

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Bruce DuClair
Vice-Chairman

DRAFT
MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF MAY 10, 2018

The meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board of Supervisors Chambers (1st floor), 675 Texas Street, Fairfield, CA.

MEMBERS PRESENT: Commissioners Baldwin, Vancil, Randall, Meyer, Sagun, Seiden and Chairman DuClair

MEMBERS ABSENT: Commissioner Cavanagh,

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, Deputy County Counsel; Kristine Sowards, Resource Management

Call to Order & Roll Call

Chairman DuClair called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

Approval of the Agenda

The agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the meeting of April 12, 2018 were approved as prepared.

Reports from Commissioners and/or Staff

There were no committee reports.

Items from the Public

There was no one from the public wishing to speak.

Old Business

There was no old business to discuss.

New Business

1. Conduct an election of Chair and Vice-Chair as provided in the Bylaws.

A motion was made and seconded to both nominate Commissioner Randall and Commissioner Sagun as Chair and Vice-Chair respectively. Both motions passed unanimously.

2. Public hearing to consider the consistency of the Farm at Alamo Creek Specific Plan and Rezoning Application (ALUC-18-02) with the Travis Air Force Base Land Use Compatibility Plan: Applicant - City of Vacaville

Jim Leland gave a brief presentation of staff's written report. The Farm at Alamo Creek Project includes approximately 768 residences, of which 334 units are classified Residential Low Density, 250 units are classified as Moderate Density and 184 units are classified as Residential High Density. The gross residential density for the area is 3.6 units per acre. A total of 74.2 acres are set aside for open space, parks, agricultural buffer and public facilities (well site and detention basin). The balance of the site totaling 7.4 acres is dedicated as Neighborhood Commercial.

The project requires the adoption of a Specific Plan and the pre-zoning of 215.6 acres located adjacent to the southeastern corner of the City of Vacaville approximately two and one half miles from Downtown Vacaville. The project site is bounded by Leisure Town Road on the west and Elmira Road on the South. The site lies entirely within Compatibility Zone D of the Travis Air Force Base Land Use Compatibility Plan. Mr. Leland stated that staff recommends the commission finds the project consistent with the Travis Plan.

Commissioner Meyer inquired about the type of commercial uses that would be anticipated. Mr. Leland stated that the city's designation is neighborhood commercial which typically translates to a convenience market or something similar, and the structure would be restricted to one-story. He noted that the sites are reasonably small.

Chairman Randall inquired about future rezoning of the property. Mr. Leland said the city is pre-zoning the property because the land is still located within the county. After the land goes through the annexation process this zoning would become effective.

Commissioner DuClair commented that the area to the south of this project was a potential high school site but the City of Vacaville determined they already have enough high school space and abandoned the idea. Mr. DuClair noted that the Catholic Diocese owns the property and has expressed interest in building a Catholic Church and school on the site.

Since there were no further questions or comments, Chairman Randall opened the public hearing.

Barton Brierley, City of Vacaville, appeared before the commission. He stated that the Catholic school site is not related to this proposal and is located to the south of the project. Mr. Brierley said that it is his understanding the Catholic church are still intending to build a school on the land but the City has no indication of the timing of that proposal.

Since there were no further speakers, Chairman Randall closed the public hearing.

A motion was made by Commissioner Sagun and seconded by Commissioner DuClair to determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 18-02)

3. Public hearing to consider adopting an Update to the Rio Vista Airport Land Use Compatibility Plan (ALUC-17-06), and adopt a resolution adopting the Update

Commissioner Baldwin excused himself from this agenda item due to a conflict of interest and left the dais.

Jim Leland briefly introduced this item and then turned the presentation over to Mr. Steve Alverson, Project Director, Environmental Science Associates. Mr. Alverson provided a slide

presentation giving an overview of the project timeline and the changes that were made between the draft and final Airport Land Use Plan.

Since there were no questions of staff, Chairman Randall opened the public hearing. There were no speakers either for or against this matter therefore the public hearing was closed.

A motion was made by Commissioner DuClair and seconded by Commissioner Seiden to adopt a resolution adopting the Update. The motion passed unanimously. (Resolution No. 17-06)

Adjournment

Since there was no further business, the meeting was adjourned.