

# Solano County

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



## Agenda

Thursday, October 21, 2021

7:00 PM

Board of Supervisors Chambers

**Planning Commission**

Due to COVID-19 and to protect members of the public and County staff, members of the public are encouraged to participate in the meeting telephonically. If you attend the Planning Commission meeting in person, you must abide by all State rules and public health guidelines regarding masking and social distancing in the Board of Supervisors Chambers.

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

**Email/Mail:**

If you wish to address any item listed on the Agenda, or Closed Session by written comment, please submit comments in writing to the Planning Commission by U.S. Mail or by email to [Planning@SolanoCounty.com](mailto:Planning@SolanoCounty.com). Written comments must be received no later than 11:00 a.m. on the day of the meeting.

**Phone:**

To submit comments verbally from your phone, you may do so by dialing: 1-415-655-0001 and using Access Code 2467 197 1378 on your phone. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

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](http://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 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 21-019](#)     Minutes of September 2, 2021  
  
          Attachments:   [Minutes of September 2, 2021 - Draft](#)
  
- 2     [PC 21-020](#)     Minutes of September 16, 2021  
  
          Attachments:   [Minutes of September 16, 2021 - 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. Please submit a Speaker Card to the clerk 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

- 3     [PC 21-021](#)     Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of October 21-November 20, 2021 as a result of the continuing COVID-19 pandemic state of emergency  
  
          Attachments:   [A - Draft Resolution - AB 361](#)
  
- 4     [PC 21-022](#)     Public Hearing to consider a Minor Use Permit application, MU-21-08 (Smith), a proposal for a 3,200 sq. ft. residential accessory structure (outdoor pavilion with an associated kitchen), located at 4211 Green Valley Road, 1 mile northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0148-100-040.  
  
          Attachments:   [A - Draft Resolution](#)  
                              [B - Site Plan](#)  
                              [C - Renderings](#)  
                              [D - Elevations](#)  
                              [E - Neighborhood Aerial](#)

- 5      [PC 21-023](#)      Public Hearing to consider Use Permit for Application No. U-19-08 for the Bally Keal Project. The Project would establish a new medium-sized winery, add a 6,000 square foot expansion to an existing building for a winery, distillery and tasting room, a future 6,000 square foot expansion to the south side of the building for equipment storage and convert an existing 12,000 square foot building to establish a large Special Events Facility in association with the winery. In addition, an existing 1,800 square foot building would be removed and rebuilt. The property is 79.29 acres in size, located at 4286 Suisun Valley Road, one mile southwest of the City of Fairfield. The property is designated "A-SV-20" Agriculture-Suisun Valley Zoning District. (APN: 0027-030-010). The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Kathy Pease, AICP, Contract Planner)

**Attachments:**    [A - Draft Resolution and Conditions of Approval](#)  
[B - Vicinity Map](#)  
[C - Aerial Photo](#)  
[D - Site Plans](#)  
[E - Initial Study/Mitigated Negative Declaration \(MND\)](#)  
[F - Supplemental Revisions to MND](#)  
[G - Letter from R. Zimmerman](#)  
[H - Response to MND Comments](#)  
[I - Project Info from Duane Morris](#)  
[J - Correspondence](#)

## ANNOUNCEMENTS AND REPORTS

### ADJOURN

*To the Planning Commission meeting of November 18, 2021 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA.*

*The November 4, 2021 Planning Commission meeting is cancelled due to lack of items on the agenda.*