



Solano County
Airport Land Use Commission
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Steve Vancil
Chairman

SOLANO COUNTY AIRPORT LAND USE COMMISSION

MINUTES OF THE MEETING OF May 10, 2012

The meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board Chambers (1st floor), 675 Texas Street, Fairfield, CA 94533.

MEMBERS PRESENT: Chairman Vancil, Commissioners, Potter, Baldwin, Cavanagh, Seiden and DuClair

MEMBERS ABSENT: Commissioners Stockard, Schoch, Baumler

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

Items No.

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

Item No. 4. Public Comment
There were no public comments.

Item No. 5. Approval of the Minutes of the February 9, 2012 meeting
The minutes of February 9, 2012 were approved with a correction.

Item No. 6. Election of Officers
Chairman Vancil and Vice-Chair Seiden were both reelected to serve another year.

Item No. 7. Public hearing to consider the consistency of the Moore Rezoning with the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Airport Land Use Compatibility Plan. ALUC-12-03

Jim Leland described the project as a rezoning request to rezone approximately 112 acres from A-80 to A-40 Exclusive Agriculture. The property is not located in the area of influence of any of the three airports. The only applicable criteria would be objects over 200 feet in height and other hazards to flight. Rezoning the property to A-40 would bring it into consistency with surrounding parcels in the

area. The applicant is undertaking the rezoning to accomplish some estate planning to realign the parcel lines of the existing three parcels. Nothing can be built by right under this zoning that exceeds 200 feet in height. There is no conflict with the LUCPs of the three airports. Staff recommended that the ALUC determine that the proposed rezoning of the Moore property is consistent with the policies of the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plan.

Commissioner Potter asked if the rezoning would change the property from agricultural uses to residential uses. Leland answered that the property would remain agricultural. Commissioner DuClair asked if there were size limits on allowed residences. Mr. Leland answered that there is no limitation in the agricultural districts on the primary residence in terms of size. The secondary residence is limited to 1800 sq ft.

Chairman Vancil opened the public hearing.

Jeff Crowder, engineer for the project, stated that there will still be three parcels at the conclusion of the project. They will be approximately 40 acres each. Two of the parcels have residences and the third is vacant. There are no plans at this point to make any changes. Chairman Vancil closed the public hearing.

After reviewing the resolution Chairman Vancil asked if the Commission had a motion. On a motion from Commissioner Cavanagh and the second from Commissioner Seiden the Commission unanimously found the project to be consistent with the provisions of the Travis Air Force Base, the Nut Tree Airport and the Rio Vista Airport Land Use Compatibility Plans.

Item No. 8. Receive a presentation on the proposed Kaiser Vacaville Medical Center Helistop Project.

Mr. Leland stated that Kaiser Medical Center Vacaville is proposing a permanent heliport at the facility. The heliport would be classified as a new airport by the FAA. The heliport project will come before local agencies (City of Vacaville) for approval before it comes to the ALUC for a consistency determination. Lastly it will go before the Division of Aeronautics for approval of the construction documents. The presentation tonight would give the Commission an idea of the elements of the project and also give the Commission an opportunity to express any comments or concerns.

Commissioner Potter stated that the ALUC has jurisdiction over government and public domain airports. The reason the ALUC has jurisdiction over the Kaiser project is not because it's a helicopter facility or a second helicopter facility at that site. It is because of the height and the possible noise impacts. He asked if that was correct?

Mr. Leland responded that the ALUC's jurisdiction comes into play because the project requires a permit from the State as a public airport. The ALUC is not reviewing the design of the heliport. The ALUC is reviewing any possible impacts of the heliport in terms of noise, safety, and overflight issues.

Commissioner Potter stated that normally if the ALUC had jurisdiction it would institute a noise spectrum analysis and need an environmental impact report.

Commissioner Seiden informed the Commission and staff that he sits on the Northbay Health Care Foundation Board and when it comes time for the ALUC to consider this issue he believed that it would be appropriate for him to recuse himself from the proceedings.

Lee Axelrad noted that in order to get necessary approvals from the State, anyone who is proposing to construct a new airport has to come before the ALUC. A heliport is considered to be a new airport and therefore this proposal has to come before the Commission. The overall jurisdiction concerns are, as noted earlier, the issues of noise and safety.

Commissioner Potter stated that based on Mr. Axelrad's comments he would assume that any helicopter port, medical or otherwise, that is situated in the county would be under the jurisdiction of the ALUC.

Mr. Axelrad responded that the matter was a little more complicated and didn't want to take up too much of the Commission's time. He stated that it is clear that this heliport comes before the ALUC in the manner described by Mr. Leland earlier.

Commissioner Potter asked Mr. Axelrad to respond back to his question of jurisdiction by email at a later date.

Mr. Axelrad stated that he would take an additional few moments to respond to the question. Under state law if the airport is used by the public or for the benefit of the public, that triggers ALUC jurisdiction and in this circumstance this airport fits that criterion of use for the benefit of the public. To be clear the fact that it's on private land, owed by a private entity does not determine whether or not it's a matter subject to ALUC jurisdiction.

Chairman Vancil invited the project consultants to speak.

Anita Williams, 1919 19th St., Sacramento, and Jeff Wright, Heliplanners, gave the Commission an overview of the project to establish a new helistop for air ambulance services at Kaiser Medical Center Vacaville.

Commissioner Potter stated that he had the impression that the original EMS pad did not receive the normal approval process for Kaiser. Ms. Williams answered that she believed that an EMS landing site such as the one in question only needed local fire department approval. She deferred the question to Mr. Wright if the Commissioner needed more clarification.

Commissioner Potter also commented that Ms. Williams stated that the helistop replaces the EMS pad which will be shut down when the helistop is operational. Ms. Williams said that was correct. Commissioner Potter also asked if accident analysis had been done. Ms. Williams deferred the question to Mr. Wright.

Commissioner DuClair asked if take offs and landings at the new heliport will infringe on the Nut Tree Airport operations. Ms. Williams referred to flight data diagrams in her presentation that showed no negative impact on the Nut Tree Airport. She also stated that Dave Daly, manager of the Nut Tree Airport had reviewed the project plans and had no issues with the helistop.

Regarding the question on flight paths between the helistop and the Nut Tree Airport Mr. Wright used diagrams of flight paths to explain that that they do not cross each other. Regarding the question about safety studies the project has gone to FAA for a required airspace study. The FAA found the heliport to be an acceptable project. Safety standards from the stand point of planning, designing and siting a heliport are derived from FAR Part 77 obstruction clearance criteria. There being no further questions Mr. Wright concluded his presentation.

Commissioner Potter asked staff for an update on the success of the bird control program at Potrero Hills Landfill. Mr. Leland stated that he would inquire and come back to the ALUC with an update.

Item No. 9. There being no further discussion the meeting was adjourned.

The next regular meeting of the Solano County Airport Land Use Commission (ALUC) will be held on **June 14, 2012, at 7:00 p.m.** in the Solano County Administration Center, Board Chambers (First Floor), 675 Texas St., Fairfield, CA 94533.

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