



Solano County

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

Minutes - Final Planning Commission

Thursday, November 2, 2023

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on November 2, 2023 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Resource Management Assistant Director James Bezek, Principal Planner Matt Walsh, Senior Planner Jeffrey Lum, Deputy County Counsel Jim Laughlin and Clerk Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Jack Batson, Paula Bauer, Loretta Gaddies, Michael Reagan and Chairperson Kay Cayler.

APPROVAL OF AGENDA

Staff requested that "Items from the Public" be moved after the "Regular Calendar." On motion by Commissioner Reagan, the amended agenda was approved by affirmation.

APPROVAL OF THE MINUTES

There were no minutes for approval.

REGULAR CALENDAR

1 [PC 23-017](#)

Conduct a continued noticed public hearing from October 19, 2023 to consider Use Permit Application No. U-22-05 of Anselmo to establish a 14 room hotel, beverage facility, swimming pool, an outdoor activity area to an existing winery, special event facility, and café, and to utilize an existing single-family residence adjacent to the existing winery as a vacation house rental, located at 4949 Suisun Valley Road, Fairfield, within the "A-SV-20" Suisun Valley Agricultural Zoning District, APN: 0149-060-130; the Planning Commission will consider adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act

Attachments: [A - Draft Resolution](#)
 [B – Vicinity Map](#)
 [C – Elevation Plan](#)
 [D – Site Plan](#)
 [E – Floor Plan](#)
 [F – Administrative Permit \(AD-17-05\)](#)
 [G - VMT Assessment](#)
 [H – SSWA Will Serve Letter](#)
 [I – U-22-05 \(Anselmo\) Initial Study Final](#)
 [J – Solano County Orderly Growth Committee Letter](#)
 [K - Public Notice](#)
 [L - Public Comments](#)

Commissioner Batson recused himself from this public hearing (due to his prior involvement with the Orderly Growth Committee which submitted a letter against this application.)

Principal Planner Matt Walsh stated this item came before the Commission on October 19, 2023, however, was continued due to lack of a quorum. He introduced Senior Planner Jeffrey Lum who presented the use permit application to the Commission. A Technical Correction to Conditions of Approval memo was provided to Commissioners. Mr. Lum stated that based on a request received from the applicant, staff propose that the Commission consider technical corrections to the conditions of approval, including:

1. Condition #11 - Listing "34" as the maximum number of staff and guests allowed at any given time.
2. Condition #12 - Listing the hours of operation as 8 a.m. to 9 p.m. 7 days a week.
3. Condition #41 - Adding that the applicant is responsible for improving Julian Lane to County standards up to the driveway leading to the Vacation Home Rental (VHR) at 2323 Julian Lane, unless alternative access is proposed that meets the code requirements for access to a VHR.

Chairperson Cayler invited the applicant to speak.

Jeff Anselmo, owner of Village 360, spoke of his efforts in helping to make Suisun Valley a wine destination. They planned the Village 360 project in two phases, the first being the winery, tasting room and café and included infrastructure for phase two. He asked the Commission for approval of this phase two project which would be a great addition to Suisun Valley.

Commissioner Bauer asked questions of the applicant regarding hotel occupancy and number of special events (weddings) held. Mr. Anselmo did not know how many weddings they have hosted per year. They have hosted association, corporate and marketing events.

Commissioner Bauer commented that marketing events are not considered special events and asked if they have kept within their limited six (6) special events (weddings) per year. Mr. Anselmo responded they have had a few more than six per year; although they could hold 150 guests, they primarily have had small (20-30 guest) wedding events coming out of COVID.

Commissioner Bauer asked of their business and liquor licenses. Mr. Anselmo responded that they are held by the Suisun Valley Wine Partners.

Commissioner Gaddies asked of the hotel 3 p.m. check in and 5 p.m. closure hours. Mr. Anselmo stated the amendment to Condition #12 would extend operation hours to 9 p.m. and he is reviewing a system for later arrivals.

Chairperson Cayler invited members of the public to provide comment on this item.

1. Chuck Wagner of Fairfield (Caymus) spoke in support of this project as they are investing in Suisun Valley's bright future in a way that strikes the right balance of supporting a thriving, agriculturally centered valley.
2. Michael Weiss, speaking as a member of the Solano County Orderly Growth Committee, provided a handout to Commissioner and Staff (Table LU-8 and Suisun Valley map) and stated concerns that hotels are not a desired use in Agriculture Suisun Valley zoning, that agricultural land is being lost, and of the need for a comprehensive traffic study. He stated the Commission needs to look at the big picture and posed several questions. He asked the Commission to consider this project on its merits and vote accordingly, but at the same time asked that this project be the catalyst to start long-term planning.
3. Jim Leland of Vacaville spoke in support of this project which is desperately needed to support direct to consumer sales. Speaking on behalf of Caymus, Mr. Leland stated they share some of the stated concerns of Orderly Growth; there is no traffic study showing the buildout state analyzed to demonstrate the road system will be okay over the years to come. The strategic plan calls for a fund raising mechanism for traffic improvements but never implemented by the County. He stated the Board of Supervisors should know there is widespread support for updating that plan to satisfy the public's need to know that the ultimate buildout is safe to pursue.
4. Ryan Darrall of Suisun Valley spoke in support of the project. He recently opened a tasting room and when speaking to the public about his wine/ Suisun Valley, is often asked where to stay although there are limited places in the valley to recommend that offer the beauty and feel of wine country.
5. Ron Lanza of Suisun Valley spoke in support of the project. He worked on the Suisun Valley Strategic Plan (SVSP) with County/staff from 2008-2011. He would also like to see a traffic study and master plan and encouraged the County to work with stakeholders to update the SVSP.

As there were no further speakers for this item, the public hearing was closed.

Chairperson Cayler commented about her family in New York who are wine makers that host dinners/events and are often asked "will there be overnight accommodations at this location," which is clearly something people want.

Principal Planner Matt Walsh clarified that this project is a resort and is a conditional use in this zoning district; the County zoning ordinance implements the General Plan which requires a conditional use permit for this type of use.

On motion of Commissioner Reagan, seconded by Commissioner Gaddies, the Commission adopted the resolution with amendments recommended by staff to adopt the Negative Declaration and approve Use Permit application U-22-05 by Anselmo. So ordered by 3-1 vote with Commissioner Bauer voting No and Commissioner Batson recused.

ITEMS FROM THE PUBLIC:

Chairperson Cayler invited members of the public to speak on items not on the agenda.

1. Esther Pryor of Fairfield briefly reiterated the main points of her Oct. 19, 2023 statement asking the Commission to pause review of hotels and event center permits, that a cumulative impact study and comprehensive plan is needed for Suisun Valley, and for a coordinator/support staff to oversee/coordinate Suisun Valley event requests.

ANNOUNCEMENTS AND REPORTS

Commissioner Batson requested items be added to the next available agenda:

1. Discussion of potential report from Staff with regard to cumulative impacts of future event centers in Suisun Valley.
2. Discuss with Staff the procedure of Commissioners to add items to the agenda.
3. Discuss the Planning Commission website.

Mr. Laughlin stated that County Counsel are updating the Planning Commission's Rules of Order and Procedure (last updated 1994) which will be coming to the Commission soon for review/discussion. They would like to bring the whole update/package to the Commission and not one rule at a time.

Mr. Walsh stated the next available agenda to add the requested discussion items is December 7, 2023.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:57 p.m. The next regular meeting is scheduled for November 16, 2023.