SOLANO COUNTY AIRPORT LAND USE COMMISSION RESOLUTION NO. 13-07

RESOLUTION REGARDING AMENDMENT TO THE TRAVIS AIR FORCE BASE LAND USE COMPATIBILITY 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 (a), provides that an airport land use commission's compatibility plans shall be reviewed as often as necessary in order to accomplish its purposes, but shall not be amended more than once in any calendar year; and

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

WHEREAS, Travis Air Force Base has constructed and is operating an Assault Landing Zone ("ALZ") (the Permanent Western United States C-17 Assault Landing Zone) a short runway used for purposes of training military pilots from Travis Air Force Base and elsewhere in tactical approaches, landings, and departures that they need to learn and gain and maintain proficiency in, and need to employ in hostile operational environments in other countries when exposed to actual and potential enemy weapons fire, which training is part of the mission and operations of the Base; and

WHEREAS, Travis Air Force Base has identified establishment of a 200 foot height limitation in the area of the proposed Assault Landing Zone Training Area Overlay Zone as being beneficial to their training requirements and their training mission and operations; and

WHEREAS, the Commission has considered the Staff Report and its recommendations, exhibits and attachments concerning "Item 9B" of the Commission's December 12, 2013 Regular Meeting (collectively, the "Staff Report"): "Conduct a public hearing to consider a proposed Amendment to and amend the 2002 Travis Air Force Base Land Use Compatibility Plan ('TAFB LUCP') by establishing an Assault Landing Zone Training Area ('ALZTA') Overlay Zone"; and

WHEREAS, the Commission has duly considered the proposed Amendment to the Travis Air Force Base Land Use Compatibility Plan described in the Staff Report ("proposed Amendment"), at a noticed public meeting.

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, including its recommendations, exhibits and attachments.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does further find and determine:

- (1) That for the reasons described in Exhibit 3 to the Staff Report and based upon the administrative record, a sound governmental purpose and need exists for the Commission's adoption of the proposed Amendment; and
- (2) That for the reasons described in Exhibit 4 to the Staff Report and based upon the administrative record, the Commission's adoption of the proposed Amendment is consistent with the 2009 Travis Air Force Base Air Installation Compatible Use Zone ("AICUZ") Study; and
- (3) That for the reasons described in Exhibit 5 to the Staff Report and based upon the administrative record, the Commission's adoption of the proposed Amendment is exempt from the California Environmental Quality Act under the "commonsense" exemption described in the CEQA Guidelines (Guidelines for Implementation of Cal. Environmental Quality Act, Cal. Code

- Regs., tit. 14, ("CEQA Guidelines"), § 15061, subd. (b)(3)), which exemption applies "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment"; and
- (4) That the sound governmental purposes and need for the Commission's adoption of the proposed Amendment include, but are not limited to, helping to preserve the opportunity for military pilot training to achieve and maintain proficiency in low altitude tactical approaches, landings, and departures; and
- (5) That adopting the proposed Amendment will help to attain those sound governmental purposes and need; and
- (6) That limiting the height of structures within the proposed Assault Landing Zone Training Area Overlay Zone to a maximum of 200 feet above ground level will help to avoid introduction of manmade charted obstacles into that area, help to improve the opportunity for training realism and effectiveness by providing an environment in which structures are limited to a uniform maximum height and in which there is an opportunity for pilots to fly above and as close as possible to 500 feet, which will more closely replicate the types of situations pilots will encounter in an operational environment, and will therefore contribute to the safety of pilots, air crews, and their passengers and cargo, when planes are exposed to enemy weapons fire and the potential for enemy weapons fire in hostile environments, and therefore contribute to avoidance of deaths; and
- (7) That the proposed Amendment will prevent harm to and promote the orderly expansion of Travis Air Force Base's mission and operations; and
- (8) That the proposed Amendment will preserve and enhance the desirable features of Travis Air Force Base as a site for military training; and
- (9) That the proposed Amendment will prevent future encroachment on Travis Air Force Base; and
- (10) That the proposed Amendment will help to protect the continued viability of the ALZ training function at Travis Air Force Base and contribute to protecting the continued viability of Travis Air Force Base; and
- (11) That the proposed Amendment will benefit all citizens of Solano County, of California, and of the United States through enhanced military preparedness; and
- (12) That the proposed Amendment will benefit all citizens of Solano County and of California through preservation of Travis Air Force Base's contribution to the welfare and economy of the local region and state; and
- (13) That the proposed Amendment will protect and enhance the ongoing utility of the ALZ and Travis Air Force Base as a local, regional and national site for training of military pilots in advanced flight techniques that are important to current and future military operations for the welfare, safety, and benefit of the American people, including residents of Solano County.

RESOLVED, that the Commission does hereby amend and the 2002 Travis Air Force Base Land Use Compatibility Plan is hereby amended by establishing an Assault Landing Zone Training Area ("ALZTA") Overlay Zone by:

- (1) Amending Figure 2A of the Travis Air Force Base Land Use Compatibility Plan and related text to modify the mapped Area of Influence to include the entire proposed Assault Landing Zone Training Area Overlay Zone as depicted on Exhibit 1 of the Staff Report; and
- (2) Amending Figure 2A of the Travis Air Force Base Land Use Compatibility Plan and related text to create and map the Assault Landing Zone Training Area Overlay Zone, as depicted on Exhibit 1 of the Staff Report; and
- (3) Amending Table 2A of the Travis Air Force Base Land Use Compatibility Plan and related text to prohibit within the Assault Landing Zone Training Area Overlay Zone structures with a height greater than 200 feet above ground level, as described on Exhibit 2 of the Staff Report.

RESOLVED, that because this Amendment establishes an overlay zone, separate lower restrictions on height may apply in certain areas within the Assault Landing Zone Training Area Overlay Zone pursuant to the Commission's land use compatibility plans or pursuant to County General Plan and Zoning Regulation designations, and this Amendment does not remove or raise any such lower restrictions.

RESOLVED, that the height limit required by the Assault Landing Zone Training Area Overlay Zone will not be applicable if and to the extent it would violate the U.S. or California constitutions or other laws.

RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution, the Amendment, 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 December 12, 2013, by the following vote:

	AYES:	Commis	ioners			
	NOES:	Commis	ioners			
	ABSTAIN:	Commis	ioners			
	ABSENT:	Commis	ioners			
			Stephen P. Vancil, Chairman Solano County Airport Land Use Commission			
Attest:						
By: Bil	I Emlen, Clerk	to the Co	nmission			