

## Solano County Airport Land Use Commission



# SOLANO COUNTY

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Bruce DuClair  
Vice-Chairman

### MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION MEETING OF JUNE 8, 2017

The 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.

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

MEMBERS ABSENT: Commissioners Cavanagh, Baumler and Meyer

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 as prepared.

#### Approval of the Minutes

The minutes of the meeting of May 11, 2017 were approved as prepared.

#### Reports from Commissioners and/or Staff

Lee Axelrad noted that it has come to his attention that the scheduling of the election of officers at the May meeting did not occur. He noted that this order of business will be placed on the next meeting agenda.

#### 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. Public hearing to consider the consistency of ALUC-2017-03 (Crystal Project) with the Travis AFB Land Use Compatibility Plan (Travis Plan)

Jim Leland provided a brief presentation of the written staff report. The City of Suisun City is considering an application for a residential project on the former Crystal School site. The project includes a PUD Permit, Precise Development Plan and Tentative Subdivision Map. The PUD and Precise Development Plan define the design features and development standards for this Project. The Planned Unit and Precise Development Plan are reviewed by the ALUC as a zoning action. The Crystal Project covers a geographic area which lies entirely within

Compatibility Zone D. The project consists of 78 single family detached homes on 7.24 acres located on the north side of Cordelia Street and the west side of School Street in the City of Suisun City. The homes are permitted a maximum height of 35 feet by zoning. Staff recommended approval of the consistency determination.

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

A motion was made by Commissioner Randall and seconded by Commissioner Vancil 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. 17-03)

2. Receive a presentation on the proposed Suisun 355 Project (ALUC-17-04) by the City of Suisun City. This is not an action item. Commissioners may ask questions for clarification of staff or the applicant.

Jim Leland stated that the purpose of this presentation is to introduce the Suisun 355 Project to the commission. The project will be scheduled for a hearing at a future date when the City has finalized the plans for the project and has the environmental review underway. The purpose of this presentation is to give the commissioners an opportunity to ask for additional clarifying information on the project and to identify issues which the staff should consider when the project is scheduled for hearing.

Commissioner Randall asked if there is a method that can be used that will ensure when the warehouse use of these buildings come to an end, that the density will not be allowed to increase if another use were to move in, such as office space.

Mr. Leland stated that there are a variety of ways to do that but no particular method has been settled on yet. He explained that it will be a task for city and county staff to figure out the best vehicle to use to assure that. He said it is their intent to solve that problem before it is brought back before the commission.

Commissioner Vancil stated that in the diagram it shows a Phase 1 with what appears to be building design. He inquired if there are any descriptions or designated use of the buildings.

Paul Junker, project planner representing the City of Suisun stated that the applicant has provided a high level of detail for what is referred to as Phase 1, and so they believe that those are actually the building footprints. He said they have also seen some of the architectural renderings and have a good understanding of the envelope design of these buildings which will be quite large. Mr. Junker estimated one of the structures to be approximately 1 million square feet with a smaller one at 300,000 square feet.

Commissioner Vancil inquired if the designation is for warehouses or general storage facilities and if the buildings will be one story or two.

Mr. Junker stated that he did not believe there is an expectation that the buildings will be two storied, but that they will probably be tall one story buildings. He said typically this type of building can push 30 to 35 feet tall. The developer is not specifically saying the building will be for one use or for the other. There are a lot of studies that indicate most of the demand is for warehousing uses. Mr. Junker said that it is their assumption is that these buildings will be about 85% warehousing and 15% will be other businesses such as light manufacturing or assembly. Commissioner Vancil stated that to the northwest it is designated as commercial mixed use and inquired if any proposals have been received for that area.

Mr. Junker stated that they do not have as much definition on the commercial mixed use and that area does not have a builder at this time. He explained that the other portion of the property has an interested developer who has a good understanding of the product that they want to build. Mr. Junker stated that they will be working with the applicant and also with county and city staff to investigate what uses can work in that mixed use area. He said that generally they would like to remain flexible because it is not known what the market demand will be.

Commissioner Vancil inquired about the sites that are designated as future buildings. Mr. Junker said they are moving forward with the entire development plan but phase 1 is being brought to a higher level of entitlement. The future buildings may be moved around slightly but this is the proposal the applicant has suggested. Mr. Junker stated that they are going to size the utilities for those buildings and look at circulation, but his sense is that this is probably close to what will be seen in the final development plan.

Commissioner Vancil spoke to his version of the history of this area. He noted that the Travis Plan was updated a couple of years ago and the focus at that time was on renewable energy. He said an executive agreement was made to not change the current boundaries that are close to the airport. He said the profiles that are out there are done under old methodology and the Travis Zone B-1 boundary crosses this area. The runway centerline looks to be that it actually passes through this area off the primary runway. The B1 zone is not very wide; it travels straight from the B1 boundary to Category C. Mr. Vancil commented that the commission will see in their next agenda item with regard to the Rio Vista Plan update, that there are actually more modern methods of defining areas. He said they are not as restrictive as the B1 boundary but are more restrictive than what area C would be. It allows a few more uses than what would be in B1 but not as many as what is in C in general.

Commissioner Vancil stated that additionally, a couple of years ago the Suisun City General Plan update took place. At the time this area was looked at it was close to the runway, which the commission thought was very close. Close enough that it should be protected and it was designated as a special development area. He said when looking at this project, basically two-thirds of it is developed extensively with buildings that come very close to the aircraft ground track. He believed the commission needs to take a closer look at this. With regard to the other end of the runway, the City of Fairfield has placed a Travis Reserve to protect space and does not allow development there. Mr. Vancil stated that he would like to see something done on this end. He said he is sensitive to the fact that this is along Highway 12 and that the cities are in need to develop for the purpose of sales tax and other income, and with the City of Fairfield developing much of the land along I-80, it leaves Suisun City with trying to develop along Highway 12. Mr. Vancil said that he is not saying there should not be any development at all, but if proposed, he would like to see it be limited to the northwest corner of the site. He thought there should also be more of a buffer between Zone B1 and the buildings. Mr. Vancil said he would like to see further examination of the use of the buildings.

Mr. Junker stated that he believes the applicant's attempt is to have only very large, low occupancy, non-sensitive uses. He said that the biological resources also happen to be those uses that are most affected by the air traffic, and so approximately 125 acres on the southern portion of this property is being set aside and not developed at all.

Lee Axelrad informed the commission that they are in a stage tonight where there is no need to resolve these issues and he cautioned against going much further in that direction in the discussion. He believed it is helpful to ask the questions and seek the clarification and identify issues for staff to pursue so that the commission has the information in front of them when this item comes before them in the future.

Chairperson DuClair said that his concern is with the rental of the buildings and their occupancy rate. He stated that it is going to be at some point difficult for the owner to rent, for example, to a manufacturing plant if they are allotted a certain amount of employees for the entire area. He voiced his opposition to allowing any type of windmills or solar panels due to the impact to aircraft lifting off in that area.

Commissioner Sagun asked about a wildlife hazard assessment and if there will be a requirement for the city to place restrictions on the control of refuse such as not allowing garbage bins to be left open. He said he was concerned about the proximity to the departure end of the runway and the bird hazard.

Mr. Leland explained what the Travis Plan requires of local jurisdictions is that the wildlife hazard issues be addressed in the environmental review document. He stated that in this case it would be an EIR. He said the way this would be expressed is in the form of mitigation measures that would be imposed on the project; to do whatever operational items are necessary to minimize the attraction of birds to specific areas immediately under or adjacent to the runway. If the commission would like to require that all trash bins be closed except, for example, when being loaded, that would be included in the CEQA document as a mitigation measure.

Commissioner Randall stated that since Travis could change their flight plans on their departures, he wanted to know if it is possible to find out if they are contemplating in the future to fly out in this direction. Mr. Leland stated that an analysis of flight tracks can be done and he will work with Travis on determining what levels of information is current and any potential projections or modifications.

An air force Major representing Travis appeared before the commission and stated that they occasionally make a right hand traffic pattern; they turn right and fly a visual traffic pattern to the north. They perform this maneuver only during the day time hours. The Major stated that it is usually when they have both runways operating and so they will use the right runway to make right turns, and the left runway to make left traffic turns.

Chairman DuClair thanked the City of Suisun and Travis AFB for their input.

3. Public hearing to consider the consistency of ALUC-2017-05 (Rockville Trails Preserve) with the Travis AFB Land Use Compatibility Plan (Travis Plan)

Jim Leland briefly summarized staff's written report. The County of Solano is considering the adoption a general plan amendment and rezoning to permit the establishment of 1226 acres of open space. The property is located on the northerly side of Rockville Road between Suisun Valley Road and Green Valley Road. The project lies within Compatibility Zone D of the Travis Air Force Base Land Use Compatibility Plan. Staff recommended consistency with the Travis Plan.

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

A motion was made by Commissioner Sagun and seconded by Commissioner Randall 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. 17-05)

4. Receive a draft update of the Rio Vista Airport Land Use Compatibility Plan (ALUC-17-06) ("Draft Plan"). This is not an action item. Staff will provide information on future hearings at the meeting.

Jim Leland stated that ESA Airports consulting firm has been working on an update to the Rio Vista Airport Land Use Compatibility Plan. The Draft Plan is now ready for review. Mr. Leland stated that they are pleased to distribute the document to the commission for their review and will present information on future hearing schedules leading to the commission's consideration of a Final Plan.

ESA staff provided a summary on the draft of the updated plan. Mr. Alverson provided a PowerPoint presentation covering the draft plan and appendices, with a general overview including the process and policy revisions.

Mr. Leland commented on the process stating that there are several items that need to be addressed before it can be brought before the commission for final consideration. Because there is the potential for a change in the airport influence area, Mr. Leland stated that staff will need to consult with the City of Rio Vista and other agencies deemed necessary. The plan will also be referred to Caltrans Aeronautics Division to give them an opportunity to respond. Mr. Leland guessed that this plan will come before the commission in August or September.

#### Adjournment

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