



Solano County
Airport Land Use Commission
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Steve Vancil,
Chairman

MINUTES OF THE SOLANO COUNTY AIRPORT LAND USE COMMISSION Meeting of January 8, 2015

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, Baldwin, Cavanagh, Baumler, DuClair, Randall and Chairman Vancil

MEMBERS ABSENT: Commissioner Seiden

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 the meeting of December 11, 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 to discuss.

Item No. 9. New Business

A. Action Item: Conduct a Public Hearing to consider the consistency of ALUC-2014-06 (City of Suisun City General Plan) with the Rio Vista Airport and the Travis AFB Land Use Compatibility Plans. Sponsor: City of Suisun City

John Kearns, City of Suisun, provided the commission a brief presentation on the proposed general plan and how it is different from the current plan, especially in the area affected by the Travis Plan.

Jim Leland summarized staff's written report. He said the most significant changes to the general plan occur on the eastern edge of the city and include a significant increase in the amount of lands designated as Commercial-Mixed Use east of Walters Road, and a large amount of land designated as a Special Planning Area east of Walters Road.

Mr. Leland stated that the concern is eliminating any direct conflicts between the Suisun General Plan and the Travis Plan, and upon review by staff it appears that the city and its planners have been careful to build a plan that is consistent with the Travis Plan.

Mr. Leland said the two changes to the plan when looked at in isolation from other parts of the plan could be seen to be in conflict with the Travis Plan. The details about any development in those areas are not available at this time, but it is possible to envision either densities or concentrations of people that would exceed the parameters described in the Travis Plan for those specific areas.

Mr. Leland said the City of Suisun has proposed a policy (PHS-16.2) within the general plan which addresses this potential. Staff believes that a modification to the policy would add certainty to the elimination of direct conflicts by making the controlling policy in case of internal conflicts amongst the various plans and policies contained within the general plan. Staff is proposing the policy be modified as follows:

"Notwithstanding other provisions of the plan, the City will restrict land uses and the height of development according to the requirements of the Travis AFB Airport Land Use Compatibility Plan."

With this change, the policy takes precedence over any other parts of the general plan that might be inconsistent with this policy statement. Staff recommended that the commission make the determination that there are no direct conflicts between the Suisun General Plan and the Travis Plan compatibility criteria.

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

Chairman Vancil clarified comments that he made previously about this plan. He said that he looked at Zone B1 and the 35 foot height restriction. He was concerned that this came from the civilian world of the FAR's where the height limit at the end of a runway is 35 feet which is not the case for Travis. He noted on the map that Zone B1 does not start until approximately 3,000 feet from the end of the runway, and by using the Air Force TERPS where it is zero height at the end of the runway, it would still be approximately 75 feet high so that is not an issue in this case. The other comment he had referred to the mixed industrial use and the special planning area. He said truck traffic comes onto the base with hazardous cargo and some airplanes carry hazardous cargo and he believed this is an excellent example of why there is a need to continue with the joint land use plan. He said it is a perfect example of something that would be looked at as to how we are going to integrate those two areas with the city and the base. He said there was also talk about the mixed use, including some industrial area which is near the industrial park at the base so there may be some compatibility there.

A motion was made by Commissioner Cavanagh and seconded by Commissioner Baumler to determine the City of Suisun City General Plan is consistent with the Travis AFB Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 15-01)

B. Action Item: Conduct a Public Hearing to consider the consistency of ALUC-2014-09 (Vacaville Freeway Sign) with the Nut Tree Airport and the Travis AFB Land Use Compatibility Plans. Sponsor: City of Vacaville

Jim Leland reviewed the written staff report. The Vacaville Auto Mall Policy Plan was first approved by the City of Vacaville in 1989 and provided for a freeway sign up to 60 feet in height. In 2001, the city approved a 54 foot tall sign with an electronic lamp board. In 2005, the city approved the use of LED technology for the sign. The sign is located along the southeasterly side of interstate 80 between I-505 and Leisure Town Road. The new sign is slightly shorter but the LED eliminated portion of the sign is twice the square footage of the current sign. The city is proposing to approve an amendment to the Vacaville Auto Center Policy Plan to permit an increase in sign area from 350 sq. ft. to 672 sq. ft.; a reduction in the 15% display time for no-cost public announcements, and the insertion of off-site advertising.

Staff recommended the commission make the determination that this proposal is consistent with both the Nut Tree and the Travis Plan, and to include an additional condition of approval to allow for a review after six months in operation to monitor the brightness of the sign to make sure that it is not causing an adverse condition to pilots in the area. Mr. Leland stated that staff did not believe the proposed sign would be problematic based on the current sign that already exists.

Commissioner Potter commented that according to the staff report the current sign does not flash or cause distraction with moving images and he wanted to confirm that under this new provision that that would not change.

Mr. Leland stated the advertisements that are illuminated will change but there will be no video or moving pictures.

Commissioner DuClair voiced his concern with regard to light pollution and the possible distraction to pilots during nighttime flying.

Mr. Leland said that in checking with the manager of the Nut Tree Airport, no complaints have been filed with regard to the current lighted sign. He said the difference with this proposed sign is that it will be twice the area, but it is unknown if being twice as big is going to be noticeable or not. He said that is the reason for the added condition with regard to a six month trial period.

Commissioner DuClair stated that with the added condition he could support the project.

Commissioner Randall inquired as to how quick a change could be made in the illumination of the sign it were determined that such a change was needed.

Chairman Vancil opened the public hearing.

Tracy Mitchell spoke on behalf of the applicant. He stated that an adjustment to the illumination of the sign could be made immediately. He noted that the sign actually dims at

night to lower the light levels. Mr. Mitchell commented that the sign meets ISA standards which are actually stricter than California standards for lit signs. He reiterated that if there is any concern with lighting it would be something they could address immediately.

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

Chairman Vancil stated that he took the opportunity to drive by the area in the evening and did not consider the existing sign to be especially bright. He commented that there is a car dealership at that same location and the lights in the parking lot areas that are left on at night for security reasons shine much brighter than the existing sign. Mr. Vancil stated that unless the proposed sign is significantly brighter than the current sign, he did not believe it would create much of an impact. He commented that he also observed similar signs, one in Vallejo located by the fairgrounds and one in Fairfield by the Auto Mall, and it appeared that the brightness on those signs were controlled fairly well. Mr. Vancil stated that he did not feel it would be a problem especially with the willingness of the applicant to make changes if warranted.

A motion was made by Commissioner DuClair and seconded by Commissioner Potter to determine the Vacaville Sign is consistent with the Nut Tree Airport and the Travis AFB Land Use Compatibility Plans, and to include the additional condition as proposed by staff. The motion passed unanimously. (Resolution No. 15-02)

- C. Presentation:** Receive a presentation from the City of Vacaville on the update to their general plan (Affected Airports: Nut Tree Airport and the Travis AFB). Sponsor: City of Vacaville. **Non-Action Item.**

Fred Buder, City of Vacaville, provided for the commission a brief presentation on the comprehensive update to the city's general plan. The presentation included information on individual sites along with two new growth areas to the east and northeast of the main part of the city. Mr. Buder provided information on each of the properties that received a request by the landowner for a change in designation. The information he provided addressed the number of units, how they relate to the two airport compatibility plans, which zones they are located within, what the change in land use is, and whether it is believed they are compatible or present any issues that should be addressed by the commission.

Jim Leland stated that staff will try and schedule the city's request for a general plan consistency determination for the month of February. He noted that the commission's regular February meeting falls on a county holiday so it will be necessary to schedule a special meeting on a date that will accommodate everyone's schedule.

Chairman Vancil polled the commission as to their availability to attend a special meeting on February 5th. The commissioners as well as city staff noted that they would be available to attend that meeting.

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

Chairman Vancil stated that the consultant is working very diligently on their white papers and hope to have those complete by the end of this month.

Mr. Leland noted that the consultant has informed staff that the white paper from their renewable consultant is being reviewed and should be ready for release on January 23rd. With that in mind, staff is thinking that they would constitute a technical advisory committee and renewable energy working group meeting for some time in February to review the results of the white paper. He noted that the information most likely will be presented to the commission at their regular meeting in March.

Item No. 10. Adjournment

Since there was no further business the meeting was adjourned.