

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

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Bruce DuClair
Vice-Chairman

**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF DECEMBER 8, 2016**

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.

MEMBERS PRESENT: Commissioners Baldwin, Cavanagh, Vancil, Randall, Sagun and Chairman DuClair

MEMBERS ABSENT: Commissioners Baumler and Meyer

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, County Counsel; Kristine Sowards, Resource Management

Call to Order & Roll Call

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

Approval of the Agenda

The agenda was approved as prepared.

Approval of the Minutes

There were no minutes available for review.

Reports from Commissioners and/or Staff

There were no committee reports.

Items from the Public

There was no one from the public wishing to speak.

Old Business

There was no old business to discuss.

New Business

1. Public hearing to consider the consistency of the **Ashton Place General Plan Amendment and Rezoning (ALUC-16-08)** with the Travis Air Force Base Land Use Compatibility Plan. (Sponsor - City of Vacaville)

Jim Leland provided the commission with a brief summary of the written staff report. The Ashton Place Unit 3 Project would involve subdividing the project site to develop 15 two-story single-family detached residential units on 1.76 acres. Development of the proposed project is subject to CEQA review and approval of applications for an amendment to the General Plan Land Use Designation, General Plan Text Amendment, Zone Change, Tentative Map, Conditional Use Permit, and Planned Development with Design Review of house plans.

The proposed project is located in Vacaville. The 1.76 acre project site is located on the north side of Cogburn Circle and is bound by Vega Way to the west and Vanden Road to the east, on the undeveloped parcel identified as APN 0136-874-010. An existing residential development borders the project site to the north. The site lies entirely within Compatibility Zone D of the Travis Air Force Base Land Use Compatibility Plan. Staff recommended approval of the project.

Chairman DuClair 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 Baldwin and seconded by Commissioner Randall to adopt the recommended findings and determine that the Ashton Place Project is **consistent** with the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 16-08)

2. Public hearing to consider the consistency of the **Roberts Ranch Specific Plan, Pre-Zoning and Annexation (ALUC-16-09)** with the Travis Air Force Base Land Use and Compatibility Plan. (Applicant - City of Vacaville)

Jim Leland briefly reviewed staff's written report. The Roberts Ranch Project contains approximately 248-acres located in northern Solano County adjacent to the southeastern corner of the City of Vacaville approximately four miles from Downtown Vacaville. The project site is bounded by Leisure Town Road on the west, Alamo Drive extension and Fry Road on the South, the Union Pacific Railroad right-of-way on the east, and the approved Brighton Landing project in the City of Vacaville to the north.

The Roberts' Ranch Specific Plan includes approximately 785 single-family residences with an average density of 3.2 dwelling units/acre (du/ac), parks, 25 acres of open space and trails, and a future 16-acre school site. The proposed project includes four neighborhoods (or villages) that each contain one or two small "stroller parks" connected by a multipurpose trail system designed to link all the parks together. The site lies entirely within Compatibility Zone D of the Travis Air Force Base Land Use Compatibility Plan. Staff recommended approval of the project.

Chairman DuClair opened the public hearing. There were no speakers either for or against this matter therefore the public hearing was closed.

A motion was made by Commissioner Cavanagh and seconded by Commissioner Randall to adopt the recommended findings and determine that the Roberts Ranch Project is **consistent** with the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 16-09)

3. Receive an update from staff regarding the progress of the Wildlife Hazards Working Group

Jim Leland stated that not much has changed since staff's last report on this item. He noted that the wildlife group has done a lot of work and staff will now package that information and present it to the commission for consideration. Mr. Leland stated that he feels the group has come up with some pragmatic solutions as to when these wildlife hazard studies should be performed and when projects may be exempted. Mr. Leland noted that staff has also been working on review of the county's water agency's habitat plan which is a plan that sites where species habitat will be planned in the county, and near and around Travis.

4. Receive an update from staff regarding the progress of the Renewable Energy Working Group

Jim Leland noted that the working group's SMUD representative had asked for additional time several meetings ago to put together a new kind of analysis they want to present to the group, and staff are still are not in possession of that analysis. Mr. Leland anticipated that staff would be able to provide more information to the commission in Early Spring.

5. Receive an update from staff regarding a work plan for the study of potential regulations for Recreational Drones.

Jim Leland noted that staff is putting together an outline of a work program and will provide that to the commission for their feedback early next year.

Adjournment

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