

**SOLANO COUNTY AIRPORT LAND USE COMMISSION  
RESOLUTION NO. 24-\_\_**

**RESOLUTION REGARDING THE  
RIO VISTA AIRPORT LAND USE COMPATIBILITY PLAN AMENDMENT**

**WHEREAS**, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

**WHEREAS**, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

**WHEREAS**, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

**WHEREAS**, the Act provides that an airport land use commission’s powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

**WHEREAS**, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

**WHEREAS**, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

**WHEREAS**, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature’s intent

in enacting subdivision (b) was to protect the continued viability of military installations in California, to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

**WHEREAS**, Public Utilities Code section 21675, subdivision (a), provides that an airport land use commission's compatibility plans shall be reviewed as often as necessary in order to accomplish its purposes, but shall not be amended more than once in any calendar year; and

**WHEREAS**, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

**WHEREAS**, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

**WHEREAS**, the Commission has duly considered the Staff Report and its recommendations, exhibits and attachments concerning Item "Item AC 24-027" of the Commission's August 8, 2024 Regular Meeting (collectively, the "Staff Report"): "Consider adopting the proposed amendments to the Travis AFB and Rio Vista Airport Land Use Compatibility Plans as recommended by the Travis AFB and Rio Vista Plan Amendment Subcommittee. The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15061 (b)(3) Common Sense Exemption," and

**WHEREAS**, the Commission has duly considered the proposed Update described in the Staff Report at a noticed public meeting.

**RESOLVED**, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report, including its recommendations, exhibits, and attachments.

**RESOLVED**, that after due consideration and based upon the administrative record, the Commission does find and determine:

(1) That for the reasons described in the Staff Reports dated August 8, 2024 and July 11, 2024, and based upon the administrative record, a sound governmental purpose and need exists for the Commission's adoption of the proposed Amendment; and

(2) That for the reasons described in the Staff Reports dated August 8, 2024 and July 11, 2024 and based upon the administrative record, the Commission's adoption of the proposed Amendment is exempt from the California Environmental Quality Act under the "common sense" exemption described in the CEQA Guidelines (*Guidelines for Implementation of California Environmental Quality Act*, Cal. Code Regs., tit. 14, § 15061, subd. (b)(3)), which exemption applies "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment ...."; and

(3) That adopting the proposed Amendment will help to attain the sound governmental purposes and need for the Commission's adoption of the proposed Amendment under the Act; and

(4) That the proposed Amendment will prevent harm to and promote the orderly expansion of the Rio Vista Municipal Airport; and

(5) That the proposed Amendment will preserve and enhance the desirable features of the Rio Vista Municipal Airport; and

(6) That the proposed Amendment will prevent future encroachment on the Rio Vista Municipal Airport; and

(7) That the proposed Amendment will contribute to protecting the continued viability of the Rio Vista Municipal Airport; and

(8) That the proposed Amendment will benefit all citizens of Solano County and of California through preservation of the Rio Vista Municipal Airport's contribution to the welfare and economy of the local region and state.

**RESOLVED**, that the Commission does hereby amend, and the Rio Vista Airport Land Use Compatibility Plan is hereby amended, as set forth in the proposed Amendment.

**RESOLVED**, that the provisions of the Amendment will not be applicable if and to the extent it would violate the U.S. or California constitutions or other laws.

**RESOLVED**, that if any provision of this Resolution or the Amendment is for any reason held by a court of competent jurisdiction to be invalid, that portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereof nor other applications of this Resolution or the Amendment which can be given effect without the invalid provision or application.

**RESOLVED**, that after adoption of this Resolution, Staff is authorized to correct any clerical errors in this Resolution, the Update, or the Staff Report.

**RESOLVED**, that the Commission authorizes Staff to file a notice of exemption pursuant to the California Environmental Quality Act, and to prepare a final version of the Amendment that incorporates the recommended changes, as well as to prepare final exhibits, figures, maps, diagrams, descriptions, and similar matters necessary to fully reflect the action of the Commission in adopting the Amendment. Staff is authorized and directed to make all necessary and appropriate clerical, typographical, and formatting corrections to the adopted Amendment. Any such corrections shall not alter the substance, effect, or effective date of any action taken by the Commission in adopting the Amendment. Staff shall provide a copy of the final corrected Amendment to the Commission.

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I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on August 8, 2024, by the following vote:

AYES: Commissioners \_\_\_\_\_  
\_\_\_\_\_

NOES: Commissioners \_\_\_\_\_

ABSTAIN: Commissioners \_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_

By \_\_\_\_\_  
Ross Sagun, Chair  
Solano County Airport Land Use Commission

Attest:

By: \_\_\_\_\_  
James Bezek, Secretary to the Commission