

Solano County

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



Agenda

Thursday, December 16, 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. 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 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 REMOTE TELECONFERENCING

- 1 [PC 21-027](#) Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of December 16, 2021 to January 15, 2022 as a result of the continuing COVID-19 pandemic state of emergency

Attachments: [A - Draft Resolution](#)

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

- 2 [PC 21-024](#) Minutes of October 21, 2021 - Draft

Attachments: [October 21, 2021 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. 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 21-025](#) Public Hearing to consider a Use Permit Application No. U-20-04 for the Turpin Project for the construction of a 4,738 square foot barn styled structure to serve as a medium-sized Special Events Facility (less than 12 events per year) and associated guest studio and secondary dwelling as a vacation rental home and related uses located at 2208 Morrison Lane. The property is designated "A-SV-20" Agriculture-Suisun Valley Zoning District. (APN: 0153-140-240). 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.

Attachments: [A - Draft Resolution](#)
 [B - Location Map](#)
 [C - Aerial View](#)
 [D - Plan Set](#)
 [E - IS-Mitigated Negative Declaration](#)
 [F - MND Comments & Response to Comments](#)
 [G - Wetlands Survey](#)
 [H - General Public Correspondence](#)

- 4 [PC 21-026](#) Public Hearing to consider an ordinance (ZT-21-03) amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update definitions and regulations for certain agricultural and highway commercial uses

Attachments: [A - Draft Zoning Code Amendments](#)
 [A1- Table 21A](#)
 [B - Table 23A](#)
 [C - Table 41A](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of January 6, 2022 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA.