

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
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## **Minutes - Revised**

**Thursday, May 13, 2021**

**7:00 PM**

**Board of Supervisors Chambers**

**Airport Land Use Commission**

Due to COVID-19 and to protect County staff and members of the public, the Board Chambers will be open with distancing measures provided. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20. All or some of the Commissioners will attend the meeting telephonically and participate in the meeting to the same extent as if they were present.

**PUBLIC COMMENTS:** To submit public comments, please see the options below.

**Email/Mail:**

If you wish to address any item listed on the Agenda, or Closed Session by written comment, please submit comments in writing to the Airport Land Use Commission by U.S. Mail or by email to [Planning@SolanoCounty.com](mailto:Planning@SolanoCounty.com). Written comments must be received no later than 11:00 a.m. on the day of the meeting.

**Phone:**

To submit comments verbally from your phone, you may do so by dialing: 1-415-655-0001 and using Access Code 177 253 0171 on your phone. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

Any person wishing to review the application(s) and accompanying information may do so on the county website. All agendas and reports are located on the county website. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at [www.solanocounty.com](http://www.solanocounty.com) under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Jamielynn Harrison, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

## **AGENDA**

### **CALL TO ORDER**

The Solano County Airport Land Use Commission met on May 13, 2021, in a special session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m.

Present were Commissioners Catherine Cook, Bruce DuClair, Thomas Randall, Donald Ryan, Ross Sagun, Dan Sarna, Stephen Vancil, and Chairman J.W. Seiden. Also present were County Counsel Lori Mazzella, Resource Planning Manager Allan Calder, Planner James Leland and clerks, Jennifer Senatore and Jamielynn Harrison.

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Catherine Cook, Bruce DuClair, Thomas Randall, Donald Ryan, Ross Sagun, Dan Sarna, Stephen Vancil and Chairman J.W. Seiden.

## **APPROVAL OF AGENDA**

On a motion of Commissioner DuClair, and seconded by Commissioner Sagun, the agenda for May 13, 2021 was approved. So ordered by 8-0 vote.

## **APPROVAL OF THE MINUTES**

There were no minutes to approve.

## **REPORTS FROM COMMISSIONERS AND/OR STAFF**

Commissioner Cook spoke briefly regarding the May 16, 2021 Ad Hoc Procedures meeting with Commissioners Vancil and DuClair to review the bylaws, review the process and timelines for when projects of concern come before the ALUC, review the concept of a matrix, and proposed preparation of a resolution to all seven cities to reengage with their role with the ALUC.

Commissioner Vancil indicated that there was not a "Commissioner Comments" in the Order of Business within the bylaws and that there should be a correction to the bylaws. There was further discussion regarding the cities being involved early in the projects which would be helpful. There was also a discussion of having the three new liaisons to the airports reach out on this subject.

Chairperson Seiden asked that staff agendize the items discussed for open discussion at the June meeting.

Commissioner Randall asked if there was an easier way to amend the bylaws.

Staff responded that the bylaws can be changed but it's a process. Commissioner Cook read the bylaw provision on this, which requires 2/3 majority vote of commissioners and a 10 day advance notice of the text change in advance of a commission meeting.

Chairman Seiden reminded the commission that there will be a special

meeting on May 20, 2021.

## ITEMS FROM THE PUBLIC

Chairperson Seiden invited members of the public to address the Commission on matters not listed on the agenda but within the subject matter jurisdiction of the Commission. There were no speakers.

## REGULAR CALENDAR

### OLD BUSINESS

#### **ALUC-20-07** (Vacaville Code Update)

Conduct a Public Hearing to consider ALUC-20-07 (Vacaville Development Code Update) to update the City's development code (Sponsor: City of Vacaville)

Chairman Seiden asked if there were any representatives present from the City of Vacaville.

Present were Acting Community Development Director Fred Buder and Planner Peyman Behvand from the City of Vacaville and Ken Brody from Meade Hunt.

James Leland, staff planner, gave a brief overview.

Commissioner Sagun inquired if there were any new proposed changes in the submission that would preclude the future expansion of instrument approaches to the airport.

Mr. Leland responded "No." The proposed changes are consistent with the current 1988 Nut Tree Plan which protects the precision of approach.

Commissioner Sagun asked for examples of the minor changes in the report.

Mr. Leland responded by reading the report of Meade & Hunt.

Commissioner Cook asked why the report was conditional.

Mr. Leland indicated that the ALUC's consistency determination will be conditional on the city executing the two items: Map the overlay district at the same time as the code; and, incorporate the recommended changes by Meade & Hunt into the code.

Commissioner Cook also asked for clarification on the use of the term "normally" as used throughout the code changes since it's a subjective term.

Fred Buder from the City of Vacaville responded that they agree with the recommendation to adopt the overlay in addition to the recommended changes in the report.

Chairman Seiden responded that the commission has made exceptions and that "normally" would be prior to any exception. Mr. Leland added the term

“normally” occurs in the 1988 Nut Tree Plan. Commissioner Vancil provided an example of an exception at Nut Tree Airport for the college district’s Airframe & Power Plant School, where normally schools are not allowed.

Commissioner Sagun asked how the process will work if the commission conditionally approves the project. What is the process for ensuring compliance? And if compliance is lacking, what is the ALUC’s direction?

Mr. Leland stated that staff will monitor the ordinance to ensure it’s the same ordinance brought to the commission, and that it contains the requested changes. If it does not, staff would notify the City of Vacaville that it will have to come back before the ALUC.

Commissioner DuClair asked who is the deciding factor if the language is interpreted differently.

Mr. Leland responded that if someone is before the commission saying we think this is consistent with your plan and the commission does not; the commission is the deciding factor.

Chairman Seiden opened the public hearing. There were no speakers.

On a motion of Commissioner DuClair, seconded by Commissioner Cook, the Commission approved item #AC-21-008 the Vacaville Code Update as compliant. So ordered by 7-0 vote. Commissioner Sarna was not present at the time of the vote.

Commissioner Sagun asked why it is preferred that the ALUC conditionally approve the application versus waiting for it to be in final form and approve it in final form.

Mr. Leland indicated that it is a courtesy to the City. The City will recommend the changes to the city council in the first read at the council meeting.

Commissioner Randall confirmed that the applicant agreed to the recommendations of Meade & Hunt.

## **NEW BUSINESS**

### **ELECTION OF CHAIR and VICE-CHAIR**

Annual nomination and election of Chair of the Solano County Airport Land Use Commission, and annual nomination and election of Vice-Chair of the Commission, as provided in the Bylaws.

Chairman Seiden opened the matter for nominations for Chair for the ensuing year.

Commissioner Vancil nominated Chairman Seiden to serve a second term.

Commissioner Sagun nominated Commissioner Cook to serve as chairperson. Chairman Seiden indicated he would be willing.

Chairman Seiden offered to vote by written ballot.

Commissioner Randall stated that the bylaws dictate that the chairperson serve one year.

Commissioner Vancil indicated that the bylaws state there should be an election each year.

Commissioner Cook deferred the nomination to Commissioner Seiden in light of the past year with cancelled meetings due to the pandemic.

Commissioner Sagun indicated that he appreciated Commissioner Seiden's service but he strongly believes in rotation of service for a healthy organization. He also thanked the commissioners for their service.

Chairman Seiden stated that this would be his last term as chairman.

On a motion by Commissioner DuClair, seconded by Commissioner Sagun, the commission approved by unanimous vote that Chairman Seiden will serve as chairman for another term.

Chairman Seiden asked for nominations for vice chair.

Commissioner Sagun nominated Commissioner Cook to serve as vice chair. Commissioner Vancil seconded the nomination, as well as Commissioner Randall agreeing.

On a motion by Commissioner Sagun, seconded by Commissioner Vancil, the commission approved by unanimous vote that Commissioner Cook will serve as vice chair.

#### **ALUC-21-06** (Vallejo Zoning Code Update)

Conduct a Public Hearing to consider the consistency of ALUC-21-06 (Vallejo Zoning Code Project) with the Travis AFB Land Use Compatibility Plan (Travis Plan)

**Michelle Hightower, Senior Planner and Project Manager for the Zoning Code Update for the City of Vallejo.**

**Planner James Leland provided an overview with a recommendation to approve the plan as consistent with the Travis AFB Plan.**

**Ms. Hightower stated that the City of Vallejo agrees with the recommendation.**

**Commissioner Cook asked for clarification, if the general plan revisions do not establish criteria for wind or solar projects, when those projects are submitted, will they be rejected since it is not in the plan?**

**Mr. Leland answered "yes."**

**Chairman Seiden suggested that the airport influence area for Travis is the entire county, therefore, anything proposed by any entity in the county would have to come before the ALUC if it affects Travis.**

Chairman Seiden opened the public hearing. There were no speakers.

On a motion of Commissioner Sagun, seconded by Commissioner DuClair, the Commission approved Item #3 ALUC-21-06 as consistent with the Travis Air Force Base General Plan. So ordered by 7-0 vote.

Chairman Seiden asked to discuss the potential appointment of Commissioner Meyer by the Solano County City Selection Committee to serve as a Commissioner on the ALUC for the City of Vallejo.

Commissioner Meyer has previously served on the commission for six years. She is a pilot by profession currently flying for American Airlines. She is also an Air Force Colonel, Retired, who served for 20 years at Travis Air Force Base. She is very familiar with the community and land use issues. She is an excellent choice for the mayor's committee to consider for this hard-to-fill and technically demanding commission position.

On a motion of Chairman Seiden, seconded by Commissioner Cook, the commissioner approved unanimously to have a letter drafted by staff to the mayor's selection committee highly recommending Ruth Meyer be considered to fill the vacant position representing the City of Vallejo. So ordered by 7-0 vote.

## **ADJOURN**

This meeting of the Airport Land Use Committee adjourned at 7:50 p.m. The next regular meeting is scheduled for June 10, 2021 at 7:00 p.m.