

Agenda Submittal

Agenda #:	4	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 25-015	Contact:	Nedzlene Ferrario
Agenda date:	04/10/2025	Final Action:	
Title:	ALUC-25-03 (Solano County Zoning Regulations Amendments)		
	Determine that Application No. ALUC-25-03 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP).		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - Airport Compatibility Zones Criteria, B - Compatibility Zones Map, C - Draft Zoning Regulations Amendments (Redline), D - Draft Resolution		

Date:	Ver.	Action By:	Action:	Result:
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RECOMMENDATION:

Adopt a Resolution determining that Application No. ALUC-25-03 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP).

DISCUSSION:

Introduction

Cal. Public Utilities Code section 21676(b) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review zoning regulation changes within an Airport Influence Area.

Project Description

The County of Solano proposes to amend the zoning regulations in Chapter 28 of the Solano County Code.

The Planning Commission heard the item on March 20, 2025 and unanimously voted to recommend approval to the Board of Supervisors without modifications. The Board of Supervisors is scheduled to hear the item on April 22, 2025.

The amendments propose to revise and update certain code sections to eliminate ambiguities, correct errors, and promote practicality and internal consistency.

In summary, the proposed amendments are in four parts:

- To clarify the Division of Public Works' permitting oversight, and the County Surveyor's review

- capacity.
- Correct an error in the zoning standards related to agricultural accessory buildings.
- Amend the County of Solano's private road maintenance agreement requirement to align with the County of Solano's Road Improvement Standards, Land Development Requirements and state law.
- Minor amendments to how farm stands are defined and regulated in the unincorporated area of the County of Solano.

A copy of the proposed amendments in redline format is included as Attachment C.

AIRPORT PLANNING CONTEXT & ANALYSIS:

Zoning regulation amendments must undergo review by the ALUC for consistency with the applicable LUCPs. The proposed regulations will apply to the unincorporated areas of the County of Solano, and staff evaluated the proposal using the compatibility zone criteria for Travis AFB, Nut Tree, and the Rio Vista Airport Land Use Compatibility Plans as it applies to the unincorporated area. The proposed amendments do not affect regulations related to flight hazards such as structural heights of objects, hazards related to bird attraction, electrical inference, glare and other flight hazards.

Staff analysis of the project is summarized in Attachment A.

Analysis Finding

Based upon review, staff finds the proposed changes comply with the requirements of the compatibility zones to protect flight and are consistent with the Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans.

Attachments

- Attachment A: Airport Compatibility Zones Criteria
- Attachment B: Compatibility Zones Map
- Attachment C: Draft Zoning Regulations Amendments (Redline)
- Attachment D: Draft Resolution

Travis AFB Land Use Compatibility Zone Criteria

ALUC 25-03 Solano County Zoning Regulation Amendments

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is within City Limits. The proposed amendments do not apply to property within City Limits
Max Densities – residential – 0 du/acre, Indoor uses – 0; Outdoor uses – 5 people/acre, Max people per acre – 5/acre	X		Same as above
Prohibited uses: all structures except aeronautical facilities with location set by US Dept of Defense Criteria, assemblages of people, above-ground bulk storage of hazardous materials, hazards to flight	X		
Additional Zone A Criteria			
Avigation easement dedication; WHA required for projects that have the potential to attract wildlife hazards	X		Same as above
Zone B1			Portions of Zone B1 are within unincorporated areas. The following criteria apply
Maximum residential density – 0; Indoor uses – 15 people/acre; Outdoor – 20 people/acre; Max people per single acre – 30 /acre	X		The proposed amendments do not increase densities
<ul style="list-style-type: none"> • Prohibited uses: Children’s schools,⁷ day care centers,⁸ libraries • Theatres, meeting halls, and other assembly uses • Office buildings > three stories in height • Labor-intensive industrial uses • Stadiums, group recreational uses • Hospitals, nursing homes • Highly noise-sensitive uses (e.g. outdoor theaters) • Aboveground bulk storage of hazardous materials • Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Zone B1 Criteria			
<ul style="list-style-type: none"> • Locate structures maximum distance from extended runway centerline • Minimum NLR of 40 dB in buildings with noise-sensitive uses⁹ • ALUC review required for objects > 35 feet AGL¹⁰ • Avigation easement dedication • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB • For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. 	X		The proposed amendments do not proposed such uses
Zone B2			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Maximum residential density - see Policy 4.2.1; Indoor – 25 people/acre, Outdoor – 40 people/acre Max people/single acre Primary & Secondary Dwellings or ADU units must be included when calculating densities	X		The proposed amendments do not increase densities
Prohibited Uses <ul style="list-style-type: none"> • Children’s schools,⁷ day care centers,⁸ libraries • Stadiums, group recreational uses • Hospitals, nursing homes • Highly noise-sensitive uses (e.g. outdoor theaters) • Aboveground bulk storage of hazardous materials¹¹ • Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> • Minimum NLR of 35 dB in residences (including mobile homes) and buildings with noise-sensitive uses⁹ • ALUC review required for objects > 50 feet AGL • Avigation easement dedication • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB • For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. • For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Zone C			
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre Primary & Secondary Dwellings or ADU units must be included when calculating densities	X		The proposed amendments do not increase densities
Prohibited uses: <ul style="list-style-type: none"> • Children’s schools,⁷ day care centers,⁸ libraries • Hospitals, nursing homes • Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> • Minimum NLR of 20 dB in residences (including mobile homes) and buildings with noise-sensitive uses⁹ • Deed notice required • ALUC review required for objects > 100 feet AGL • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 			
Zone D			
Max Densities – No limits	X		The proposed amendments do not increase densities
Prohibited uses: hazards to flight	X		The proposed amendments do not propose hazards to flight
Additional Criteria			
<ul style="list-style-type: none"> ALUC review required for objects > 200 feet AGL Deed Notice Required All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Zone E			
Max Densities – No limits	X		The proposed amendments do not increase densities
Prohibited Uses: None	X		The proposed amendments do not propose hazards to flight
Additional Criteria:			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> ALUC review required for objects > 200 feet AGL All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review Outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Assault Landing Zone			
Max densities: Same as Underlying Compatibility Zone	X		The proposed amendments do not increase densities
Prohibited uses: Same as Underlying Compatibility Zone, structures greater than 200 ft. AGL in height	X		The proposed amendments do not propose such uses
Development conditions Same as Underlying Compatibility Zone	X		Same as above
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		Same as above
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		Same as above
Height Review Overlay			
Max densities: Same as Underlying Compatibility Zone	X		The proposed amendments do not increase densities
Prohibited uses: Same as Underlying Compatibility Zone	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) 	X		Same as above
<ul style="list-style-type: none"> All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review 	X		Same as above
Low Altitude Maneuvering Zone			
Prohibited Uses: <ul style="list-style-type: none"> Objects or structures 200 feet tall or greater. New residential development within 2 nautical miles of waypoint A (N38 12.32' W121 52.65') and B (N38 14.64' W121 51.36'). New residential development on any non-agricultural zoning within the LAMZ Non -agricultural uses are incompatible within the LAMZ, with the exception of areas that are zoned for non—agricultural uses (such as MG-3 or CR) as effective on August 8, 2024 Hazards to flight Children’s schools, day care centers, libraries, Hospitals, nursing homes 	X		The proposed amendments do not propose such uses
Additional development criteria: <ul style="list-style-type: none"> Objects or structural heights are limited to 200 feet and must comply with FAR Part 77 obstruction height clearances. Areas outside of 2 nautical miles of waypoint 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<p>A (N38 12.32' W121 52.65') and B (N38 14.64' W121 51.36'), residential development is limited to two units per agriculturally zoned parcels (one primary and one secondary or ADU unit) as effective on August 8, 2024.</p> <ul style="list-style-type: none"> • Commercial solar is allowed within the LAMZ if found compatible following referral to the ALUC in coordination with Travis AFB. New or expanded commercial solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB. • To prevent interference with night-time tactical flying, including use of Night Vision Goggles (NVG), any new outdoor lighting sources within the LAMZ require review by the ALUC in coordination with Travis AFB. • For development within the existing MG-3 or CR zone, refer to the Maximum Densities/Intensities criteria in Zone C. ALUC review is required. • For areas within the LAMZ, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. 			

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 1			Zone 1 lies within City Limits. The following criteria do not apply
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		Same as above
Prohibited uses: Assemblages of people, objects penetrating the Title 14 CFR Part 77 imaginary surfaces, structures and residential land uses, hazards to flight	X		Same as above
Additional Criteria			
<ul style="list-style-type: none"> • Deed Notice Required • Avigation easement dedication. • Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). • Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		Same as above
Zone 2			Portions of the unincorporated area lie within Zone 2
Max Densities – residential – 1 du per 10 acre, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, theaters, meeting halls, and other assembly uses, office buildings >3 stories in height, labor-intensive industrial uses, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, aboveground bulk storage of hazardous materials, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> • Deed Notice Required • Locate structures at a maximum distance from extended runway centerline. • Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4). • ALUC review required for objects ≥ 35 feet AGL. • Avigation easement dedication. • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		
Zone 3			Portions of the unincorporated area lie within Zone 3
Max Densities – residential – 1 du per 2 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, major shopping centers, theaters, meeting halls, and other assembly uses, highly noise-sensitive uses, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4). ALUC review required for objects ≥ 50 feet AGL. Avigation easement dedication. See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
Zone 4			Portions of the unincorporated area are within Zone 4
Max Densities – residential – 1 du per 2 acre, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects ≥ 100 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 			
Zone 5			Portions of the unincorporated area lie within Zone 5
Max Densities – residential – 1 du per 1 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Highly noise-sensitive uses, hazards to flight, children's schools, large daycare centers, stadiums, group recreational uses, hospitals, nursing homes	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects ≥ 200 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
Zone 6			Portions of the unincorporated area lie within Zone 6
Max Densities – residential – no limit/consider noise and overflight, nonresidential - 200 people per acre, single acre/clustered development – 800 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> • Deed Notice Required • Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) 	X		The proposed amendments do not propose such uses
<ul style="list-style-type: none"> • ALUC review required for objects ≥ 200 feet AGL (see Policy H-2). • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). • Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). • Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		
Zone 7			Portions of the unincorporated area lie within Zone 7.
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed amendments do not propose such uses
Additional Criteria			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> • Deed Notice Required • For areas outside of the Inner WHA Boundary but within the Outer WHA Boundary, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA (see Policy WH-2). • All discretionary projects located within the Inner WHA Boundary and Outer WHA Boundary are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California Environmental Quality Act (CEQA) (see Policy WH-3). • ALUC review required for objects \geq 200 feet AGL (see Policy H-2). • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • All new or expanded meteorological towers \geq 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). 	X		The proposed amendments do not propose such uses

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 0 du/acre, other uses/in structures – 10; in/out of structure – 15 people/acre, required open land – 65%	X		Same as above
Prohibited uses: assemblage of people; new structures >FAR 77 height limits; noise sensitive uses			
No uses hazardous to flight			
Avigation easement			
50ft. setback from extended runway centerline for all structures			
Zone B			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 0.3 du/acre, other uses/in structures – 20; in/out of structure – 40 people/acre, required open land – 50%	X		Same as above
Prohibited uses: noise sensitive uses; schools, libraries, hospitals, nursing homes; involving substantial amount of highly flammable or explosive materials			
Structures to be as far as possible from extended runway centerline			
Minimum NLR ⁸ of 25 dBA in residential and office buildings			
No uses hazardous to flight			
Avigation easement			
Zone C			Zone C is located within City Limits. The following criteria do not apply
Max Densities: residential – 1 du/acre, other uses/in structures – 50; in/out of structure – 75 people/acre, required open land – 15%	X		Same as above
Prohibited uses: schools, libraries, hospitals, nursing homes; noise sensitive outdoor activities			
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA			
Clustering of development is encouraged			
No uses hazardous to flight			
Avigation easement			
Zone D			Zone D is located within City Limits. The following criteria do not apply
Max Densities: residential – 4 du/acre, other uses/in structures – 100; in/out of structure – 150 people/acre, required open land – 10%	X		Same as above
Prohibited uses: noise sensitive outdoor activities			
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA			
Clustering of development is encouraged			
No uses hazardous to flight			
Overflight easement			
Zone E			Zone E is located within City Limits. The following criteria do not apply.

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Max Densities: residential – 6 du/acre	X		Same as above
Prohibited uses: Highly noise sensitive outdoor activities; e.g. amphitheaters			
Residential uses should have limited outdoor living area and should be oriented away from noise source, clustering is encouraged			
No uses hazardous to flight			
Overflight easement			
Zone F			Portions of the unincorporated area lie within Zone F
Max Densities: other uses/in structures – No limit	X		The proposed amendments do not increase densities
Overflight easement dedication	X		Not applicable

Travis AFB Compatibility Zones

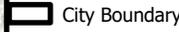
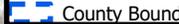
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Airport Influence Area
- LAMZ Overlay
- Runways
- Assault Landing Strip
- Travis AFB Property
- Travis AFB Easement

Rio Vista Airport Compatibility Zones

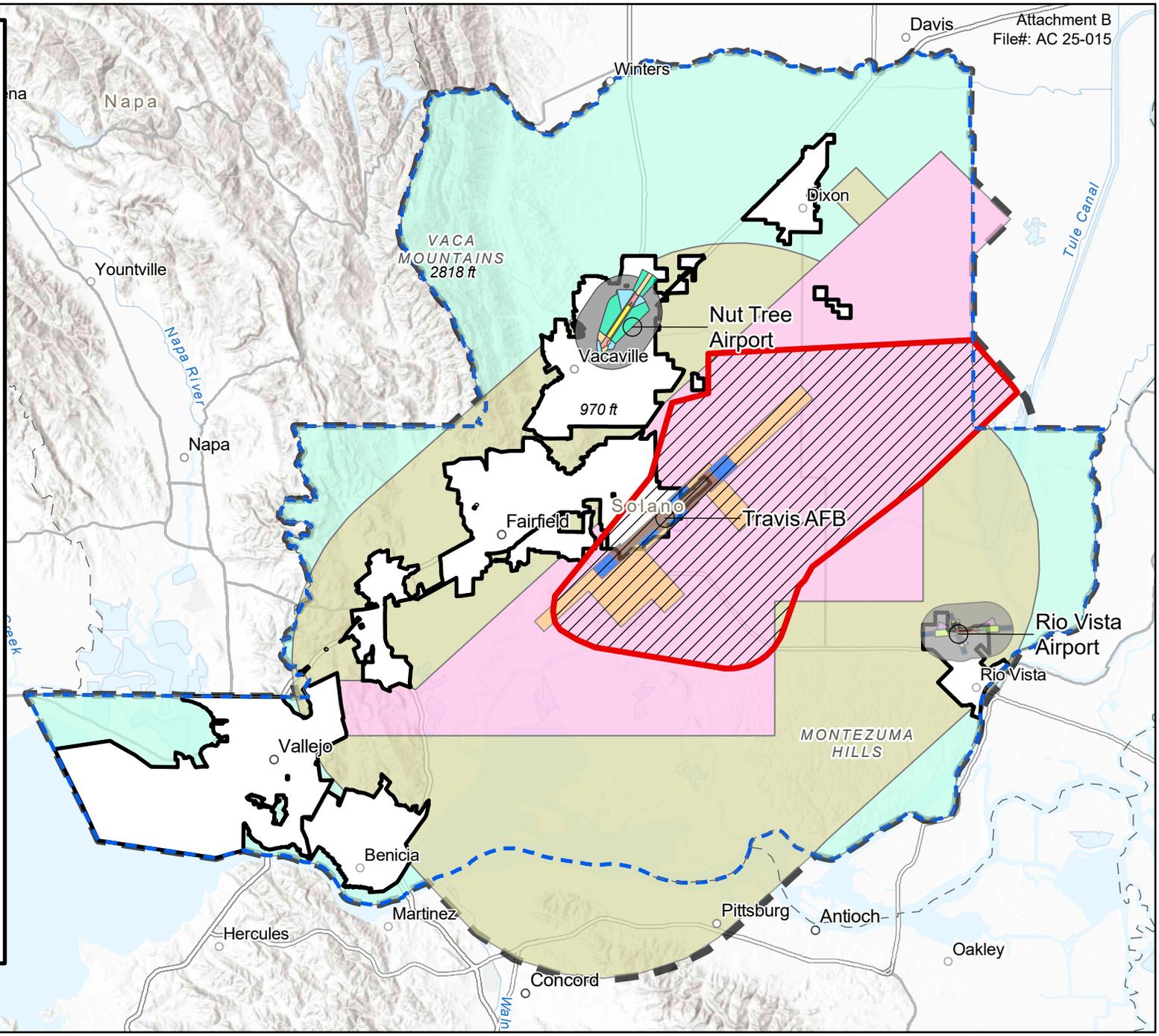
- Primary Surface
- Zone 1 - Runway Protection Zone
- Zone 2 - Inner Approach / Departure Zone
- Zone 3 - Inner Turning Zone
- Zone 4 - Outer Approach / Departure Surface
- Zone 5 - Sideline Zone
- Zone 6 - Traffic Pattern Zone

Nut Tree Airport Compatibility Zones

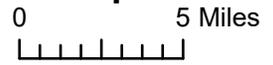
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone F

 City Boundary
 County Boundary

This is the official city boundary as approved by LAFCO.



Airport Compatibility Zones & Travis AFB Influence Area



ORDINANCE NO. 2025-___

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections pertaining to general development standards, agricultural accessory buildings, land uses on private roads, and farmstands (ZT-25-01)

Whereas, Chapter 28 of the Solano County Code (Zoning Regulations) is occasionally amended by the Board of Supervisors with the goal of modernizing certain regulations to eliminate ambiguities, correct typographical errors, and promote practicality and internal consistency; and

Whereas, in furtherance of the above-stated goal, the proposed zone text amendment ZT-25-01 would revise and update sections of the County Zoning Regulations pertaining to general development standards, agricultural accessory buildings, land uses on private roads, and farmstands; and

Whereas, on March 20, 2025, the Solano County Planning Commission held a noticed public hearing to consider the proposed zone text amendment, and adopted a resolution recommending approval by the Board of Supervisors; and

Whereas, based on the staff report, recommendation of the Planning Commission, and all other relevant evidence presented to the Board of Supervisors, and after considering all public testimony and due deliberation, the Board of Supervisors determines that the proposed zone text amendment is appropriate and desirable, and is consistent with the Solano County General Plan.

Therefore, the Solano County Board of Supervisors ordains as follows:

SECTION I

Section 28.70.10(E)(3) of the Solano County Code, relating to general development standards applicable to all uses in every zoning district, is amended as follows:

28.70.10 General Development Standards Applicable to All Uses in Every Zoning District

No use of land or buildings shall be conducted except in compliance with these general development standards.

E. Other Permits. The use of lands and buildings may be subject to additional permits from the County of Solano or other public agencies. Prior to conducting any land use authorized under this Chapter, please check with the following agencies for additional permit requirements:

3. Public Works Engineering Division. The Engineering Services Division administers a variety of regulations which may require permits including, but not limited to, encroachment, ~~permits and~~ grading, and drainage permits. The Office of the County Surveyor may review and approve any and all conveyance documents associated with, or as a condition of approval for, any land use subject to this Chapter.

SECTION II

Section 28.71.10(B)(1)(f) of the Solano County Code, relating to specific requirements for agricultural accessory buildings, is amended as follows:

28.71.10 CROP PRODUCTION AND GRAZING

B. Specific Requirements

The specific crop production and grazing uses listed below shall comply with the general performance standards (Section 28.70.10(A)) and the following specific standards:

- 1. Agricultural Accessory Buildings.** New accessory buildings, including alterations to existing buildings, shall be designed, constructed, and/or established in compliance with the development standards in the applicable zoning district and the following standards:

~~**f. Sequence of Construction.** A residential accessory building, including a dwelling space accessory building, shall not be constructed on a lot until construction of the primary dwelling has commenced.~~

SECTION III

Section 28.70.10(B) of the Solano County Code is amended to add a general development standard related to public and private roads, as follows:

28.70.10 General Development Standards Applicable to All Uses in Every Zoning District

No use of land or buildings shall be conducted except in compliance with these general development standards.

- B. Performance Standards.** Except as provided in Chapter 2.2, any use of land or buildings must meet the applicable performance standards listed below:

6. Public and Private Roads. [All land uses shall comply with the Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to time.](#)

76. Should the Zoning Administrator determine that a proposed use in any district is likely to violate the performance standards listed above, the Zoning Administrator may impose additional performance standards as described in Section 28.95.

SECTION IV

Articles II and III of Chapter 28 of the Solano County Code is amended to remove references to a required road maintenance agreement for specific land use types, as follows:

Section of Chapter 28	Amended Text
28.23.50.10(B)(1)(b)(3) Suisun Valley	3. Roads. Shall be located on a public road or a private road in compliance with the Solano County Road Improvement Standards and

Agricultural Uses	<p>Land Development Requirements, as they may be amended from time to time. if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the Encroachment Permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
28.23.50.50(B)(3) Suisun Valley Tourist Uses	<p>3. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road that complies with Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to timeCounty road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road and the road shall comply with County road standards.All connections to County roads shall meet the Encroachment Permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way. The entrance, parking area, and walkways shall be kept free of obstructions or hazards of any type.</p>
28.23.50.60(B)(2) Suisun Valley Commercial Service Uses	<p>2. Roads. Commercial service uses shall be located on a public road or a private road in compliance with the Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to timeif there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
28.71.20(A)(2) Agricultural Processing Uses	<p>2. Processing facilities may be located on a public or private road only if there is a recorded maintenance agreement executed by all lot owners served by the private roadin accordance with the General Development Standards set forth in Section 28.70.10.</p>
28.71.20 (B)(2)(a)(3) Nursery With Public Sales	<p>(3) May be accessed from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.if access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road and the road shall comply with County road standards.</p>
28.71.20(B)(3)(b)(1) Medium Winery	<p>(1) Shall require a minor use permit if the property does not have direct access from a public road. May be accessed from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.if access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road and the road shall comply with County road standards.</p>

<p>28.71.30(A)(2) Animal Facilities and Operations</p>	<p>2. Processing facilities may be located on a <u>public or private road in accordance with the General Development Standards set forth in Section 28.70.10</u>only if there is a recorded maintenance agreement executed by all lot owners served by the private road.</p>
<p>28.71.40(B)(2)(a)(3) Commercial Auctions and Agricultural Equipment Sales</p>	<p>(3) Roads. Shall be located on a public road or a private road <u>in accordance with the General Development Standards set forth in Section 28.70.10</u>if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.71.40(B)(6)(a)(2) Livestock Auction Yard</p>	<p>(2) Roads. Livestock auction yards shall be located on a public road or a private road <u>in accordance with the General Development Standards set forth in Section 28.70.10</u>if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.72.40(B)(1)(d)(4) Cottage Industries</p>	<p>(4) The site of the cottage industry shall have direct access to <u>a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10</u>a public road or access from an adequate private road. Where access to the site is by private road, the applicant for the cottage industry permit must demonstrate either (1) active financial participation in a road maintenance association, or (2) written consent to use the private road for business purposes from all co-owners of the private road easement.</p>
<p>28.73.10(A)(3) Recreational Uses</p>	<p>3. Roads. Shall be located on a public road or a private road <u>in accordance with the General Development Standards set forth in Section 28.70.10</u>if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.73.20(A)(2) Education Uses</p>	<p>2. Roads. Shall be located on a public road or a private road <u>in accordance with the General Development Standards set forth in Section 28.70.10</u>if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but</p>

	shall not be limited to, paving of the connection within the County road right-of-way.
28.73.30 (A)(2) Public Assembly Uses	2. Access. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Unless required to be on a public road, a public assembly use shall have direct access from either a public or private road in accordance with the General Development Standards set forth in Section 28.70.10 that complies with County road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
28.74.10 (A)(2) Retail Uses	2. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10 if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
28.74.20(A)(2) Office Uses	2. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10 if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
28.75.10(A)(2) Agritourism	2. Access. Shall have ingress and egress designed so as to avoid traffic congestion and hazards and shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10 if there is a recorded maintenance agreement executed by all lot owners served by the private road.
28.75.10(B)(2)(a) Agritourism Facility	a. Ingress/Egress. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10 if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way. Must have two 20-foot minimum connections to a public road, or a release from the applicable fire protection district.

<p>28.75.20(A)(2) Temporary Agritourism</p>	<p>2. Access. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10that complies with County road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.75.20(B)(2)(f) Certified Farmers Market</p>	<p>f. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10that complies with County road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.75.20(B)(4)(a) Temporary Agritourism Event</p>	<p>a. Ingress/Egress. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Public Works Engineering Division, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.75.30(A)(13) Vacation House Rentals</p>	<p>13. Access. Shall have direct access from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10that complies with County road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the county road right-of-way.</p>
<p>28.77.10(A)(6) Industrial, Manufacturing, and Processing Uses</p>	<p>6. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of</p>

	<p>the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.77.20(A)(3) Wholesale Uses</p>	<p>3. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.78.20(A)(2) Infrastructure Uses</p>	<p>2. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.78.30(A)(2) Public Service Uses</p>	<p>2. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>
<p>28.78.40(A)(3) Temporary Public Construction and Infrastructure (construction offices, storage, stockpiling, construction yards, concrete/ asphaltic mixing plants)</p>	<p>3. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.</p>

SECTION V

Section 28.01 of the Solano County Code is amended as follows:

Farm Stand: An area of a property set aside for the sale of Agricultural Products, as defined below, ~~that are grown primarily on the property (“on-site”). Agricultural Products that have been grown or produced off the property (“off-site”) may only be sold in conjunction with the sale of crops grown~~

~~on-site or off-site on land owned or leased by the operator within Solano County and in compliance with applicable laws or regulations governing the construction, operation and maintenance of the stand.~~ Local and Other Products may also be sold, but only in conjunction with the sale of Agricultural Products, as regulated by the applicable zoning district. A Farm Stand shall not include the sale of alcoholic beverages, or any processing of Agricultural Products or “food preparation” unless conducted in compliance with the California Health and Safety Code and approved by the Department of Resource Management, Environmental Health Services Division. For purposes of Farm Stands, the following definitions apply:

Agricultural Products: Fresh or processed products including, but not limited to, fruits, nuts, vegetables, herbs, mushrooms, shell eggs, honey and other bee products, ~~pollen, unprocessed bees wax, propolis, royal jelly~~, flowers, grains, nursery stock (grown in Solano County only), jams and jellies, and ~~raw sheared~~ wool.

Nursery stock sold at Farm Stands must be produced within Solano County to minimize the risk of invasive pest movement. This restriction applies specifically to the resale of nursery stock at Farm Stands. All nursery stock production and sales, including those at Farm Stands, are subject to regulation by the California Department of Food and Agriculture and the Solano County Agricultural Commissioner.

Local Products: Products made on-site or off-site within Solano County that ~~are in harmony with~~ promote the agricultural community character, such as handcrafted items (pottery, knitted goods, homemade clothing, jewelry, and similar), specialty candies, jams and jellies, and chocolates made with local ingredients, homemade soaps and lotions, and local artwork and photography.

Other Products: Other products include arts, crafts, bakery, candies, soaps, balms, perfumes, cosmetics, pottery, clothing, fabrics, pastas, compost, fertilizers, candles, ceramics, foraged foods, types of wares and other similar products that ~~are either~~ do not in harmony with promote the agricultural community character or products where the majority of its content is from outside Solano County.

SECTION VI

Solano County Code, Article II, Section 28.74.10(B)(8)(b)(4), relating to land use regulations for Roadside Stands is amended as follows:

- (4) **On-Site Growing Requirement.** At least 50% of Agricultural Products sold shall be grown or produced on-site or off-site on land within Solano County owned or leased by the Farm Stand operator. The remainder of Agricultural Products sold may be produced off-site. This requirement does not apply to Farm Stands greater than 2,500 square feet in size that require a minor use permit. Please note that nursery stock may only be grown and produced on land within Solano County.

SECTION VII

Solano County Code, Article II, Section 28.23.50.40(B)(2)(a)(4) (Special Uses Regulations, Retail

Trade Uses) relating to Farm Stands in the Suisun Valley zoning districts (A-SV-20, ATC, ATC-NC), is amended as follows:

- (4) At least 25 percent of the crops sold shall be grown on site or off site on land owned or leased by the operator within Solano County. The balance of the stand shall be used for the sale and inventory of crops or other products as regulated by this chapter, grown or produced on site or off site. [This requirement does not apply to Farm Stands greater than 2,500 square feet in size that require a minor use permit. Please note that nursery stock may only be grown and produced on land within Solano County.](#)

SECTION VIII

Solano County Code, Article II, Section 28.74.10(B)(8)(a)(1), relating to land use regulations for Roadside Stands is amended as follows:

- (1) **Maximum Size.** Shall not be greater than 2,500 square feet in size, as determined by measuring the ~~total roof covered~~[gross floor](#) area.

SECTION IX

- (1) **Determining the Size of a Farm Stand.** Size, as regulated in the applicable zoning district, shall be determined by measuring the ~~total roof covered~~[gross floor](#) area. Where a farm stand is operated within a portion of a larger building, the farm stand shall be functionally separated from the remainder of the building by either temporary or permanent walls and size shall be determined by measuring the gross floor area of the enclosed space plus any outdoor display area.

SECTION X

Solano County Code, Article II, Section 28.23.50.40(B)(2)(a)(2) relating to Farm Stands in the Suisun Valley zoning districts (A-SV-20, ATC, ATC-NC), is amended as follows:

- (2) **Stand Size Calculation.** Size, as regulated in Table 28.23A, shall be determined by measuring the ~~total roof covered~~[gross floor](#) area. Where a Farm Stand is operated within a portion of a larger building, the Farm Stand shall be functionally separated from the remainder of the building by either temporary or permanent walls and size shall be determined by measuring the gross floor area of the enclosed space plus any outdoor display area.

SECTION XI

This Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.) Section 15061(b)(3) (Common Sense Exemption) because the proposed project has no potential to cause a significant effect on the environment. The proposed project entails a set of minor amendments to the text of Chapter 28 of the Solano County Code to eliminate ambiguities, correct typographical errors, and promote practicality and internal consistency. The proposed project will

not alter prior regulations for intensity or location of development or otherwise compel any physical disturbance to the existing physical environment.

SECTION XII

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

SECTION XIII

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

SECTION XIV

A summary of this ordinance will be published within 15 days of its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

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 _____

MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk

Introduced:
Adopted:
Effective:

**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 25-**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Solano County's Zoning Regulations Amendments)**

WHEREAS, pursuant to California Public Utilities Code section 21675, the Solano County Airport Land Use Commission ("**Commission**") has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the "**Compatibility Plans**"); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the "**Act**") that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the County of Solano ("**Local Agency**") is considering approving the following project (the "**Project**"), as set forth in greater detail in the Staff Report and its Attachments concerning "Item AC 25-015" of the Commission's April 10, 2025, Regular Meeting ("**Staff Report**"): "Adopt a Resolution determining that Application No. ALUC-25-03 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP)", and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on April 10, 2025 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
James Bezek, Secretary to the Commission