

Solano County Airport Land Use Commission



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COUNTY**

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Bruce DuClair
Vice-Chairman

**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF OCTOBER 8, 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, Randall and Vice-Chairman DuClair

MEMBERS ABSENT: Commissioners Cavanagh and Baumler

OTHERS PRESENT: Jim Leland, Resource Management; Lee Axelrad, County Counsel; Kristine Letterman, Resource Management

Item Nos.

1, 2 & 3

Vice-Chairman DuClair 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

There were no minutes for approval.

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. Conduct a public hearing to consider adopting an Update to the Travis Air Force Base Land Use Compatibility Plan ("Update"), and adopt a resolution adopting the Update

Jim Leland briefly reviewed staff's written report. The report stated that the Travis Air Force Base Land Use Compatibility Plan was last updated in 2002. Since that time, several significant renewable energy projects have been approved and constructed. Studies have shown that renewable energy projects can effect radar installations. The 2002 Travis Plan did not include a detailed categorical review of renewable energy projects. ESA has prepared an update to the

Travis Plan. The Update retains a significant portion of existing policy adopted in 2002, and amended in 2013 and 2014. ESA has developed white papers and drafts of a proposed update to the Travis Plan and presented these work products to the Technical Advisory Committee, Renewable Energy Committee and the City-County Coordinating Council for review and comment. Based on numerous comments from more than a dozen meetings, ESA has produced the Travis Air Force Base Draft Land Use Compatibility Plan for consideration by the Commission.

Harriet Ross, ESA, provided the commission with additional information on the update process and reviewed the major revisions to the plan.

Commissioner Potter inquired if this proposal is considered an amendment or a revision to the existing 2002 Travis Plan. Lee Axelrad, county counsel, stated that it is properly referred to as an Update and to the extent that the documents such as the Purpose and Need Executive Summary refers to it as an amendment, it would have been more appropriate to refer to it in those instances as an Update as well. Mr. Axelrad said the reference to the document as an update is intended to indicate that the vast majority of the language that is produced in the document is the same as adopted in 2002.

Since there were no further questions, Vice-Chairman DuClair opened the public hearing.

Beth Tincher, SMUD, 10201 S. Street, Sacramento, stated that SMUD supports the implementation measures that were incorporated into the plan, one of which would pertain to some potential wind development SMUD has in the Montezuma Hills wind resource area. She said they would like to modify the language slightly, as was included in their letter dated September 30, 2015, to not only consider the replacement of existing facilities or repowering of wind farms, but the establishment of new wind facilities. She indicated the reason for that recommendation is that while the majority of their project is replacing wind turbines, there is an area where they would be placing new wind turbines. She wanted to make sure that it is clear that the exploration of alternatives to the line-of-sight analysis might include new wind turbines on an area that previously did not have them.

Commissioner Randall inquired if SMUD is looking at expanding the wind resource area beyond what already exists. Ms. Tincher responded that SMUD is not asking for an expansion. The property they purchased is the last site within the wind resource area in Collinsville and a portion of the site contains wind turbines and a portion does not. Ms. Tincher stated that it would be their desire if the working group could be established in a timely manner so that they can work through these items as quickly as possible.

Since there were no further speakers, Vice-Chairman DuClair closed the public hearing.

Commissioner Potter referred to the project resolution and inquired if there will still be an opportunity to make changes in the final document. Mr. Axelrad said that if staff has made an error in correcting something or if the commission directs staff to do something that they have failed to do, that would be an opportunity to fix those types of things, but this would not come before the commission again for action. This is the time when it is before the commission for adoption.

Commissioner Potter commented that he has brought up in the past his concern that this document contains a great deal of boilerplate language. It has copies of Acts and State Statutes which are documents that can change in the future and have no place in the plan. He believed

the reference documents should be referred to electronically and not to encumber the document with redundant material.

Mr. Leland explained that the plan would have a section listing the references and staff would have copies of those references available for the public if requested. He said the plan will not be burdened with the additional material like included in the 2002 plan. He commented that this plan is based on the 2011 State Handbook and if that handbook were to be updated, it does not change the Travis Plan.

Commissioner Vancil commented that the commission is already familiar with the regulations and when regulations change, but perhaps for the cities and developers, the county may want to provide some outreach and inquire as to what they would like to see in the plan and how much of a reference background they would like, realizing that if anything is included as a reference it will only be current at the time the plan is published.

Mr. Leland noted that a complete set of documents would be sent to the regulated entities so that they would have the reference materials on hand.

Commissioner Randall asked if the bird strike area covers the Nut Tree Airport area as well. Mr. Leland said that it does not cover the Nut Tree area, however when and if the Nut Tree Land Use Compatibility Plan is updated, it will have its own wildlife hazard assessment area to address.

Commissioner Randall inquired about the discussion of object height to 100 feet and wanted to know if that is the height limit. Harriet Ross stated that all objects greater than 100 feet in Zone C and all objects greater than 200 feet in Zones D and E will be required to come before the ALUC. Mr. Leland added that the 100 foot is a threshold for commission review. He made reference to a recent application that came before the commission where a cell tower was 140 feet tall and located in Area C, but there was no Part 77 interference and Travis found that was acceptable with that particular tower so it was found consistent by the commission.

Commissioner Potter said that he was concerned with the use of the word "objects". He said by implication objects would mean anything permanently mounted on the surface, but it leaves open the question of tethered objects and objects that are not necessarily attached to the ground. He believed that the word should be better defined.

Mr. Leland commented that he has observed in other counties small dirigible like objects tethered to the ground that are advertising devices. He believed if there is going to be an object floating at 100 feet or greater in Zone C that the commission is going to want to review it. He said other things that come to mind are at the Nut Tree where there was a property owner nearby who stockpiled dirt and the pile kept getting higher. The airport manager contacted the property owner to inform him that the pile is starting to exceed the Part 77 Surfaces for Zone B. Mr. Leland said he would appeal for a broad interpretation just in case something like that happens around Travis and the county is not limited by something that says it is permanently attached.

A motion was made by Commissioner Vancil and seconded by Commissioner Potter to adopt an Update to the Travis Air Force Base Land Use Compatibility Plan ("Update"), and adopt a resolution adopting the Update. The motion passed unanimously. (Resolution No. 15-17)

Item No. 10. Adjournment

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