

Minutes - Final Airport Land Use Commission

Thursday, April 11, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on April 11, 2024 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 Director James Bezek, Principal Planner Nedzlene Ferrario, Deputy County Counsel Lori Mazzella, and Clerk Marianne Richardson.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were Commissioners Bruce DuClair, Thomas Randall, Don Ryan, Bill Seiden, Stephen Vancil and Chair Ross Sagun.

Absent: Commissioners Jeanine McAnaney and Dan Sarna

APPROVAL OF AGENDA

On motion of Commissioner Seiden, seconded by Commissioner DuClair, the agenda was approved by unanimous vote.

APPROVAL OF THE MINUTES

- 1 [AC 24-012](#) Approve the minutes of the Airport Land Use Commission meeting of March 14, 2024

Attachments: [March 14, 2024 Minutes - Draft](#)

Chair Sagun wished to amend the final paragraph of item 5 (AC 24-010) to add, "Chair Sagun strongly echoed those sentiments."

On motion of Commissioner Vancil, seconded by Commissioner Ryan, the minutes of March 14, 2024 as amended were approved by unanimous vote.

REPORTS OF COMMITTEES

Commissioner Ryan stated the Wildlife Hazard subcommittee is on the back burner while concentrating on amendments for the Travis and Rio Vista Airport Land Use Compatibility Plans (LUCPs). The Little Egbert EIR is planned for

release later this year. Principal Planner Nedzlene Ferrario stated she received the Cache Slough Mitigation Bank wildlife hazard analysis and is working with City staff to address issues.

Commissioner Vancil stated the Travis-Rio Vista subcommittee met on April 10 and presented a progress report and findings to date (handout copy provided to Commissioners). The subcommittee intends to meet bi-weekly with the next meeting tentatively scheduled for April 23, 2024.

ITEMS FROM THE PUBLIC

Chair Sagun invited members of the public to address the Commission. There were no speakers.

REGULAR CALENDAR

NEW BUSINESS

- 2 [AC 24-007](#) **ALUC-24-04 (City of Vacaville Development Code Update)**

Determine that Application No. ALUC-24-04, (City of Vacaville Development Code Update) 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 Zones Criteria](#)
 - [B - Compatibility Zones Maps](#)
 - [C.1 - Part I Amendments](#)
 - [C.2 - Part II Amendments](#)
 - [C.3 - Part III Amendments](#)
 - [D - Draft Resolution](#)

Principal Planner Nedzlene Ferrario briefly introduced this item and stated that in staff’s consistency review of the proposed zoning code for ALUC referral, a condition is proposed for section 14.09.070 A.11 to read:

“New development and changes to existing development including landscaping, parking lot or lighting modifications within Compatibility Zones A & C.”

Albert Enault, City of Vacaville Senior Planner, presented the history of amendments and consistency determinations and current amendments to the Land Use and Development Code. The City agrees to the proposed condition with a recommended clarification to be the “north section” of Zone C.

Chair Sagun opened the public hearing. There were no speakers and the hearing was closed.

On motion of Commissioner Vancil, seconded by Commissioner Seiden, item AC 24-007 (ALUC-24-04 Vacaville Development Code Update) with amended condition of “Zone A and the north section of Zone C” was found to be

conditionally consistent with Travis AFB and Nut Tree Airport LUCPs. So ordered by 6-0 vote.

3 [AC 24-013](#) **ALUC-24-05 (Vij Zoning Text Amendment)**

Determine that Application No. ALUC-24-05 (Vij Zoning Text Amendment), a request for a consistency determination for an amendment to the zoning regulations located in Travis Air Force Base (AFB) Compatibility Zone D, is conditionally consistent with the Travis AFB Land Use Compatibility Plan.

Attachments: [A - Compatibility Zone Criteria](#)
 [B - Location and Compatibility Zone D alt](#)
 [C - Site Plan](#)
 [D - Planning Commission Resolution 4732](#)
 [E - Draft Resolution](#)

Ms. Ferrario provided a summary of the zoning text amendment application and conditional consistency determination to incorporate the Federal Aviation Administration Advisory Circular 150/5200-33c regarding off-airport stormwater basins.

Chair Sagun opened the public hearing.

1. Robert Karn, representing the applicant, spoke of the project history and proposed use. He agreed with the stormwater basin condition stating there would be no more than 6 inches of water and would drain within 24 hours of event conclusion.

There were no further speakers and the public hearing was closed.

On motion of Commissioner Ryan, seconded by Commissioner Vancil, item AC 24-013 (ALUC-24-05 Vij Zoning Text Amendment) was found to be conditionally consistent with the Travis AFB LUCP. So ordered by 6-0 vote.

COMMISSIONER COMMENTS

Chair Sagun announced the passing of John Potter who served as the ALUC Commissioner for District 2 from 2002-2016; and expressed the condolences of the ALUC to his friends and family. Commissioner Vancil commented on Mr. Potter's work for the Commission and upcoming service details.

Chair Sagun reminded Commissioners of the annual election in May of Chair and Vice-Chair.

Commissioner Seiden announced he would not seek reappointment in May 2024 and is willing to serve until a replacement is appointed.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:56 p.m. The next regular meeting is scheduled for May 9, 2024 at 7:00 p.m.