

Minutes - Draft Airport Land Use Commission

Thursday, November 14, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on November 14, 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: Jeanine McAnaney, Thomas Randall, Don Ryan, Charles Smith, Stephen Vancil and Chair Ross Sagun.
Absent were Commissioners: Bruce DuClair and Dan Sarna.

Also present were Resource Management Director James Bezek, Principal Planner Nedzlene Ferrario, County Counsel Bernadette Curry, and Clerks Marianne Richardson and Patricia Murakami.

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES

- 1 [AC 24-033](#) Approve the minutes of the Airport Land Use Commission meeting of September 12, 2024

Attachments: [A - September 12, 2024 Minutes - Draft](#)

On motion of Commissioner McAnaney, and seconded by Commissioner Smith, the minutes of September 12, 2024, were approved by unanimous vote.

REPORTS OF COMMITTEES

Commissioner Ryan stated he will contact the Department of Water Resources (DWR) for a possible presentation in January on any new projects and for an update of the Little Egbert project.

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 24-034](#)

ALUC-24-14 (City of Benicia’s Density Bonus Ordinance)

Determine that Application No. ALUC-24-14 (City of Benicia’s Municipal Density Bonus Ordinance), located within the Travis Air Force Base (AFB) Compatibility Zone D and E, is consistent with the Travis Air Force Base (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 Density Bonus Ordinance](#)
 - [D - Draft Resolution](#)

Principal Planner Nedzlene Ferrario summarized Benicia’s Density Bonus Ordinance to the commission stating that County staff recommends the Commission adopt a resolution determining that the Ordinance is consistent with the Travis Air Force Base Land Use Compatibility Plan (LUCP).

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

Responding to Commissioner Randall’s questions regarding the intent of Bonus Density, Ms. Ferrario stated the idea of density bonus allows additional housing but there must be qualifying criteria, such as, affordable housing. There is the potential that development goes beyond what is zoned; however, in her analysis, because the City of Benicia’s jurisdiction lies within a zone where there are no restrictions, she did not find this to be a safety issue at all. Ms. Ferrario stated if the project were in Zone C it would be pertinent, but not in Zone D.

On motion of Commissioner Vancil, seconded by Commissioner McAnaney, the Commission adopted a resolution finding item AC 24-034 (ALUC-24-14 City of Benicia’s Density Bonus Ordinance) to be consistent with the Travis AFB LUCP. So ordered by 6-0 vote. (Resolution No. 24-12)

3 [AC 24-035](#)

ALUC-24-13 (Fields at Alamo Creek)

Determine that Application No. ALUC-24-13 (Fields at Alamo Creek) to amend the City of Vacaville’s General Plan land use diagram and zoning map from Urban Reserve to Residential Medium Density and Agricultural Buffer, incorporate the project into The Farm at Alamo Creek Specific Plan,

and Tentative Subdivision Map for property located on the southside of Hawkins Road and approximately 2,600 ft. east of Leisure Town Road, within the Travis Air Force Base (AFB) Compatibility Zone D is conditionally consistent with the applicable Airport Land Use Compatibility Plans

- Attachments:*
- [A - Airport Compatibility Zone Criteria](#)
 - [B - Project Location and Compatibility Zones](#)
 - [C - Link to Specific Plan Amendment](#)
 - [D - General Plan Amendment and Rezone Exhibit](#)
 - [E - Tentative Subdivision Map](#)
 - [F - Environmental Document](#)
 - [G - Draft Resolution](#)

Ms. Ferrario provided a presentation of Vacaville’s Fields at Alamo Creek project to the commission stating that County staff recommends conditions of approval to 1) incorporate the FAA Advisory Circular Design consideration; and 2) require a Deed of Notice regarding potential aircraft operational impact to be conditionally consistent with the Travis Air Force Base (LUCP).

Responding to a question by Commissioner McAnaney regarding intent of the Deed, Ms. Ferrario confirmed the deed would notify that there may be aircraft flying overhead and will be recorded along with their Grant Deed.

Chair Sagun opened the public hearing to the following speakers:

1. *Chris Robles, representative for property owners J&W Holdings - For*

As there were no further speakers, Chair Sagun closed the public hearing.

On motion of Commissioner Vancil, seconded by Commissioner McAnaney, the Commission adopted a resolution finding item AC 24-035 (ALUC-24-13 Fields at Alamo Creek) to be conditionally consistent with the Travis AFB LUCP. So ordered by 6-0 vote. (Resolution No. 24-13)

4 [AC 24-036](#)

ALUC-24-12 (City of Fairfield General Plan Update 2050 and Climate Action Plan)

Determine that Application No. ALUC-24-12 (City of Fairfield General Plan Update 2050), located within the Travis Air Force Base (AFB) Compatibility Zone D and E, is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP)

- Attachments:*
- [A - Airport Compatibility Zones Criteria](#)
 - [B - Compatibility Zones Map](#)
 - [D - Draft Resolution](#)

Ms. Ferrario introduced Jessie Hernandez, City of Fairfield Associate Planner and General Plan Update Project Manager, who presented the Fairfield Forward 2050 update process at September’s meeting and summarized their detailed proposal for consideration by the Commission.

Chair Sagun opened the public hearing to the following speakers:

1. *Jessie Hernandez - For*

As there were no further speakers, Chair Sagun closed the public hearing.

On motion of Commissioner McAnaney, seconded by Commissioner Smith, the Commission adopted a resolution finding item AC 24-036 (ALUC-24-12 City of Fairfield General Plan Update 2050 and Climate Action Plan) to be consistent with the Travis AFB LUCP. So ordered by 6-0 vote. (Resolution No. 24-14)

5 [AC 24-037](#)

ALUC-24-16 (Solano County’s Public Health and Safety Chapter Amendments)

Determine that Application No. ALUC-24-16 (Solano County’s Public Health and Safety Chapter 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 - Proposed Policies \(Redlined\) pdf](#)
 - [D - Draft Resolution](#)

Ms. Ferrario summarized the County’s mandated update to the Public Health and Safety chapter elements of the General Plan noting that none of these policies conflict with any others regarding the compatibility criteria and Staff finds the application to be consistent with the LUCPs.

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

On motion of Commissioner Randall, seconded by Commissioner Vancil, the Commission adopted a resolution finding item AC 24-037 (ALUC-24-16 Solano County’s Public Health and Safety Chapter Amendments) to be consistent with the Travis AFB, Nut Tree Airport and Rio Vista Airport LUCPs. So ordered by 6-0 vote. (Resolution No. 24-15)

6 [AC 24-039](#)

ALUC-24-17 (City of Vacaville ADU Ordinance Update)

Determine that Application No. ALUC 24-17, (City of Vacaville ADU Ordinance Update) located within the Travis Air Force Base (TAFB) 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 - Compatibility Zone Map](#)
 - [C - Draft ADU Ordinance](#)
 - [D - Draft Resolution](#)

Ms. Ferrario summarized the City of Vacaville’s ADU Ordinance Update to the Commission stating the update is for their development code to be

consistent with AB 25-33 and SB 12-11 and that staff finds the amendments to be consistent with the LUCPs.

Mr. Damiere Powell, City of Vacaville Associate Planner, stated that the intent is to clear any roadblocks to create additional units whether a Junior ADU or ADU. In this case the two laws reflect on parking in that if parking is replaced with a JADU or ADU, the City cannot require additional parking. With respect to multifamily, it clarifies definitions for where there can be ADUs and for existing multifamily, it does increase the number of ADUs allowed. For proposed multifamily it is still limited to 2, but for existing multifamily properties it does increase to 8 or not more than the number of primary units on the parcel.

Responding to a question by Chair Sagun regarding ADUs exceeding density limits, Ms. Ferrario stated that for projects within the airport compatibility zones, the density limits would have to be met. If inconsistent with LUCP limits, she believed it would be a City Council override.

Mr. Powell clarified that ADUs are not counted toward overall density as they are not considered primary dwelling units. He was not aware of any State exemption specifically for airport land use compatibility.

Responding to a question by Chair Sagan if an ADU project would come before the Commission for consistency determination, Mr. Powell stated was not aware of any requirement specific to ADUs.

County Counsel Bernadette Curry stated the intent of the legislation is to make these developments ministerial so it would then bypass any type of discretionary override.

Commissioner Vancil stated that in practical terms, these new ADU units will essentially limit parking on the streets of Vacaville as there will be fewer spaces for the public to use.

Commissioner Randall asked why would allowing ADU's would be different from a density bonus ordinance? Ms. Ferrario explained that a density bonus incentivizes developers to build more affordable housing by reducing parking requirements and relaxing zoning setback standards.

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

On motion of Commissioner Randall, seconded by Commissioner McAnaney, the Commission adopted a resolution finding item AC 24-039 (ALUC-24-17 City of Vacaville's ADU Ordinance Update) to be consistent with the Travis AFB and Nut Tree Airport LUCPs. So ordered by 6-0 vote. (Resolution No. 24-16)

COMMISSIONER COMMENTS

Commissioner Vancil commented that California Forever has hired the recently retired AMC Commander Minihan who held a meeting in Vacaville which he and Commissioner Randall attended and met General Minihan,

although there was no discussion of anything ALUC related.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:47 p.m.
The next regular meeting is scheduled for December 10, 2024.