

Solano County

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



Minutes - Final

Thursday, January 20, 2022

7:00 PM

Board of Supervisors Chambers

Planning Commission

In accordance with AB 361, members of the Planning Commission may attend the meeting remotely. Due to COVID-19 and to protect members of the public and 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.

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

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 to Planning Commission, c/o Resource Management, 675 Texas Street, Suite 5500, Fairfield CA 94533 or by email to Planning@SolanoCounty.com. Written comments must be received no later than 8:00 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, 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

The Solano County Planning Commission met on January 20, 2022, 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 Director Terry Schmidtbauer, County Counsel Jim Laughlin, Planning Manager Allan Calder, Senior Planner Nedzlene Ferrario, and Clerks Marianne Richardson and Melissa Catron.

SALUTE TO THE FLAG

ROLL CALL

Commissioners Kay Cayler, Loretta Gaddies, Michael Reagan, Kelly Rhoads-Poston and Chairperson Paula Bauer.

APPROVAL OF REMOTE TELECONFERENCING

- 1 Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of January 20, 2022 to February 19, 2022 as a result of the continuing COVID-19 pandemic state of emergency.

Responding to a statement by Commissioner Reagan, Chairperson Bauer stated that the resolution will allow remote attendance, if necessary, in addition to in person meeting attendance and must be considered monthly.

Chairperson Bauer opened the public hearing. There were no speakers and the public hearing was closed.

On a motion by Commissioner Reagan, and seconded by Commissioner Rhoads-Poston, the remote teleconferencing resolution for January 20-February 19, 2022 was approved. So ordered by 5-0 vote.

APPROVAL OF AGENDA

With no objections of commissioners, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 2 With no objections of commissioners, the minutes of December 16, 2021 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to speak on items not listed in the agenda. Hearing no comments, the public comment hearing was closed.

REGULAR CALENDAR

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Conduct a Public Hearing opened December 16, 2021 and continued to January 20, 2022 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.

Planning Manager Allan Calder stated a correction to Attachment A1 page 4, striking out "Cultural Center" from table item B. Education Uses. Mr. Calder further presented the proposed zoning text amendments to the Commission.

Commissioner Rhoads-Poston spoke of the Solano County Farm Bureau letter received and asked for the pros and/or cons of postponing the Commission's consideration.

Mr. Calder responded that the Airport Land Use Commission recommended this item to the Planning Commission, and that a 2-hour meeting is scheduled January 27, 2022 with members of both the Agricultural Commission and the Farm Bureau.

Resource Management Director Terry Schmidtbauer stated that although they can further meet and discuss the amendments, the County is obligated to make changes to catch up with a 2005 state law. Further stating the Farm Bureau can review and provide comments/recommendations to the Board of Supervisors should the Planning Commission recommend the item move forward.

Commissioner Rhoads-Poston stated the relationship building standpoint in maintaining a good partnership.

Mr. Schmidtbauer reiterated Mr. Calder's upcoming meeting with the Farm Bureau and stated this item was presented to the Land Use and Transportation Policy Committee with Supervisor Spering and Supervisor Vasquez who want the item to come before the Board of Supervisors.

Chairperson Bauer opened the public hearing. After hearing no comments either for or against the project, Chairperson Bauer closed the public hearing.

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission recommended that the Board of Supervisors recommend approval of Item No. PC-22-003, Zone Text Amendment No. ZT-21-03 amending Chapter 28 (Zoning Regulations) of the Solano County Code. So ordered by 5-0 vote.

4

Conduct a Public Hearing to consider Application No. U-05-26 Amendment No. 1 of Edward and Joetta Griffin to allow horse show events, additional accessory buildings and one employee living quarters at the Pleasants Valley

Boarding and Riding Arena located at 7680 Pleasants Valley Road (APNs: 0102-030-170, 230 & 220) in the Exclusive - Agriculture 20-acre minimum (A-20) zoning district; and consider adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan.

Project Planner Nedzlene Ferrario presented the proposed use permit item and the memorandum to the Commission to modify condition no. 4 to clarify the employee housing allowances for the project.

Responding to a question by Commissioner Reagan, Ms. Ferrario stated the Public Works Department determined the current project entrance/exit is adequate for this use, including width and line of sight.

Responding to a question by Commissioner Gaddies, Ms. Ferrario explained the parking code calculation of 38 spaces required for 150 maximum guests, and that the applicant can provide 50 spaces in addition to overflow parking.

Responding to a question by Commissioner Calyer, Ms. Ferrario stated there is no code requirement for horse trailer parking, but the applicant is providing 18 camp/horse trailer spaces.

Responding to a question by Chairperson Bauer, Ms. Ferrario stated the nearest neighbor is greater than 1,000 feet, outside a distance considered noise sensitive.

Responding to a question by Chairperson Bauer, Ms. Ferrario stated having received phone calls but no written comments from Barbara Comfort, a County Agricultural Commissioner, as opposed to the use of public stables in agricultural zones as they are commercially related.

Chairperson Bauer invited the applicant to respond to questions.

Rusty Milliken, the applicant's son and onsite resident, responded to questions raised regarding the entrance/exit, proximity of neighbors and no prior complaints/issues, and ample amount of parking/overflow and turn-around.

Commissioner Cayler spoke of her visit to the project site noting ample width of entrance/exit and line of sight.

Chairperson Bauer opened the public hearing.

A) Vance Mason of Vacaville spoke in favor of the project noting its cleanliness, wide concrete entrance/exit, work with children, and fire safety area for animals.

After hearing no further comments either for or against the project, Chairperson Bauer closed the public hearing.

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission approved Item No. PC-22-004, Use Permit Application No. U-05-26 Amendment 1 for Edward and Joetta Griffin with modified condition no. 4, and adopted the Mitigated Negative Declaration. So ordered by 5-0 vote.

ANNOUNCEMENTS AND REPORTS

There were no announcements or reports.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:41 p.m. The next regular meeting is scheduled for February 3, 2022.