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## **ALUC-22-02 North Village – Area Plan 2**

Public hearing to consider the consistency of Application No. ALUC-22-02, (North Village – Area Plan 2), with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP) and the Nut Tree Airport Land Use Compatibility Plan (ALUCP)(collectively ALUCPs). (City of Vacaville)

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### **RECOMMENDATION:**

Determine that application ALUC-22-02, (North Village – Area Plan 2) is consistent with the Travis AFB LUCP and the Nut Tree ALUCP.

### **INTRODUCTION:**

City of Vacaville referred an application to amend the North Village Specific Plan to change the land use lay out and development standards for the Area Plan 2 of the Specific Plan. The project developer is Discovery Builders, Inc..

The Area Plan 2 site is in the northwest portion of the city of Vacaville and is intersected by compatibility zones for both Travis AFB and Nut Tree Airport. The site is divided between Travis AFB LUCP Compatibility Zones D and E, with approximately 327 acres in Compatibility Zone D and approximately 94 acres in Compatibility Zone E (See Figure 1, Attachment D).

Areas of the southern portion of the site are intersected by Compatibility Zones C and E for Nut Tree Airport, with approximately 20 acres in Compatibility Zone C and approximately 12 acres in Compatibility Zone E (See Figure 2, Attachment E).

### **PROJECT DESCRIPTION:**

The City of Vacaville initially published the North Village Specific Plan on January 24, 1995. A draft of an amended plan which proposes changes to the land use layout and development standards for the Area Plan 2 portion of the North Village Specific Plan Area was released in April 2022.

The amended North Village Specific Plan (See Attachment B) is presented in seven chapters covering topics such as land use descriptions, development standards, zoning regulations, community design standards, and implementation. The amended North Village Specific Plan is divided into two area plans. The two area plans are physically separated by the Gibson Canyon Creek corridor with Area Plan 1 located south of the corridor and Area Plan 2 located to the north. Area Plan 1 has already been approved and is extensively developed. The Area Plan 2 site is comprised of approximately 426.7 acres and is currently undeveloped.

Land uses proposed by the amended North Village Specific Plan addressing Area Plan 2 include residential development at various densities, an elementary school, a park, and open space. Maximum proposed building heights range from 30 to 40 feet above ground level (AGL).

The amended North Village Specific Plan proposes alterations to the general plan land uses and zoning districts in the Area Plan 2 site. Therefore, it must meet compatibility tests for both a general plan/specific plan as well as the test for a zoning change. The applicable compatibility criteria from

each ALUCP, along with the consistency tests for a specific plan and a zoning change are presented below.

### **A. Specific Plan Consistency Factors**

The Solano Countywide Airport Land Use Review Procedures also require the review of all amendments to a local agency's general plan and specific plan, consistent with State law.<sup>1</sup> The following is the applicable analysis:

#### **Specifically Address Compatibility Planning Issues**

Appendix 8.1 of the North Village Specific Plan lists relevant policies from the then applicable 1990 General Plan. The guiding policies are listed and followed by the implementing policies addressing each policy goal.

Policy 6.6 enumerates the Airports Policies including Guiding and Implementing Policies. Guiding Policy 6.6-G2 states, "[e]nsure that land uses in the vicinity of Nut Tree Airport or potentially affected by Travis Air Force Base is compatible with airport operations and is consistent with the Airport Land Use Plan for both airports."

Relevant implementing policies include:

- 6.6-I 1            Continue to implement the Nut Tree Airport Land Use Plan (ALUP) through zoning regulations adopted by the City.  
City zoning regulations, consistent with ALUP guidelines, have been applied to the projects.
  
- 6.6-I 2            Continue to refer development proposals within the Nut Tree Airport Compatibility District to the County Airport Land Use Commission per the Nut Tree ALUP.  
The plan has been referred to and approved by the Airport Land Use Commission.
  
- 6.6-I 3            Navigation easements shall continue to be required to be granted to Solano County for all development within the Nut Tree Airport Compatibility Districts.  
Specific policies have been incorporated into the plan requiring adherence to aviation easement and noticing requirements.

The Travis AFB LUCP was adopted and implemented subsequent to adoption of the current North Village Specific Plan. The reference to Travis AFB in Guiding Policy 6.6-G2 establishes the planning intent to ensure land uses are consistent with the current Travis AFB LUCP.

#### **Elimination of Direct Conflicts**

The ALUC is concerned with eliminating any direct conflicts between the amendment to the North Village Specific Plan and the Travis AFB LUCP and Nut Tree ALUCP. Potential conflicts for each plan are reviewed below.

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<sup>11</sup> Solano County Airport Land Use Commission. *Solano County Airport Land Use Compatibility Review Procedures*, Section 2.2.2., June 13, 2002.

## Travis AFB LUCP Compatibility Zone D

There are no residential density limits or intensity limits for non-residential uses within this Compatibility Zone. There are “Other Development Conditions” listed in Compatibility Zone D, which are provided below along with a discussion of how the amendment to the North Village Specific Plan achieves consistency.

**1. ALUC review required for objects > 200 feet AGL.**

The amendment North Village Specific Plan does not propose any structures higher than 45 feet AGL for Area Plan 2.<sup>2</sup>

**2. All proposed wind turbines in excess of 100 feet in height must meet line-of-sight criteria in Policy 3.4.4**

The amended North Village Specific Plan does not propose any wind turbines.

**3. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review**

The amended North Village Specific Plan does not propose any commercial-scale solar facilities.

**4. All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review.**

No new or expanded meteorological towers are proposed in the draft amended North Village Specific Plan.

**5. For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a 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.**

Area Plan 2 of the amended North Village Specific Plan site is not within the Bird Strike Hazard Zone.

**6. 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.**

Area Plan 2 of the amended North Village Specific Plan site is not within the Outer Perimeter of the Wildlife Hazard Area.

## Travis AFB LUCP Compatibility Zone E

There are no residential density limits or intensity limits on non-residential uses within this Compatibility Zone. There is only one condition on development established for Compatibility Zone E:

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<sup>2</sup> Louise Rice-Lawson Land Use Consultants, *North Village Specific Plan*. January 24, 1995 (amended April 2022). Table 10, p. 163.

**1. ALUC review required for objects > 200 feet AGL.**

The amended North Village Specific Plan does not propose any structures higher than 45 feet AGL for Area Plan 2.<sup>3</sup>

Nut Tree ALUCP Compatibility Zone C

The Nut Tree ALUCP prohibits the following uses in Compatibility Zone C:

**1. Schools, libraries, hospitals, and nursing homes**

No schools, libraries, hospitals, or nursing homes are proposed in the portion of the Area Plan 2 site within Compatibility Zone C.

**2. Noise sensitive outdoor activities**

No noise-sensitive outdoor activities are proposed in the portion of the Area Plan 2 site within Compatibility Zone C.

Other conditions on development established in Nut Tree ALUCP Compatibility Zone C are discussed below.

**1. Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA**

No residential structures or mobile homes are proposed in the portion of the Area Plan 2 site within Compatibility Zone C.

**2. Clustering of development is encouraged**

No structures are proposed in the portion of the Area Plan 2 site within Compatibility Zone C. Therefore, clustering of development is not applicable.

**3. No uses hazardous to flight**

The portion of the Area Plan 2 site within Compatibility Zone C will be maintained as the Gibson Canyon Creek Open Space, and it will be monitored and maintained by the City of Vacaville through a landscape maintenance district.<sup>4</sup> The existing area is undeveloped and adjacent to a riparian corridor associated with the Gibson Canyon Creek.

The amendment to the North Village Specific Plan addressing Area Plan 2 would, therefore, not propose any new use that would be incompatible in Compatibility Zone C.

**4. Avigation Easement**

Per Implementing Policy 6.6-13 of the amended North Village Specific Plan, Solano County requires easements for all development within the Nut Tree compatibility zones as required by

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<sup>3</sup> *Id* at p. 163.

<sup>4</sup> Louise Rice-Lawson Land Use Consultants, North Village Specific Plan. January 24, 1995 (amended April 2022). P. 86.

the Nut Tree ALUCP.<sup>5</sup>

The avigation easement requirement for development in Compatibility Zone C is established as Mitigation and Measure 4.12-2(c) in Appendix 8.3 of the amended North Village Specific Plan.<sup>6</sup>

Additionally, Compatibility Zone C establishes density and intensity restrictions as well as open land requirements. However, because the portion of the Area Plan 2 site within Compatibility Zone C is planned to be maintained as open space, these requirements are not applicable.

### Nut Tree ALUCP Compatibility Zone E

The Nut Tree ALUCP prohibits highly noise sensitive outdoor activities in Compatibility Zone E. Amphitheaters are specifically named as a prohibited noise sensitive outdoor activity. No amphitheaters or any other noise sensitive outdoor uses are proposed in any portion of the Area Plan 2 site in Compatibility Zone E.

Therefore, this prohibition is not applicable.

Other conditions on development established in Nut Tree ALUCP Compatibility Zone E are discussed below.

**1. Residential uses should have limited outdoor living area and should be oriented away from noise source; clustering is encouraged**

No residential uses are proposed in the portion of the Area Plan 2 site within Compatibility Zone E. Therefore, this condition is not applicable.

**2. No uses hazardous to flight**

The portion of the Area Plan 2 site within Compatibility Zone E will be maintained as the Gibson Canyon Creek Open Space, and it will be monitored and maintained by the City of Vacaville through a landscape maintenance district. The existing area is undeveloped and adjacent to a riparian corridor associated with the Gibson Canyon Creek.

The amendment to the North Village Specific Plan for Area Plan 2 would not propose any new use that would be incompatible in Compatibility Zone E.

**3. Overflight easement**

The amended North Village Specific Plan incorporates the overflight easement requirement from the Nut Tree ALUCP for development in Compatibility Zone E as Mitigation Measure 4.12-2(c) in Appendix 8.3.<sup>7</sup>

Therefore, the amendment to the North Village Specific Plan addressing Area Plan 2 is consistent with the overflight easement requirement of the Nut Tree ALUCP.

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<sup>5</sup> *Id* at p. 244.

<sup>6</sup> *Id* at p. 278.

<sup>7</sup> Louise Rice-Lawson Land Use Consultants, North Village Specific Plan. January 24, 1995 (amended April 2022). Appendix 8.3, p. 278.

Additionally, the Nut Tree ALUCP establishes a limit of six dwelling units per acre on residential development in Compatibility Zone E. However, because the portion of the Area Plan 2 site within Compatibility Zone E is planned to be maintained as open space and would include no residential development, this restriction is not applicable.

### **Analysis Finding**

Based on the discussion above, staff recommends that the Commission find that the proposal meets these tests for consistency for a general plan/specific plan.

### **B. Zoning Change Consistency Factors**

The amended North Village Specific Plan includes development standards which require ALUC review for consistency with the Travis AFB LUCP and the Nut Tree Airport ALUCP. The Caltrans Handbook lists the applicable topics for consideration when reviewing zoning or other policy documents.

Each of the ALUCPs is analyzed against these categories below:

#### **1. Intensity Limitations on Non-residential Uses**

##### Travis AFB LUCP

There are no intensity limits on new uses in Compatibility Zone D or E. However, the Travis AFB LUCP does state that large stadiums are to be avoided in Compatibility Zone E.<sup>8</sup> There are no proposals for a stadium in Area Plan 2 of the amended North Village Specific Plan.

Therefore, the intensity limits are not applicable.

##### Nut Tree ALUCP

In Compatibility Zone C of the Nut Tree ALUCP, there are non-residential intensity limits of 50 people per acre within structures and 75 people per acre out of structures. In Compatibility Zone E of the Nut Tree ALUCP, there are no non-residential intensity limits. The portions of the Area Plan 2 site within Compatibility Zones C and E of the Nut Tree ALUCP are proposed to be maintained as a natural open space.

Therefore, the non-residential intensity limits of the Nut Tree ALUCP are not applicable.

#### **2. Identification of Prohibited Uses**

##### Travis AFB LUCP

Land uses with potential for visual or electromagnetic interference and wildlife attractants are prohibited in Compatibility Zone D.<sup>9</sup> The amended North Village Specific Plan does not include land uses that include visual or electromagnetic interference in Area Plan 2. However, the site

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<sup>8</sup> County of Solano, Department of Resource Management. *Travis Air Force Base Land Use Compatibility Plan*. October 8, 2015. Section 4.6, p. 22.

<sup>9</sup> *Id* at p. 23.

plan for Area Plan 2 proposes 236.1 acres of parks and open space. A neighborhood park site comprised of an 8.1-acre park and a 12.1-acre detention basin is planned for the northeast portion of the Area Plan 2 site and is partially within Compatibility Zone D<sup>10</sup>. Paragraph 2.3.2 of Federal Aviation Administration (FAA) Advisory Circular (AC) 150/5200-33C, *Hazardous Wildlife Attractants on or near Airports*, provides the following guidance concerning off-airport stormwater detention basins:

- Stormwater detention ponds should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and to remain completely dry between storms.
- To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, riprap or concrete lined, narrow, linear-shaped water detention basins.

The proposed stormwater basins represent a necessary element of stormwater conveyance and a best management practice. Detention basins were also part of the storm drainage and detention system of the North Village Specific Plan<sup>11</sup> previously found consistent by the ALUC, and a substantial portion of the site has been developed per Area Plan 1. Therefore, the detention basins proposed for the Area Plan 2 site would not present new incompatible land uses if developed in accordance with the performance standards of the North Village Specific Plan.

The remaining open space area within the Area Plan 2 site will be a dedicated riparian natural area featuring:

- Enhancement of Gibson Canyon Creek
- Flood Control design standards
- A flood plain terrace will be created between the two branches of the creek by lowering grades to accommodate drainage overflow in the 100-year event
- Detention area ponds will be provided as necessary to accommodate drainage
- Revegetation of the overflow terrace
- A development setback a minimum of 65' – 80' from top of bank of creek
- Dual-use, year-round maintenance and pedestrian asphalt trail will be provided along the northern edge of the creeks
- Fence will be constructed between setback area and developed areas to control human and feral access
- A grass-lined swale parallel to creek will be provided between path and development to collect storm water runoff from development

These enhancements represent alterations to an existing riparian area and wildlife habitat in Compatibility Zone D of the Travis AFB LUCP. The proposed riparian area improvements are consistent with current City of Vacaville policy,<sup>12</sup> and the enhancements do not represent a significant change from the existing conditions in the context of wildlife attraction. These proposals are not inconsistent with the land use prohibitions applicable in Compatibility Zone D of the Travis AFB LUCP.

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<sup>10</sup> Louise Rice-Lawson Land Use Consultants, North Village Specific Plan. January 24, 1995 (amended April 2022). Section 4.26.

<sup>11</sup> *Id* at Section 3.4.3.

<sup>12</sup> City of Vacaville. Resolution 1985-J5. July 11, 1989.

There are no uses prohibited in Compatibility Zone E of the Travis AFB LUCP.

#### Nut Tree ALUCP

In Compatibility Zone C of the Travis AFB LUCP, schools, libraries, hospitals, nursing homes, and noise sensitive outdoor uses are prohibited. None of these uses are planned for the portions of the Area Plan 2 site within Compatibility Zone C. In Compatibility Zone E of the Travis AFB LUCP, only highly noise sensitive outdoor uses are prohibited. No such uses are planned for the portions of Area Plan 2 within Compatibility Zone E.

Therefore, the prohibitions of Compatibility Zones C and E are not applicable.

### **3. Open Land Requirements**

#### Travis AFB LUCP

There are no open land requirements associated with Compatibility Zones D or E of the Travis AFB LUCP.

Therefore, open land requirements are not applicable to the portions of the Area Plan 2 site therein.

#### Nut Tree ALUCP

There is a 15 percent open land requirement for development within Compatibility Zone C of the Nut Tree ALUCP. The land area of the Area Plan 2 site within Compatibility Zone C is planned as open space and would be consistent with the Nut Tree ALUCP. There is no open land requirement for development within Compatibility Zone E of the Nut Tree ALUCP.

Therefore, open land requirements are not applicable to the portions of the Area Plan 2 site therein.

### **4. Infill Development**

#### Travis AFB LUCP

Section 6.2.4(C)(1) of the Travis AFB LUCP allows for infill development in areas with existing nonconforming land uses. The Area Plan 2 site is currently undeveloped. Hazardous wildlife attractants are the only uses prohibited in Compatibility Zones D or E.

Therefore, any infill development policy would not be applicable.

#### Nut Tree ALUCP

The Nut Tree ALUCP allows for infill with prohibited uses in cases where similar substantial development already exists. The Area Plan 2 site is currently undeveloped, and no uses prohibited in Compatibility Zones C or E are proposed therein.

Therefore, any infill development policy would not be applicable.

## 5. Height Limitations and Other Hazards to Flight

### Travis AFB LUCP

Within Compatibility Zone D the relevant criteria for consideration include:

- ALUC review required for objects > 200 feet AGL
- 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 a SGHAT glint and glare study for ALUC review
- 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. Based on the findings of the WHA, 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.

The highest maximum building height allowable in the amended North Village Specific Plan is 45 feet. No wind turbines, solar facilities, or meteorological towers are proposed. The Area Plan 2 site is located outside of both the Bird Strike Hazard Zone and the Outer Perimeter.

The Area Plan 2 site proposes stormwater detention basins and riparian natural area enhancements which could potentially attract wildlife hazards. However, much of these areas are already in an undeveloped natural state, and stormwater detention basins can be designed to reduce attractiveness to wildlife potentially hazardous to aircraft. Open space elements such as riparian natural areas and stormwater detention basins are also part of the North Village Specific Plan previously found consistent by the ALUC and substantially constructed as part of Area Plan 1. Similar land uses included as elements of Area Plan 2 would then not represent new inconsistencies with the Travis AFB LUCP. Therefore, the amendment to the North Village Specific Plan addressing Area Plan 2 is consistent with the restrictions on hazards to flight in the Travis AFB LUCP.

### Nut Tree ALUCP

The Nut Tree ALUCP height limitations are set in accordance with 14 CFR Part 77 Subpart C. Additionally, land uses which include features that may be hazards to flight are not permitted in any compatibility zone. The Nut Tree ALUCP identifies the following specific characteristics to be avoided:

- Glare or distracting lights which could be mistaken for airport lights
- Sources of smoke
- Sources of electrical interference with aircraft communications or navigation
- Bird attractors, especially landfills and certain agricultural uses

Furthermore, height limits and restrictions on the above land uses will be included as part of overflight easements required as a condition of development approval in Compatibility Zones.

The amended North Village Specific Plan does not propose any new specific hazards to flight in the portion of the Area Plan 2 site located in the Nut Tree AIA. The portions of the project site

within the Nut Tree ALUCP compatibility zones are planned as open space which would be consistent with the restrictions on height and other hazards to flight identified in the Nut Tree ALUCP.

## 6. Buyer Awareness Measures

### Travis AFB LUCP

According to Policy 5.5.2 of the Travis AFB LUCP, “Realtors shall provide disclosure notices to all new home buyers for the properties located within the AIA.” This is in keeping with State law and would apply to residential development associated with the Area Plan 2 portion of the amended North Village Specific Plan.<sup>13</sup>

Within Travis AFB Compatibility Zone D, “a notice regarding aircraft operational impacts on the property shall be attached to the property deed.”<sup>14</sup> The amended North Village Specific Plan does not specifically address the Travis AFB LUCP deed notice requirement, but it does acknowledge applicability of the policies of the Travis AFB LUCP generally within the Specific Plan Area.<sup>15</sup> Therefore, the amendment to the North Village Specific Plan addressing Area Plan 2 is consistent with the Travis AFB LUCP.

### Nut Tree ALUCP

The Nut Tree ALUCP requires dedication of an overflight easement “as a condition for approval of a proposed development within the vicinity of an airport.”<sup>16</sup> Easements are required to be granted to Solano County for all development within the Nut Tree compatibility zones per Implementing Policy 6.6-13 of the amended North Village Specific Plan.<sup>17</sup> The aviation easement requirement for development in Compatibility Zone C is established as Mitigation Measure 4.12-2(c) in Appendix 8.3 of the amended North Village Specific Plan.<sup>18</sup> Therefore, the amended North Village Specific Plan is consistent with the aviation and overflight easement policies of the Nut Tree ALUCP.

## 7. Nonconforming Uses and Reconstruction

### Travis AFB LUCP

Policy 6.2.4(c)(3) establishes conditions under which reconstruction of nonconforming uses may occur. These conditions include:

- (i) Nonconforming residential uses may be rebuilt provided that the expansion does not result in more dwelling units than existed on the parcel at the time of the damage.
- (ii) A nonconforming nonresidential development may be rebuilt, even if completely

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<sup>13</sup> Business and Professional Code section 11010 and Civil Code section 1103.4

<sup>14</sup> County of Solano, Department of Resource Management. *Travis Air Force Base Land Use Compatibility Plan*. October 8, 2015. Section 4.6, p. 22.

<sup>15</sup> Louise Rice-Lawson Land Use Consultants, North Village Specific Plan. January 24, 1995 (amended April 2022). Appendix 8.1, p. 243.

<sup>16</sup> Solano County Airport Land Use Commission, Airport/Land Use Compatibility Plan. May 1988. p. 12.

<sup>17</sup> Louise Rice-Lawson Land Use Consultants, North Village Specific Plan. January 24, 1995 (amended April 2022). Appendix 8.1, p. 244.

<sup>18</sup> *Id* at p. 278.

- destroyed, provided that the reconstruction does not increase the height, size, dimension or area of the previous structure or result in an increased intensity of use (i.e., more people per acre).
- (iii) Reconstruction under Paragraphs (i) or (ii) above must begin within 12 months and be completed within 24 months of the date that the damage occurred. Upon request, the ALUC may grant an extension to these time limits.
  - (iv) Nonconforming uses situated within a runway protection zone or clear zone should not be rebuilt regardless of whether they meet the above conditions.
  - (v) Nothing in the above policies is intended to preclude work required for normal maintenance and repair.

In Compatibility Zone D for Travis AFB, the only prohibited uses are hazards to flight which include “physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.” In Compatibility Zone E, there are no prohibited uses and no limitations on residential density or non-residential intensity. The Area Plan 2 site is currently undeveloped, and no uses inconsistent with the provisions of the Travis AFB LUCP are proposed by the amended North Village Specific Plan.

Therefore, reconstruction of nonconforming uses is not applicable to the amendment to the North Village Specific Plan concerning Area Plan 2.

#### Nut Tree ALUCP

In the Nut Tree Airport Compatibility Zones C and E, reconstruction of nonconforming uses is allowed subject to the intensity of the original construction on parcels of three acres or less.<sup>19</sup>

In Compatibility Zone C, the Nut Tree ALUCP prohibits schools, libraries, hospitals, nursing homes, and noise sensitive outdoor uses. Furthermore, development in Compatibility Zone C is subject to a residential density limit of one dwelling unit per acre and a non-residential intensity limit of 50 people per acre inside of structures and 75 people per acre outside of structures. In Compatibility Zone E, highly noise sensitive outdoor uses such as amphitheaters are prohibited, and there is a limitation on residential density of six dwelling units per acre. The portions of the Area Plan 2 site within Compatibility Zones C and E are undeveloped and planned to be maintained as open space. None of the associated prohibitions or limitations would be applicable in these areas.

Therefore, reconstruction of nonconforming would not be applicable.

#### **Analysis Finding**

Based on the above consistency tests and subject to the recommendations included herein, staff recommends that the Commission find that the amendment to the North Village Specific Plan addressing Area Plan 2 is consistent with the applicable policies and criteria of the Travis AFB LUCP and Nut Tree ALUCP.

#### **RECOMMENDATION:**

Based on the analysis and discussions above, Staff recommends that the Solano County Airport

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<sup>19</sup> Solano County Airport Land Use Commission, Airport/Land Use Compatibility Plan. May 1988. p. 13.

Land Use Commission find as follows:

**Determination:** That application ALUC-22-02, (North Village – Area Plan 2) is consistent with the Travis AFB LUCP and the Nut Tree ALUCP.

**Attachments:**

[Attachment A: Application](#)

[Attachment B: North Village Specific Plan](#)

[Attachment C: Location Map](#)

[Attachment D: Figure 1](#)

[Attachment E: Figure 2](#)

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

[Attachment G Referral Letter](#)

## Solano County Airport Land Use Commission

675 Texas Street Suite 5500  
Fairfield, CA 94533  
Tel 707.784.6765  
Fax 707.784.4805

### LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER: <i>ALUC 22-02</i>	FILING FEE: <i>200</i>	RECEIVED
DATE FILED: <i>April 15, 22</i>	RECEIPT NUMBER: <i>#21652</i>	
JURISDICTION:	RECEIVED BY: <i>Aaron Norman</i>	APR 15 2022
PROJECT APN(S):		COUNTY OF SOLANO RESOURCE MANAGEMENT
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: CITY OF VACAVILLE		DATE: APRIL 1, 2022
ADDRESS: 650 MERCHANT STREET, VACAVILLE, CA 95688		
E-MAIL ADDRESS: <i>albert.enault@cityofvacaville.com</i>	DAYTIME PHONE: <i>(707) 449-5140</i>	FAX:
NAME OF PROPERTY OWNER: North Village Development, Inc.		DATE:
ADDRESS: Doug Chen 4021 Port Chicago Highway, Suite H Concord, CA 94520		DAYTIME PHONE: <i>(925) 682-6419</i>
NAME OF DOCUMENT PREPARER: Wood Rodgers, Inc.		DATE: APRIL 1, 2022
ADDRESS: Paul Meuser/Karrie Mosca 4670 Willow Road, Suite 125 Pleasanton, CA 94588	DAYTIME PHONE: <i>(925) 847-1549</i>	FAX:
NAME OF PROJECT: North Village - Area Plan 2, General Plan Amendment		
PROJECT LOCATION: Bordered by Interstate 505 in the West, Leisure Town Rd. in the East, Vaca Valley Parkway in the South and Midway Rd. in the North.		
STREET ADDRESS: N.A.		

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 North Village project includes 33 planning areas with 19 single and multi-family neighborhoods, community commercial, business park, neighborhood parks, natural and enhanced open space, an elementary school site and a Higher Education Facility. The project is organized into two area plans: Area Plan 1 south of the powerline easement and wetland preserve, and Area Plan 2 north of the wetland preserve. In total, the residential areas include a mix of 673 low density units, 1,283 low medium density units, 171 medium density units, and about 472 high density units.

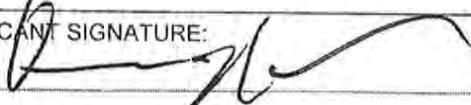
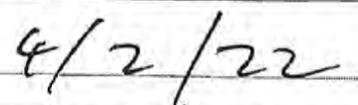
The sphere of influence of the Nut Tree Airport, Zone C and E, are within North Village Area Plan 1. Because North Village Area Plan 1 has already been approved and built, it is the Applicants understanding that an airport land use compatibility application was already completed for this area. The following is provided as reference to the previously approved Nut Tree Airport compatibility analysis. Planning areas located within Zone C (Outer Approach/Departure Zone or Adjacent Runway) are assigned as a Business Park use. The portion of North Village Area Plan 1 that fall under Zone E (Adjacent to Runway or Final Approach) have a mix of low density, low/medium density and high density residential uses with unit density ranging from 4 to 21.9 units/acre. This portion of North Village is currently approved and built. Although the elevation plans for the project are currently unavailable, single-family residential homes were built to a maximum height of 32-feet and multi-family attached housing were built to a maximum to 40-feet, per the approved North Village Specific Plan at the time of development. For the business district in Zone C, the maximum is one story (Refer to 17.64.030 of the Municipal Code) and for the open space district the maximum height for building structures is 30-feet.

The subject site for this application is North Village Area Plan 2 which falls within the Travis Airforce Base sphere of influence, Zone D and Zone E both of which have no land use restrictions. The portion of North Village under Zone D consists of low, low-medium, medium, and high density residential, park, open space, and school uses. The portion of North Village under Zone E consists of low-medium and medium residential, and open space uses. The proposed maximum elevation for residential single-family homes is 35-feet and residential high density is 45-feet, per the proposed amendment to the North Village Specific Plan. The applicant believes that the project will not cause electrical interference, interference with aircraft communications or navigation, radio signals, confusing or distracting lights, glare, dust, smoke, steam, attraction of an increased number of birds, or other electrical or visual hazards to aircraft or aircraft operations.

The land use actions being sought for this project are: a zoning amendment, a general plan amendment, a tentative map and a specific plan amendment.

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

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
<b>II. DESCRIPTION OF PROJECT (CONT'D)</b>	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): NOT APPLICABLE	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: TRAVIS AIRPORT LAND USE COMPATIBILITY PLAN	COMPATIBILITY ZONE: TRAVIS AIRPORT (D,E)
PERCENTAGE OF LAND COVERAGE : AREA PLAN 2 71.84 % (Parks, open space, major roads – 28.16 %)	MAXIMUM PERSONS PER ACRE: 13.83(Assuming 2.71 persons per HH)
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: Refer to EIR SCH#93053033 <input checked="" type="checkbox"/> LOCATION MAP: <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <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 checked="" 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) : (See project description) <input checked="" 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 checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: <input checked="" type="checkbox"/> FEES: <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ONA CD:	
APPLICANT SIGNATURE: X 	DATE: 
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe below: EXISTING HOME AT 7227 LEISURE TOWN RD. WILL BE DEMOLISHED	

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

AIRPORT LAND USE COMMISSION  
APPLICATION SUBMITTAL ITEMS

ITEM F

ASSESSOR'S PARCEL MAP



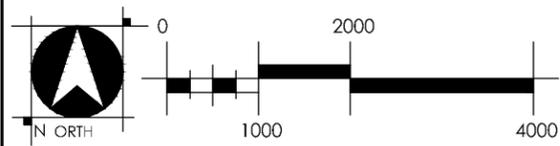
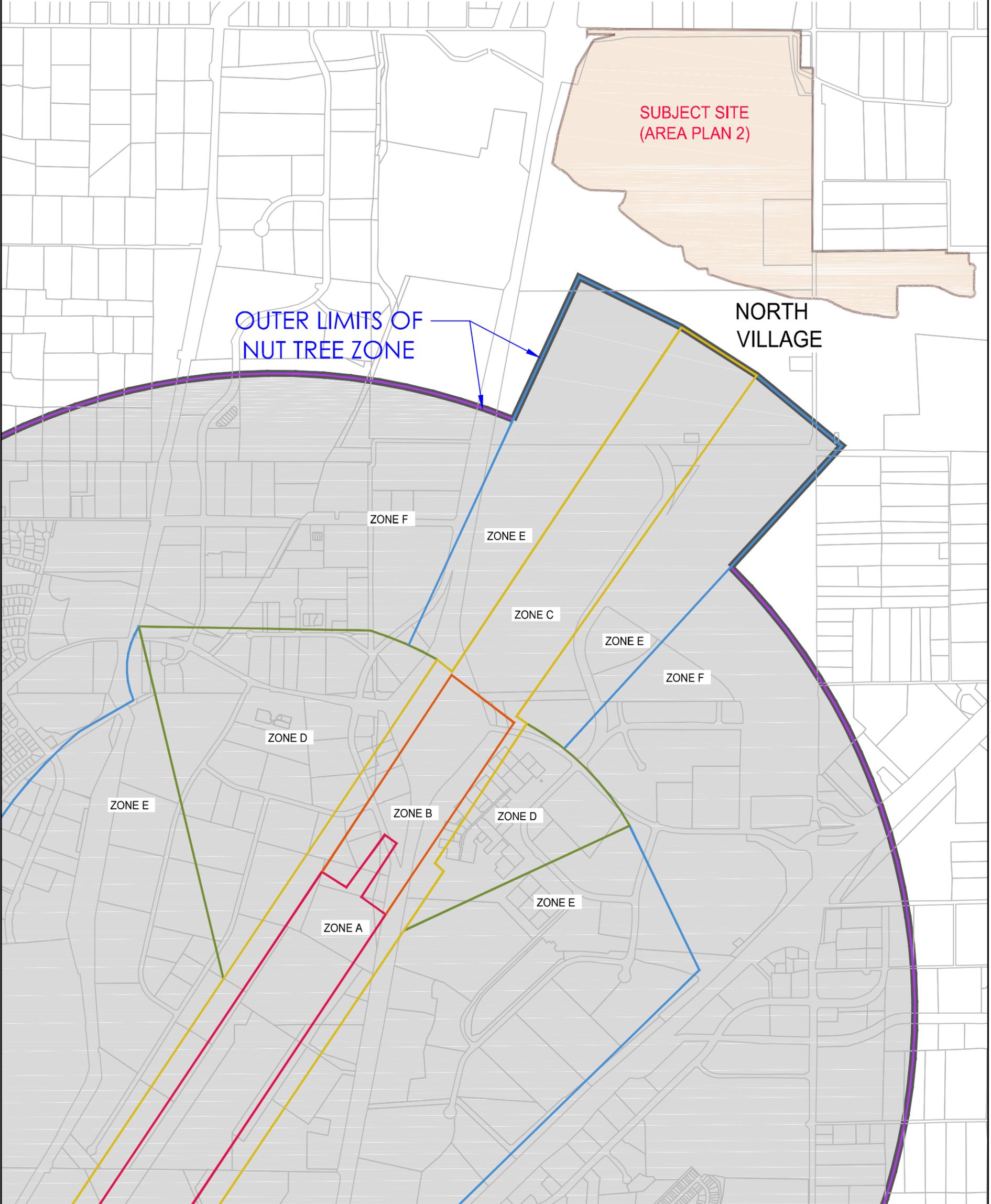
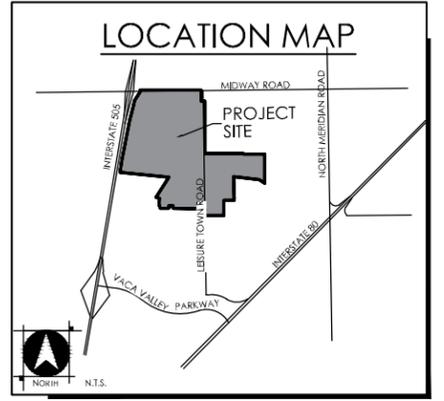
AIRPORT LAND USE COMMISSION  
APPLICATION SUBMITTAL ITEMS

ITEM G

AIRPORT BOUNDARY MAP

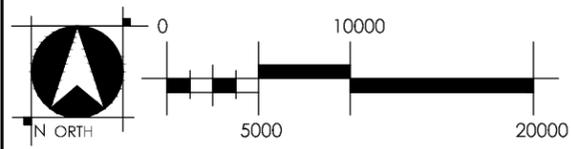
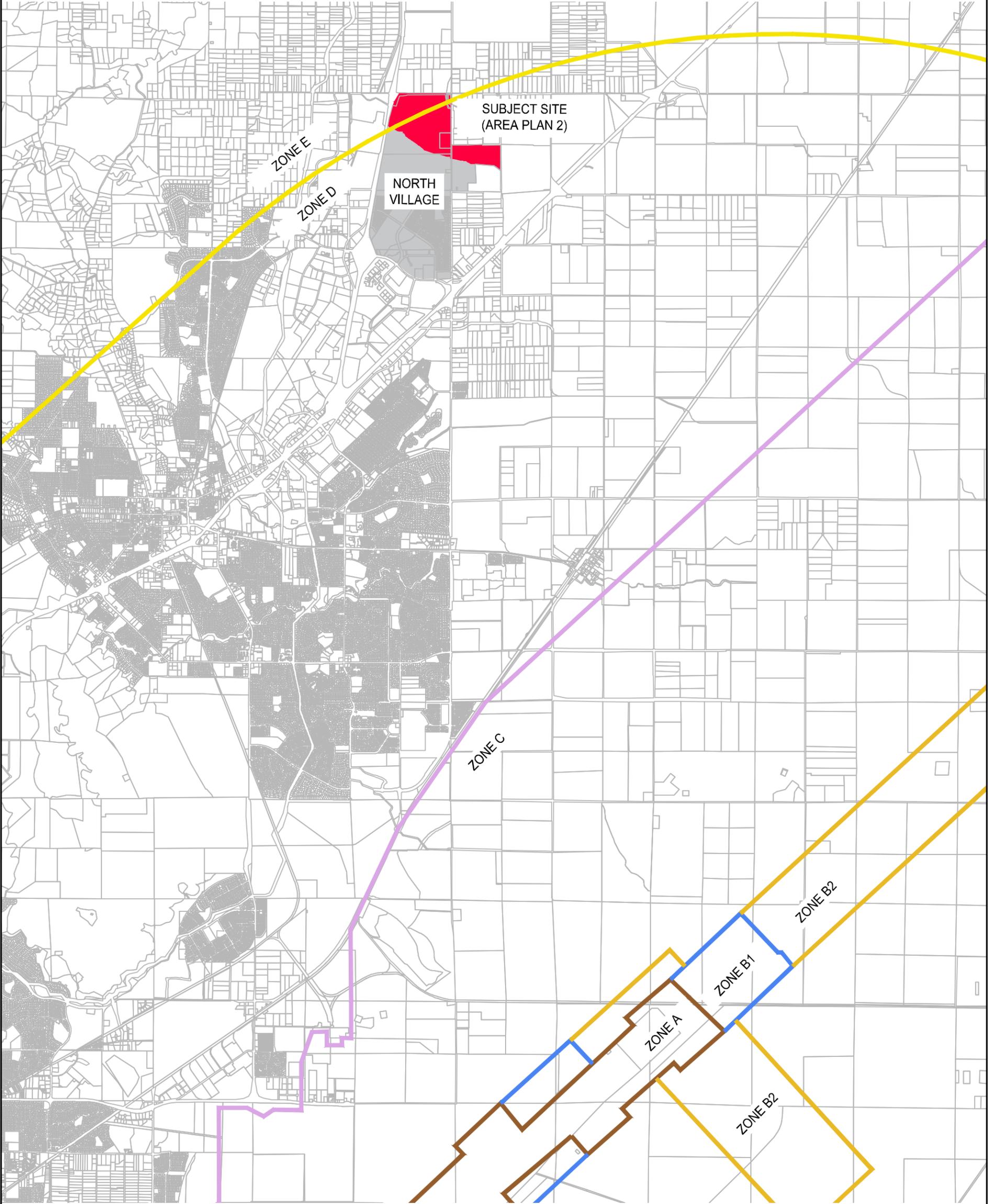
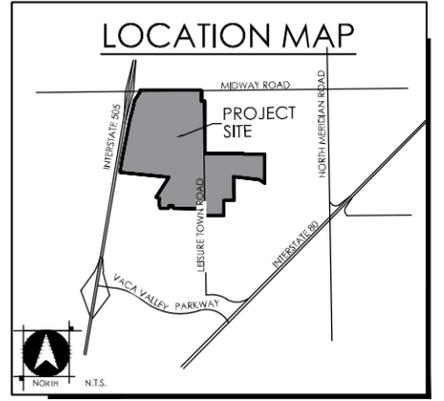
# AIRPORT COMPATIBILITY ZONES-NUT TREE AIRPORT NORTH VILLAGE - AREA PLAN 2

CITY OF VACAVILLE, CALIFORNIA  
NOVEMBER 2021  
(REVISED: APRIL 2022)



# AIRPORT COMPATIBILITY ZONES - TRAVIS AIR FORCE BASE NORTH VILLAGE - AREA PLAN 2

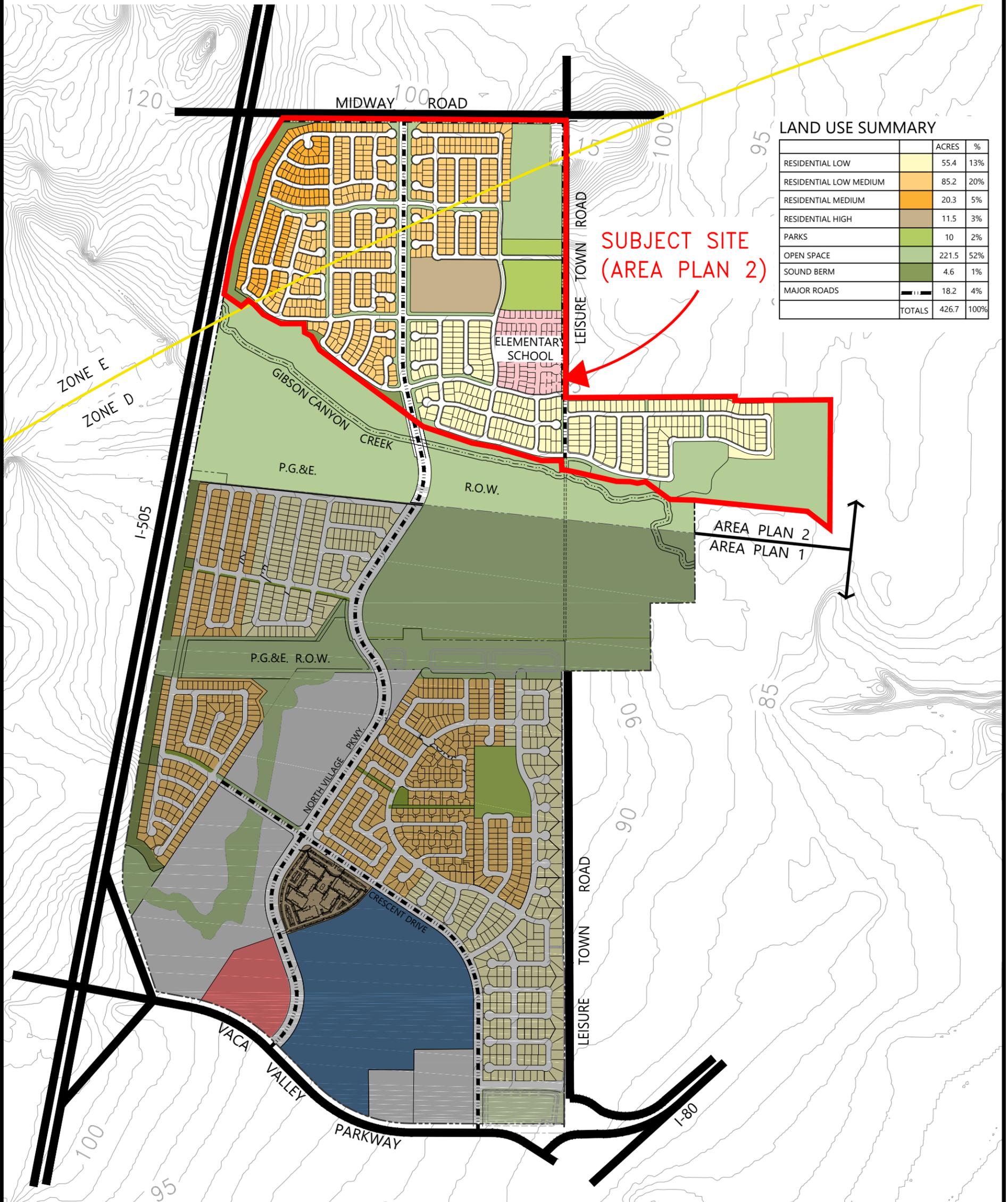
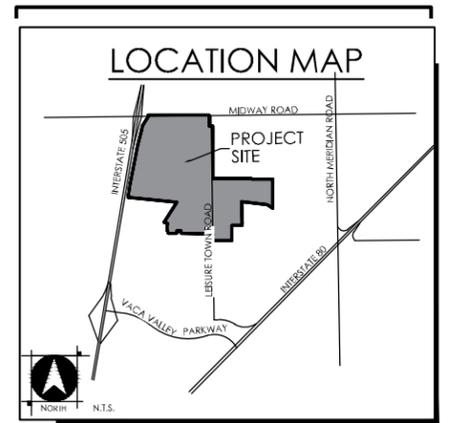
CITY OF VACAVILLE, CALIFORNIA  
MAY 2019  
(REVISED: APRIL 2022)



**WOOD ROGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
4670 WILLOW ROAD STE 125 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557

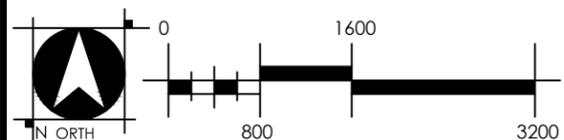
# TRAVIS AIR FORCE BASE SITE PLAN OVERLAY NORTH VILLAGE - AREA PLAN 2

CITY OF VACAVILLE, CALIFORNIA  
MAY 2019  
(REVISED APRIL 2022)



### LAND USE SUMMARY

	ACRES	%
RESIDENTIAL LOW	55.4	13%
RESIDENTIAL LOW MEDIUM	85.2	20%
RESIDENTIAL MEDIUM	20.3	5%
RESIDENTIAL HIGH	11.5	3%
PARKS	10	2%
OPEN SPACE	221.5	52%
SOUND BERM	4.6	1%
MAJOR ROADS	18.2	4%
<b>TOTALS</b>	<b>426.7</b>	<b>100%</b>



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
4670 WILLOW ROAD STE 125 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557

AIRPORT LAND USE COMMISSION  
APPLICATION SUBMITTAL ITEMS

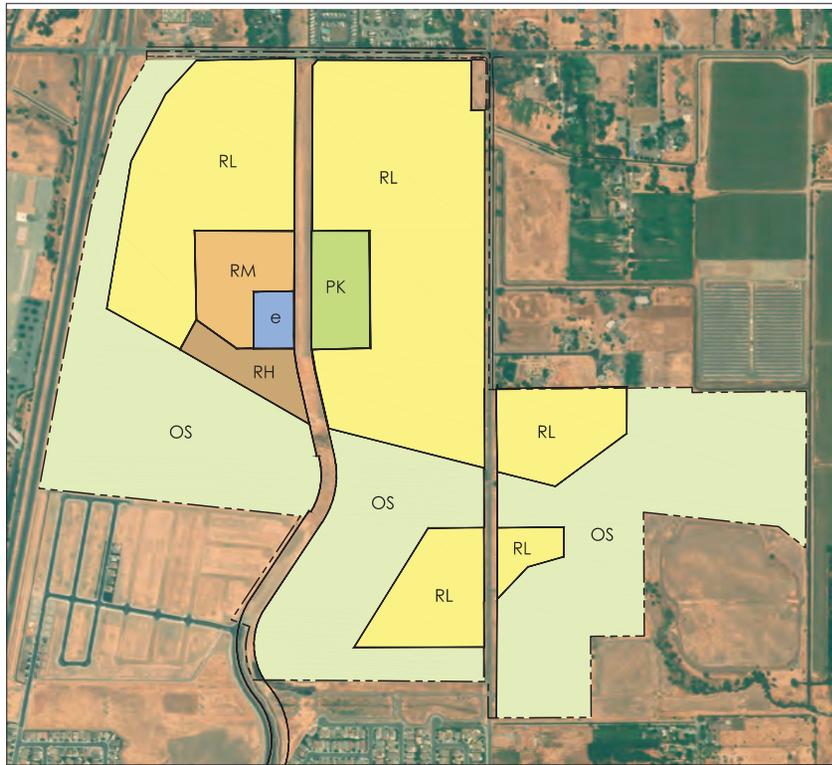
ITEMS J, K AND L

PROJECT DESCRIPTION

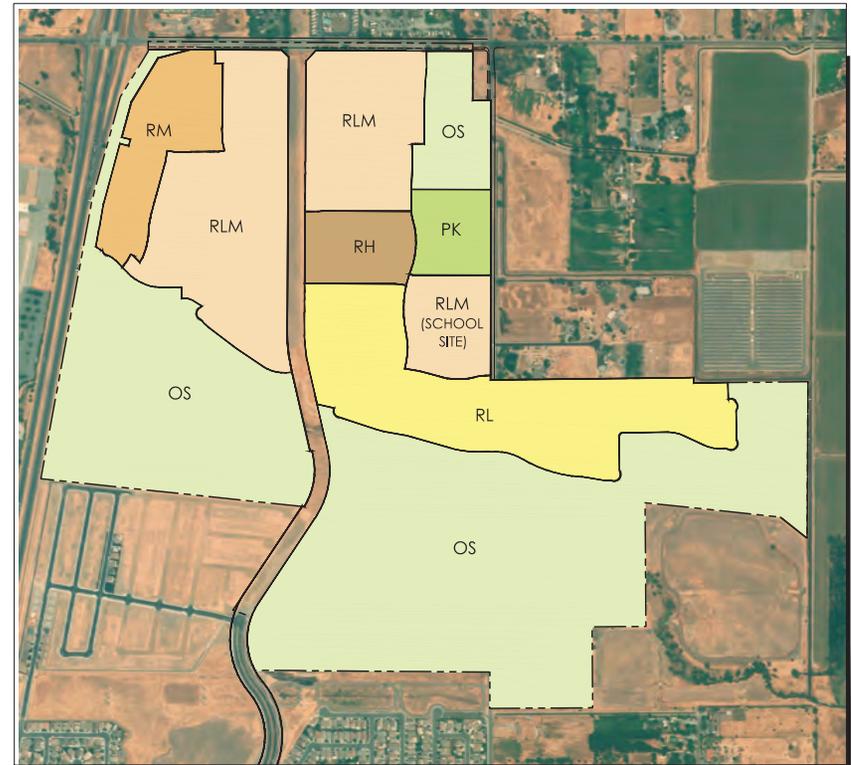
# GENERAL PLAN AMENDMENT EXHIBIT FOR ALTERNATE TENTATIVE MAP NORTH VILLAGE-AREA PLAN 2

CITY OF VACAVILLE, CALIFORNIA  
APRIL 8, 2022

EXISTING GENERAL PLAN

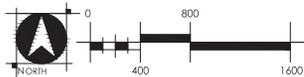


PROPOSED GENERAL PLAN



GENERAL PLAN AMENDMENT SUMMARY TABLE

LAND USE DESIGNATION	EXISTING (AC.)	PROPOSED (AC.)	DIFFERENCE
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> RESIDENTIAL LOW DENSITY (RL)	170.1	55.4	-114.7
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4b084; border: 1px solid black;"></span> RESIDENTIAL LOW - MEDIUM DENSITY (RLM)	0.0	85.2	+85.2
<span style="display: inline-block; width: 15px; height: 10px; background-color: #e69d00; border: 1px solid black;"></span> RESIDENTIAL MEDIUM DENSITY (RM)	12.7	20.3	+7.6
<span style="display: inline-block; width: 15px; height: 10px; background-color: #c87137; border: 1px solid black;"></span> RESIDENTIAL HIGH DENSITY (RH)	7.6	11.5	+3.9
<span style="display: inline-block; width: 15px; height: 10px; background-color: #4a7ebb; border: 1px solid black;"></span> SCHOOL (PROPOSED ELEMENTARY)	3.4	0.0	-3.4
<span style="display: inline-block; width: 15px; height: 10px; background-color: #90c040; border: 1px solid black;"></span> PUBLIC PARKS (PK)	10.1	10.0	-0.1
<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> PUBLIC OPEN SPACE (OS)	194.6	226.1	+31.5
MAJOR ROADWAYS (NO GP DESIGNATION)	28.2	18.2	-10.0
	426.7	426.7	

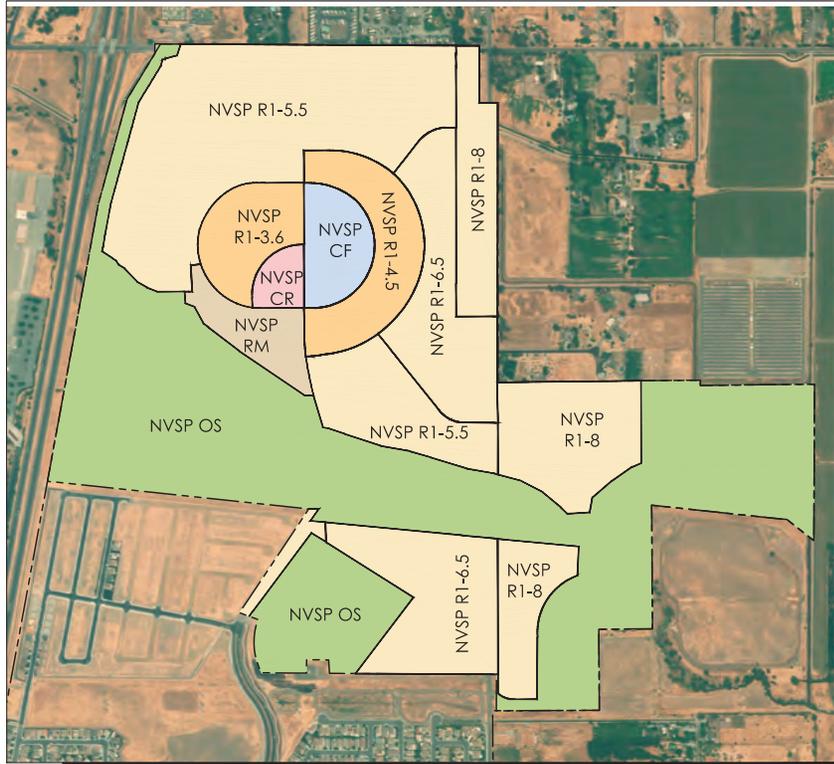


ZONING MAP AMENDMENT EXHIBIT FOR ALTERNATE TENTATIVE MAP

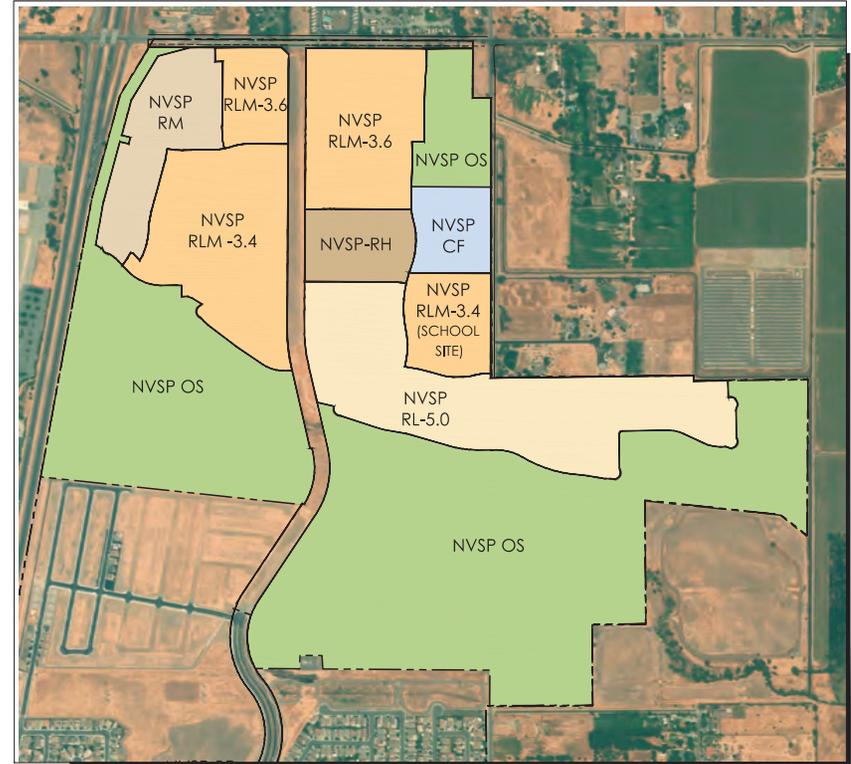
NORTH VILLAGE-AREA PLAN 2

CITY OF VACAVILLE, CALIFORNIA  
APRIL 8, 2022

EXISTING ZONING MAP

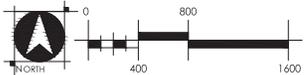


PROPOSED ZONING MAP



REZONE SUMMARY TABLE

ZONING DESIGNATION	EXISTING (AC.)	PROPOSED(AC.)	DIFFERENCE
RESIDENTIAL LOW 8000 (NVSP-R1-8.0)	49.6	0.0	-49.6
RESIDENTIAL LOW 4500 (NVSP-R1-4.5)	51.2	0.0	-51.2
RESIDENTIAL LOW 5500 (NVSP-R1-5.5)/(NVSP-RL-5500)	92.9	0.0	-92.9
RESIDENTIAL LOW 5500 (NVSP-RL-5.0)	0.0	55.4	+55.4
RESIDENTIAL LOW 4500 (NVSP-R1-4.5)	19.0	0.0	-19.0
RESIDENTIAL LOW 3600 (NVSP-R1-3.6)	13.0	0.0	-13.0
RESIDENTIAL LOW MEDIUM 5000 (NVSP-RLM-5.0)	0.0	0.0	0.0
RESIDENTIAL LOW MEDIUM 3600 (NVSP-RLM-3.6)	0.0	36.1	+36.1
RESIDENTIAL LOW MEDIUM 3400 (NVSP-RLM-3.4)	0.0	49.1	+49.1
RESIDENTIAL MEDIUM (NVSP-RM)	9.9	20.3	+10.4
RESIDENTIAL HIGH (NVSP-RH)	0.0	11.5	+11.5
COMMUNITY FACILITIES (NVSP-CF)	10.5	10.0	-0.5
OPEN SPACE (NVSP-OS)	176.6	226.1	+49.5
RECREATION COMMERCIAL (NVSP-CR)	4.0	0.0	-4.0
MAJOR ROADWAYS	0.0	18.2	+18.2
	426.7	426.7	



I:\Projects\2022\NorthVillageAreaPlan2\NorthVillageAreaPlan2\Map\_Series\Map\_Series\_01\Map\_Series\_01.mxd

NORTH VILLAGE HOUSING DEVELOPMENT SUMMARY - ALTERNATE AREA PLAN 2

Planning Area		Land Use	Planning Area Acreage (excludes park, os, and detention)	Public Park Acreage	Open Space Acreage	Detention Basin	Total Planning Area Acreage	Min. Lot Size	No. of Homes		Gross Density (Dwelling Units per Gross Acre)
									Proposed	Constructed	
Area Plan 1	Phase I	1,2 DETENTION	-	-	-	7.4	7.4	-	-	-	-
		3 RESIDENTIAL - LOW	37.6	-	-	-	37.6	50x100	162	162	4.3
		4 RESIDENTIAL - LOW	19.6	-	-	-	19.6	65x100	72	72	3.7
		5 RESIDENTIAL - LOW/MEDIUM	31.7	-	-	-	31.7	47x96	187	187	5.9
		6 RESIDENTIAL - LOW/MEDIUM	10.4	-	-	-	10.4	50x80	80	80	7.7
		7 RESIDENTIAL - LOW/MEDIUM	10.8	-	-	-	10.8	50x90	64	64	5.9
		8 RESIDENTIAL - LOW/MEDIUM	11	-	-	-	11	50x80	82	82	7.5
		9 PARK	-	7.2	-	-	7.2	-	-	-	-
		10 RESIDENTIAL - HIGH	10.4	-	-	-	10.4	-	228	228	21.9
		11 COMMUNITY COLLEGE	57.4	-	-	-	57.4	-	-	-	-
		12 BUSINESS PARK	4.9	-	-	-	4.9	-	-	-	-
		13 BUSINESS PARK	9.4	-	-	-	9.4	-	-	-	-
		Phase II	14 COMMERCIAL	10.9	-	-	-	10.9	-	-	-
	15 BUSINESS PARK		36.2	-	-	-	36.2	-	-	-	-
	16 BUSINESS PARK		19.3	-	-	-	19.3	-	-	-	-
	17 RESIDENTIAL - LOW/MEDIUM		9.7	-	-	-	9.7	60x80	63	63	6.5
	Phase III	18 RESIDENTIAL - LOW/MEDIUM	19.5	-	-	-	19.5	50x80	115	115	5.9
		19 RESIDENTIAL - LOW/MEDIUM	21.6	-	-	-	21.6	60x80	127	127	5.9
	Phase IV	20 RESIDENTIAL - LOW	33.6	-	-	-	33.6	55x100	168	30	5.0
		35 CENTRAL OPEN SPACE	-	-	60.1	-	60.1	-	-	-	-
SUBTOTAL			354.0	7.2	60.1	7.4	428.7	-	1348	1210	-
Area Plan 2	Phase IV	22 RESIDENTIAL - LOW (SINGLE-FAMILY)	55.4	-	-	-	55.4	55x100 & 50x100	271	-	4.9
		24 SCHOOL/RESIDENTIAL - LOW MEDIUM (SINGLE-FAMILY)	12.5	-	-	-	12.5	46x75	86	-	6.9
		25 RESIDENTIAL - LOW/MEDIUM (SINGLE-FAMILY)	36.1	-	-	-	36.1	50x75	243	-	6.7
		26 PARK & OPEN SPACE	-	10.0	13.0	-	23	-	-	-	-
		27 RESIDENTIAL - HIGH (APARTMENTS)	11.5	-	-	-	11.5	-	244	-	21.2
		28 RESIDENTIAL - LOW/MEDIUM (SINGLE-FAMILY)	36.6	-	-	-	36.6	46x75	236	-	6.4
		29 RESIDENTIAL - MEDIUM (DUETS)	20.3	-	-	-	20.3	43x72	171	-	8.4
		31 SOUND BERM	-	-	4.6	-	4.6	-	-	-	-
		32 GIBSON CYN CREEK CORRIDOR	-	-	208.5	-	208.5	-	-	-	-
	SUBTOTAL			172.4	10.0	226.1	0.0	408.5	-	1251	0
<b>TOTAL</b>			<b>526.4</b>	<b>17.2</b>	<b>286.2</b>	<b>7.4</b>	<b>837.2</b>	-	<b>2599</b>	<b>1210</b>	-
MAJOR ROADWAYS			44.1	-	-	-	44.1	-	-	-	-

The following planning areas are no longer in use:  
 Planning Area 21, RL, is now included in Open Space (Gibsn Canyon Creek Corridor)  
 Planning Area 23, RL, is now included in Planning Area 22, RL  
 Planning Area 30, Swim Club, has been deleted  
 Planning Area 33 & 34, Agriculture & Treatment Plant Buffers, are no longer applicable  
 \*2,599 units maximum per Development Agreement

AIRPORT LAND USE COMMISSION  
APPLICATION SUBMITTAL ITEMS

ITEM M

COMMERCIAL WIND TURBINE PROJECTS  
NOT APPLICABLE

AIRPORT LAND USE COMMISSION  
APPLICATION SUBMITTAL ITEMS

ITEM N

INFORMATION CONTENT  
(SEE SECTION II. PROJECT DESCRIPTION)

AIRPORT LAND USE COMMISSION  
APPLICATION SUBMITTAL ITEMS

ITEM O

FAA DETERMINATION  
(NOT APPLICABLE)

## **ATTACHMENT B**

[Click Here for North Village Specific Plan, Project Plans and Environmental Document](#)



**CITY OF VACAVILLE**  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT

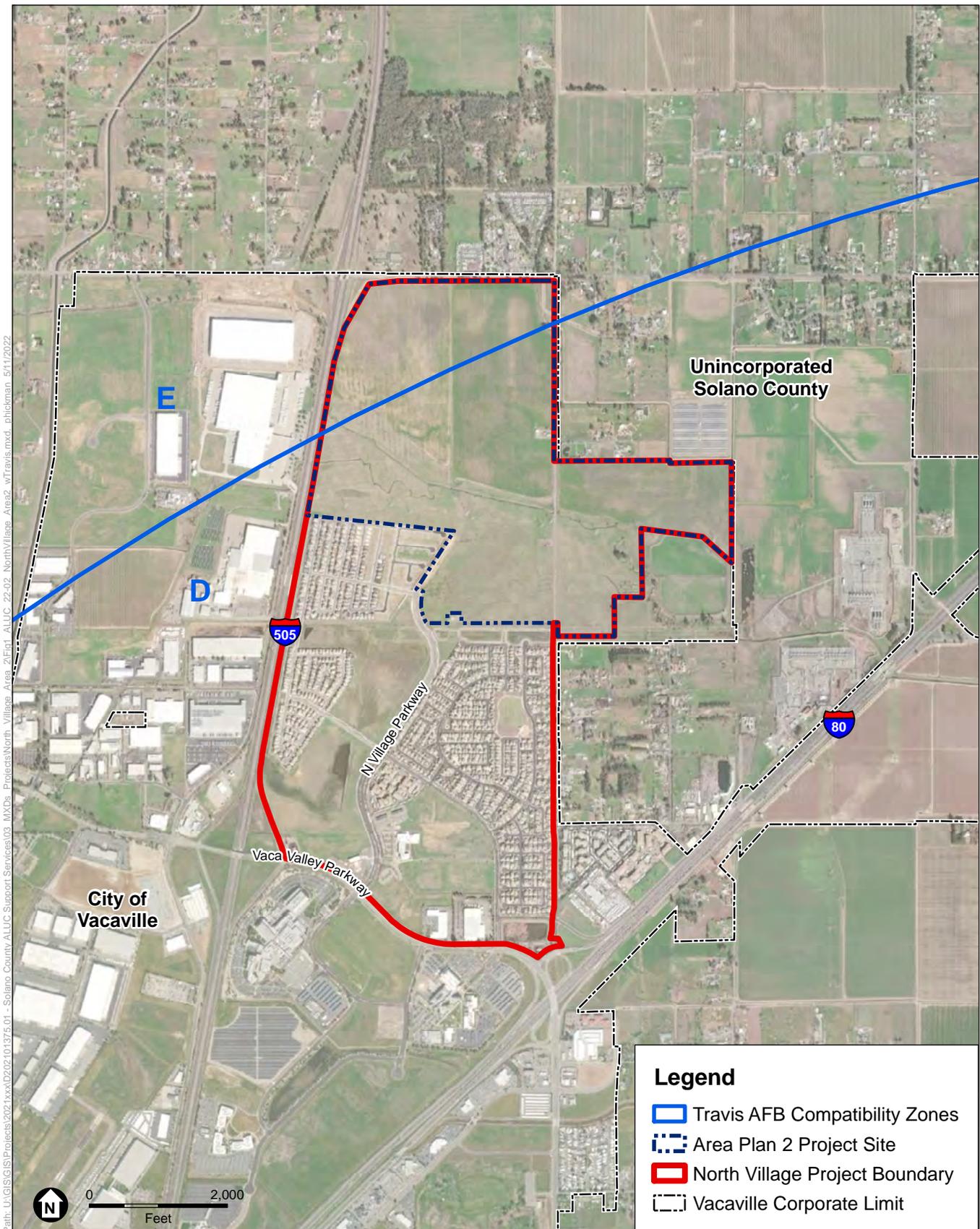
**NORTH VILLAGE AREA PLAN 2**

INTERSTATE 505 AND MIDWAY ROAD

FILE NO. 19-171

-  CITY LIMITS
-  PROJECT SITE



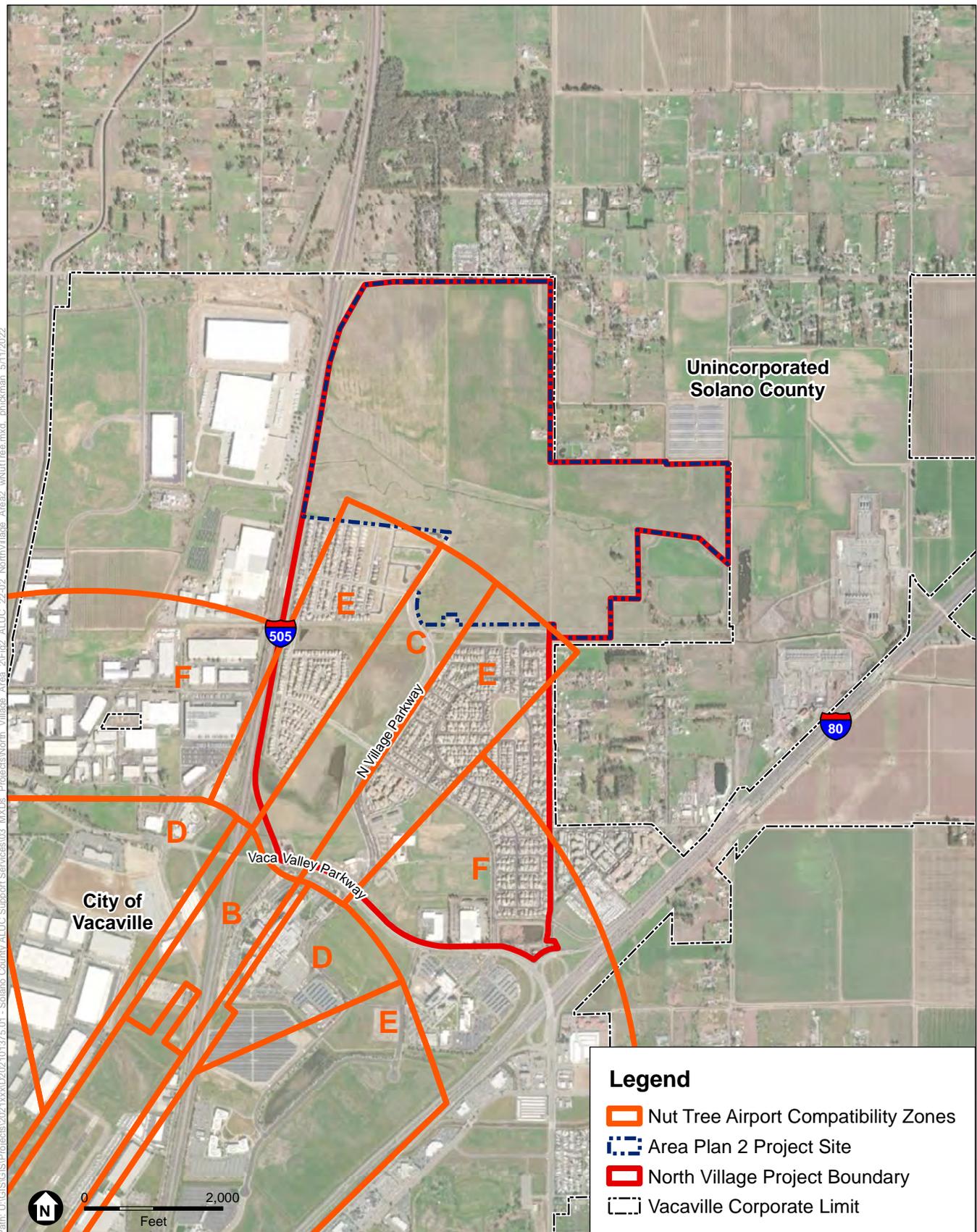


SOURCE: Solano County, 2022; Maxar, 2021.

ALUC 22-02

**Figure 1**  
North Village - Area Plan 2 Project Site  
with Travis AFB Compatibility Zones





SOURCE: Solano County, 2022; Maxar, 2021.

ALUC 22-02

**Figure 2**  
North Village - Area Plan 2 Project Site  
with Nut Tree Airport Compatibility Zones





ESTABLISHED 1850

## CITY OF VACAVILLE

650 MERCHANT STREET  
 VACAVILLE, CALIFORNIA 95688-6908  
 www.cityofvacaville.com  
 707-449-5100

**RON ROWLETT**  
 Mayor, Member-At-Large

**NOLAN SULLIVAN**  
 Councilmember, Member-At-Large

**ROY STOCKTON**  
 Councilmember, District 1

**GREG RITCHIE**  
 Councilmember, District 2

**MICHAEL SILVA**  
 Councilmember, District 3

**JASON ROBERTS**  
 Vice-Mayor, District 5

**JEANETTE WYLIE**  
 Councilmember, District 6

April 14, 2022

Community Development Department  
 Planning Division

Nedzlene Ferrario  
 Senior Planner  
 Solano County Dept. of Resource Management  
 675 Texas Street, Suite 5500  
 Fairfield, CA 94533

**SUBJECT: LOCAL AGENCY REFERRAL LETTER – NORTH VILLAGE AP2  
 South of Midway Road and East of Interstate 505  
 General Plan Amendment, Specific Plan Amendment, Rezoning, Vesting  
 Tentative Map, Development Agreement Amendment and Addendum  
 (File No. 19-171)**

Dear Nedzlene:

This letter will serve as the Local Agency Referral Letter acknowledging an application submittal of the North Village Area Plan 2 requesting Land Use Compatibility Determination by the Airport Land Use Commission (ALUC). The applicant for the request is Discovery Builders, Inc. under the attention of Mr. Doug Chen. The proposed North Village project includes 33 planning areas with 19 single and multi-family neighborhoods, community commercial, business park, neighborhood parks, natural and enhanced open space, an elementary school site and a Higher Education Facility. The project is organized into two area plans: Area Plan 1 south of the powerline easement and wetland preserve, and Area Plan 2 north of the wetland preserve. In total, the residential areas include a mix of 673 low density units, 1,283 low medium density units, 171 medium density units, and about 472 high density units.

The project site appears to be located within the Travis Airforce Base sphere of influence, Zone D and Zone E both of which have no land use restrictions. The portion of North Village under Zone D consists of low, low-medium, medium, and high density residential, park, open space, and school uses. The portion of North Village under Zone E consists of low-medium and medium residential, and open space uses. Pursuant to Section 15164 (Addendum to an EIR or Negative Declaration) of the California Environmental Quality Act (CEQA), the City is preparing an Addendum to the previously certified North Village Environmental Impact Report from January 25, 1995.

Please let me know if you see anything missing that is either required for the review or that would be helpful for the County staff or for the ALUC members as part of the consistency review. If you have any questions, please feel free to contact me by phone at (707) 449-5364 or by email at [albert.enault@cityofvacaville.com](mailto:albert.enault@cityofvacaville.com).

Sincerely,

ALBERT ENAULT,  
 Senior Planner