

## Minutes - Revised Final Airport Land Use Commission

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Thursday, August 11, 2022

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Airport Land Use Commission met on August 11, 2022 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m.

Present were Commissioners Bruce DuClair, Ruth Meyer, Thomas Randall, Ross Sagun, J.W. Seiden, Stephen Vancil and Chair Catherine Cook. Staff present were Resource Management Director Terry Schmidtbauer, Planning Services Manager Allan Calder (WebEx), Deputy County Counsel Lori Mazzella, Principal Planner Nedzlene Ferrario and Clerk Marianne Richardson.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

Commissioners DuClair, Meyer, Randall, Sagun, Seiden, Vancil and Chair Cook.

### APPROVAL OF REMOTE TELECONFERENCING

- 1 [AC 22-021](#) Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of August 11, 2022 to September 10, 2022 as a result of the continuing COVID-19 pandemic state of emergency.

*Attachments:* [A - Draft Resolution](#)

On a motion by Commissioner Seiden, and seconded by Commissioner Randall, the Commission adopted a resolution for remote teleconferencing from August 11 to September 10, 2022. So ordered by 7-0 vote.

### APPROVAL OF AGENDA

On a motion by Commissioner Meyer, and seconded by Commissioner Seiden, the agenda as approved. So ordered by 7-0 vote.

## APPROVAL OF THE MINUTES

2 [AC 22-023](#)

*Attachments:* [Minutes of June 9, 2022 - Draft](#)

On a motion by Commissioner Vancil, and seconded by Commissioner Seiden, the minutes of June 9, 2022 were approved. So ordered by 7-0 vote.

## REPORTS OF COMMITTEES

There were no reports by committees.

## ITEMS FROM THE PUBLIC

Chair Cook invited members of the public to address the Commission on matters not listed on the agenda but within the jurisdiction of the Commission. There were no speakers.

## CONSENT CALENDAR

### PUBLIC COMMENT ON CONSENT CALENDAR

There were no public comments.

### APPROVAL OF THE CONSENT CALENDAR

On a motion by Commissioner Sagun, and seconded by Commissioner Seiden, the following consent calendar item was approved. So ordered by 7-0 vote.

3 [AC 22-024](#)

**ALUC-22-04 (Short Term Rental Ordinance)**

Determine that Application No. ALUC-22-04, (Benicia Short Term Rental Ordinance) is consistent with the Travis Air Force Base (AFB) Land Use Compatibility Plan (LUCP) (City of Benicia).

*Attachments:* [A - Airport Compatibility Zones and Airport Land Use Planning Guidance Crit](#)  
[B - Draft Ordinance Regulating STRs](#)  
[C - Draft Ordinance Prohibit STRs](#)  
[D - City of Benicia Application](#)  
[E - City of Benicia and Compatibility Zones](#)

## REGULAR CALENDAR

### OLD BUSINESS

There was no old business.

**NEW BUSINESS**

- 4 [AC 22-022](#) Discuss Commissioner Ruth Meyer resignation and replacement process.

Chair Cook announced the resignation of Commissioner Meyer effective October 2022 due to relocation and provided a brief history of Commissioner Meyer’s achievements. She further described the appointment process to fill this vacancy for the City of Vallejo which is decided by the Solano County City (Mayors) Selection Committee in September. The vacancy announcement will be posted on the Solano County (Advisory Board and Committees) website by the Clerk of the Board.

Chair Cook encouraged Commissioners to take copies of the vacancy Announcement and Application for distribution to any interested parties.

Commissioner DuClair stated concern with the habitat restoration projects and affect to Travis AFB.

Commissioner Vancil provided a brief history of the City of Vallejo’s difficulty in filling the position with interested Vallejo residents. Chair Cook agreed with Commissioner Vancil, adding that the Mayors Selection Committee can choose to appoint a resident from any city within Solano County.

- 5 [AC 22-025](#) Discuss Subcommittee reassignments.

Chair Cook opened discussion of current subcommittee and member assignments to determine if any commissioner wished to change their assignment:

Subcommittees:

Procedures Committee: Catherine Cook, Chair; Bruce DuClair; Stephen Vancil  
 Wildlife Hazard Committee: Dan Sarna, Chair; Bruce DuClair; Thomas Randall;  
 Bill Seiden, Alternate

Wind Turbine Committee: Catherine Cook; Chair, Ruth Meyer; Stephen Vancil;  
 Bill Seiden

Liaisons to Solano County Airports:

Nut Tree Airport: Ross Sagun  
 Rio Vista Airport: Dan Sarna; Stephen Vancil  
 Travis AFB: Ruth Meyer; Stephen Vancil

Chair Cook stated the Procedures Committee had completed their goal of updating the Bylaws and the committee will be discontinued; and that a committee can be formed again when needed.

Chair Cook noted the current Wildlife Hazard Committee members, and no member present wished to change assignment from this committee.

Chair Cook stated that for the Wind Turbine Committee, she wants to wait for the upcoming vacancy appointment to discuss assignment of committee members. Commissioner Vancil concurred.

Chair Cook stated she is not proposing any change to the current airport

liaisons. Commissioner Vancil suggested that Commissioner Ryan would also make a suitable Travis AFB liaison (as well as Rio Vista). Chair Cook agreed but would not make any determinations of Commissioners that were not present.

Commissioner Randall stated he wants to circumvent any quorum issue with the Wildlife Hazard Committee. County Counsel Lori Mazzella responded that the committees should consider the total of nine (9) maximum Commissioners, and she will confirm this.

Responding to a comment by Commissioner Meyer, County Counsel stated that an ad hoc subcommittee should have a purpose and goal, be reviewed annually, and be dissolved once the goal is met.

## INFORMATION ONLY

### 6 [AC 22-026](#) Wildlife Hazards Policies Update

Principal Planner Nedzlene Ferrario updated the Commission on the Wildlife Hazards Policies efforts including establishment of a Wildlife Task Force and collection of maps and data from Travis AFB.

Responding to a question by Commissioner Randall, Ms. Ferrario asked for up to two (2) members of the Wildlife Hazard Committee be involved in the Wildlife Task Force. It was discussed that Commissioners Sarna and Ryan could join the Task Force, and the remaining two Wildlife Hazard Committee members be alternates.

Commissioner Seiden commented on the Little Egbert project's expected flooding within 1,000 feet of the Rio Vista Airport runway and described wildlife operations at the Oakland Airport. He would like to see a recommendation to the State to move the Rio Vista Airport if they proceed to flood the Little Egbert property.

Commissioner Vancil asked if the Board of Supervisors should be engaged in the wildlife hazard issues. Resource Management Director Terry Schmidtbauer responded that the Board has been involved in some restoration projects with the Department of Water Resources including a previous lawsuit won by the County. He further stated he is routinely updating the Board on these issues. He noted that a struggle with the Little Egbert project is the component of the Habitat and Conservation Plan also needed for the take permit necessary for Cache Slough to pull water for agriculture purposes. The Board is relying on the ALUC for guidance, and Mr. Schmidtbauer stated the Wildlife Task Force is being formed to guide both the ALUC and the Board.

Chair Cook stated she will confirm with Commissioners Sarna and Ryan to join the task force and asked for a timeline of next steps. Ms. Ferrario stated she expects the task force to meet in September after evaluation of the collected data.

Chair Cook noted that Commissioner Ryan was not on the Wildlife Hazard Committee. Commissioner Seiden offered to change assignment to the Wind Turbine Committee to allow Commissioner Ryan's assignment to the Wildlife Hazard Committee.

Responding to Commissioner Seiden's concerns, Mr. Schmidtbauer stated his hope is that the task force can achieve a habitat design solution that will reduce the attraction of large birds.

7 [AC 22-027](#) County vs. SMUD Litigation Update

Ms. Mazzella provided an update of the Solano County vs. SMUD litigation as still being in negotiations. She explained that the Contra Costa County court received the case pleadings but there is no case conference or date set.

Commissioner Vancil noted that Solano County had awarded a change of venue last Fall, and he could see from the Contra Costa County court public website that they received the case documents mid-June.

Ms. Mazzella noted there are different statutes of limitations so the short-timeline zoning issue was filed first, and the pleadings were later amended to include the CEQA issues. She will keep the Commission informed as the case proceeds.

## COMMISSIONER COMMENTS

Commissioner DuClair commented on a News station segment regarding a Sacramento utility district project of placing twenty-one (21) 600-foot towers in Rio Vista that is being processed through Contra Costa County.

Commissioner Meyer noted the types of radar (terminal, approach, inter-route) and the question for these towers would be how far, how high and what radar does it affect. So it may not have a direct impact on Travis radar, but if they are finding a different way to do this project outside the footprint that Travis needs, then that is a win for us.

Commissioner DuClair stated we should keep an eye on this project and because it will be built in Solano County but the control is with Contra Costa County.

Chair Cook invited Commissioners to offer their thank you and farewell to Commissioner Meyer tonight in the event she is unavailable to attend the September meeting. Commissioner Meyer then thanked commissioners and spoke of her time serving at Travis AFB and on the Airport Land Use Commission.

## ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:53 p.m. The next regular meeting is scheduled for September 8, 2022 at 7:00 p.m.