

ALUC-22-13 (County of Solano - Agromin/Yolo Land & Cattle Agricultural Material Chipping)

Determine that Application No. ALUC-22-13, County of Solano - Agromin/Yolo Land & Cattle Agricultural Material Chipping located in Compatibility Zone E, is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP).

RECOMMENDATION:

Determine that Application No. ALUC 22-13 , County of Solano - Agromin/Yolo Land & Cattle Agricultural Material Chipping, located in Compatibility Zone E, is consistent with the Travis Air Force Base Land Use Compatibility Plan (Travis AFB 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 one application requiring a zoning change from Exclusive Agriculture District (A-40) to Commercial Service (C-S) and a zoning text amendment to allow recycling and composting facilities in the C-S zoning district for Planning Commission and Board of Supervisors consideration and approval. A Use Permit for a chip and grind facility is being processed concurrently.

The intent of the rezoning petition is to allow commercial and industrial activities of an extensive or heavy nature in support of industrial, construction or other business activities in the area. This zoning and text amendment is in keeping with the Solano County General Plan land use designation for the project site and for adjacent properties which are zoned Commercial Service.

The project is located within Zone E of the Travis AFB Land Use Compatibility Plan. This compatibility zone does not restrict residential densities or uses. Based on review, staff recommends the ALUC find that the proposed rezoning and zoning text amendment complies with the requirements of Zone E, and has no known or perceived impact on flight operations, meets guidance criteria of the California Airport Land Use Planning Handbook, and is consistent with the Travis AFB Land Use Compatibility Plan (Travis AFB LUCP).

Project Description

The 19.98-acre property is located at 8757 Pedrick Road, north of Interstate 80 and on the west side of Pedrick Road, approximately 2,000 feet north of Interstate 80, in unincorporated Dixon. (see Context Map)

The property owner, Sack Holdings LLC, proposes to change the zoning for the entire 19.98 acres from Exclusive Agriculture 40 acre minimum (A-40) to Commercial Service (C-S) and develop a green waste chip and grind facility on 5.25 acres. The remaining acreage is currently vacant agricultural land and there are no plans to develop at this time. Currently, the C-S zoning district does not allow chip and grind operations; therefore, the Zoning Text Amendment is necessary to add recycling and composting facilities as a conditionally allowed land use in the C-S zoning district. The chip and grind operation falls under the recycling and composting land use type.

AIRPORT PLANNING CONTEXT & ANALYSIS

Zoning code changes must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed rezoning and text amendment would apply only to this project parcel, which is located in Compatibility Zone E of the Travis AFB LUCP (Attachment B). In general, Compatibility Zone E criteria requires review of structural heights of objects and/or hazards related to bird attraction, electrical interference, glare and other flight hazards. There are no prohibited uses in Zone E and no limit on the types of land uses, densities, or intensities.

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 County's project using the Zone Compatibility criteria for Zone E 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 the tables at Attachment D and E.

Analysis Finding

Based on review, staff finds that the proposed rezoning and zoning text amendments complies with the requirements of the Zone E to protect flight operations, meet guidance criteria of the California Airport Land Use Planning Handbook, and be consistent with the Travis AFB Land Use Compatibility Plan.

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

Attachments:

[Attachment A: Solano County ALUC Application](#)

[Attachment B: Travis AFB LUCP Context Map](#)

[Attachment C: Link to Draft Initial Study and Negative Declaration](#)

[Attachment D: Travis AFB Land Use Compatibility Zone Criteria Table](#)

[Attachment E: CA Airport Land Use Planning Guidance Criteria Table](#)

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

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, California 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: Solano County	DATE: 12/19/2022	
ADDRESS: 675 Texas Street Fairfield CA 94533		
E-MAIL ADDRESS: kpease@masfirm.com	DAYTIME PHONE: 916-812-0749	FAX: n/a
NAME OF PROPERTY OWNER: Sack Holdings, LLC	DATE: 12/19/2022	
ADDRESS: 37874 County Road 28, Woodland CA 95695		DAYTIME PHONE: (530) 681-1410
NAME OF DOCUMENT PREPARER: Scott Stone	DATE: 12/19/2022	
ADDRESS: 37874 County Road 28 Woodland CA	DAYTIME PHONE: (530) 681-1410	FAX: n/a
NAME OF PROJECT: Agromin/Yolo Land & Cattle Agricultural Material Chipping		
PROJECT LOCATION: 8725 Pedrick Road, Dixon CA 95620		
STREET ADDRESS: 8725 Pedrick Road, Dixon CA 95620		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

The proposed Project consists of developing the 5.25-acre area (the "Project site") to establish a green waste chip and grind facility. The facility would also include a material blending area and landscape and agricultural materials sales area east of the chipping and grinding area within the Project site. Construction would consist of hardscaping an approximately one-acre area by the placement of compacted aggregate base, asphalt, or concrete and adding a series of concrete bunkers made from interlocking blocks to store agricultural commodities for soil blending operations.

The Project would accept green materials, yard trimmings, and agricultural materials, including dairy manure from 7 a.m. to 5 p.m. Monday through Friday. For the chipping and grinding operations, the amount of pre and post-processed feedstock material would not exceed 6,000 cubic yards of material on site at any time. The facility would handle up to 185,000 cubic yards per year of material. The concrete storage bunkers can store up to 5,000 cubic yards of agricultural commodities. The Solano County Environmental Health Division would be the local enforcement agency (LEA) for the Project. Per Title 14 CCR §17852, the LEA may allow a chip and grind site to keep green material on-site for up to 7 days if the LEA determines that the additional time does not increase the potential for violations. The Project proposes to keep green material on-site for up to this 7-day maximum.

The Project is located in Zone E for Travis Air Base Land Use Compatibility Plan. This is an area as described as the remainder of the Airport Influence Area. There are no restrictions that limit non-residential intensities or prohibited uses for hazards to flight for development less than 200-feet tall or that does not substantially increase the potential for bird air strikes. The Project is located approximately 2.5 miles southeast of the UCD Airport, which is operated as a general aviation airport and is open to the public. The UCD Airport does not have an airport land use plan. However, UCD Airport Rules and Regulations have been established to protect health and safety and to provide for the orderly conduct of activities on the Airport site. In addition, the Airport Layout Plan for the University Airport includes clearance heights necessary for operations at the airport. According to the Airport Layout Plan, a total clear space of approximately 240 vertical feet is needed at a distance of approximately one mile. Given that the Project site is 2.5 miles away from the UCD Airport, the clearance height needed would be lower than 240 vertical feet. For every 20 horizontal feet a plane travels, one additional foot of vertical height is needed. Therefore, the clearance height at the Project site would be 636 feet at a distance of 2.5 miles. The proposed Project would not introduce any obstructions to the

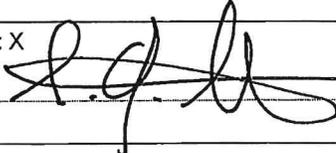
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LAND USE COMPATIBILITY DETERMINATION APPLICATION

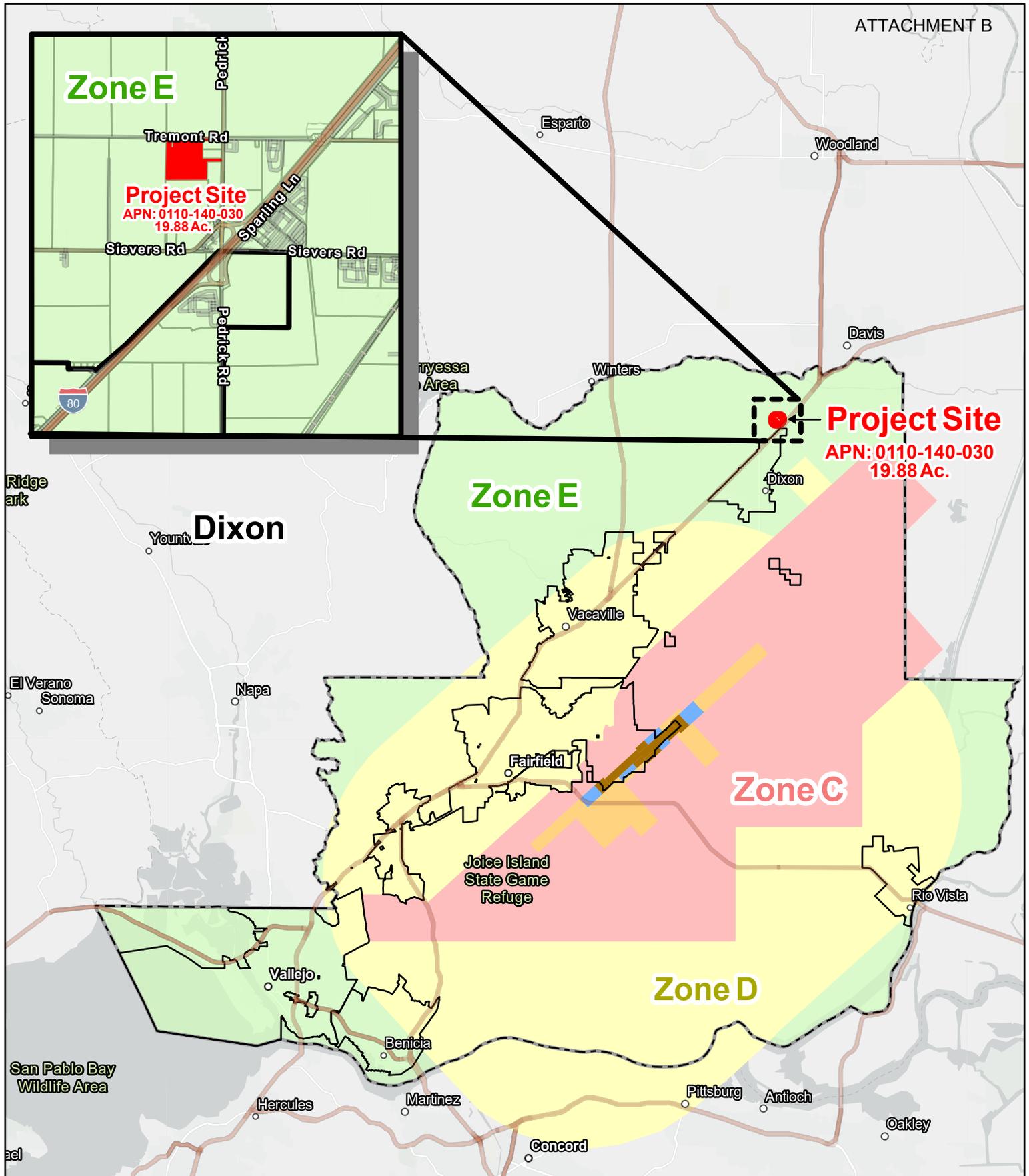
TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
<p>POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):</p> <p>Greenhouse gas (GHG) emissions would be generated during Project operations from the consumption of electricity and petroleum fuels. GHG emissions would also be temporarily generated by onsite equipment and vehicles required for construction of the Project. Project operations would support composting at off-site facilities and</p>	
<p>PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:</p> <p style="text-align: center; margin-top: 20px;">Travis Air Base LUCP</p>	<p>COMPATIBILITY ZONE:</p> <p style="text-align: center; margin-top: 20px;">Zone E</p>
<p>PERCENTAGE OF LAND COVERAGE:</p> <p style="text-align: center; margin-top: 10px;">10</p>	<p>MAXIMUM PERSONS PER ACRE:</p> <p style="text-align: center; margin-top: 10px;">1</p>
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <ul style="list-style-type: none"> <input type="checkbox"/> JURISDICTION REFERRAL LETTER: N/A <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: Please see IS/ND Previously Submitted. <input checked="" type="checkbox"/> LOCATION MAP: Previously Submitted. <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: Previously Submitted. <input checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) : N/A <input type="checkbox"/> WIND TURBINE STUDY, including cumulative impact studies. 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"/> SUPPLEMENTAL INFORMATION: N/A <input checked="" type="checkbox"/> FEES: To be delivered. <input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: Previously Submitted 	
<p>APPLICANT SIGNATURE: X _____</p>	<p>DATE: 12/19/2022</p>
<p>DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe below:</p>	

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
<p>POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):</p> <p>Greenhouse gas emissions (GHG) emissions would be generated during Project operations from the consumption of electricity and petroleum fuels. GHG emissions would also be temporarily generated by onsite equipment and vehicles required for construction of the Project. Project operations would support composting at off-site</p>	
<p>PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:</p> <p style="text-align: center; margin-top: 20px;">Travis Air Base LUCP</p>	<p>COMPATIBILITY ZONE:</p> <p style="text-align: center; margin-top: 20px;">Zone E</p>
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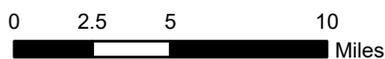


Proximity Map between Project Site (APN: 0110-140-030) and Travis AFB Compatibility Zones

- Project Site (APN: 0110-140-030)
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- City Boundaries
- Solano County



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



Due to file size, **Attachment C - Draft Initial Study and Negative Declaration** documents for the Agromin/Yolo Land & Cattle Agricultural Material Chipping & Grinding Operation can be downloaded/viewed using the weblinks provided below:

1. **Attachment C: Draft Initial Study and Negative Declaration**

[Appendix A - Supporting Air Quality Assumptions and Calculations](#)

[Appendix B - Biological and Wetland Resources Study](#)

[Appendix C - Cultural Resources Study](#)

[Appendix D - USDS Soil Classification Report](#)

[Appendix E - Earthquake Hazards Report](#)

[Appendix F - Noise Technical Report](#)

[Appendix G - Septic System Mapping](#)

**County of Solano
Agromin/Yolo Land & Cattle Agricultural Material Chipping**

Travis AFB Land Use Compatibility Zone Criteria

Zone E 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 no land uses that may attract birds to increase in the area shall be permitted.”	X		The proposed rezoning or text amendment will not create any of the listed hazards.
Buyer awareness measure in place which states, “a notice regarding aircraft operational impacts on the property shall be attached to the property deed.”	X		The proposed rezoning or text amendment will not require deed notices

**County of Solano
Agromin/Yolo Land & Cattle Agricultural Material Chipping**

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 new uses in Compatibility Zone E; Development of large assembly uses are not anticipated
Identification of Prohibited Uses	X		The proposed rezone or text amendment do not have potential for visual or electromagnetic interference or to attract wildlife hazardous to aircraft.
Open Land Requirements	X		Not required for Compatibility Zone E
Infill Development	X		Not anticipated to induce infill development
Height Limitations and Other Hazards to Flight	X		The proposed rezone or text amendment do not increase building height or introduce hazards to flight.
Buyer Awareness Measures	X		The text amendment or rezone do not affect buyer awareness measures
Non-conforming Uses and Reconstruction	X		No new incompatible uses, or reconstruction of incompatible uses are included in the proposed policies