

Solano County

*675 Texas Street
Fairfield, California 94533
www.solanocounty.com*

Minutes - Final - Revised

Thursday, December 9, 2021

7:00 PM

Board of Supervisors Chambers

Airport Land Use Commission

Due to COVID-19 and to protect County staff and members of the public, the Board Chambers will be open with distancing measures provided.

PUBLIC COMMENTS: To submit public comments, please see the options below.

Email/Mail:

If you wish to address any item listed on the Agenda, or Closed Session by written comment, please submit comments in writing to the Airport Land Use Commission by email to Planning@SolanoCounty.com or by U.S. Mail to Solano County Airport Land Use Commission, 675 Texas Street, Suite 5500, Fairfield CA 94533. Written comments must be received no later than 11:00 a.m. on the day of the meeting.

Phone:

To submit comments verbally from your phone during the meeting, you may do so by dialing: 1-415-655-0001 and using Access Code 2459 165 5397 on your phone. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

Any person wishing to review the application(s) and accompanying information may do so on the county website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions, Solano County Airport Land Use Commission. All agendas and reports are located on the county website. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact the Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

The Solano County Airport Land Use Commission met on December 9, 2021 in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California, at 7:00 p.m.

Present were Commissioners Catherine Cook, Bruce DuClair, Ruth Meyer, Thomas Randall, Donald Ryan, Ross Sagun, Dan Sarna, Stephen Vancil and Chairman J.W. Seiden. Staff present were Resource Management Director Terry Schmidtbauer, Deputy County Counsel Lori Mazzella, Principal Planner Jim Leland and Clerk Marianne Richardson.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, DuClair, Meyer, Randall, Ryan, Sagun, Sarna, Vancil and Chairman Seiden

APPROVAL OF REMOTE TELECONFERENCING

- 1 [AC 21-035](#) Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of December 9, 2021 to January 8, 2022 as a result of the continuing COVID-19 pandemic state of emergency
- Terry Schmidtbauer, Director of Resource Management, summarized the resolution item.
- Responding to a question by Commissioner Cook, Mr. Schmidtbauer stated that due to State requirements, the 30-day resolution would need to be considered at each monthly meeting.
- Responding to a question by Commissioner Meyer, Mr. Schmidtbauer and Lori Mazzella, Deputy County Counsel, confirmed the resolution is for use during the COVID state of emergency.
- Mr. Schmidtbauer stated an in-person quorum is necessary to consider the resolution.
- Ms. Mazzella stated the Brown Act requirements for remote teleconferencing apply if the resolution is not adopted.
- Chairman Seiden opened the public hearing for public comments. No comments were received, and Chairman Seiden closed the public hearing.
- On a motion of Commissioner Vancil, and seconded by Commissioner Meyer, the remote teleconferencing resolution was approved. So ordered by 9-0 vote.

APPROVAL OF AGENDA

On a motion of Commissioner Vancil, and seconded by Commissioner Sarna, the agenda as approved. So ordered by 9-0 vote.

APPROVAL OF THE MINUTES

2 [AC 21-031](#)

On a motion of Commissioner Sagun, and seconded by Commissioner Sarna, the minutes of October 14, 2021 were approved. So ordered by 9-0 vote.

REPORTS OF COMMITTEES

There were no reports from committees.

ITEMS FROM THE PUBLIC

Chairman Seiden invited members of the public to address the Commission on matters not listed on the agenda but within the jurisdiction of the Commission.

Mr. Schmidtbauer announced the upcoming retirement of Principal Planner Jim Leland, commending Mr. Leland for his instrumental work with the ALUC.

Mr. Leland stated his enjoyment in working with the ALUC and thanked commissioners.

Chairman Seiden and Commissioner Randall made statements of appreciation to Mr. Leland.

Chairman Seiden stated a resolution will be prepared and presented at the next meeting.

CONSENT CALENDAR

PUBLIC COMMENT ON CONSENT CALENDAR

Chairman Seiden invited members of the public to address the Commission on the consent calendar. There were no speakers.

APPROVAL OF THE CONSENT CALENDAR

The following items on the consent calendar were approved by 9-0 vote.

3 [AC 21-032](#)

ALUC-21-15 North Village School Site

Conduct a Public Hearing to consider the consistency of ALUC-21-15, North Village School Site, with the Travis AFB Land Use Compatibility Plan (Applicant: Vacaville Unified School District)

- 4 [AC 21-033](#) **ALUC-21-16** Eastern Gateway Project

Conduct a Public Hearing to consider a Consistency Determination for ALUC-21-16 (Eastern Gateway Project) for the proposed City of Benicia General Plan and Zoning Code Amendments with the Travis Air Force Base Land Use Compatibility Plan (Applicant: City of Benicia)

REGULAR CALENDAR

OLD BUSINESS

There was no old business.

NEW BUSINESS

- 5 [AC 21-034](#) **ALUC-21-17** County Zoning Update

Conduct a Public Hearing to consider the consistency of ALUC-21-17 (County Zoning Update) with 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 (Applicant: County of Solano)

Mr. Leland presented the County Zoning Update item to the Commission.

Chairman Seiden opened the public hearing to public comments. No comments were received, and Chairman Seiden closed the public hearing.

On a motion of Commissioner Cook, and seconded by Commissioner Randall, the County Zoning Update was found to be consistent with the Travis AFB, Nut Tree and Rio Vista Airport Compatibility Plans. So ordered by 9-0 vote.

COMMISSIONER COMMENTS

Commissioner Vancil commented on potential 5G cell phone frequency impacts; and thanked Mr. Leland for his support to the ALUC.

Commissioner Cook requested an update on the SMUD Wind Turbine litigation be brought back to the next meeting.

Ms. Mazzella responded that the court put the item in settlement conference/ negotiations, and if no settlement is reached will progress to a trial.

Commissioner Cook thanked Mr. Leland for his work in support of the ALUC.

Commissioner DuClair spoke of SMUD's recent advertising, and newspaper article regarding replacing many low wind generators with fewer tall wind generators.

ADJOURN

This meeting of the Airport Land Use Commission adjourned at 7:24 p.m. The next regular meeting is scheduled for January 13, 2022 at 7:00 p.m.