

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

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Bill Seiden
Chairman

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**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF JULY 9, 2015**

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 94533

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

MEMBERS ABSENT: Commissioners Cavanagh and Baumler

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, County Counsel; Dave Daly, Nut Tree Airport; and Kristine Letterman, Resource Management

Item Nos.

1, 2 & 3

Chairman Seiden 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 meetings of April 9 and June 11, 2015 were approved as prepared.

Item No. 6. Committee Reports

There were no committee reports.

Item No. 7. Public Comment

Chairman Seiden announced that John Potter will be stepping down from his position as an ALUC commissioner after 12 years of service, effective January 31, 2016. Mr. Seiden said that the commission has appreciated Commissioner Potter's service and that it will be difficult to replace him. Commissioner Potter said that it has been a pleasure serving on the commission.

Chairman Seiden spoke to the upcoming CAL-ALUC Symposium to be held August 26th-28th in San Diego. He announced that he had application forms available if any of the commissioners are interested in attending.

Chairman Seiden indicated that there will likely be a need for the commission to hold a special meeting in August. Jim Leland explained that a consistency determination application has been received by the department and in order to meet the 60 day hearing requirement a special meeting would need to be scheduled. He noted the reason is the regular ALUC meeting night falls on the same evening as the 4C's meeting which is the body who are serving as the policy

advisory group to the Travis Plan update, and therefore the chair and planning staff will be attending that meeting. Mr. Leland stated that staff will circulate an email to gather the commissioner's preferences on available dates and times for the special meeting.

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-2015-12 (Verizon) with the Travis AFB Land Use Compatibility Plans. Sponsor: County of Solano

Mr. Leland gave a brief presentation of the written staff report. The county is in the process of reviewing a use permit to permit Verizon Wireless to increase the height of an existing PG&E tower to accommodate 6 wireless communication antennas. The existing tower is located on the south side of Cypresswood Drive, between Meridian Road and the Southern Pacific Railroad ROW. The existing tower is 133 feet in height. The applicant is proposing to increase the tower height to 143 feet to permit the installation of 8 cell tower antennas. This proposal was referred to staff at Travis AFB. They responded that they have no concerns with this proposal. Staff recommended the commission determine the application is consistent with the Travis Plan.

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

A motion was made by Commissioner Potter and seconded by Commissioner DuClair to determine that Application No. ALUC-2015-12 (Verizon) is consistent with the Travis AFB Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 15-14)

- B. Receive a presentation from Dave Daly, Nut Tree Airport Manager on the Draft Nut Tree Airport Business Plan.

Dave Daly, Manager of the Nut Tree Airport gave a presentation on the Airport Business Plan. He explained that the business plan is an implementing tool for the airport master plan. He said the master business plan will serve to identify diverse airport economic development opportunities and act as an implementing mechanism to effectuate the airport's role as a local and regional economic enterprise. Mr. Daly's presentation included background information covering the purpose, airport mission and vision, aeronautical development, training and education, capital improvement, infrastructure, and economic contribution.

In response to Commissioner Potter's inquiry, Mr. Daly explained that there is a debt of 2.8 million that was loaned to the airport to purchase property in 2008 and 2010. After that property was purchased there was an excess amount of acreage that ICON Aircraft purchased for 2.3 million. ICON has a balloon payment due in 2 years which will erase most of the debt.

Commissioner Vancil commented that the last decade has been pretty tough in general aviation and he believed the statistics that are being seen from Nut Tree are outstanding, as well as the fact that the airport has a positive asset value and positive cash flow. He said that the Nut Tree Airport is a valuable asset for the county and for the City of Vacaville. He hoped that the city will view this as an economic development opportunity since larger cities in the county are not afforded the same opportunity by having an airport.

Mr. Daly announced that a presentation of the Draft Plan will go before the Board of Supervisors in August and the plan should be finalized sometime in the fall of 2015.

C. Update: Receive a status report from the Chairman and staff on the update to the Travis Plan

Chairman Seiden spoke about the last 4C's meeting stating that there were some concerns brought up by members of that committee, mostly having to do with the extension of Zone C due to changes in Travis AFB traffic patterns. He noted that the consultant addressed most of those concerns. Mr. Seiden said that it appears there will be future meetings of the ALUC subcommittees in early August.

Mr. Leland stated that county staff has spent the last month meeting with the various cities to review in detail at a staff level what the plan is doing and believed that staff has addressed all of their concerns. He stated that it was anticipated that the plan would be ready to distribute to the commission this evening, but due to some minor edits, it should be available sometime next week. Mr. Leland said that the idea is to position this plan for adoption by the ALUC as early as the September regular meeting.

Commissioner Vancil stated one concern that has come up is the wildlife zones this plan creates. He spoke about the FAA Circular and its Update. He said that in the past the county's guidance for wildlife was very general and did not provide guidance, but now the FAA has created several zones. He noted that there is a long list of activities that are considered not as friendly for wildlife around an airport and includes things that used to be thought of as being airport friendly such as golf courses, parks, and agriculture.

Commissioner Vancil noted that Travis has for a long time had a very active bird avoidance program as have other major airports. The FAA guidance draws very specific zones but it does not give much guidance on what you do in the zones other than the list of things that are not considered to be wildlife friendly. He said that he would like to see the TAC engage all interested parties to work through this process.

Item No. 10. Adjournment

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