

Minutes - Final - Revised Airport Land Use Commission

Thursday, March 14, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on March 14, 2024 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m. A quorum was met at 7:05 p.m.

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were Commissioners Bruce DuClair, Thomas Randall, Don Ryan, Stephen Vancil and Chair Ross Sagun.

Absent: Commissioners Jeanine McAnaney, Dan Sarna and Bill Seiden

APPROVAL OF AGENDA

Chair Sagun moved Item 5 to the beginning of the agenda at the request of Travis Air Force Base (AFB) Staff due to time constraints.

On motion of Commissioner Randall, seconded by Commissioner Vancil, the agenda as amended was approved by unanimous vote.

APPROVAL OF THE MINUTES

- 1 [AC 24-005](#) Approve the minutes of the Airport Land Use Commission meeting of February 8, 2024

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

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

REPORTS OF COMMITTEES

There were no reports by committee.

ITEMS FROM THE PUBLIC

Chair Sagun invited members of the public to address the Commission. There were no speakers.

INFORMATIONAL ONLY

5 [AC 24-010](#)

Receive a presentation by Travis AFB regarding the Local Air Traffic Control Plan

Lieutenant Colonel Ed Silva, Director of Operations of the 60th OSS Operations Support Squadron at Travis AFB, presented their Airport Traffic Control Plan. A copy of the presentation will be provided to Commissioners.

There was discussion that development in Compatibility Zone C and the Assault Landing Zone (ALZ) of the Travis AFB Land Use Compatibility Plan (LUCP) could potentially become obstacles and cause light interference/conflicts with air operations.

Chair Sagun formed an Ad Hoc Subcommittee consisting of Commissioners Vancil Chair, Ryan and McAnaney to work with County and Travis AFB Staff, and consultants as appropriate, to review the Travis AFB and Rio Vista Airport LUCPs for recommended amendments within a 6 month time frame. The intent of the subcommittee will not be to draft the recommendations but to report to the Commission on a regular basis.

Director of Resource Management James Bezek stated the formation of the Ad Hoc Committee is not a reaction to California Forever but to address the potential of any development that creates any congestion within these areas, outside of what currently is in the General Plan. Chair Sagun strongly echoed those sentiments.

CONSENT CALENDAR

PUBLIC COMMENT ON CONSENT CALENDAR

There were no speakers on the consent calendar.

APPROVAL OF THE CONSENT CALENDAR

On motion of Commissioner Vancil, seconded by Commissioner DuClair, the consent calendar items below were determined to be compatible with respective Land Use Compatibility Plans. So ordered by 5 0 vote.

2 [AC 24-006](#)

ALUC-24-06 (Suisun City Waterfront District Specific Plan Amendments)

Determine that Application No. ALUC-24-06 (Suisun City Waterfront District Specific Plan Amendments), 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 Zone Criteria](#)
[B - Waterfront District & Compatibility Zones](#)
[C - Link to Waterfront District Specific Plan Amendments \(Redline\)](#)
[D - Draft Resolution](#)

3 [AC 24-008](#)

ALUC-24-03 (City of Benicia’s Municipal Code Amendments)

Determine that Application No. ALUC-24-03 (City of Benicia’s Municipal Code Amendments), 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 - City of Benicia & Compatibility Zones](#)
[C - Benicia City PC Staff Report and Redline](#)
[D - Draft Resolution](#)

REGULAR CALENDAR

NEW BUSINESS

4 [AC 24-009](#)

ALUC-24-04 (Nut Tree Business Park)

Approve the lighting plans for the Nut Tree Business Park project located on the northside of Nut Tree Road (APN: 1029-240-500, 510, 520 and 530) as submitted subject to staff review and approval of the avigation easement to be recorded by the applicant

- Attachments:* [A - Project Location and Proximity to the Nut Tree Runway](#)
[B - Photometric Plans Building 1 and 2](#)
[C - Lighting Fixtures](#)
[D - Site Plan and Elevations](#)
[E - FAA Correspondence](#)
[F - Letter from Optimized Energy Facilities & Consulting](#)

Principal Planner Nedzlene Ferrario stated this item was not before the Commission for consistency determination as that determination was made in 2010 with the Nut Tree Policy Plan amendment. The recommended action is to approve the lighting plan subject to conditions such as review and approval of the Avigation Easement to be recorded by the applicant. She noted that the condition that referred this project to the Commission does require that the lighting plan meet City of Vacaville and Federal Aviation Administration (FAA) standards. The applicant has filed form 7460 with the FAA for evaluation of potential glare and is awaiting a response from the FAA.

Albert Enault, City of Vacaville Senior Planner, presented the project history,

consistency determination regarding land use and policy plan compatibility, and lighting plan to the Commission.

Alex Batista, project Electrical Engineer, stated the lights are dimmable; they currently are not planned to be controlled to be dimmed but could be added.

Mr. Enault stated they did not contact the Nut Tree Airport regarding this building permit/lighting plan; the mitigation measure only states to work with the ALUC.

Commissioner Vancil noted the Nut Tree Airport LUCP is in need of updating and provided a brief history of the consistency determination of the Nut Tree Policy Plan in 2010.

There were discussions of the height, footprint and angle of downfacing lights and measures to minimize glare and light pollution.

Nut Tree Airport Catherine Cook stated that the ball field stadium lights constructed by the City near the approach are of concern as they are not shielded or facing downward and are brighter than the runway lights. She asked if this could be discussed offline and if something could be done to help shield the lights.

Guy /Duravall of PWC Architects stated they will share the FAA response with Ms. Ferrario, which is expected any day.

Chair Sagun opened the public hearing; there were no speakers.

On motion of Commissioner Vancil, seconded by Commissioner DuClair, this item is continued until County Staff has reviewed the FAA response for this project. So ordered by 5-0 vote.

COMMISSIONER COMMENTS

There were no commissioner comments.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 8:03 p.m. The next regular meeting is scheduled for April 11, 2024 at 7:00 p.m.