

## California Department of Transportation

DIVISION OF AERONAUTICS - M.S. #40  
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October 1, 2024

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Electronically Sent <[albert.enault@cityofvacaville.com](mailto:albert.enault@cityofvacaville.com)>

### Re: SCH # 2024081340 - Centennial Park Master Plan Project

Dear Mr. Enault:

The California Department of Transportation (Caltrans), Division of Aeronautics (Division) has reviewed the Mitigated Negative Declaration (MND) for the Centennial Park Master Plan (Project). One of the goals of the Division is to assist cities, counties, and Airport Land Use Commissions (ALUC) or their equivalent, to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq. We appreciate the opportunity to participate in the EIR review process.

The proposed Project includes the expansion of the existing Centennial Park to encompass approximately 276 acres. The additional amenities to be developed would include a dog park, bike skills course including a maintenance building and restroom, 18-hole disc golf course, multi-purpose recreation center and outdoor seating area, tennis courts, soccer complex expansion including a maintenance building, water play area, skate park, remote-controlled car track, basketball courts, ballfield maintenance building and restroom, event pavilion with restrooms, pollinator garden, nature playscape area, sand volleyball courts, trails, group picnic areas, and landscaping. The project site is located approximately 800 feet west of the Nut Tree Airport runway.

Pursuant to the State Aeronautics Act, California Public Utilities Code Section 21676(b) mandates that local agencies refer proposed amendments to general or specific plans within airport land use commission boundaries to the commission for review. If the commission deems the proposed action inconsistent with its plan, the referring agency will be notified. Any development within safety zones or airport influence areas must comply with the safety criteria and restrictions outlined in the Airport Land Use Compatibility Plan(s).

The proposed Project site is in Safety Zone A (Clear Zone or Primary Surface), Safety Zone Area C (Outer Approach/Departure Area or Adjacent to Runway), and Safety Zone Area E (Adjacent to Runway or Final Approach) of the Nut Tree Airport and therefore must adhere to the safety criteria and restrictions defined in the Airport Land Use Compatibility Plan (ALUCP) adopted by the ALUC pursuant to the PUC, Section 21674. The City of Vacaville should consider Safety Zone C and E Compatibility polices stipulated in the ALUCP or Handbook and seek a consistency determination by the ALUC.

While Centennial Park is an existing use, new development on the site would be required to adhere to the density and usage requirements of the ALUCP. Additionally, due to its proximity to the airport, the Project site may be subject to frequent aircraft overflights and subsequent aircraft-related noise and safety impacts.

In accordance with the CEQA PUC Section 21096, the Handbook must be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries or if such a plan has not been adopted, within two miles of an airport. In addition, per the SAA PUC Section 21674.7(b):

"It is the intent of the Legislature to discourage incompatible land uses near existing airports. Therefore, prior to granting permits for the renovation or remodeling of an existing building, structure, or facility, and before the construction of a new building, it is the intent of the Legislature that local agencies shall be guided by the height, use, noise, safety, and density criteria that are compatible with airport operations, as established...and referred to as the Airport Land Use Planning Handbook published by the Division."

The Project site is proposing to expand the 53.4-acre Centennial Park and to develop the 276-acre Project with additional passive and active park activities, the Project will include the development, demolition, and redevelopment of various uses. To this note, the Handbook states on the Expansion, Conversion, or Redevelopment of Existing Uses:

"The limitation on ALUC authority over existing land uses applies only to the extent that the use remains constant. Merely because a land use exists on a property does not entitle the owner to expand the use, convert it to a different use, or otherwise redevelop the property if new or increased compatibility conflicts would result. To the extent that such land use changes require ministerial or discretionary approval on the part of the county or city, they fall within the authority of the ALUC to review" (PG. 4-41).

Given the site's proposed uses that may have varying demographics, the Project should consider the uses in relation to Vulnerable Occupants per the Handbook's guidance:

"Other types of land uses also tend to be given special deference by the community. These are uses for which risk acceptability cannot be measured simply in terms of the number of occupants. The vulnerability of the occupants to the risks of aircraft accidents must also be considered. In many instances, the appropriate policy may be outright prohibition of new instances of these uses and expansion of existing facilities... Two other segments of the

Albert Enault, Senior Planner

October 1, 2024

Page 3

population whom are often afforded special consideration and protection are the elderly and disabled. As with children, both groups include individuals who may not know how to respond to an emergency or maybe physically unable to do so" (PG. 4-29).

Compatibility concerns regarding airport obstructions and hazards to flight (such as wildlife attractants, lighting, or glare, etc.) should also be considered for further review. Proposed structures that exceed FAA Regulations Part 77 height criteria are subject to an Obstruction Evaluation/Airspace Analysis for determination.

Thank you for the opportunity to review and comment. If you have any questions, please contact me by email at [tiffany.martinez@dot.ca.gov](mailto:tiffany.martinez@dot.ca.gov).

Sincerely,



Tiffany Martinez  
Associate Transportation Planner  
Office of Aviation Planning

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