

Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-044	Contact:	Nedzlene Ferrario
Agenda date:	11/09/2023	Final Action:	
Title:	ALUC-23-15 (Millennium General Plan Amendment and Zone Change)		

Determine that Application No. ALUC-23-15 (Millennium Center) to amend the City of Vacaville's General Plan land use diagram and zoning map from Private Recreation to Commercial Office for property located at 3442 Browns Valley Road, located within the Travis Air Force Base (AFB) Compatibility Zone D and Nut Tree Airport Compatibility Zone F, is consistent with the applicable Airport Land Use Compatibility Plans

Governing body: Airport Land Use Commission

District:

Attachments: [A - Airport Compatibility Zone Criteria](#), [B - Compatibility Zone Maps](#), [C - Millenium Center Development Plans](#), [D - ALUC Application](#), [E - Draft Resolution](#)

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

Determine that Application No. ALUC-23-15, (Millennium Center) to amend the City of Vacaville's General Plan land use diagram and zoning map from Private Recreation to Commercial Office for property located at 3442 Browns Valley Road, and within the Travis Air Force Base (AFB) Compatibility Zone D and Nut Tree Airport Compatibility Zone F, is consistent with the applicable Airport Land Use Compatibility Plans.

DISCUSSION:

Introduction

Section 21676 (b) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any general plan amendment or zoning ordinance changes within an Airport Influence Area. The City of Vacaville has referred an application for consistency finding with the Travis AFB Land Use Compatibility Plan and Nut Tree Airport Compatibility Plan. Following the ALUC consistency finding, the proposed updates will be heard by the Planning Commission and City Council.

Project Description

The City of Vacaville's application consists of a request by the property owner to amend the General Plan land use designation and zone change from Private Recreation (PR) to Commercial Office (CO). The 1.3-acre property is located at 3442 Browns Valley Road. The proposed change would allow the property owner to accommodate land uses consistent with other Commercial districts, such as business or professional offices, personal services, business services, veterinary services, or general retail and merchandise.

The property is already developed with a single-story building, parking lot, and driveway access. The proposal does not include any physical changes to the site or building.

The proposed change would allow the property owner to accommodate land uses consistent with other Commercial districts, such as business or professional offices, personal services, business services, veterinary services, or general retail and merchandise. The site is located within the Travis Air Force Base (AFB) Compatibility Zone D and Nut Tree Airport Compatibility Zone F and does not conflict with the compatibility criteria.

Staff analysis of the proposed 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 and is consistent with the Travis AFB and Nut Tree Land Use Compatibility Plans.

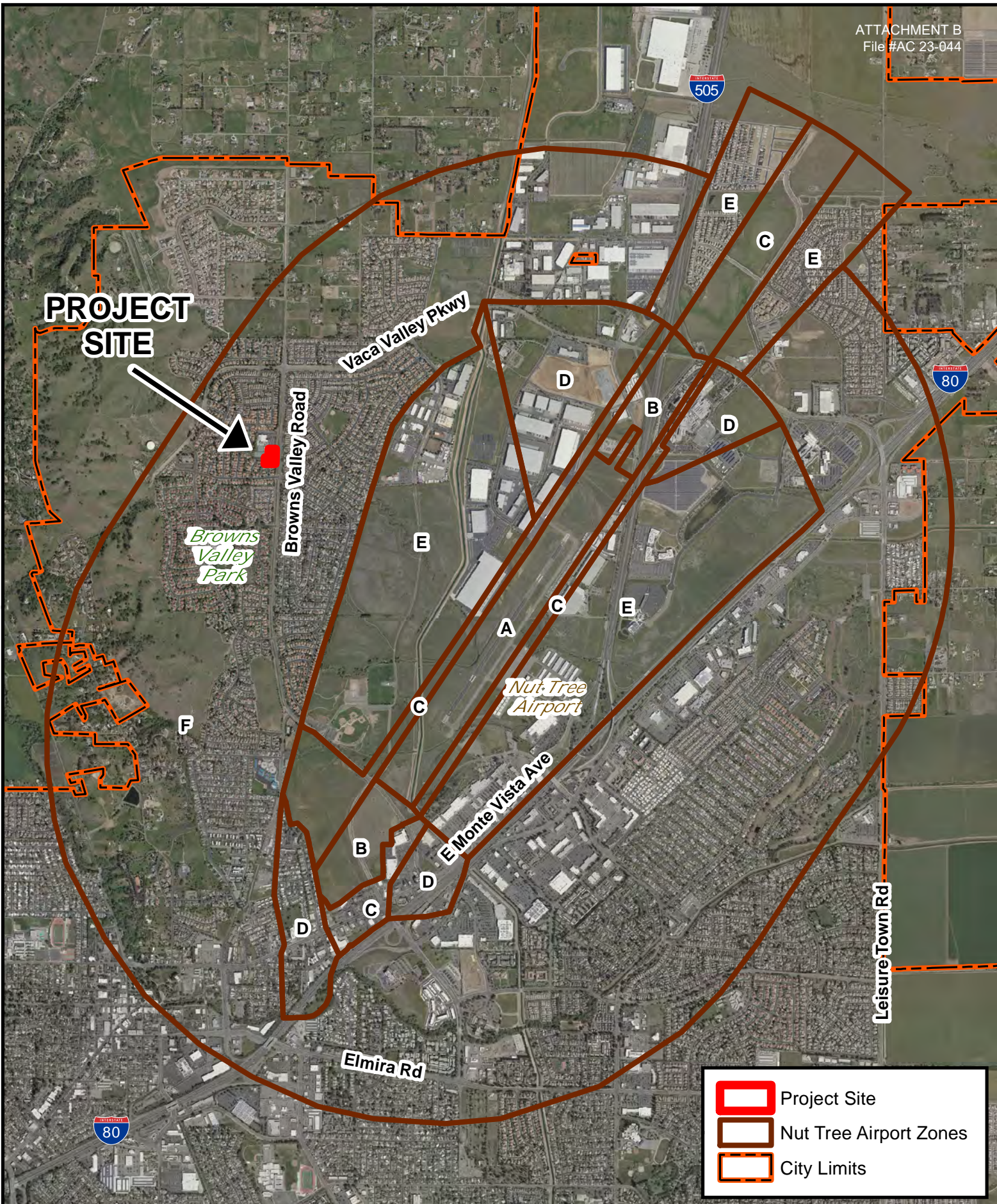
Travis AFB Land Use Compatibility Zone Criteria




ALUC 23-15 Millenium Center

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		The proposed project does not conflict with this criteria
Prohibited uses: hazards to flight	X		No prohibited uses are proposed
ALUC review required for objects > 200 feet AGL	X		No objects above 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 met 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		No wildlife hazards proposed
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		No wildlife hazards proposed
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		No wildlife hazards proposed

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone F			
Max Densities: other uses/in structures – No limit	X		The proposed policies do not conflict with this zone
Overflight easement dedication	X		Not applicable



	Project Site
	Nut Tree Airport Zones
	City Limits



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT



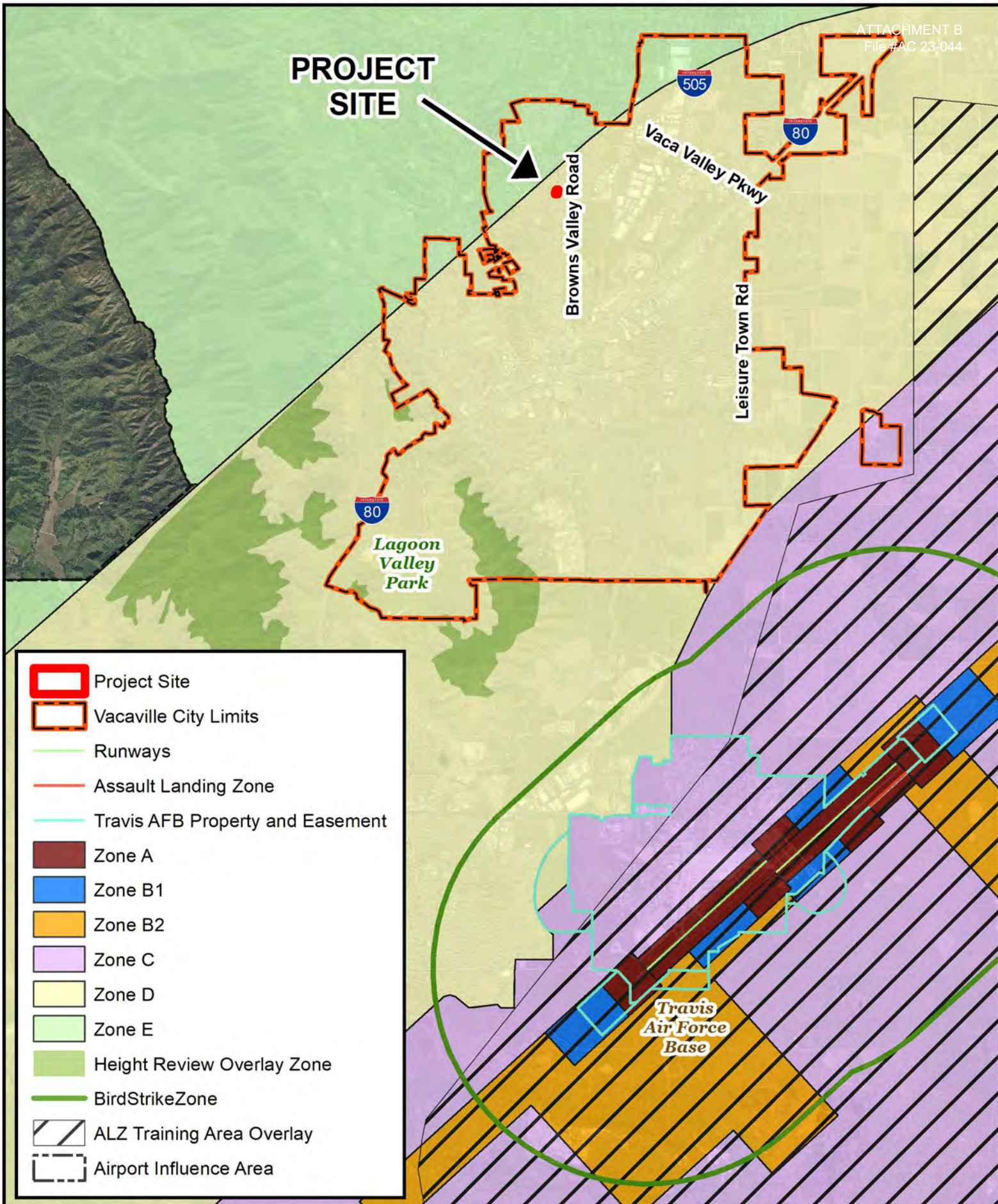
NUT TREE AIRPORT LAND USE COMPATIBILITY ZONES

MILLENNIUM CENTER

APN: 0123-422-270

FILE NO. 22-401

PROJECT SITE



-  Project Site
-  Vacaville City Limits
-  Runways
-  Assault Landing Zone
-  Travis AFB Property and Easement
-  Zone A
-  Zone B1
-  Zone B2
-  Zone C
-  Zone D
-  Zone E
-  Height Review Overlay Zone
-  BirdStrikeZone
-  ALZ Training Area Overlay
-  Airport Influence Area



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT



TRAVIS AFB LAND USE COMPATIBILITY ZONES

MILLENNIUM CENTER

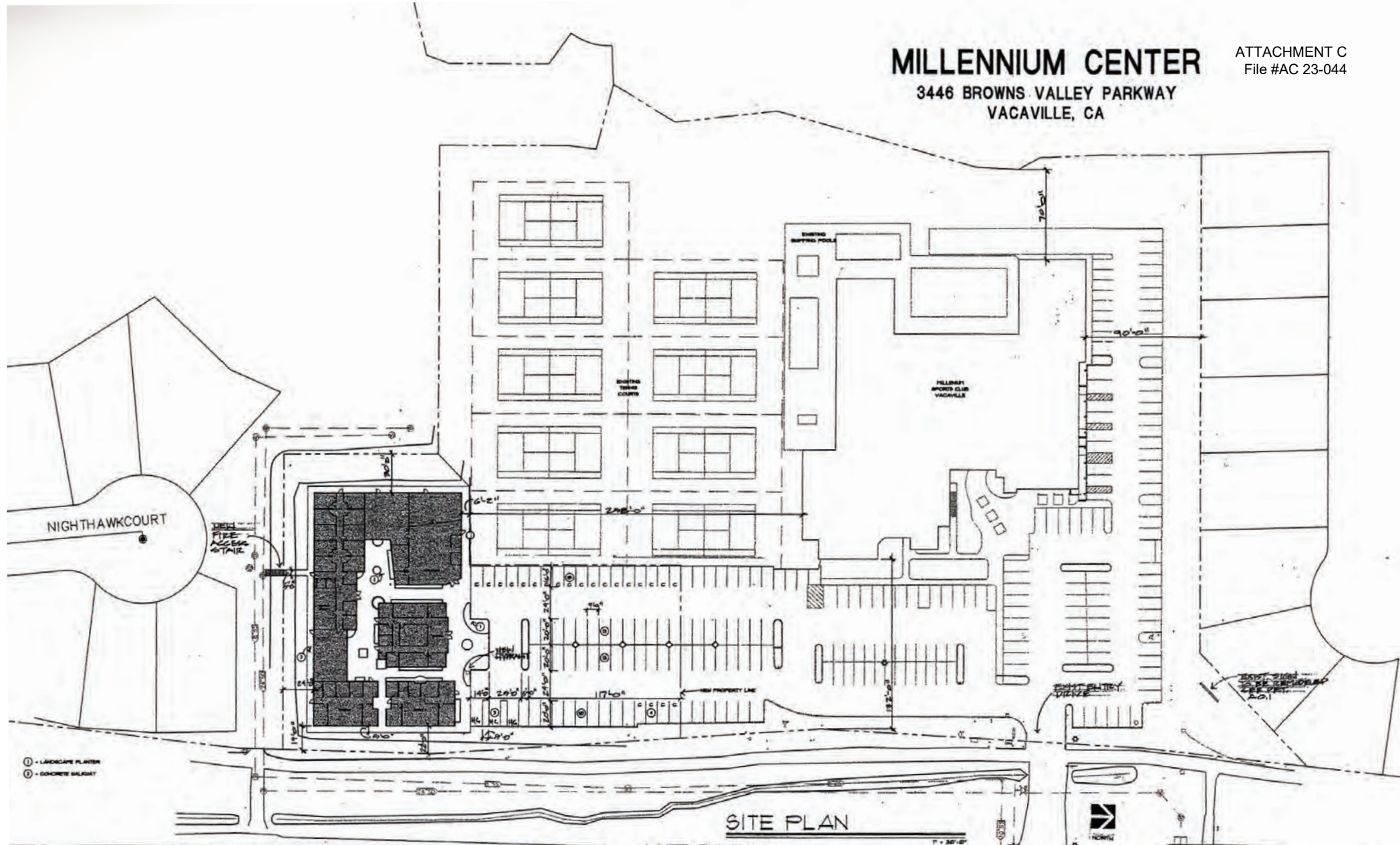
APN: 0123-422-270

FILE NO. 23-032

MILLENNIUM CENTER

ATTACHMENT C
File #AC 23-044

3446 BROWNS VALLEY PARKWAY
VACAVILLE, CA



SITE PLAN

- ① - LANDSCAPE PLANTER
- ② - CONCRETE BALCONY



SIGNAGE

NOTE
MODIFY EXISTING SIGN



VICINITY MAP

PROJECT TEAM

OWNER
MILLENNIUM SPORTSCLUB VACAVILLE
P.O. BOX 285
VACAVILLE, CA 95956

CIVIL ENGINEER
JOHNSON & FOLK, INC.
465 DAVIS STREET, SUITE A
VACAVILLE, CA 95958
(707) 481-9184

ARCHITECT
BENSON ARCHITECTS
888 HORTONDALE LANE
FAIR OAKS, CA 95625
(707) 963-6470

PARKING ANALYSIS

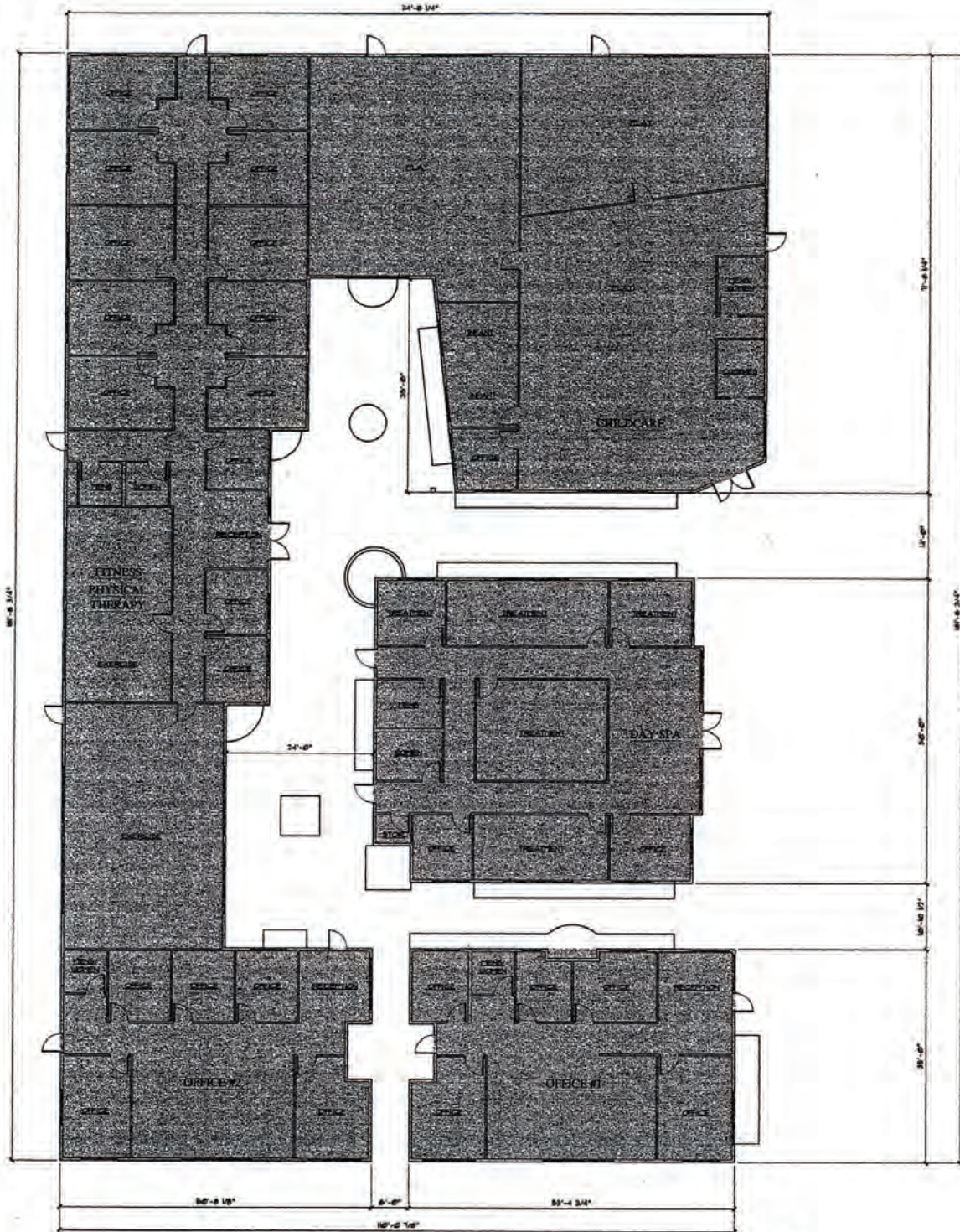
OFFICE:	2883290 ± 14
DAY SPA:	3430750 ± 1
DAY CARE:	5 CLASSROOMS ± 15 ± 9
PHYSICAL THERAPY:	10/1250 ± 20
TOTAL NEEDED:	31
TOTAL AVAILABLE:	31

PROJECT SUMMARY

AMERICAN'S PARCEL NUMBER:	003-42-250-01
SITE AREA:	13 ACRES
OCCUPANCY GROUP:	R-33
CONSTRUCTION TYPE:	VI 87/9/1/ER/ED
BUILDING AREA:	1260 SF
OCCUPANCY S:	4380 SF
TOTAL:	5640 SF

SHEET INDEX

A01	SITE PLAN / COVER SHEET
A02	BUILDING FLOOR PLAN
A03	BUILDING ELEVATIONS
E01	PARKING LOT LAYOUT PLAN
L01	LANDSCAPE PLAN, IRRIGATION PLAN, DETAILS
C01	PRELIMINARY GRADING AND DRAINAGE PLAN



FIRST FLOOR PLAN

1/8" = 1'-0"





NORTH ELEVATION

SP - 1.02



EAST ELEVATION

SP - 1.02

WEST ELEVATION

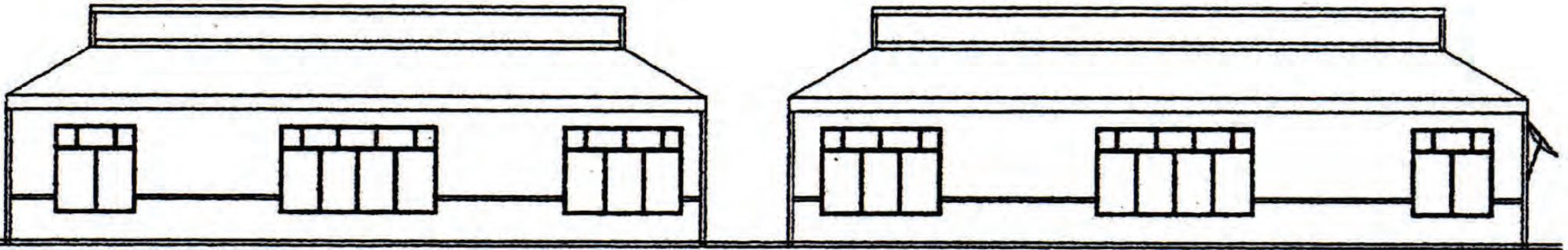
SP - 1.02



SOUTH ELEVATION

SP - 1.02





Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
Fax 707.784.4805
SolanoALUC@solanocounty.com

LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER:	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY:	DATE:	
ADDRESS:		
E-MAIL ADDRESS:	DAYTIME PHONE:	FAX:
NAME OF PROPERTY OWNER:		DATE:
ADDRESS:		DAYTIME PHONE:
NAME OF DOCUMENT PREPARER:		DATE:
ADDRESS:	DAYTIME PHONE:	FAX:
NAME OF PROJECT:		
PROJECT LOCATION:		
STREET ADDRESS:		

EMAIL APPLICATION PACKET TO SOLANOALUC@SOLANOCOUNTY.COM OR CALL (707) 784-6765 FOR AN APPLICATION APPOINTMENT

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT – include additional sheets as necessary

[Empty box for project description]

EMAIL APPLICATION PACKET TO SOLANOALUC@SOLANOCOUNTY.COM OR CALL (707) 784-6765 FOR AN APPLICATION APPOINTMENT

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:	COMPATIBILITY ZONE:
PERCENTAGE OF LAND COVERAGE:	MAXIMUM PERSONS PER ACRE:
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe below:	
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT.</p> <ul style="list-style-type: none"> <input type="checkbox"/> JURISDICTION REFERRAL LETTER. Include an analysis of the project within the applicable Airport Compatibility Zone(s) and, links to the project website if available. <input type="checkbox"/> TEXT AMENDMENTS (Amendments to the General Plan, Ordinance, Specific Plan), existing and proposed text amendments in redlined documents (pdf format), if applicable <input type="checkbox"/> COMPATIBILITY ZONE(S) MAP – Overlay the Project Site within the applicable Airport Compatibility Zone(s) <input type="checkbox"/> PUBLIC HEARING SCHEDULE (Planning Commission, City Council or Board of Supervisors) <input type="checkbox"/> CEQA/PUBLIC DRAFT DOCUMENT <input type="checkbox"/> LOCATION MAP <input type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information no larger than 11" x 17" in size, if applicable <input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones, and A, B, C compatibility zones or over 200' in height, no larger than 11" x17" in size, if applicable <input type="checkbox"/> WIND TURBINE STUDY, including cumulative impact studies, if applicable. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions. <input type="checkbox"/> WILDLIFE HAZARDS ANALYSIS, if applicable <input type="checkbox"/> FEES – Contact ALUC for the current fee. For digital/email submittals, please include the receipt or screenshot <p><i>ELECTRONIC SUBMITTALS ARE HIGHLY ENCOURAGED. PLEASE EMAIL THE APPLICATION PACKET TO SolanoALUC@solanocounty.com</i></p> <p><i>SEE PAGE 4 FOR ONLINE PAYMENT INSTRUCTIONS</i></p>	
APPLICANT SIGNATURE:	DATE:
X.....	

EMAIL APPLICATION PACKET TO SOLANOALUC@SOLANOCOUNTY.COM OR CALL (707) 784-6765 FOR AN APPLICATION APPOINTMENT



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHMENT D
File #AC 23-044

650 Merchant Street • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5140

VIA EMAIL

October 2, 2023

Community Development Department
Planning Division

Nedzlene Ferrario
Resource Management Department
Solano County
675 Texas Street, #550
Fairfield, CA 94533
NNFerrario@solanocounty.com

**SUBJECT: LOCAL AGENCY REFERRAL FOR ALUC REVIEW – MILLENNIUM CENTER
GENERAL PLAN AMENDMENT & REZONE
3442 Browns Valley Road (APN 0123-422-270)
Environmental Assessment, General Plan Amendment, Zoning Map Amendment,
and Airport Area of Influence Review (File No. 23-032)**

Dear Nedzlene,

Please accept this letter as the Local Agency Referral acknowledging the submittal of the Millennium Center General Plan Amendment and Rezone project for a compatibility determination by the Solano County Airport Land Use Commission (ALUC) in accordance with Section 21676(b) of the California Public Utilities Code. The Community Development Department has received an application to amend the General Plan land use map and zoning for a 1.3-acre site located at 3442 Browns Valley Road from Private Recreation to Commercial Office. The proposed change would allow the property owner to accommodate additional land uses consistent with other Commercial districts, such as business or professional offices, personal services, business services, veterinary services, or general retail and merchandise. The proposal does not include any physical changes to the site or building. A complete project description is included as an attachment to the application. Project information is also available online at cityofvacaville.com/23-032.

The project is located within Nut Tree Airport Land Use Compatibility Zone F and Travis Air Force Base Land Use Compatibility Zone D. Pursuant to Section 14.09.110.070 (Airport Environs Overlay District – Solano County Airport Land Use Commission Review), the project is being referred to the Solano County ALUC for a determination of consistency with the Nut Tree Airport Land Use Compatibility Plan and the Comprehensive Airport Land Use Plan for Travis Air Force Base.

City staff have prepared the required materials listed in the County's instructions for an application. Please let me know if you see anything missing that is either required for the review or that would be helpful for County staff or for ALUC members as part of the consistency review. If you have any questions, please feel free to contact me by phone at (707) 449-5430 or by email at noah.rumbaoa@cityofvacaville.com.

Sincerely,

NOAH RUMBAOA
Assistant Planner

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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Millennium General Plan Amendment and Zone Change – City of Vacaville)**

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 23-044" of the Commission's November 9, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-15 (Millennium Center) to amend the City of Vacaville's General Plan land use diagram and zoning map from Private Recreation to Commercial Office for property located at 3442 Browns Valley Road, and within the Travis Air Force Base (AFB) Compatibility Zone D and Nut Tree Airport Compatibility Zone F, is consistent with the applicable Airport Land Use Compatibility Plans;" 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 and Nut Tree Airport Land Use Compatibility Plans.

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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 November 9, 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