

Meeting Minutes - Draft Airport Land Use Commission

Thursday, April 10, 2025

6:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on April 10, 2025, in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 6:00 p.m.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Alan Johnson, Thomas Randall, Don Ryan, Charles Smith, Stephen Vancil and Chair Ross Sagun.

Absent: Commissioners Bruce DuClair, Jeanine McAnaney, and Dan Sarna

Also present were Resource Management Director James Bezek, Planning Manager Allan Calder, Principal Planner Nedzlene Ferrario, Senior Planner Travis Kroger, County Surveyor Chris Ferrucci, Deputy County Counsel David J. Gallegos, Clerk Priscilla Olney

APPROVAL OF AGENDA

On motion of Commissioner Randall and seconded by Commissioner Ryan, the agenda was approved by unanimous vote.

CLOSED SESSION

- 1 [AC 25-016](#) 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 6:05 p.m.

RECONVENE

Chair Sagun reconvened the meeting at 7:06 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 25-013](#) Approve the minutes of the Airport Land Use Commission meeting of March 13, 2025.

Attachments: [March 13, 2025 Minutes - Draft](#)

On motion of Commissioner Randall, and seconded by Commissioner Johnson, ALUC staff is directed to correct the APN numbers in AC 25-010 (ALUC-24-04 Nut Tree Business Park) Staff Report. So ordered by 6-0 vote.

On motion of Commissioner Randall, and seconded by Commissioner Johnson, the minutes of March 13, 2025, were approved by unanimous vote.

REPORTS OF COMMITTEES

Wildlife Hazard Subcommittee - Nothing to report.

Travis Rio Vista Update Committee - Nothing to report.

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 25-014](#) **ALUC-25-02 (McMurtry Creek Estates)**

Determine that Application No. ALUC-25-02 (McMurtry Creek Estates) to develop 20 lots for detached single-family homes within the Travis Air Force Base (AFB) Compatibility Zone E is consistent with the Travis AFB Land Use Compatibility Plan. The 15.73-acre property is located north of Preserve Lane and west of White Stone Court within City of Vacaville limits.

Attachments: [A - Airport Compatibility Zones Criteria](#)
 [B – Project Location and Compatibility Zones](#)
 [C – Annexation Map](#)
 [D – General Plan Amendment and Rezone](#)
 [E – Tentative Subdivision Map](#)
 [F - Draft Resolution](#)

Principal Planner Nedzlene Ferrario introduced Senior Planner Travis Kroger. Mr. Kroger summarized the proposal to develop twenty lots on a 1537-acre area located northwest of the City of Vacaville. Staff recommends the Commission adopt a resolution determining that the proposal is consistent with the requirements for Zone E of the Travis Air Force Base Land Use Compatibility Plan.

Commissioner Ryan commented that the new fire hazard maps created by CAL FIRE considered the area a high fire hazard. He inquired if there are any changes that would have to be considered from the Commission based on construction changes? Ms. Ferrario stated that this would be the purview of the City of Vacaville, and that any project redesigns would not come back to the Airport Land Use Commission for review. Ms. Ferrario introduced Albert Enault, Senior Planner for the City of Vacaville for further comment. Mr. Enault explained that this was something they were tracking during the development review process and further explained the evacuation routes regarding this proposal.

On motion of Commissioner Vancil, seconded by Commissioner Smith, the Commission adopted a resolution finding item AC 25-014 (ALUC-25-02 McMurtry Creek Estates) consistent with the Travis AFB Land Use Compatibility Plan. So ordered by 6-0 vote (Resolution No. 25-04).

4 [AC 25-015](#)

ALUC-25-03 (Solano County Zoning Regulations Amendments)

Determine that Application No. ALUC-25-03 (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 - Draft Zoning Regulations Amendments \(Redline\)](#)
 [D - Draft Resolution](#)

Planning Manager Allan Calder and County Surveyor Chris Ferrucci discussed the 4 updates to the zone text amendments; County Surveyor review, private road maintenance agreements, agricultural accessory buildings and farm stands.

Chair Sagun opened the public hearing regarding this item. There were no speakers

On motion of Commissioner Ryan, seconded by Commissioner Johnson, the Commission adopted a resolution determining that Application No. 25-03 is consistent with the Travis Air Force Base, Nut Tree and Rio Vista Airport Land use Compatibility Plans. So ordered by 6-0 vote (Resolution No. 25-05).

COMMISSIONER COMMENTS

Commissioners had no comments

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:23 p.m. The next regular meeting is scheduled for May 8, 2025.