

Travis AFB Land Use Compatibility Zone Criteria

ALUC 25-16 Solano County Zoning Regulation Amendments

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is within City Limits. The proposed amendments do not apply to property within City Limits
Max Densities – residential – 0 du/acre, Indoor uses – 0; Outdoor uses – 5 people/acre, Max people per acre – 5/acre	X		Same as above
Prohibited uses: all structures except aeronautical facilities with location set by US Dept of Defense Criteria, assemblages of people, above-ground bulk storage of hazardous materials, hazards to flight	X		
Additional Zone A Criteria			
Avigation easement dedication; WHA required for projects that have the potential to attract wildlife hazards	X		Same as above
Zone B1			Portions of Zone B1 are within unincorporated areas. The following criteria apply
Maximum residential density – 0; Indoor uses – 15 people/acre; Outdoor – 20 people/acre; Max people per single acre – 30 /acre	X		The proposed amendments do not increase densities
<ul style="list-style-type: none"> Prohibited uses: Children's schools,⁷ day care centers,⁸ libraries Theatres, meeting halls, and other assembly uses Office buildings > three stories in height Labor-intensive industrial uses Stadiums, group recreational uses Hospitals, nursing homes Highly noise-sensitive uses (e.g. outdoor theaters) Aboveground bulk storage of hazardous materials Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Zone B1 Criteria			
<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 40 dB in buildings with noise-sensitive uses⁹ ALUC review required for objects > 35 feet AGL¹⁰ Avigation easement dedication 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 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. 	X		The proposed amendments do not proposed such uses
Zone B2			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Maximum residential density - see Policy 4.2.1; Indoor – 25 people/acre, Outdoor – 40 people/acre Max people/single acre Primary & Secondary Dwellings or ADU units must be included when calculating densities	X		The proposed amendments do not increase densities
Prohibited Uses <ul style="list-style-type: none"> Children's schools,⁷ day care centers,⁸ libraries Stadiums, group recreational uses Hospitals, nursing homes Highly noise-sensitive uses (e.g. outdoor theaters) Aboveground bulk storage of hazardous materials¹¹ Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Minimum NLR of 35 dB in residences (including mobile homes) and buildings with noise-sensitive uses⁹ ALUC review required for objects > 50 feet AGL Avigation easement dedication 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 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 are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Zone C			
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre Primary & Secondary Dwellings or ADU units must be included when calculating densities	X		The proposed amendments do not increase densities
Prohibited uses: <ul style="list-style-type: none"> Children's schools,⁷ day care centers,⁸ libraries Hospitals, nursing homes Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and buildings with noise-sensitive uses⁹ Deed notice required ALUC review required for objects > 100 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 an SGHAT glint and glare study for ALUC review and coordination with Travis AFB 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> All new or expanded meteorological towers > 100 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 are required to prepare a WHA. 			
Zone D			
Max Densities – No limits	X		The proposed amendments do not increase densities
Prohibited uses: hazards to flight	X		The proposed amendments do not propose hazards to flight
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 are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Zone E			
Max Densities – No limits	X		The proposed amendments do not increase densities
Prohibited Uses: None	X		The proposed amendments do not propose hazards to flight
Additional Criteria:			

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<ul style="list-style-type: none"> 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 an SGHAT glint and glare study for ALUC review All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review 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 proposed amendments do not propose such uses
Assault Landing Zone			
Max densities: Same as Underlying Compatibility Zone	X		The proposed amendments do not increase densities
Prohibited uses: Same as Underlying Compatibility Zone, structures greater than 200 ft. AGL in height	X		The proposed amendments do not propose such uses
Development conditions Same as Underlying Compatibility Zone	X		Same as above
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		Same as above
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		Same as above
Height Review Overlay			
Max densities: Same as Underlying Compatibility Zone	X		The proposed amendments do not increase densities
Prohibited uses: Same as Underlying Compatibility Zone	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) 	X		Same as above
<ul style="list-style-type: none"> All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review 	X		Same as above
Low Altitude Maneuvering Zone			
Prohibited Uses: <ul style="list-style-type: none"> Objects or structures 200 feet tall or greater. New residential development within 2 nautical miles of waypoint A (N38 12.32' W121 52.65') and B (N38 14.64' W121 51.36'). New residential development on any non-agricultural zoning within the LAMZ Non -agricultural uses are incompatible within the LAMZ, with the exception of areas that are zoned for non—agricultural uses (such as MG-3 or CR) as effective on August 8, 2024 Hazards to flight Children's schools, day care centers, libraries, Hospitals, nursing homes 	X		The proposed amendments do not propose such uses
Additional development criteria: <ul style="list-style-type: none"> Objects or structural heights are limited to 200 feet and must comply with FAR Part 77 obstruction height clearances. Areas outside of 2 nautical miles of waypoint 	X		The proposed amendments do not propose such uses

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<p>A (N38 12.32' W121 52.65') and B (N38 14.64' W121 51.36'), residential development is limited to two units per agriculturally zoned parcels (one primary and one secondary or ADU unit) as effective on August 8, 2024.</p> <ul style="list-style-type: none"> Commercial solar is allowed within the LAMZ if found compatible following referral to the ALUC in coordination with Travis AFB. New or expanded commercial solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB. To prevent interference with night-time tactical flying, including use of Night Vision Goggles (NVG), any new outdoor lighting sources within the LAMZ require review by the ALUC in coordination with Travis AFB. For development within the existing MG-3 or CR zone, refer to the Maximum Densities/Intensities criteria in Zone C. ALUC review is required. For areas within the LAMZ, 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. 			

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 1			Zone 1 lies within City Limits. The following criteria do not apply
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		Same as above
Prohibited uses: Assemblages of people, objects penetrating the Title 14 CFR Part 77 imaginary surfaces, structures and residential land uses, hazards to flight	X		Same as above
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Avigation easement dedication. Within the Inner WHA Boundary, 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 (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		Same as above
Zone 2			Portions of the unincorporated area lie within Zone 2
Max Densities – residential – 1 du per 10 acre, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children's schools, day care centers, theaters, meeting halls, and other assembly uses, office buildings >3 stories in height, labor-intensive industrial uses, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, aboveground bulk storage of hazardous materials, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Locate structures at a maximum distance from extended runway centerline. Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4). ALUC review required for objects \geq 35 feet AGL. Avigation easement dedication. See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). Within the Inner WHA Boundary, 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 (see Policy WH-1). 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		
Zone 3			Portions of the unincorporated area lie within Zone 3
Max Densities – residential – 1 du per 2 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, major shopping centers, theaters, meeting halls, and other assembly uses, highly noise-sensitive uses, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4). ALUC review required for objects ≥ 50 feet AGL. Avigation easement dedication. See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). Within the Inner WHA Boundary, 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 (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
Zone 4			Portions of the unincorporated area are within Zone 4
Max Densities – residential – 1 du per 2 acre, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects ≥ 100 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, 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 (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 			
Zone 5			Portions of the unincorporated area lie within Zone 5
Max Densities – residential – 1 du per 1 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Highly noise-sensitive uses, hazards to flight, children's schools, large daycare centers, stadiums, group recreational uses, hospitals, nursing homes	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects ≥ 200 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, 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 (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
Zone 6			Portions of the unincorporated area lie within Zone 6
Max Densities – residential – no limit/consider noise and overflight, nonresidential - 200 people per acre, single acre/clustered development – 800 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects \geq 200 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). All new or expanded meteorological towers \geq 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, 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 (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
	X		
Zone 7			Portions of the unincorporated area lie within Zone 7.
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed amendments do not propose such uses
Additional Criteria			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> • Deed Notice Required • For areas outside of the Inner WHA Boundary but within the Outer WHA Boundary, 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 (see Policy WH-2). • All discretionary projects located within the Inner WHA Boundary and Outer WHA Boundary are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California Environmental Quality Act (CEQA) (see Policy WH-3). • ALUC review required for objects \geq 200 feet AGL (see Policy H-2). • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • All new or expanded meteorological towers \geq 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). 	X		The proposed amendments do not propose such uses

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 0 du/acre, other uses/in structures – 10; in/out of structure – 15 people/acre, required open land – 65%	X		Same as above
Prohibited uses: assemblage of people; new structures >FAR 77 height limits; noise sensitive uses			
No uses hazardous to flight			
Avigation easement			
50ft. setback from extended runway centerline for all structures			
Zone B			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 0.3 du/acre, other uses/in structures – 20; in/out of structure – 40 people/acre, required open land – 50%	X		Same as above
Prohibited uses: noise sensitive uses; schools, libraries, hospitals, nursing homes; involving substantial amount of highly flammable or explosive materials			
Structures to be as far as possible from extended runway centerline			
Minimum NLR ⁸ of 25 dBA in residential and office buildings			
No uses hazardous to flight			
Avigation easement			
Zone C			Zone C is located within City Limits. The following criteria do not apply
Max Densities: residential – 1 du/acre, other uses/in structures – 50; in/out of structure – 75 people/acre, required open land – 15%	X		Same as above
Prohibited uses: schools, libraries, hospitals, nursing homes; noise sensitive outdoor activities			
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA			
Clustering of development is encouraged			
No uses hazardous to flight			
Avigation easement			
Zone D			Zone D is located within City Limits. The following criteria do not apply
Max Densities: residential – 4 du/acre, other uses/in structures – 100; in/out of structure – 150 people/acre, required open land – 10%	X		Same as above
Prohibited uses: noise sensitive outdoor activities			
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA			
Clustering of development is encouraged			
No uses hazardous to flight			
Overflight easement			
Zone E			Zone E is located within City Limits. The following criteria do not apply.

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Max Densities: residential – 6 du/acre	X		Same as above
Prohibited uses: Highly noise sensitive outdoor activities, e.g. amphitheaters			
Residential uses should have limited outdoor living area and should be oriented away from noise source, clustering is encouraged			
No uses hazardous to flight			
Overflight easement			
Zone F			Portions of the unincorporated area lie within Zone F
Max Densities: other uses/in structures – No limit	X		The proposed amendments do not increase densities
Overflight easement dedication	X		Not applicable