



Solano County
Airport Land Use Commission
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Stephen Vancil
Chairman

**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
Meeting of February 5, 2015**

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

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

MEMBERS ABSENT: None

OTHERS PRESENT: 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 published.

Item No. 5. Approval of the Minutes

The minutes of the meeting of January 8, 2015 were approved as prepared.

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 the consistency of ALUC-2014-08 (City of Vacaville General Plan) with the Nut Tree Airport and the Travis AFB Land Use Compatibility Plans. Sponsor: City of Vacaville

Jim Leland provided a brief summary of staff's written report. The report indicated that the City of Vacaville is proposing to adopt a new general plan. On January 8, 2015, Vacaville staff made a presentation to the Airport Land Use Commission on the highlights of their general plan update. The Plan update consists of two categories of land use changes – those pertaining to several infill sites and a large area for two future growth areas. Staff recommended the commission find the plan consistent with both the Travis and Nut Tree Land Use Plans with the inclusion of additional policy language that states "*Land use changes and development proposals within the Vacaville planning area shall be consistent with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans (LUCP).*"

In response to Commissioner Potter, Mr. Leland described the differences between the terms *density* and *intensity* as they relate to residential and non-residential projects.

Chairman Vancil noted that most of the areas that were examined had very little conflict with either the Nut Tree Airport or Travis AFB. He inquired if projects, specifically within Zone B which is the most restrictive area, would come back before the commission for review under the policy plans that have been set up.

Fred Buder, City of Vacaville, responded that in the existing policy plan regulations any land use in Compatibility Zone B is referred to the commission for review. Even if the use has already been reviewed and determined to be appropriate it is still reviewed given the more sensitive nature of Zone B.

Chairman Vancil asked the same question for the areas that are east of Nut Tree which lie in Zone D and is the least restrictive area of Travis.

Mr. Buder stated that those are areas east of Leisure Town Road and are located in the new growth area. He believed they would be referred back to the commission for review for consistency with the general plan and compatibility plan. He said in the case of the City's land use and development code, any zoning, general plan or policy plan amendments would be referred to the ALUC for consistency review.

Commissioner DuClair inquired about the area close to Interstates 505 and 80 where the new church is proposed to be built. He inquired if that will become a problem due to the density of people that may gather on Sundays. He was concerned about any impact it may have on the Nut Tree Airport. He noted that the airport is some distance away but voiced concern if there was an emergency.

Mr. Leland noted that the policy plan for that industrial park came before the ALUC previously for consistency determination and it was found to be consistent. He presumed the church obtained a use permit from the city and was deemed to be consistent with that policy plan. Mr. Buder indicated that the church did obtain a use permit.

Commissioner Seiden spoke with regard to the construction of the church and presumed that there are no conflicts with the proposed height restrictions. Mr. Buder confirmed that there were no conflicts with height.

Since there were no further questions Chairman Vancil opened the public hearing.

Mr. Buderer agreed with the information contained in staff's written report. He said that they have reviewed the proposed policy addition and are in agreement with the added language. He stated that if the commission chooses to adopt the condition they will add it to the policies in the final general plan as they proceed forward.

Since there were no further speakers, Chairman Vancil closed the public hearing.

A motion was made by Commissioner Potter and seconded by Commissioner Seiden to adopt the recommended findings and determine that the Vacaville General Plan (ALUC-14-08), with the recommended condition of approval, is consistent with the Travis Air Force Base and Nut Tree Airport Land Use Compatibility Plans. The motion passed unanimously. (Resolution No. 15-03)

B. Update: Receive a status report from the Chairman and staff on the update to the Travis Plan

Chairman Vancil stated that the consultant is actively working on a white paper with a sub consultant working on a specific renewable energy white paper. He noted that the first draft of the renewable energy white paper has been completed. Mr. Vancil said that the commission should see the draft white paper from the primary consultant concerning the entire plan at the end of February. He announced that the dates for the next meeting of the Renewable Energy Working Group and the Technical Advisory Committee are February 18th and February 19th, respectively.

Chairman Vancil mentioned that an ALUC meeting is not anticipated for the month of March, but the commission will meet in April to discuss the white paper. He also mentioned that a detailed study to determine max mission has been completed by the consultant.

Jim Leland confirmed that since there are no pending applications there will not be a regular March ALUC meeting.

Chairman Vancil asked about the status of the Rio Vista Compatibility Plan update.

Mr. Leland explained that earlier this year funding was placed into the Capital Improvement Plan by the California Transportation Commission. He noted that the county submitted a grant application against that capital improvement plan and the transportation commission will be considering that request on March 25th. Mr. Leland commented that it is anticipated that the commission will look favorably on the grant request. If approval is obtained, county staff can begin preparing detailed paperwork to facilitate the granting of that funding request.

Chairman Vancil reminded the commissioners that their Form 700 from the State of California Fair Political Practices Commission is due by April 1st. It was noted that each commissioner should be receiving an electronic notification soon in order to submit that form.

Chairman Vancil informed the commission that the next California ALUC symposium is scheduled for August 26th through August 29th and will be held in San Diego. He stated that both he and Commissioner Randall attended the symposium last year and he found it to be very informative.

Commissioner Potter complimented staff on their report for Item No. 9A with regard to the general plan update for the City of Vacaville. He said the report was comprehensive and he appreciated the advanced copy of the general plan document which allowed him additional review time.

Item No. 10. Adjournment

Since there was no further business the meeting was adjourned.