

the local economy is well documented. Continuing urban development in the vicinity of TAFB could limit the operational flexibility of the Base to fully respond to possible future mission requirements. Maintaining the future viability of this economic resource is of the utmost importance.

In 2018, TAFB, Solano County, and the cities of Fairfield, Suisun City, Vacaville, and Vallejo engaged in a collaborative planning effort to reduce or prevent encroachment issues associated with current and future missions at the base and growth in the local communities. The product of this collaborative planning effort was the TAFB Sustainability Study (TSS). The TAFB Sustainability Study recommends the following five strategies within the TAFB Military Compatibility Areas (MCA's):

1. Promote an orderly transition between community and military land uses so that land uses remain compatible;
2. Maintain operational compatibilities of TAFB;
3. Promote an awareness of the size and scope of military training areas to protect areas outside TAFB (e.g. critical air space) used for training purposes;
4. Inform the local community of compatibility recommendations within the designated areas that are part of this TSS; and
5. Protect public health, safety, and welfare.

On the County's General Plan's Land Use Diagram, the Travis Reserve Area Overlay is applied to an area around TAFB that is designated Agriculture by the General Plan. The Travis Reserve Area Overlay modifies the underlying Agriculture land use designation. (Attachment E).

As described in the General Plan, the purpose of the Travis Reserve Area Overlay is to protect the land within the overlay area for continued agriculture, grazing and associated habitat uses until a military or airport use is proposed. No new residential uses will be permitted to be developed within the overlay area. These restrictions provide for the future expansion of TAFB and support facilities for the base. Based on the recommendations made in the TSS and in order to more fully implement the purposes of the Travis Reserve Area Overlay, as described in the General Plan, the area of the proposed zoning overlay is slightly larger than the Overlay Area shown on the General Plan Land Use Diagram.

In addition to establishing the Travis Reserve Zoning Overlay, the County will continue to coordinate with Solano LAFCO and the Cities of Suisun City, Fairfield, and Vacaville to ensure continued interim use of the Travis Reserve Area for agriculture and grazing lands, and to reserve the area for future expansion of the air force base.

GENERAL PLAN CONSISTENCY:

The Travis Reserve Zoning Overlay implements the General Plan's Travis Reserve Area land use overlay by identifying the specific properties included within that overlay area and establishing land use and development regulations for such properties. Therefore, the proposed ordinance is consistent with the Solano County General Plan in that the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the plan.

ENVIRONMENTAL REVIEW:

Staff recommends that the Planning Commission recommend that the Board of Supervisors find that the potential environmental impacts of the establishment of the Travis Reserve Zoning Overlay were fully evaluated in the Environmental Impact Report prepared for the County's 2008 General Plan update and

certified on August 5, 2008 (Resolution No. 2008-182). No further environmental review is required prior to the adoption of this ordinance.

OTHER AGENCY INVOLVEMENT:

County Counsel assisted in development of the zoning text amendment.

PUBLIC HEARING NOTICE:

Consistent with §28.112 and §28.04 of the Solano County Code, a public hearing notice was published in the Daily Republic at least 15 days prior to the public hearing (Attachment B).

RECOMMENDATION:

Based on the discussion above, staff recommends that the Planning Commission recommend that the Board of Supervisors adopt the proposed ordinance (ZT-23-03) amending Chapter 28 (Zoning Regulations) of the Solano County Code creating the Travis Reserve Zoning Overlay to maintain the future viability of Travis Air Force Base (TAFB) as a significant county economic resource by preserving space available for future expansion per the General Plan Travis Reserve Area land use designation as well as limiting incompatible uses adjoining TAFB that may restrict the range of activities at the base and within the reserve area.

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. _____

RESOLUTION RECOMMENDING
APPROVAL OF ZONE TEXT AMENDMENT NO. ZT-23-03
TO THE SOLANO COUNTY BORD OF SUPERVISORS

WHEREAS, the Solano County Planning Commission, after proper notice, conducted a public hearing on May 18, 2023, to consider proposed zoning text amendments that would establish the Travis Reserve Area Overlay Zone and apply that overlay zone to properties near Travis Air Force Base; and

WHEREAS, because the proposed Travis Reserve Area Overlay zone is recommended in the General Plan to implement land use policies included in the General Plan, the establishment of the overlay zone and application to properties was fully evaluated in the certified General Plan Environmental Impact Report and no further environmental review is required; and

WHEREAS, based on the staff report and recommendations, and after considering all public testimony and due deliberation, the Planning Commission determines that the proposed zone text amendment and application of the overlay zone to properties is appropriate and desirable, and is consistent with the Solano County General Plan.

RESOLVED, that the Solano County Planning Commission does hereby recommend approval of the proposed zone text amendment, attached hereto as Exhibit A, to the Solano County Board of Supervisors.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on May 18, 2023, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____
ABSTAIN: Commissioners _____
ABSENT: Commissioners _____

By: _____
Kay Fulfs Cayler, Chairperson
Solano County Planning Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary

EXHIBIT A

ORDINANCE NO. 2023 – _____

AN ORDINANCE AMENDING CHAPTER 28 (ZONING REGULATIONS) OF THE SOLANO COUNTY CODE TO ADD THE TRAVIS RESERVE ZONING OVERLAY (ZT-23-03)

The Board of Supervisors of the County of Solano ordains as follows:

SECTION I

Findings and Purposes

1. Travis Air Force Base is by far the largest employer in Solano County and is an important military installation for the nation's defense. Maintaining the future viability of this Base is of the utmost importance. Efforts to maintain Travis AFB's viability include preserving the undeveloped agricultural area around the Base in its present agricultural use so that it can be available for possible future expansion of the Base.
2. The General Plan establishes, as a County land use policy, that new land uses within the area around Travis Air Force Base which may restrict the range of present or future activities at the Base should not be permitted. As shown on the General Plan's Land Use Diagram, the Travis Reserve Area Overlay depicts the general area around the Base in which this policy should be implemented through zoning.
3. As described in the General Plan, the purpose of the Travis Reserve Area Overlay is to protect the land within the overlay area for continued agriculture, grazing and associated habitat uses until a military or airport use is proposed. No new residential uses will be permitted to be developed within the overlay area. These restrictions provide for the future expansion of Travis Air Force Base and support facilities for the base.
4. The Travis Reserve Zoning Overlay implements the General Plan's Travis Reserve Area land use overlay by identifying the specific properties included within that overlay area and establishing land use and development regulations for such properties.
5. In addition to establishing the Travis Reserve Zoning Overlay, the County will continue to coordinate with Solano LAFCO and the Cities of Suisun City, Fairfield, and Vacaville to ensure continued interim use of the Travis Reserve Area for agriculture and grazing lands, and to reserve the area for future expansion of the air force base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.
6. The General Plan's Travis Reserve Area Overlay was ratified by the voters of Solano County when they approved Measure T in November 2008. The County will not support annexation of any lands within the Travis Reserve Area to a city if the purpose of the annexation is for development rather than preservation of the land for future Base expansion.
7. The potential environmental impacts of the establishment of the Travis Reserve Zoning Overlay were fully evaluated in the Environmental Impact Report prepared for the County's

2008 General Plan update and certified on August 5, 2008 (Resolution No. 2008-182). No further environmental review is required prior to the adoption of this ordinance.

SECTION II

Section 28.13 of the Solano County Code, relating to the designation and establishment of the County's zoning and overlays districts, is amended to add the following zoning overlay to the list of specialty and overlay districts:

TR Overlay

TRAVIS RESERVE OVERLAY

SECTION III

Section 28.11 of the Solano County Code is amended by amending Zoning Maps Nos. _____ to add the Travis Reserve Overlay to various properties shown on those maps, as illustrated in Exhibit A attached to this ordinance and incorporated by reference.

SECTION IV

Section 28.65 is added to the Solano County Code to identify the land uses allowed within the Travis Reserve Overlay Zone, as follows:

28.65 TRAVIS RESERVE OVERLAY (TRO) ZONE

A. Purpose

The Travis Reserve Overlay Zone implements the Travis Reserve Area Overlay, as described and shown in the General Plan, and protects land within the overlay for continued crop production and grazing uses as well as compatible non-avian habitat uses until a military use or other use clearly supporting the mission of the Base is proposed for the land. By protecting existing land uses while restricting new development, the overlay zone provides for the future expansion of Travis Air Force Base and support facilities for the base.

No new residential uses are permitted within the overlay zone, and new development or expansion of existing non-residential uses is subject to discretionary review and shall not be approved unless found to be consistent with the purpose of the Travis Reserve Overlay Zone.

B. Allowed Land Uses and Permit Requirements

Crop production, grazing, and agricultural accessory structures less than 2,500 square feet in gross floor area and less than 25 feet in height are allowed.

New residential land uses are not permitted. Legal nonconforming residential land uses are subject to Section 28.114.

Conservation or mitigation banks for avian species, or which are likely to attract avian species, are not permitted.

All other land uses otherwise allowed within the underlying zoning district shall require approval of a minor use permit prior to development, enlargement or intensification of use, or changes of use, unless a use permit is required.

SECTION V

This ordinance will be effective thirty (30) days after its adoption.

SECTION VI

If any provision of this ordinance or the application of it to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the ordinance are declared to be severable.

SECTION VII

A summary of this ordinance will be published once within fifteen (15) days after its adoption in the Fairfield Daily Republic, a newspaper of general circulation.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on _____ by the following vote:

AYES: Supervisors _____

NOES: Supervisors _____

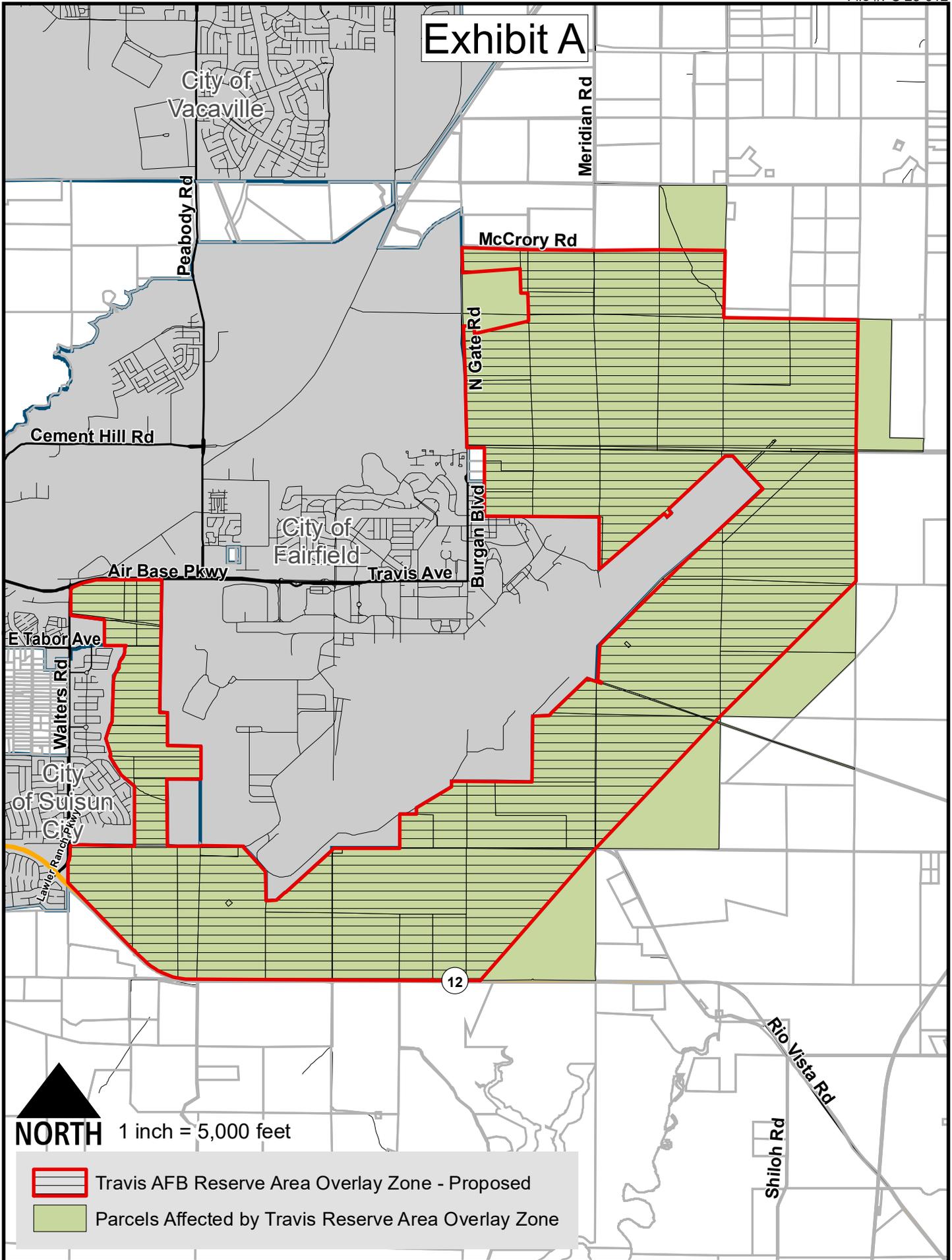
EXCUSED: Supervisors _____

JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk

Exhibit A



NORTH 1 inch = 5,000 feet

-  Travis AFB Reserve Area Overlay Zone - Proposed
-  Parcels Affected by Travis Reserve Area Overlay Zone

Exhibit B

Assessor's Parcel Numbers Affected by Travis Reserve Area Overlay

0042010170	0174130020
0042010190	0174130050
0042010240	0174130070
0042010250	0174130080
0042010280	0174130100
0042010360	0174130110
0042010370	0174130120
0042010380	0174140010
0042010400	0174140030
0042010410	0174150030
0042010500	0174150040
0042010540	0174150080
0042010550	0174150090
0042010590	0174150110
0042010600	0174150120
0042010620	0174160310
0042100010	0174160320
0042100030	0174160330
0042100320	0174160340
0166040060	0174160350
0166040070	0174190040
0166040080	0174190050
0166040090	0174190100
0166040100	0174190110
0166050030	0174190130
0166050040	0174190140
0166050060	0174190150
0166050070	0174190160
0166050100	0174190170
0166050110	0174200010
0174090090	0174200020
0174090110	0174200030
0174090130	0174200040
0174090140	0174200050
0174110030	0174200060
0174110050	0174210020
0174110060	0174210030
0174110070	0174210040
0174110110	0174210050
0174110120	0174210060
0174120080	0174210080
0174130010	

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING (Planning Commission)

NOTICE IS GIVEN that the Solano County Planning Commission will hold a PUBLIC HEARING to consider Zone Text Amendment No. ZT-23-03, amending Solano County Code Chapter 28 – Zoning Regulations creating the Travis Reserve Area Overlay Zone to maintain the future viability of Travis Air Force Base (TAFB) as a significant County economic resource by preserving space available for future expansion per the General Plan Travis Reserve Area land use designation as well as limiting incompatible uses adjoining TAFB that may restrict the range of activities at the base and within the reserve area. The potential environmental impacts of the establishment of the Travis Reserve Area Overlay Zone were fully evaluated in the Environmental Impact Report prepared for the County's 2008 General Plan update and certified on August 5, 2008 (Resolution No. 2008-182). No further environmental review is required prior to the adoption of this ordinance. (Project Planner: Allan Calder, 707-784-6765)

The hearing will be held on **Thursday, May 18, at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California.

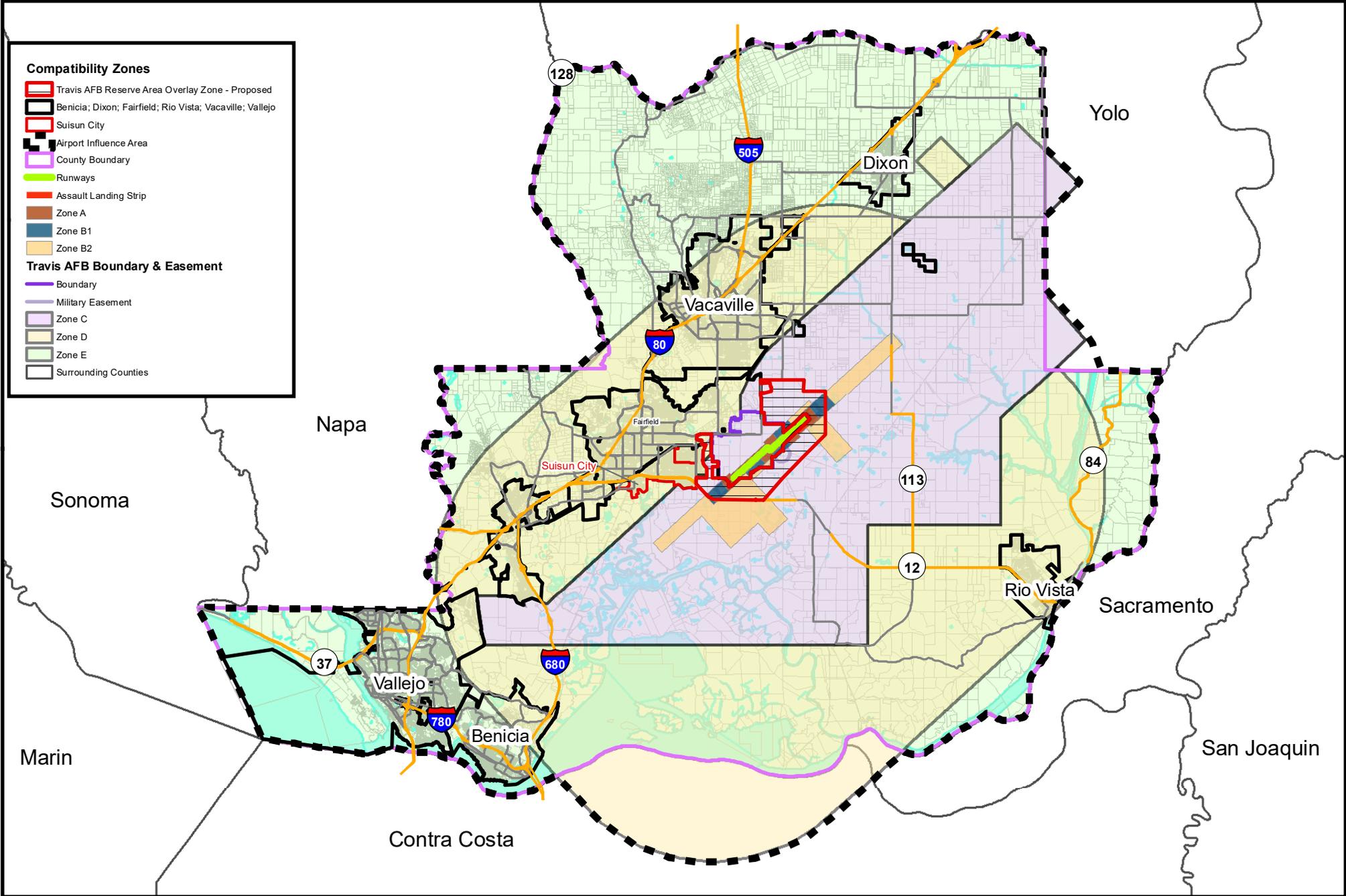
The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please contact the Department of Resource Management at 707-784-6765 at least 24 hours in advance of the event to make reasonable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

PUBLIC COMMENTS:

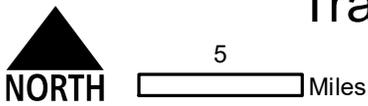
In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Phone: You may provide comments verbally from your phone by dialing **1-415-655-0001** and entering **Access Code 2467 197 1378**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to PlanningCommission@SolanoCounty.com or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission and will become a part of the official record but will not be read aloud at the meeting.

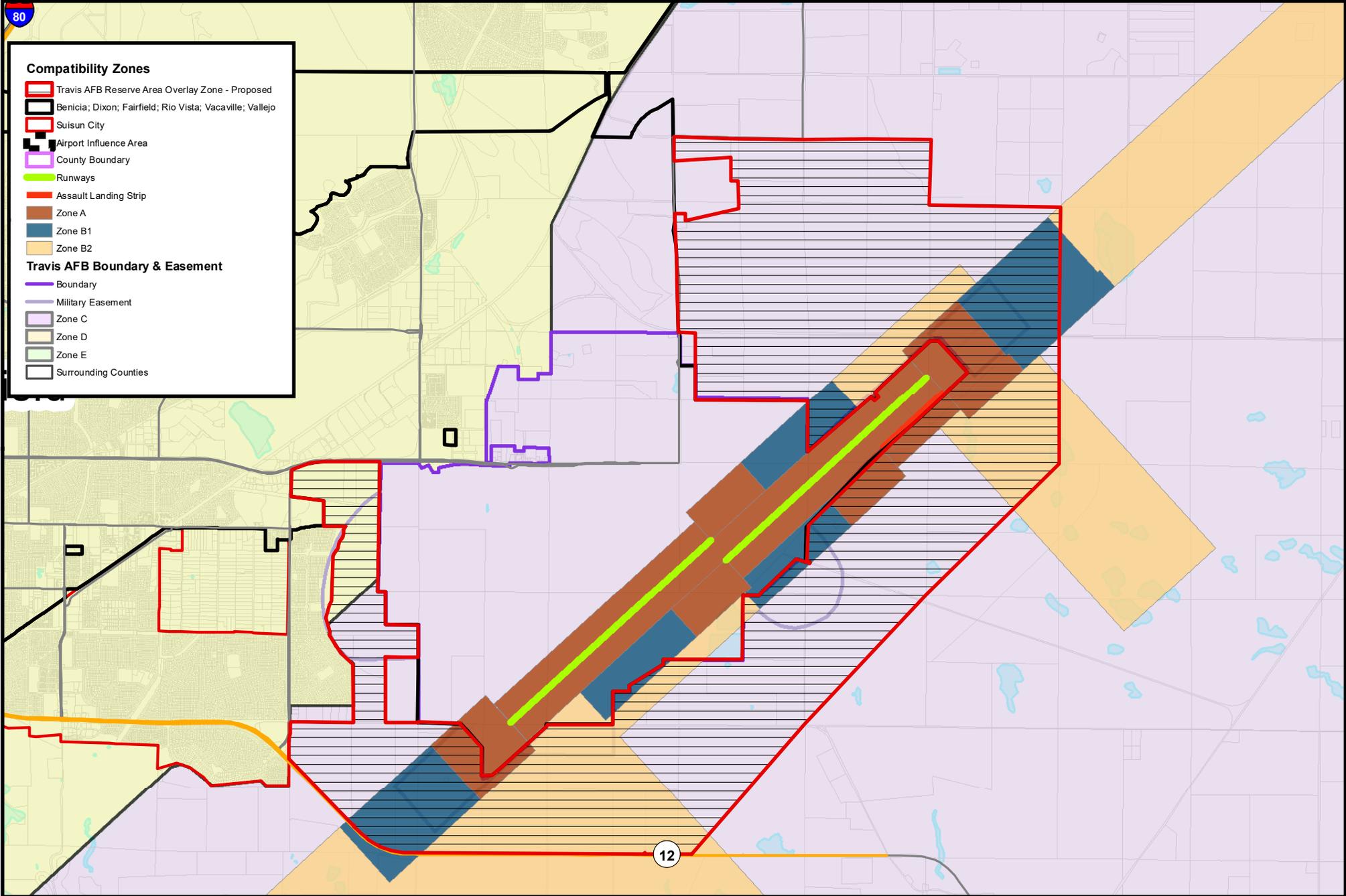
Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



Travis AFB Compatibility Zones & Airport Influence Area





Travis AFB Compatibility Zones & Airport Influence Area

