

Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 24-035	Contact:	Nedzlene Ferrario
Agenda date:	11/14/2024	Final Action:	
Title:	ALUC-24-13 (Fields at Alamo Creek)		

Determine that Application No. ALUC-24-13 (Fields at Alamo Creek) to amend the City of Vacaville's General Plan land use diagram and zoning map from Urban Reserve to Residential Medium Density and Agricultural Buffer, incorporate the project into The Farm at Alamo Creek Specific Plan, and Tentative Subdivision Map for property located on the southside of Hawkins Road and approximately 2,600 ft. east of Leisure Town Road, within the Travis Air Force Base (AFB) Compatibility Zone D is conditionally consistent with the applicable Airport Land Use Compatibility Plans

Governing body: Airport Land Use Commission

District:

Attachments: [A - Airport Compatibility Zone Criteria](#), [B - Project Location and Compatibility Zones](#), [C - Link to Specific Plan Amendment](#), [D - General Plan Amendment and Rezone Exhibit](#), [E - Tentative Subdivision Map](#), [F - Environmental Document](#), [G - Draft Resolution](#)

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

Adopt a Resolution determining Application No. ALUC-24-13 (Fields at Alamo Creek) to amend the City of Vacaville's General Plan land use diagram and zoning map from Urban Reserve to Residential Medium Density and Agricultural Buffer, incorporate the project into the The Farm at Alamo Creek Specific Plan, and Tentative Subdivision Map for property located at the southside of Hawkins Road east of Leisure Town Road, within the Travis Air Force Base (AFB) Compatibility Zone D is consistent with the applicable Airport Land Use Compatibility Plans subject to the following conditions:

- Incorporate the Federal Aviation Administration Advisory Circular (FAA AC) 150/5200-33C design considerations regarding off-airport stormwater basins included in Paragraph 2.3.2. on the Agricultural Buffer/Open Space area.
- Include as a condition of approval of the tentative subdivision map that notice regarding aircraft operational impacts on the property shall be attached to the deed. An example of the Deed Notice is included in Appendix D of the TAFB LUCP.

DISCUSSION:

Introduction

Section 21676 (b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) to review of any general plan amendment or zoning ordinance changes within an Airport Influence Area.

Project Description

The City of Vacaville referred to the Fields at Alamo Creek proposal which consists of a tentative subdivision map for the development of up to 241 residential lots which include 153 detached single-family residential lots and 88 half-plex lots for attached homes, as well as a 0.6-acre park, and 7.2 acres of open space/agricultural buffer on a 33.6-acre parcel of land located immediately adjacent to the eastern boundary of The Farm at Alamo Creek Specific Plan area. The half-plex lots would provide an attached housing option matching the "duet" units in the Farm at Alamo Creek Specific Plan. The proposed density is 9.3 du/ac. The proposed 0.6-acre park would be centrally located on the site, and the 300-foot-wide open space agricultural buffer would border the eastern project boundary, and include 7.2-acre stormwater detention basin. Development of the proposed project would require annexation to the City to access municipal services, such as water, sewer, and storm drainage.

The property is located outside of the Nut Tree Airport Influence Area but located within Travis Air Force Base (AFB) Compatibility Zone D. The property is outside of TAFB Outer Perimeter and Bird Strike Hazard Zone, more than 5 miles from the Travis AFB. Zone D does not restrict densities; however, prohibits hazards to flight and requires a notice be attached to the property deed.

The proposed storm drainage basin and public park are potential wildlife attractants. In order to minimize wildlife attractants, the basin shall be designed to hold water no longer than 48 hours, consistent with FAA Advisory Circular 150/5200 -33C. A notice to the property deeds are required to inform buyers about the aircraft operational impacts within the vicinity. Staff recommends that ALUC find the project conditionally consistent with the TAFB LUCP subject the conditions.

Staff analysis of the proposed project with regard to applicable compatibility criteria is summarized in Attachment A.

Analysis Finding

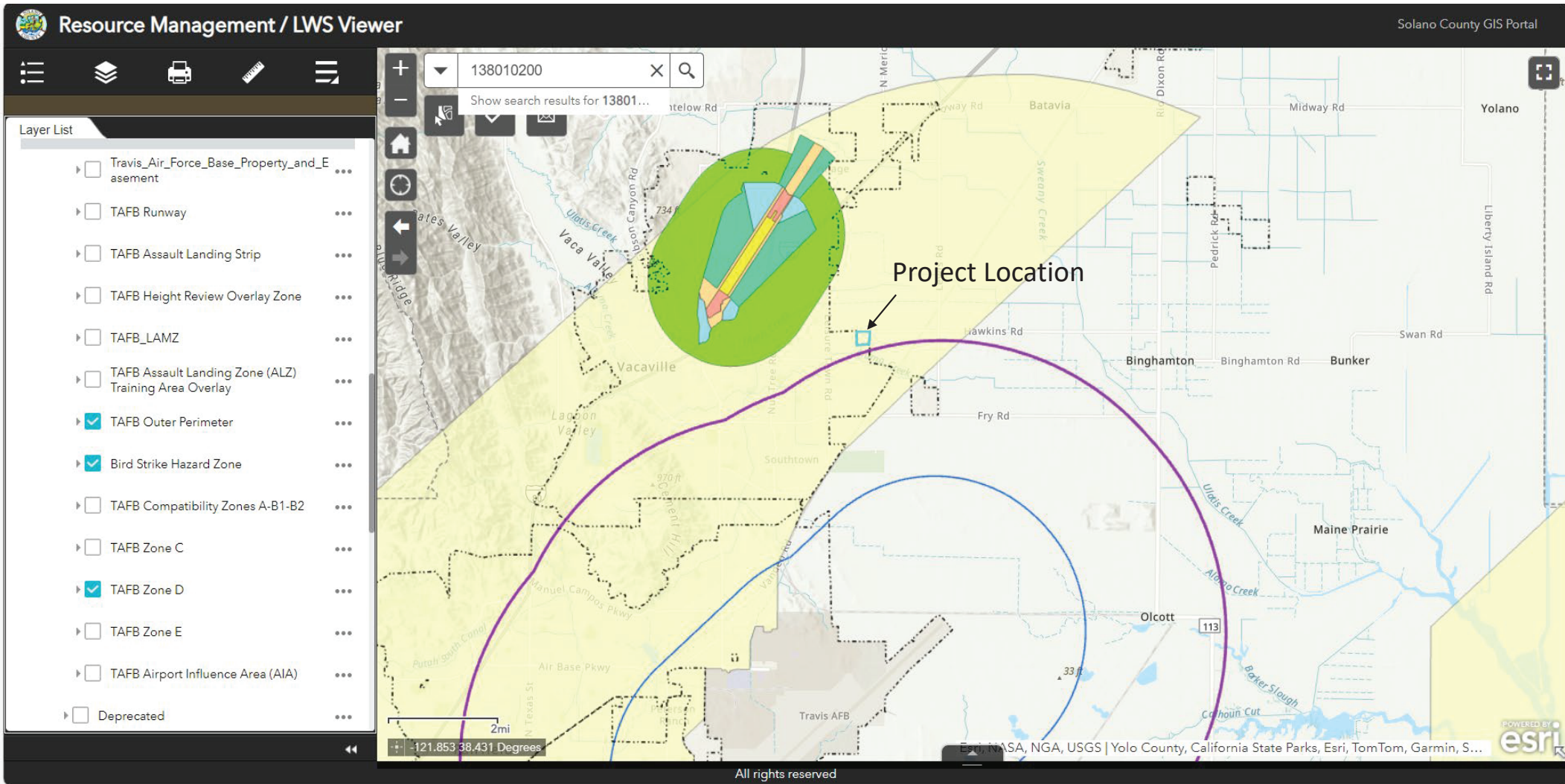
Based on the review, staff finds that the proposed project complies with the requirements of the zones to protect flight and is conditionally consistent with the Travis AFB LUCP.

Attachments

- Attachment A - Airport Compatibility Zones Criteria
- Attachment B - Project Location and Compatibility Zones
- Attachment C - Specific Plan Amendment
- Attachment D - General Plan Amendment and Rezone
- Attachment E - Tentative Subdivision Map
- Attachment F - Resolution

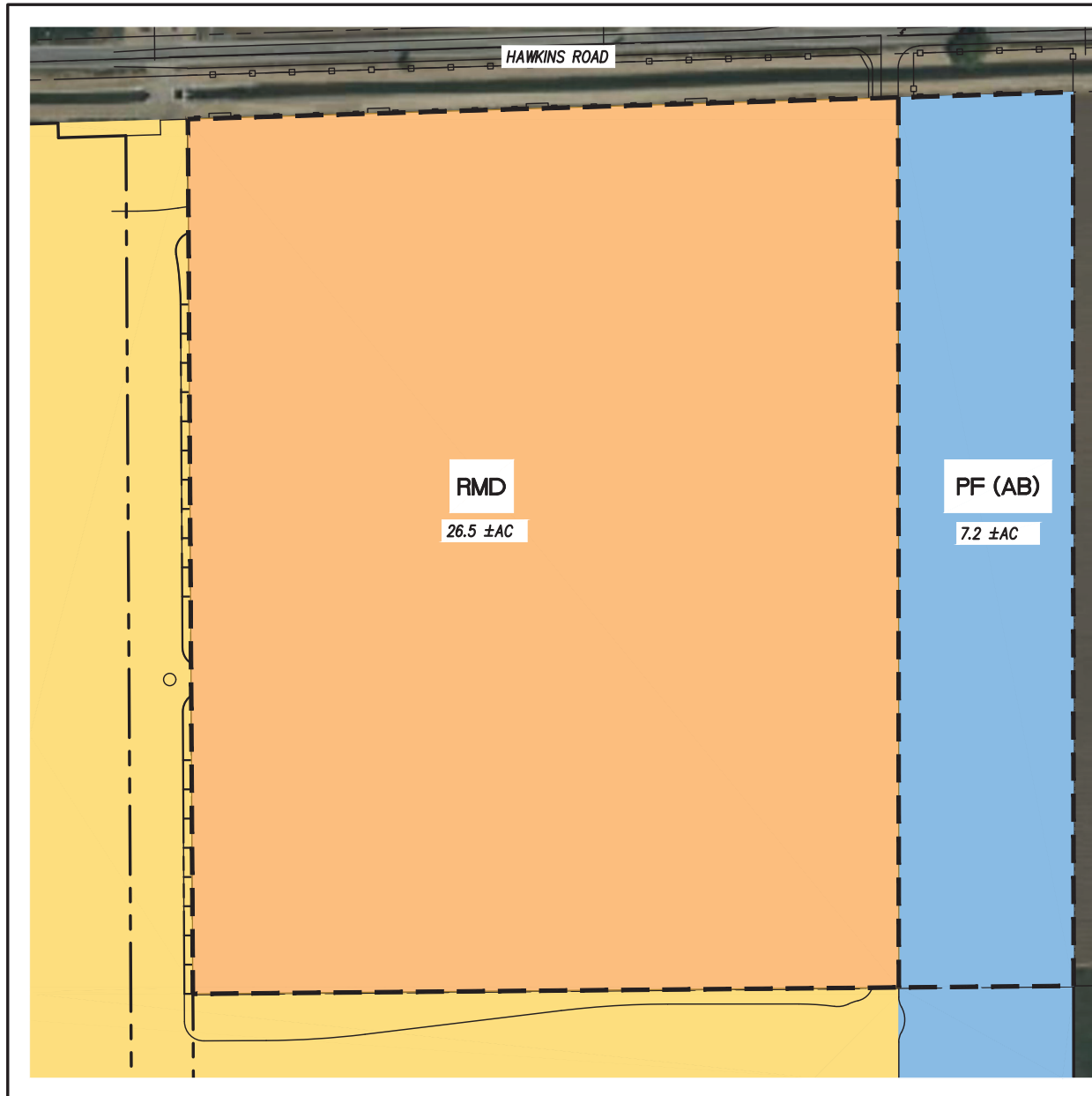
Travis AFB Land Use Compatibility Zone Criteria Fields at Alamo Creek (ALUC 24-13)

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		Proposed Density is 9.3 per acre, and there are no density limits in Zone D. Therefore, the project is consistent with this criteria.
Prohibited uses: hazards to flight	X		The park and open-space/detention basins are potential hazards to flight. Conditions related to compliance with FAA Advisory 150/5200-33C are recommended
Additional Criteria			
<ul style="list-style-type: none"> • ALUC review required for objects > 200 feet AGL • Deed Notice Required • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB • All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review • 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. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. 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 objects above 200 ft AGL or commercial scale solar proposed. The property is located outside of the Outer Perimeter and Bird Strike Hazard Zone. Staff recommends deed notice, compliance with FAA Advisory 150/5200-33C as conditions of approval

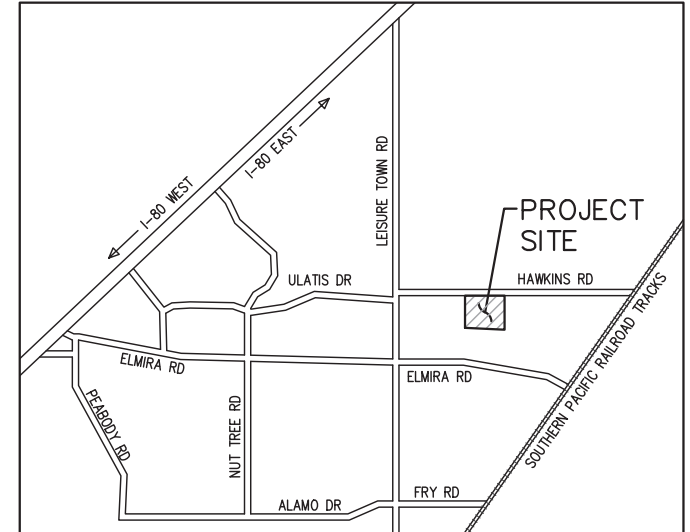


Due to file size, the following attachments can be accessed via the links provided below:

[C – Specific Plan Amendment](#)



PROJECT LOCATION





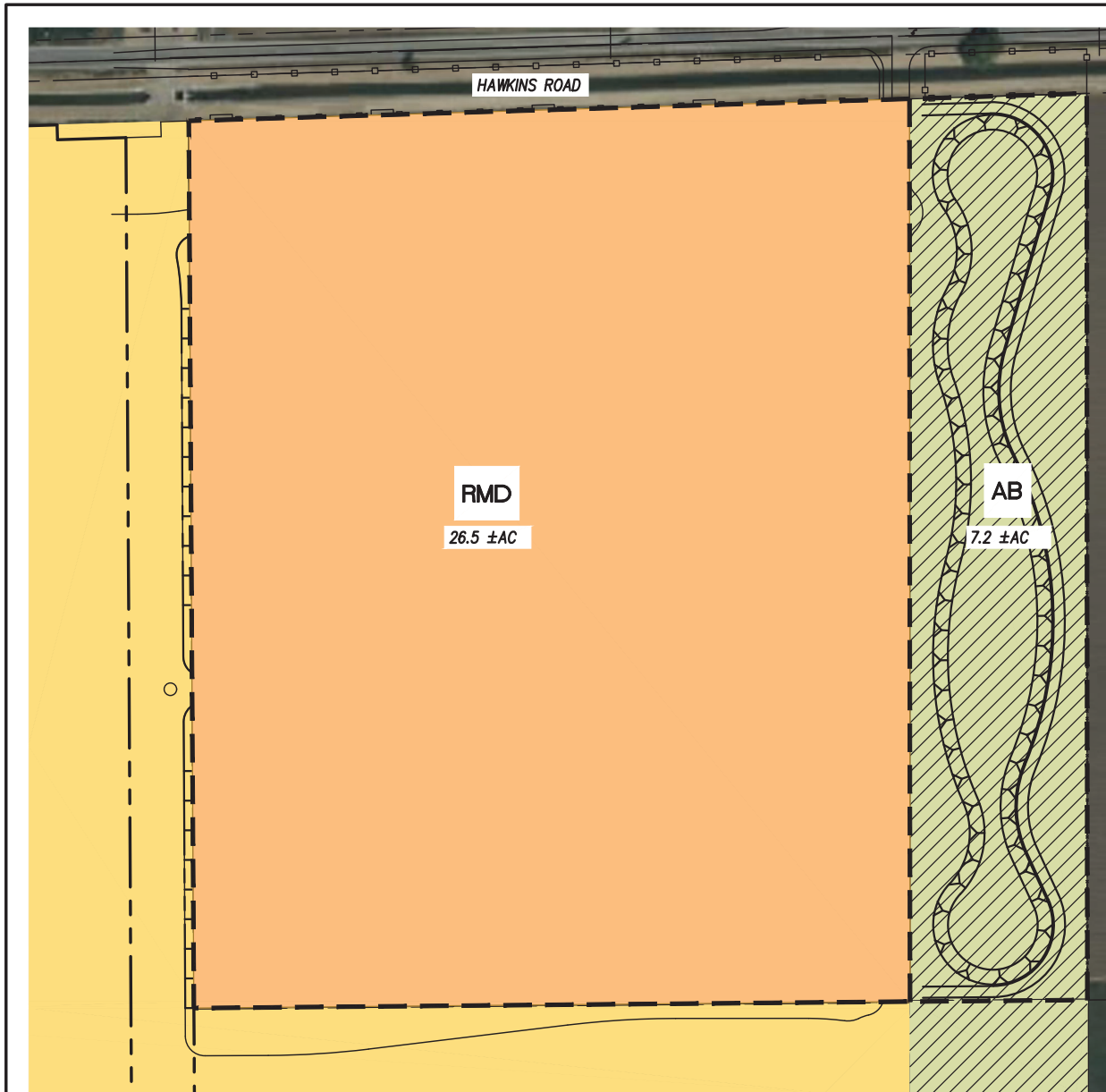
THE FIELDS AT ALAMO CREEK ZONING EXHIBIT (PROPOSED)



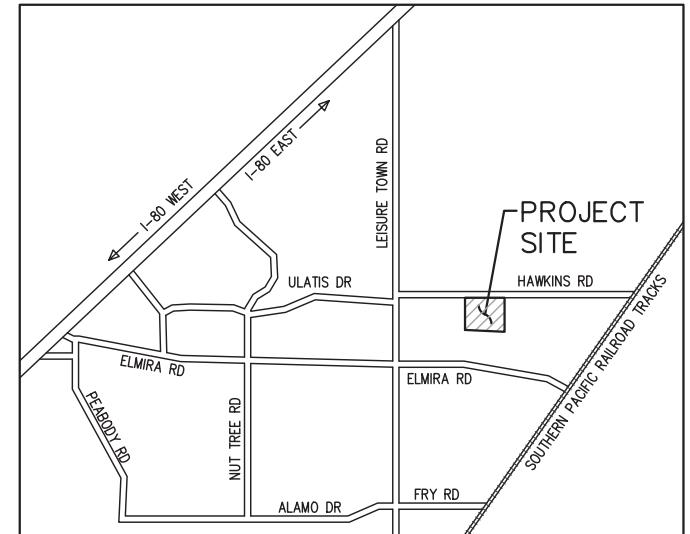
NOT TO SCALE

LEGEND

-  RESIDENTIAL MEDIUM DENSITY (RMD)
-  PUBLIC FACILITIES (PF) WITH AGRICULTURAL BUFFER OVERLAY (AB)



PROJECT LOCATION





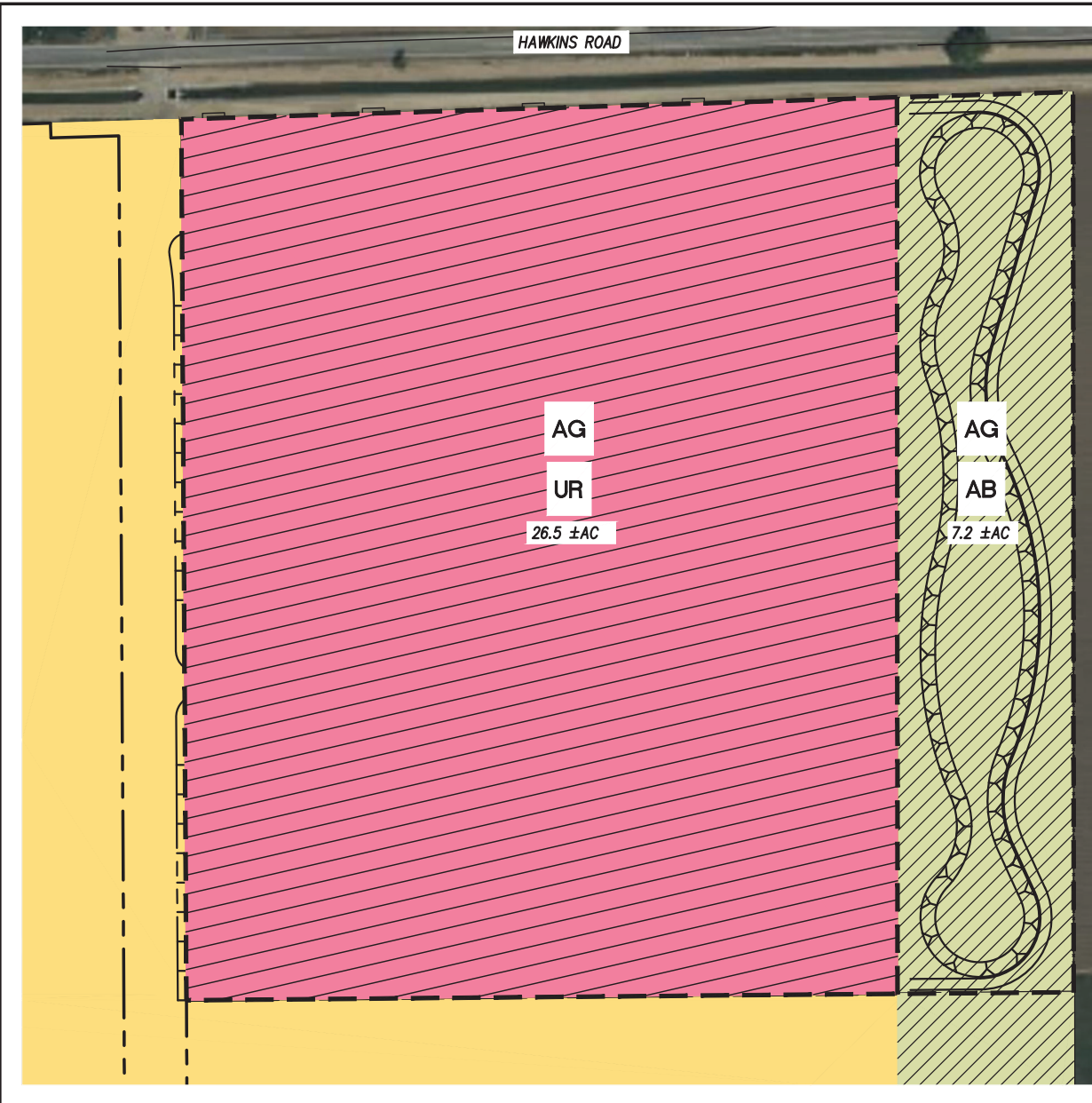
THE FIELDS AT ALAMO CREEK GENERAL PLAN EXHIBIT (PROPOSED)



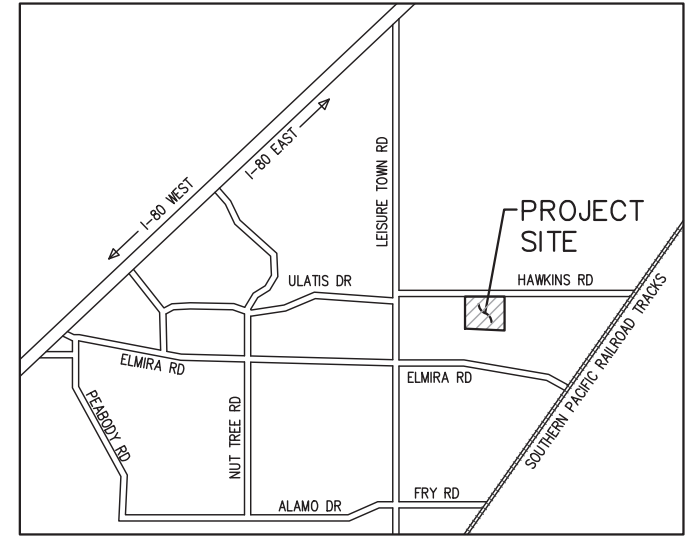
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LEGEND

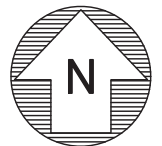
-  RESIDENTIAL MEDIUM DENSITY (RMD)
-  AGRICULTURAL BUFFER (AB)



PROJECT LOCATION



THE FIELDS AT ALAMO CREEK LAND USE EXHIBIT (EXISTING)

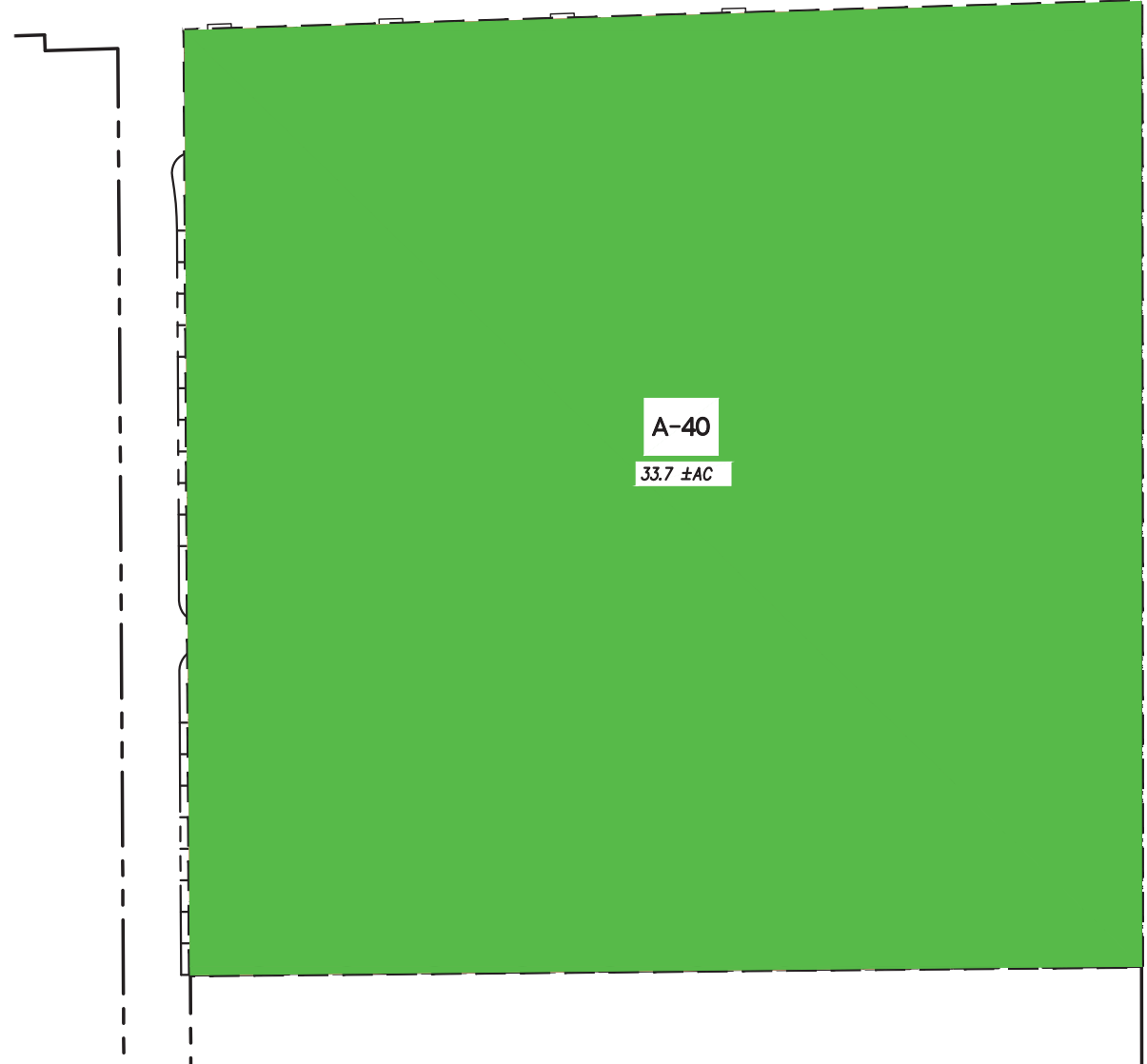
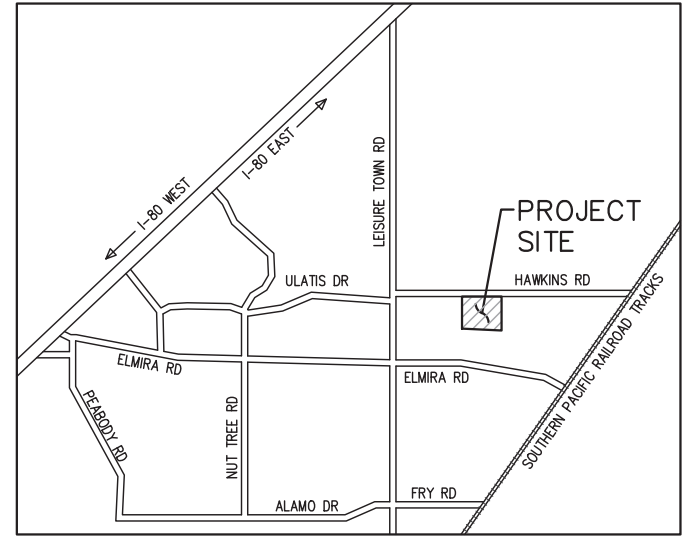


NOT TO SCALE

LEGEND

- SOLANO COUNTY: AGRICULTURAL (AG)
CITY OF VACAVILLE: URBAN RESERVE (UR)
- SOLANO COUNTY: AGRICULTURAL (AG)
CITY OF VACAVILLE: AGRICULTURAL BUFFER (AB)

PROJECT LOCATION



THE FIELDS AT ALAMO CREEK COUNTY ZONING EXHIBIT (EXISTING)

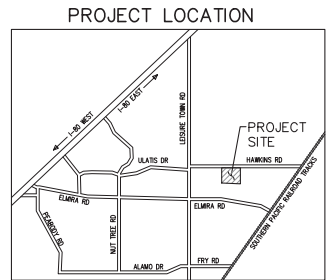
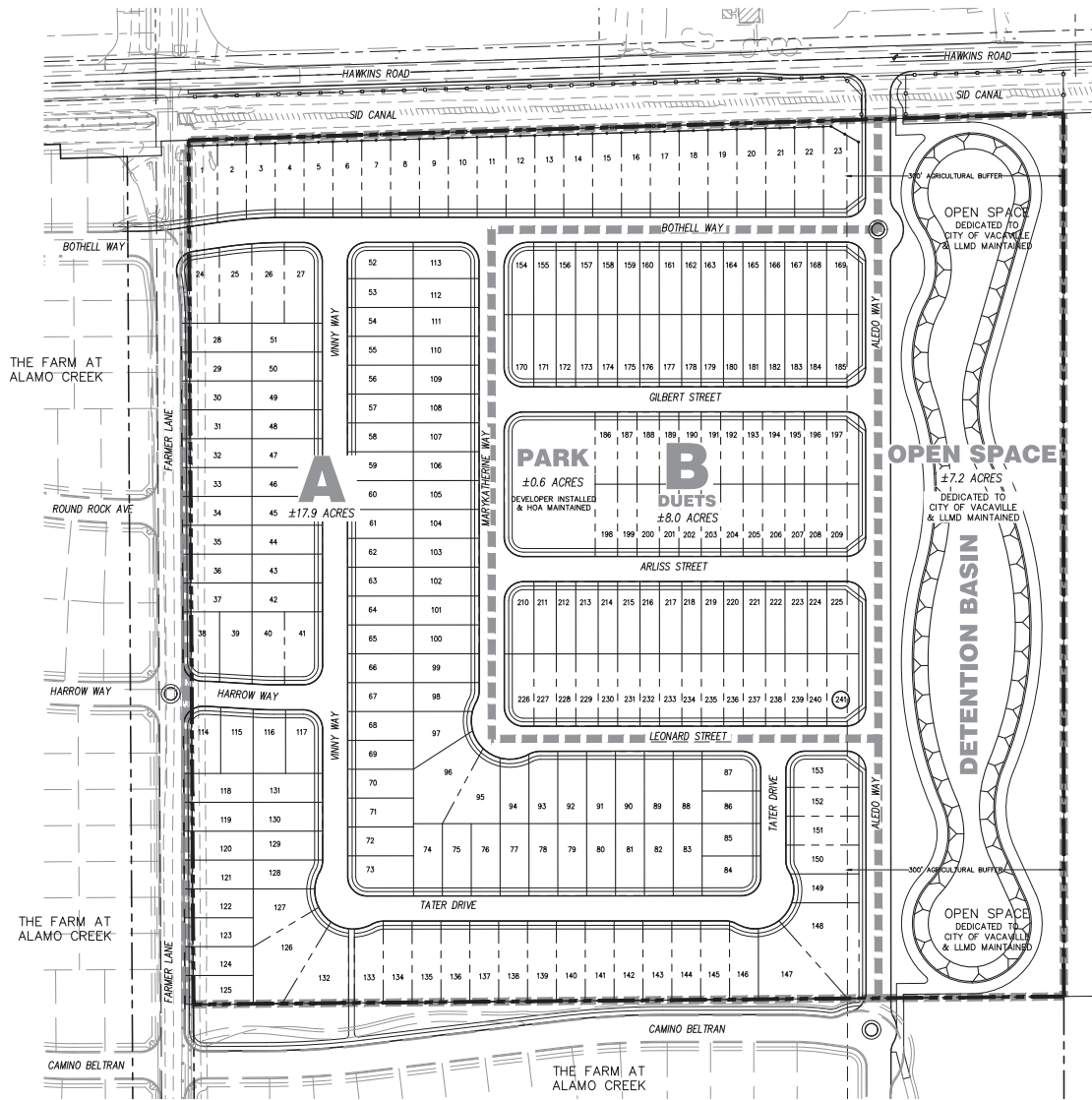


NOT TO SCALE

LEGEND

 SOLANO COUNTY: AGRICULTURAL (AG)

THE FIELDS AT ALAMO CREEK TENTATIVE MAP VACAVILLE, CA



A
153 UNITS
40' X 90' MIN.
DENSITY - 8.5 UNITS/ACRE

B
DUETS 88 UNITS
27' X 90' MIN.
DENSITY - 11 UNITS/ACRE

TOTALS:
241 UNITS
DENSITY - 9.3 UNITS/ACRE

THIS MAP MAY BE PHASED.

SHEET INDEX:

C1	TITLE SHEET
C2	DETAILS
OSP1	OVERALL SITE PLAN
SP1 - SP3	SITE PLAN
G1 - G5	GRADING PLAN
U1 - U3	UTILITY PLAN
TO1 - TO2	TOPO MAP
CM1 - CM2	CONTEXTUAL MAP
HR1 - HR2	HAWKINS ROAD

SITE SUMMARY:

APN# = 0138-010-040
ACREAGE = 33.74 AC
UNITS = 241

DEVELOPER:
G&W HOLDINGS LLC
C/O CHRIS ROBLES
722 FRUITVALE RD
LINCOLN, CA 95648
PHONE: 916-759-5940

ENGINEER:
PHILLIPPI ENGINEERING, INC.
425 MERCHANT ST
P.O. BOX 6556
VACAVILLE, CA 95688
PHONE: 707-451-6556
FAX: 707-451-6555



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SCALE: 1"=80'

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CHECKED BY: TAP

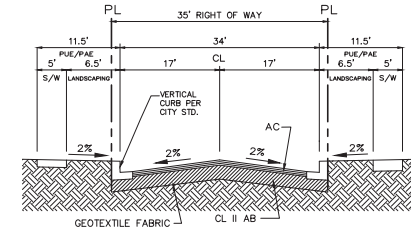
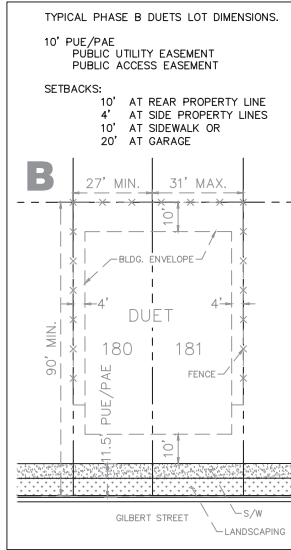
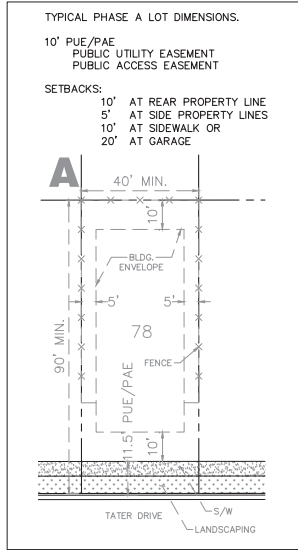
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NO. DESCRIPTION

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20190220 01 TITLE

ISSUE DATE: 8/1/2023
PROJECT NOS: 20190220

SHEET NOS: C-1 OF 20



35' RIGHT OF WAY TYPICAL STREET SECTION

BOTHEL WAY, GILBERT STREET, ARLISS STREET, LEONARD STREET, TATER DRIVE,
HARROW WAY, VINNY WAY, MARYKATHERINE WAY, ALEDO WAY
3.5"AC ON 13"AB
RVALUE=5 TI=6
NOT TO SCALE

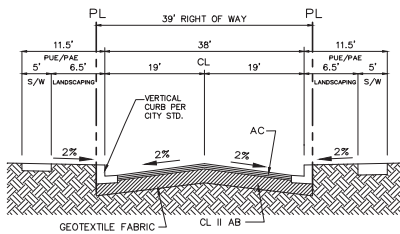
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STATE OF CALIFORNIA
NO. 30087

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2ND SUBMITAL



**39' RIGHT OF WAY CAMINO BELTRAN
TYPICAL STREET SECTION**

3.5"AC ON 13"AB
RVALUE=5 TI=6
NOT TO SCALE

PROJECT NAME/LOCATION: **THE FIELDS AT ALAMO CREEK**
VACAVILLE

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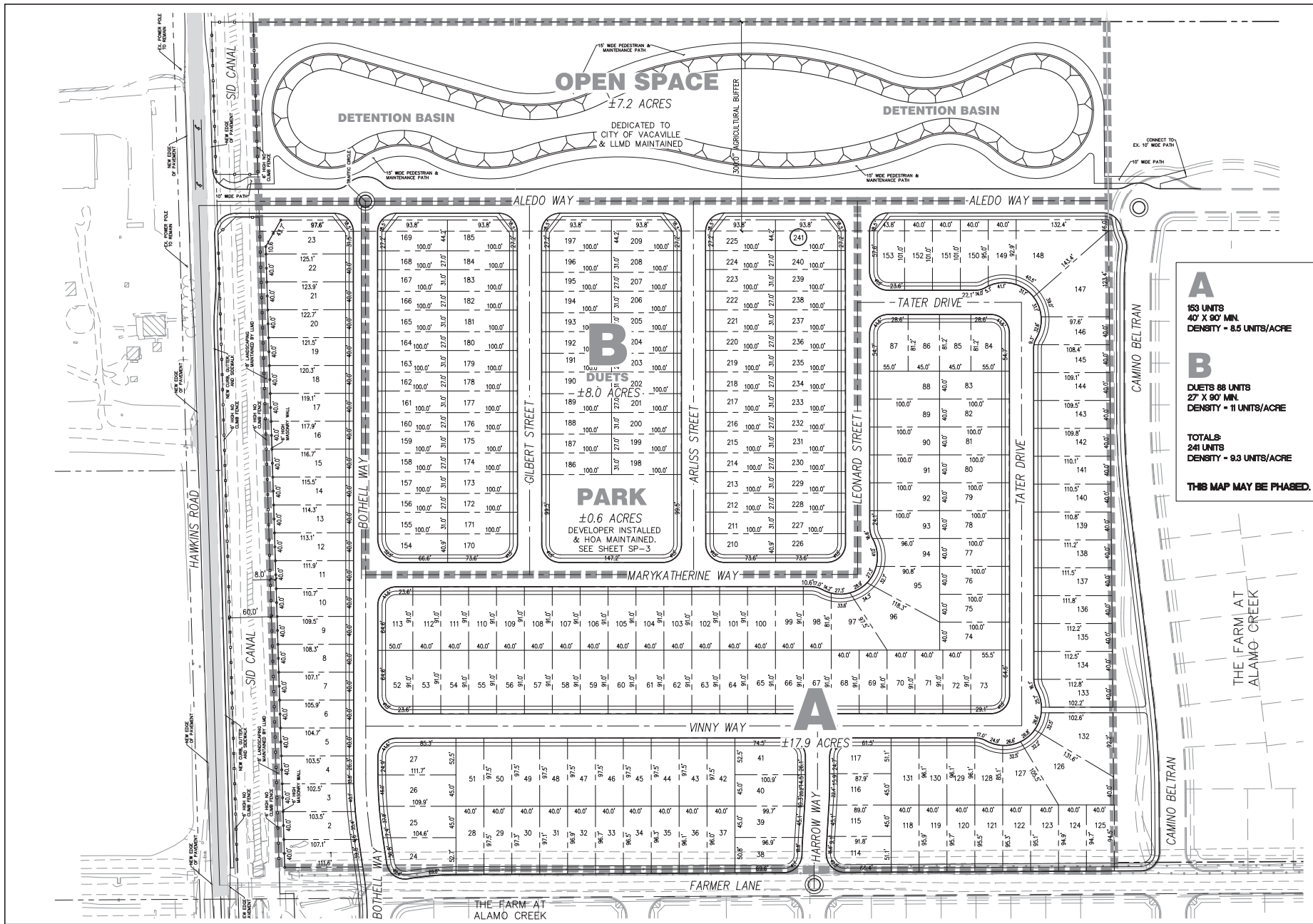
CA

NO.	REVISIONS	DATE

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19-Curve-OUT/Sheeta

20190230 01 TITLE

ISSUE DATE: 6/1/2023
PROJECT NO.: 20190230
SHEET NO.: C-2
OF 20



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PROFESSIONAL SEAL: PHILLIPS ENGINEERING, INC. ENGINEER IN CHARGE NO. 30087

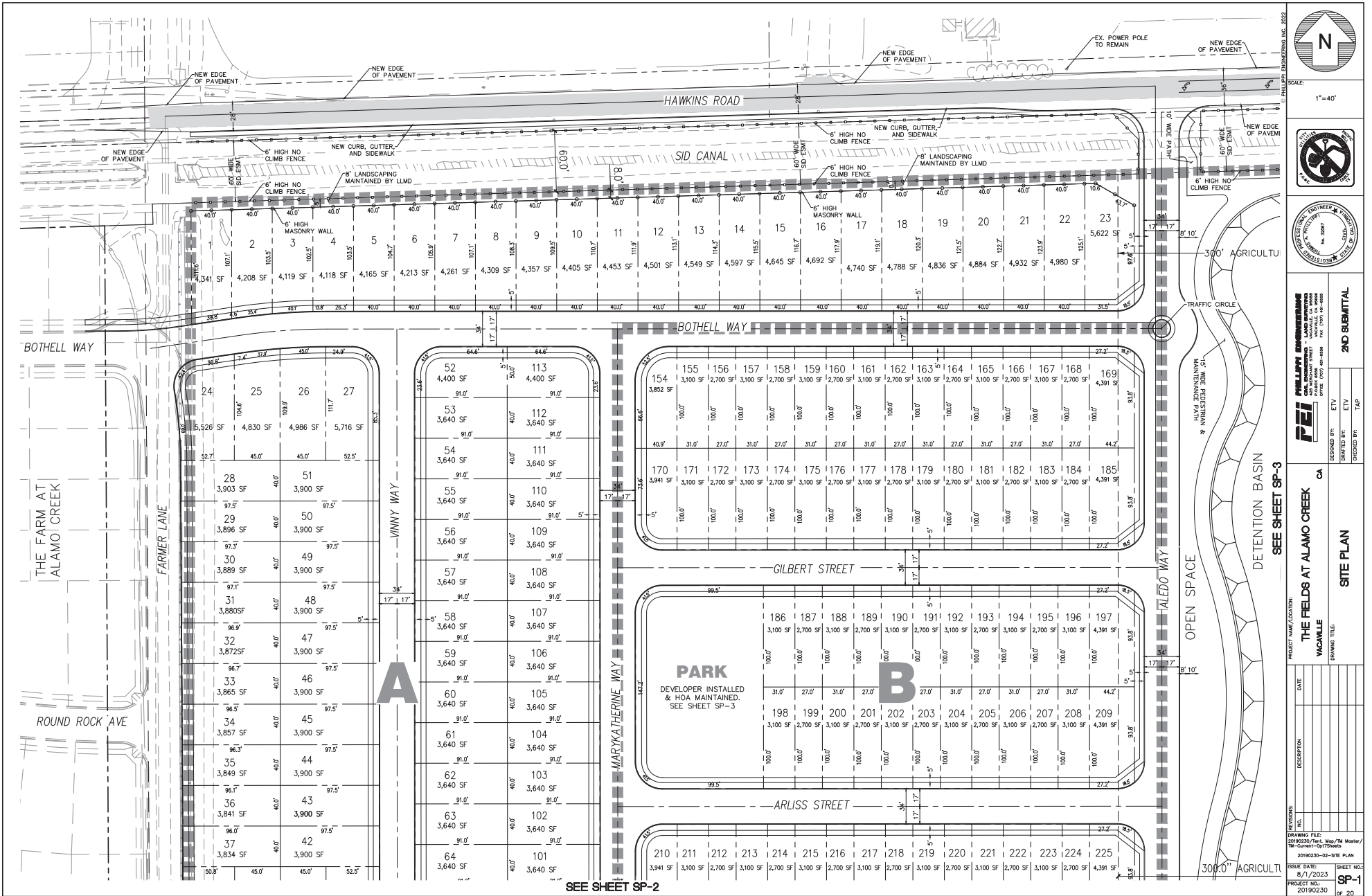
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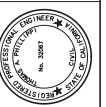
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CHECKED BY: ETV
DATE: 8/1/2023

ISSUE DATE: 8/1/2023
PROJECT NO.: 20190230
SHEET NO.: 08 OF 20

2ND SUBMITTAL



SCALE: 1"=40'



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PHILLIP ENGSTROM
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 30087
PHONE: (925) 491-8888
FAX: (925) 491-8888

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2ND SUBMITTAL

PROJECT NAME/LOCATION: **THE FIELDS AT ALAMO CREEK**
VACAVILLE
DRAWING TITLE: **SITE PLAN**

NO.	REVISIONS	DATE	DESCRIPTION

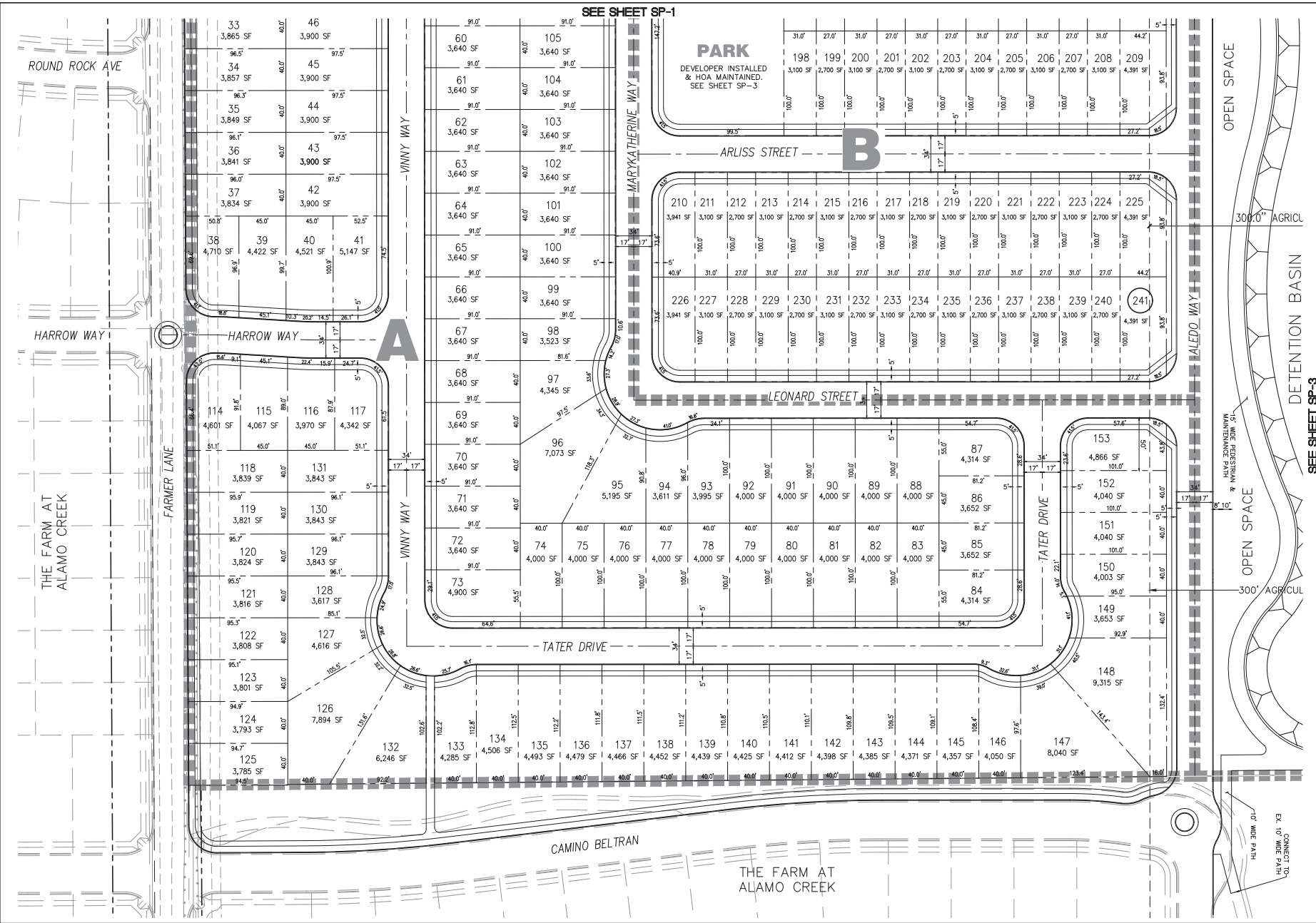
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ISSUE DATE: 6/1/2023
PROJECT NO.: 20190220

SHEET NO.: **SP-1**
OF 20

SEE SHEET SP-2

SEE SHEET SP-3



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SCALE: 1"=40'

NO PARKING

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PROJECT NAME/LOCATION: THE FIELDS AT ALAMO CREEK, VACAVILLE, CA

DRAWING TITLE: SITE PLAN

DATE: 8/1/2023

ISSUE DATE: 8/1/2023

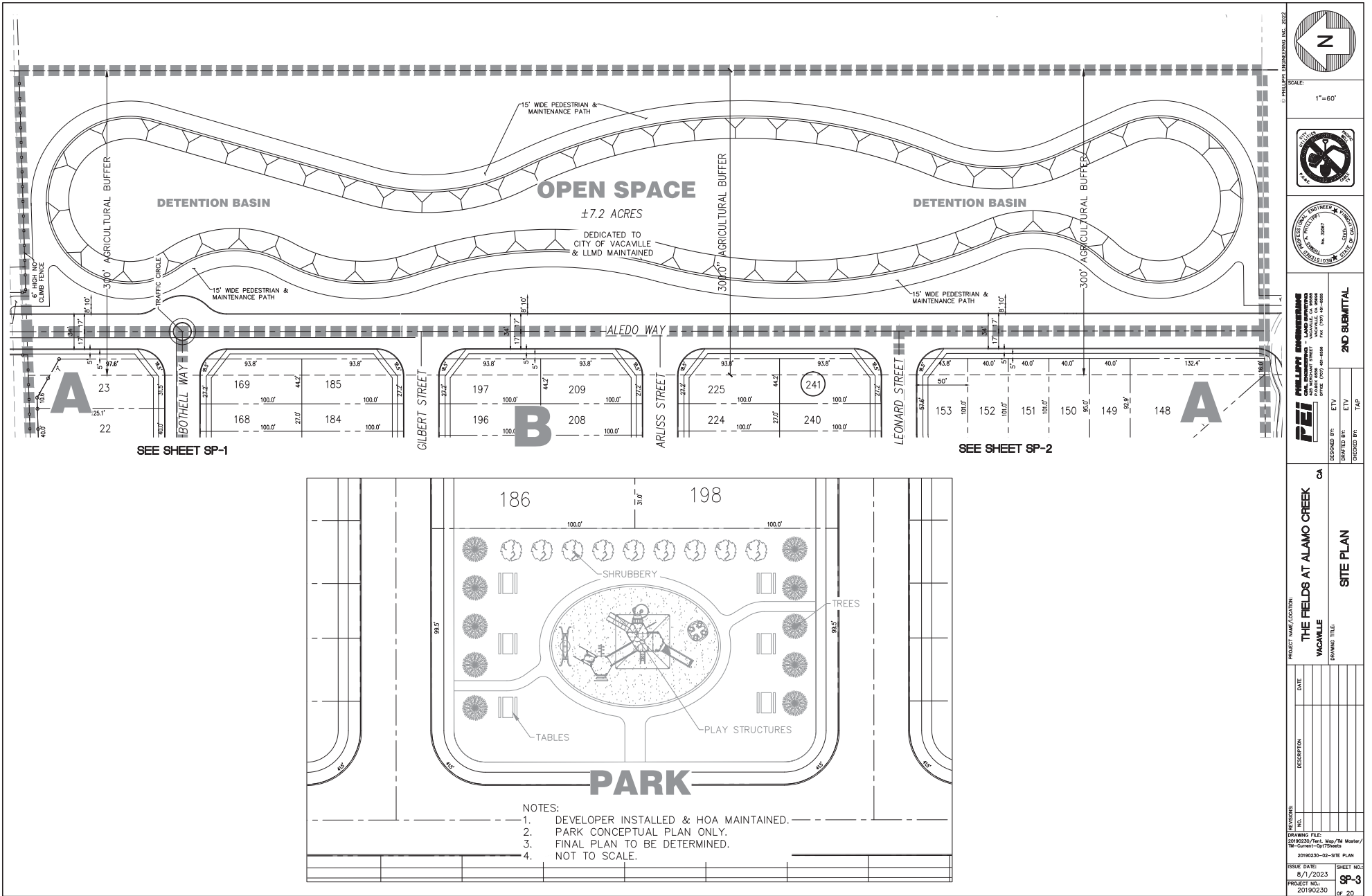
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20190220-02-SITE PLAN

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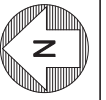
OF 20



SEE SHEET SP-1

SEE SHEET SP-2

- NOTES:
1. DEVELOPER INSTALLED & HOA MAINTAINED.
 2. PARK CONCEPTUAL PLAN ONLY.
 3. FINAL PLAN TO BE DETERMINED.
 4. NOT TO SCALE.



SCALE:
1"=60'



PHILLIP ENGINEERING
A PROFESSIONAL ENGINEERING FIRM
1000 W. WASHINGTON STREET, SUITE 100, VACAVILLE, CA 94997
PHONE: (707) 441-8888 FAX: (707) 441-8888

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CHECKED BY: TAP

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PROJECT NAME/LOCATION:
THE FIELDS AT ALAMO CREEK
VACAVILLE, CA

DRAWING TITLE:
SITE PLAN

CA

REVISIONS:	NO.	DESCRIPTION	DATE

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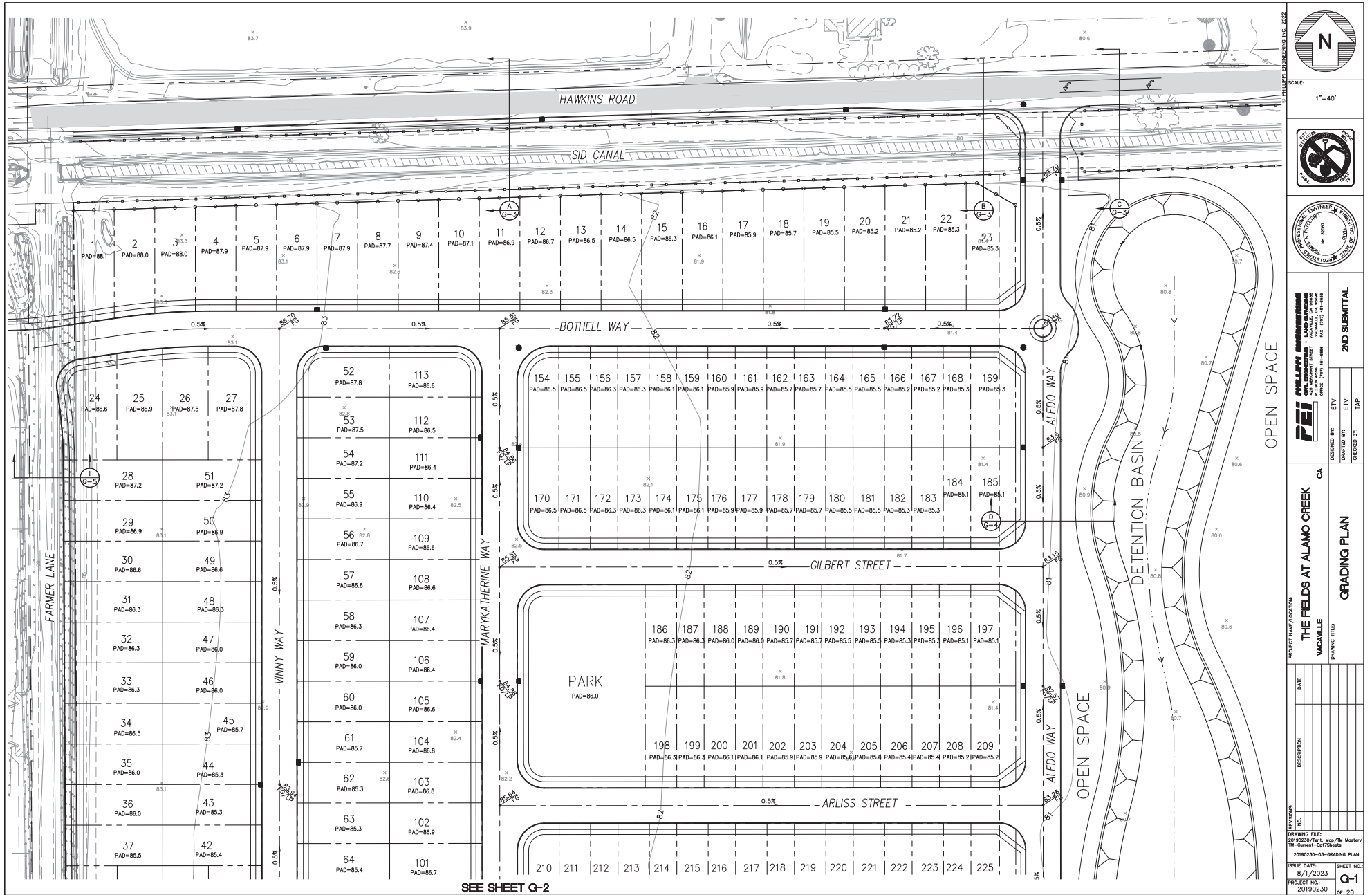
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ISSUE DATE:
8/1/2023

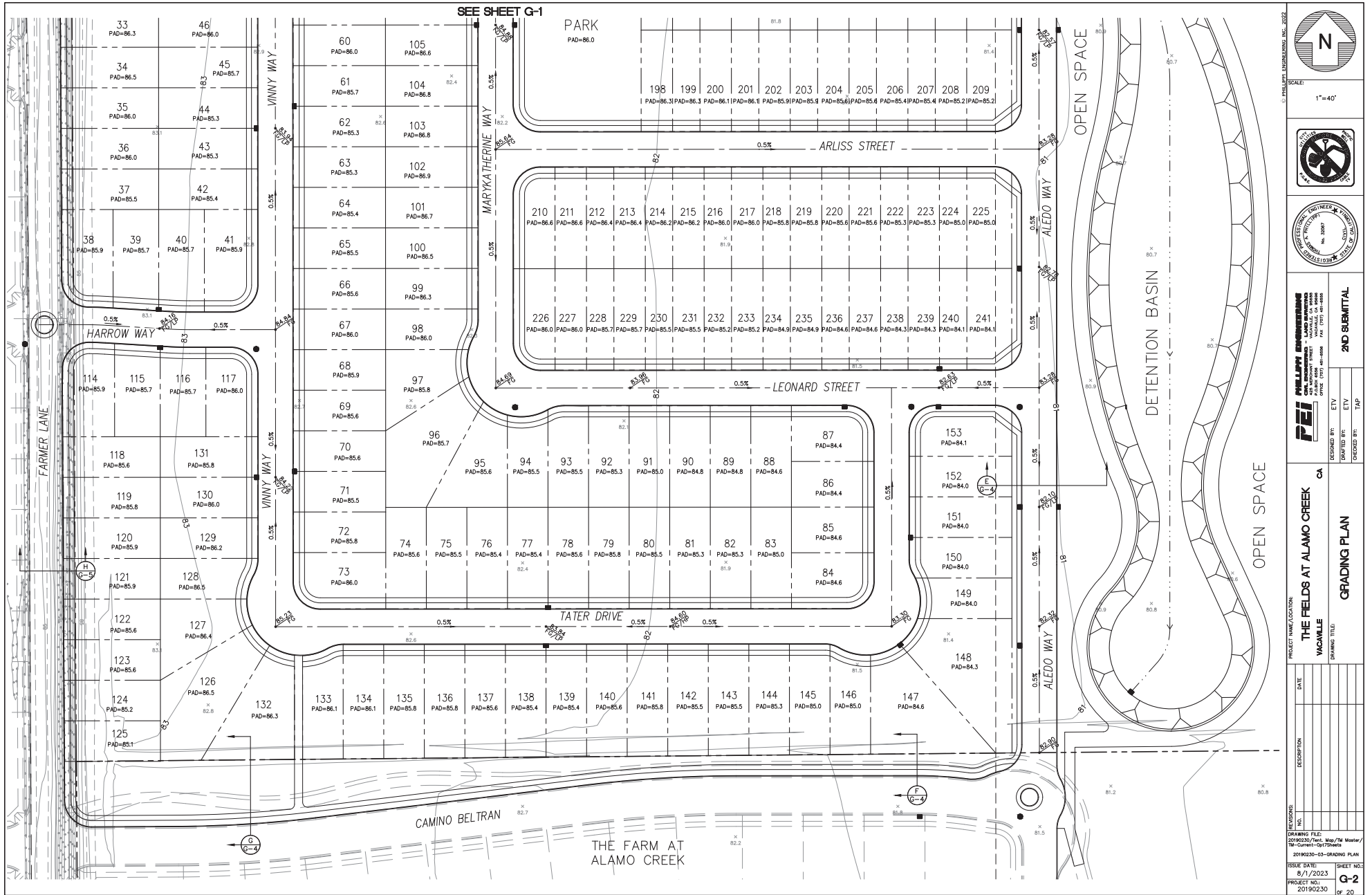
PROJECT NO:
20190220

SHEET NO:
9-3

OF 20



SEE SHEET G-2



PROJECT NAME/LOCATION: **THE FIELDS AT ALAMO CREEK**
 VACAVILLE
 DRAWING TITLE: **GRADING PLAN**

DATE: _____

DESCRIPTION: _____

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING FILE: 20190230/20190230/20190230-03-GRADING PLAN
 THE CURRENT OUT-DRAWING: 20190230-03-GRADING PLAN

ISSUE DATE: 8/1/2023
 PROJECT NO.: 20190230

DESIGNED BY: ETV
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SCALE: 1"=40'

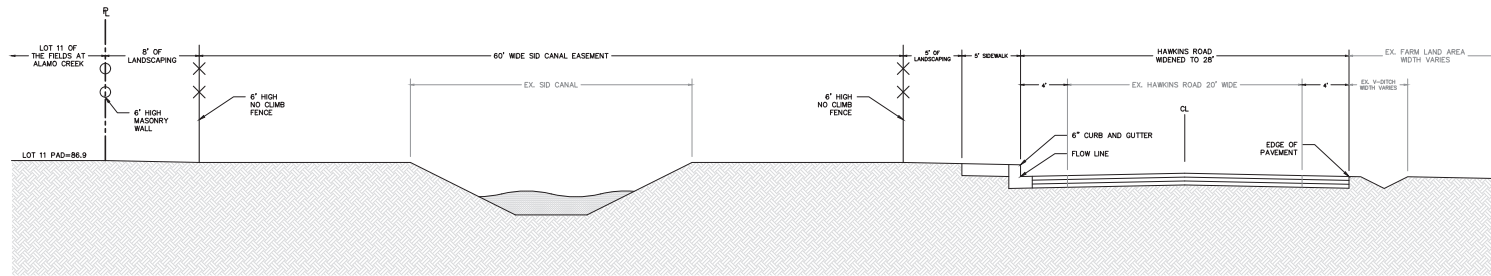
PHILLIPS ENGINEERING, INC. 2022

PHILLIPS ENGINEERING, INC.
 1000 UNIVERSITY DRIVE
 VACAVILLE, CA 94997
 PHONE: (707) 441-8888
 FAX: (707) 441-8888

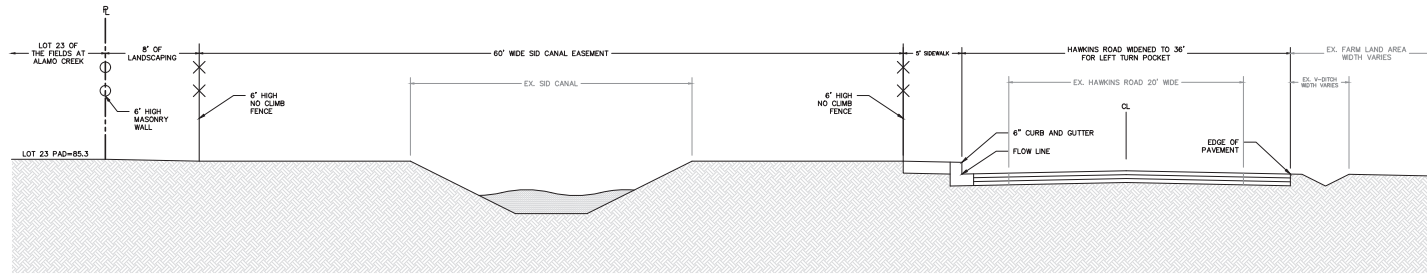
REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 LICENSE NO. 50397

NO TRAFFIC

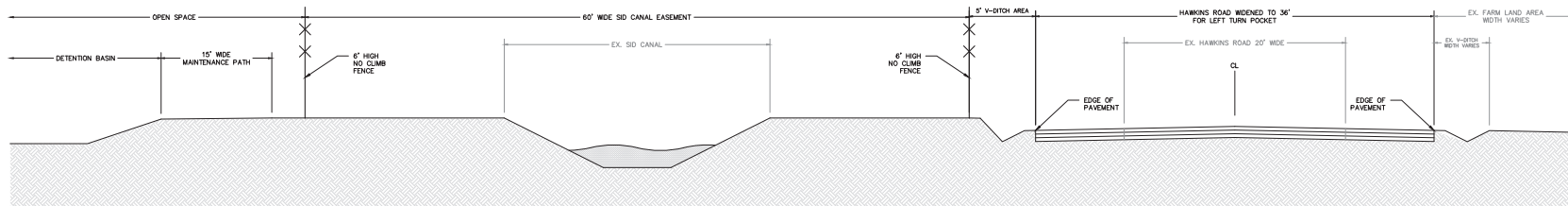
N



(A) HAWKINS ROAD AT LOT 11 CROSS SECTION
NOT TO SCALE



(B) HAWKINS ROAD AT LOT 23 CROSS SECTION
NOT TO SCALE



(C) HAWKINS ROAD AT SUBDIVISION ENTRANCE CROSS SECTION
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SCALE:



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 DRAWN BY: ETV
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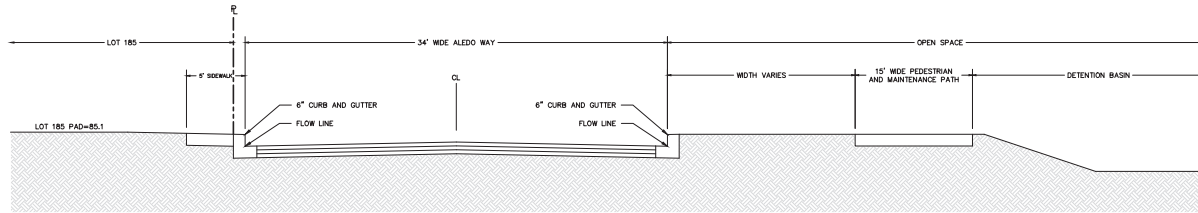
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THE FIELDS AT ALAMO CREEK
 VACAVILLE, CA

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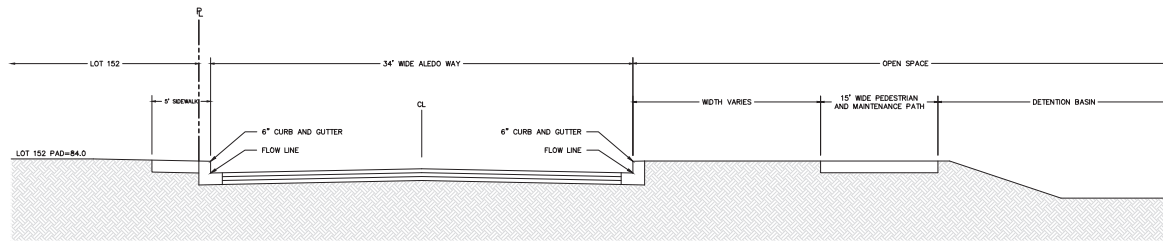
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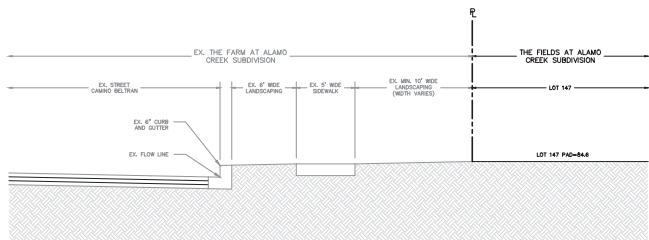
ISSUE DATE: 8/1/2023
 PROJECT NO: 20190230
 SHEET NO: G-3
 OF 20



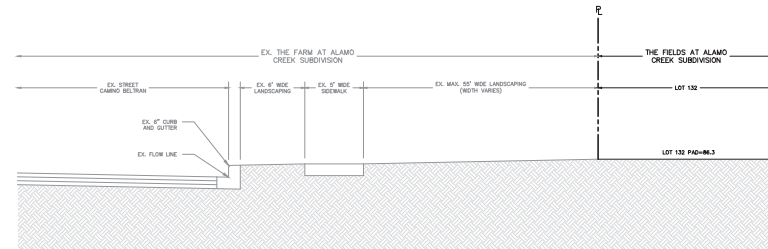
D ALEDO WAY AT LOT 185 CROSS SECTION
NOT TO SCALE



E ALEDO WAY AT LOT 152 CROSS SECTION
NOT TO SCALE



F CAMINO BELTRAN AT LOT 147 CROSS SECTION
NOT TO SCALE



G CAMINO BELTRAN AT LOT 132 CROSS SECTION
NOT TO SCALE

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PHILLIPS ENGINEERING, INC.
1000 W. UNIVERSITY AVENUE, SUITE 100
VACAVILLE, CA 94989
PHONE: (707) 441-8888 FAX: (707) 441-8888

2ND SUBMITTAL

DESIGNED BY: ETY
DRAWN BY: ETY
CHECKED BY: TAP

PROJECT NAME/LOCATION:
THE FIELDS AT ALAMO CREEK
VACAVILLE
DRAWING TITLE:
GRADING PLAN CROSS SECTIONS

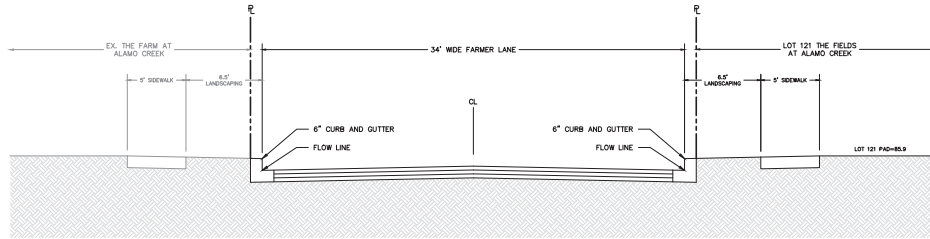
REVISIONS	NO.	DATE	DESCRIPTION

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The Current-OUT/Sheet
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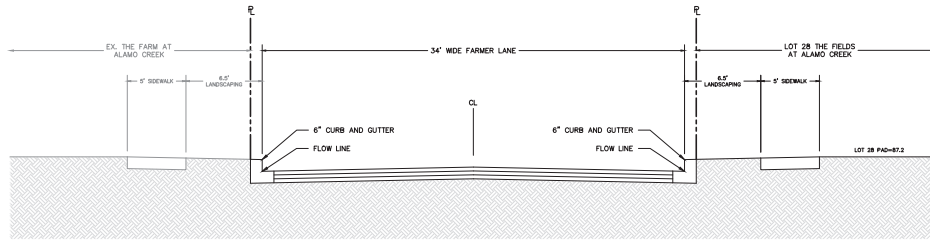
ISSUE DATE:
8/1/2023

PROJECT NO. 20190230

SHEET NO. **G-4**
OF 20



(H) FARMER LANE AT LOT 121 CROSS SECTION
NOT TO SCALE



(I) FARMER LANE AT LOT 28 CROSS SECTION
NOT TO SCALE

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SCALE:



PHILLIPS ENGINEERING
 4000 UNIVERSITY AVENUE, SUITE 100
 VACAVILLE, CA 94999
 PHONE: (707) 441-8888 FAX: (707) 441-8888

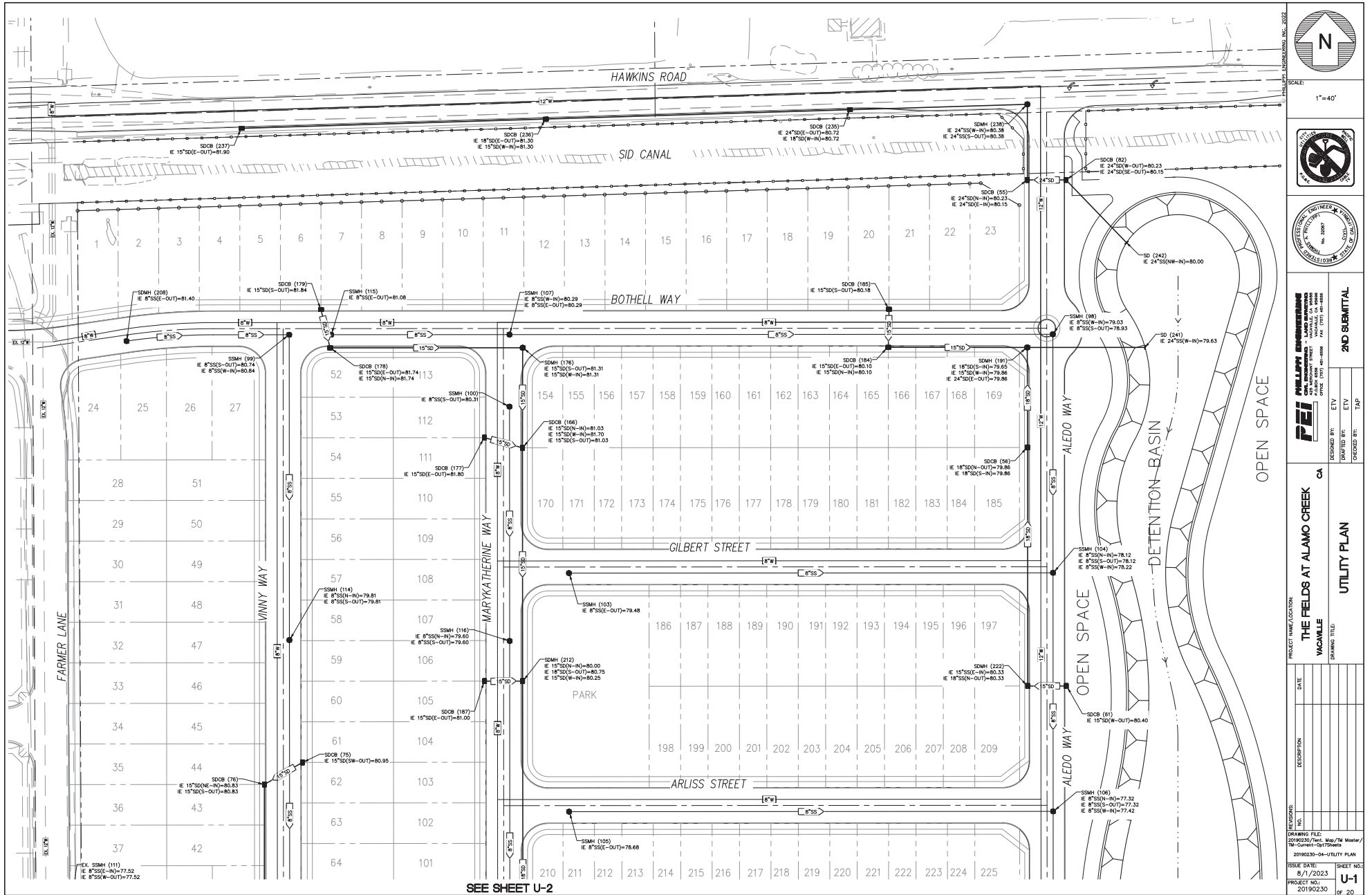
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 DRAWN BY: ETY
 CHECKED BY: TAP

2ND SUBMITTAL

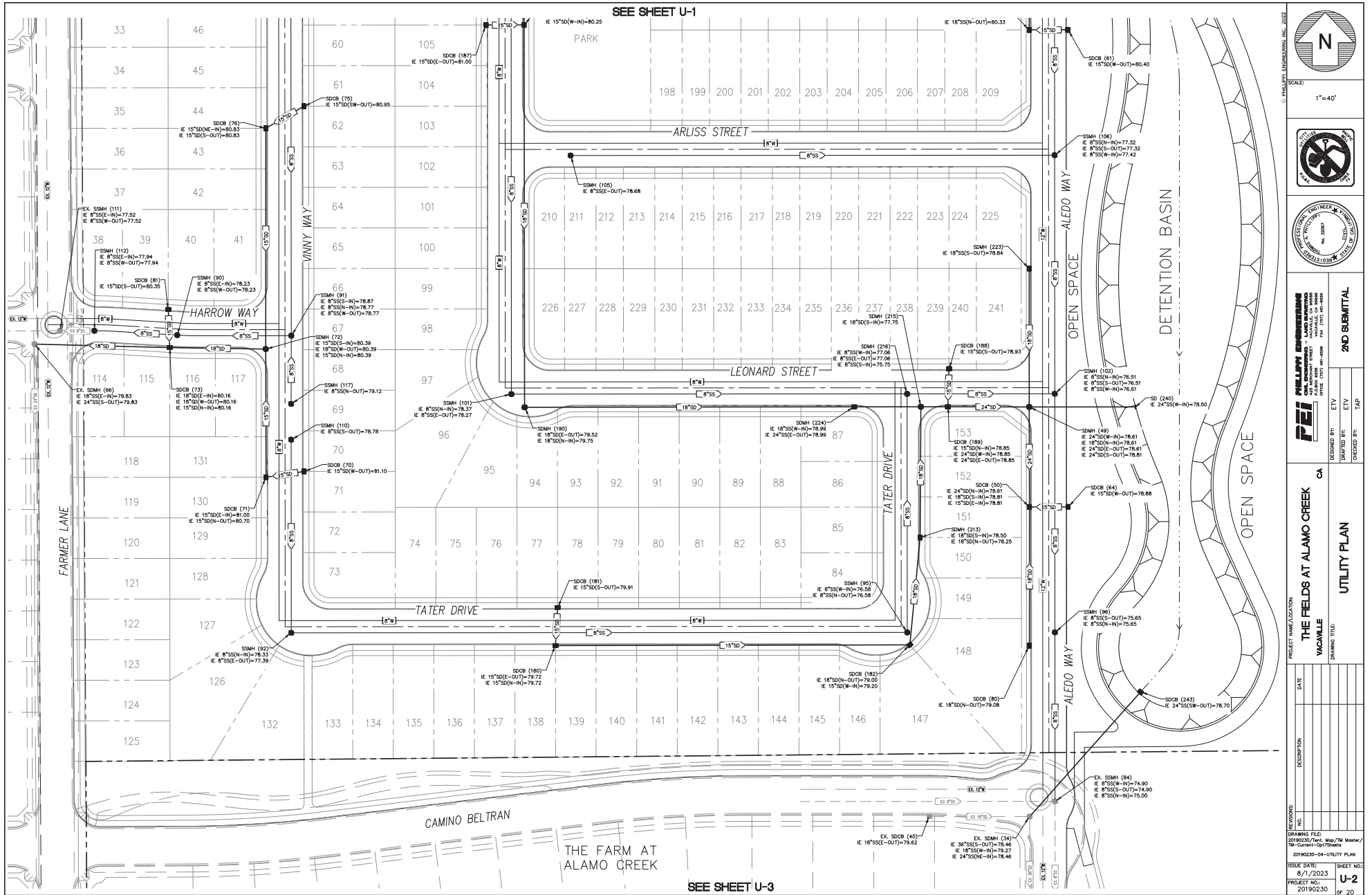
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THE FIELDS AT ALAMO CREEK
VACAVILLE
 DRAWING TITLE:
GRADING PLAN
CROSS SECTIONS

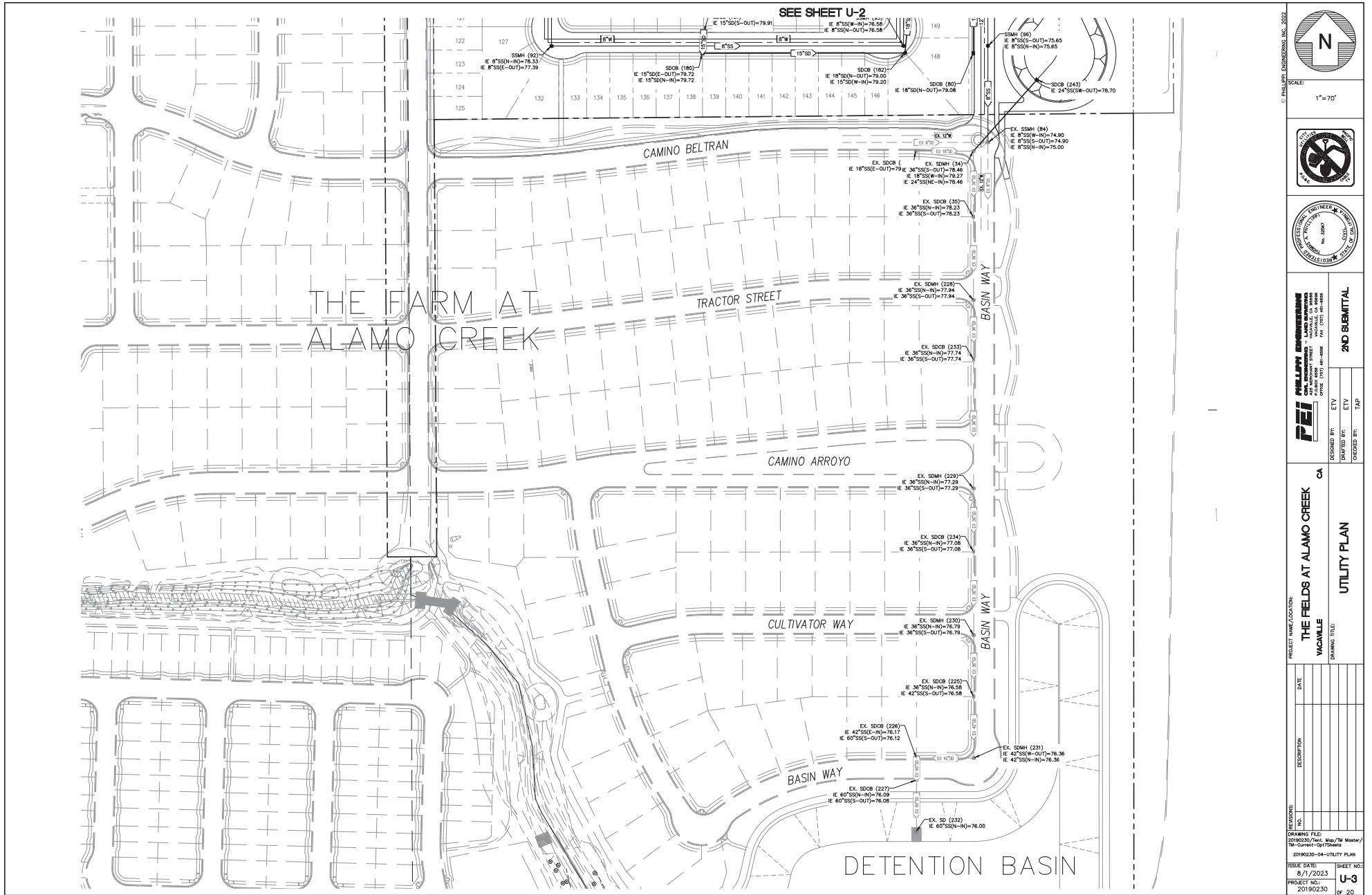
NO.	DESCRIPTION	DATE

ISSUE DATE: 8/1/2023
 PROJECT NO.: 20190230
 SHEET NO.: G-5
 OF 20



SEE SHEET U-2





SCALE:
1"=70'



PHILLIP ENGINEERING, INC.
20190230-04-UTILITY PLAN
20190230-04-UTILITY PLAN
20190230-04-UTILITY PLAN

DESIGNED BY: ETY
DRAWN BY: ETY
CHECKED BY: TAP

2ND SUBMITTAL

PROJECT NAME/LOCATION:
THE FIELDS AT ALAMO CREEK
VACAVILLE, CA

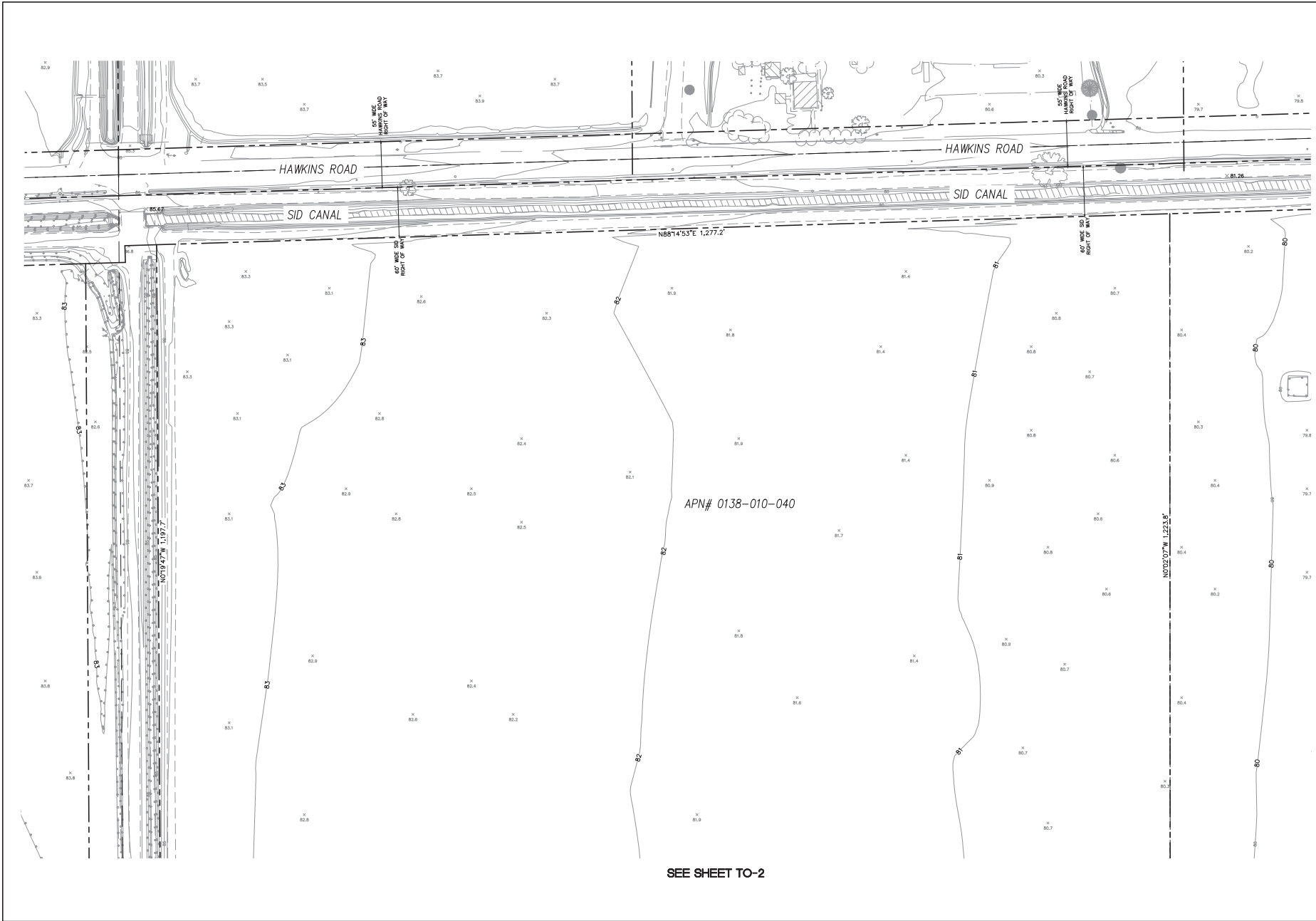
DRAWING TITLE:
UTILITY PLAN

NO.	DESCRIPTION	DATE

ISSUE DATE:
8/1/2023

PROJECT NO. U-3
20190230

SHEET NO. 20



SEE SHEET TO-2

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SCALE: 1"=50'

PHILLIPS ENGINEERING
 20190230-05-TOPO MAP
 20190230-05-TOPO MAP
 2ND SUBMITTAL

<p>PROJECT NAME/LOCATION: THE FIELDS AT ALAMO CREEK VACAVILLE CA</p>	<p>DESIGNED BY: ETV DRAWN BY: ETV CHECKED BY: TAP</p>
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REVISIONS	NO.	DESCRIPTION	DATE

DRAWING FILE:
20190230-05-TOPO MAP Master/
20190230-05-TOPO MAP

ISSUE DATE: 8/1/2023
 PROJECT NO.: 20190230
 SHEET NO.: TO-1
 OF 20




SEE SHEET TO-1


APN# 0138-010-040



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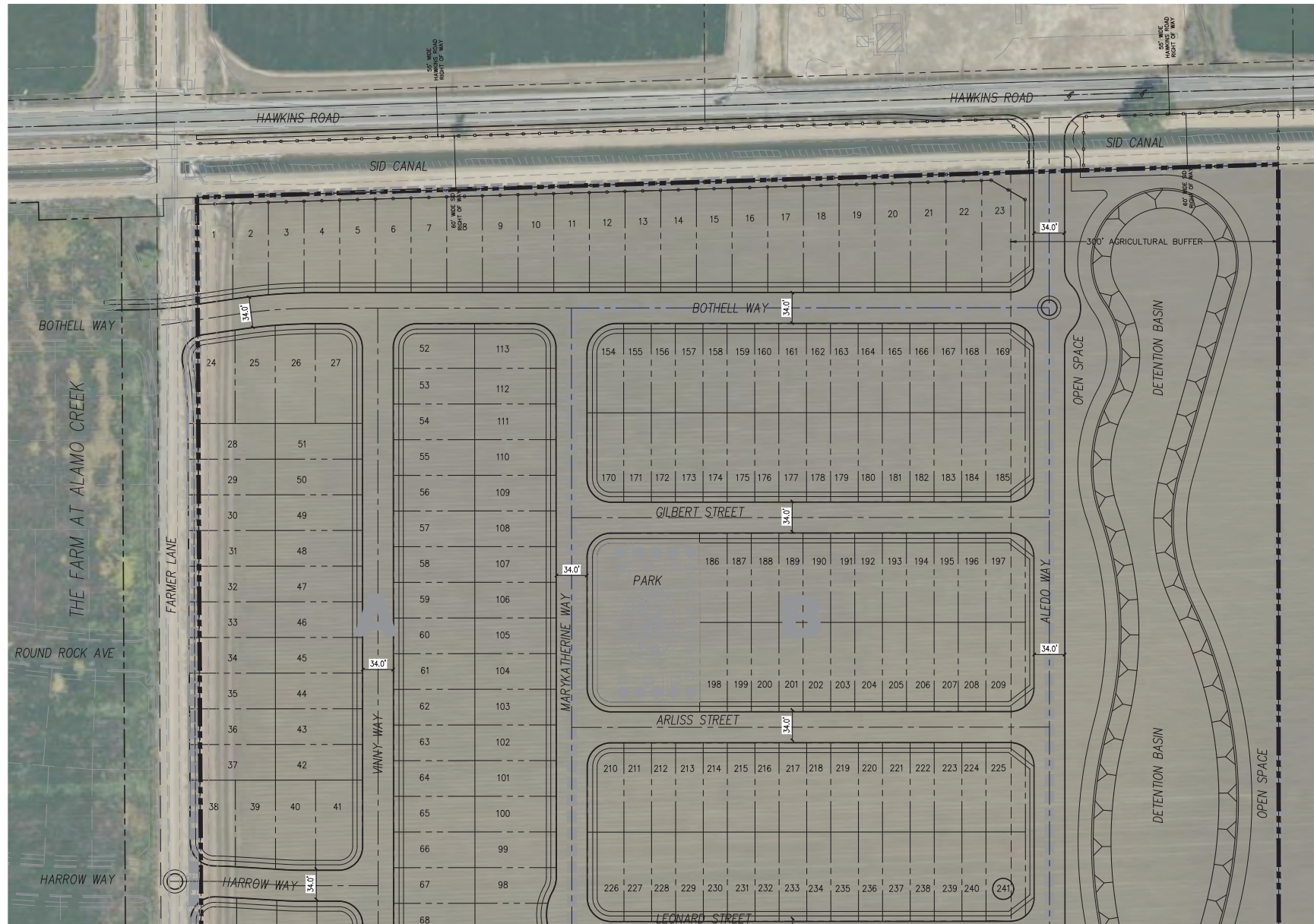

PHILLIPS ENGINEERING
 400 WASHINGTON STREET - VACAVILLE, CA 94999
 OFFICE (707) 461-8888 FAX (707) 461-8888

2ND SUBMITTAL
 DESIGNED BY: ETV
 DRAWN BY: ETV
 CHECKED BY: TAP

PROJECT NAME/LOCATION: **THE FIELDS AT ALAMO CREEK**
 CITY: **VACAVILLE**
 DRAWING TITLE: **TOPO MAP**

NO.	DESCRIPTION	DATE

INSTRUCTIONS:
 DRAWING FILE: 20190220/Topo_Map/TH Master/Topo-Current-04/020000
 20190220-05-TOPO MAP
 ISSUE DATE: 6/1/2023
 PROJECT NO.: 20190220
 SHEET NO.: **TO-2**
 OF 20



SEE SHEET CM-2



SCALE:
1"=50'



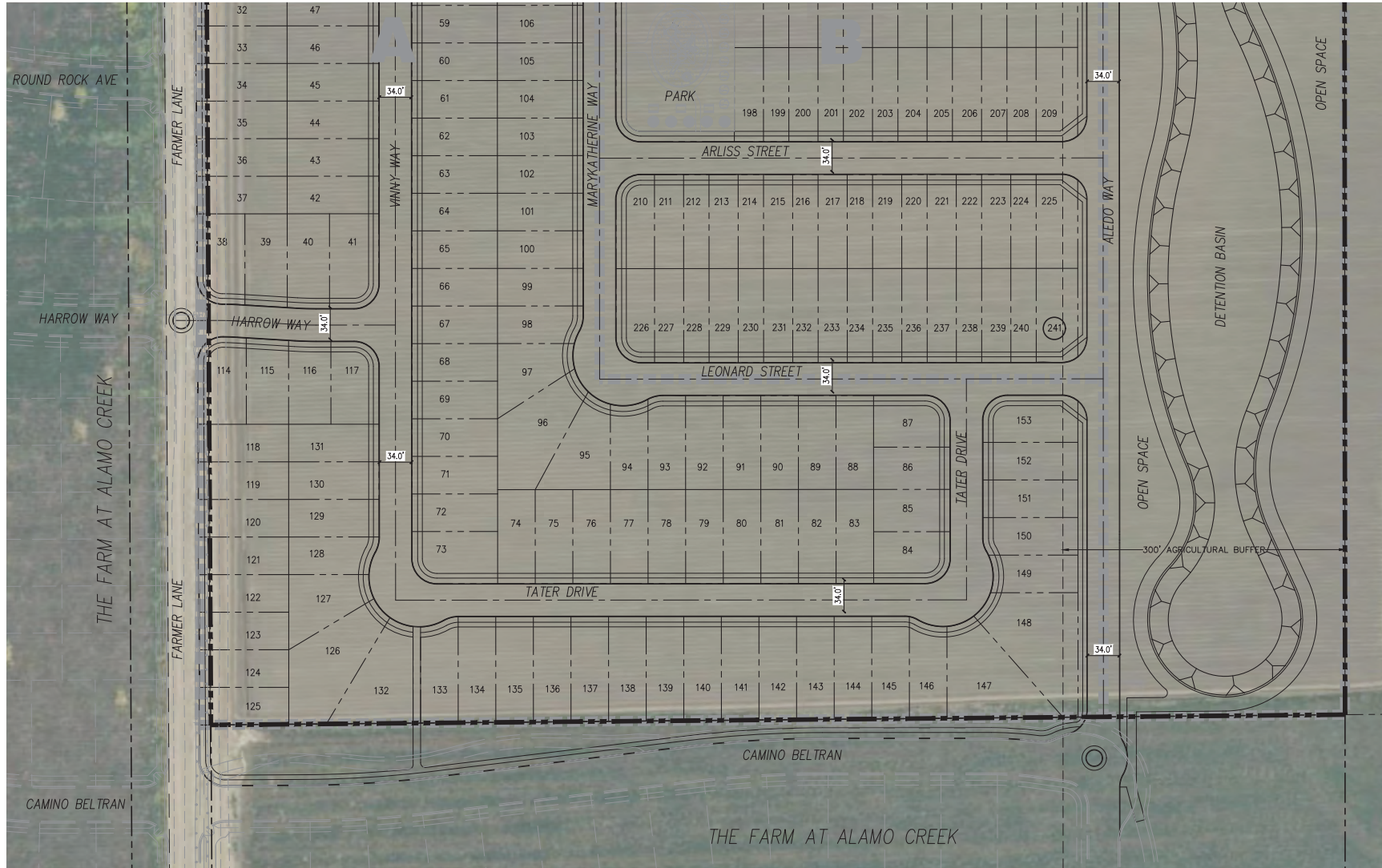
PHILLIP ENGINEERING, INC.
2ND SUBMITTAL
DESIGNED BY: ETV
DRAWN BY: ETV
CHECKED BY: TAP

PROJECT NAME/LOCATION:
THE FIELDS AT ALAMO CREEK
VACAVILLE, CA
DRAWING TITLE:
CONTEXTUAL MAP

REVISIONS	NO.	DESCRIPTION	DATE

DRAWING FILE:
20190230/2021_May/TH Master/20-Context-OUT/Context
20190230-06-CONTEXT MAP
ISSUE DATE:
8/1/2023
PROJECT NO. 20190230
SHEET NO. **CM-1**
OF 20

SEE SHEET CM-1



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SCALE: 1"=50'

NO TRUCKS
NO TRAILERS
NO LOADS

PHILLIPS ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 30087
EXPIRES 12/31/2024

PHILLIPS ENGINEERING
3000 UNIVERSITY AVENUE
VACAVILLE, CA 94999
PHONE: (707) 441-8888
FAX: (707) 441-8888

DESIGNED BY: ETV
DRAWN BY: ETV
CHECKED BY: TAP

2ND SUBMITTAL

PROJECT NAME/LOCATION: THE FIELDS AT ALAMO CREEK
VACAVILLE, CA

DRAWING TITLE: CONTEXTUAL MAP

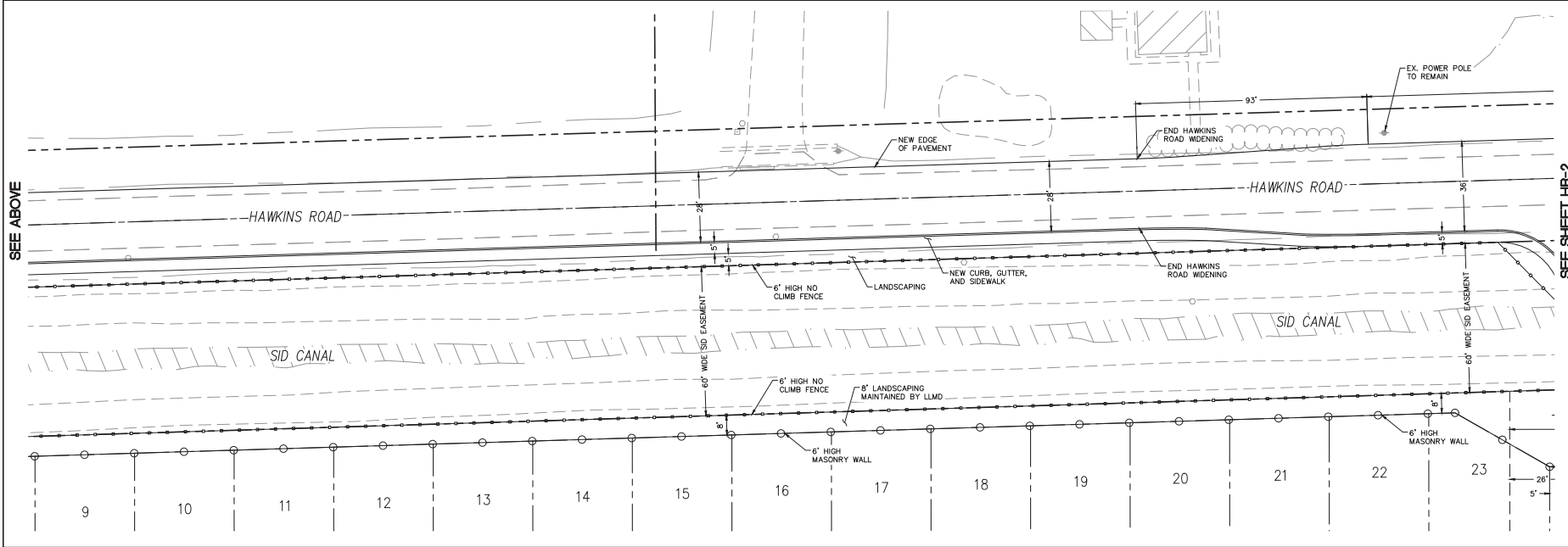
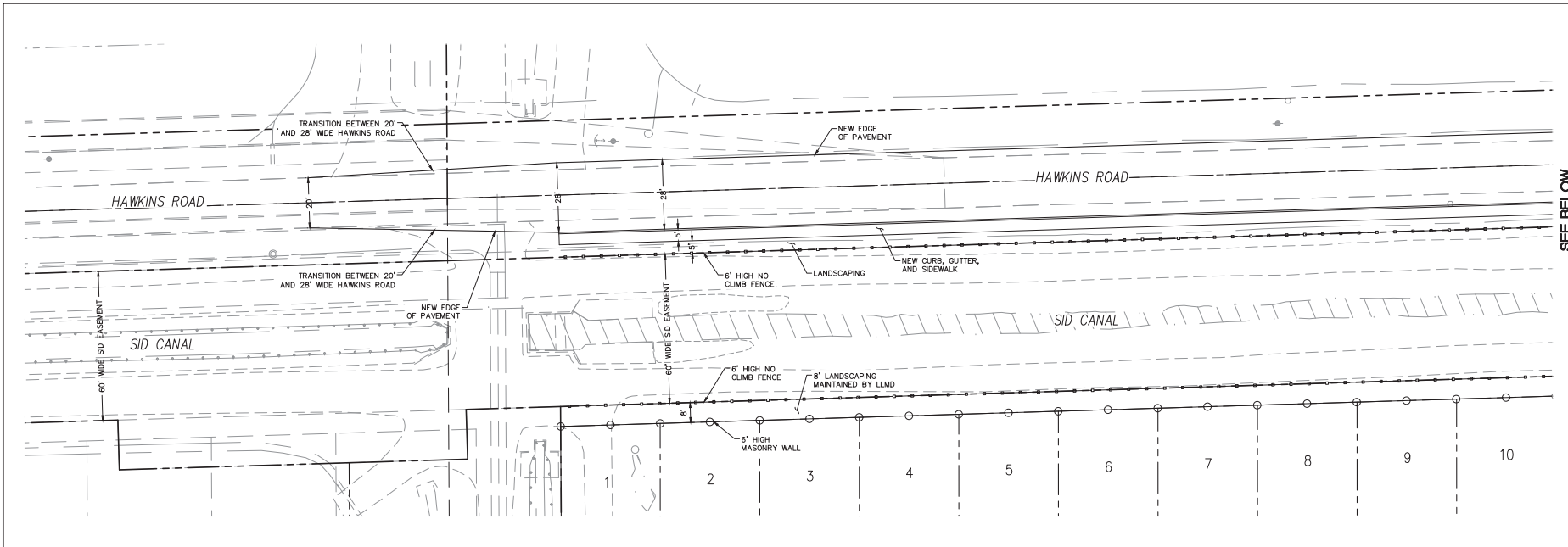
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DRAWING FILE: 20190230/2401_May/TH Master/20-Context-01/Context

20190230-06-CONTEXT MAP

ISSUE DATE: 6/1/2023 SHEET NO.: CM-2

PROJECT NO.: 20190230 OF 20



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SCALE: 1"=20'

SEE BELOW

SEE SHEET HR-2

PROJECT NAME/LOCATION: THE FIELDS AT ALAMO CREEK VACAVILLE, CA

DRAWING TITLE: HAWKINS ROAD

DRAWING FILE: 20190230/2021_May/TH Master/TH Current-OUT/Draws/20190230-07-HAWKINS ROAD

ISSUE DATE: 8/1/2023

PROJECT NO: 20190230

SHEET NO: HR-1 OF 20

DESIGNED BY: ETV

DRAWN BY: ETV

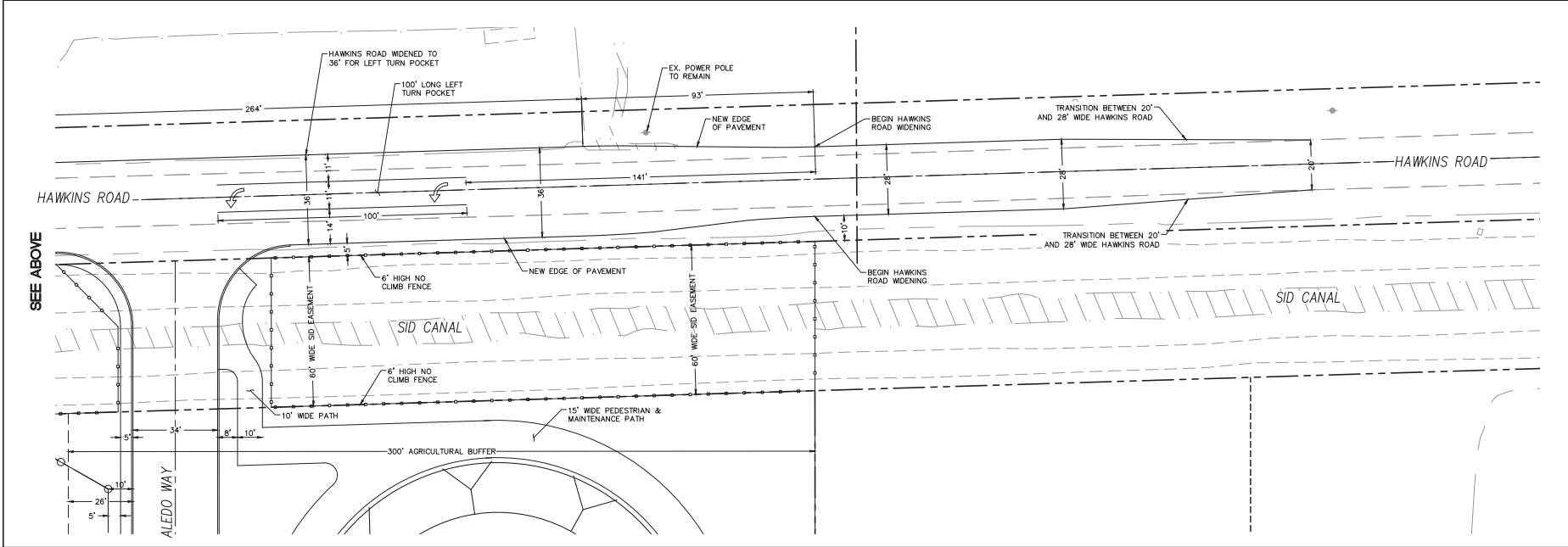
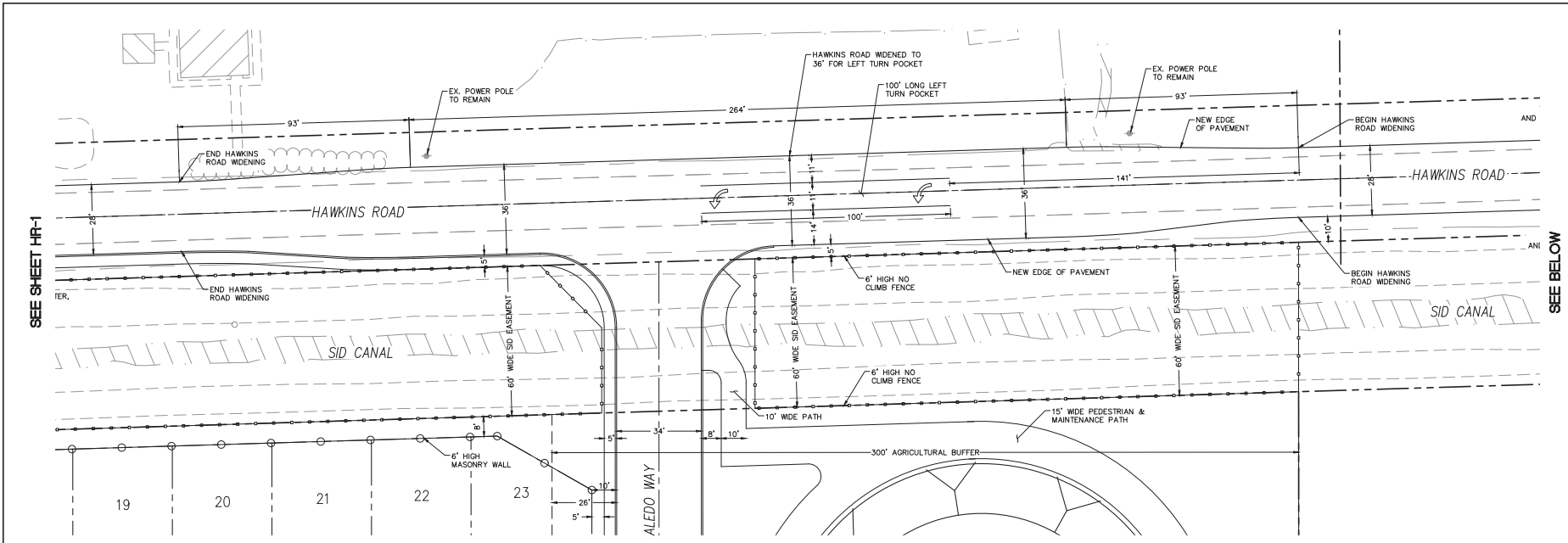
CHECKED BY: TAP

2ND SUBMITTAL

PHILLIPS ENGINEERING, INC. 1000 W. UNIVERSITY AVENUE SUITE 100 VACAVILLE, CA 94997 PHONE (707) 441-8888 FAX (707) 441-8888

REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEER STATE OF CALIFORNIA LICENSE NO. 33087

N




SEE SHEET HR-1

SEE ABOVE

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SCALE: 1"=20'

SEE BELOW



N

PHILLIPS ENGINEERING
INC. 30087
10000 W. 10TH AVENUE
DENVER, CO 80202
TEL: (303) 441-8888
FAX: (303) 441-8889

DESIGNED BY: ETV
DRAWN BY: TAP
CHECKED BY: TAP

2ND SUBMITTAL

PROJECT NAME/LOCATION:
**THE FIELDS AT ALAMO CREEK
VACAVILLE**

DRAWING TITLE:
HAWKINS ROAD

NO.	REVISIONS	DATE

DRAWING FILE:
20190230-7-101_May/21 Master/
The-Current-Sub-02-Dwgs
20190230-07-HAWKINS ROAD

ISSUE DATE:
8/1/2023

PROJECT NO.:
20190230

SHEET NO.:
HR-2
OF 20

ITEM D

**THE FIELDS AT ALAMO CREEK
Environmental Impact Report
South of Hawkins Road, approximately 2,600 Feet East of Leisure Town Road
(APN 0138-010-040)
Supplemental Environmental Impact Report, General Plan Amendment, Annexation,
Specific Plan Amendment, Zoning Map Amendment, and Tentative Subdivision Map
File No. 22-180**

Due to file size, the 2024 Fields at Alamo Creek Environmental Impact Report (EIR) is only available in hard copy at the Community Development Department located in City Hall at 650 Merchant Street, Vacaville, CA 95688. The EIR is also available online at the following website: cityofvacaville.gov/TheFieldsatAlamoCreek.

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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Fields at Alamo Creek – 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 24-035" of the Commission's November 14, 2024 Regular Meeting ("**Staff Report**"): "Determine that Application No. ALUC-24-13 (Fields at Alamo Creek) to amend the City of Vacaville's General Plan land use diagram and zoning map from Urban Reserve to Residential Medium Density and Agricultural Buffer, to incorporate the project into The Farm at Alamo Creek Specific Plan, and Tentative Subdivision Map for property located at south of Hawkins Road and approximately 2,600 feet east of Leisure Town Road, located within the Travis Air Force Base (AFB) Compatibility Zone D is consistent with the Travis AFB Airport Land Use Compatibility Plan (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 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, subject to the following conditions:

- Incorporate the Federal Aviation Administration Advisory Circular (FAA AC) 150/5200-33C design considerations regarding off-airport stormwater basins included in Paragraph 2.3.2. on the Agricultural Buffer/Open Space area.
- Include as a condition of approval of the tentative subdivision map that notice regarding aircraft operational impacts on the property shall be attached to the deed. An example of the Deed Notice is included in Appendix D of the TAFB LUCP.

///

///

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 14, 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

