



# Solano County

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

## Minutes - Final Planning Commission

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Thursday, December 7, 2023

7:00 PM

Board of Supervisors Chambers

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### AMENDED

#### CALL TO ORDER

The Solano County Planning Commission met on December 7, 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 Resource Management Assistant Director James Bezek, Planning Manager Allan Calder, Senior Planner Eric Wilberg, Contract Planner Kathy Pease, Deputy County Counsel Holly Tokar and Clerk Marianne Richardson.

#### SALUTE TO THE FLAG

#### ROLL CALL

Present were Commissioners Jack Batson, Paula Bauer, Loretta Gaddies Michael Reagan (7:12p.m.) and Chairperson Kay Cayler

#### APPROVAL OF AGENDA

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

#### APPROVAL OF THE MINUTES

There were no minutes for approval.

#### ITEMS FROM THE PUBLIC:

Chairperson Cayler invited members of the public to speak on items not on the agenda:

1. Michael Zeiss commented on the update to the Planning Commission's Rules of Order and Procedure and the Suisun Valley Strategic Plan.

## REGULAR CALENDAR

- 1      [PC 23-021](#)      Conduct a noticed public hearing to consider Rezoning Petition No. Z-22-04 and Use Permit application U-22-03 by Solano Landing LLC to rezone 7.4 acres from Suisun Valley Agriculture “A-SV-20” to Agricultural Tourist Center “ATC” and rezone 0.25 acre from Neighborhood Commercial “CN” to A-SV-20 and establish and operate a Resort Hotel comprised of a local products store, six tasting rooms, restaurant, multi-purpose/dining hall, and 10-cottage hotel. The Planning Commission will also consider the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA) and make a recommendation to the Solano County Board of Supervisors regarding the entitlements. The property is located at 2316 Rockville Road at the southeast corner of Rockville Road and Suisun Valley Road, one-quarter mile north of the City of Fairfield; APN: 0027-200-150

- Attachments:*
- [A - Draft Resolution](#)
  - [B - Rezone Exhibit](#)
  - [C - Development Plans](#)
  - [D - Aerial Photograph](#)
  - [E - Mitigated Negative Declaration, Link to IS-MND, and MMRP](#)
  - [F - Comments Received on MND](#)
  - [G - Response to comments on Mitigated Negative Declaration](#)
  - [H - Summary Tables](#)
  - [I - Public Notice](#)

**Planning Manager Allan Calder** briefly introduced the rezone and use permit application and **Senior Planner Eric Wilberg** who presented the application to the Commission. **Contract Planner Kathy Pease** discussed the Errata Sheet handout to Commissioners with staff recommended changes to the staff report, conditions of approval and mitigation monitoring plan.

The applicant, **James Pierson**, spoke briefly of his project.

**Chairperson Caylor** opened the public hearing to public speakers:

1. **Jerry LeMasters**
2. **Michael Zeiss**
3. **Anthony Russo**
4. **Esther Pryor**
5. **Gary Falati**

As there were no further speakers, **Chairperson Caylor** closed the public hearing.

**Commissioners Bauer, Batson** and **Chairperson Caylor** each commented about the project.

On motion of **Commissioner Reagan** and seconded by **Commissioner Gaddies**, the Commission adopted the resolution as revised by the Errata Sheet to recommend approval to the Board of Supervisors of item **PC 23-021 (Z-22-04 and U-22-03 of Solano Landing LLC and the Mitigated Negative Declaration)**.

So ordered by 4-1 vote, with Commissioner Batson voting No.

## **ANNOUNCEMENTS AND REPORTS**

Mr. Calder reminded Commissioners that the December 21 meeting is cancelled.

## **ADJOURN**

This meeting of the Solano County Planning Commission adjourned at 7:48 p.m. As the December 21, 2023 meeting is cancelled, the next regular meeting is scheduled for January 4, 2024.