



Solano County
Airport Land Use Commission
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Steve Vancil
Chairman

MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION Meeting of July 10, 2014

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

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

MEMBERS ABSENT: Commissioner Baldwin

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 prepared.

Item No. 5. Approval of the Minutes

The minutes of May 8, 2014 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.

Item No. 9. New Business

- A. **Action Item:** Conduct a Public Hearing to consider the consistency of ALUC-14-04 (Shadi Lane Rezoning) with the Travis Air Force Base, Nut Tree Airport and Rio Vista Airport Land Use Compatibility Plans: Applicant – County of Solano

Jim Leland gave a brief presentation of the written staff report. He said the county is processing an application to rezone 10 acres from Exclusive Agriculture A-40 to Rural Residential RR-5, which decreases the minimum parcel size from 40 acres to 5 acres, to permit a two lot parcel map. The site is located at 8304 Shadi Lane, in the vicinity of Sweeny Road and Haley Road, approximately 4 miles north of Vacaville. The county's General Plan designates this property as Rural Residential. The requested rezoning would permit the property owner to split their 10 acre parcel into two 5 acre parcels. The property lies approximately 13 miles north of the nearest runway at Travis Air Force Base, 6 miles northeast of the nearest runway at the Nut Tree Airport and 21 miles northwest of the nearest runway at the Rio Vista Airport. The property lies entirely outside of the Area of Influence of the three airport's Land Use Compatibility Plans.

Commissioner Potter referred to the Williamson Act and inquired about the change in the tax configuration when removing property from agriculture. He wanted to know if back taxes would need to be paid before the land could be developed.

Mr. Leland explained that the development of the land would trigger a change in the Assessor's valuation of the property and that would change the taxes moving forward.

Chairman Vancil opened the public hearing. Since there was no one wishing to speak, the public hearing was closed.

A motion was made by Commissioner Seiden and seconded by Commissioner Baumler to determine that the proposed rezoning of the Shadi Lane property is consistent with the policies of the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plan. The motion passed unanimously. (Resolution 14-04)

B. Update: Receive an update from staff regarding the addition of ICON Aircraft's facility adjacent to the Nut Tree Airport

Mr. Leland spoke briefly about the proposal for the addition of a water landing strip at the airport property line. He said that the water strip will be considered a part of the existing runway when it is built. The Part 77 Surfaces which are currently 250 feet from the centerline off the current runway are going to be moved to the northwest of the center line. He stated that a determination has not yet been made by the FAA which could impact the Part 77 Surfaces which could lead the commission to a decision to redo the land use plan to reflect the height limitations. Mr. Leland did not believe that this will affect the existing building but it may affect some of the other surplus county lands. He said that county staff will be expecting a determination will be made by the FAA sometime late next year. Mr. Leland noted that the company is not only going to manufacture airplanes at the site but their headquarters and training center will also be located there.

C. Update: Receive an update on the initial meeting of the Technical Advisory Committee (TAC)

Mr. Leland noted that the meeting was kicked off with staff and committee member introductions. Staff outlined for the committee the process in preparing the draft planning documents that the TAC will be providing feedback on. He said the three cities not currently part of the Travis Plan are Dixon, Rio Vista and Benicia. He said those cities will most likely be included in the airport influence area when the commission gets to that point. Mr. Leland said that the plan's reach will be expanded in order to deal with commercial size wind turbines at greater distances from the base. He stated that staff will make a presentation before the City-County Coordinating Council (4C's) who are acting as the policy committee sometime in August. Mr. Leland stated that after the 4C's meeting the consultant will be ready to set the framework for the new Plan. He anticipated that this would come before the ALUC for review by the end of the year. He reported that the target completion date for the Travis Plan is June 2015.

Chairman Vancil commented that a question that has come up previously is how the TAC will be chaired. He explained that as the Chair of the ALUC he has designated Mike Yankovich from county staff to be the interim chair, and has tasked the committee to internally select a chairperson at their next meeting. Mr. Vancil commented that the focus in this update will be on green energy in order to help provide some guidance in the county for green energy projects and to develop a process for those who are interested whether they are landowners, developers, or members of the public.

In response to Commissioner Potter's inquiry, Mr. Leland provided an update on the preparation of the grant application for the Joint Land Use Study. He said the application is almost complete. He noted that the renewable energy component has been removed and is no longer a part of the grant application as presently drafted and elaborated as to the reasons behind its removal. He explained that the ALUC will be the body who will consider all aviation related issues relating to Travis AFB.

Commissioner DuClair inquired if anyone has shown interest in locating wind turbines and renewable energy on the northwest side of Travis AFB. Mr. Leland stated that there has not been any interest expressed by wind farm developers. He did note that there have been some inquiries by industrial type users in developing single utility size turbines.

Item No. 10. Adjournment

Since there was no further business the meeting was adjourned.