

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

Bill Seiden
Chairman

www.solanocounty.com

**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
VIRTUAL MEETING OF September 10, 2020**

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 Cook, Meyer, Randall, Sagun, Vancil and Chairman Seiden

MEMBERS ABSENT: Commissioners DuClair, Germaine and Sarna

OTHERS PRESENT: Terry Schmidtbauer, Interim Director
Allan Calder, Planning Manager
Lori Mazzella, Deputy County Counsel
Jamielynn Harrison, Resource Management

Call to Order & Roll Call

Chairman Seiden called the meeting to order at 7:00 p.m. and led the pledge of allegiance. Roll call was taken, and a quorum was present.

Minutes of May 14, 2020

Chairman Seiden removed the minutes of May 14, 2020 from the agenda for review as to format and consistency with the Board of Supervisors' minutes format.

Approval of the Agenda

A motion was made by Commissioner Vancil and seconded by Commissioner Meyer to approve the agenda as prepared minus the minutes of May 14, 2020.

Interim Director Terry Schmidtbauer stated that a meeting will take place with the Clerk of the Board in order to standardize the minutes regarding format in conformance with other county board minutes.

County Counsel Lori Mazzella indicated that the format of the minutes are the purview of the ALUC. All the actions taken during a meeting should be reflected in the minutes and anything further is determined by the commission as to correct detail and tone.

Commissioner Sagun inquired about the new commissioners and what determines the quorum. A quorum is determined by the majority of the seats.

County Counsel indicated that a quorum is based on the total amount of commissioners. A quorum would be the majority of the total number of commissioners.

Jim Leland advised that the Commissioner Designee from the City of Vallejo is occupying a formerly vacant seat. The City of Vacaville has indicated that they are contemplating a change which they have not formally authorized as of yet.

Reports from Commissioners and/or Staff

Chairman Seiden and Commissioner Vancil, along with staff members Bill Emlen and Jim Leland, attended a meeting in June with Sacramento Municipal Utility District (SMUD).

Commissioner Vancil commented further regarding the meeting with SMUD concerning the wind turbines. It was determined that SMUD is still using the probability detection method prior to 2015. They do not want to use the current criteria "by line of sight." SMUD is pursuing the new 591 ft wind turbines which are tall than any other in the area. The Department of Defense Clearinghouse has raised concerns with the Federal Aviation Administration (FAA) on the determination of no hazard. On the FAA website, there are 19 turbines that are under review for which they have not provided a Determination of Hazard to SMUD. SMUD's goal is to do construction by 2022 and start producing power by early 2023.

Mr. Leland stated that the fundamental thesis is that they are not deteriorating the probability of detection beyond what is current. That was a standard which was established by the County of Solano through a CRADA process that did not include the ALUC. It is, generally, the procurement standard for when radar is purchased that it has to be at least 80% upon its initial installation and software modifications are made to bring it to 90%. The issue is that the ALUC adopted a different standard which is line-of-sight. The FAA and the DOD are currently desperately trying to find a solution to the radar problem at Travis Air Force Base. Neither of those agencies find acceptable the performance of radar at Travis. SMUD has ignored that fact. SMUD indicates that the standard worked for them ten years prior on three project and they want to continue to use it. Radar deteriorated to 80% probability.

Commissioner Vancil introduced Colonel Scott McLaughlin, who retired as the Wing Commander of the 349th Air Mobility Wing in May. He is the Deputy Ops Group Commander with the 60th Operations Group. He now assumes the role that Gary Gottschall vacated.

Items from the Public

There were no items from the public.

Consent Calendar

The Minutes of May 14, 2020 have been removed, therefore, the consent portion will be skipped.

Old Business

There was no old business to discuss.

New Business

1. Public Hearing to consider a Consistency Determination (ALUC-20-06) for the proposed City of Benicia Carriage Unit Ordinance with the Travis Air Force Base Airport Land Use Compatibility Plan. (Sponsor: County of Solano).

Jim Leland gave a brief overview. The City of Benicia has defined a special class of accessory dwelling unit called a "Carriage Unit Dwelling Unit" within the Historic Preservation District. The intent of the ordinance is to streamline the review process for ADUs which meet the standards of a carriage unit. A carriage unit is a 500 sq. ft. or less ADU on top of an existing or to-be-built garage with no exterior stairs. The stairwell has to be internal for the garage and the unit. Staff recommends approval.

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

Commissioner Sagun made a motion to adopt the recommendation of staff to approve as being in conformance and the motion was seconded by Commissioner Meyer. The motion passed unanimously.

Commissioner Sagun indicated that at the last meeting, the bylaws were going to be published to the website. Commissioner Cook offered copies of the bylaws to the commissioners.

Adjournment

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