



Solano County  
**Airport Land Use Commission**  
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Steve Vancil  
Chairman

## **MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION Meeting of April 10, 2014**

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

MEMBERS PRESENT: Commissioners Potter, Baumler, DuClair, Randall and Chairman Vancil

MEMBERS ABSENT: Commissioners Baldwin, Cavanagh, and Seiden

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

Item Nos.

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. Approval of the Agenda

The agenda was approved as prepared.

Item No. 5. Approval of the Minutes

The minutes of the meeting of February 13, 2014 were unanimously approved with a correction to the spelling of the word hanger to hangar where appropriate.

The minutes of the meeting of March 13, 2014 unanimously approved.

Item No. 6. Committee Reports

There were no committee reports.

Item No. 7. Public Comment

There was no one from the public wishing to speak.

Item No. 8. Old Business

There was no old business to discuss.

Item No. 9. New Business

- A. Action Item:** Conduct a Public Hearing to consider a Consistency Determination on a proposed General Plan Amendment by the County of Solano in response to the ALUC's December 2013 Amendment to the 2002 Travis Air Force Base (TAFB) Land Use Compatibility Plan (LUCP), County of Solano.

Mr. Leland gave a brief presentation of the staff report. He stated that the Solano County General Plan amendments are designed to implement the December 2013 action of the ALUC amending the 2002 Travis Plan. He described the amendments which consist of four parts; 1) amendment to selected text in Chapter 2 (page LU-27); 2) amendment to Chapter 2, Land Use Policy LU.P 31; 3) amendment to Chapter 2, Implementation Measure LU.I-2; and 4) amendment to Chapter 2, Figure LU-6. Staff recommended the commission determine that the general plan amendment is consistent with the TAFB LUCP.

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

Commissioner DuClair commended staff for their time and effort on this project. He said the information was very well put together.

A motion was made by Commissioner Baumler and seconded by Commissioner Randall to adopt the recommended findings and determine that the Solano County General Plan Amendment No. G-14-01 is consistent with the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 14-03)

- B. Action Item:** Conduct a Public Hearing to discuss administrative and logistical aspects of the comprehensive update to the 2002 Travis Air Force Base Land Use Compatibility Plan, including the formation of various committees, the selection of interim and permanent chairpersons for the committees; provide direction to the staff for further action.

Jim Leland noted that Chairman Vancil and Vice-chairman Seiden met with staff to discuss the formation of committees and the selection of interim and permanent chairs for each committee. He said that the commission may wish to provide direction to the chairman and the staff for future actions.

Chairman Vancil led a discussion with the commission on various administrative and logistical aspects of the comprehensive update. He explained that this update process may take place in conjunction with a Joint Land Use Study (JLUS) with the Department of Defense (DOD). He said the various committees that are needed are a policy committee, technical committee and renewable energy working group. He noted that these groups will be subcommittees of the ALUC. Mr. Vancil noted that letters have recently been mailed to each city and several agencies to solicit their nominees to serve on the technical committee.

Commissioner Potter asked if it has been decided that the policy committee will be comprised of the members of the City and County Coordinating Council (4C's) as was proposed in the past.

Chairman Vancil responded that the 4C's will serve as the policy committee. He said that they are already an established committee and ALUC discussion items will be placed on their agenda as needed.

Chairman Vancil stated that the issues to be resolved will be how the committees are formed and how a chair and vice-chair will be appointed. In examining the makeup of these groups Chairman Vancil suggested asking the ALUC secretary, Bill Emlen to serve as the interim chair. Bill Emlen is the Director of the Department of Resource Management and would have a neutral interest in the issues. Bill would serve as chair for the technical committee as well as the renewable energy working group and as the committees move forward they may decide in the future to elect a permanent chair.

Commissioner Potter suggested giving the ALUC secretary some flexibility if he sees it appropriate to appoint a department staff member to stand in for him as chair if indeed things move along and he gets overwhelmed.

Bill Emlen stated that it is his intent is to start the process with both groups and then as things progress and move forward new appointments could be made.

Chairman Vancil spoke to another issue that was discussed which is how commissioners will interact in this process with the committees and the working group. He said that his initial vision was to have some of the commissioners serving as a liaison to the subcommittees, but after some thought he believed that if the commissioners went through the process it may complicate it a bit and may be misleading to others in the group as to opinions of the commission. Mr. Vancil felt it would be better for the commission as a whole to receive frequent updates as to the progress of the committees and the working group.

Commissioner Baumler inquired as to how these committees would relay questions and/or concerns to the commission.

Chairman Vancil stated that the consultant is going to be doing a lot of the work and has a lot of technical experience. The consultant was one of the technical advisors for the state's current guidance and so they have a lot of very specific experience. The consultant, along with staff, would be interfacing with the committees. He said that he would view the ALUC would probably receive regular status updates from the consultant which would be presented at regular commission meetings.

Jim Leland stated that these committees are designed to give interest groups, including the general public, access to the planning process around the airports, and to provide input to the commission. He said that these committees are not going to be in the chain of authorship of the plan which will be brought forward to the commission. These groups are receiving presentations from staff, raising questions, providing input, and hopefully providing insights that staff did not have because of their unique perspective. Mr. Leland stated that one thing that is important is to keep these groups as independent as possible from the ALUC. He said that it might be better for example to allow them to choose their chair without having to come to the ALUC for ratification. He commented that it is already a little sensitive having the secretary on these committees because he and his staff are the staff to the ALUC. He said that we do not want these committees to feel necessarily like they are being overly supervised by the ALUC or its staff.

Commissioner Potter inquired about the commissioner's roles on these committees or if they will just be observers.

Mr. Leland stated that because they are independent and not part of the way the plan is being authored, it would probably be better for the commissioners not to attend the committee meetings.

Commissioner Randall stated that he understood that the commission will just receive the end result of the discussions these groups are having.

Mr. Leland explained that the commission may receive periodic reports from the Chair of those committees if they feel they need to share information. He commented that these groups or anyone else in the public can appear before the commission and voice their opinions.

Mr. Emlen stated that one thing he has seen with these types of processes is that it provides for a lot of different sources of information with multiple perspectives.

Mr. Leland explained that the technical advisory committee is made up of staff planners from the cities and from the county. That committee is not likely to make any presentations before the ALUC. Their role on the committee is to help the consultants obtain accurate information from each jurisdiction with regard to existing and planned land uses. Their role would later change to a quality check nature where they would make sure everything was accurately considered from a technical standpoint.

Mr. Leland mentioned that it is conceivable that there are going to be two processes running simultaneously; a JLUS process funded by the DOD and the Travis update process which is funded by the county Board of Supervisors. He said that it is possible that the JLUS committees may be slightly different than the Travis Plan update committees, but staff is hoping these three committees can support both the JLUS and the update processes. He noted that the Board would like the Travis Plan updated as soon as possible. He commented that the JLUS will deal with very specialized investigations with regard to wind turbines and radar issues.

In response to Commissioner Potter's inquiry, Mr. Leland stated that the county has prepared a draft application for the JLUS and it is close to being complete. He guessed that the application could be approved by July 1<sup>st</sup> of this year.

Commissioner Potter referred to a document that was previously provided to the commission showing the timeline for this process and he suggested staff provide an updated version of the timeline.

Mr. Leland stated that the consultant will be attending the commission's May meeting for the initial kickoff presentation which will include the process schedule. He said that staff will update that schedule periodically and bring it to the commission as a standard item on the agenda while the update is in process.

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

**C. Discussion:** Accept a report from Chairman Vancil and Commissioner Randall on the Airport Land Use Planning Conference.

Chairman Vancil stated that he and Commissioner Randall attended the 2014 California Airport Land Use Consortium Symposium in Rohnert Park in March. He noted that it was also held in conjunction with a Caltrans training conference pertaining to the Division of Aeronautics. He said that there was a wide variety of attendees which included other commissioners, staff people, both planners and legal staff, consultants, Caltrans staff and FAA representatives. It was a broad perspective of people giving presentations and asking questions and offering comments. Mr. Vancil commented that he discovered that there is a wide variety of ways that different counties form their ALUCs.

Chairman Vancil stated that he came away from the event feeling very confident about the way the Solano County ALUC is formed which is due to the expertise of the constituents that sit on the panel. He noted that something he learned that he was unaware of was that aside from finding a project consistent or inconsistent, a project could also be found consistent with conditions imposed by the ALUC.

With reference to the Travis update, he commented that the Solano County ALUC is on solid ground by continuing to use the maximum profile as a standard operating procedure. Another interesting item is in the 2011 state handbook the density allowances actually went up. They are allowing more people into those zones than previously allowed. They were trying to be more realistic especially in the urban areas to allow more development close to the airport. Mr. Vancil noted that another county had a unique approach to applying fees which included a two tier fee system. The system would charge an initial low fee and then additional fees could be imposed in the future if necessary after further assessment of the project. He spoke to Riverside County who are in the process of doing their update for the March Air Reserve Base and have already completed a JLUS. They did their JLUS first and are now in the process of updating their plan. They have also run into some green renewable energy issues. Mr. Vancil stated that there are other ALUCs having some of the same issues as Solano County and it was beneficial to interface with those individuals

Commissioner Randall stated that the symposium was beneficial because it presented the many different situations that ALUCs have come across and the solutions that were available. He said that this discussion helped him to understand how important staff's job is and how the commission relies on staff. Mr. Randall stated that the most valuable lesson he took away from this is how important it is to ask the right questions because developers do not always have everyone's best interest in mind.

**D. Discussion:** Report from Chairman Vancil on the FAA's Draft Environmental Assessment for Northern California Optimization of Airspace and Procedures for the Metroplex.

Chairman Vancil stated that several months ago the ALUC received a notice from the FAA that they were looking at changing arrivals and departures out of their large airports: Sacramento, San Jose, Oakland and San Francisco to help smooth out traffic. He explained that the FAA will need to go through a NEPA process, which is the Federal version of the CEQA process on a national level where they have to do public hearings and environmental considerations. He stated that he attended their first public meeting where they had some worked up proposals for changing the routing of the airspace. He

gave a brief overview of those proposals. He noted that there are 3 departures they are considering adding a few transition fixes to and in reviewing at those changes they are very minor with very little impact on Solano County's airspace.

Item No. 10. Adjournment

Since there was no further business the meeting was adjourned.