

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

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Bill Seiden
Chairman

**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF JUNE 11, 2015**

The meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board of Supervisors Chambers (1st floor), 675 Texas Street, Fairfield, CA 94533

MEMBERS PRESENT: Commissioners Potter, Baldwin, Cavanagh, Baumler, Vancil, DuClair, Randall and Chairman Seiden

MEMBERS ABSENT: None

OTHERS PRESENT: Jim Leland, Resource Management; Lori Mazzella, County Counsel; Kristine Letterman, Resource Management

Item Nos.

1, 2 & 3

Chairman Seiden called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

Item No. 4. Approval of the Agenda

The agenda was approved as prepared.

Item No. 5. Approval of the Minutes

The minutes of the meeting of May 7, 2015 were approved with an amendment to the spelling of line of sight to emphasize the expression as line-of-sight throughout the document, and to change the word looked to locked on page 4, paragraph 4.

Item No. 6. Committee Reports

There were no committee reports.

Item No. 7. Public Comment

There was no one from the public wishing to speak.

Item No. 8. Old Business

There was no old business to discuss.

Item No. 9. New Business

A. Action Item: Conduct a Public Hearing to consider the consistency of ALUC-2015-08 (Woodcreek Subdivision) with the Travis AFB Land Use Compatibility Plans. Sponsor: County of Solano

Jim Leland gave a brief summary of staff's written report. The County of Solano is processing applications to permit 66 homes to be built on 33 acres near the intersection of Rockville Road and Suisun Valley Road. The specific components of the project are 1) a rezoning application,

2) a policy plan overlay application, and 3) a tentative subdivision map application. The site lies approximately 9 miles west of the nearest runway at Travis Air Force Base and is within the Area of Influence of the Travis Air Force Base Land Use Compatibility Plan and outside the area of influence of the Nut Tree and Rio Vista Airport Land Use Compatibility Plans. Staff is recommending that the commission determine that the proposed project is consistent with the policies of the Travis Air Force Base, Nut Tree Airport, and Rio Vista Airport Land Use Compatibility Plans.

Since there were no questions or comments, Chairman Seiden opened the public hearing. There was no one from the public wishing to speak. Chairman Seiden closed the public hearing.

A motion was made by Commissioner Potter and seconded by Commissioner Cavanagh to determine that the rezoning petition, policy plan overlay district petition and tentative subdivision map for the Woodcreek Subdivision are consistent with the Travis Air Force Base Land Use Compatibility Plan, because no structures are permitted in excess of 200 feet in height and the residential use of the property will not produce other hazards to flight. The motion passed unanimously. (Resolution No. 15-11)

- B. Action Item: Conduct a Public Hearing to consider the consistency of ALUC-2015-09 (Hawthorne Mill and Cooper's Landing) with the Travis AFB Land Use Compatibility Plans. Sponsor: City of Fairfield

Jim Leland gave a brief presentation of staff's written report. The report states that the City of Fairfield is in the process of reviewing amendments to the general plan and zoning ordinance to permit two new planned communities – Hawthorne Mill and Cooper's Landing on sites with a previously approved project. Each community is described in the staff report. Staff recommends that the commission adopt the recommended findings and determine that the proposed Project is consistent with the Travis AFB Land Use Compatibility Plan.

Chairman Seiden opened the public hearing. Since there was no one from the public wishing to speak, the public hearing was closed.

A motion was made by Commissioner Vancil and seconded by Commissioner Baumler to adopt the recommended findings and determine that the Hawthorne Mill and Cooper's Landing Project is consistent with the Travis AFB Land Use Compatibility Plan (TAFB LUCP), because no direct conflicts exist between the specific plan and the TAFB LUCP and the mechanisms for assurance of compliance with applicable compatibility criteria are in place; and because it is consistent with the regulations for height and the prohibitions on "Other Hazards to Flight". The motion passed unanimously. (Resolution No. 15-12)

- C. Action Item: Conduct a Public Hearing to consider the consistency of ALUC-2015-10 (City of Dixon Housing Element) with the Travis AFB Land Use Compatibility Plans. Sponsor: City of Dixon

Jim Leland introduced the item and provided the commission with a summary of the staff report. The City of Dixon is proposing to adopt an updated Housing Element as a part of its General Plan. As required by the State Aeronautics Act, changes to a local agency general plan are required to be submitted to the ALUC for a consistency determination. The City is faced with a number of important housing issues: (1) preserving and enhancing housing for all segments of the population; (2) providing new housing in response to anticipated growth; (3) maintaining and improving the quality of the housing stock; and (4) achieving a balance between jobs and housing. The Housing Element provides policies and programs to address these issues. Staff recommended that the commission determine the City of Dixon Housing Element is consistent with the Travis Plan

Chairman Seiden opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner DuClair and seconded by Commissioner Cavanagh to determine the City of Dixon Housing Element is consistent with the Travis Plan. The motion passed unanimously. (Resolution No. 15-13)

D. Update: Receive a status report from the Chairman and staff on the update to the Travis Plan

Chairman Seiden spoke about his attendance at the 4C's meeting where the county supervisors and mayors gather together and were provided information from staff on the Travis Plan update. He noted that there were some concerns expressed by a couple of the supervisors who sit on that committee. Jim Leland addressed for the commission those concerns that were raised which pertain to sphere of influence boundaries for Travis and noise contours. He explained that some of the concerns were due to overreactions from members of the development community. Mr. Leland reported that staff was conducting meetings with each of the cities to go over what the ALUC is actually doing. So far the response has been very good.

Item No. 10. Adjournment

Since there was no further business, the meeting was adjourned.