

Agenda Submittal

Agenda #:	4	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 24-036	Contact:	Nedzlene Ferrario
Agenda date:	11/14/2024	Final Action:	
Title:	ALUC-24-12 (City of Fairfield General Plan Update 2050 and Climate Action Plan)		
	Determine that Application No. ALUC-24-12 (City of Fairfield General Plan Update 2050), located within the Travis Air Force Base (AFB) Compatibility Zone D and E, is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - Airport Compatibility Zones Criteria , B - Compatibility Zones Map , D - Draft Resolution		

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

Adopt a resolution determining Application No. ALUC-24-12 (City of Fairfield General Plan Update 2050 and Climate Action Plan), located within the Travis Air Force Base (AFB) Compatibility Zone D and E, is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP).

DISCUSSION:

Section 21676 (d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any general plan amendment within an Airport Influence Area.

General Plan Update 2050

The City of Fairfield has embarked on a multi-year community engagement process to develop the growth and development policies for their City. According to City staff, the General Plan update proposes growth areas known as Focus Areas such as

- **Business Flex Corridor** - along Business Center Drive, to reinforce the area's importance as a jobs center and encourage a flexible range of employment uses while conditionally permitting housing to promote a mixed-use development pattern.
- **Cordelia-Suisun Valley Gateway** - Currently vacant, this approximately 40-acre area bounded by Suisun Valley Road, Kaiser Drive, and I-80 in northern Cordelia is envisioned as a "destination gateway" into Suisun Valley, and intended as mixed-use lifestyle center with retail, entertainment, lodging, and commercial recreation opportunities to build upon the growing agritourism opportunities in neighboring Suisun Valley.
- **Hale Ranch** - The Hale Ranch physical growth area represents three parcels just over 110 acres bounded by I-80, Hale Ranch Road, and Cordelia Road, currently used for used for agriculture. The

vision for development of Hale Ranch aims to incorporate high-value employment uses while respecting the area's agricultural and agritourism activities. Specific industries, such as those supporting agriculture, agritourism, food science, manufacturing, and winemaking, are prioritized for development.

- **North Texas Street Mixed Use Corridor** - The Plan envisions redevelopment of larger sites along North Texas Street into new mixed-use development such as a mix of commercial, higher density housing and green spaces. Multi-modal, transit service, and public realm improvements will help to foster a safer and more vibrant environment.
- **Solano Town Center** - The Plan envisions a "Solano Town Center Mixed Use" to revitalize the Solano Town Center mall and create a new "community hub" with commercial and community uses, pedestrian paths, and plazas and human-scaled design.

The Focus Areas lie within Zone D and E which are the least restrictive zones in the Travis LUCP. Zone D does not place limits on densities or uses. Zone E places no limits on use. Hazards to flights such as objects or structures 200 feet or higher, detention ponds, open spaces or other wildlife attractants shall be evaluated at a project development level and on a case-by-case basis.

The proposed General Plan includes policies that protect Travis Air Force Base such as policies in the Land Use/Urban Design Element and Travis Protection Element, as follows:

Land Use and Urban Design Element

LU-6.2. Land for Travis Air Force Base (TAFB). Integrate land use planning with the needs of the TAFB community. Require proposed land uses to be consistent with the land use compatibility criteria, maps, and policies of the TAFB Land Use Compatibility Plan.

Travis Protection Element

TP-1.2. Travis Air Force Base Land Use Compatibility Plan (TAFB LUCP). Require any applicable land uses and proposals to be consistent with the land use compatibility, noise and overflight policies and criteria of the latest adopted LUCP for TAFB:

- No new residential zoning will be applied to land in Compatibility Zones A, B1, B2, or C and no new schools will be permitted in these areas. See Figure 3-2.
- Projects within Zones A, B1, B2, or C or that exceed the height limits specified shall be referred to the Solano County Airport Land Use Commission (ALUC) as required by the Solano County Airport Land Use Compatibility Review Procedures. Projects that exceed the height limits specified in the LUCP for TAFB shall also be referred to the ALUC.
- Nonconforming development or reconstruction within the TAFB LUCP Area of Influence shall be consistent with the policies in the LUCP regarding such development or reconstruction.
- IF it is the determination of the ALUC that any of the mandatory projects referred to the ALUC are inconsistent with the LUCP for Travis AFB, the City Council may hold a hearing to consider the project. The City Council may overrule the ALUC after the hearing by a two-thirds vote if it makes specific findings that the proposed action is consistent with the purposes of Airport Land Use Commission Law as contained in Article 3.5 of Chapter 4 of Part 1 of Division 9 of the Public Utilities Code.
 - Objects and structures within Compatibility Zones A, B1, B2, C, D and the Height Overlay Zone for Travis AFB shall conform to Federal Aviation Regulations (FAR) Part 77 height limits.

TB-1.3. Hazards to Aircraft. Review development proposals in the Airport Influence Area for any potential

hazards to aircraft in flight, including: uses that release into the air any substance such as steam, dust and smoke which would impair pilot visibility; uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting; sources of electrical emissions which would interfere with aircraft communications or navigation; and uses which would attract birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of the Base.

Climate Action Plan

According to City staff, the Fairfield Climate Action Plan (CAP) is the guiding document for local actions that the City can take to reduce its greenhouse gas (GHG) emissions and support California's goal to achieve carbon neutrality by 2045. The Fairfield CAP aligns with state guidance to reduce GHG emissions while emphasizing climate equity and benefiting vulnerable communities. The Fairfield CAP outlines measures and local actions within the City's control to reduce GHG emissions focusing on electrifying transportation, reducing vehicle miles traveled (VMT), and decarbonizing buildings. City staff will conduct ongoing monitoring and prepare annual reports to track CAP implementation progress every five years.

The proposed Climate Action Plan does not conflict with any of the Compatibility Criteria of the TAFB LUCP.

AIRPORT PLANNING CONTEXT & ANALYSIS

General Plan amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed amendments would apply city-wide, which is located in Compatibility Zones D and E of the Travis AFB LUCP (Attachment B). In general, Compatibility Zones D and E criteria require review of structural heights of objects and/or hazards related to bird attraction, electrical interference, glare and other flight hazards.

Staff evaluated the City's project using the Zone Compatibility criteria for Zone D and E of the Travis AFB LUCP. Staff analysis of the project is summarized in Attachment A.

Analysis Finding

Based on the review, staff finds that the proposed General Plan Update complies with the requirements of the zones to protect flight and are consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

Attachments

Attachment A: Airport Compatibility Zones Criteria

Attachment B: Compatibility Zones Map

Attachment C: City of Fairfield Planning Commission Report & EIR - web address/hyperlink below

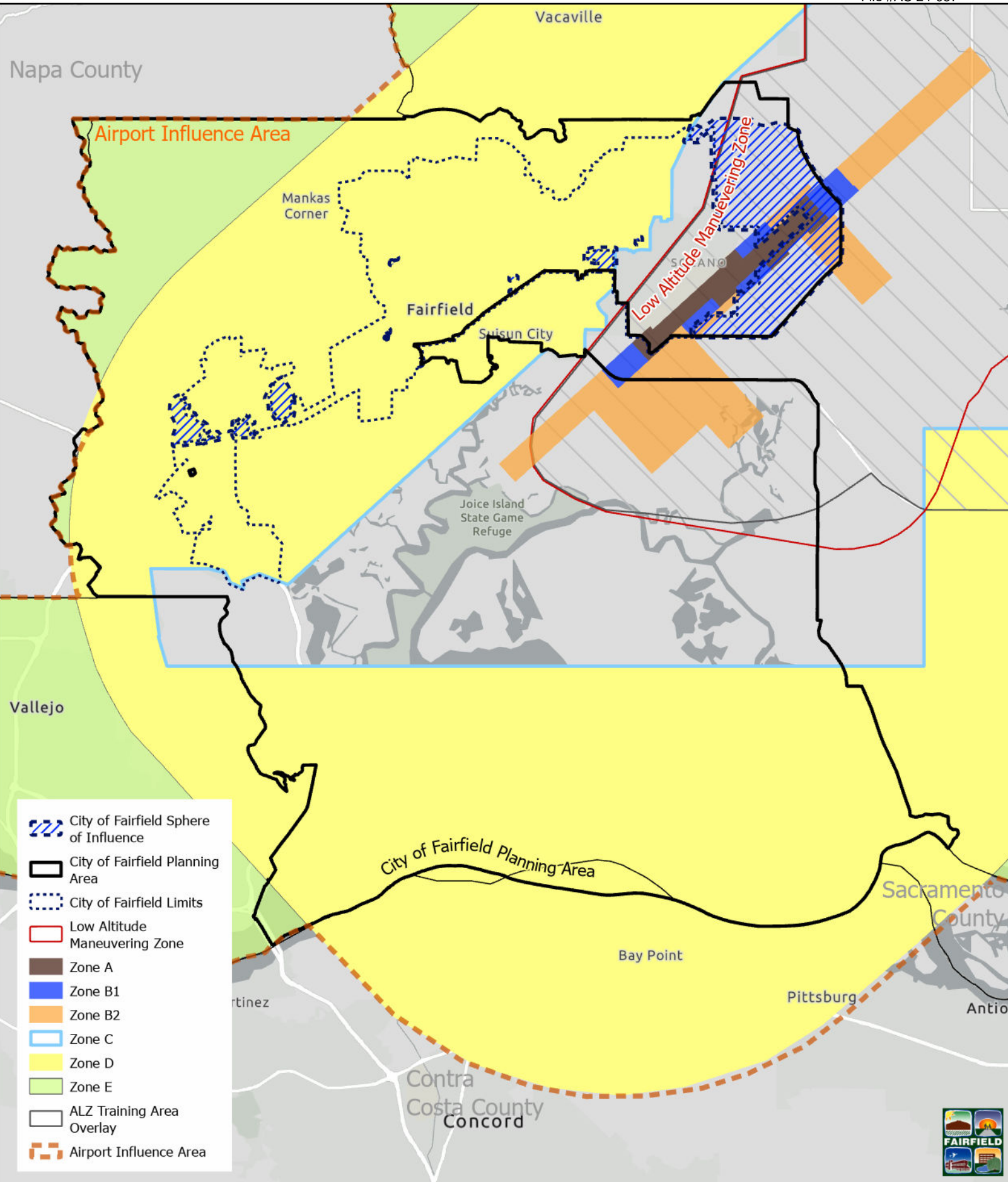
[<<https://www.fairfieldforward.com/reports-products>>](https://www.fairfieldforward.com/reports-products)

Attachment D: Draft Resolution

Travis AFB Land Use Compatibility Zone Criteria

Application No. ALUC-24-12 & Fairfield GP Update

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		The policies propose growth within Zone D and small portion within Zone E. The policies do not propose increase in Zones that restrict densities and uses.
Prohibited uses: hazards to flight	X		The policies do not propose such uses.
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 is required to prepare a WHA. 	X		The policies do not propose such uses



TRAVIS AIR FORCE BASE LAND USE COMPATIBILITY ZONES

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

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(City of Fairfield General Plan Update 2050 and Climate Action Plan)**

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 Plan 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 Fairfield ("**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 24-036" of the Commission's November 14, 2024 Regular Meeting ("**Staff Report**"): "Determine that Application No. ALUC-24-12 (City of Fairfield General Plan Update 2050), located within the Travis Air Force Base (AFB) Compatibility Zone D and E, is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP)," and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility 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 Travis AFB Land Use Compatibility Plan.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on November 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