

Minutes - Draft Airport Land Use Commission

Thursday, September 12, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on September 12, 2024 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were Commissioners Bruce DuClair, Thomas Randall, Dan Sarna, Charles Smith, Stephen Vancil and Chair Ross Sagun.
Absent: Commissioners Jeanine McAnaney and Don Ryan

Also present were Resource Management Director James Bezek, Principal Planner Nedzlene Ferrario, Deputy County Counsel Lori Mazzella, and Clerk Marianne Richardson.

WELCOME & REMARKS - COMMISSIONER SMITH

Commissioner Sagun introduced the new District 3 Commissioner, Charles E. Smith, who provided a brief summary of his background and experience to the Commission.

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES

- 1 [AC 24-029](#) Approve the minutes of the Airport Land Use Commission meeting of August 8, 2024

Attachments: [A - August 8, 2024 Minutes - Draft](#)

On motion of Commissioner DuClair, seconded by Commissioner Randall, the minutes of August 8, 2024 were approved by unanimous vote.

REPORTS OF COMMITTEES

There were no updates from subcommittees.

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 24-030](#)

ALUC-24-10 (Highway 12 Logistics Center)

Determine that Application No. ALUC-24-10 (Highway 12 Logistics Center), located within the Travis Air Force Base (AFB) Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) (City of Suisun)

Attachments: [A - Airport Compatibility Zones Criteria](#)
 [B - Project Site and Compatibility Zones](#)
 [C - Site Plan](#)
 [D - Link to Wildlife Hazards Assessment](#)
 [E - Draft Resolution](#)

Principal Planner Nedzlene Ferrario provided a presentation of the Highway 12 Logistics Center. She stated the ALUC Chair requested staff reach out to the Travis Air Force Base (TAFB) Bird/Wildlife Aircraft Strike Hazard (BASH) Team for comment due to the potential of new wetlands at this location. Ms. Ferrario recommended a condition of approval (COA) be considered by the Commission pursuant to discussion with TAFB:

“The Land Manager, established to manage and maintain the Managed Open Space Area, shall communicate and collaborate with the TAFB BASH Team regarding the maintenance of wildlife attractants and changes to the existing habitat in the managed open space area.”

Ms. Ferrario stated the City of Suisun City is opposed to the COA feeling they have met the requirements and there is no basis in the LUCP to require this condition.

Chair Sagun invited the applicant to speak.

Jim Bermudez, Suisun City Community Development Director, stated they followed the LUCP guidelines and the wildlife hazards analysis showed less than significant impact. The City would be acceptable to a condition if the role

of the TAFB BASH Team was Advisory in tandem with their Field Manager.

Chair Sagun stated he was uncertain if it was within the purview of the ALUC to limit the BASH Team roles and responsibilities.

Commissioner Vancil noted that with the recent TAFB LUCP amendments, the Commission will be working with the BASH Team more in a cooperative arrangement. To his knowledge, the regulatory requirements exist with the land use authority and the BASH Team would look for cooperation should conditions change.

Mr. Ferrario noted that the property is within Suisun City limits and is uncertain if the City has any control or requirements when new wetlands are established. And those types of permits, if they exist, would not come before the ALUC or County staff for review.

Mr. Bermudez responded that an expansion would go through appropriate agencies and the City would be notified as part of the mitigation monitoring plan. If need be at that time, the City could reach out to the BASH Team; but, he is concerned and would like to know more of their control authority.

Commissioner Sarna commented that the Rio Vista Airport had wildlife bird strike issues and the BASH Team came out and were helpful to the city. They would not be there to overrule your projects but to give advice and are a great resource. He recommends BASH be involved.

Commissioner DuClair commented that it is not for the ALUC to manage but to ensure it is operating safely for the airport, City and County. He asked that the commission also be informed of any changes.

Commissioner Randall commented on the mission of the ALUC to ensure safety for all.

Commissioner Vancil commented on the monthly BASH meetings held with other agencies and reiterated them as a resource.

Mr. Bermudez stated he would like to see a revised COA and ensure the BASH Team is advisory and does not enforce project/plan changes.

Resource Management Director James Bezek clarified that the COA is directed specifically to the managed open space area. He also clarified to Commissioner DuClair that the City would not be coming back to the ALUC with any information communicated with the BASH Team.

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

Mr. Bezek proposed to revise the COA from “collaborate” to “consult,” and Mr. Bermudez nodded in agreement.

On motion by Commissioner Sarna, seconded by Commissioner Smith, item ALUC-24-10 (Highway 12 Logistics Center) with condition of approval as

amended was found to be consistent with the Travis AFB LUCP. So ordered by 6-0 vote. (Resolution No. 24-11)

INFORMATIONAL ONLY

- 3 [AC 24-031](#) Receive a presentation of the City of Fairfield General Plan Update 2050 (City of Fairfield)

Ms. Ferrario introduced Jessie Hernandez, City of Fairfield Associate Planner and General Plan Update Project Manager, who presented the Fairfield Forward 2050 update process. She emphasized policy TP-1.2 requiring any land use proposals be consistent with latest adopted TAFB LUCP and specified areas/projects requiring referral to ALUC. They are reviewing the recently adopted TAFB LUCP for alignment with their general plan update.

Responding to a comment by Commissioner DuClair regarding growth and expansion, Ms. Hernandez stated there is a Travis Reserve Area policy stating it will remain vacant open space with some grazing allowed unless needed for TAFB expansion. There is no proposed city growth near TAFB.

Responding to a question by Commissioner Vancil about the area near the northwest corner of TAFB, Ms. Hernandez stated the area on the map is noted as an Enhanced Use Lease area and shown to support TAFB. The city has no jurisdiction and their policies for that area are solely to provide input to the Base through collaboration and coordination.

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

COMMISSIONER COMMENTS

Commissioner Vancil commented that he reached out and had a good discussion with the Suisun City Mayor. He noted they do not have direct representation on the Commission which is a decision by the seven City Mayors; but in the meantime, Suisun City would be represented by District 3 appointee Commissioner Smith.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:48 p.m. The next regular meeting is scheduled for October 10, 2024 at 7:00 p.m.