

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Agenda - Final**

**Thursday, September 10, 2015**

**7:00 PM**

**Board of Supervisors Chambers**

**Airport Land Use Commission**

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

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 at the Solano County Department of Resource Management, Planning Division, County Administration Center, 675 Texas Street, Suite 5500, Fairfield, during normal business hours.

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and/or participate in County sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Kristine Letterman, Department of Resource Management, 675 Texas St., Suite 5500, Fairfield, CA 94533, (707) 784-6765.

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

[AC 15-026](#) Minutes of the Special Meeting of August 25, 2015

Attachments: [Minutes](#)

### **REPORTS OF COMMITTEES**

*There are no reports at this time.*

### **ITEMS FROM THE PUBLIC**

*This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.*

## REGULAR CALENDAR

### OLD BUSINESS

*There is no old business to discuss.*

### NEW BUSINESS

[AC 15-027](#)

Conduct a public hearing to consider adopting a scope of work for an update to the Rio Vista Airport Land Use Compatibility Plan (LUCP) (ALUC-15-16)

**Attachments:** [A - DRAFT SOW Rio Vista Airport V 3](#)

[AC 15-028](#)

Conduct a workshop to discuss progress to date on revisions to the Travis AFB Land Use Compatibility Plan (ALUC-15-17)

### ADJOURN

*To the Airport Land Use Commission meeting of October 8, 2015 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



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## Agenda Submittal

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**Agenda #:** **Status:** ALUC Minutes  
**Type:** ALUC-Document **Department:** Airport Land Use Commission  
**File #:** AC 15-026 **Contact:** Kristine Letterman  
**Agenda date:** 9/10/2015 **Final action:**  
**Title:** Minutes of the Special Meeting of August 25, 2015

**Governing body:** Airport Land Use Commission

**District:**

**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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**Solano County Airport Land Use Commission**



**SOLANO  
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**Bill Seiden**  
Chairman

**DRAFT**  
**MINUTES OF THE**  
**SOLANO COUNTY AIRPORT LAND USE COMMISSION**  
**SPECIAL MEETING OF AUGUST 25, 2015**

The special meeting of the Solano County Airport Land Use Commission was held in the Solano County Administration Center, Board of Supervisors Chambers (1<sup>st</sup> floor), 675 Texas Street, Fairfield, CA 94533

**MEMBERS PRESENT:** Commissioners Cavanagh, Baumler, Vancil, DuClair, Randall, and Chairman Seiden

**MEMBERS ABSENT:** Commissioners Potter and Baldwin

**OTHERS PRESENT:** Jim Leland, Resource Management; Lori Mazzella, County Counsel; 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 meeting of July 9, 2015 were approved with no additions or deletions.

**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**

1. Conduct a Public Hearing to consider the consistency of the McCoy Creek Planned Unit Development (ALUC-15-15) (hereafter, 'McCoy Creek Project') with the Travis Air Force Base Land Use Compatibility Plan: Applicant - City of Suisun City

Jim Leland gave a brief presentation of the written staff report. The project is located on an approximately 13,500 square foot parcel within the previously approved McCoy Creek Development. Originally approved in 2005, the McCoy Creek Development project included 19 single family homes, 5 live work units, 5 carriage units and approximately 9,052 square feet of commercial/office uses on land totaling 4.37 acres.

Since project approval the majority of single family homes and carriage units have been constructed, however the 9,052 square foot commercial office building has proved to be infeasible in today's market and the site faces significant challenges related to poor visibility and nearby vacant commercial sites that are better situated and more competitive for commercial development. The project applicant proposes to amend the Planned Unit Development designation of the commercial/office use to allow development of 8 apartments and 2 live/work spaces. The proposed project also provides on-site parking for residents.

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

Commissioner DuClair spoke with regard to past flooding problems at Highway 12 and Grizzly Island Road. He inquired if this added construction will contribute to similar flooding problems. John Kerns, City of Suisun City, stated that through the CEQA process those issues were studied and there is no forecast that the site will suffer any flooding problems. Mr. Kerns also cited that with the widening of Highway 12 and various mitigation measures that were imposed flooding has not been an issue.

A motion was made by Commissioner Baumler and seconded by Commissioner Cavanagh to adopt the recommended findings and determine that the McCoy Creek Project is consistent with the Travis Air Force Base Land Use Compatibility Plan. The motion passed unanimously. (Resolution No. 15-15)

2. Public Hearing to consider the consistency of the County of Solano Zoning Ordinance Amendments ALUC-15-13 (Commercial Solar Ordinance) and ALUC-15-14 (Glint and Glare Ordinance) 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 introduced the item and briefly provided a summary of the report. The county is undertaking a series of revisions to its zoning regulations in Chapter 28 of the County Code. These revisions define and provide development standards and permitting requirements for commercial solar installations and operational standards regarding glint and glare from any land use. The proposed revisions to the county regulations include operational standards which address the potential impact of glint and glare on overhead aircraft. Though it applies to any proposed land use, it can be of particular concern as it relates to larger solar facilities.

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

In response to Commissioner Vancil, Mr. Leland said that if the Travis Plan is adopted by the commission it will place a burden on the cities to amend their general plans to be consistent with the plan, and they will need to provide some regulatory apparatus for addressing solar as well as wind.

A motion was made by Commissioner DuClair and seconded by Commissioner Randall to adopt the recommended findings and determine that the County of Solano's Commercial Solar and Glint and Glare Zoning Ordinance Amendments (ALUC-15-13) and (ALUC-15-14) are

consistent 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. The motion passed unanimously. (Resolution No. 15-16)

3. Receive an update on the revisions to the Travis Air Force Base Land Use Compatibility Plan.

Chairman Seiden spoke about the 4C's meeting at which time the consultant presented some updated information that was well received by that committee. Mr. Seiden noted that a workshop with regard to the Travis Plan will be held at the next regular ALUC meeting on September 10<sup>th</sup>.

Mr. Leland commented that the draft Travis plan is complete but there are a few implementation items that need to be worked out. He indicated that staff has already started communicating with Travis AFB on addressing these items. Mr. Leland said that he envisioned for the workshop that the consultant will come before the commission and explain how the plan is going to be different from the current plan. He said that no decision is to be made by the commission in the workshop, but he encouraged the commission to feel free to express any opinions for staff to take under advisement. Mr. Leland noted that the final version will be brought forward before the ALUC for adoption within approximately 30 days. Mr. Leland briefly addressed for the commission the minor changes in Zone C.

Item No. 10. Adjournment

Since there was no further business, the meeting was adjourned to the regular meeting of September 10, 2015.



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## Agenda Submittal

**Agenda #:** **Status:** ALUC-Regular-NW  
**Type:** ALUC-Document **Department:** Airport Land Use Commission  
**File #:** AC 15-027 **Contact:** Jim Leland  
**Agenda date:** 9/10/2015 **Final action:**  
**Title:** Conduct a public hearing to consider adopting a scope of work for an update to the Rio Vista Airport Land Use Compatibility Plan (LUCP) (ALUC-15-16)  
**Governing body:** Airport Land Use Commission  
**District:**  
**Attachments:** [A - DRAFT SOW Rio Vista Airport V 3](#)

Date	Ver.	Action By	Action	Result
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Published Notice Required? Yes \_\_\_ No X  
Public Hearing Required? Yes \_\_\_ No X

### **RECOMMENDATION:**

Staff is recommending that the Commission conduct a Public Hearing to consider adopting a scope of work for a comprehensive update to the Rio Vista Airport Land Use Compatibility Plan (LUCP) (Exhibit A) and direct staff to provide a copy to the County for preparation of a Request for Proposal to solicit consultant services for the LUCP update.

### **BACKGROUND:**

The State Division of Aeronautics has awarded the County of Solano a grant for the preparation of an update to the Rio Vista Airport LUCP. Under state law, the County of Solano will provide staffing and support to the Commission for this update. It is anticipated that a part of the support will be provided by a consultant(s). In order for the County to secure appropriate professional services and provide adequate staffing resources, the County will be require a general scope of work for the Rio Vista Airport LUCP update.

### **DISCUSSION:**

Staff has prepared a draft general scope of work (Exhibit A) for the Commission's consideration and adoption. The scope of work has been reviewed and approved by the State Division of Aeronautics. The final step is for the Airport Land Use Commission to approve, or modify as needed, the scope of work and to direct staff to transmit the final scope of work to the County of Solano.

Based on the discussions above, staff is recommending that the Commission conduct a Public Hearing to consider adopting a scope of work and timeline for a comprehensive update to the Rio Vista Airport LUCP update (Exhibit A) and direct staff to provide a copy to the County.

## **RIO VISTA AIRPORT LAND USE COMPATIBILITY PLAN UPDATE**

### **SCOPE OF WORK and SERVICES**

Solano County proposes to adopt an Airport Land Use Compatibility Plan (ACLUCP) Update of the existing 1988 ALUCP for Rio Vista Municipal Airport. The following Draft Scope of Work, and Checklist of ALUCP Contents (Table 2A **California Airport Land Use Planning Handbook 2011, page 2-7**) includes a description of work to be performed by task, and products that will be delivered as part of the update and responsibilities of the consultant, Solano County and Caltrans:

#### **Phase 1 Project Initiation (May 2015 – December 2015)**

##### **Task 1 Prepare Scope of Work - (County/Caltrans) (Jul 2015 – Sep 2015)**

The scope of work includes the description of the work and product that will be delivered.

##### **Task 2 Publish Requests for Proposals - (County/Caltrans) (Sep 2015)**

County Staff will prepare an RFP to accept bids on the proposed update to the Rio Vista Municipal Airport ALUCP.

##### **Task 3 Select Consultant - (County/Caltrans) (Oct 2015)**

County Staff and Caltrans will review the submitted bids for selection of the consultant.

##### **Task 4 Grant agreement with State signed and executed - (County/Caltrans) (Oct 2015)**

##### **Task 5 Contract with consultant awarded and fully executed - (County /Consultant) (Oct 2015)**

#### **Phase II - Plan Preparation: (December 2015 – September 2016)**

##### **Task 1 Compile Base Data and Mapping (Consultant/County) (Dec 2015 – Mar 2016)**

- A. Prepare a base map for the Airport Planning Area and Airport Area of Influence (AIA) for the Rio Vista Airport (the airport) using as criteria the outer perimeter of the conical surface. Maps shall be prepared in a computer format capable of integration with existing systems.
- B. Compile relevant local agency general plan policies, specific plan designations, and zoning ordinance districts for the airport. Summarize and map.
- C. Compile local agency data on existing land uses within the airport planning area.

- D. Compile the existing Airport Master Plan(s), Airport Layout Plan(s), and current and projected noise contours for the airport.
- E. Format and map aerial photographs of the airport planning area at a scale compatible with the Airport Planning Area base map.

**Task 2 Analyze Existing Conditions (Apr 2016 – May 2016)**

- A. Review the 2011 Airport Lane Use Planning Handbook published by the California Division of Aeronautics.
- B. Analyze the current ALUCP and existing safety zones, noise contours, and land uses within the airport influence area.
- C. Identify and analyze airport land use compatibility issues.
- D. Analyze planning designations, zoning categories, and existing land uses within the airport planning area, and develop categorization of compatible uses or designations and areas of potential conflict with planned airport operations.
- E. Obtain local agency staff review and comment on information developed in the analysis of existing conditions.

**Task 3 Define Structural Height Limit (Imaginary Airspace) Surfaces (Jun 2016)**

- A. Define technical parameters relevant to ALUC review for the airport, i.e., airport role, runway category, type of approach, traffic patterns. (Refer to adopted Master Plans/Layout Plans and consultation with the Airport Manager.
- B. Define Approach, Transitional, Horizontal, and Conical imaginary airspace surfaces reflecting criteria in Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace for each project.
- C. Examine any existing and proposed instrument approach procedures to determine whether FAR Part 77 surfaces are consistently controlling. Part 77 may not always be sufficiently restrictive; non-precision Terminal Instrument Procedures (TERPs) may, in fact, be required to establish adequate height restrictions. If that is determined to be the case, appropriate TERPs surfaces will be prepared.
- D. Evaluate land use implications for imaginary surfaces for each Airport Area of Influence.

**Task 4 Define Potential for Aircraft Accidents and Related Risk to Public Safety (Jun 2016)**

- A. For the planned operations at each airport, indicate the risk of accident potential for the area around the airport (including properties on airport property which may include non-airport functions).
- B. Evaluate land use implications for aircraft accident potential on which to base policies. Determine what would be an acceptable level of risk to public safety.

Determine the areas near the airport that may be subject to significant risk to public safety focusing on runway ends and extended runway centerlines. The goal shall be to avoid an unacceptable level of risk to the public.

- C. Define airport safety zones for each airport.
- D. The zones shall be displayed on a base map with current property lines and shown in relationship to defined boundaries on the Airport Layout Plan.
- E. Include a matrix displaying inappropriate land uses for the various safety zones.

**Task 5 Define Noise Implications and Impact on Existing and Proposed Land Uses (Jun 2016)**

- A. Existing and projected noise contours shall be developed based upon data collected in Task 2.
- B. The extent to which airport noise affects nearby land use, compatibility shall be assessed based upon the noise contours and should include:
  - 1) An appropriate threshold Community Noise Equivalent Level (CNEL), e.g., 65, 60, 55 dBA, on which to base future land use decisions.
  - 2) A matrix of CNEL values versus land uses in which the level of compatibility will be indicated.

**Task 6 Define Overflight Compatibility Issues (Jun 2016)**

- A. Review overflight compatibility concerns in the most current Airport Land Use Planning Handbook.
- B. In consultation with the manager of the airport, obtain information on complaints about airport operations by geographic location and land use category (residential, office, commercial, etc.).
- C. Based on the complaint experiences of the airport, evaluate the need for development of appropriate policies to assure airport land use compatibility for the airport.

**Task 7 Prepare Comprehensive Airports Land Use Plan(s) (Oct – Dec 2016)**

- A. Develop goals, objectives, and policies to help guide development around the airport. The formulation of goals, objectives and policies shall be in accordance with the requirements of State ALUC enabling legislation (Section 21670, et seq., of the Public Utilities Code), and with the most current Airport Land Use Planning Handbook issued by the California Department of Transportation – Aeronautics Program. The formulation of goals, objectives, and policies shall be rationally based on concerns about potential land use activity near the airport which could adversely affect current and planned airport operations. The ALUCP goals, objectives, and policies shall be in a format that facilitates ease of implementation.

- B. The proposed ALUCP shall reference the FAA approved Airport Layout Plan as contained in the current Master Plan, on which the ALUCP is based. Defined zones for Structural Height Limit shall make specific reference to defined safety zones on the Airport Layout Plan.
- C. Define and delineate the proposed Airport Area of Influence (AIA) for the airport. The AIA shall include all of the area within the aggregate geographic areas where ALUCP policies are proposed. (Planning areas may be greater than the conical surface area.)
- D. Prepare text and maps to define recommended land use patterns and other relevant planning issues.
- E. The proposed plan shall be submitted initially in administrative draft form for the review and comment of the ALUC, Department of Transportation, Aeronautics Program, and the Airport Manager. Following receipt of comments, the Consultant shall prepare the proposed ALUCP for public circulation.
- F. Coordinate and gain input from the ALUC, Department of Transportation – Aeronautics Program, and the Airport Manager throughout all phases of the project.

#### **Task 8 Review Procedures**

Describe the process and list the steps that the ALUC will use in reviewing local government plans and projects.

- *Types of Actions for ALUC Review:* List the types of local government plans or projects that are to be submitted to the ALUC. Distinguish between mandatory and voluntary submittals
- *Project Information:* List the types of information to be included when a project or plan is submitted for an ALUC consistency decision.
- *Timing:* Define when ALUC reviews are to be conducted and the time limits within which the ALUC must respond.
- *ALUC Staff Responsibilities:* Define staff duties in the ALUC compatibility review process.
- *Limitations of the Plan:* Note the limitations on ALUC jurisdiction over existing land uses; state, federal and tribal land; and airport operations as stated in the law and how they are applied by the individual ALUC.

#### **Task 9 Implementation Program (Aug – Dec 2016)**

- A. Results of Tasks 1 through 7 shall be compiled as an overall ALUCP for the airport which will maintain and enhance long-term compatibility between the airport and adjacent land uses. Plan elements will, at a minimum, include:
- B. Jurisdictional factors and the organization, role, and function of the ALUC shall be described and pertinent sections of State law relating to the ALUCs responsibilities will be presented.

- C. Prescribe compatibility criteria, e.g., CNEL, type of use, density, and height, to be used by the ALUC in making consistency determinations.
- D. Provide development standards applicable within the AIA or safety zones e.g., insulation, easements, and their applicability to specific types of land use proposals.
- E. Noise and Avigation Easement – A proposed grant deed instrument providing for the grant deed of access and noise rights to Solano County.
- F. Advisory Document – An advisory document to be used to notify prospective property buyers or tenants near the airport that they may be subject to overflight impacts associated with fixed-wing or rotary aircraft.

**Task 10 On-Going Tasks and Requirements**

- A. ALUC staff, Department of Transportation – Aeronautics Program staff, and the Airport Manager will advise throughout the project.
- B. Three public meetings will be held at sufficient locations and times so as to ensure that public input is obtained at key points of the project. At least one evening meeting will be scheduled to review the proposed ALUCP(s) when it is released.
- C. The ALUC will be briefed on project status at key points of the project.
- D. The ALUC will review and adopt the ALUCP(s) and the necessary CEQA documentation.

**Phase III - Plan Adoption: (Oct 2016 – December 2016)**

**Task 1 Review and Adoption Process**

- A. Conduct a workshop with the ALUC on proposed changes to the Rio Vista.

**Task 2 Review and Adoption Process**

- A. Present the Final Rio Vista Airport Land Use Compatibility Plan to the Commission for adoption.

**OPTIONAL WORK**

**Task 1 Prepare CEQA Environmental Documentation**

- A. Prepare an Initial Study of the recommended ALUCP, in accordance with the California Environmental Quality Act (CEQA), and State and County CEQA Guidelines. Submit copies of the Initial Study to the ALUC staff.
- B. Prepare documentation to fully comply with CEQA for this project (likely to be a mitigated negative declaration). Submit five (5) copies of this draft to the ALUC staff and copies as appropriate to the State Clearinghouse and interested agencies.



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## Agenda Submittal

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**Agenda #:** **Status:** ALUC-Regular-NW  
**Type:** ALUC-Document **Department:** Airport Land Use Commission  
**File #:** AC 15-028 **Contact:** Jim Leland  
**Agenda date:** 9/10/2015 **Final action:**  
**Title:** Conduct a workshop to discuss progress to date on revisions to the Travis AFB Land Use Compatibility Plan (ALUC-15-17)

**Governing body:** Airport Land Use Commission

**District:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Published Notice Required? Yes \_\_\_ No X

Public Hearing Required? Yes \_\_\_ No X

### **RECOMMENDATION:**

Conduct a workshop to discuss progress to date on revisions to the Travis AFB Land Use Compatibility Plan

### **DISCUSSION:**

ESA will be leading a workshop on the proposed revisions to the Travis Plan based on the outreach conducted since the beginning of the year. No action will be taken at this hearing. Commissioners may make individual comments or observations for the benefit of staff in preparing a final version for future consideration.