

**Solano County Airport Land Use Commission**



**SOLANO  
COUNTY**

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**Bruce DuClair**  
Vice-Chairman

**DRAFT**  
**MINUTES OF THE**  
**SOLANO COUNTY AIRPORT LAND USE COMMISSION**  
**MEETING OF May 11, 2017**

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

**MEMBERS PRESENT:** Commissioners Baldwin, Vancil, Randall, Meyer, Sagun and Chairman DuClair

**MEMBERS ABSENT:** Commissioners Cavanagh and Baumler

**OTHERS PRESENT:** Jim Leland, Resource Management; Lori Mazzella, Deputy County Counsel; Kristine Sowards, Resource Management

**Call to Order & Roll Call**

Chairman DuClair 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 Minutes**

The minutes of the meeting of February 9, 2017 were approved as prepared.

**Reports from Commissioners and/or Staff**

There were no committee reports.

**Items from the Public**

There was no one from the public wishing to speak.

**Old Business**

There was no old business to discuss.

**New Business**

1. Public hearing to consider the consistency of ALUC-2017-02, **Heart of Fairfield Specific Plan**, with the Travis AFB Land Use Compatibility Plan (Travis Plan)

Jim Leland provided a brief presentation of staff's written report. The Heart of Fairfield Plan identifies and maps land uses which fulfill and implement the City of Fairfield General Plan. The Heart of Fairfield Plan consists of commercial, mixed-use, residential and recreational land uses in the heart of downtown Fairfield. The 513-acre Plan Area encompasses two neighborhoods:

Downtown and West Texas Street. These neighborhoods were designated as Priority Development Areas (PDAs) by the Association of Bay Area Governments because of local and regional interest in encouraging infill development that can take advantage of regional transit facilities. The availability of funds from regional planning agencies for PDAs has facilitated the preparation of the Heart of Fairfield Plan. Staff recommended that the commission find the project compatible with the plan.

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

A motion was made by Commissioner Vancil and seconded by Commissioner Sagun to determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 17-02)

2. Public hearing to consider the consistency of ALUC-2017-01 (Pokrajac) with the Travis AFB Land Use Compatibility Plan (Travis Plan)

Jim Leland gave a brief overview of the written staff report. The County of Solano is proposing to rezone the Pokrajac property located on the north side of Midway Road and the West side of Interstate 505 to Service Commercial (C-S) and Highway Commercial (C-H). The rezoning is necessary to make the zoning on the property consistent with the County's 2008 General Plan which designates this area for service commercial and highway commercial uses. Staff recommended that the commission find the project compatible with the Travis Plan.

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

A motion was made by Commissioner Meyer and seconded by Commissioner Vancil to determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 17-01)

3. Receive an update from staff regarding the progress of the Renewable Energy Working Group.

Jim Leland spoke to the group's task of recommending whether or not there should be an alternative to line-of-sight as criteria for evaluating commercial wind farms. He said currently that is the only criteria agencies use to review commercial wind farms so if the radar at Travis can see it, then the project would not be permitted. Mr. Leland explained that the working group was formed to discover if there are some other criteria that can be used as well. He stated that the working group is comprised of technical experts from Travis AFB, agency planners and members of the renewable energy industry.

Mr. Leland noted that the group is currently working on a potential method for evaluating windfarms. He explained that the stumbling block has been whether or not there can be any further degradation of such things as probability of detection or clutter on the scope. Since the working group has not been given direction from the commission, they are hesitant to move forward with proposals that might cause a further erosion of probability of detection. He noted that line-of-sight does not wear away and in fact over time becomes better because as older projects go away, they cannot be replaced if they are within the viewshed of the radar. He said as turbines expire over the coming years one would expect to see an improvement in probability of detection.

Mr. Leland stated that what the group is requesting of the commission is to set this matter as an agenda item so staff can present a proposal on what criteria a policy change would have, and to obtain concurrence among the commission as to whether it would be allowable to consider things that may make the situation worse, or to maintain status quo rather than improving it over time. Mr. Leland said once that fence is drawn around the task by the commission the group can reconvene to finish up their work.

Mr. Leland noted that the working group reached a consensus several months ago on what the policy should be for the replacement of catastrophic loss wind turbines. Staff will bring that recommendation forward to the commission when the rest of the package is ready for review.

It was agreed to among the commission for staff to bring this matter back for discussion at a future time.

4. Receive an update from staff regarding the progress of the Wildlife Hazards Working Group.

Mr. Leland stated that the working group has reached a verbal consensus on some details about policy and its implementation and need more time to write it up in a way that makes sense for adoption by the commission. The group is still in the process of doing this and will bring it to hearing at a later date.

#### Adjournment

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