

Minutes - Final Airport Land Use Commission

Thursday, March 9, 2023

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on March 9, 2023 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m.

Solano County Staff present were Resource Management Director Terry Schmittbauer, Deputy County Counsel Lori Mazzella, Principal Planners Nedzlene Ferrario and Matt Walsh, Associate Planner Catherine Cook and Clerk Marianne Richardson.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF AGENDA

On a motion by Commissioner DuClair, and seconded by Commissioner Seiden, the agenda was approved. So ordered by 7-0 vote.

APPROVAL OF THE MINUTES

1 [AC 23-012](#)

Attachments: [2 Feb 9, 2023 ALUC Minutes - Draft](#)

On a motion by Commissioner Seiden, and seconded by Commissioner DuClair, the minutes of February 9, 2023 were approved. So ordered by 7-0 vote.

REPORTS OF COMMITTEES

There were no reports by committees.

ITEMS FROM THE PUBLIC

Chair Sagun invited members of the public to address the Commission on matters not listed on the agenda but within the jurisdiction of the Commission. There were no speakers.

CONSENT CALENDAR

PUBLIC COMMENT ON CONSENT CALENDAR

There were no speakers for consent items.

APPROVAL OF THE CONSENT CALENDAR

Principal Planner Nedzlene Ferrario noted that (handout) draft resolutions not provided in the agenda packet for items 2 (Suisun Housing & Safety Elements Update) and 6 (General Plan Amendment) were distributed to Commissioners at the meeting.

On a motion by Commissioner Vancil, and seconded by Commissioner McAnaney, the following consent calendar items were found to be consistent with respective Land Use Compatibility Plans. So ordered by 7-0 vote.

2 [AC 23-013](#) **ALUC-23-01 (Suisun City Housing & Safety Elements Update)**

Determine that Application No. ALUC-23-01, (Suisun City Housing and Safety Elements Update), located within the Travis Air Force Base (AFB) Compatibility Zone C and D is consistent with the Travis AFB Land Use Compatibility Plan (LUCP)(City of Suisun)

Attachments: [A - Airport Compatibility Zones & Airport Planning Handbook Criteria](#)
 [B - City of Suisun City & Compatibility Zones](#)
 [C - Link to Draft Housing and Draft Safety Element Updates](#)

3 [AC 23-014](#) **ALUC-23-03 (Short Term Rental Ordinance)**

Determine that Application No. ALUC-23-03, (Short Term Rental Ordinance) is consistent with the Travis Air Force Base, Rio Vista and Nut Tree Airport Land Use Compatibility Plans (Solano County)

Attachments: [A - Airport Compatibility & Airport Land Use Planning Guidance Criteria](#)
 [B - Draft Ordinance](#)
 [C - Airport Compatibility Zones](#)
 [D - Draft Resolution](#)

REGULAR CALENDAR

OLD BUSINESS

There was no old business.

NEW BUSINESS**4** [AC 23-016](#) **ALUC-22-12 (Fairfield Sunset Avenue Apartments)**

Determine that Application No. ALUC-22-12 (Fairfield Sunset Avenue Apartments), a request for a consistency determination for a zoning change to the property, located in Travis Air Force Base (AFB) Compatibility Zone D, is conditionally consistent with the Travis AFB Land Use Compatibility Plan

Attachments: [A - Airport Compatibility Zones & Airport Land Use Planning Guidance](#)
[B - Wildlife Hazard Analysis](#)
[C - Travis AFB Compatibility Zones & Location Map](#)
[D - City of Fairfield Application](#)
[D\(1\) - City of Fairfield Drainage Site Plan](#)
[E - City of Fairfield Conditions of Development](#)
[F - Stormwater Design Criteria - Excerpt FAA AC 150 5200 2.3.2](#)
[G - Draft Resolution](#)

Associate Planner Catherine Cook introduced the Sunset Avenue Apartments rezoning consistency determination review noting conditions of approval to change the detention pond drainage to 48 hours (per FAA guidelines) and to include a Property Deed Notice for overflight/aircraft. She stated Sr. Biologist Eric Lichtwardt of LSA prepared a wildlife hazard analysis and is present to answer any questions.

Brent Little, Red Tail Multifamily Land Development Project Manager, introduced Jonathan Atkinson (City of Fairfield) and Mr. Lichtwardt and provided a powerpoint presentation to the Commission indicating the project is designed in accord with the FAA Circular and to reduce wildlife hazards.

Responding to Commissioner DuClair's question of potential to cause increased traffic, Mr. Little discussed the extensive traffic study which was prepared for this project resulting in a finding that traffic levels would be below threshold levels for mitigation.

Responding to questions of occupancy level and affordability by Commissioner Seiden, Mr. Little noted there are 130 units proposed with predominately 2-3 bedrooms, and this \$40 million dollar project will be affordable by design and built for their target market at market rate rents.

Commissioner McAnaney commented that the proposed strawberry tree (arbutus) is an attractant and edible to many small birds. Mr. Lichtwardt discussed the proposed selection indicating they will not likely attract large flocks of birds and will not be a hazard given the distance to the airport.

Chair Sagun asked staff to speak further of the drainage limit and deed notice. Ms. Cook confirmed the 48 hour drainage limit is an FAA requirement and the property deed notice is an Land Use Compatibility Plan (LUCP) condition of approval to make owners aware of aircraft operational impacts (sounds/odors) that need to be specified in the project. Commissioner Vancil noted that eastern Fairfield has deed notices/avigation overflight easements for Travis AFB impacts.

On a motion by Commissioner Vancil, and seconded by Commissioner Seiden,

item AC 23-016, Fairfield Sunset Avenue Apartments, was found to be consistent with the Travis AFB Land Use Compatibility Plan including staff recommended conditions of approval to change the detention pond drainage to 48 hours and to include a Property Deed Notice for overflight/aircraft. So ordered by 7-0 vote.

Chair Sagun opened the public hearing. There were no speakers and the hearing closed.

5 [AC 23-015](#) **ALUC-23-02 (Solano County General Plan Amendments)**

Determine that Application No. ALUC-23-02 (Solano County) to amend General Plan policies related to the development of wind energy facilities and their potential impact on Travis Air Force Base is consistent with the Travis Air Force Base, Rio Vista and Nut Tree Airports Land Use Compatibility Plans

Attachments: [A - Airport Compatibility & Airport Land Use Planning Guidance Criteria](#)
[B - General Plan Amendments - Redline](#)
[C - Airport Compatibility Zones](#)

Ms. Ferrario introduced the General Plan Amendment consistency determination, and Principal Planner Matt Walsh presented the amendment to the Commission.

Commissioner Seiden read from portions of the proposed amendment to emphasize additions/revisions which are necessary.

Commissioner Vancil provided an historical timeline of the wind energy development in Rio Vista/Highway 12 and the subsequent efforts of Travis AFB to mitigate radar impacts. He stated appreciation that the County is incorporating the LUCPs in the General Plan.

Responding to a question of north/south Highway 12 amendments by Chair Sagun, Mr. Walsh stated the amendment proposes that wind turbines be banned north of Highway 12, and any development south of Highway 12 must meet the line of sight and impact model parameters.

Commissioner DuClair commented on SMUD articles he read of alternative sites near Sacramento and Contra Costa County.

Commissioner Vancil commented on amendment paragraphs RS.P 58 D & E relating to use of the line of sight provisions in the 2015 Travis AFB LUCP through 12/31/2028 and to radar impact modeling for placement of wind turbines. He asked if the line of sight condition would still apply after 12/31/2028, which Mr. Walsh confirmed it would.

Chair Sagun opened the public hearing. There were no speakers and the hearing closed.

Commissioner DuClair recommended to include in the motion a review of wind turbine radar impacts in 5 years. Chair Sagun noted the amendment urgency due to the interim ordinance expiration and stated the Commission can bring forth concerns and reopen discussion in the future, which Commissioner DuClair agreed.

On a motion by Commissioner Seiden, and seconded by Commissioner McAnaney, item AC 23-015, Solano County General Plan Amendments, was found to be consistent with the Nut Tree Airport, Rio Vista Airport and Travis AFB Land Use Compatibility Plans. So ordered by 7-0 vote.

COMMISSIONER COMMENTS

There were no commissioner comments.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:57 p.m. The next regular meeting is scheduled for April 13, 2023 at 7:00 p.m.