

Solano County Airport Land Use Commission

Thomas Randall
Chairman



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COUNTY**

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DRAFT
MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF JULY 11, 2019

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, Cook, Sarna, and Chairman Randall

MEMBERS ABSENT: Commissioners Sagun and Seiden

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, Deputy County Counsel; Kristine Sowards, 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 Minutes

Commissioner Cook made note of two typographical errors; on page 4, the word perimeters should be parameters, and on page 5, the word bonafide was misspelled.

Commissioner Cook also noted that language was left out of her statement in paragraph four on page 7. The second sentence should read as follows: She said when there is talk in the abstract of the unlikelihood of an accident happening, the fact of the matter is accidents do happen, as in 3 months ago, in February 2019, when a C-5 aircraft crashed on the runway at Travis AFB.

The minutes of the meeting of May 9, 2019 were approved as amended.

Reports from Commissioners and/or Staff

Commissioner Vancil spoke of a meeting he attended recently at Travis AFB regarding alternate mitigation for wind turbine impact on radars using a Light Wave Radar System. He said there was a wind turbine mitigation working group that met which included a lot of the same parties that were involved with the CRADA. Commissioner Vancil spoke in some detail of the group discussion and the progress that has taken place with this light wave radar system.

Items from the Public

There was no one from the public wishing to speak.

Consent Calendar

There were no items scheduled under the consent calendar.

Old Business

There was no old business to discuss.

New Business

1. Public hearing to consider the consistency of ALUC-19-08, the Industrial Park General Plan Amendment, with the Nut Tree Airport Land Use Compatibility Plan (Nut Tree Plan) and the Travis AFB Land Use Compatibility Plan (Travis Plan) (Sponsor: City of Vacaville)

Jim Leland provided a brief presentation of the written staff report. The City of Vacaville has initiated amendments to its General Plan to change the land use designation from Commercial General to Industrial Park for two parcels (APNs 0133-210-290 and -300) consisting of 11.53 acres located on East Monte Vista Road southerly of Vaca Valley Road. Currently the property is zoned Industrial Park and is part of the Vacaville-Golden Hills Business Park Policy Plan. The proposed general plan amendment will reestablish consistency between the general plan and zoning as required by state law. There are no specific development proposals on file currently.

Mr. Leland noted that the project lies within Compatibility Zone C (6.5%) and D (93.5%) of the Nut Tree Plan and Compatibility Zone D of the Travis Plan. The compatibility criteria for each of those plans is discussed in more detail in the staff report. Mr. Leland noted that he neglected to speak about the Travis Plan in the staff report. He stated that for the Travis Plan, in Zone D, the plan is interested mostly in height of wind turbines and other structures 100 feet or taller. He said there is nothing in this zoning district or general plan designation that allows a structure that tall, and so this has no land use or concentration of people issues with the Travis Plan, those parameters are all within the Nut Tree Plan. Staff recommended this project is consistent with both the Travis and Nut Tree plans.

Lee Axelrad asked that the staff report be regarded as having been amended with the addition of those comments made by Mr. Leland about Travis Plan Zone D and the height restrictions.

Commissioner Vancil stated that while reading through the report, it appears this is in within Zone 2 which allows heights as tall as 70 feet. He commented that Zone 1 which is further from the airport, only allows 36 feet in height. He believed the restriction for height within the City of Vacaville was lower than that.

Mr. Leland responded by saying the height restriction varies by zoning district and policy plan within the city. The city will try and accommodate manufacturing plants, which may sometimes be taller, and he believed that is why the height is stated at 70 feet.

Commissioner Vancil commented that 70 feet seemed to be rather tall being so close to the airport. He said the report mentioned the 70 feet was only the main structure of the building, noting that if there is HVAC equipment and the like, it would be even taller. Commissioner Vancil spoke to the 1:7 slope noting that this project is along the approach corridor to the runway. He questioned if the applicant fully considered the approach FAR Part 77 criteria which, for precision approach is 1:50; non-precision is perhaps 1:20. He said he was unsure if the applicant considered that when looking at the FAR Part 77 in construction height.

Commissioner Vancil stated that he raised this issue because in the Plan, it is currently written for the Nut Tree Airport. He commented that the airport has tried to preserve a precision instrument approach capability into the airport and found about 5 years ago that because of

construction that was done, it is no longer possible. He said the Nut Tree Airport is limited to non-precision approaches for the permanent future.

Commissioner Vancil wanted to know if there was a mechanism that when the applicant develops, the county can make sure that the full FAR Part 77 is considered and not just the basic VFR field Part 77 with the 1:7 slope.

Mr. Leland said the proponent will have to record an aviation easement and that could be part of the agreement, that they must comply with the Part 77.

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

Lee Axelrad stated that there was some discussion among the commissioners that suggested a desire to ensure that regardless of what it may say in the policy plan, and regardless of what it may say in the general plan text, that the development, if any, that occurs, will be within the limits prescribed by Part 77 for this airport. Mr. Axelrad said that he was not clear on whether these height limits that the commissioners have pointed out exactly correspond to the slope that would be required at each point. He said one option would be for the commission to find that the project is consistent, conditioned upon if the city limits construction within those FAR restrictions. He noted that it would be appropriate for the commission to include this in the proposed resolution.

A motion was made by Commissioner Vancil and seconded by Commissioner DuClair to determine that the Project is consistent with the Nut Tree Plan and the Travis Plan, adding a second resolved to the proposed Resolution to state that the project must abide by FAR Part 77 to include approach airspace restrictions. The motion passed unanimously. (Resolution No. 19-08)

Adjournment

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