

Minutes - Final Airport Land Use Commission

Thursday, July 13, 2023

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on July 13, 2023 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m. A quorum was met at 7:10 p.m. and the meeting commenced.

Solano County Staff present were Resource Management Director Terry Schmidtbauer (Virtual), Deputy County Counsel Lori Mazzella, Principal Planner Nedzlene Ferrario and Clerk Marianne Richardson.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were Commissioners Bruce DuClair, Jeanine McAnaney, Thomas Randall, Don Ryan, Dan Sarna, and Chair Ross Sagun.

APPROVAL OF AGENDA

On a motion by Commissioner Sarna, and seconded by Commissioner Ryan, the agenda was approved. So ordered by 6-0 vote.

APPROVAL OF THE MINUTES

- 1 [AC 23-027](#) Approve the minutes of the Airport Land Use Commission meeting of June 8, 2023

Attachments: [June 8, 2023 Minutes - Draft](#)

On a motion by Commissioner McAnaney, and seconded by Commissioner Ryan, the minutes of June 8, 2023 were approved. So ordered by 6-0 vote.

REPORTS OF COMMITTEES

There were no reports from 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

Chair Sagun invited members of the public to comment on the consent calendar. There were no speakers.

APPROVAL OF THE CONSENT CALENDAR

On a motion by Commissioner DuClair, and seconded by Commissioner Sarna, the following consent calendar item was found to be consistent with Land Use Compatibility Plans. So ordered by 6-0 vote.

2 [AC 23-028](#)

ALUC-23-09 (Inclusionary Housing Ordinance)

Determine that Application No. ALUC-23-09, (Inclusionary Housing Ordinance), is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP) (City of Benicia)

- Attachments:*
- [A - Airport Compatibility Zones & Land Use Planning Criteria](#)
 - [B - Draft Inclusionary Housing Ordinance](#)
 - [C - Benicia Application](#)
 - [D - City of Benicia and Compatibility Zones](#)
 - [E - Draft Resolution](#)

REGULAR CALENDAR

NEW BUSINESS

DISCUSSION

3 [AC 23-030](#) Wildlife Hazards Subcommittee & Task Force Update

Principal Planner Nedzlene Ferrario presented an update on the Wildlife Hazard Task Force (Task Force) meeting and noted a Technical Memo handout prepared by contract consultant SWCA. Ms. Ferrario introduced Travis Belt, Certified Wildlife Biologist with SWCA, who discussed the study groups, data collection and assessment of wildlife hazards and potential reduction measures.

Commissioner Sarna asked of any assessment of aircraft evasive actions. Mr. Belt discussed the bird strike data received from Travis and reporting requirements but stated he did not assess a percentage of strikes involving evasive maneuvers.

Chair Sagun asked if there was an assessed bird strike incident rate for the

County. Mr. Belt stated he reviewed bird strike data from Travis (>2000) and Rio Vista (1), as well as other airports with similar surrounding habitat but did not assess an incident rate. Mr. Belt stated the strike incident trend is going up nationally largely due to increases in flights, bird population and strike reporting.

Commissioner Sarna asked of statistics at the Sacramento airport. Mr. Belt stated he did not review strike data but did review their Wildlife Management Plan and noted their Wildlife Hazard Working Group with adjacent landowners.

Commissioner McAnaney asked of measures to move wildlife such as creating more desirable vernal pools/habitat farther from airports. Mr. Belt stated the proposed mitigation measures are for implementation on conservation lands outside of air operation areas.

Commissioner Ryan updated the Commission on the Task Force meeting stating that some projects do not adhere to FAA Advisory Circulars and the Airport Land Use Compatibility Plans (LUCPs) should state that Solano County will use FAA Circulars, regulations and state requirements when reviewing projects for compatibility. This can be done as an amendment to the LUCPs.

Commissioner Ryan stated he wants to invite a Department of Water Resources (DWR) representative to a meeting to discuss what criteria they review and use for projects near airports. He is also seeking a DWR representative willing to participate in the Wildlife Hazard Task Force.

Ms. Ferrario discussed incorporating the SWCA measures into design standards and guidelines and into the LUCPs.

Commissioner Ryan stated the Wildlife Hazard Subcommittee (Subcommittee) will recommend incorporating the planning documents, advisories and regulations into the three airport LUCPs.

Chair Sagun asked if the Subcommittee will bring a work product/proposal to the Commission. Commissioner Ryan affirmed and Ms. Ferrario clarified that the Subcommittee would direct County Staff, SWCA and the Working Group to prepare the proposed LUCP amendments. She spoke of developing guidelines for designing conservation projects around airports and a framework to monitor long-term maintenance and with the goal of reducing wildlife attractants in a form of policy or design guidelines which would be proposed to the Task Force and then Wildlife Subcommittee before coming to the Commission as an amendment.

Ms. Ferrario briefly discussed the draft comment letter to the DWR of the Little Egbert Environmental Impact Report (EIR). She also discussed her conversation with a Sacramento Airport wildlife coordinator on their efforts in working with mitigation banks and their wildlife hazards.

Resource Management Director Terry Schmidtbauer clarified that County staff assigned to the ALUC will take action from Commission direction. He noted that State projects fall under protection from local standards. The Task Force is a Solano County group whose purpose is to review bird strikes and correlations to specific locations and conservation areas and will provide that

information to the ALUC as an educational tool. Subcommittee members can use that information when reaching out to resource management agencies (DWR, Fish & Wildlife) to remind them of the ALUC concerns. He would also like to bring conservation area developers to the table. He stated the FAA Advisory Circulars are for the airports and not so much the surrounding areas. He spoke of the Delta Stewardship Council's adopted EIR with mitigation measures which utilize FAA guidelines although it states they "should" adhere them. As Commissioners reach out, they could point out the EIR mitigation measures and advise what the Commission is aware could be done to mitigate wildlife hazards.

Chair Sagun stated he felt the Task Force and Subcommittee have made excellent progress and the direction will be for the Subcommittee to direct staff to prepare amendments to the three LUCPs.

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

4 [AC 23-031](#) Discuss the Little Egbert Multi-Benefit Project Notice of Preparation Letter

Attachments: [A - Notice of Preparation \(NOP\)](#)
 [B - NOP Comment Letter](#)
 [C - County Staff Comments](#)

Principal Planner Nedzlene Ferrario discussed the Little Egbert project and the draft comment letter to the DWR of what they should be studying and analyzing in their impact report process. She also discussed a 350-acre portion of the Little Egbert project that has been removed and now called the Cache Slough Mitigation Bank. A use permit application has been submitted by Westervelt for that mitigation bank which is currently in the environmental review process and she will be working with SWCA and Westervelt on the wildlife hazards analysis.

Commissioner Ryan stated he agrees with the letter as written and asked if any staff attended the recent Little Egbert meeting. Ms. Ferrario stated she did attend and discussed what she learned from that meeting.

Responding to a comment by Commissioner DuClair, Ms. Ferrario stated that DWR is aware of ALUC's interest in the project and want to continue to collaborate with us.

Responding to a question by Commission Ryan of the project status, Ms. Ferrario stated the project design is still conceptual and will go through the EIR process to identify alternatives for a public draft. After public draft comments, an alternative will be selected for further engineering and design with construction estimated in 2025.

Mr. Belt discussed his review of the Little Egbert wildlife hazard analysis which he felt provided a great baseline analysis of current conditions but felt it premature to make a conclusion of reduced hazards due to increased water habitat. The analysis did not consider the types of species that would be attracted to the new habitat. However, they do make it very clear they are willing to work with the County and ALUC to develop a project that is beneficial for all involved.

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

On a Motion by Commissioner Ryan, and seconded by Commissioner Sarna, the Commission voted unanimously to transmit the Little Egbert Notice of Preparation comment letter as written to the Department of Water Resources.

COMMISSIONER COMMENTS

Responding to a question by Chair Sagun of the next scheduled Task Force and Subcommittee meetings, Commissioner Ryan stated the Task Force meets every 3 months on the Wednesday prior to ALUC meeting (October 11), and he will coordinate with Commissioner Sarna to schedule the next subcommittee meeting.

Mr. Schmidtbauer stated the Little Egbert project is tentatively scheduled to make a presentation to the Board of Supervisors in August and will inform the Commission of the date when confirmed.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 8:17 p.m. The next regular meeting is scheduled for August 10, 2023 at 7:00 p.m.