



# Solano County

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

## Minutes - Final Planning Commission

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Thursday, October 19, 2023

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Planning Commission met on October 19, 2023 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 Director of Resource Management Terry Schmidtbauer (Webex), Assistant Director James Bezek, Planning Services Manager Allan Calder, Deputy County Counsel Jim Laughlin and Clerk Marianne Richardson.

### SALUTE TO THE FLAG

### ROLL CALL

Present were Commissioners Jack Batson, Paula Bauer and Vice-Chair Michael Reagan.

### APPROVAL OF AGENDA

On a motion by Commissioner Bauer, and seconded by Commissioner Batson, the agenda was approved by affirmation.

### APPROVAL OF THE MINUTES

- 1 [PC 23-013](#) Approve the minutes of the Planning Commission meetings of May 18, 2023

*Attachments:* [May 18, 2023 Minutes - Draft](#)

On a motion by Commissioner Batson, and seconded by Commissioner Bauer, the minutes of May 18, 2023 were approved by affirmation.

### ITEMS FROM THE PUBLIC:

Vice-Chair Reagan invited members of the public to speak on items not on the agenda.

1. Esther Pryor of Fairfield stated concern that an agritourism permit request is again being considered singularly as opposed to part of a comprehensive plan for Suisun Valley. She suggested that a planning position(s) be created dedicated to Suisun Valley (expert in tourism development) that would also

review all scheduled events for potential traffic impacts. She commented the strategic plan is falling short of having regulations and ordinances in place to develop in a well thought out manner.

As there were no further speakers, the public hearing was closed.

## REGULAR CALENDAR

### 2 [PC 23-014](#)

Conduct a noticed public hearing to consider Use Permit Application No. U-22-05 of Anselmo to establish a 14 room hotel, beverage facility, swimming pool, an outdoor activity area to an existing winery, special event facility, and café, and to utilize an existing single-family residence adjacent to the existing winery as a vacation house rental, located at 4949 Suisun Valley Road, Fairfield, within the "A-SV-20" Suisun Valley Agricultural Zoning District, APN: 0149-060-130; the Planning Commission will consider adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act

Attachments:

- [A - Draft Resolution](#)
- [B - Vicinity Map](#)
- [C - Elevation Plan](#)
- [D - Site Plan](#)
- [E - Floor Plan](#)
- [F - Administrative Permit \(AD-17-05\)](#)
- [G - VMT Assessment](#)
- [H - SSWA Will Serve Letter](#)
- [I - U-22-05 \(Anselmo\) Initial Study](#)
- [J - Solano County Orderly Growth Committee Letter](#)
- [K - Public Hearing Notice](#)

**Commissioner Batson recused himself from this public hearing due to his prior involvement with the Orderly Growth Committee which submitted a letter against this application.**

**As there was no longer a quorum present to conduct the public hearing, this item was continued to the next regular meeting date of November 2, 2023.**

### 3 [PC 23-015](#)

Conduct a noticed public hearing to consider General Plan Amendment Application G-23-03 to (1) amend the development and utility provision policies for properties within a designated Municipal Service Area (MSA) pending annexation, and (2) make various non-substantive updates; the proposed amendments are exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) and Section 15308 of the CEQA Guidelines

Attachments:

- [A - Draft Resolution](#)
- [B - General Plan Amendments - Redline](#)
- [C - Revised Tables](#)
- [D - Public Notice](#)

Planning Manager Allan Calder presented the proposed general plan amendments for utilities and development within Municipal Service Areas (MSA) as well as non substantial updates to the Commission stating the revisions are to encourage economic development.

Deputy County Counsel Jim Laughlin provided legal explanation for the proposed revisions stating 2008 General Plan (GP) Land Use Diagram (LUD) shows land use designations within the MSA as Urban Development (residential/commercial/industrial), however the policies in the GP do not describe a clear pathway of servicing/developing that use. The amendments are to ensure our GP is internally consistent and that our policies help implement the land use designation shown on our GP LUD.

Responding to a question by Commissioner Batson regarding potential development, Mr. Laughlin stated most MSA properties are zoned Agriculture use. Parcel owners can petition for a rezoning consistent with the GP land use designation which is Urban Development.

Responding to a question by Vice-Chair Reagan regarding development south of Travis AFB, Mr. Laughlin stated the amendment is directed only for current MSA designated areas shown on the GP LUD and there is no line movement of MSA designations.

Responding to a question by Commissioner Batson regarding development potential of Rio Vista waterfront property in the MSA, Mr. Laughlin stated the amendment would not change what a parcel owner can develop by the land use designation shown on the GP LUD, however it might describe how they can do what is allowed under the land use designation.

Commissioner Batson asked of CEQA impacts in developing apartments on agricultural land, Mr. Laughlin stated the process would likely include a rezone which is subject to CEQA to determine/mitigate potential environmental impacts and would require discretionary review.

Vice-Chair Reagan opened the public hearing.

1. Duane Kromm of Fairfield stated concern this amendment is contradictory to County policy of "What is Urban, shall be Municipal." He commented the MSA are to support city development and posed several questions to Staff which he felt needed more study. He stated the Commission should deny the request and would like to see a complete analysis by the seven (7) cities and Local Agency Formation Commission (LAFCo) before it comes back to the Planning Commission.
2. Michael Zeiss of Suisun City requested clarification of the zoning of parcels in the MSA, and what percentage is zoned for Agriculture.

Mr. Laughlin responded he did not have a percentage figure but that most land within unincorporated Solano County MSA is zoned Agricultural although the GP LUD designates the MSA for Urban uses. There is a difference between what zoning is shown on the GP LUD versus how it is currently zoned. At some point we are to bring our zoning up to full consistency with the GP LUD.

There was discussion of how the MSAs were created and their relationship to a

City Sphere of Influence (SOI). A SOI is first proposed by a City and then are established after a formal public process by the Solano County LAFCo. An MSA is established by the County through the General Plan process and denotes the County's expectation of area that will be annexed to the city during the period the County's General Plan is in effect. While not required, the MSAs in the GP followed the SOIs known in 2008. The MSA reflects those areas in the County that were anticipated to be annexed to a city by 2030.

Responding to the purpose of this amendment by Commissioner Batson, Mr. Laughlin stated this is a cleanup amendment to get all parts of our GP internally consistent which is a legal requirement.

Regarding notification to cities of this amendment, Mr. Laughlin stated that notification is required per government code. Mr. Calder added they have had discussions with Vacaville and Dixon on these matters over several years; and that most of the MSA are addressed in city General Plans with land use designations.

Regarding residential development within an MSA, Assistant Director James Bezek stated that the MSA anticipates annexation by the cities. Many of the MSA have sat undeveloped since 2008 and the idea is to understand how to move forward in a way that will serve the County, the public, and potentially into annexation by cities.

Mr. Laughlin clarified the amendment would not increase development beyond what was contemplated in the 2008 GP which anticipated development by somebody by 2030. That vision has not changed, just the details of how that might occur.

Commissioner Bauer asked of the CEQA exemption determination for this amendment which Mr. Laughlin responded applies only to the proposed policy text revisions and not to any future development.

Mr. Laughlin stated the issue is the LUD shows one thing and the GP text implies something else that could scare people away from future development; we want to make the rules clear for future development within the MSA.

There were no further public comments and the public hearing closed.

Commissioner Bauer motioned to adopt the resolution to recommend this item to the Board of Supervisors, which was seconded by Commissioner Batson. The roll call vote was 2-1 with Vice-Chair Reagan voting no, resulting in a split decision of Commissioners in attendance. Pursuant to government regulations for approval of general plan amendments, an affirmative recommendation must be approved by a majority of the full membership (5) of commissioners, regardless of attendance.

**4**      [PC 23-016](#)

Conduct a noticed public hearing to consider General Plan Amendment Application G-23-04 to adopt policy recommendations made in the 2015 Travis Airport Land Use Plan and the conclusions expressed in the 2018 Travis Sustainability Study to mitigate bird flight hazards to Travis AFB and other county airports; the proposed amendments are exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) and Section 15308 of the CEQA Guidelines

Attachments:     [A - Draft Resolution](#)  
                          [B - General Plan Amendments - Redline](#)  
                          [C - Public Notice](#)

Mr. Calder presented the proposed general plan amendment to require any new land use discretionary permit within 5 miles of County airports to provide an analysis of potential bird strike hazards as part of the permit environmental review process.

Vice-Chair Reagan opened the public hearing.

1. Michael Zeiss of Suisun City supports protecting Travis AFB but felt that striking out avian in order to protect everything else was too strong.

Mr. Calder stated they have evaluated projects near the Rio Vista Airport and the proponents are proposing measures directed by wildlife biologists to mitigate large birds in those habitats which are of greater concern for bird strikes. It was also clarified that the wording was specific to the Travis Overlay Zone directly around Travis Air Force Base. The general concept is to protect lands within the overlay for continued agriculture grazing and non-avian habitat.

Mr. Laughlin added this amendment is for new development projects to prevent creation of new habitat areas that do not currently exist or substantially increase the habitat value of lands that birds might be currently using. Many existing conditions around the flight lines are suitable for birds and those habitats can continue; we do not want to encourage an increase in the amount or size of birds.

Commissioner Bauer asked if the amendment could be revised to address Mr. Zeiss' concern. Mr. Calder stated the land would continue to be habitable for birds; the amendment is asking to not create any additional bird habitat in the areas around airports.

On a motion by Commissioner Bauer, and seconded by Commissioner Batson, the Commission adopted a resolution to recommend General Plan Amendment G-23-04 to the Board of Supervisors. So ordered by 3-0 vote.

## **ANNOUNCEMENTS AND REPORTS**

Mr. Laughlin introduced Deputy County Counsel Holly Tokar to the Commission; she will be assuming his position upon his retirement.

## **ADJOURN**

This meeting of the Solano County Planning Commission adjourned at 8:15 p.m. The next regular meeting is scheduled for November 2, 2023.