

Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-CS
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-034	Contact:	Nedzlene Ferrario
Agenda date:	09/14/2023	Final Action:	
Title:	ALUC-23-11 (Solano Landing Rezone) Determine that Application No. ALUC-23-11(Solano Landing Rezone), located in Compatibility Zone D is consistent with the Travis Air Force Base Land Use Compatibility Plan (LUCP) (County of Solano)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - TAFB Airport Compatibility Zone Criteria , B - TAFB Compatibility Zones & Project Location , C - Solano Landing Site Plan , D - Solano County Application Packet , E - Link to Initial Study-Mitigated Negative Declaration , F - Draft Resolution		

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

Determine that Application No. ALUC-23-11(Solano Landing Rezone), located in Compatibility Zone D is consistent with the Travis Air Force Base Land Use Compatibility Plan (LUCP).

DISCUSSION:

Summary

Section 21676(d) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review of any general plan amendment or zoning ordinance change within an Airport Influence Area. Solano County has referred the Solano Landing application to the Solano County ALUC for a compatibility determination. The project applicant proposes to develop a resort hotel with 10 cottages, event facilities, restaurants, tasting rooms, and 10.5 acres of vineyards. The proposed project site is at 2316 Rockville Road, at the southeast intersection of Rockville Road and Suisun Valley Road.

The project is located in Zone D of the Travis Air Force Base LUCP. While Compatibility Zone D does not restrict residential or nonresidential densities, it does prohibit land use types that may have the potential to cause hazards to flight, and requires wildlife hazards analysis for projects located within a five-mile buffer zone from the base known as the Bird Strike Hazard Zone. In this specific case, the LUCP's requirement for wildlife hazard analysis is inapplicable, as the project is 8.8 miles southwest of the runway and outside of the bird strike hazard zone. Based on staff review, the project is also not anticipated to have the potential to cause hazards to flight. Therefore, staff recommends that the project is consistent with the Compatibility Zone D criteria.

Project Description

The subject property ("property" or "project site") consists of 24.42 acres of land in the community of Rockville, Solano County, California, located at 2316 Rockville Road on the corner of Rockville Road and Suisun Valley Road, at the southeast intersection of Rockville Road and Suisun Valley Road.

The proposed development consists of a resort hotel comprised of 6 tasting rooms, a restaurant, 5, 500 square foot boutique market, a multi-purpose facility, 10 cottages that would make up the boutique hotel, a hotel concierge building, and 10.5 acre vineyard. A zoning change to Agricultural Tourist Center (ATC) is required for the proposed development.

AIRPORT PLANNING CONTEXT AND ANALYSIS

Zoning changes must undergo review by the ALUC for consistency with applicable LUCPs (State Aeronautics Act Section 21676). The proposed rezoning would apply only to this parcel which is located in Compatibility Zone D of the Travis AFB LUCP (Attachment B). In general, Compatibility Zone D criteria require review of structural heights of objects and/or hazards related to bird attraction, electrical interference, glare and other flight hazards. The project is located outside of the Bird Strike Hazard Zone and approximately 10.1 miles southwest of the runway and will not pose an adverse impact to an aircraft in flight.

Staff analysis of the project based on this evaluation is summarized in the tables found in Attachment A.

Analysis Finding

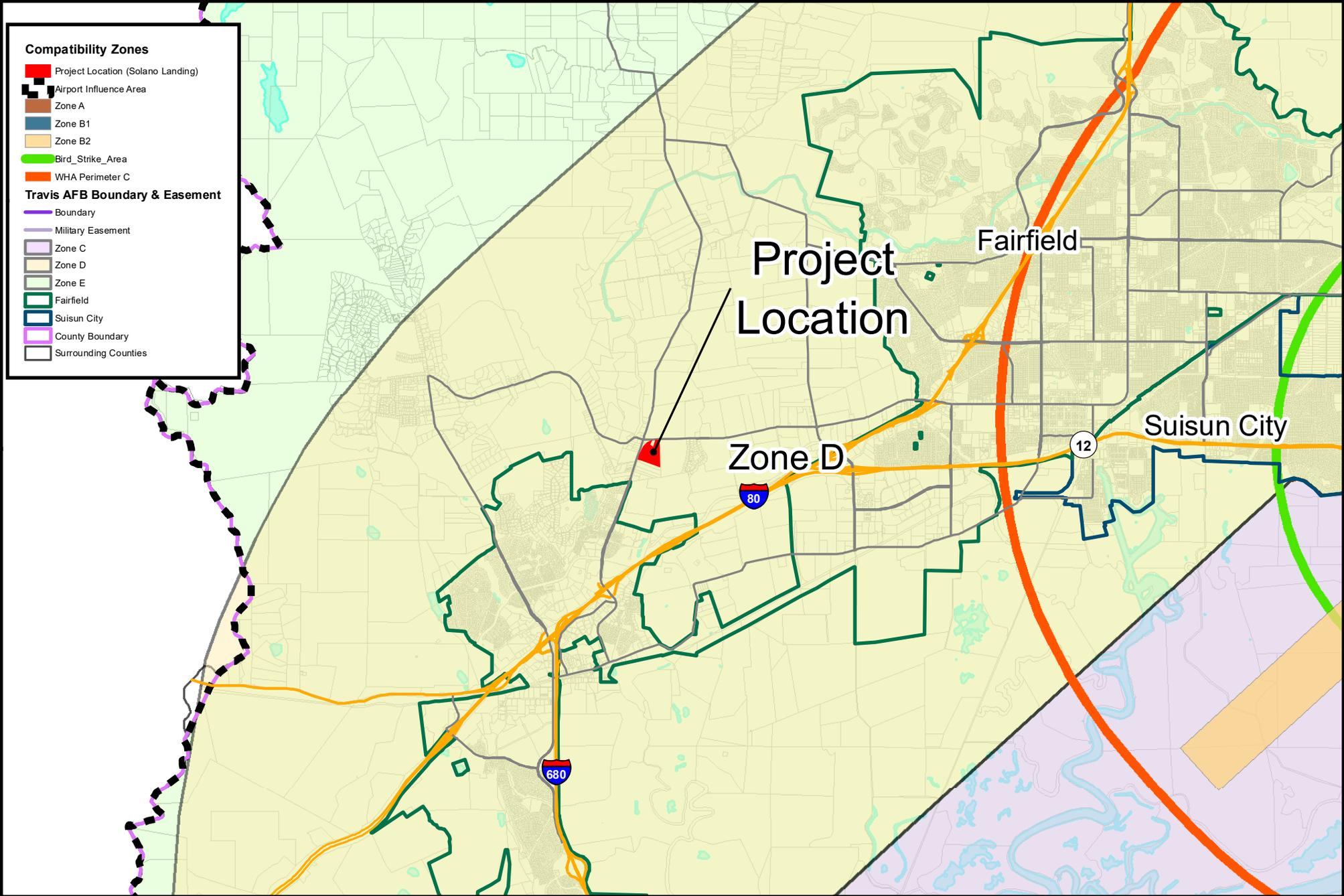
Based on the review, staff finds that the proposed rezoning to establish a hotel resort complies with the requirements of Zone D to protect flight operations, is consistent with the Travis AFB LUCP.

Based upon the consistency tests, staff recommend that the Commission find that the proposed rezoning is consistent with the policies and criteria of the Travis Air Force Base Land Use Compatibility Plan.

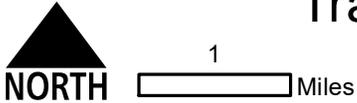
Travis AFB Land Use Compatibility Zone Criteria

ALUC-23-11 Solano Landing Rezone

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone D			
Max Densities – No limits	X		Zone D does not restrict densities.
Prohibited uses: hazards to flight	X		The project is located 8.8 miles southwest of the runway, outside of the Bird Strike Hazard Zone and the five-mile buffer zone
ALUC review required for objects > 200 feet AGL	X		No objects above 200 feet in height proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No Wind Turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No Commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No meteorological towers above 200 feet in height proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a Wildlife Hazards Analysis (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.	X		The project is located outside of the Bird Strike Hazard Zone. WHA not required
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The project is located outside of the Bird Strike Hazard Zone. WHA not required



Travis AFB Compatibility Zones & Airport Influence Area



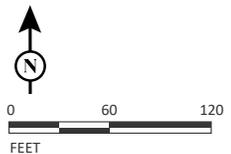


- Legend**
- 1. Market
 - 2. Tasting Room
 - 3. Restaurant
 - 4. Tasting Room
 - 5. Tasting Room
 - 6. Tasting Room
 - 7. Tasting Room
 - 8. Multi-Purpose/Dining Hall
 - 9. Hotel Concierge
 - 10. Restaurant

Parking Spaces
192 spaces

LSA

FIGURE 3



*Solano Landing Project
Fairfield, Solano County, California
LSA Project No. 20230890
Conceptual Site Plan*

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: <u>ALUC-23-11</u>	FILING FEE: <u>246</u>	
DATE FILED: <u>7-25-23</u>	RECEIPT NUMBER: <u>28440</u>	
JURISDICTION: <u>SOLANO COUNTY</u>	RECEIVED BY: <u>ew</u>	
PROJECT APN(S): <u>0027-200-150</u>		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: <u>County of Solano</u>		DATE: <u>7/25/23</u>
ADDRESS: <u>675 Texas Street Suite 5500 Fairfield CA 94534</u>		
E-MAIL ADDRESS: <u>ejwilberg@solanocounty.com</u>	DAYTIME PHONE: <u>707.784.6765</u>	FAX:
NAME OF PROPERTY OWNER: <u>Solano Landing LLC</u>		DATE: <u>7/25/23</u>
ADDRESS: <u>2316 Rockville Road, Fairfield CA 94534</u>		DAYTIME PHONE: <u>707.301.8467</u>
NAME OF DOCUMENT PREPARER: <u>Eric Wilberg</u>		DATE: <u>7/25/23</u>
ADDRESS: <u>Same as Agency</u>	DAYTIME PHONE:	FAX:
NAME OF PROJECT: <u>Solano Landing</u>		
PROJECT LOCATION: <u>Suisun Valley Road & Rockville Road</u>		
STREET ADDRESS: <u>2316 Rockville Road</u>		

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

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

Solano Landing

2316 Rockville Road

APN: 0027-200-150

Lot Size: 24.42 acres

Zoning: Suisun Valley Agriculture "A-SV-20" & Agricultural Tourist Center "ATC"

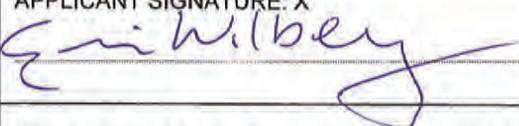
The subject property ("property" or "project site") consists of 24.42 acres of land in the community of Rockville, Solano County, California. The proposed project site is at 2316 Rockville Road on the corner of Rockville Road and Suisun Valley Road, 1.7 miles west of the city of Fairfield. The project site is at the southeast intersection of Rockville Road and Suisun Valley Road.

The project applicants propose to rezone 7.40 acres of the site to ATC. With implementation of the proposed project, the project would include 9.50 acres of ATC development and 10.5 acres of vineyard.

The project would obtain a Use Permit to allow for a "Resort Hotel" to be constructed, comprised of six tasting rooms, restaurant, boutique market, multi-purpose facility, 10 cottages that would make up the boutique hotel, a hotel concierge building, and accompanying landscaping and vineyards. The project would total 32,141 square feet of building development.

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)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): n/a	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: <p style="text-align: center;">Travis AFB ALUCP</p>	COMPATIBILITY ZONE: <p style="text-align: center;">Zone D</p>
PERCENTAGE OF LAND COVERAGE: <p style="text-align: center;">n/a - Zone D</p>	MAXIMUM PERSONS PER ACRE: <p style="text-align: center;">n/a Zone D</p>
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: link provided to Mitigated Negative Declaration <input checked="" type="checkbox"/> LOCATION MAP: Attached <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: Attached <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) : <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: <input checked="" type="checkbox"/> FEES: Receipt attached <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: provided via email	
APPLICANT SIGNATURE: X 	DATE: <p style="text-align: center;">7-25-23</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:	

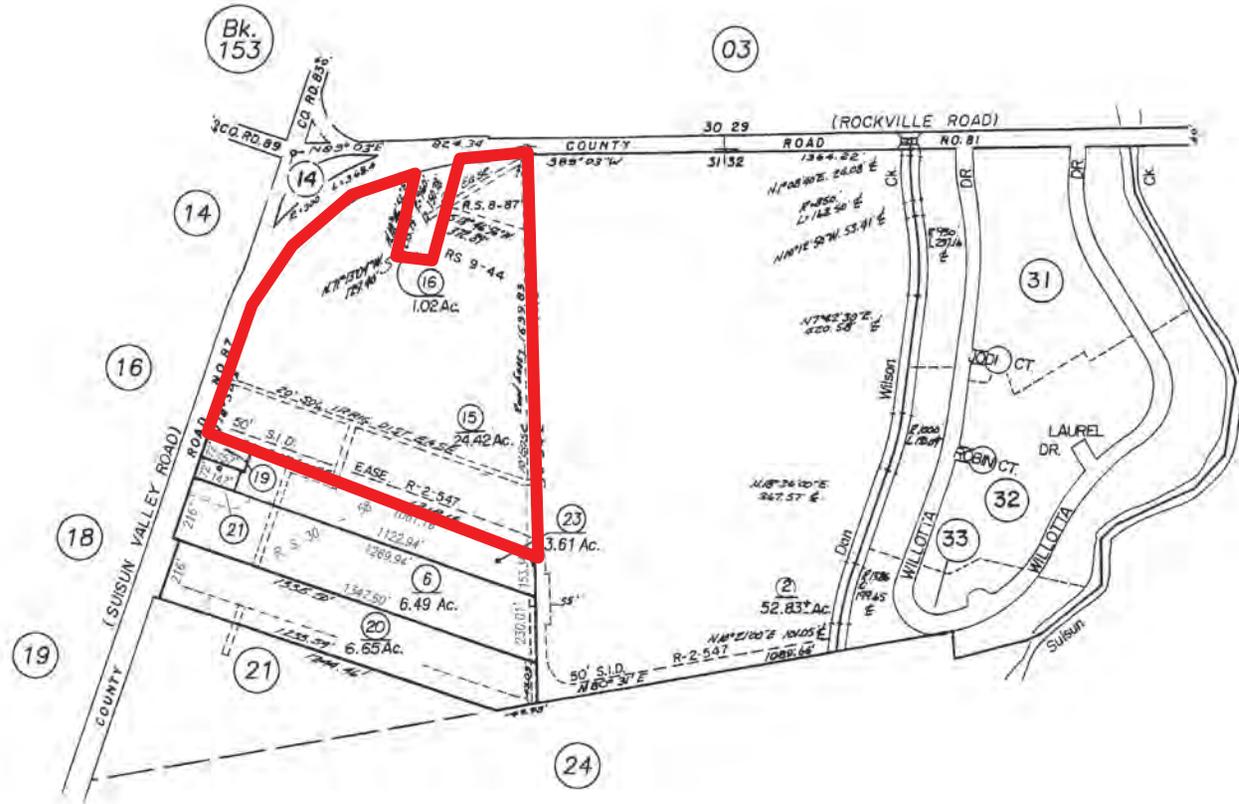
PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.



POR. LOT 37 SUISUN RANCHO
 eing
POR. SEC'S. 31 & 32, T. 5 N., R. 2 W., M.D.B. & M. EXT.

Tax Area Code
60070

27-20



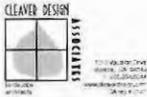
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Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

200-06,23 (Rs)	9-5-12	Cr
201-06&23 Chg(Di)	3-17-06	JS
200-23	3-14-89	JA
200-21&22	8-24-88	DJ
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 27 Pg. 20
County of Solano, Calif.



This drawing is the property of Clever Design Associates, Arts, and Architecture and is not to be used without written permission of the architect.

Solano Landing

2310 Rockville Road
Fairfield, CA 94534

Date: _____ Title: _____
Drawn by: _____ P: 20140202

Project #: SolanoLanding
Client Name: Solano Landing
Site Name: _____
Scale: 1/8" = 1'-0"
Date: As Noted

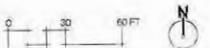
Illustrative Site Plan

L1



- Legend
- 1. Market
 - 2. Testing Room
 - 3. Breakroom
 - 4. Testing Room
 - 5. Testing Room
 - 6. Testing Room
 - 7. Testing Room
 - 8. Multi-Purpose/Event Hall
 - 9. Hotel/Carriage
 - 10. Restaurant

Parking Spaces
137 spaces



Due to file size, the following document can be accessed via the link below.

[E – Solano Landing Initial Study and Mitigated Negative Declaration \(IS-MND\)](#)

**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 23-__**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Solano Landing Rezone – County of Solano)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the County of Solano ("**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 23-034" of the Commission's September 14, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-11 (Solano Landing Rezone) 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 Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan.

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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 September 14, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary to the Commission