



Solano County
Airport Land Use Commission
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Ray Schoch
Chairman

SOLANO COUNTY AIRPORT LAND USE COMMISSION

MINUTES OF THE REGULAR MEETING OF May 13, 2010

The regular meeting of the Solano County Airport Land Use Commission was held Thursday, May 13, 2010 in the Solano County Administration Center, Multi-Purpose Room, 675 Texas St., Fairfield, CA 94533.

MEMBERS PRESENT: Chairman Schoch, Commissioners Stockard, Potter, Baldwin, Baumler and Vancil

MEMBERS ABSENT: Commissioners Cavanagh and Seiden

OTHERS PRESENT: Jim Leland, Resource Management, Lee Axelrad, County Council, Lori Mazzella, County Council, Diane Buschman, Resource Management

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

Item 4. Public Comment

Commissioner Potter commented on a table that he received from county staff which showed the commercial wind energy facilities in the Montezuma Hills Area. He thanked staff for providing a summary of how many windmills had been approved for construction or were already built in the wind resource area.

Commented on a regional study that is taking place on airport development in the Bay Area over the next 20 years. In the study Travis AFB appeared as a significant roll player on regional transportation. He recommended to the Commissioners that they look at the study's current report which gives an idea of where regional transportation is headed and its impact on Travis AFB.

June Guidotti, Suisun, commented that she believed that PG&E crews working on power towers were responsible for a near air collision near Travis AFB. She also requested that Travis AFB consider her proposed waste to energy plant.

Item 5. Approval of the Minutes
None

Item 6 ALUC-10-01: Public Hearing on a Request for a Land Use Compatibility Determination for the Middle Green Valley Specific Plan

Jim Leland stated that the County is in the process of developing the Middle Green Valley Specific Plan. State law requires that any proposed general plan amendments or revisions be reviewed for consistency with adopted airport land use compatibility plans. Specific Plans are a part of the general plan and are therefore subject to the ALUC's jurisdiction.

The Middle Green Valley Specific Plan applies to lands that are outside of any land use compatibility zones described in the Travis AFB, Nut Tree or Rio Vista Land Use Compatibility Plans. Consequently, the only issue to be analyzed would be the criteria for land uses outside of the compatibility zones identified in the plans. Generally speaking, the three LUCP's require review of all land use proposals or structures that exceed 200 feet in height. This requirement has generally resulted in the review of communication towers and wind turbines exceeding 200 feet in height.

None of the proposed elements in the Middle Green Valley Specific Plan call for the development of objects greater than 200 feet in height. The specific plan is not introducing any new wind resource areas into the county, not is it addressing or proposing changes to the existing wind turbine or communication tower regulations. The specific plan has no effect on land uses or structures that require review by the ALUC. 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.

Commissioner Potter asked if the Middle Green Valley Specific Plan area is outside the Travis AFB area of interest why is the ALUC considering the project. Mr. Leland answered that State law requires that anytime a city or county changes their general plan or their Zoning Ordinance they are required to come before the Airport Land Use Commission.

Commissioner Baumler made a motion that the ALUC find the County of Solano's Middle Green Valley Specific Plan consistent with the Travis AFB LUCP, the Nut Tree LUCP and the Rio Vista LUCP. Commissioner Vancil seconded the motion. There being no discussion Chairman Schoch called for the vote. The motion was passed unanimously.

Item 7. ALUC-10-04: Public Hearing on a Request for a Land Use Compatibility Determination for the Woodcreek Subdivision Rezoning request on 33 acres on the Southside of Rockville Road and the West side of Suisun Valley Road

from RE-1 to RE-1/2 and a Policy Plan Overlay (P-P 10-01) for the Woodcreek Subdivision.

After briefly summarizing the project description and request for approval on the staff report, Chairman Schoch asked if there was a motion to approve the item. Commissioner Baumler made a motion that the Airport Land Use Commission find the Woodcreek Subdivision consistent with the Travis AFB LUCP, the Nut Tree LUCP and the Rio Vista LUCP. Commissioner Potter seconded the motion. There being no discussion Chairman Schoch called for the vote. The motion carried with five yes votes and one abstention.

Commissioner Baumler asked if five yes votes constituted a majority vote. Lee Axelrad stated that the ALUC has nine seats with 8 of the seats filled. A quorum is a majority of either those seats or the total number of seats. The 6 members present are sufficient to make a quorum to conduct business. And with five out of the eight members voting in favor of the motion, the motion would carry.

- Item 8. ALUC-10-03: Public Hearing on a Request for a Land Use Compatibility Determination for a 213 foot tall meteorological tower at the Montezuma Wind Project.

Chairman Schoch opened the hearing to public comment. June Guidotti, Suisun, commented that she heard that Travis AFB was not happy about the towers because military aircraft could not land in case of a national emergency. Commissioner Baumler stated that military aircraft have transponders that can be tracked by Travis AFB and the wind energy towers are not an obstacle for them.

Chris Griffith, Montezuma Wind Next ERA Energy, stated that the meteorological tower is 213 feet in height and is the only meteorological tower in the Montezuma Wind project. She asked if the Commission had any further questions about the project. Commissioner Potter asked if the meteorological tower was a permanent structure and if so if it had lighting. Ms Griffith answered that it was a permanent tower and was under FAA review for a no hazard determination. She was not sure if the permanent meteorological towers were lighted. Commissioner Vancil asked what the height difference was between the meteorological tower and the wind towers. Ms. Griffith answered that the wind towers were 300 plus feet. There being no further comments Chairman Schoch closed the public comment period.

Commissioner Baumler motioned that the Airport Land Use Commission find that the addition of a 213 foot tall meteorological tower was consistent the Travis AFB Land Use Compatibility Plan. Commissioner Stockard seconded the motion. Commissioner Vancil asked if the project was still waiting for FAA determination of no hazard. Mr. Leland answered that the ALUC resolution for this item has a condition in it that the applicant "...provide evidence that FAA notification has been provided, to the extent required, pursuant to FAA CFR

Part 77, Paragraph 77.13(a)(1), including the outcome of this required notification and any conditions required by the FAA, prior to the installation of the meteorological tower”.

There being no further comments, Chairman Schoch called for a vote on the motion. The motion was passed by a unanimous vote.

Item 9. Public Hearing to consider an amendment to the Travis Air Force Base Land Use Compatibility Plan and related provisions of the Solano County Airport Land Use Compatibility Review Procedures.

This item was continued to the next regularly scheduled meeting.

Commissioner Potter commented that he would like to see the specific text of the amendments to the Travis AFB Land Use Compatibility Plan before the Commission is asked to consider them.

Item 10. Adjournment

The next regular meeting of the Solano County Airport Land Use Commission will be held on **Thursday, June 10, 2010**, in the Solano County Administration Center, Multi-Purpose Room, 675 Texas St., Fairfield, CA 94533