

Solano County

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

Agenda - Final

Thursday, November 14, 2019

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".

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. 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 at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

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 Teresa Schow, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[AC 19-038](#) October 10, 2019 Minutes

Attachments: [October 10 2019 ALUC minutes](#)

REPORTS FROM COMMISSIONERS AND/OR STAFF

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.

CONSENT CALENDAR

PUBLIC COMMENT ON CONSENT CALENDAR

The public will be asked for speaker cards on items on the Consent Calendar. Any item on the Consent Calendar on which a member of the public wishes to speak will be removed from the consent calendar and appear at the end of the Regular Calendar.

APPROVAL OF THE CONSENT CALENDAR

The Commission considers all matters listed under the Consent Calendar to be non-controversial or routine and will adopt them in one motion. There will be no discussion on these items before the Commission votes on the motion unless Commission members request specific items be discussed and/or removed from the Consent Calendar. Commission members may ask questions of staff concerning items on the Consent Calendar.

- 1 [AC 19-032](#) Conduct a Public Hearing to consider a Consistency Determination ALUC-19-14 for the proposed City of Benicia Cannabis Regulations with the Travis Air Force Base Land Use Compatibility Plan (Sponsor: City of Benicia)

Attachments: [A: Cannabis microbusiness and delivery-only application 9-26-19.pdf](#)
[B: Vicinity Map.pdf](#)
[C: Aerial Map.pdf](#)
[D: Travis Context map.pdf](#)
[E: Planning Commission Staff Report - Cannabis Microbusiness and Delivery.p](#)
[F: Draft PC Resolution with Exhibit A Proposed Ordinance.pdf](#)

REGULAR CALENDAR

OLD BUSINESS

There is no old business to discuss.

NEW BUSINESS

- 2 [AC 19-033](#) ALUC-19-12: Green Valley Mixed Use Project (City of Fairfield)
Public Hearing to consider the consistency of the City of Fairfield's proposed Green Valley Mixed Use Project with the Travis Air Force Base Land Use Compatibility Plan: Applicant - City of Fairfield

Attachments: [A: Application Materials.pdf](#)
[B: Vicinity Map.pdf](#)
[C: Aerial Map.pdf](#)
[D: Travis Context map.pdf](#)

- 3 [AC 19-034](#) Conduct a Public Hearing to consider the consistency of ALUC-2019-15, the Alamo Mixed Use project, with the Nut Tree Airport Land Use

Compatibility Plan (Nut Tree Plan) and the Travis AFB Land Use Compatibility Plan (Travis Plan) (Sponsor: City of Vacaville)

Attachments: [A: ALUC Application \(File No. 19-035\).pdf](#)
[B: Vicinity Map.pdf](#)
[C: Aerial Map.pdf](#)
[D: Travis Context map.pdf](#)
[E: Nut Tree Context map.pdf](#)
[F: Project Plan.pdf](#)

4 [AC 19-035](#) ALUC-19-07 Vaca Valley Hotel Rezoning

Conduct a public hearing to consider 1) a minor revision to the Nut Tree Airport Land Use Compatibility Plan, and 2) a consistency determination for the Vaca Valley Hotel Rezoning and Policy Plan Overlay (hereafter, 'Vaca Valley Hotel Project') with the Travis Air Force Base Land Use Compatibility Plan and the Nut Tree Airport Land Use Compatibility Plan. (Applicant - City of Vacaville)

Attachments: [A: ALUC Complete Application \(File No. 18-305\).pdf](#)
[B: Vicinity Map.pdf](#)
[C: Aerial Map.pdf](#)
[D: Travis Context map.pdf](#)
[E: Nut Tree Context Map.pdf](#)
[F: Airport Land Use Compatibility Table.pdf](#)
[F1: Note to Compatibility Table.pdf](#)
[G: CEQA Exemption.pdf](#)

5 [AC 19-036](#) Conduct a Public Hearing to consider the consistency of ALUC-2019-16, the General Plan Consistency Project, with the Nut Tree Airport Land Use Compatibility Plan (Nut Tree Plan) and the Travis AFB Land Use Compatibility Plan (Travis Plan) (Sponsor: City of Vacaville)

Attachments: [A: ALUC Application Form.pdf](#)
[B: General Plan Maps Booklet.pdf](#)
[C: General Plan Changes Table.pdf](#)
[D: General Plan Changes Airport Context Map.pdf](#)

6 [AC 19-037](#) Conduct a Public Hearing to consider the consistency of ALUC-2019-17, the Zoning Map Changes project, with the Nut Tree Airport Land Use Compatibility Plan (Nut Tree Plan) and the Travis AFB Land Use Compatibility Plan (Travis Plan) (Sponsor: City of Vacaville)

Attachments: [A: ALUC Application Form.pdf](#)
[B: Zoning Maps Booklet.pdf](#)
[C: Zoning Changes Table.pdf](#)
[D: Zoning Chnages Airport Context Map.pdf](#)

CLOSED SESSION

Conference with Legal Counsel-Anticipated Litigation (initiation of litigation pursuant to Gov. Code, §§ 54956.9, subdivision (d)(4), 945): One case.

ADJOURN

To the Airport Land Use Commission meeting of December 11, 2019 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA