

Minutes - Final Airport Land Use Commission

Thursday, September 14, 2023

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Airport Land Use Commission met on September 14, 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 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, Stephen Vancil and Chair Ross Sagun.

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES

- 1 [AC 23-032](#) Approve the minutes of the Airport Land Use Commission meeting of July 13, 2023

Attachments: [July 13, 2023 Minutes - Draft](#)

On a motion by Commissioner DuClair, and seconded by Commissioner Ryan, the minutes of July 13, 2023 were approved. So ordered by 7-0 vote.

REPORTS OF COMMITTEES

Commissioner Ryan stated the next Wildlife Hazard Subcommittee Meeting is scheduled for October 11, 2023 at 1:00 pm; and he is hoping to get a Department of Water Resources Representative to discuss their Delta projects at that meeting.

Commissioner Vancil attended a Travis AFB Bird Hazard Working Group Meeting and stated the Base tracks bird strikes worldwide as well as species to

determine threat levels; and the Base has good control of wildlife on their property but not beyond the base.

Commissioner Vancil discussed attending the August 8th Board of Supervisors (BOS) hearing with Commissioners McAnaney and Seiden on the Little Egbert project where they proposed a Memorandum of Understanding (MOU) to the BOS. Eric Nagy (JPA Executive Director) suggested that the ALUC/Wildlife Hazard Subcommittee have regular planned meetings with the JPA. Commissioner Vancil noted the JPA seemed receptive to having the ALUC involved.

Commissioner McAnaney stated her takeaway from the BOS hearing was the importance of this project to relieve upstream flooding and that the JPA wants to work with the ALUC on this important project.

Commissioner Vancil discussed listening to a Senate Agriculture Hearing on August 29th regarding foreign and outside investors with Senator Dodd and Congressman Garamendi where California Forever was discussed including how it could also impact Little Egbert.

Commissioner Vancil stated he expects to be contacted by California Forever but did not know that it would be coming through his position in the ALUC. He suggested the Commission have open minds and listen to both proponents and opponents. He also recommended that if any Commissioners are contacted individually, to let the Chair and County staff know as he feels several may be put in that position.

Chair Sagun stated his preference would be for California Forever to meet with Commissioners in a group (Commission) setting so that all Commissioners are provided the same information on record.

Resource Management Director Terry Schmidtbauer stated California Forever contacted the County (as ALUC Commission Secretary) to offer to come before the ALUC. He felt it would be an introductory type of meeting and was contemplating if it should start with the Chair and Vice Chair first to walk through what California Forever would like to present to the full Commission. It is the Commission's prerogative how to meet and he is happy to respond back with the Commission's wishes. Mr. Schmidtbauer stated the Commission needs to keep an open mind as a public hearing body and should not be biased or pre-dispositioned on the project.

ITEMS FROM THE PUBLIC

Chair Sagun opened the public hearing and invited members of the public to address the Commission on matters not listed on the agenda but within the jurisdiction of the Commission.

1) Chris Johnson, Peterson Road property owner, stated he believed there was a mapping error in the 2015 Travis AFB Land Use Compatibility Plan update that shows his property as bisected by Zones C and D. The recent Travis Reserve Area Overlay Zone mapping indicates his property is now fully in Zone C. He asked how he can go about getting his property back into Zone D as it affects property value and development plans being formulated.

Chair Sagun asked staff to provide Mr. Johnson with a staff contact and phone number to follow up on his concern.

County Counsel Lori Mazzella stated there is nothing procedurally that staff can do at this point. Mr. Johnson will need to contact the jurisdictional City regarding land use planning/development and they could bring something before ALUC. Mr. Johnson is asking for a land use compatibility plan (LUCP) amendment which the ALUC has the authority to do; it is not something the general public can demand of the ALUC. Ms. Mazzella informed Mr. Johnson there may not be a legal way forward and they may have to wait until the property will be developed and/or talk to the jurisdiction of how they plan to develop the property in the future.

There were no further public comments; Chair Sagun closed the public hearing.

CONSENT CALENDAR

PUBLIC COMMENT ON CONSENT CALENDAR

There were no public comments on the consent calendar.

APPROVAL OF THE CONSENT CALENDAR

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

2 [AC 23-033](#)

ALUC-23-10 (Fairfield Green Valley Apartments)

Determine that Application No. ALUC-23-10 (Fairfield Green Valley Apartments), located in Travis Air Force Base Compatibility Zone D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) (City of Fairfield)

- Attachments:
- [A - TAFB Airport Compatibility Zone Criteria](#)
 - [B - Travis AFB Compatibility Zones & Location Map](#)
 - [C, D, E - Links to Site Plan, ALUC Application, Draft and Final EIR](#)
 - [F - Draft Resolution](#)

3 [AC 23-034](#)

ALUC-23-11 (Solano Landing Rezone)

Determine that Application No. ALUC-23-11(Solano Landing Rezone), located in Compatibility Zone D is consistent with the Travis Air Force Base Land Use Compatibility Plan (LUCP) (County of Solano)

- Attachments: [A - TAFB Airport Compatibility Zone Criteria](#)
[B - TAFB Compatibility Zones & Project Location](#)
[C - Solano Landing Site Plan](#)
[D - Solano County Application Packet](#)
[E - Link to Initial Study-Mitigated Negative Declaration](#)
[F - Draft Resolution](#)

REGULAR CALENDAR

NEW BUSINESS

INFORMATIONAL ITEM

- 4 [AC 23-035](#) Discussion: Suisun City Highway 12 Logistics Center Draft Environmental Impact Report; located South of Highway 12 and West of the Union Pacific Railroad
- Attachments: [A - Link to Highway 12 Logistics Center Environmental Documents](#)

Principal Planner Nedzlene Ferrario stated this item was for discussion only and no action or vote is required. The public Draft Environmental Impact Report of the Highway 12 Logistic Center is out for review and comment. This project is on the south side of Highway 12 west of the railroad tracks and is not the logistics center site off Walters and Peterson Roads. She then provided a presentation of the proposed 1.2 million square foot project with three detention ponds indicating that it is planned to come before the Commission for compatibility determination in the future.

COMMISSIONER COMMENTS

There were no commissioner comments.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:30 p.m. The next regular meeting is scheduled for October 12, 2023 at 7:00 p.m.