20-07 (Vacaville Development Code Update) to Update the City's Development Code"; 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 conditionally consistent with the provisions of the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans, subject to the Local Agency completing the following:

1. Incorporate each of the recommendations of the Mead and Hunt report in the Development Code Update;
2. Apply the Airport Environs Overlay District to the subject properties simultaneously with the adoption of the Development Code; and
3. Return with the Final Version prior to the adoption by the City Council to confirm adherence to these conditions.

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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 May 13, 2021 by the following vote:

AYES: Commissioners DuClair, Cook, Randall, Ryan, Sagun, Vancil
and Chairman Seiden

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners Meyers & Sarna

By 
Bill Seiden, Chairman
Solano County Airport Land Use Commission

Attest:

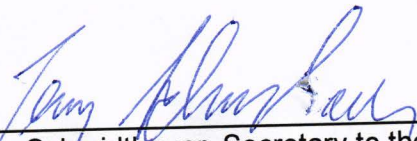
By: 
Terry Schmidtbauer, Secretary to the Commission

TABLE 1
CONSISTENCY CHECK FOR FINAL VACAVILLE DEVELOPMENT CODE UPDATE TO MEAD & HUNT REPORT

Draft Code Section	Mead & Hunt Comment	Final Code Section Quoted Text
14.01.010.030	<i>This section, or perhaps elsewhere in the Code, should note that all proposed amendments to the General Plan affecting land within either airport influence area must first be referred to the SCALUC for a consistency determination prior to action by the City Council. This requirement is dictated by PUC Section 21676(b).</i>	<i>According to State Public Utilities Code § 21676(b), all proposed amendments to the General Plan affecting land within the airport influence area must first be referred to the Solano County Airport Land Use Commission for a consistency determination prior to action by City Council as stated in Section 14.09.110.070.</i>
14.01.010.050	<i>Similarly to amendments to the General Plan, amendment of the Code or proposed granting of a variance is subject to SCALUC review if the amendment applies to land within an airport influence area and involves matters that may have airport land use compatibility implications. This point should be noted here and/or elsewhere in the Code and also stems from PUC Section 21676(b). The requirement for ALUC review of zoning variances is noted in Table 5A of the Caltrans Handbook.</i>	<i>Amendments to the Zoning Ordinance is subject to Solano County Airport Land Use Commission review if the amendment applies to land within an airport influence area and involves matters that may have airport land use compatibility implications as stated in Section 14.09.110.070.</i>
14.01.030.020	<i>The listing of actions for which the authority rests with the City Council should include overruling of SCALUC consistency determinations. PUC Sections 21676(a), (b), and (c) all indicate that it must be the governing body of the local agency that takes action to overrule an ALUC. This action cannot be delegated to a Planning Commission or other subordinate body or local agency staff. This topic is discussed in Section 14.09.110.070.B of the draft Code and should be cross-referenced here.</i>	<i>The City Council is authorized to approve, approve with modifications, or deny applications and related proposals pertaining to the following: ...Solano County Airport Land Use Commission Determinations according to State Public Utilities Code §§ 21676(a), (b), and (c) and Subsection 14.09.110.070.B.</i>
14.01.030.030	<i>Whether in the Code or other City regulation or procedures, the City should be aware that, until the General Plan and the Code have been deemed consistent with the two ALUCPs, most of the actions listed in this section must be referred to the SCALUC for a consistency determination before a final local action is taken and some such as zoning map amendments and zoning variances always must be referred under the circumstances noted above regarding Section 14.01.010.050.</i>	N/A - Advisory
14.02.030.040	<i>The draft Code calculates residential density differently than is done in the Nut Tree and Travis ALUCPs. It appears, however, that the draft Code is more restrictive than the ALUCP criteria, thus no conflict results.</i>	N/A - Advisory
14.02.030.060	<i>This section indicates that "Building height is measured from the grade plane to the average elevation between the eaves and the ridge for a hip, gable, or gambrel roof or the highest point on the roof for other roof forms." While not an issue except perhaps at points close to the Nut Tree runway or on areas of high terrain, the City should be aware that, for airspace protection purposes, the Federal Aviation Administration (FAA) is concerned with the</i>	N/A - Advisory

TABLE 1
CONSISTENCY CHECK FOR FINAL VACAVILLE DEVELOPMENT CODE UPDATE TO MEAD & HUNT REPORT

Draft Code Section	Mead & Hunt Comment	Final Code Section Quoted Text
	<i>highest elevation of structures, including chimneys, antennas, or other features that are higher than the roof (see FAA website (https://oeaaa.faa.gov)).</i>	
14.04.030.030	<i>The above comment regarding Section 14.01.010.030 also applies here.</i>	N/A - Advisory
14.09.020.060	<i>The comment regarding Section 14.01.010.030 applies here as well.</i>	N/A - Advisory
14.09.020.070	<i>Proposed zoning ordinance or map amendments also must be consistent with Nut Tree and Travis ALUCPs for areas of the City that fall within the influence areas of those airports.</i>	N/A - Advisory
Table 14.09.070.A	<i>This table indicates that residential dwellings are allowed with a Conditional Use Permit in some commercial districts as well as in mixed-use zoning districts. Such uses may conflict with ALUCP criteria in some locations and adherence to these criteria should be a factor in whether a Conditional Use Permit is issued. This point should be noted here and/or in Section 14.09.270.150. It also should be noted somewhere that even commercial uses listed as permitted may be subject to intensity (people per acre) limits set by the Nut Tree ALUCP.</i>	<i>2. Residential uses are subject to intensity limits set by the Nut Tree Airport Environs Overlay District if located in the Nut Tree Airport compatibility zone</i> Footnote Added
Table 14.09.080.A	<i>Residential uses are conditionally allowed in the Business Park zoning district. The above comment regarding Table 14.09.070.A also applies here.</i>	<i>2. Residential uses are subject to intensity limits set by the Nut Tree Airport Environs Overlay District if located in the Nut Tree Airport compatibility zone.</i> Footnote Added
Table 14.09.090.A	<i>Residential uses are conditionally allowed within only a minor use permit in the Public Facilities zoning district. If this district exists anywhere that residential uses are restricted under the Nut Tree ALUCP, then a Conditional Use Permit should be required so as to assure compliance with ALUCP criteria. Also, all uses listed in this table, including ones shown as permitted, are subject to ALUCP intensity limitations if the property is within a Nut Tree compatibility zone where these limitations are established.</i>	14.09.110, Airport Environs (AE) Overlay District, standards would apply
14.09.110.010, Paragraph D	<i>This paragraph paraphrases PUC Section 21670(a). Consideration should be given to more directly using the PUC language, particularly "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." PUC Section 21675(b) extends this purpose to apply to military airports as well.</i>	<i>To comply with the requirements of the California Public Utilities Code to protect the public health, safety, and welfare by ensuring the orderly expansion of airports and 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.</i>

TABLE 1
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Draft Code Section	Mead & Hunt Comment	Final Code Section Quoted Text
14.09.110.010, Paragraph E	<i>Mead & Hunt recommends that this paragraph reference the adoption dates of the Nut Tree and Travis ALUCPs mentioned in this paragraph. The wording as it stands infers that the City will implement the policies of any future update of either of these plans without taking any specific action to acknowledge the update. This paragraph also should indicate that the ALUCPs were adopted by the Solano County Airport Land Use Commission.</i>	<i>...implement the policies of the Nut Tree Airport Land Use Compatibility Plan, adopted May 20, 2010, and the Travis Airport Land Use Compatibility Plan, adopted June 13, 2002, by the Solano County Airport Land Use Commission (SCALUC)</i>
14.09.110.020, Paragraph C	<i>The statement here that, where there are conflicts between the overlay district and the base zoning district, "the more restrictive regulations take precedence" is important. It seems that it should also be mentioned where the base zoning districts are first outlined.</i>	N/A - Advisory
14.09.110.030	<i>Reference to a specific date of the "Solano County Airport Land Use Compatibility Review Procedures manual" is recommended. Also, recommended is that crossreference to Paragraph A regarding requirements for referral of projects to the SCALUC be made elsewhere in the Code. This would help ensure that referrals occur and are not overlooked during City processing of proposed projects.</i>	14.09.110.070, Solano County Airport Land Use Commission (SCALUC) Review <i>...latest adopted Solano County Airport Land Use Compatibility Review Procedures manual</i>
14.09.110.030, Paragraph B	<i>Mead & Hunt is concerned that the wording of Paragraph B could enable airspace hazards not conforming with the current City codes to remain if they existed prior to the effective date of the new Code. Clarification of the wording is recommended.</i>	14.09.110.080, Nonconforming Uses, Paragraph B <i>Existing Uses. No permit shall be granted which would allow the creation or establishment of an airport hazard or permit a non-conforming use, structure, or tree to become a greater hazard to air navigation than it was on the Effective Date of the ordinance codified in this Chapter or any amendments since the Effective Date, or than it was when the application for a permit was made.</i>
14.09.250.020	<i>This section—or elsewhere if more suitable—should reference FAA criteria regarding avoidance of bird attractants that can create hazards to flight. This issue is addressed in Section 5.8 of the Travis ALUCP but is also relevant to land uses near Nut Tree Airport.</i>	14.09.250.040, Paragraph I <i>Hazardous Wildlife Attractants on or Near Airports. FAA recommends that minimum separation of 12,500 feet from the Travis Air Force Base runways and Nut Tree Airport shall be maintained to avoid bird strike hazards to aircraft.</i>
14.09.320.040	<i>As noted in the comment on Section 14.01.010.050, zoning variances are subject to SCALUC review if the amendment applies to land within an airport influence area and involves matters that may have airport land use compatibility implications. This point should be included here or elsewhere in this chapter.</i>	<i>Application for a Variance is subject to Solano County Airport Land Use Commission review if the amendment applies to land within airport influence area of Nut Tree Airport or Travis Air Force Base and involves matters that may have airport land use compatibility implications.</i>

TABLE 1
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Draft Code Section	Mead & Hunt Comment	Final Code Section Quoted Text
14.09.340.030	<i>This section should indicate that, as dictated by PUC Section 21676(b), adoption or amendment of specific plans affecting land within the influence area of either Nut Tree Airport or Travis AFB must be referred to the SCALUC for a determination of consistency with the respective ALUCP. This action must take place prior to final approval by the City.</i>	14.09.340.030, Paragraph E <i>Consistency with Airport Land Use Compatibility Plans. Adoption or amendment of specific plans affecting land within the influence area of Nut Tree Airport or Travis Air Force Base must be referred to Solano County Airport Land Use Commission for a determination of consistency with the respective Airport Land Use Compatibility Plan prior to final approval by the City.</i>
14.09.110.030, Paragraph B	<i>In the sentence "Within the Nut Tree Airport Compatibility Areas, uses should generally fall within the persons per acre guidelines established with each area," use of the phrase "should generally" is vague. While Footnote 2 in the Nut Tree ALUCP criteria table also uses this wording, the footnote goes on to say "Jurisdictions may satisfy density standards through adoption of an implementing plan or ordinance which is determined by the Airport Land Use Commission to meet the standards." The draft Code does this by including criteria closely based on the more specific guidance contained in Appendix D of the Nut Tree ALUCP. Therefore, "should generally" should be changed to "must" to be consistent with both the ALUCP and sub-paragraphs B.2 through B.7 of the draft Code.</i>	<i>Within the Nut Tree Airport Compatibility Areas, uses must fall within the persons per acre guidelines established with each area.</i>
14.09.110.030, Paragraph B, all subparagraphs	<i>As discussed above, the use of the terms "generally" and "substantial" is problematic. The Code should require adherence to the intensity limits listed for each compatibility zone. We note, though, that most ALUCs, as well as guidance in the Handbook page 4-19, calculate the number of people on a site based on a typical busy period of use rather than the absolute maximum occupancy such as used in building and fire codes. "Busy period" can be defined as the average peak daily occupancy of the busiest month.</i>	N/A - Advisory
14.09.110.030, B.3.b	<i>Hotels and motels must be added to the Normally Not Allowed Uses.</i>	14.09.110.030, B.3.b.ii <i>Hotels and motels; and</i>
14.09.110.030, B.3.b.ii	<i>The word "necessary" should be "accessory."</i>	14.09.110.030, B.3.b.iii <i>Offices, except as accessory to allowed uses</i>
14.09.110.030, B.4.a.viii	<i>Mead & Hunt is not familiar with the approval or development status of this area of Compatibility Zone C southwest of the airport. A 2018 Google Earth aerial shows it as largely</i>	This subparagraph is consistent with a policy on page 17 of the May 1988 Nut Tree ALUCP. Recommendation is not applicable.

TABLE 1
CONSISTENCY CHECK FOR FINAL VACAVILLE DEVELOPMENT CODE UPDATE TO MEAD & HUNT REPORT

Draft Code Section	Mead & Hunt Comment	Final Code Section Quoted Text
	<i>undeveloped. The draft Code language in essence shifts the area from Zone C into Zone D, thus doubling the allowable intensity from 50 to 100 people per acre and resulting in a conflict with the Nut Tree ALUCP. The SCALUC should evaluate whether this deviation is acceptable. Mead & Hunt notes that similar locations in the other three quadrants of the runway approaches are in Zone D, but the southwest area is in the overflight area of aircraft departing to the southwest and turning right to remain in the traffic pattern, thus creating greater noise and safety concerns.</i>	
14.09.110.030, B.5.d	<i>This subparagraph allows infill development on parcels of three acres or less anywhere in Zone D. This provision is consistent with the second to last bullet on page 13 of the Nut Tree ALUCP text. However, text on page 45 indicates infill is only applicable to the south of the airport. The SCALUC should clarify its interpretation of the ALUCP text and its application to Zone D.</i>	N/A - Recommendation is directed at ALUC.
14.09.110.030, Paragraph A	<i>The requirement included in the draft Code that an overflight easement be dedicated as a condition for issuance of a building permit on any new construction in the airport influence area is consistent with the Nut Tree ALUCP. Mead & Hunt notes, however, that policies of most ALUCs and guidance of the Caltrans Handbook indicate that easement dedication be limited to high-impact locations close to airport runways and to areas of high terrain. Elsewhere, the recording of a deed notice or overflight notification generally suffices. The SCALUC should consider relaxing its easement dedication requirements for the Nut Tree Airport influence area comparable to the policies in the Travis ALUCP.</i>	N/A - Recommendation is directed at ALUC.
14.09.160.040	<i>To the extent not precluded by state law, emergency shelters should adhere to Nut Tree ALUCP intensity criteria and review procedures.</i>	N/A - Advisory
14.09.180.060, Paragraph C	<i>Increase in residential density should not be allowed if it would be inconsistent with ALUCP criteria.</i>	Paragraph C deleted
14.09.210.080	<i>To the extent not precluded by state law, residential densities with added bonuses should remain within the density criteria set by the ALUCP.</i>	N/A - Advisory
14.09.110.030	<i>This section does not contain a listing of use restrictions for the Travis AFB influence area comparable to those provided for Nut Tree. While the Travis ALUCP creates minimal limitations on land uses within the City, there are some and not all of them fall under the heading of height restrictions covered in Section 14.09.110.040, Paragraph B. These should be included in the</i>	14.09.110.030, Paragraph C <i>Within the Travis Airforce Base Land Use Compatibility Areas, uses must fall within the following development conditions:</i>

TABLE 1
CONSISTENCY CHECK FOR FINAL VACAVILLE DEVELOPMENT CODE UPDATE TO MEAD & HUNT REPORT

Draft Code Section	Mead & Hunt Comment	Final Code Section Quoted Text
	<p><i>Code. Specifically, the table in Section 4.6 of the Travis ALUCP lists the following development conditions that do not pertain to height:</i></p> <p><i>All new or expanded commercial-scale solar facilities must conduct a Solar Glare Hazard Analysis Tool (SGHAT) glint and glare study for SCALUC review.</i></p> <p><i>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 Wildlife Hazard Analysis (WHA). The boundary of the Outer Perimeter is shown in Figure 4 of the Travis ALUCP and extends into the southeastern area of the City.</i></p>	<p><i>1. All new or expanded commercial-scale solar facilities must conduct a Solar Glare Hazard Analysis Tool (SGHAT) glint and glare study for SCALUC review.</i></p> <p><i>2. 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 Wildlife Hazard Analysis (WHA). The boundary of the Outer Perimeter is shown in Figure 4 of the Travis Airforce Base Land Use Compatibility Plan and extends into the southeastern area of the City.</i></p>
<p>14.09.110.040, Paragraph B</p>	<p><i>This paragraph omits mention of Travis ALUCP Section 4.9 criteria applicable within the Height Review Overlay Zone. Criteria relevant to the City within this Zone and which should be included in the Code are:</i></p> <p><i>Airspace review required for objects >35 feet AGL.</i></p> <p><i>Avigation easement dedication required.</i></p> <p><i>All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1 of the Travis ALUCP.</i></p> <p><i>All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review.</i></p> <p><i>For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.</i></p>	<p>14.09.110.040, Paragraph B.4</p> <p><i>Height Review Overlay Zone. The following criteria applies developments within the Height Review Overlay Zone as listed in Section 4.9 of the Travis Airforce Base Land Use Compatibility Plan.</i></p> <p><i>a. Airspace review required for objects greater than 35 feet AGL;</i></p> <p><i>b. Avigation easement dedication required;</i></p> <p><i>c. All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1 of the Travis Airforce Base Land Use Compatibility Plan;</i></p> <p><i>d. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for Airport Land Use Commission review; and</i></p> <p><i>e. For areas outside of the Bird Strike Hazard Zone (See Section 4.9, Travis Airforce Base Land Use Compatibility Plan), but within the Outer Perimeter, any attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.</i></p>
<p>14.09.110.060, Paragraph B</p>	<p><i>Figure 14.09.134-3 showing the Height Review Overlay Zone for Travis AFB was not provided for Mead & Hunt review.</i></p>	<p>Travis AFB Height Review Overlay Zone is depicted on Figure 14.09.110.B: CITY OF VACAVILLE LAND USE ZONING COMPATIBILITY MAP 2</p>

SOURCES: City of Vacaville, February 2022; Mead & Hunt, January 2021.