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MAR 28 2019

Solano County Airport Land Use Commission

COUNTY OF SOLANO
RESOURCE MANAGEMENT

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>APUC-19-06</i>	FILING FEE: <i>200⁰⁰</i>	
DATE FILED: <i>3-27-19</i>	RECEIPT NUMBER: <i>3493</i>	
JURISDICTION: <i>City of Vacaville</i>	RECEIVED BY: <i>Jim Buder</i>	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: <i>City of Vacaville, Mr. Fred Buder, Planner</i>		DATE: <i>3/28/2019</i>
ADDRESS: <i>650 Merchant Street, Vacaville, CA 95688</i>		
E-MAIL ADDRESS: <i>Fred.buderi@cityofvacaville.com</i>	DAYTIME PHONE: <i>(707) 449-5307</i>	FAX: <i>(707) 449-5149</i>
NAME OF PROPERTY OWNER: <i>Ms. Mary Eldredge</i>		DATE: <i>3/28/2019</i>
ADDRESS: <i>369 N. Orchard Ave., Vacaville, CA 95688</i>		DAYTIME PHONE: <i>707-448-5308</i>
NAME OF DOCUMENT PREPARER: <i>Anthony J. Craig, AJ Craig Development</i>		DATE: <i>3/28/2019</i>
ADDRESS: <i>P.O. Box 6869, Vacaville, CA 95696</i>	DAYTIME PHONE: <i>(925) 819-1346</i>	FAX: <i>NA</i>
NAME OF PROJECT: <i>Farmstead at North Orchard</i>		
PROJECT LOCATION: <i>South-East corner of N. Orchard Ave. & Fruitvale Rd in Vacaville</i>		
STREET ADDRESS: <i>369 N. Orchard Ave., Vacaville, CA 95688</i>		

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

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

Please see p. 1 of the attached the City of Vacaville STAFF REPORT from November 13, 2018.

NOTE: for the Items Required for Submittal of an Application, please also refer the attached STAFF REPORT

J. Description of existing and proposed land uses: p.2 - DISCUSSION

K. Description of the type of land use action being sought: p.2 - DISCUSSION

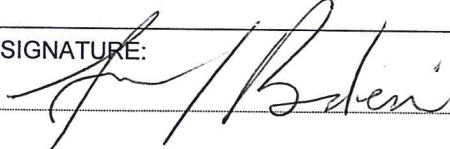
L. Proposed number of dwelling units per acre: 8.2 d.u./ acre = 130 d.u. (p.2 – DISCUSSION)

N. Proposed project Location in ref. to military installations and airspace:

- (1) located within 1,000 feet of a military installation - NO
- (2) beneath a low-level flight path - NO
- (3) within special use airspace as defined in Section 21098 of the Public Resources Code - NO
- (4) within an urbanized area as defined in Government Code section 65944 – NO

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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): See Modified Initial Study/15183 Checklist for the Farmstead Project by Dudek, dated September 2018.	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: Travis AFB Land Use Compatibility Plan	COMPATIBILITY ZONE: Zone D
PERCENTAGE OF LAND COVERAGE: 75%	MAXIMUM PERSONS PER ACRE: 17 persons per acre
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<input type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <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): <div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"> NONE N/A </div> <div> <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 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. </div> </div> <div style="margin-top: 10px;"> <input checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: <input checked="" type="checkbox"/> FEES: <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: </div>	
APPLICANT SIGNATURE: X 	DATE: 3/28/19
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: demolish two homes and two accessory structures, and remove most trees.	

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Items Required for Submittal of an Application		
X	A.	Complete application form for determination of project consistency with Airport Land Use Plans.
<input type="checkbox"/>	B.	Local agency referral letter. TO BE ADDED BY FRED BUDERI
X	C.	Any staff report prepared for presentation to local agency decision makers.
X	D.	Local agency environmental documentation for the project (initial study, draft environmental impact report, etc.) that may have been prepared for the project.
X	E.	Property location, street address, location map.
X	F.	Assessor's parcel map, with property outlined in red, assessor's parcel number, subdivision lot number.
X	G.	An accurately scaled map showing the relationship of the project site to the airport boundary, runways, and compatibility zone boundaries.
X	H.	Completed site plan drawn to scale and fully dimensioned including topographical information. Topographical information should include ground elevations, the location of structures, open spaces and water bodies, and the heights of structures, trees, and other topographic features. In addition, please submit an 8½ x 11 inch reduction of site plan.
NA	I.	Elevations showing height of all structures above both sea level and ground level. In addition, please submit an 8½ x 11 inch reduction of elevations.
X	J.	Description of existing and proposed land uses. If project is located wholly or partly within safety zones, project description shall include percentage of lot coverage by structures and estimated maximum persons per acre at any one time and supporting documentation showing basis for calculation of persons per acre. The project description shall also identify and discuss any characteristics that could create 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. SEE APPLICATION: II. DESCRIPTION OF PROJECT
X	K.	Description of the type of land use action being sought from the local jurisdiction (e.g., zoning amendment, general plan amendment, tentative map, building permit, etc.) SEE APPLICATION: II. DESCRIPTION OF PROJECT
X	L.	For residential uses, an indication of the potential or proposed number of dwelling units per acre (including any secondary units on a parcel); or, for non-residential uses, the maximum number of people potentially occupying individual buildings and/or the total site and/or portions thereof at any one time. SEE APPLICATION: II. DESCRIPTION OF PROJECT
NA	M.	For Commercial Wind Turbine projects, the following materials are required: <ol style="list-style-type: none"> 1. Site Plan, drawn by a registered design or engineering professional, depicting: <ol style="list-style-type: none"> a. Each proposed wind turbine and meteorological tower with its height and base elevation clearly shown, b. A location map drawn to scale showing the proximity of airport runways to the proposed wind turbines. This requirement includes any runway within 20 miles of the proposed wind turbine. 2. Supporting studies and research demonstrating that the proposed wind turbines and meteorological towers will not have a detrimental effect on the operation of any radar facilities within the county. 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

Items Required for Submittal of an Application	
	turbines or meteorological towers with structures having different dimensions.
X	<p>N. A copy of an application or other document that the applicant has communicated to the appropriate city or county planning official stating whether the proposed project is (1) located within 1,000 feet of a military installation, (2) beneath a low-level flight path, (3) within special use airspace as defined in Section 21098 of the Public Resources Code, or (4) within an urbanized area as defined in Government Code section 65944. If the proposed project involves adoption or amendment of general plan and meets one of the above criteria, include a statement as to whether the local government has provided a copy of the proposed action to branches of the U.S. Armed Forces.</p> <p>SEE APPLICATION: II. DESCRIPTION OF PROJECT</p>
NA	<p>O If the proposed project is required to be submitted to the Federal Aviation Administration (FAA) for review through the FAA Part 77 process, or has otherwise been submitted to FAA for review or comment, copies of: (1) any notices of proposed or actual construction or alteration; (2) any supporting materials, analyses or other documents submitted to FAA in support of the project; (3) any aeronautical objections or comments FAA received in connection with the proposed project; (4) any documents in FAA's possession in which any FAA personnel or other persons who commented to or within FAA identified any potential adverse affect from project structures (including but not limited to electromagnetic or physical effect on air navigational and communications facilities or signals or signal paths to or from project structures or aircraft, availability or quality of ground-based primary and secondary radar, direction finders, air traffic control tower line-of-sight visibility, the effect of sunlight or artificial light reflections, or impacts associated with lighting systems) and/or made recommendations to reduce or eliminate such adverse effect; (5) any aeronautical study prepared in connection with the proposed project; (6) any obstruction evaluation determination by FAA and any other FAA document stating the results of FAA's analysis; (7) any petition for review filed with FAA in connection with an obstruction evaluation determination; (8) any final FAA decisions and orders issued after any hearing concerning the proposed project.</p>
NA	<p>P. Any supplemental information as may be requested by the Department of Resource Management in order to enable a comprehensive review of the project.</p>
X	<p>Q. Filing Fees:</p> <p>\$200.00 plus \$110.00 per hour professional time and \$29.00 per hour support staff time for processing costs in excess of the initial \$200.00 fee</p> <p><i>This fee helps pay for processing, advertising, and hearing the application, and is therefore, non-refundable.</i></p> <p>If review of the proposed project requires that outside consulting or other needed contract services be obtained, the estimated amount of associated fees and costs must be deposited before the application can be considered complete. After project review is completed, the applicant will either receive a bill for additional payment due or a refund depending on actual fees and costs.</p>
	<p><i>NOTE: It should be noted that the more precise the application and plans, the less the likelihood that there will be delays in processing development permits.</i></p>