

Agenda Submittal

Agenda #:	3	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 24-013	Contact:	Nedzlene Ferrario
Agenda date:	04/11/2024	Final Action:	
Title:	ALUC-24-05 (Vij Zoning Text Amendment)		

Determine that Application No. ALUC-24-05 (Vij Zoning Text Amendment), a request for a consistency determination for an amendment to the zoning regulations located in Travis Air Force Base (AFB) Compatibility Zone D, is conditionally consistent with the Travis AFB Land Use Compatibility Plan.

Governing body: Airport Land Use Commission

District:

Attachments: [A - Compatibility Zone Criteria](#), [B - Location and Compatibility Zone D](#), [C - Site Plan](#), [D - Planning Commission Resolution 4732](#), [E - Draft Resolution](#)

Date:	Ver.	Action By:	Action:	Result:
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RECOMMENDATION:

Determine that Application No. ALUC-24-05 (Vij Zoning Text Amendment), a request for a consistency determination for an amendment to the zoning regulations located in Travis Air Force Base Compatibility Zone D, is conditionally consistent with the Travis AFB Land Use Compatibility Plan (TLUCP) pending incorporation of the following recommendations:

1. Incorporate the Federal Aviation Administration Advisory Circular (FAA AC) 150/5200-33c design considerations regarding off-airport stormwater basins included in paragraph 2.3.2 requiring the basin to drain within a 48-hour period and have a 3:1 bank slope.

DISCUSSION:

Summary

Section 21676(d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of any zoning ordinance change within an Airport Influence Area. The County of Solano County has referred the zoning text amendment application to the Solano County ALUC for a compatibility determination. This project requires Board of Supervisors adoption of a zone change to include Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicle or Boat Sales Lot as a conditionally permitted land use within the Residential -Traditional Community - Mixed Use (R-TC-MU) zoning district and establish a Vehicle Sales Lot located at 4912 Central Way.

The project is located in Zone D of the TLUCP and within the Outer Perimeter wildlife hazard zone (Attachment B). Compatibility Zone D does not restrict residential or nonresidential densities. However, Zone

D prohibits land use types that may have the potential to cause hazards to flight. The project proposes a 4,160 square-foot (0.09 acre) bio-retention pond on a portion of their project located within Fairfield City limits, to collect stormwater and filter it into the ground, (Attachment C). Such facilities are defined as having the potential to attract wildlife. Due to the small-sized bio-retention pond, staff recommends ALUC condition the project to comply with the FAA Advisory Circular and consistent with the recommendations of the Technical Memorandum prepared by Travis Belt, SWCA, Qualified Airport Wildlife Biologist.

Project Description

Rakesh and Priya Vij, property owners, are proposing to operate an automobile and commercial vehicle sales lot at 4912 Central Way within the unincorporated community of Old Town Cordelia. The property is zoned Residential -Traditional Community-Mixed Use "R-TC-MU" which currently prohibits Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicles, or Boat Sales lots. As such, the applicant has initiated zone text amendment to include the use as a conditionally permitted land use within the R -TC-MU zoning district. Concurrently, the applicant is requesting approval of minor use permit MU-20-05 to conduct the use at this location.

The proposed sales lot will be devoted primarily to commercial vehicles including heavy -duty trucks, tractor-trailers, and semi-trucks. The proposal includes construction of two new parking areas for vehicle display . The main lot includes 31 parking spaces, a majority of which are dimensioned 12 feet wide by 35 feet long, to accommodate commercial trucks. The second lot will have 17 spaces dimensioned 9 feet wide by 18 feet long to accommodate automobile inventory.

A portion of the existing multi-tenant commercial office building will be devoted to vehicle sales and the administrative functions of the business. Other existing businesses are anticipated to remain. The existing 13-space parking lot on the southern parcel will continue to be utilized for employee and customer parking . The existing storage barn would be demolished, and the existing billboard will remain.

The project is located on three parcels, and the proposed bio-retention pond is located within Fairfield City limits. Design and construction of the bio-retention pond is subject to Fairfield City regulations.

AIRPORT PLANNING CONTEXT & ANALYSIS

Any zoning change must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676).

The proposed zoning change would apply to the subject site located within Compatibility Zone D (Attachment B). In general, Compatibility Zone D criteria does not limit residential or non-residential densities or uses; however, it prohibits hazards to flight, requires review of structural heights of objects and/or hazards related to bird attraction, electrical interference, glare and other flight hazards.

Staff evaluated the proposed project using the Zone Compatibility criteria for Zone D of the TLUCP (Attachment A).

Analysis Finding

Based on review, staff finds that the proposed zone change in Application No. ALUC-24-05 (Vij Zoning Text Amendment) is conditionally consistent with the requirements to protect flight, and the Travis AFB Land Use Compatibility Plan with the following recommendations:

1. Incorporate the Federal Aviation Administration Advisory Circular (FAA AC) 150/5200-33c design

considerations regarding off-airport stormwater basins included in paragraph 2.3.2 requiring the basin drain within a 48-hour period and have a 3:1 bank slope.

Attachments

Attachment A: Airport Compatibility Zones Criteria

Attachment B: Project Location and Compatibility Zone Map

Attachment C: Site Plan

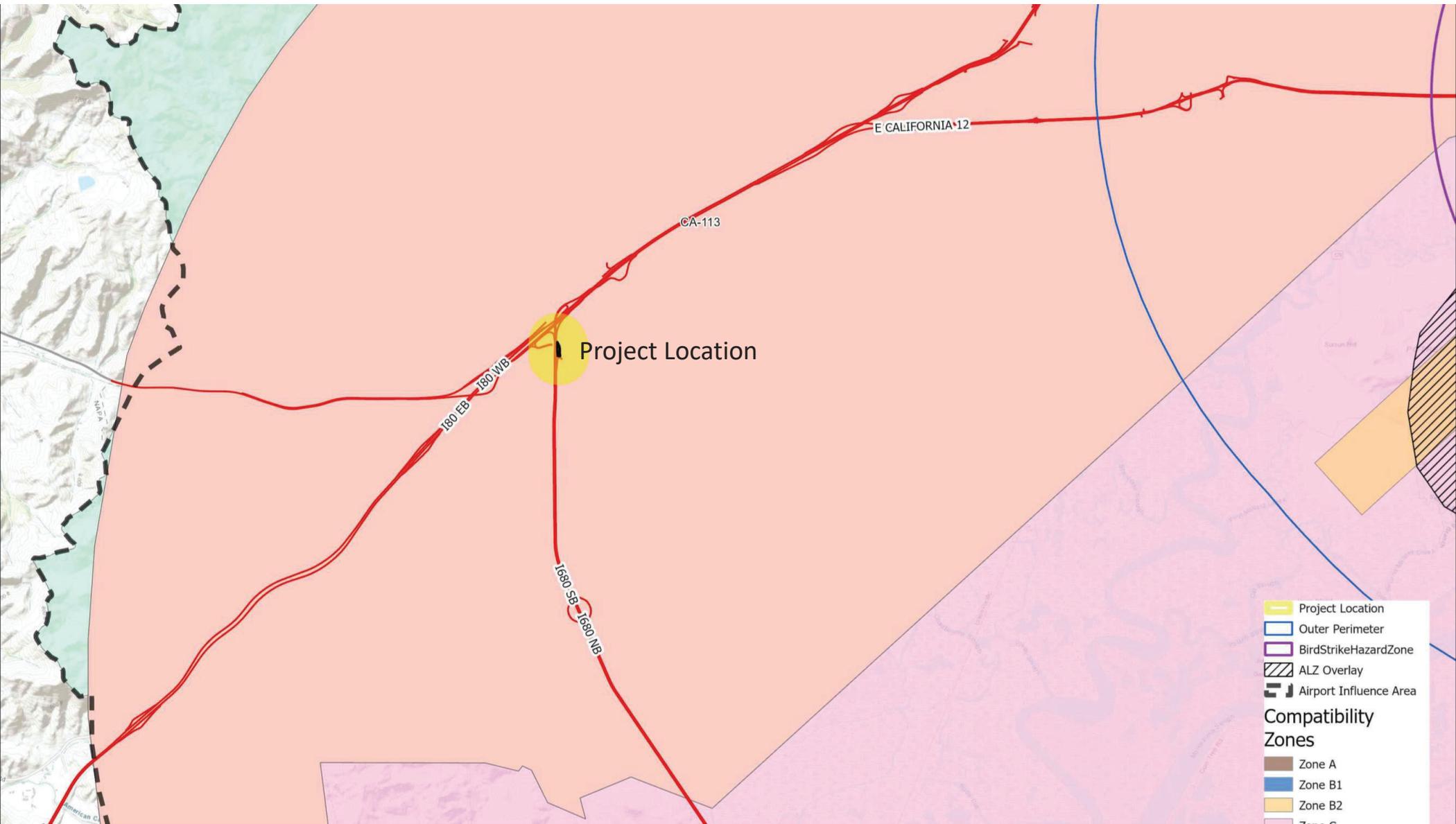
Attachment D: Planning Commission Resolution and Conditions

Attachment E: Draft Resolution

Travis AFB Land Use Compatibility Zone Criteria

ALUC-24-05 Vij Zone Text Amendment

Zone D	Consistent	Inconsistent	Comments
Max Densities – No limits	X		The
Prohibited uses: hazards to flight	X		The proposed bio-swale is small sized and compliance with FAA Circular 5300 is recommended
ALUC review required for objects > 200 feet AGL	X		No objects above 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No met towers above 200 feet proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The project is not located within this zone
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed bio-swale is small sized and compliance with FAA Circular 5300 is recommended



Legend:

- Project Location
- Outer Perimeter
- BirdStrikeHazardZone
- ALZ Overlay
- Airport Influence Area

Compatibility Zones

- Zone A
- Zone B1
- Zone B2

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. 4732

WHEREAS, the Solano County Planning Commission has considered in a public hearing Zone Text Amendment No. ZT-20-01 and Minor Use Permit Application MU-20-05 by Rakesh and Priya Vij to include Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicle or Boat Sales Lot as a conditionally permitted land use within the Residential-Traditional Community - Mixed Use (R-TC-MU) zoning district and establish a Vehicle Sales Lot located at 4912 Central Way, adjacent to the City of Fairfield within the R-TC-MU zoning district; APN's 0044-080-040, 410, and 420; and

WHEREAS, the Commission has reviewed and considered the report of the Department of Resource Management and heard testimony relative to the subject applications at the duly noticed public hearing held on February 15, 2024; and

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. **Zone Text Amendment No. ZT-20-01 is in conformity with the Solano County General Plan.**
2. **The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population density and distribution and other aspects of the General Plan.**

The subject site is designated Traditional Community Mixed Use by the Solano County General Plan which recognizes Old Town Cordelia as an existing mixed-use community developed with residential and commercial land uses.

The Residential-Traditional Community- Mixed Use zoning district allows similar automobile-oriented uses such as an automobile parking lot, repair garage, and service station upon issuance of a minor use permit. An automobile and commercial vehicle sales lot is comparable to the retail uses currently allowed and meets the intent of the commercial uses within the mixed-use district. In addition, due to the site proximity to the freeway off ramp and edge of the Old Cordelia Town district, the proposed use is suitable at this location.

3. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The City of Vallejo currently serves potable water and the City of Fairfield serves public sewer to the property. New access will be developed off Central Way for the new parking areas. The existing parking area has developed access. A sight distance analysis was provided for the project and deemed acceptable by Solano County Public Works. The City of Fairfield Public Works has issued a grading permit for the proposed bio-retention basin on the northernmost parcel to adequately manage stormwater runoff.

4. **The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of**

such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

As conditioned, the proposed Automobile and Commercial Vehicles Sales Lot will not constitute a nuisance to surround properties, nor will it be detrimental to the health, safety, or welfare of County residents. The site will continue to operate with commercial uses.

5. The project qualifies for Class 1 and 4 Categorical Exemptions from the Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15304.

Class 1 consists of the operation and permitting of existing facilities involving minor alterations and negligible expansion of the existing use. The proposal involves utilizing an existing commercial office structure and expanding existing parking on-site. In addition, road improvements including curb and gutter are proposed along the existing roadway.

Class 4 consists of minor alterations to land which includes new landscaping. Proposed landscaping and vegetative screening around the perimeter of the subject site meets the intent of this exemption.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano forwards a recommendation of **APPROVAL** to the Board of Supervisors on Zone Text Amendment ZT-20-01 to include Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicle or Boat Sales Lot as a conditionally permitted Retail Use within the Residential-Traditional Community – Mixed Use (R-TC-MU) Zoning District by amending Table 28.32B as follows:

Table 28.32B ALLOWED USES: R-TC-5, R-TC-4, R-TC-D, R-TC-MF, R-TC-MU DISTRICTS

A=Allowed by right, AP=Administrative Permit, MUP=Minor Use Permit, UP=Use Permit, E=Exempt, ---=Prohibited							
ALLOWED USES* *Definitions Section 28-01	Permitted Uses						Land Use Regulations** **Section 28-70.10
	R-TC-5	R-TC-4	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU	
RETAIL AND OFFICE USES							
A. RETAIL USES							
Automobile, mobilehome, recreational vehicle, truck, or boat sales lot	---	---	---	---	---	MUP	28.74.10(A)(B1)

BE IT, THEREFORE, FURTHER RESOLVED, that the Planning Commission does hereby recommend that the Solano County Board of Supervisors approve Zone Text Amendment ZT-20-01 and Minor Use Permit No. MU-20-05, subject to the following recommended conditions of approval:

ADMINISTRATIVE

- 1. Land Use.** The proposed land use shall be established and operated in accord with the application materials and development plans for Minor Use Permit MU-20-05, including the site plan dated August 4, 2022, and as approved by the Solano County Planning Commission.

This permit authorizes use of the property as an Automobile and Commercial Vehicle Sales Lot including the construction of paved parking areas, new access encroachment and street improvements along Central Way, stormwater runoff bio-retention basin, perimeter fencing, and landscaping.

2. **Revisions or Modifications in Land Use.** The Zoning Administrator shall determine whether or not any proposed additional land uses, new, or expanded buildings are in substantial compliance with the approved development plans prepared by Robert A. Karn & Associates, Inc. revised August 4, 2022. If a determination of substantial compliance cannot be made, then at the discretion of the Zoning Administrator, the permittee shall pursue a minor revision, amendment, or new use permit and subsequent environmental review.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and /or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
4. The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, State, regional and federal permits required to operate.
5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

COMMERCIAL SERVICE USE REQUIREMENTS

6. **Ingress/Egress.** The permittee shall provide ingress and egress so designed as to avoid traffic congestion and hazards.
7. **Trucking Access.** The permittee shall provide convenient trucking access with minimum interferences to normal traffic.
8. **Loading Spaces.** The permittee shall provide loading spaces as required by the Planning Commission.
9. **Encroachment.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but not limited to, paving of the connection within the County right-of-way.
10. **Incidental Retail Uses.** Commercial service uses of land, buildings, or structures may include incidental retail uses customarily found at such establishments.
11. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for commercial service purposes is permitted, provided the are devoted to outdoor storage is screened from public view.

- 12. Screening.** The permittee shall maintain adequate landscaped screen around the perimeter of the property.
- 13. Signage.** The permittee shall file a sign permit prior to the installation of any signage on-site.

Action Required	From	When	Date	Verified
Obtain sign permit	Planning	Prior to sign installation		

- 14. Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This permit shall constitute as the “Zoning Clearance” necessary to file for the license.

Action Required	From	When	Date	Verified
Obtain business license	Resource Management	Prior to operation		

BUILDING AND SAFETY DIVISION

- 15. Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the most current edition of the California Building Code at the time of building permit application.

Action Required	From	When	Date	Verified
Obtain building permit	Building Division	Prior to construction		

- 16. Americans Disabilities Act.** If the public will be accessing the property for any reason, or if any employees are hired, the site and any buildings accessed by the public shall meet the minimum requirements for the disabled access under the California Disabled Access Codes and the **ADA** Federal Guidelines.

All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst-case requirements between Chapter 11B of the most current California Building Code and ADA Federal Law.

- 17. Site Accessibility Requirements.** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the California Building Code. An architect is required to design for the most restrictive requirements between ADA Federal Law and the most current edition of the California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale, and designed by a licensed architect reflecting all site accessibility.

ENVIRONMENTAL HEALTH DIVISION

- 15. Sewer Line.** The site plan indicates placement of a paved driveway over the sewer lateral which connects the existing office building to the sewer line. The sewer lateral includes an inline pump vault which will require periodic maintenance, and to which easy access should be maintained. It is not known how vehicular traffic over this sewer lateral could impact its proper operation. The permittee shall ensure access to the lifter station is maintained.

PUBLIC WORKS – ENGINEERING

16. Line of Sight. Proposed landscaping in the right of way will be subject to an encroachment permit. Plant selection will be subject to approval by the Engineering Manager. Landscape design shall consider sight distance from the driveways. As far as the sight distance triangle for 3625 Central Way, Solano County Commercial Driveway Connection (Figure 8 of Solano County Road Improvement Standards) along with the Highway Design Manual (HDM) are the standards that shall be followed. The minimum stopping sight distance for 35 mph speed on Central Way, is 250'. Sight distance shall be measured with vehicle located at 15' from the traveled way. As far as landscaping within the sight distance triangle area, Public Works does not have any recommendations for specific species, however, the following guidelines shall be used:

- a. No mounds, fences, landscaping or signs will be permitted within the sight distance triangle, more than 3 feet above the grade.
- b. Trees restriction within the sight distance triangle shall comply with the minimum standards:
 - Shall not exceed 6” in trunk girth.
 - Branches and canopy shall be maintained at 10 feet above the top of curb elevation.

Action Required	From	When	Date	Verified
Obtain encroachment permit	Public Works	Prior to construction		

17. Central Way frontage shall be improved with the installation of curb, gutter and driveway pans. Driveway radii shall be 25 feet. The face of curb will be at 18.00 feet from the right of way centerline. Improvements will be designed by Registered Civil Engineer. Improvement plans will be subject to the approval of the Solano County Engineering Manager. Improvements will be built to the currently adopted Solano County Road Standards.

Action Required	To	When	Date	Verified
Submit improvement plans	Public Works	Prior to construction		

18. The permittee shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.

Action Required	To	When	Date	Verified
Submit report and plan	Public Works	Prior to construction		

19. The permittee shall furnish a Stormwater Management plan to address both quantity and quality of stormwater and provide measures of mitigating any potential excess flow from the project site.

Action Required	To	When	Date	Verified
Submit stormwater plan	Public Works	Prior to construction		

- 20. The proposed fence on the Central Way frontage shall be placed 0.5 feet onto the applicant's property.
- 21. Applicant shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way.

Action Required	To	When	Date	Verified
Submit encroachment permit	Public Works	Prior to construction		

- 22. Applicant shall apply for, secure and abide by the conditions of a grading permit for the construction of any improvements required by this Use Permit.

Action Required	To	When	Date	Verified
Submit grading permit	Public Works	Prior to construction		

CITY OF FAIRFIELD – PUBLIC WORKS

- 23. The permittee shall install “Do Not Enter” signs and object markers (OM4-1, Type N-5 (CA), per Caltrans standards and specifications on the vehicle gate closest to the City of Fairfield limits. A minimum of three object markers shall be required, spaced 2’-4’ apart.
- 24. The vehicular gate for the northerly driveway shall be setback a minimum of 20’ from the curb to minimize traffic congestion along Central Way. Parking shall not be allowed on the driveway and curb approach shall be painted red for fire lane designation. Applicant shall provide adequate information identifying adequate turnaround, by submitting a turning exhibit, in the circumstance vehicle entry on-site is unachievable.
- 25. Applicant shall construct curb and gutter along the project frontage.

Action Required	To	When	Date	Verified
Submit turnaround plan	City and County	At building permit submittal		

VACAVILLE FIRE PROTECTION DISTRICT (on behalf of Cordelia Fire)

- 26. Premises identification (address is visible) the address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background.
- 27. New parking lot driveways (emergency access) shall be 20’ unobstructed width.
- 28. Gates crossing the driveways (emergency access) shall be installed with a KNOX key switch for the Cordelia Fire Protection District and the Fairfield Fire Department.

PERMIT TERM

- 29. This use permit is subject to renewal pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to **July 6, 2028** and the use remains in compliance with these Conditions of Approval.

Action Required	From	When	Date	Verified
Submit renewal application	Planning	Prior to permit expiration		

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on February 15, 2024 by the following vote:

AYES: Commissioners Batson, Bauer, Gaddies and Chairperson Cayler

NOES: Commissioners None

ABSTAIN: Commissioners None

ABSENT: Commissioners None

By: Kay Fulfs Cayler
Kay Fulfs Cayler, Chairperson
Solano County Planning Commission

Attest:
By: [Signature]
James Bezek, Secretary



**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 24-__**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Vij Zoning Text Amendment – County of Solano)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the City of Vacaville ("**Local Agency**") is considering approving the following project (the "**Project**"), as set forth in greater detail in the Staff Report and its Attachments concerning "Item AC 24-013" of the Commission's April 11, 2024 Regular Meeting ("**Staff Report**"): "Determine that Application No. ALUC-24-05 (Vij Zoning Text Amendment) located within the Travis Air Force Base (AFB) Compatibility Zone D is consistent with Travis AFB Land Use Compatibility Plan.

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan, subject to the following condition:

Incorporate the Federal Aviation Administration Advisory Circular (FAA AC) 150/5200-33c design considerations regarding off-airport stormwater basins included in paragraph 2.3.2 requiring the basin drain within a 48-hour period and have a 3:1 bank slope.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on April 11, 2024 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
James Bezek, Secretary to the Commission