

## Minutes - Final Airport Land Use Commission

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Thursday, January 11, 2024

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Airport Land Use Commission met on January 11, 2024 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 James Bezek, Principal Planner Nedzlene Ferrario and Clerk Marianne Richardson.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

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

Absent: Commissioners Jeanine McAnaney and Dan Sarna

### APPROVAL OF AGENDA

On motion of Commissioner Seiden, seconded by Commissioner Vancil, the agenda was approved by unanimous vote.

### APPROVAL OF THE MINUTES

- 1 [AC 24-001](#) Approve the minutes of the Airport Land Use Commission meeting of November 9, 2023

*Attachments:* [November 9, 2023 Minutes - Draft](#)

On motion of Commissioner DuClair, seconded by Commissioner Ryan, the minutes of November 9, 2023 were approved by unanimous vote.

### REPORTS OF COMMITTEES

Commissioner Ryan stated the Wildlife Hazard Subcommittee Meeting met on January 10, 2024 and received an update of the Little Egbert Project. The subcommittee reported that the Department of Water Resources will be presenting information to the Commission regarding proposed and planned habitat projects in the Delta at the February 8 meeting.

**ITEMS FROM THE PUBLIC**

Chair Sagun invited members of the public to address the Commission. There were no speakers.

**CONSENT CALENDAR**

**PUBLIC COMMENT ON CONSENT CALENDAR**

There were no public speakers.

**APPROVAL OF THE CONSENT CALENDAR**

Commissioner Vancil commented on existing language in the Housing Element of 25 dwelling units per acre for affordable housing in Municipal Service Areas which must abide by the Commission’s density requirements in the Land Use Compatibility Plans (LUCPs), especially Travis AFB Area C. He also stated that an Additional Dwelling Unit (ADU) and Junior ADU should be calculated as a dwelling unit.

Several Commissioners also stated concern regarding ADUs.

On motion of Commissioner Randall, seconded by Commissioner Seiden, item AC 24-002 (Housing Element Update) was moved to the Regular Calendar for discussion. So ordered by 6-0 vote.

**REGULAR CALENDAR**

2 [AC 24-002](#)

**ALUC-23-17 (Solano County’s Housing Element Update)**

Determine that Application No. ALUC-23-17 (Solano County’s Housing Element Update) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP)

- Attachments:
- [A - Airport Compatibility Zones Criteria](#)
  - [B - Compatibility Zones Map](#)
  - [C - Solano County Public Draft Housing Element](#)
  - [D - Addendum to the EIR](#)
  - [E - Draft Resolution](#)

Principal Planner Nedzlene Ferrario summarized the County’s Housing Element update and staff’s compatibility determination to the Commission.

Commissioners discussed the Housing Element’s use of ADUs and stressed the importance of preserving safe densities identified in the Compatibility Use Zones. Staff noted that any proposed change in allowed density would require a legislative act such as an amendment of the general plan and/or zoning regulations and must come before the Commission for consistency determination.

On motion of Commission Vancil incorporating these concerns, seconded by Commissioner Seiden, item AC 24-002 (ALUC-23-17 Solano County Housing Element Update) as amended was found to be consistent with the Travis AFB, Nut Tree and Rio Vista Airport LUCPs. So ordered by 6-0 vote.

### **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 February 8, 2024 at 7:00 p.m.