



Solano County
Airport Land Use Commission
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Steve Vancil
Chairman

SOLANO COUNTY AIRPORT LAND USE COMMISSION

MINUTES OF THE SPECIAL MEETING OF October 27, 2011

The 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 Vancil, Commissioners Stockard, Potter, Baldwin, Schoch, Baumler, Seiden and DuClair

MEMBERS ABSENT: Commissioner Cavanagh

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

Items No.

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

Item No. 4. Public Comment
There was no public comment.

Item No. 5. Approval of the Minutes of the May 12, 2011.
On a motion by Commissioner Potter and a second by Commissioner Seiden the minutes were approved with one abstention.

Item No. 6. Land Use Compatibility Determination for ALUC 11-06
Mr. Leland briefly reviewed the staff report which described a land use compatibility determination for a single non-commercial turbine to be installed for Superior Farms at 7390 Highway 113, Dixon CA. He concluded by stating that county staff recommends the Commission find the Foundation Windpower project for Superior Farms to be consistent with the Travis Air Force Base LUCP, the Nut Tree LUCP and the Rio Vista LUCP subject to conditions that (1) the project shall comply with all conditions of the FAA Determinations of No Hazard issued in connection with the project and (2) prior to commencement of construction of the project structures, the applicant file the ALUC a document describing the

final latitudes, longitudes and heights of the structures to be constructed. Chairman Vancil asked if the Commission had any questions. Commissioner Potter asked if there was a “met” tower located in the area. Staff responded that they did not believe there were any in the project area. Commissioner Stockard asked if the height of the wind turbine included the blade. Staff answered that the height included the blade at a 12:00 position. Commissioner DuClair asked if the tower height was the same as other towers in the area. Staff answered that it was not quite as high as some of the towers.

Chairman Vancil opened the hearing to public comments. Hearing none he closed the public comment period and asked if the Commission had a motion. On a motion by Commissioner DuClair and a second by Commissioner Potter the Commission unanimously approved the resolution that the Foundation Windpower project for Superior Farms is consistent with the Travis LUCP, the Nut Tree LUCP and the Rio Vista LUCP subject to the conditions mentioned above.

Item No. 7. Land Use Compatibility Determination for ALUC 11-07

Mr. Leland gave a PowerPoint presentation which described the land use compatibility determination for Shiloh IV, a commercial wind energy project to be installed on approximately 3,012 acres of combined agricultural parcels in the Montezuma Hills wind resource area south of Highway 12. He concluded by stating that county staff recommends that the Commission find the Shiloh IV wind energy project consistent with the Travis Air Force Base LUCP, the Nut Tree LUCP and the Rio Vista LUCP subject to conditions that (1) the project shall obtain and comply with all conditions of the FAA Determinations of No Hazard issued in connection with the project and (2) prior to commencement of construction of the project structures, the applicant file with the ALUC a document describing the final latitudes, longitudes and heights of the structures to be constructed. A second PowerPoint presentation describing the project was made by representatives of the applicant enXco. Commissioner Seiden asked if there was a measurement of the difference between the radar signature effect of the older turbines and the newer, larger turbines. Annie Mudge, counsel for enXco, answered that the older, small turbines have a larger radar signature because they are located closer to each other. Commissioner Potter asked if there were any “met” towers in the area. enXco staff stated that they are planning to install two or three “met” towers of approximately 80 meters in height above the 200’ threshold. They will seek a no hazard determination for them prior to construction of the project. Mr. Leland commented that it was preferred that the “met” towers be included in the current project.

Chairman Vancil opened the public hearing. Hearing none he closed the public comment period and asked if the Commission had any further questions. Commissioner Potter asked staff to provide the Commission with an inventory of commercial turbines in the Wind Resource Area. Mr.

Leland noted that the staff report will be amended to include the “met” towers. Commissioner Potter moved to accept the resolution that finds the land use compatibility determination for Shiloh IV consistent with the Travis Air Force Base LUCP, the Nut Tree LUCP and the Rio Vista LUCP subject to inclusion of the “met” towers and the conditions mentioned above. The motion was seconded by Commissioner Stockard. The motion passed unanimously.

Item No. 8. Land Use Compatibility Determination for ALUC 11-04

In summarizing the staff report Mr. Leland stated that Solano County is in the process of amending its General Plan and Zoning Ordinance. The ALUC is being asked to consider the consistency of the amendments to the General Plan and Zoning Ordinance with the Travis Air Force Base LUCP, the Nut Tree LUCP and the Rio Vista LUCP. The recommendation of County staff was that the ALUC find that the General Plan and Zoning Ordinance Amendments to be substantially consistent with the Travis Air Force Base LUCP, the Nut Tree Airport LUCP and the Rio Vista LUCP because no direct conflicts exist between the specific plan and any Airport Land Use Compatibility Plan and the mechanisms for assurance of compliance with applicable compatibility criteria are in place.

Chairman Vancil opened the public hearing. Hearing none he closed the public comment period. Commissioner Potter made a motion to accept a resolution that finds the General Plan and Zoning Ordinance Amendments to be consistent with the Travis Air Force Base LUCP, the Nut Tree Airport LUCP and the Rio Vista LUCP. Commissioner Seiden seconded the motion. The motion passed unanimously.

Item No. 9. Land Use Compatibility Determination for ALUC 11-08

Mr. Leland summarized the staff report and stated that the ALUC is being asked to consider the consistency of the City of Vacaville’s proposed General Plan Amendment, Specific Plan Amendment and Rezoning for North Village Unit 5 to change the land use designation to Residential, Low/Medium Density (5.1-8.0 du/ac) and the Zoning to North Village Specific Plan Residential 1 with the Nut Tree Airport Land Use Compatibility Plan and the Travis AFB Land Use Compatibility Plan. The City of Vacaville was represented by Christina Corsello who stated that the City agreed with the summary of the project given by County staff. Commissioner Stockard stated that she had personal memory of the ALUC denying a request for consistency regarding building a public school site that came before the ALUC seven or eight years ago.

Chairman Vancil opened the public hearing. Linda Brearley, Vacaville, asked why the ALUC did not approve a public school site in the North Village area. Commissioner Stockard answered that a school would have a density too large to be considered safe for the area in which it was to be located.

Christen Dardenne, Vacaville, asked for an explanation of the density criteria. Mr. Leland stated that the proposed school site lies in an area where normally not acceptable uses include large assemblages such as auditoriums and captive groups such as schools because of the close proximity to aircraft landing and takeoff flight paths.

Chairman Vancil asked if the Commissioners had any further comments. Hearing none he closed the public comment period and asked for a motion. Commissioner Seiden made a motion to accept a resolution that the ALUC found the proposed amendment to the City of Vacaville General Plan, Specific Plan Amendment and Rezoning for North Village Unit 5 to change the land use designation to Residential, Low/Medium Density (5.1-8.0 du/ac) and the Zoning to North Village Specific Plan Residential 1 to be consistent with the Nut Tree Airport Land Use Compatibility Plan and the Travis AFB Land Use Compatibility Plan. The motion was seconded by Commissioner DuClair. The motion passed unanimously.

Item No. 10. Discussion of the ongoing Nut Tree Airport Master Plan and Land Use Compatibility Plan Process.

Mr. Leland advised the Commission that the Nut Tree Airport Master Planning process is continuing. They have come down to two alternatives for consideration and are now trying to craft a preferred alternative to recommend to the Board of Supervisors in order to continue doing planning and environmental review. One alternative relocates the runway slightly north. The other alternative not only relocates the runway to the north but also extends the runway. The airport manager has offered to give the ALUC a status update on the Master Plan and Land Use Compatibility Plan process on November 10th.

Item No. 11. There being no further discussion the meeting was adjourned.

The next regular meeting of the Solano County Airport Land Use Commission (ALUC) will be held on November 10, 2011, at 7:00 p.m. in the Solano County Administration Center, Board Chambers (First Floor), 675 Texas St., Fairfield, CA 94533.

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and/or participate in County sponsored programs, services, and activities. If you have the 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.