



Solano County
Airport Land Use Commission
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Stephen Vancil
Chairman

DATE: December 12, 2013

MEMORANDUM:

To: Solano County Airport Land Use Commission

From: Jim Leland, Principal Planner

Subject: **ITEM 9C: Action Item:** Conduct a Public Hearing to consider adopting a scope of work and timeline for a comprehensive update to the TAFB LUCP.

RECOMMENDATION

Staff is recommending that the Commission conduct a Public Hearing to consider adopting a scope of work and timeline for a comprehensive update to the TAFB LUCP (Exhibit A) and adopt the general scope of work and direct staff to provide a copy to the County.

BACKGROUND

The Commission is embarking on a comprehensive update to the 2002 Travis Air Force Base land Use compatibility Plan. Under state law, the County of Solano will provide staffing and support to the Commission for this update. It is anticipated that a part of the support will be provided by a consultant(s). In order for the County to secure appropriate professional services and provide adequate staffing resources, the County will be require a general scope of work for the Travis Plan update.

DISCUSSION

Staff has prepared a draft general scope of work (Exhibit A) for the Commission's consideration and adoption. The scope of work includes a set of assumptions

regarding the update as well as a series of broadly defined tasks. Staff is recommending that the Commission include these assumptions in the general scope of work.

Assumptions (from Exhibit A)

- Retain the Maximum Mission Approach

The 2002 Travis Plan was based on a maximum mission scenario that included more flight operations than forecasted by the Air Force as well as assumptions about public or dual use of a portion of the base. A maximum mission approach should be retained in the update to the Travis Plan.

- Provide for Extensive Public Participation

As with the 2002 update, staff is recommending that this process include a robust public engagement element. We would envision utilizing several working groups to assist the Commission in the development of policies, including:

- Focused on Renewable Energy Policy

The primary focus of this update is to concentrate on the potential impacts from the renewable energy land uses that continue to develop around the base as well as throughout the county and, where needed, develop new policies to guide future renewable energy project proposals.

- Conduct Stakeholder Engagement

Staff recommends that the wind and solar energy industry be fully engaged in this process by participating in a Renewable Energy Working Group. This group would work in a collaborative way to ensure the protection of the Travis Air Force Base mission by developing recommended policies to guide future development of wind and solar projects within the county.

General Tasks (from Exhibit A)

The planning effort should include the following major elements in any scope of work:

1. Data Collection and Mapping

The scope of work should provide for the collection, review and verification of data necessary to undertake the update. The 2009 Air Installation Compatible Use Zone (AICUZ) Study contains information required for the Travis Plan Update. The consultant will review and analyze the AICUZ documents as well as other relevant documents from the Department of Defense. Other technical background work as necessary may include noise modeling, noise measurements and radar analysis of flight tracks.

In addition, data on current and planned land uses from the county and cities should be collected for analysis. Finally, all data collected and compiled should be transferred onto the County GIS system.

2. Conduct Public Outreach

Staff is recommending that the scope of work provide for a robust public outreach process. The recommended process is for the Commission to create a Policy Committee and a Technical Committee to assist the staff and the Commission in the development of recommended policies for inclusion in the Travis Plan update.

The Policy Committee would include members of the ALUC as well as elected representatives from the various affected jurisdictions. The Technical Committee would include a variety of disciplines from the affected jurisdictions.

3. Perform Update of 2002 Travis Plan Policies

The 2002 Travis Plan contains policies pertaining to four major categories as listed below:

- Structural Height Limit Surfaces
- Potential for Aircraft Accidents and Related Risk to Public Safety
- Noise Impact on Existing and Proposed Land Uses
- Overflight Compatibility Issues

The scope of work should provide for a review of the existing policies to determine if they require updating and, if necessary, to develop updated policies for review.

4. Prepare Policy Alternatives for renewable Energy Projects (JLUS)

The scope should provide for a thorough study of the potential impacts of various renewable energy projects on Travis Air Force base operations. Necessary specialized consultants should be retained to perform these studies, including, but not limited to, studies of impacts to radar from wind or solar projects and studies of glint and glare impacts from solar and wind facilities.

The scope of work should provide staff and technical support to a Renewable Energy Working Group comprised of members of the ALUC and representatives of Travis Air Force Base and the renewable energy industries.

5. Prepare CEQA Documentation

The scope of work should provide for the completion of necessary CEQA compliance documents as well as support for the public review and public hearing process.

6. Prepare Draft/Final Plan for Review and Adoption by Commission

The scope of work should include adequate resources for the preparation of draft and final versions of the updated Travis Plan, including adequate resources for the conduct of public review sessions and responses to concerns raised during the public review period.

7. Provide Project Administration

The scope of work should provide for overall project administration, including coordination with the ALUC and County staff, meetings, workshops and other public information activities. In order to secure broad support for the ALUC's Travis Plan Update decisions, coordination and communication with the ALUC, US Air Force, County, affected cities, citizens groups, the public and landowners is necessary. The scope should include the following roles and responsibilities:

- The Department of Resource Management Planning Services Division will provide day to day project management, including meeting notices, agendas and minutes,
- Legal Counsel to the ALUC will be provided by the County Counsel assigned to Airport Land Use Commission,
- Extensive public involvement efforts including informational meetings/workshops,
- Support for the ALUC's deliberations,
- The consulting firm's project manager should be available for regular conference calls or meetings with the ALUC, any Subcommittees and/or the Travis Policy and Technical Advisory Committees or the Renewable Energy Working Group.

Timeline (from Exhibit A)

Staff anticipates that completing the entire update process will require approximately 18 months.

RECOMMENDATION

Based on the analysis and discussions above, staff is recommending that the Commission conduct a Public Hearing to consider adopting a scope of work and timeline for a comprehensive update to the TAFB LUCP (Exhibit A) and adopt the general scope of work and direct staff to provide a copy to the County.

Attachments:

Exhibit A: General Scope of Work