

Solano County Airport Land Use Commission



SOLANO COUNTY

Thomas Randall
Chairman

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION MEETING OF January 9, 2020

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.

MEMBERS PRESENT: Commissioners Vancil, DuClair, Meyer, Sagun, Seiden, Cook, Sarna, and Chairman Randall

MEMBERS ABSENT: Commissioner(s)

OTHERS PRESENT: Jim Leland, Resource Management; Lori Mazzella, Deputy County Counsel; Paris Stovell, Teresa Schow, Resource Management.

Call to Order & Roll Call

Chairman Randall called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

Approval of the Agenda

The agenda was approved as prepared.

Approval of the Minute

A motion was made by Commissioner DuClair and seconded by Commissioner Sarna to approve the minutes of the meeting of November 14, 2020 as prepared.

Reports from Commissioners and/or Staff

Commissioners Cook, Vancil, and Mr. Leland have been invited to visit Travis Air Force Base Control Tower on January 16th to view their radar and its effects on the windmills.

Items from the Public

There was no one from the public wishing to speak.

Consent Calendar

Chairman Randall opened the public hearing for public comment. Since there was no one from the public wishing to speak on the consent calendar, the public hearing was closed.

1. Public hearing to consider

A motion was made by Commissioner Vancil and seconded by Commissioner Sarna to approve the consent calendar. The motion passed unanimously.

Old Business

There was no old business to discuss.

New Business

2. Public hearing ALUC 1918 Benicia Solar Project to consider a Consistency Determination for the Benicia Solar Project with the Travis Air Force Base (Travis AFB) and Nut Tree Airport Land Use Compatibility Plans.

Mr. Leland indicated two parts of the draft resolution proposed by the City of Benicia:

- a. Indicated that the first part is a zoning text amendment which the City of Benicia is proposing would allow commercial solar projects within their open-space zoning districts.
- b. The second part is the first project of commercial solar in an open-space district which was described in the staff report located on Lake Herman Road. This is a large commercial project being proposed by a private developer who is under contract to provide clean energy to the Marin Clean Energy Community Choice Aggregation Utility. This developer also provides power to the City of Benicia and its residents, and soon will be providing power to more agencies in Solano County.

The Solar Glare Hazard Analysis was referred to Travis AFB for technical review. It is currently underway, but Travis AFB is not prepared to provide an endorsement as of this date. We are recommending that the Commission not act on that portion of the draft resolution and defer that action for thirty (30) days. Travis AFB will have their analysis done within 30 days and ready for review at the next meeting of February 13, 2020.

We are recommending approval of the Zoning Text Amendment with a condition which is outlined in the Staff Report, that they add to the Zoning Text that those projects need to be submitted to ALUC for approval before acted upon. The staff consents to that being added and recommends that it move forward. The Staff Report provides an analysis as to why it is consistent with Travis Air Force Base Plan.

We are recommending that the Zoning Text Amendment be accepted with the recommended condition for the city council to consider it; and that you defer action regarding the Solar Glare Hazard Analysis.

The applicant, Aaron Hulimi, founder and president of Renewable Properties was present. He asked that the Commission consider meeting earlier due to a special hearing of the City of Benicia Planning Commission scheduled the same night as the next ALUC meeting. this happened later in the meeting

There was a quorum reached to attend a special meeting on Thursday, February 6, 2020.

Commissioner Cook requested clarification regarding if Travis AFB would provide their own glare analysis or whether they would be reviewing the analysis provided. It was confirmed that Travis AFB will review the submitted analysis.

Commissioner DuClair indicated that a pilot friend saw flashes of light from the power panel near North Vacaville location. It has been conveyed that there are no flashes or glare. However, the concern is that it will cause problems near the military base. Mr. Leland indicated that the solar panels at the North Vacaville location are not commercial panels and they would not have been reviewed by the ALUC.

Commissioner Meyer asked if there had been any complaints submitted regarding a potential hazard or was this information general knowledge. Commissioner DuClair indicated that he was unsure if there had been any complaints submitted. In general, it was regarded as a concern. The Chairman requested that Mr. Leland ask the Base if there have been any complaints and to submit that information to Mr. Leland.

A motion was made by Commissioner Vancil to accept Part One of the Zoning Text Amendment as stated and seconded by Commissioner Sarna to determine that the project is consistent with the provisions pursuant to California Public Utilities Code section 21675. The motion passed unanimously. (Resolution No. 20-02)

A motion was made by Commissioner Sagun to defer the review of Part Two of the resolution regarding the Solar Glare Hazard Analysis and a proposal for a special meeting to be held on February 6, 2020 and seconded by Commissioner DuClair. The motion passed unanimously.

3. Public hearing to consider ALUC 19-20 Lawler Mixed Use - Suisun City. Resolution regarding consistency with airport land use compatibility plans.

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

Staff recommended approval of the project because it is consistent with the Travis plan. The project is a mixed-use, four-story, 73 unit apartment project with commercial space. The lot has been vacant for a long period and the City of Suisun is anxious to develop the space. It is in Zone D inside the Travis site plan. It is located off Highway 12 near a few fast-food restaurants and an old model complex from prior decades as referred to in the attachments. There are a couple of commercial buildings and a U shape four-story apartment project behind it. There is concern regarding heights of different objects with variations of 100 feet to 200 feet. There is also concern regarding other hazards that might be created such as bird strikes. There are no features in this project that would create bird life. The plan was reviewed on that basis and the staff report reviewed that analysis. We are recommending approval.

Commissioner Vancil thanked the developer and the City of Suisun. He indicated that this is an excellent project. There is always a need for quality affordable housing and it's close to Travis AFB. Housing for airmen has been a Base concern as well.

A motion was made by Commissioner Vancil and seconded by Commissioner DuClair to determine that the Project is consistent with the provisions of California Public Utilities Code section 21675. The motion passed unanimously. (Resolution No. 19-20)

Adjournment

Since there was no further business, the meeting was adjourned.