

## Minutes - Final Airport Land Use Commission

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Thursday, October 12, 2023

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Airport Land Use Commission met on October 12, 2023 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m.

Solano County Staff present were Resource Management Assistant Director James Bezek, Deputy County Counsel Lori Mazzella, Principal Planner Nedzlene Ferrario, and Clerk Melissa Catron.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

Present were Commissioners Bruce DuClair, Jeanine McAnaney, Thomas Randall, Don Ryan, Bill Seiden, Stephen Vancil, and Chair Ross Sagun. Commissioner Sarna was absent (excused absence) from the meeting.

### APPROVAL OF AGENDA

On a motion by Commissioner McAnaney, and seconded by Commissioner DuClair, the agenda was approved. So ordered by 7-0 vote.

### APPROVAL OF THE MINUTES

- 1 [AC 23-038](#) Approve the minutes of the Airport Land Use Commission meeting of September 14, 2023

*Attachments:* [September 14, 2023 Minutes - Draft](#)

On a motion by Commissioner DuClair, and seconded by Commissioner Vancil, the minutes of September 13, 2023 were approved. So ordered by 7-0 vote.

### REPORTS OF COMMITTEES

Commissioner Ryan reported on the October 11, 2023 Wildlife Hazard Subcommittee meeting. The subcommittee was briefed by the Department of Water Resources on the Cache Slough project as well as representatives from Westervelt were present to discuss the Little Egbert Tract project. The next Wildlife Hazard Subcommittee Meeting will take place at 1:00 pm on January 10, 2024.

**ITEMS FROM THE PUBLIC**

Chair Sagun opened the public hearing and invited members of the public to address the Commission on matters not listed on the agenda but within the jurisdiction of the Commission. There were no speakers.

**CONSENT CALENDAR**

**PUBLIC COMMENT ON CONSENT CALENDAR**

There were no public comments on the consent calendar.

**APPROVAL OF THE CONSENT CALENDAR**

On a motion by Commissioner Seiden and seconded by Commissioner DuClair, the following consent calendar item was found to be consistent with respective Land Use Compatibility Plans. So ordered by 7-0 vote.

2 [AC 23-039](#)

**ALUC-23-12 (Solano County General Plan amendments)**

Determine that Application No. ALUC-23-12 (Solano County) to amend General Plan policies related to the habitat restoration and municipal service area is consistent with the Travis Air Force Base (TAFB), Rio Vista and Nut Tree Airports Land Use Compatibility Plans

- Attachments:    [A - Airport Compatibility Criteria Table](#)  
                          [B - General Plan Amendments MSA](#)  
                          [C - General Plan Amendments Habitat](#)  
                          [D - Airport Compatibility Zones](#)  
                          [E - Draft Resolution](#)

**REGULAR CALENDAR**

**NEW BUSINESS**

3 [AC 23-040](#)

**ALUC-23-13 (Vacaville City Housing Element Implementation Tasks)**

Determine that Application No. ALUC-23-13, (Vacaville Housing Element Implementation Tasks), located within the Travis Air Force Base (AFB) Compatibility Zone D and E and Nut Tree Airport Compatibility Zones, is conditionally consistent with the applicable Airport Land Use Compatibility Plans (City of Vacaville).

- Attachments:     [A - Airport Compatibility Zone Criteria](#)  
                           [B - 719 Markham Street](#)  
                           [C - Buffer and transitions for residential and business technology parks](#)  
                           [D - City Application Form](#)  
                           [E - Draft Resolution](#)

Principal Planner Nedzlene Ferrario provided a brief introduction to the background of this item indicating a determination of consistency with the following condition:

*The City of Vacaville shall amend Policy LU-P12.3 d (Housing Mix) to provide exceptions that would not support higher buildings and denser residential occupancy in areas within the Airport Environment Overlay Zones and Nut Tree Airport Compatibility Zones A, B, C, D and E; and Travis AFB Compatibility Zone D, and later return to the ALUC for review of the amended Land Use Development Code prior to City Council adoption.*

Erin Morris, Director of Community Development for the City of Vacaville, provided a PowerPoint presentation to the Commission. City Staff can accept the condition though their position is that the current General Plan policies are protective of the airports and the condition does not provide additional protection. During discussion, Commissioners expressed that having this condition specifically in the Housing Element of the City’s General Plan would help ensure that developments occur based on airport land use compatibility zone requirements.

On a motion by Commissioner Randall and seconded by Commissioner Seiden, item AC 23-040 (ALUC-23-013) was found to be conditionally consistent with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans. So ordered by 7-0 vote.

**INFORMATIONAL ITEM**

- 4            [AC 23-041](#)     Discussion: Suisun City Highway 12 Logistics Center Draft Environmental Impact Report Comment Letter

- Attachments:     [A - Draft EIR Comment Letter](#)

Principal Planner Nedzlene Ferrario provided a brief introduction of the project, discussed last at the September 14, 2023 ALUC Meeting where the Commission directed Planning Staff to draft a comment letter (Attachment A) and asked of any additional suggestions or comments to add before the October 19, 2023 deadline.

Chair Sagun stated as there were no recommended revisions by Commissioners, the letter could be submitted as written.

**COMMISSIONER COMMENTS**

Commissioner Vancil commented that he was approached by Jan Sramek of California Forever as the appointee of the Mayor of Fairfield. They discussed the wind turbines near Travis AFB and a future vision for renewable energy in that area, among other general issues. No specific information about

development of the California Forever project was discussed.

## **ADJOURN**

This meeting of the Airport Lane Use Commission adjourned at 7:35 p.m. The next regular meeting is scheduled for November 9, 2023 at 7:00 p.m.