

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

Thomas Randall
Chairman

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**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF APRIL 11, 2019**

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 Vancil, DuClair, Meyer, Sagun, Seiden, Cook, and Chairman Randall

MEMBERS ABSENT: Commissioners Baldwin and Cavanagh

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

Call to Order & Roll Call

Chairman Randall 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

The minutes of the meeting of March 14, 2019 were approved as written.

Reports from Commissioners and/or Staff

Jim Leland announced that the commission's next meeting is the annual meeting where the election of officers occurs. He noted there will also be a change of representation on the commission and an introduction will be made at that time.

Mr. Leland informed the commission that staff will have a series of items at the next meeting which are customary consistency determinations, and in addition will also bring back for discussion some of the policy issues that were raised at the last hearing regarding the Mount Calvary Baptist Church.

Mr. Leland noted that staff may also bring before the commission a matter pertaining to habitat restoration. This activity is being undertaken by private parties at the request of the State and are within the jurisdiction of the Travis Plan.

Items from the Public

There was no one from the public wishing to speak.

Consent Calendar

Chairman Randall opened the public hearing for public comment. Since there was no one from the public wishing to speak on the consent calendar, the public hearing was closed.

1. ALUC-19-06: Fruitvale Ave. Rezoning Project (City of Vacaville)

Public hearing to consider the consistency of the City of Vacaville's proposed Fruitvale Ave Rezoning Project with the Travis Air Force Base Land Use Compatibility Plan: Applicant – City of Vacaville

Commissioner Seiden requested this item be removed from the consent calendar and discussed under new business.

Old Business

There was no old business to discuss.

New Business

1. ALUC-19-06: Fruitvale Ave. Rezoning Project (City of Vacaville)

Public hearing to consider the consistency of the City of Vacaville's proposed Fruitvale Ave Rezoning Project with the Travis Air Force Base Land Use Compatibility Plan: Applicant – City of Vacaville

Jim Leland provided a summary of the written report. The City of Vacaville is proposing two ordinances rezoning 27 acres of land located on both sides of Fruitvale Avenue at North Orchard Ave. The land is situated in the unincorporated portion of the County. The rezoning becomes effective upon annexation of the parcels to the City of Vacaville. Since the regulations modify the zoning regulations of the City, the ALUC is required by state law to make a consistency determination with any applicable Airport Land Use Compatibility Plans.

Mr. Leland made note that this development is slightly controversial at the city level over aspects of the project that the city governs, but staff is recommending approval of the consistency determination because in staff's view, under the Aeronautics Act and the construction of the county's Travis Plan, the project does not trigger any consistency concerns.

Commissioner Seiden stated that his primary reason for pulling this item from the consent calendar was to assure that the densities are not a problem and that there would not be any height difficulties due to the proximity of the project to the Nut Tree Airport.

Mr. Leland stated that while the Nut Tree Airport is sited nearby, this project is located outside of the area of influence of the Nut Tree Airport Compatibility Plan. He said the project is within Compatibility Zone D and is only subject to the Travis Plan. He stated that the development on the south side of the site has a density of 8.1 dwelling units per acre, and the homes within the county on the north, are 1½ units per acre. Mr. Leland noted that there is no density limitation within Compatibility Zone D.

Commissioner Sagun commented that even though the project is not within the scope of the Nut Tree Plan, he wondered if it would still be incumbent upon the commission to look at potential safety concerns, for example beneath the airport traffic pattern.

Jim Leland stated that the commission has the freedom to consider any concerns they believe are aviation related. He said jurisdictionally this is not a part of the Nut Tree Plan and is outside the area of influence that the commission had previously prescribed as an area of concern.

Commissioner DuClair stated that the piece of property where 130 homes are being proposed to be built has only one proposed entrance and exit. He voiced his concern that this is a health and safety issue due to the inability of emergency vehicles to access the area in the event of an emergency. He said with only one access route, the road could become blocked with traffic by residents trying to leave the site in an emergency.

Mr. Leland stated that the City of Vacaville has the jurisdiction over public safety issues. He said he was certain that the city has vetted this project with the fire department and that it meets the standards for access by fire and police. He pointed out that these new homes are going to be built to a standard that requires sprinklers and the use of fire resistant roof materials. He said based on the approvals by the city council, they have determined there is no public safety issue regarding access into the site in the event of an emergency.

Since there were no further questions of staff, Chairman Randall opened the public hearing.

Christina Love, City of Vacaville, spoke on behalf of the applicant. To address the question of safety, Ms. Love stated that this project has gone through the entire vetting process with the fire department. She clarified that there are two entrances and exits into and out of the site; one to the north and one to the west. Ms. Love also noted that at the far southeast side of the project is an emergency vehicle access coming off an existing road. She said there is a 10-foot wide bike/pedestrian path that goes around the entire perimeter of the project site. She noted that the path comes directly off Eldridge Drive which is also identified as an emergency vehicle access. Ms. Love confirmed that the buildings will be built to fire code standards which include fire rated materials and sprinklers. She stated that the fire department did not voice any concerns with the project.

Commissioner DuClair commented that on a previous map he had seen, only one entrance and exit was depicted. He suggested at some point that an updated map be posted in the newspaper so that the public can see there is going to be additional ways to move in and out of the property.

Christina Love stated that the map that is currently posted on the city's website was the map that was carried through the public hearing process and adopted. She said it is the same map that was displayed in April of last year; it shows one full ingress/egress street from Fruitvale and one full ingress/egress street from North Orchard, plus an emergency vehicle access from Eldridge Road.

Commissioner Duclair inquired if Orchard Avenue is going to have to be widened between the existing church and Fruitvale Avenue.

Ms. Love said a good portion of that road is still privately owned. She said it is her understanding that there have been conversations to try to encourage the property owners to provide access to make it meet city standards, but she did not know the status of that situation. She said she knows there is no project in the works to widen the street at this time. Ms. Love commented that North Orchard is as wide as it is going to get, except for the area that is currently within county jurisdiction. She said with the development of this project, the east side of North Orchard, adjacent to the Eldridge property, will be fixed; it will be widened and graded and will have gutters and curb, and a separate sidewalk on the other side of the pecan trees.

Since there were no further speakers either for or against this matter, Chairman Randall closed the public hearing.

A motion was made by Commissioner Seiden and seconded by Commissioner Vancil to determine that the Fruitvale Ave Rezoning Project is consistent with the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously with Commissioner DuClair voting in favor but noting that he had reservations. (Resolution No. 19-06)

Adjournment

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