

Solano County

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



Agenda

Thursday, October 19, 2023

7:00 PM

Board of Supervisors Chambers

Planning Commission

Meetings are held in the Board of Supervisors Chambers (first floor) at the Solano County Administration Center, 675 Texas Street, Fairfield CA 94533.

PUBLIC COMMENTS: To submit public comments, please see the options below.

In-Person:

You may attend the public hearing at the time and location indicated and provide comments during the public speaking period.

Phone:

To submit comments verbally from your phone, you may do so by dialing: **1-415-655-0001** and entering **Access Code 2632 666 6680#**. Once entered in the meeting, you will be able to hear the meeting and your line will be muted to minimize any background noise disruptions during the proceedings. **When the Chair or Clerk calls for an item on which you wish to speak, press (star) *3 on your phone to access the "Raise your Hand" feature. When called upon during the public speaking period, the last 2 digits of each phone number with a raised hand will be asked to press (star)*6 to Unmute and provide comment.** Please mute (*6) after your presentation. The Commission offers the opportunity to call in to this meeting as a courtesy to the public. If no member of the Commission is attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed affecting the call in number, the Commission will continue the meeting in public in the Board Chambers.

Email/Mail:

If you wish to address any item listed on the Agenda by written comment, please submit comments to the Planning Commission by email to **PlanningCommission@SolanoCounty.com** or by U.S. Mail to Planning Commission, c/o Resource Management, 675 Texas Street, Suite 5500, Fairfield CA 94533. Written comments must be received no later than 10:00 a.m. on the day of the meeting.

Any person wishing to review the application(s) and accompanying information may do so on the county website. All agendas and reports are located on the county website. 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, Solano County Planning Commission.

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 the 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

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

- 1 [PC 23-013](#) Approve the minutes of the Planning Commission meetings of May 18, 2023

Attachments: [May 18, 2023 Minutes - Draft](#)

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.

In-person Attendees - Please submit a Speaker Card to the clerk before the first speaker is called and limit your comments to five minutes.

*Phone Callers - Please press (star)*3 on your phone to "Raise your Hand" and wait for the clerk to announce the last 2 digits of your phone number. You will be asked to press (star)*6 to Unmute your line 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

- 2 [PC 23-014](#) Conduct a noticed public hearing 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](#)

[J - Solano County Orderly Growth Committee Letter](#)

[K - Public Hearing Notice](#)

- 3 [PC 23-015](#) Conduct a noticed public hearing to consider General Plan Amendment Application G-23-03 to (1) amend the development and utility provision policies for properties within a designated Municipal Service Area (MSA) pending annexation, and (2) make various non-substantive updates; the proposed amendments are exempt from the California Environmental Quality Act pursuant to Section 15061 (b)(3) and Section 15308 of the CEQA Guidelines

Attachments: [A - Draft Resolution](#)

[B - General Plan Amendments - Redline](#)

[C - Revised Tables](#)

[D - Public Notice](#)

- 4 [PC 23-016](#) Conduct a noticed public hearing to consider General Plan Amendment Application G-23-04 to adopt policy recommendations made in the 2015 Travis Airport Land Use Plan and the conclusions expressed in the 2018 Travis Sustainability Study to mitigate bird flight hazards to Travis AFB and other county airports; the proposed amendments are exempt from the California Environmental Quality Act pursuant to Section 15061 (b)(3) and Section 15308 of the CEQA Guidelines

Attachments: [A - Draft Resolution](#)

[B - General Plan Amendments - Redline](#)

[C - Public Notice](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of November 2, 2023 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA.