



Solano County
Airport Land Use Commission
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Steve Vancil
Chairman

MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION Meeting of September 11, 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, Baumler, DuClair, Randall and Chairman Vancil

MEMBERS ABSENT: Commissioners Baldwin, Cavanagh, and Seiden

OTHERS PRESENT: Jim Leland, Principal Planner; Resource Management; Lee Axelrad, County Counsel; Kristine Letterman, Administrative Secretary, 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 the meeting of July 10, 2014 were unanimously approved.

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-14-05 (Zephyr Estates) with the Travis Air Force Base Land Use Compatibility Plan (TAFB LUCP): Applicant – City of Suisun City

Jim Leland briefly reviewed staff's written report. He indicated that the Schwartz Land Development Company is proposing to subdivide the property located at the southeast corner of E. Tabor Avenue and Walters Road into 59 single-family residential lots and a commercial parcel of 1.5 acres. The project site is located within the incorporated area of Suisun City. The property is adjacent to Walters Road to the west, East Tabor Avenue to the north, Charleston Street to the east, and Carswell Lane to the south. The site is approximately 8.6 acres in size and is currently undeveloped. The site is adjacent to single-family residential homes to the south and east and a church to the north. The topography of the site is relatively flat with a slight downslope from east to west.

Mr. Leland described the required test for consistency for general plan amendments and the consistency for rezoning actions. Staff recommended that an additional condition of approval be added to the resolution to state that "All development shall comply with the Travis Air Force Base Land Use Compatibility Plan compatibility policies and criteria." Staff recommended that the commission determine the project is consistent with the TAFB LUCP.

Commissioner DuClair spoke with regard to noise. He commented that there are going to be additional flights, plus practice take-offs and landings, and he wanted to know if there will be added conditions placed on the project for reducing the noise level within the residential area. He wondered if this project will create a noise problem that will eventually result in residents voicing complaints.

Mr. Leland said that Compatibility Zone D which this project lies within is well outside of the 60 dba noise contour as contained in the Travis Plan, and this is why there are no restrictions placed on residential or density. He said the 2009 Air Installation Compatible Use Zone (AICUZ) has a much smaller noise footprint than the Plan is based on. Mr. Leland said that he did not believe this project would raise noise concerns.

John Kerns, City of Suisun City Planning Department, stated that a noise study was done as part of the CEQA process. He said that because this project is surrounded on at least 3 sides by development it was found to be beneficial in keeping noise levels down. He said that similar concerns were discussed when this came before the city planning commission and it was discussed at length, Mr. Kerns stated that the noise study did not produce any issue with noise and he believed that it is because the project is located further away and is surrounded on several sides by development.

Commissioner Randall inquired about the possibility of potential issues with glare due to the use of solar panels.

Mr. Leland stated that Travis AFB personnel have not shown concern about residential scale solar installations. He said that the county is addressing utility scale type uses in the update but not roof top solar installations. He said the kinds of flight hazards that are more of a concern is glare from items such as neon signs and this is why a condition has been added so that all aspects of the development will be consistent with the criteria in the Travis Plan.

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

Dale Creighton (*spelling not verified*), spoke on behalf of the Schwartz Land Development Company. He stated that the applicant is in agreement with the conditions of approval. He

also stated that the new energy sufficient building code addresses a lot of the insulation standards that take it to a higher level than was required in the past. He said they also prepared a noise study which showed that there were no adverse impacts due to noise.

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

A motion was made by Commissioner DuClair and seconded by Commissioner Potter that the ALUC determine that the proposed Zephyr Estates project, with conditions of approval, is consistent with the policies of the Travis Air Force Base Land Use Compatibility Plan, including an additional condition that "All development shall comply with the Travis Air Force Base Land Use Compatibility Plan compatibility policies and criteria." The motion passed unanimously. (Resolution No. 14-05)

B. Update: Receive a report from the Chairman and staff on the Travis Air Force Base Land Use Compatibility Plan update

Chairman Vancil spoke about the three committees that were formed to participate in the Travis Plan update. He said the Technical Advisory Committee had their first meeting on July 9th where participants from each city met with the consultant and officials from Travis AFB and are well into the process of flowing information to the consultant. Mr. Vancil said that the committee plans to meet again in another month depending upon the status of the consultant's draft plan.

Chairman Vancil stated that in August a meeting with the City - County Coordinating Council (4c's) which consists of the county supervisors and mayors took place. He said the 4c's is serving as the policy committee for this Travis Plan update. Base representatives and the project consultant provided a presentation to the council which was well received. Mr. Vancil stated that another couple of meetings are anticipated after a draft from the consultant is finished. He stated that the Renewable Energy Working Group is still in the process of being formed. He noted that two wind and solar company representatives have been identified to participate on the committee.

Chairman Vancil commented that the issue of radar probability detection has come up on several occasions and he wanted to make the commission aware that he has asked Vice-Chair Seiden and Commissioner DuClair to serve on an ad hoc committee to discuss this issue with Travis officials. He referred to the Cooperative Research and Development Agreement (CRADA) and the 80% guideline for probability of detection. He said that they are going to take a closer look and see if that is the figure that should be used.

Chairman Vancil said that as the plan update moves forward they are also looking at and obtaining facts and figures on what the maximum mission would be at Travis. He said the noise patterns from the 2002 plan study were taken and doubled and that was considered to be a maximum mission. He said that this time there is a desire to produce some analysis to determine what a maximum mission would be. He said that with the new assault runway and changes in traffic flow with tactical arrivals and departures, along with the impact of radar with wind turbines, it is important to define what will be the airport influence areas. Mr. Vancil said that staff wants to come up with some rationale as to why the airport influence area is defined the way it is. He stated that staff will be working closely with the base on those issues. With regard to the timeline of the plan update,

Chairman Vancil stated that the consultant is still looking at next summer for the submission of a final plan for review.

Commissioner Potter inquired about the Joint Land Use Study (JLUS) grant application and wanted to know where it is in the process. Mr. Leland commented that the study is scheduled for approval by the Department of Defense in October 2014 and it is anticipated that a consultant will come on board in January. Mr. Leland explained that this study will not be oriented toward flight activity and therefore not focused toward ALUC issues. He said that the study has been separated from the update of the Travis Plan and is going to deal with issues affecting the base such as infrastructure, water, and sewer service.

Item No. 10. Adjournment

Since there was no further business the meeting was adjourned.