



# Solano County

675 Texas Street  
Fairfield, California 94533  
www.solanocounty.com

## Minutes - Final Planning Commission

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Thursday, May 18, 2023

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Planning Commission met on May 18, 2023 in regular session 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 members present were Director of Resource Management Terry Schmittbauer, Planning Services Manager Allan Calder, Deputy County Counsel Jim Laughlin and Clerk Marianne Richardson.

### SALUTE TO THE FLAG

### ROLL CALL

Present were Commissioners Jack Batson, Michael Reagan and Chairperson Kay Cayler.

### APPROVAL OF AGENDA

On a motion by Commissioner Reagan, and seconded by Commissioner Batson, the agenda was approved by affirmation.

### APPROVAL OF THE MINUTES

- 1 [PC 23-011](#) Approve the minutes of the Planning Commission meetings of February 16 and March 2, 2023

*Attachments:* [February 16, 2023 Minutes - Draft](#)  
[March 2, 2023 Minutes - Draft](#)

On a motion by Commissioner Reagan, and seconded by Commissioner Batson, the minutes of February 16 and March 2, 2023 were approved by affirmation.

### ITEMS FROM THE PUBLIC

Chairperson Cayler invited members of the public to speak on items not on the agenda. There were no speakers.

## REGULAR CALENDAR

- 2      [PC 23-012](#)      Conduct a noticed public hearing and make a recommendation to the Board of Supervisors on a proposed Ordinance, 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 and national defense installation 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

Attachments:      [A - Draft Resolution](#)  
                                 [B - Public Notice](#)  
                                 [C - Reserve Area Compatibility Zone & Airport Influence Area](#)  
                                 [D - Travis AFB Reserve Area Overlay Zone and Compatibility Zones](#)  
                                 [E - TRA and TRO Map](#)

Planning Services Manager Allan Calder presented the proposed zone text amendment (ZT-23-03) ordinance that would implement the General Plan's Travis Reserve Area (TRA) to maintain the future viability of Travis Air Force Base (TAFB) as an economic resource by identifying parcels in the Travis Reserve Area Overlay Zone (TROZ) and limiting incompatible land uses that may restrict the base's operational range of activities and future expansion.

Mr. Calder shared that although no new residential use will be permitted within the TROZ, new development or expansions of existing non-residential development is subject to discretionary review before the Commission and/or the Board of Supervisors and shall not be approved unless found to be consistent with the proposed TROZ ordinance.

Mr. Calder stated a public comment was received from Alicia Minyen and distributed to Commissioners.

Responding to a question by Commissioner Reagan, Mr. Calder stated the TROZ ordinance would restrict new residential development only on the identified unincorporated County parcels and not within TAFB property.

Commissioner Batson asked why land was added/removed between the General Plan's TRA and the proposed TROZ (Attachment E). Mr. Calder responded that the General Plan TRA is a general outline and the proposed TROZ largely follows parcel lines and that staff evaluated and included additional protections where deemed appropriate around TAFB. Mr. Calder further explained details of each area added/removed which included following parcel lines, parcels already within a Policy Plan Overlay, and ammunitions storage setback requirements which were not included in the General Plan TRA.

Responding to a question by Commissioner Batson regarding the Fairfield and Airport Land Use Commission (ALUC) TRA, Mr. Calder stated the proposed TROZ does not reflect the Fairfield TRA and that the ALUC does not specify a reserve area in their compatibility plan.

Responding to a question by Commissioner Reagan regarding coordination with TAFB, Mr. Calder stated that staff have had ongoing discussions with TAFB as well as their participation last week before the ALUC for this proposed TROZ.

Chairperson Cayler opened the public hearing.

1. Michael Zeiss, a Suisun City resident, stated he is attending to understand the relationship between County zoning and City annexation, and encouraged County staff to include explanations in general terms for the public to understand complex inter-relationships between regulatory bodies. He commented on the proposed Suisun Logistics Center parcel within the proposed TROZ and potential annexation to the City of Suisun City. He asked if this TROZ affects potential future SMUD wind turbines and offers protection to TAFB; and asked how the County can deviate from the General Plan yet still say that it is consistent with the General Plan. Mr. Zeiss stated he did feel that following parcel property lines supported an explanation (of the TRA deviation); and if TAFB supports this ordinance, that is good enough for him.

2. Alicia Minyen stated she would appreciate response to the questions posed in her public comment email and posed additional questions including:

- a. Why is this amended overlay being proposed at this time;
- b. Did TAFB express an interest in expanding the overlay area;
- c. Is the County mitigating the risks of an unknown person (Flannery Associates LLC) acquiring land adjoining TAFB; and,
- d. Can the County propose an ordinance that would require a LLC look through provision to identify the person(s) behind an entity?

Responding to Ms. Minyen's public comment email, Mr. Calder stated the County does require a discretionary use permit (for non-residential uses) for review before the Planning Commission and/or the Board of Supervisors. In terms of identifying who an LLC entity might be, the County applications do request property owner information, but the Planning Division has not utilized nor is he familiar with the look through concept/provision. Mr. Calder stated the TROZ does not create a loss of agriculture but rather preserves agriculture land use.

Ms. Minyen asked why an update of the General Plan EIR was not considered; and recalled State Senate Bill 330 (SB 330) in regard to a housing development look through provision. Mr. Calder responded that an impact threshold would need to be met in order to revisit the General Plan EIR, such as if the ordinance would cause increased traffic, and staff is not of the opinion that the ordinance creates additional impacts.

Responding to a question by Commissioner Batson regarding a look through provision, Deputy County Counsel Jim Laughlin stated he is not familiar the State's SB 330 look through provision and is not sure if or how it would extend to a County but will further review.

Commissioner Batson revisited Ms. Minyen's public comment questions and Mr. Calder added that County Planning Division staff developed the TROZ zone/boundaries without use of outside consultants.

Responding to a question by Commissioner Batson of the allowable use for the Suisun Logistics Center, Mr. Calder stated it would be a discretionary permit application if it came in through the County. Mr. Laughlin clarified that the proposed parcel is currently in the Agricultural zoning district and a Logistics Center is not an allowed use in that district.

Responding to a question by Commissioner Batson regarding annexation by Suisun City, Mr. Laughlin stated that once a parcel is annexed to the City, the County loses land use jurisdiction over that property and the City zoning applies. However, by adopting this TROZ ordinance, the County is making a statement of its land use policy for that area.

On a motion by Commissioner Batson, and seconded by Commissioner Reagan, the Commission adopted a resolution to recommend item PC 23-012, Zone Text Amendment No. ZT-23-03 (Travis Reserve Area Overlay Zone), for approval to the Board of Supervisors. So ordered by 3-0 vote.

## **ANNOUNCEMENTS AND REPORTS**

Mr. Calder informed Commissioners of a Planning Commissioner training proposed to be held in Solano County on a Friday in August by Placeworks and funded by the Association of Bay Area Governments. He will forward confirmed details to Commissioners when received.

Mr. Calder also noted there are no agenda items scheduled for June 1, 2023.

## **ADJOURN**

This meeting of the Solano County Planning Commission adjourned at 7:37 p.m. The meeting of June 1, 2023 is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for June 15, 2023.