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## **ALUC-22-05 (Siegal & Ou Rezone)**

Determine that Application No. ALUC-22-05, (Siegal & Ou Rezone), located in Travis Air Force Base (AFB) Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (County of Solano).

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### **RECOMMENDATION**

**Determine that Application No. ALUC 22-05 (Siegal & Ou Rezone), located in Travis Air Force Base (AFB) Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP)**

### **DISCUSSION**

#### **Summary**

Section 21676 (d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any zoning ordinance change within an Airport Influence Area. The County of Solano has referred the Siegal & Ou Rezone application to adjust the zoning boundary to coincide with new property lines due to property transfer between the owners. The properties are located at 4311 Stonefield Avenue, Fairfield.

The properties are located within Zone D of the Travis AFB Land Use Compatibility Plan (Attachment C). Compatibility Zone D does not restrict residential or nonresidential densities; however, Zone D prohibits land use types which may have the potential to cause hazards to flight. Based on review (Attachment A), staff recommends the ALUC find that the proposed zoning boundary change complies with the requirements of these zones to protect flight, meets the guidance criteria of the California Airport Land Use Planning Handbook, and is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

#### **Project Description**

The project consists of two parcels; the Siegal owned parcel is 4.90 acres, zoned Rural Residential "RR-5" and undeveloped. The Ou owned parcel is 20 acres, zoned Exclusive Agriculture "A-20" and developed with a single-family dwelling, located at 4311 Stonefield Avenue, Fairfield.

The proposal involves adjusting the common property line and transferring two separate 8,145 sq. ft. portions of land between the two properties. The intent of the lot line adjustment is to address existing grading and tree clearance by Siegal on the Ou property. Transfer of a separate portion of acreage from Siegal to Ou results in no net change in acreage for either lot. No development is proposed by this project.

The common property line being adjusted coincides with the zoning boundary between the Rural Residential "RR-5" and the Exclusive Agriculture "A-20" Zoning Districts. In order to maintain appropriate zoning for the entirety of each lot and prevent a split-zone scenario, a zoning change is required to realign the RR-5 and A-20 boundary to match the reconfigured parcels (Attachment A).

The proposed zoning change would not change the allowable densities for the property and there is no apparent compatibility issue with the Travis Airforce Base Land Use Compatibility Zone D

criteria.

## **AIRPORT PLANNING CONTEXT & ANALYSIS**

Any zoning change must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676).

The proposed zoning change would apply to the subject sites which are located within Compatibility Zone D (Attachments B & C). In general, Compatibility Zone D's criteria does not limit residential or non-residential densities or uses; however, it prohibits hazards to flight, requires review of structural heights of objects and/or hazards related to bird attraction, electrical inference, glare and other flight hazards.

The California Department of Transportation (Caltrans) Division of Aeronautics has published the California Airport Land Use Planning Handbook (Caltrans Handbook) as a guide for Airport Land Use Commissions (ALUCs) in the preparation and implementation of Land Use Compatibility Planning and Procedure Documents. Section 6.4.2 of the Caltrans Handbook establishes the guidance appropriate for reviewing zoning ordinances and building regulations. This section references Table 5A of the Caltrans Handbook which presents the consistency requirements for "Zoning or Other Policy Documents."

Staff evaluated the proposed project using the Zone Compatibility criteria for Zone D of the Travis AFB LUCP, and the zoning consistency test criteria contained in the California Airport Land Use Planning Handbook. Staff analysis of the project based on this evaluation is summarized in Attachment A.

### **Analysis Finding**

Based on review, staff finds that the proposed zone change complies with the requirements of the zone to protect flight, meets guidance criteria of the California Airport Land Use Planning Handbook, and is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

Based upon the consistency tests, staff recommends that the Commission find that the proposed zoning change is consistent with the policies and criteria of Travis AFB LUCP.

### **Attachments:**

[Attachment A: Proposed Zoning Change and Property Transfer](#)

[Attachment B: Airport Compatibility Zones and Airport Land Use Planning Guidance criteria](#)

[Attachment C: Travis AFB Compatibility Zones and Location Map](#)

Attachment D: Resolution (To Be Distributed by Separate Cover)

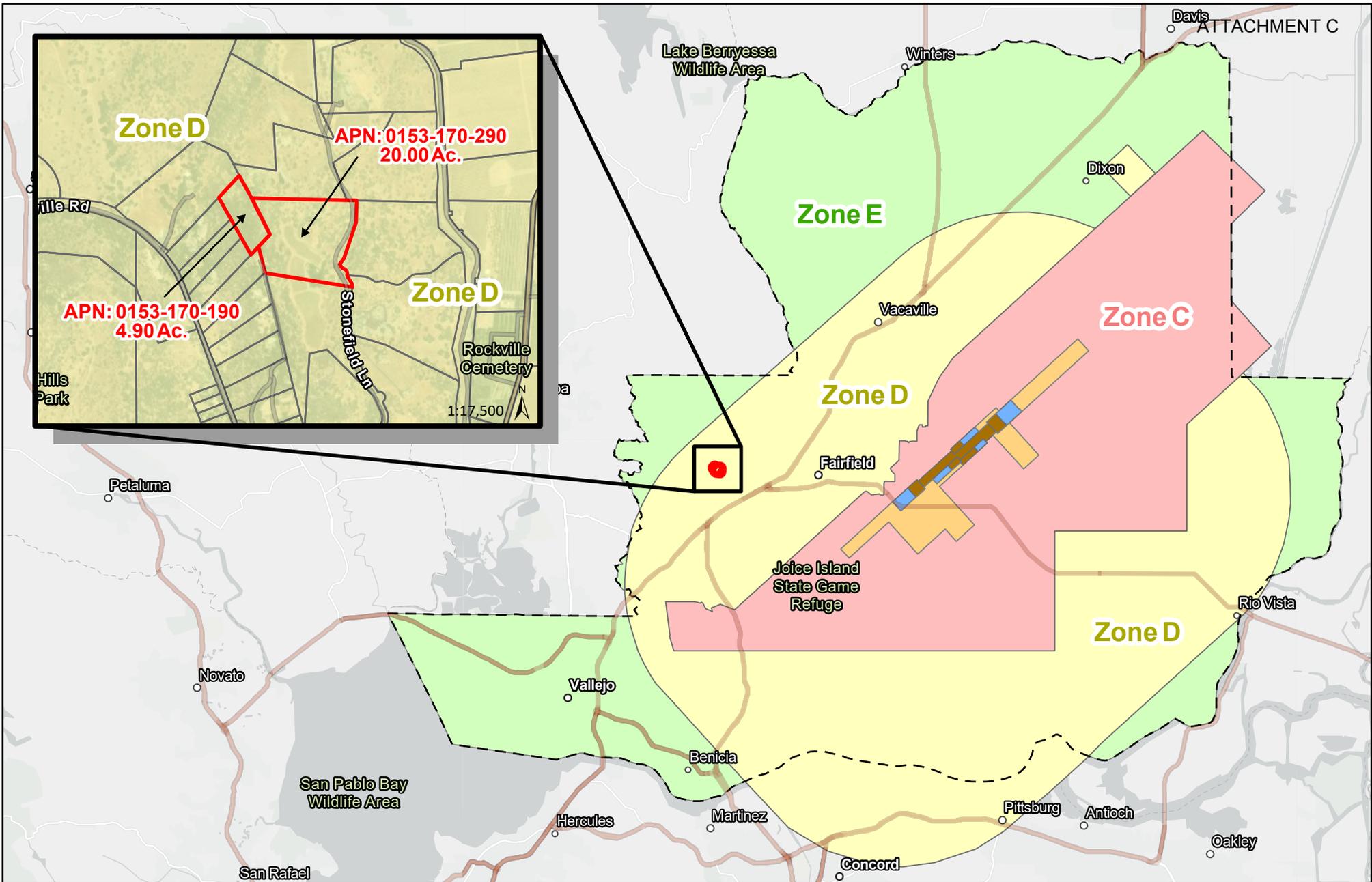


## Travis AFB Land Use Compatibility Zone Criteria

Zone D Criteria	Consistent	Not Consistent	Comment
All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an [Solar Glare Hazard Analysis Tool (SGHAT)] glint and glare study for ALUC review	X		No commercial solar facilities proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No meteorological towers proposed
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.	X		Not within Outer Perimeter
No hazards to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, and land uses that may attract birds to increase in the area shall be permitted.”	X		No electronic objects or land uses that may attract birds are proposed.
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a [wildlife hazard analysis (WHA)] for discretionary 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 within Bird Strike Hazard zone

## California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		No intensity limits on residential or non-residential uses in Compatibility Zone D. The proposed amendments would not change the allowable densities for the properties.
Identification of Prohibited Uses	X		Compatibility Zone E does not identify any prohibited uses. The project does not propose land uses which are hazardous to flight.
Open Land Requirements	X		Not required for Compatibility Zone D
Infill Development	X		Not required for Compatibility Zone D
Height Limitations and Other Hazards to Flight	X		The zoning change does not propose height limits or hazards to flight.



## Travis AFB Compatibility Zones (APN: 0153-170-190, -290)

- Zone A
- Zone C
- Zone B1
- Zone E
- Zone B2



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

