



Solano County
Airport Land Use Commission
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Ray Schoch
Chairman

SOLANO COUNTY AIRPORT LAND USE COMMISSION

MINUTES OF THE SPECIAL MEETING OF April 14, 2011

The special meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board Chambers (1st floor), 675 Texas Street, Fairfield, CA 94533.

MEMBERS PRESENT: Chairman Schoch, Commissioners Potter, Baldwin, Baumler, Seiden and Vancil

MEMBERS ABSENT: Commissioners Stockard and Cavanagh

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, County Counsel; Diane Gilliland, Resource Management,

Items No.

1, 2 & 3: Chairman Schoch called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

Item No. 4. Public Comment
Commissioner Potter asked when the next discussion of the ALUC work plan will be placed on the agenda. Mr. Leland replied that staff would look into placing it on the May meeting agenda.

Item No. 5. Discussion of Election of Officers
The Commission decided to hold a regular meeting in May to consider approval of the By Laws. The election of officers will be held after the By Laws are approved.

Item No. 6. Approval of the Minutes of the November 10, 2010 Special Meeting
The minutes of the November 10, 2010 meeting were approved.

Item No. 7. Land Use Compatibility Determination for ALUC-11-01, Specific Plan for the Fairfield Train Station Area. (City of Fairfield)

Dave Feinstein, Senior Planner, Fairfield Community Development, introduced Erin Beavers, Director, Fairfield Community Development. He noted that the project before the Commission is the proposed Fairfield Train Station Specific Plan which would be an amendment to the City of

Fairfield General Plan to add the specific plan as an element to their General Plan. This project continues Fairfield's long history of efforts to insure the long term viability of Travis Air Force Base.

The specific plan proposes and uses and development policies for approximately 3,000 acres of land located north of Travis AFB on the west side of North Gate Road. The plan provides for the development of up to 500 acres of residential development primarily in the western half of the planning area. In the eastern component of the planning area there are two areas that total about 300 acres that would be available for industrial development. In addition to 1500 acres of open space, there are two large parks proposed. One of which will feature a lake. There are also two retail areas proposed. One is near the intersection of Vanden and Peabody Roads and a smaller retail area with a library will be located at the western end of the lake. A key factor of the project is a new train station that the City expects to break ground on next year. The station would serve eastern Fairfield and all of the City of Vacaville. The plan lies within portions of Zone C and D of the Travis AFB LUCP. Residential development would lie completely within Zone D. Commercial uses would be located primarily in Zone D with a portion within Zone C. Industrial development would occur within Zone C. He noted that the City of Fairfield staff concurs with Solano County staff's analysis that the Fairfield Train Station Specific Plan is consistent with the Travis AFB Land Use Compatibility Plan.

Commissioner Potter asked who owned the properties included in the plan and if they were in the unincorporated area. Mr. Feinstein answered that they were in the unincorporated area and were owned by a variety of land owners including the City of Fairfield. He stated that the larger properties to the east were primarily under the control of a consortium of landowners. The smaller properties to the west were held by unaffiliated landowners.

Mr. Leland stated that the specific plan only involves the Travis AFB LUCP and encompasses lands within Compatibility Zones C and D. He reviewed the analysis of compatibility criteria for zone C and D. Zone C has a variety of land use restrictions, notably no new residential that is more intense than existing zoning and a 75 person per acre indoor and 100 persons per acre outdoor limitation. It requires air space review for projects over 100 feet and no hazards to flight. Compatibility zone D requires airspace review for objects over 200 feet.

In order to be considered consistent with the Travis AFB LUCP the specific plan must not cause any direct conflicts between it and the Travis LUCP. Also there must be a mechanism or process for ensuring that individual land use development proposals comply with the ALUC's adopted compatibility criteria. The City of Fairfield located the more intense land uses in zone D where they are allowed under the Travis LUCP. Uses in zone C were restricted to open space and low intensity manufacturing and industrial uses. The City does not allow structures

taller than 100 feet so airspace review standards in zone C and D are satisfied. Mr. Leland concluded by stating that the Fairfield Train Station Specific Plan is consistent with the Travis AFB Land Use Compatibility Plan because no direct conflicts exist between the specific plan and the Travis AFB LUCP and the mechanisms for assurance of compliance with applicable compatibility criteria are in place.

There being no Commission or public comments Chairman Schoch asked for a motion. Commissioner Vancil made a motion to adopt Resolution 11-01 that the Fairfield Train Station Specific Plan is consistent with the Travis AFB Land Use Compatibility Plan because no direct conflicts exist between the specific plan and the Travis AFB LUCP and the mechanisms for assurance of compliance with applicable compatibility criteria are in place. Commissioner Baumler seconded the motion. Chairman Schoch called for a roll call vote. The motion carried unanimously

Item No. 8. Land Use Compatibility Determination for ALUC-11-02, General Plan revision for Solano Irrigation District property at 508 Elmira Road, Vacaville. (City of Vacaville) *(The Commission agreed to hear Item 8 before Item 7)*

Christina Corsello, Vacaville Community Development, stated that the City of Vacaville is in the process of amending its General Plan to allow residential and commercial office development on property (508 Elmira Rd.) owned by the Solano Irrigation District (SID). The amendment proposes to change the land use designation from Public/Institutional to Residential Low-Medium Density and Commercial Office land use designations. The general plan amendment was being brought before the ALUC because State law requires that any proposed general plan amendment or revision be reviewed for consistency with adopted airport land use compatibility plans. Ms. Corsello concluded by stating that the City of Vacaville concurred with Solano County staff's recommendation that the ALUC find the General Plan amendment consistent with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans.

Commissioner Potter asked if SID owned the property and if the project was within the City's jurisdiction and city limits. Ms. Corsello answered yes to all three questions and that there would not be a transfer of the property to the City. Mr. David Mansfield, SID, concurred with Ms. Corsello's answer.

Jim Leland, Resource Management, indicated that staff had sent the Commission a staff report that recommended that the ALUC find the City of Vacaville's General Plan amendment consistent with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans. He stated that the proposal was consistent with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans because no direct conflicts existed between the specific plan and the Travis AFB Land Use Compatibility Plan and the

mechanisms for assurance of compliance with applicable compatibility criteria were in place.

There being no Commissioner or public comments, Chairman Schoch asked for a motion. Commissioner Seiden made a motion to adopt Resolution No. 11-02 that finds the City of Vacaville's General Plan amendment for 508 Elmira Road is consistent with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans. Commissioner Potter seconded the motion. Chairman Schoch called for a roll call vote. The motion carried unanimously.

Item No. 9. Land Use Compatibility Determination for ALUC-11-03. Use Permit for a Commercial Wind Farm located on the southeasterly side of Bird's Landing Road, approximately 2 miles east of Collinsville Road. (County of Solano)

Ken Solomon, contract planner for the Department of Resource Management, introduced himself and gave a brief summary of the project. The proposed Montezuma II Wind Energy Project would consist of 34 wind turbines with associated generators, towers, foundations and pad mounted transformers on a 2,539 acre site in Montezuma Hills. The project area is held within private ownership and no public lands are included in the project area. The project is currently completing the environmental review process. The Draft EIR is out for public comment. The last day of the 45 day review period is April 22, 2011. Comments will be responded to and any revisions and new information will be presented in a final EIR which will go before the Solano County Planning Commission. The presentation was for a consistency determination of the Montezuma II Wind Energy Project with both the Travis AFB and Rio Vista Airport Land Use Compatibility Plans.

Commissioner Potter asked if the property in question was under total control of NextERA or shared with another wind generation company. Mr. Solomon answered that NextERA has lease rights to develop the Montezuma II Wind Project on this site. There are some existing wind turbines adjacent to the site (enXco V) that will be decommissioned independent of the project. They are on a portion of the project area and will be removed but not by NextERA. They will be removed by the owner of the enXco V project which is enXco. For purposes of the Montezuma II project the lease rights are held entirely by NextERA.

Commissioner Seiden asked if the Rio Vista interest group was consulted about the project. Mr. Solomon responded that initially the group had concerns but once they received written confirmation of the specific distance of the project from the Rio Vista Airport they withdrew their concerns.

Commissioner Vancil commented that the Air Force has been working with the with the wind energy developers through CREADA process which

has been very helpful for both groups. It looked like the project was still within the 80% threshold for radar filtering developed by the CREADA work group.

Mr. Leland stated that staff is recommending that the Commission find the proposed Montezuma II Wind Energy Project (ALUC-11-03) consistent with the Travis AFB and the Rio Vista Airport Land Use Compatibility Plan. He briefly described how the project was determined to be outside the mapped Travis compatibility zones. The project is also outside the mapped compatibility zones for the Rio Vista Airport. The project is before the Commission for review of objects 200 feet or higher. A letter from the Travis Base Commander confirmed that the project does not bring the probably of detection below the Air Force minimum standards. Based on this information that the project meets all the standards set by the CREADA process Mr. Leland said that staff was recommending approval.

Mr. Axelrad added that he wanted to bring the Commissions attention to the fact that ALUC staff was going to send a letter to the County transmitting the Commissions resolution. In the letter they are planning on pointing out that one of the mitigation measures in the project EIR could use some refined language. The mitigation measure in the EIR presently has good language requiring that the applicant will obtain the necessary approvals from the FAA and will provide that information to the County. And in addition if the FAA imposes any conditions on the project the existing mitigation measure requires that the applicant will inform the County of those conditions. The current mitigation measure does not include the explicit language that says that the developer will in addition comply with the FAA conditions of approval as part of their compliance with the County's conditions of approval. The County wishes to hold the wind developer to the FAA conditions and in our (ALUC staff) transmittal letter we are planning on pointing that out to the County which would serve as a comment within the County's CEQA EIR review process referred to by Mr. Solomon. This is outside of your consistency determination and would constitute a comment within the CEQA process for the County.

Commissioner Potter asked if the letter to the FAA would include the final height and geographic location of each installation. Mr. Axelrad answered that the document that would describe the installation height and location is the notice that the developer submits to the FAA. Commissioner Potter also asked for the height of the structures from mean sea level. Mr. Solomon answered that it would vary with each turbine location. But that they were not higher than other turbines in the area. Mr. Solomon also noted that there is a two-step FAA notification process. The applicant has already notified the FAA and they are waiting for their final decision on the current lay out. Once the decision is issued the expectation is to go ahead with the determination. The secondary part of the notification is once construction starts they can start installing the turbines they have to notify the FAA again about the absolute turbine coordinates. Commissioner

Potter added that his concern over the height of the turbine (including the blade) was the fact that the blades were not illuminated.

Chairman Schoch asked the Commission if there was a motion to find Resolution No. 11-03 consistent. Commissioner Seiden made a motion that the Commission find Resolution No. 11-03 to be consistent with the Travis AFB and the Rio Vista Airport Land Use Compatibility Plans. Commissioner Vancil seconded the motion. Chairman Schoch called for a roll call vote. The motion carried unanimously.

Item No. 10. Consideration of Changes to the ALUC By-Laws

The Commission discussed the ALUC by-laws and made several revisions to the document. These revisions will be included in a revised version of the by-laws that Staff will prepare to be brought forward for formal Commission action at the regular May ALUC meeting.

During the discussion of the by-laws, the constituency of the Commission was brought up by Commissioner Potter. Commissioner Potter made a motion to send an advisory to the Board of Supervisors and the council of mayors that the current constituency of the Commission is not in compliance with the Cal Trans Division of Aeronautics Land Use Planning handbook (2002) and that a long term plan be put into place to correct Commissioner assignments. The motion was not seconded and died. Chairman Schoch suggested that the Commission look into the constituency of the Commission. Staff agreed and will come back to the Commission with a report on the matter. Vacant commissioner positions on the ALUC were also discussed.

Item No. 11. Discussion of changes to the Nut Tree Master Plan and Nut Tree Land Use Compatibility Plan update process.

Mr. Leland stated that during the midyear budget review the Board of Supervisors discussed funding options for completion of the Nut Tree Airport Master Plan and the Nut Tree Airport Land Use Compatibility Plan update. The Rio Vista Airport LUCP is also in need of an update. The ALUC found the Rio Vista Airport 2007 Master Plan to be inconsistent with the Rio Vista Airport Land Use Compatibility Plan. The Travis AFB LUCP will also need to be updated soon as well.

Last fall there were some controversial hearings regarding land use proposals near the Nut Tree Airport. The Board of Supervisors, cognizant of the heightened level of interest in the Nut Tree Airport's plans and aspirations by a wide group of stakeholders took some recommendations from county staff (General Services and Resource Management). The Board decided to reorganize the way the County goes about planning for airports because it appeared that the traditional way was not working for the satisfaction of a variety of groups with respect to the Nut Tree Airport

or with respect to land uses around the Airport. Changes in the procedure of updating and adopting a land use compatibility plan are being considered. The way it's currently done is that there are two separate processes for adopting an airport master plan and an airport land use compatibility plan. The master plan is done by County staff assigned to the airport. The airport manager would normally hire the consultants to prepare the master plan. Once the airport master plan is adopted by the Board of Supervisors then the ALUC is charged with preparing a land use compatibility plan in response to the new master plan.

The Board of Supervisors has decided to integrate the two processes. Now as master plan alternatives are being analyzed all participants will understand what the land use ramifications will be. So both now both the airport master plan and the airport land use compatibility plan will be done at the same time. The Nut Tree Airport is now at a stage where some alternatives have been developed by the master plan consultants. The alternatives are pending another set of reviews by the public before going to the Board of Supervisors. Once the Board picks a preferred alternative the master plan consultants would normally complete the master plan (another two years of effort).

Currently the County has paused the master planning effort. This is being done because they want to price the cost of doing an integrated planning process and bringing it back to the Board for its final approval. If the Board decides to move forward with an integrated planning process a consultant would be brought in to go through the process with the ALUC to identify a consultant to do the land use plan. The consultant would start by reviewing the pending master plan alternatives in terms of the noise impact, land use restrictions, and safety characteristics for people on the ground. The findings would go to the Board to enable them to make the most informed decision as to which alternative they choose for the airport. And also so that major landowners, the City of Vacaville, airport businesses and pilots would know what the ramifications were for each alternative. One more thing to add is that staff believes the Board wants to constitute an advisory committee that will oversee the process and help bring a consensus to the Board on the preferred alternative. The Board has not given any direction yet on the make up of the advisory committee. Staff is preparing to recommend that the proposed advisory committee have representation from the Nut Tree Airport Advisory Committee, Solano County Airport Land Use Commission, City of Vacaville, Solano County, businesses, landowners, pilots and residents from communities nearby the Nut Tree Airport.

Commissioner Potter asked if there will still be two separate documents produced. Mr. Leland answered that, yes, a master plan and a land use compatibility plan would both be produced from one body of work. Two independent agencies have adoption authority- the Board of Supervisors adopts the master plan and the ALUC adopts the land use compatibility plan.

Commissioner Seiden asked if there has been any impact from the vacant airport manager position at the Nut Tree Airport. Mr. Leland answered that the Solano County General Services director has been hands-on during the master plan process and has appointed an interim airport manager to handle the day to day activities.

Commissioner Vancil asked if the County was in the process of filling the airport manager vacancy. Mr. Leland answered that there is a job announcement for an airport manager on the Solano County website. The closing date to submit applications is April 19th. They are planning to have the position filled by July 1, 2011. Commissioner Vancil also commented that he liked the integrated process because it gets the ALUC involved in the land use side as the master plan is being developed.

Commissioner Seiden commented he also supported the integrated planning process and thought that such an approach will be helpful to the airport and businesses as they plan and move thru the approval process for future development.

Mr. Leland added that parallel to this effort, the staff of both the County and City of Vacaville began having monthly meetings in December 2010 for the purpose of beginning to coordinate what is going on at the staff level between the City and the County at the Nut Tree Airport. For example, regarding building permits, in some cases the City has jurisdiction and in others the County has jurisdiction which causes confusion for businesses and pilots. The City and the County are now beginning to work out those issues by meeting together on a regular basis.

Item No. 12. Update on the Rio Vista Land Use Compatibility Plan.

Mr. Leland stated that the Rio Vista Airport is in need of a land use compatibility plan update. He and the staff planner to the airport are going up to meet with Cal Trans regarding a grant application and the timing of disbursement of funds to hopefully accelerate the signing of the contract with the consultant to update the land use plan and have it completed by this time next year. Mr. Leland stated that he would have more information for the Commission on the time frame for the update at the next meeting.

Item No. 13. Mr. Leland noted that the ALUC Work Plan would on the next meeting agenda.

Since there was no further business the meeting was adjourned.

<p>The next regular meeting of the Solano County Airport Land Use Commission (ALUC) will be held on May 12, 2011, at 7:00 p.m. in the Solano County Administration Center, Multi Purpose Rooms (First Floor), 675 Texas St., Fairfield, CA 94533.</p>
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need for an accommodation, such as, interpreters or materials in alternative format, please contact Diane Gilliland, Department of Resource Management, 675 Texas St., #5500., Fairfield, CA 94533, (707) 784-6765.