

Solano County Airport Land Use Commission



**SOLANO
COUNTY**

Thomas Randall
Chairman

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**MINUTES OF THE
SOLANO COUNTY AIRPORT LAND USE COMMISSION
MEETING OF September 12, 2019**

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.

MEMBERS PRESENT: Commissioners Vancil, DuClair, Seiden, Cook, Sarna, and Chairman Randall

MEMBERS ABSENT: Commissioners Meyer, Sagun

OTHERS PRESENT: Jim Leland, Resource Management; Lori Mazzella, Deputy County Counsel; Paris Stovell, Resource Management

Call to Order & Roll Call

Chairman Randall called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was present.

Approval of the Agenda

Item No. 3 and the closed session was furthered to a later date. The agenda was unanimously approved with the removal of Item No. 3 and the closed session.

Approval of the Minutes

Commissioner Sarna noted that Commissioner Vancil stated Zone 1 is further from the airport, but Zone 1 is actually closer to the airport. Commissioner Vancil explained that the zones were referring to the parcel not the airport.

The minutes of the meeting of July 11, 2019 were approved with a correction to note that Zone 1 is further from the parcel.

Reports from Commissioners and/or Staff

Chairman Randall requested an ad-hoc committee for the turbine impacts on radar. Commissioner Vancil, Sarna, and Cook requested to be a part of that committee. Chairman Randall stated that he needs volunteers for the Wildlife Sub-Committee. Jim Leland stated that the committee's purpose is to study the various entities in the State that are proposing wildlife that could be attractive to bird populations close to the airports. Commissioner Vancil, Randall, and DuClair volunteered to be a part of the Wildlife Sub-Committee.

Items from the Public

There was no one from the public wishing to speak.

Consent Calendar

Chairman Randall opened the public hearing for public comment. Since there was no one from the public wishing to speak on the consent calendar, the public hearing was closed.

1. Public hearing to consider a Consistency Determination ALUC-19-09 for the proposed City of Benicia Cannabis Regulations with the Travis Air Force Base Land Use Compatibility Plan (Sponsor: City of Benicia). A motion was made by Commissioner DuClair and seconded by Commissioner Seiden to approve the consent calendar. The motion passed unanimously. (Resolution No. 19-09)

Old Business

There was no old business to discuss.

New Business

2. Public hearing to consider ALUC-19-07 Preliminary Presentation of the Vaca-Valley Hotel Rezoning. Receive a presentation on the proposed Vaca-Valley Hotel Rezoning and Policy Plan Overlay project (hereafter, 'Vaca-Valley Hotel Project') - City of Vacaville and Hotel Developer.

Mr. Leland stated that representatives of the preliminary Vaca-Valley Hotel will present information to the commission about a possible hotel located in the City of Vacaville. He stated that they are firming up an application that will be in front of the commission at a later date. He added that the commission can feel free to ask any clarifying questions regarding their presentation.

Chairman Randall opened the public hearing.

Jaspreet Sidhu represented his family for the Vaca-Valley Hotel project. He stated the agenda for the presentation is to explain their presence at an informational meeting, give a brief overview of the project, share additional safety measures they have taken, an evaluation criterion, and allowable uses.

Corbett Smith from Mead and Hunt stated that he is an associate of the Vaca-Valley Hotel and is present to conduct a compatibility assessment and give his analysis of the project. He stated that Mead & Hunt has written the guidebooks on airport land use compatibility planning in five states: California, Iowa, Oregon, Washington and Wisconsin. He added that in California, they have prepared airport land use compatibility plans for well over 100 airports in more than 22 counties. He stated that preliminary findings of noise, airspace, and overflight deem the project consistent. He stated that from a safety prospective the intensity criteria would be met. He added that there are techniques that can be instituted to increase the speed of evacuations in case of an accident or emergency. Those techniques would include locating high occupancy uses on the ground floor with direct access to the building exterior, using steel building material rather than wood, installing an additional stairwell, and installing zoned sprinkler systems. He stated that those safety measures are something that the project proponent is willing to consider if the project is able to move forward.

Commissioner DuClair asked if the hotel is planning on providing a power supply so they can maintain enough light for the safety of the airport and customers in the event of a power outage. Mr. Sidhu responded that the flashing lights on the top of the building and the parking lot will have back up batteries.

Chairman Randall stated that not having an application and plans are a disadvantage because the commission can't see exactly what the proposed plans are. He asked about the height of the hotel. Mr. Sidhu responded that it will be four stories, 48' in height with a designed portion of it 59' in height.

Chairman Randall asked staff if they can get some type of literature before they bring this item to the commission again. Mr. Leland responded that the hotel's application is pending and is not complete. He stated that once the application is ready, staff will put together an extensive report and present it to the commission, and the applicant can come back to speak as well. He added that the purpose of this meeting is not to provide any direction to the applicant.

Commissioner Vancil asked to get a copy of the presentation that was given. Mr. Sidhu responded that he can send over the PowerPoint presentation and ensure that all of the maps are accessible.

Mr. Leland stated that he had a few meetings with the applicant and the city of Vacaville. He added that he would like to share additional information on September 25th. Mr. Sidhu responded that date would work.

Adjournment

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