

Minutes - Draft Airport Land Use Commission

Thursday, June 13, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on June 13, 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 DuClair, McAnaney, Randall, Ryan, Sarna, Seiden, Vancil and Chair Sagun.

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

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES

- 1 [AC 24-019](#) Approve the minutes of the Airport Land Use Commission meeting of May 9, 2024

Attachments: [A - May 9, 2024 Minutes - Draft](#)

On motion of Commissioner McAnaney, seconded by Commissioner Sarna, the minutes of May 9, 2024 were approved by unanimous vote.

REPORTS OF COMMITTEES

Commissioner Ryan stated there were no updates from the Wildlife Hazard subcommittee.

Commissioner Vancil stated the Travis-Rio Vista subcommittee is making progress with the subconsultant and anticipate being on-time to present a draft at the July 11 ALUC meeting.

ITEMS FROM THE PUBLIC

Chair Sagun invited members of the public to address the Commission. There was no public comment.

CONSENT CALENDAR

PUBLIC COMMENT ON CONSENT CALENDAR

Chair Sagun invited members of the public to address the Commission on items listed on the Consent Calendar. There was no public comment.

APPROVAL OF THE CONSENT CALENDAR

On motion of Commissioner Sagun, seconded by Commissioner DuClair, item AC 24-020 (Digital Freeway Billboards Ordinance) was moved to the Regular Calendar for discussion. So ordered by 8-0 vote.

REGULAR CALENDAR

2 [AC 24-020](#)

ALUC-24-09 (Digital Freeway Billboard Ordinance)

Determine that Application No. ALUC-24-09, (Digital Freeway Billboard Ordinance) located within the Travis Air Force Base (AFB) Compatibility Zone D and E and Nut Tree Airport Compatibility Zones, is consistent with the applicable Airport Land Use Compatibility Plans (City of Vacaville)

Attachments: [A - Airport Compatibility Zones Criteria](#)
[B - Draft Digital Freeway Billboard Ordinance](#)
[C - Potential billboard locations and Compatibility Zones](#)
[D - Link to Draft Vacaville Gateways Master Plan](#)
[E - Draft Resolution](#)

Principal Planner Nedzlene Ferrario stated this item was heard by the Commission on May 9 during the CEQA public review comment period and is now before the Commission for consistency determination.

Noah Rumbaoa, City of Vacaville Assistant Planner, presented updates to the ordinance including the two recommended revisions by the Commission; and an increased distance between billboards from 1,500 feet to 3,000 feet at the Vacaville Planning Commission which reduces potential Hwy 505 billboards within Nut Tree Airport zones from three (3) to just one (1) or two (2).

Chair Sagun opened the public hearing. There was no public comment.

Commissioner Ryan commented that the Vaca Valley Parkway billboard has his concern in potentially facing east/west and he is not a fan of any billboard

in the Nut Tree Airport Area D. Since the number of potential billboards has been reduced to 1 or 2, could none be placed in the airport zones?

Albert Enault, City of Vacaville Senior Planner, explained the conditions that must be met for a billboard location and that they may not be as illustrated on the map. He further commented that they addressed the Commission's concerns from May and if there were technical concerns in in zone D versus zone F, he is interested to learn the mitigation measures that could be added to the ordinance.

Ms. Ferrario researched FAA review of a no hazards determination of this nature with no response yet from FAA. She did speak with Airport Safety Operations at both Reno and Las Vegas and learned that offsite/airport glare onto pilots is not something they were confident the FAA would review. She stated the Commission would need to determine if any proposed billboard in an airport influence area (AIA) must be reviewed for consistency determination or if other alternatives could be conditioned.

Responding to a question by Commissioner Vancil regarding the Vaca Travel Center sign, Mr. Enault stated the sign would not be required to be removed if a digital billboard were installed as it is an onsite business monument sign, not a digital freeway sign.

Responding to a question by Commissioner Vancil regarding outreach with Nut Tree Airport, Mr. Enault stated they provided the CEQA Public Draft to the Airport Manager and did not receive comment.

Responding to a question by Chair Sagun of any upward direction of light restriction, Mr. Enault stated that digital billboards would not have upward facing lights, the digital light is concentrated to the screen.

Commissioner DuClair asked if they could restrict upward lighting up to a certain (80, 85) degree. Mr. Enault responded that they do not know if it is capable or feasible and he has not seen anything in the Nut Tree Airport Land Use Compatibility Plan (LUCP) indicating something like that would produce this type of benefit or not.

Responding to Chair Sagun regarding restrictions to any flashing, moving, flickering, etc. type of billboard lighting, Mr. Enault stated the ordinance does restrict similar types of lighting.

Commissioner Ryan asked if billboards could be focused/visual to the highway, similar to laptop privacy screens. Mr. Enault stated it would be difficult to measure; they have involved an airport consultant on other projects which may be able to provide standards with airport operations.

Chair Sagun stated he is concerned for any billboard in Zone D due to proximity/direction of sign, and a sign in Zones E & F would be prohibited with Reno airport guidelines. It seems to him that allowing any lighted billboard within the AIA would be unwise. Commissioner Sarna agreed.

Responding to a question by Commissioner McAnaney of eliminating billboards in the Hwy 505 AIA, Mr. Enault stated that if the Commission is telling the City not to have the billboards in those zones, then that is what they are looking for as a determination.

Resource Management Director James Bezek stated there are identified strategies specifically for these types of situations related not necessarily to controlling the light direction but the intensities at certain times and also perhaps light curfews in the evening hours within the AIA.

Commissioner McAnaney recommended a condition that any billboard proposal within the Nut Tree AIA come before the Commission for consistency determination.

Mr. Enault stated they are agreeable to the elimination of billboards within the AIA along Hwy 505 and the referral of proposals within the AIA along Hwy 80.

On motion of Commissioner Seiden and amended by Commissioner McAnaney, seconded by Commissioner Vancil, item AC 24-020 (ALUC-24-09 Digital Freeway Billboards Ordinance) with conditions to 1) restrict any billboards from being sited within the Nut Tree AIA along Hwy 505, and 2) refer any billboard proposal along Hwy 80 within the Nut Tree AIA for ALUC consistency determination, was found to be conditionally consistent with the Travis AFB and Nut Tree Airport LUCPs. So ordered by 8-0 vote.

COMMISSIONER COMMENTS

There were no commissioner comments.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:45 p.m. The next regular meeting is scheduled for July 11, 2024 at 7:00 p.m.