

Legislation Text

File #: AC 17-015, **Version:** 1

Conduct a public hearing to consider the consistency of ALUC-2017-03 (Crystal Project) with the Travis AFB Land Use Compatibility Plan (Travis Plan)

RECOMMENDATION:

Determine that application ALUC-2017-03 (Crystal Project) with the Travis AFB Land Use Compatibility Plan (Travis Plan)

DISCUSSION:

INTRODUCTION

The City of Suisun City is considering an application (Attachment B) for a residential project on the former Crystal School site. The project includes a PUD Permit, Precise Development Plan and Tentative Subdivision Map. The PUD and Precise Development Plan define the design features and development standards for this Project. The Planned Unit and Precise Development Plan is reviewed by the ALUC as a zoning action.

The Crystal Project covers a geographic area which lies entirely within Compatibility Zone D.

Project Description

The project consists of 78 single family detached homes on 7.24 acres located on the north side of Cordelia Street and the west side of School Street in the City of Suisun City (Attachment C & D). The homes are permitted a maximum height of 35 feet by zoning.

REQUIRED TESTS FOR CONSISTENCY FOR REZONING ACTIONS

State law, under Section 21661.5 of the Public Utilities Code, requires that any proposed zoning regulations or revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans.

California Airport Land Use Planning Handbook

The State Department of Transportation Division of Aeronautics has published the California Airport Land Use Planning Handbook as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. Section 6.4.2 sets forth procedures for the review of local zoning ordinances and directs agencies to consider the topics listed in Table 5A, as follows:

Zoning or Other Policy Documents (from Table 5A, CalTRANS Airport Land Use Planning Handbook)

The Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

- *Intensity Limitations on Nonresidential Uses*
- *Identification of Prohibited Uses*

- *Open Land Requirements*
- *Infill Development*
- *Height Limitations and Other Hazards to Flight*
- *Buyer Awareness Measures*
- *Non-conforming Uses and Reconstruction*

Staff has reviewed the City of Suisun City's Crystal Project in light of the tests for zoning actions. Our analysis is presented below.

ANALYSIS

TRAVIS PLAN

The Crystal Project lies within Compatibility Zone D of the Travis Plan. The project is also within the "Outside Perimeter" of the Wildlife Hazard Area (Attachment D).

Planned Unit Development (PUD) Permit/Precise Development Plan.

The Project site includes 7.24 acres and is the former site of the Crystal Elementary School. The Project proposes 78 single family residential dwellings and a central park area with small plazas, children's play areas and a meandering water quality feature. The PUD and Precise Development Plan define the design features and development standards for this Project.

RELEVANT ISSUES FOR THE ALUC

The ALUC is concerned with those aspects of the Crystal Project that have the potential to be incompatible with the Travis Plan. The Crystal Project covers a geographic area which lies entirely within Compatibility Zone D.

Compatibility Criteria for Zone D

Compatibility Zone D of the Travis Plan requires review for structures in excess of 200' above ground level. Height review is based on the part 77 Surfaces for Travis AFB. The proposed project does not penetrate any of the Part 77 Surfaces for Travis AFB. In addition, Compatibility Zone D provides for review of the following special circumstances:

- All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4
- 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
- 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.
- 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.

ANALYSIS OF CONSISTENCY FACTORS

Zoning Change Consistency Factors

The Crystal Project contains zoning regulations which require ALUC review for consistency with the Travis Plan. The CalTRANS Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

Each of these categories is reviewed below:

1. Intensity Limitations on Nonresidential Uses

The Crystal Project is being developed at a density of 10.8 dwelling units per acre. Within Compatibility Zone D, there are no limitations on density for residential land uses or limitations on intensity for non-residential land uses.

2. Identification of Prohibited Uses

Compatibility Zone D does not prohibit any specific uses.

3. Open Land Requirements

Compatibility Zone D has no open land requirements for development.

4. Infill Development

This project area is substantially developed. The Crystal Project represents an infill residential project which is consistent with the City's general plan and Waterfront Specific Plan. There will not be any non-conforming uses within the project.

5. Height Limitations and Other Hazards to Flight

As previously discussed, within Compatibility Zone D, the relevant factors for consideration include height review for objects in excess of 200 feet in height, wind turbines in excess of 100 feet in height, and projects within either the Bird Strike Hazard Zone or the Outer Perimeter Area.

Height Review for Objects Greater than 200 Feet in Height and Wind Turbines in Excess of 100 Feet in Height

The Crystal Project PUD and Precise Development Plan limit heights of structures to 35 feet, so airspace review standards in zone D are satisfied.

Projects within the Bird Strike Hazard Zone or the Outer Perimeter Area

The project lies outside of the Bird Strike Hazard Zone but within the Outer Perimeter Area. For projects within the Outer Perimeter Area, the Travis Plan requires consideration of whether any new or expanded land use has the potential to attract the movement of wildlife and cause bird strikes. If the potential exists, a Wildlife Hazards Assessment must be prepared.

The project includes small water features with areas of 5,083, 2,249, 2,365 and 3,209 sq. feet. Due to the very small size of these basins and the infrequent presence of water, it is not anticipated the Project would result in any increase of wildlife hazards within the Travis Air Force Base area of operations. The Wildlife Hazards Committee of the ALUC has recommended a one acre threshold for the review of water features for wildlife hazards.

6. Buyer Awareness Measures

The proposed project lies within Compatibility Zone D and outside of any noise contours of concern. As a result, Buyer Awareness Measures are not required by the Travis Plan.

7. Non-conforming Uses and Reconstruction

The project will result in new construction of residential units consistent with the general plan and Waterfront Specific Plan. As a result, there will be no non-conforming uses within the project.

Based on the discussion above, staff recommends that the Commission find that the proposal meets these tests for consistency for a zoning action.

RECOMMENDATION

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

Determination: That application ALUC-2017-03 (Crystal Project) is **consistent** with the Travis AFB Land Use Compatibility Plan (Travis Plan)

Attachments:

- A: Resolution (To Be Distributed at the Hearing)
- B: Application
- C: Precise Development Plan
- D: Travis Context Map