



Solano County
Airport Land Use Commission
675 Texas St., Suite 5500
Fairfield, California 94533-6341
www.solanocounty.com

Planning Services Division
Phone: (707) 784-6765 / Fax: (707) 784-4805

Steve Vancil
Chairman

SOLANO COUNTY AIRPORT LAND USE COMMISSION

MINUTES OF THE MEETING OF June 14, 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 Stockard, Potter, Baldwin, Schoch, Baumler, and DuClair

MEMBERS ABSENT: Commissioners Cavanagh and Seiden

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, County Counsel; Diane Gilliland, 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 May 10, 2012 meeting
The minutes of May 10, 2012 were approved with one abstention.

Item No. 6. Conduct a Public Hearing to consider the consistency of the proposed Kaiser Vacaville Medical Center helistop project with the policies of the Solano County Airport Land Use Commission. (County of Solano)

Jim Leland stated that the staff report describes how the proposed helistop at Kaiser Vacaville Medical Center is consistent with the ALUC's Airport Land Use Compatibility Review Procedures and the Travis Air Force Base and Nut Tree Airport Land Use Compatibility Plans. Staff reviewed the proposed project in the context of noise, safety, airspace protection and overflight impacts upon surrounding land uses and found that the helistop project was consistent with the Solano County Airport Land Use Compatibility Review Procedures.

In terms of the two land use compatibility plans the project sits in Zone D of the Travis Plan and staff found that the project does not require airspace review as a

potential obstruction over 200 feet in height nor is the use considered a hazard to flight. Regarding the Nut Tree Airport Compatibility Plan staff found that the project did not require airspace review as a potential obstruction over 200 feet in height and that the use is not considered a large assemblage or involving captive groups because there is no increase in persons on the ground generated by the project. Mr. Leland concluded that staff recommended that the Commission find the helistop project consistent with the ALUC Airport Land Use Compatibility Review Procedures and the Travis Air Force Base and Nut Tree Airport Land Use Compatibility Plans. Staff also recommended that any consistency determination include the conditions of approval issued by the FAA's April 24, 2012 Determination of Landing Area Proposal.

Chairman Vancil opened the public hearing and asked if there were any comments or questions from the applicant. Anita Williams, 1919 19th St., Sacramento, CA noted that the terms heliport, helipad and helistop are used somewhat interchangeably. The important difference in this case is that a heliport might be used to park aircraft over night or for fueling. The project in question will not provide any of those services.

Commissioner Potter asked if the noise levels in the study reflected real daily activities and wondered if there might be some non medical uses of the helistop. Ms. Williams assured Commissioner Potter that the helistop is to be used solely for medical emergencies. Commissioner Potter stated that he had not seen any documents that restrict its uses to medical flights only. Mr. Leland along with Fred Buder, City of Vacaville Community Development, noted that the use permit for the project site limits the helistop uses to transport of seriously ill patients. Commissioner Potter stated that there is always the potential for misuse. Brad Knowles, Chief Pilot, Cal Star, stated that he had never come across an instance of private misuse of a medical helistop. Commissioner Potter asked if it was imbedded in the pilot's flight operation instructions that he would not do anything other than medical emergency flights to the helistop. He asked if there was an FAA document that would restrict the pilot to emergency medical operations only. The answer was that the medical facility has its own procedures that would stipulate the helistop was restricted in its uses to medical flights only.

Commissioner Baumler noted that the Kaiser Vacaville Medical Facility was recently awarded a trauma center and that only use the helistop would have would be to transport seriously ill patients.

Commissioner Potter asked if the existing helicopter pad affected the noise study referenced in the staff report. Ms. Williams noted that there was not a lot of change. The noise contours in the staff report are very similar. Jeff Wright, Heliplanners, explained that it didn't matter whether there was an existing site or not regarding the noise study. It was also noted that residential development in the area was not close enough to be adversely affected by flight noise from the helistop.

Commissioner DuClair asked what the altitude was for helicopter landings and takeoffs. The answer was that it is dependent on the surrounding area. Normally it is a steeper altitude than a winged aircraft.

There was discussion whether or not the flight traffic generated by the helipad and the Nut Tree Airport would cause any flight hazards. Commissioner Potter requested that when the Travis Plan is updated an exception be added that allows hospitals.

There being no further comments from the public or the Commissioners Chairman Vancil closed the public hearing and asked if the Commissioner had a motion. Commissioner Baumler motioned that a resolution show that the Commission finds the project to be consistent with the provisions of the Airport Land Use Compatibility Review Procedures, the Travis Air Force Base Land Use Compatibility Plan and the Nut Tree Airport Land Use Compatibility Plan subject to the condition that the Project shall comply with all conditions of all of the Federal Aviation Administration (FAA) Determinations issued in connection with the Project, including the FAA's April 24, 2012 Determination of Landing Area Proposal. The motion was seconded by Commissioner Schoch.

Commissioner Potter commented that the guidelines in the State Handbook indicated that the ALUC had jurisdiction over heliports in 2002. He believed that Kaiser should have come forward for their helicopter landing spot at that time to get ALUC authorization. He stated that they are in violation of State Handbook.

Chairman Vancil called for a vote. The motion passed by a 6 to 1 vote.

Item No. 7. Conduct a Public Hearing to consider the consistency of the Suisun Marsh Local Protection Plan Update 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. (County of Solano)

Mr. Leland stated that the Suisun Marsh was created by an act of the State Legislature to protect marshlands in southern Solano County. The County has an obligation to implement a local protection plan and as done so by having portions of its General Plan speak to the Suisun Marsh policies and by having special zoning districts that only apply within the Suisun Marsh. The update before the Commission has some minor amendments to be made to the county General Plan and the Zoning Ordinance specifically as they relate to the marsh. The development standards of the Marsh are extremely restricted and the amendments to the General Plan and the Zoning Ordinance are very technical and minor in nature. There are no changes to height and density regulations.

Commissioner Stockard asked if windmills were allowed in the Marsh. Mr. Leland answered that they are allowed in the secondary area but not in the primary area of the Marsh. Chairman Vancil noted that the staff report showed that there were some limitations for wind turbines in the secondary area. Chairman Vancil asked if there were any other Commissioner questions. Hearing none he opened the public hearing. There being no public comment the public hearing was closed. Chairman Vancil asked if there was a motion. Commissioner Potter motioned that a resolution show that the Suisun Marsh Local Protection Plan Update is consistent 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. Commissioner Stockard seconded the motion. The motion passed unanimously.

Commissioner Potter commented that he disagreed with the meeting being declared a special meeting. Chairman Vancil stated that his interpretation was that a special meeting was called due to a change of location but the agenda was the same as the previously noticed regular meeting and that it would constitute a regular meeting of the month.

Item No. 8. 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 <u>July 12, 2012, at 7:00 p.m.</u> in the Solano County Administration Center, Board Chambers (First Floor), 675 Texas St., Fairfield, CA 94533.
--

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and/or participate in County sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Diane Gilliland, Department of Resource Management, 675 Texas St., #5500., Fairfield, CA 94533, (707) 784-6765.