

Solano County Airport Land Use Commission



SOLANO COUNTY

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Bruce DuClair
Vice-Chairman

MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION MEETING OF SEPTEMBER 14, 2017

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

MEMBERS PRESENT: Commissioners Vancil, Randall, Sagun, Seiden, and Chairman DuClair

MEMBERS ABSENT: Commissioners Baldwin, Cavanagh and Meyer

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, Deputy County Counsel; Kristine Sowards, Resource Management

Call to Order & Roll Call

Chairman DuClair called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

Approval of the Agenda

The agenda was approved as prepared.

Approval of the Minutes

The minutes of the meeting of July 13, 2017 were approved as prepared.

Reports from Commissioners and/or Staff

Jim Leland announced that the Chair has formed a subcommittee to assist with the Rio Vista Airport Compatibility Plan update process. The members of that committee so far consist of Commissioners Vancil and Seiden. Mr. Leland explained that the subcommittee will review what constitutes existing development in the City of Rio Vista. He noted that the two commissioners can expect to start receiving information from staff and an initial meeting will take place sometime in the near future.

Items from the Public

There was no one from the public wishing to speak.

Old Business

There was no old business to discuss.

New Business

1. Public hearing to consider the consistency of ALUC-2017-09, Vacaville General Plan Amendment, with the Nut Tree Airport and the Travis AFB Land Use Compatibility Plans.

Jim Leland gave a brief overview of the written staff report. The City of Vacaville has initiated amendments to the Transportation Element of its General Plan. The General Plan Amendments do not involve land use changes, changes in height requirements, or changes to anything

pertaining to aviation safety or the Nut Tree Airport or Travis AFB. Staff recommended approval of the application.

Chairman DuClair opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Sagun and seconded by Commissioner Seiden to determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 17-09)

2. Public hearing to consider the consistency of ALUC-2017-08, Gibbs Ranch PUD Amendment, with the Rio Vista Airport and the Travis AFB Land Use Compatibility Plans.

Jim Leland briefly reviewed the written staff report. The Gibbs Ranch is a mixed-use project originally approved by the City of Rio Vista with a Specific Plan and associated Environmental Impact Report in 1990. The specific plan was then presented to the commission for a consistency determination and the commission found the proposal to be consistent with the Commission's 1988 Rio Vista Airport Land Use Compatibility Plan subject to the conditions that the project's land use map and policies be amended to be consistent with and incorporate the requirements of the Plan, and that the City submit to the Commission zoning code amendments for implementing the Plan's standards.

The report further stated that the City subsequently adopted and submitted to the Commission a number of related ordinances and resolutions, and both the City and the project developer represented to the Commission that the conditions of approval for the Gibbs Ranch project require compliance with the Plan. Based on the information submitted by the City, in 1994 the commission received a report on the city's compliance concerning the Gibbs Ranch project and expressed satisfaction. This modification was approved by the Commission and represents the current approved consistency determination for the development.

Mr. Leland stated that the item before the Commission at this time is the PUD Amendment Ordinance. This ordinance makes minor changes to the development standards applicable to the residential land uses approved in the Gibbs Ranch. Staff recommended approval of the application request.

Commissioner Seiden referred to staff's project diagram and inquired about the balance in the density requirement. Mr. Leland commented that clustering is often encouraged in order to create open zones away from the housing. He explained in this particular case there is a large area which is the area closer to the end of the runway and the homes are furthest away. He said this balance creates more of a clear zone in case of an emergency landing situation.

Chairman DuClair opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Vancil and seconded by Commissioner Randall to determine that the Project is consistent with the provisions of the Rio Vista Airport and the Travis AFB Land Use Compatibility Plans. The motion passed unanimously. (Resolution No. 17-08)

3. Receive an update from staff regarding Informational Item: Notification of a request by SMUD to initiate an Amendment to the Travis Plan.

Mr. Leland stated that a subcommittee has been working on potential policies with respect to commercial wind turbines, pursuant to the 2015 Travis Plan. The subcommittee has completed all of its work except for an item pertaining to the repowering of existing commercial wind farms in the Montezuma Hills. Staff has had several meetings with representatives from SMUD regarding this one item.

Recently, staff advised SMUD that it was time to wrap-up the subcommittee's work even though the one outstanding item has not been resolved. Staff further suggested that SMUD, on its own as a special district, can request an amendment to the Travis Plan in the same way that any one of the cities in Solano County could request an amendment to the Airport Land Use Compatibility Plan.

SMUD has decided to follow-up on that suggestion and has submitted such a request. Mr. Leland stated that the purpose of this item is to notify the commission of this development. Staff expects to schedule this item for further discussion, possibly at the Commission's December meeting.

Mr. Axelrad stated that based on this development, with the ad hoc committee concluding its business, the committee would naturally dissolve without further action being required by the Commission. He noted that SMUD's proposal will proceed as was described by Mr. Leland.

Adjournment

Since there was no further business, the meeting was adjourned.