

**Solano County Airport Land Use Commission**



**SOLANO  
COUNTY**

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**Bill Seiden**  
Chairman

**MINUTES OF THE  
SOLANO COUNTY AIRPORT LAND USE COMMISSION  
SPECIAL MEETING OF AUGUST 25, 2015**

The special meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board of Supervisors Chambers (1<sup>st</sup> floor), 675 Texas Street, Fairfield, CA 94533

**MEMBERS PRESENT:** Commissioners Cavanagh, Baumler, Vancil, DuClair, Randall, and Chairman Seiden

**MEMBERS ABSENT:** Commissioners Potter and Baldwin

**OTHERS PRESENT:** Jim Leland, Resource Management; Lori Mazzella, County Counsel; Kristine Letterman, Resource Management

Item Nos.

1, 2 & 3

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

**Item No. 4. Approval of the Agenda**

The agenda was approved as prepared.

**Item No. 5. Approval of the Minutes**

The minutes of the meeting of July 9, 2015 were approved with no additions or deletions.

**Item No. 6. Committee Reports**

There were no committee reports.

**Item No. 7. Public Comment**

There was no one from the public wishing to speak.

**Item No. 8. Old Business**

There was no old business to discuss.

**Item No. 9. New Business**

1. Conduct a Public Hearing to consider the consistency of the McCoy Creek Planned Unit Development (ALUC-15-15) (hereafter, 'McCoy Creek Project') with the Travis Air Force Base Land Use Compatibility Plan: Applicant - City of Suisun City

Jim Leland gave a brief presentation of the written staff report. The project is located on an approximately 13,500 square foot parcel within the previously approved McCoy Creek

Development. Originally approved in 2005, the McCoy Creek Development project included 19 single family homes, 5 live work units, 5 carriage units and approximately 9,052 square feet of commercial/office uses on land totaling 4.37 acres.

Since project approval the majority of single family homes and carriage units have been constructed, however the 9,052 square foot commercial office building has proved to be infeasible in today's market and the site faces significant challenges related to poor visibility and nearby vacant commercial sites that are better situated and more competitive for commercial development. The project applicant proposes to amend the Planned Unit Development designation of the commercial/office use to allow development of 8 apartments and 2 live/work spaces. The proposed project also provides on-site parking for residents.

Chairman Seiden opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

Commissioner DuClair spoke with regard to past flooding problems at Highway 12 and Grizzly Island Road. He inquired if this added construction will contribute to similar flooding problems. John Kerns, City of Suisun City, stated that through the CEQA process those issues were studied and there is no forecast that the site will suffer any flooding problems. Mr. Kerns also cited that with the widening of Highway 12 and various mitigation measures that were imposed flooding has not been an issue.

A motion was made by Commissioner Baumler and seconded by Commissioner Cavanagh to adopt the recommended findings and determine that the McCoy Creek Project is consistent with the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 15-15)

2. Public Hearing to consider the consistency of the County of Solano Zoning Ordinance Amendments ALUC-15-13 (Commercial Solar Ordinance) and ALUC-15-14 (Glint and Glare Ordinance) with the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plan. Applicant: County of Solano

Mr. Leland introduced the item and briefly provided a summary of the report. The county is undertaking a series of revisions to its zoning regulations in Chapter 28 of the County Code. These revisions define and provide development standards and permitting requirements for commercial solar installations and operational standards regarding glint and glare from any land use. The proposed revisions to the county regulations include operational standards which address the potential impact of glint and glare on overhead aircraft. Though it applies to any proposed land use, it can be of particular concern as it relates to larger solar facilities.

Chairman Seiden opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

In response to Commissioner Vancil, Mr. Leland said that if the Travis Plan is adopted by the commission it will place a burden on the cities to amend their general plans to be consistent with the plan, and they will need to provide some regulatory apparatus for addressing solar as well as wind.

A motion was made by Commissioner DuClair and seconded by Commissioner Randall to adopt the recommended findings and determine that the County of Solano's Commercial Solar and Glint and Glare Zoning Ordinance Amendments (ALUC-15-13) and (ALUC-15-14) are consistent with the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport

Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 15-16)

3. Receive an update on the revisions to the Travis Air Force Base Land Use Compatibility Plan.

Chairman Seiden spoke about the 4C's meeting at which time the consultant presented some updated information that was well received by that committee. Mr. Seiden noted that a workshop with regard to the Travis Plan will be held at the next regular ALUC meeting on September 10<sup>th</sup>.

Mr. Leland commented that the draft Travis plan is complete but there are a few implementation items that need to be worked out. He indicated that staff has already started communicating with Travis AFB on addressing these items. Mr. Leland said that he envisioned for the workshop that the consultant will come before the commission and explain how the plan is going to be different from the current plan. He said that no decision is to be made by the commission in the workshop, but he encouraged the commission to feel free to express any opinions for staff to take under advisement. Mr. Leland noted that the final version will be brought forward before the ALUC for adoption within approximately 30 days. Mr. Leland briefly addressed for the commission the minor changes in Zone C.

Item No. 10. Adjournment

Since there was no further business, the meeting was adjourned to the regular meeting of September 10, 2015.