



# Solano County

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

## Minutes - Final Planning Commission

---

Thursday, March 17, 2022

7:00 PM

Board of Supervisors Chambers

---

### CALL TO ORDER

The Solano County Planning Commission met on March 17, 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, Planning Manager Allan Calder, Deputy County Counsel Lori Mazzella, Contract Planner Kathy Pease and Clerk Marianne Richardson.

### SALUTE TO THE FLAG

### ROLL CALL

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

### APPROVAL OF AGENDA

On a motion by Commissioner Reagan, seconded by Commissioner Cayler, the agenda was approved by affirmation.

### APPROVAL OF THE MINUTES

1 [PC 22-013](#)

*Attachments:* [Minutes of February 3, 2022 - Draft](#)

2 [PC 22-014](#)

*Attachments:* [Minutes of February 17, 2022 - Draft](#)

On a motion by Commissioner Cayler, seconded by Commissioner Reagan, the minutes of February 3 and 17, 2022 were approved by affirmation.

### ITEMS FROM THE PUBLIC:

Chairperson Rhoads-Poston 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

- 3**      [PC 22-015](#)      Public Hearing to consider an application for a Minor Revision No. 5 of Use Permit U-79-34 and Minor Revision No. 4 to Marsh Development Permit MD-79-04 for the **FP Smith Project** to include improvements including grading/gravel and fencing to lease eight acres of an 18-acre outdoor storage area of the FP Smith farm machinery and equipment business to Copart, Inc. The project provides an outdoor storage yard in support of Copart's online agricultural vehicle and equipment sales. The project is located at 3190 Ramsey Road within the Marsh Preservation "MP" and Suisun Marsh Agriculture "A-SM-160" Zoning Districts. The subject site straddles both the Primary and Secondary Management Areas of the Suisun Marsh, and is located east of highway 680, and one-half mile east of Fairfield; APN: 0046-050-270.

*Attachments:*      [A - Draft Resolution](#)  
                                 [B - Vicinity Map](#)  
                                 [C - Aerial Photograph](#)  
                                 [D - Site Plan](#)  
                                 [E - Office Trailer Example](#)  
                                 [F - Implements of Husbandry](#)  
                                 [G - Public Works Comments](#)  
                                 [H - BCDC Letter dated Nov. 2, 2021](#)  
                                 [I - BCDC Letter dated Jan. 28, 2022](#)

**Commissioner Reagan recused himself from the public hearing.**

**Planning Manager Allan Calder introduced Contract Planner Kathy Pease who presented the application item to the Commission.**

**Chairperson Rhoads-Poston invited the applicant to speak.**

**Dan Sharp, consultant to the Applicant, spoke of the Smith property history in Solano County and of the project's contribution to the County and farming community.**

**Chairperson Rhoads-Poston opened the public hearing.**

**A) Terrance Strong, Chairman of the Fairfield-Suisun Chamber of Commerce, spoke in support of the item and of its benefits to the community and tax base of Solano County.**

**B) Derrick Lum, Farm Bureau past President, spoke in support of the item and of FP Smith's support of the farming community.**

**C) Scott Tonnesen, Fairfield City Council Member, spoke in support of the item and of Copart returning to the County.**

**Hearing no further comments, Chairperson Rhoads-Poston closed the public hearing.**

Commissioner Bauer stated the project appears straight forward, and that she studied the Bay Conservation and Development Commission (BCDC) materials as a “Go.”

Commissioner Cayler commented on her appreciation of anyone who makes getting farm parts easy.

On a motion by Commissioner Bauer, and seconded by Commissioner Cayler, the Commission adopted a resolution approving agenda Item No. PC 22-015, Use Permit Minor Revision Applications U-79-34-MR5 and MD-79-08-MR4 of FP Smith. So ordered by 4-0 vote; 1 abstain.

- 4      [PC 22-016](#)      Public Hearing to consider a resolution re-authorizing remote teleconference meetings for the period of March 17, 2022 to April 16, 2022 as a result of the continuing COVID-19 pandemic state of emergency.

*Attachments:*      [A - Draft Resolution](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Reagan, the Commission approved agenda Item No. PC 22-016, Remote Teleconferencing for the period of March 17 to April 16, 2022. So ordered by 5-0 vote.

## ANNOUNCEMENTS AND REPORTS

Mr. Calder noted that the April 7, 2022 meeting item will be the continuation of the SF Gun Club from March, 3, 2022.

## ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:20 p.m. The next regular meeting is scheduled for April 7, 2022.