

Minutes - Final Airport Land Use Commission

Thursday, January 9, 2025

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on January 9, 2025, in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were Commissioners: Bruce DuClair (6:28 p.m.), Alan Johnson, Jeanine McAnaney, Thomas Randall, Don Ryan, Dan Sarna, Charles Smith, Stephen Vancil and Chair Ross Sagun.

Also present were Resource Management Director James Bezek, Principal Planner Nedzlene Ferrario, Planning Manager Allan Calder, County Counsel Bernadette Curry, and Clerk Marianne Richardson.

WELCOME & REMARKS - COMMISSIONER JOHNSON

Chair Sagun introduced the new District 1 Commissioner, Alan Johnson. Commissioner Johnson briefly discussed his aviation background and stated he was glad to serve this Commission.

APPROVAL OF AGENDA

On motion of Commissioner Vancil, and seconded by Commissioner McAnaney, the agenda was approved by unanimous vote.

CLOSED SESSION

- 1 [AC 25-004](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9(a)) - PW Fund B Development, LLC and Buzz Oates Construction, Inc. v. Solano County Airport Land Use Commission, County of Solano, Solano County Department of Resource Management, and Does 1 through 10 (Solano Superior Ct. Case No. CU24-07026)

Chair Sagun invited public comment on the item; there were no comments. Chair Sagun convened the meeting to closed session at 6:04 p.m.

RECONVENE

Chair Sagun reconvened the meeting at 6:58 p.m.

REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)

There were no reports of actions from closed session.

APPROVAL OF THE MINUTES

- 2 [AC 25-001](#) Approve the minutes of the Airport Land Use Commission meeting of November 14, 2024

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

On motion of Commissioner McAnaney, and seconded by Commissioner Sarna, the minutes of November 14, 2024, were approved by unanimous vote.

REPORTS OF COMMITTEES

There were no reports from committees.

ITEMS FROM THE PUBLIC

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

REGULAR CALENDAR

NEW BUSINESS

- 3 [AC 25-002](#) **ALUC-24-18 (City of Benicia’s Housing Opportunity General Plan Designation and Zoning District)**

Determine that Application No. ALUC-24-18 (City of Benicia’s Housing Opportunity General Plan Designation and Zoning District), located within the Travis Air Force Base (AFB) Compatibility Zone D and E, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP)

Attachments: [A - Airport Compatibility Zones and Criteria](#)
[B - City of Benicia and Compatibility Zones](#)
[C - City of Benicia Proposed amendments to Zoning Regulations](#)
[D - City of Benicia Proposed Amendments to the General Plan](#)
[E - Draft Resolution](#)

Principal Planner Nedzlene Ferrario summarized Benicia’s Housing

Opportunity General Plan and Zoning District Ordinance to the commission indicating she found no conflicts and that Staff recommends the Commission adopt a resolution determining that the ordinance is consistent with the land use compatibility plan.

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

On motion of Commissioner McAnaney, seconded by Commissioner Smith, the Commission adopted a resolution finding item AC 25-002 (ALUC-24-18 City of Benicia’s Housing Opportunity General Plan and Zoning District Ordinance) to be consistent with the Travis AFB LUCP. So ordered by 9-0 vote. (Resolution No. 25-01)

4 [AC 25-003](#)

ALUC-24-19 (Solano County Zoning Regulations Amendments)

Determine that Application No. ALUC-24-19 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP)

- Attachments:*
- [A - Airport Compatibility Zones Criteria](#)
 - [B - Compatibility Zones Map](#)
 - [C - Zoning Regulations Amendments \(Redline\)](#)
 - [D - Draft Resolution](#)

Ms. Ferrario introduced the item and Allan Calder, Planning Manager, who presented the Zone Text Amendments to the Commission. Ms. Ferrario stated the amendments were not in conflict with any of the land use compatibility plans and recommended adoption of the resolution.

Responding to Commissioner concerns of the size and location of farmstands in relation to runways, Mr. Bezek stated that farmstands are an allowed use and that the amendments are clarifying the farmstand sizes and type of permit required. The permit applications would be a discretionary review/decision.

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

On motion of Commissioner Ryan, seconded by Commissioner Sarna, the Commission adopted a resolution finding item AC 25-03 (ALUC-24-19 Solano County Zone Text Amendments) to be consistent with the Travis AFB, Nut Tree and Rio Vista Airports LUCPs. So ordered by 9-0 vote. (Resolution No. 25-02)

COMMISSIONER COMMENTS

Commissioner Vancil thanked Commissioner Johnson for serving the Airport Land Use Commission, noting he is an active Nut Tree Airport flyer.

Commissioner Sarna commented on recent bird strikes at the Rio Vista Airport.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:17 p.m.
The next regular meeting is scheduled for February 13, 2025.