

Solano County

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



Agenda

Thursday, September 1, 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

Phone: To submit comments verbally from your phone, you may do so by dialing: 1-415-655-0001 and entering Access Code 2467 197 1378#. 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 called upon during a public speaking period, you must Press (star)*6 on your phone to Unmute your line. Please Mute (*6) after your presentation.

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

There are no minutes for approval.

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)*6 on your phone to Unmute your line when called upon 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

[PC 22-030](#)

Conduct a noticed public hearing, to consider and make a recommendation to the Board of Supervisors regarding Major Subdivision Application No. S-21-01 (Wagner) for the Middle Green Valley Specific Plan. The application proposes a Large Lot Tentative Subdivision Map to divide 410.9 acres into 27 separate parcels, and a subsequent Small Lot Tentative Subdivision Map to divide 137.2 acres into 322 separate residential parcels and multiple additional parcels for right-of-way, parks and open space, Village Green, Community Service uses, and stormwater detention areas. The property is located near the intersection of Green Valley and Mason Road, within the unincorporated portion of Solano County, north of the City of Fairfield. The property is designated "Specific Project Area" in the General Plan. The property is located within the Middle Green Valley Specific Plan and contains multiple zoning districts that allow a range of land uses, including residential, agriculture, open lands and agritourism. The California Environmental Quality Act (CEQA) provides that residential Projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. Pursuant to the California Environmental Quality Act, the subdivision is consistent with the Middle Green Valley Specific Plan and is within the scope of the certified Middle Green Valley Specific Plan Program EIR, which adequately describes the activity for purposes of CEQA, and no new environmental document is required.

Attachments: [A - Draft Planning Commission Resolution](#)
[B - Large Lot Tentative Map](#)
[C - Small Lot Tentative Map](#)
[D - Phasing Plan](#)
[E - Preliminary Financing Plan](#)
[F - Letters from Green Valley Landowners Association and Green Valley Agricul](#)
[G - Realigned Roadway](#)
[H - Proposed Residential Land Use Table](#)
[I - Lands to be Conserved in Project Area](#)
[J - Vicinity Map](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of September 15, 2022 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA.