

Solano County

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



Minutes - Final- Revised

Thursday, August 19, 2021

7:00 PM

Board of Supervisors Chambers

Planning Commission

Due to COVID-19 and to protect County staff and members of the public, the Board Chambers will be open with distancing measures provided. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20. All or some of the Commissioners will attend the meeting telephonically and participate in the meeting to the same extent as if they were present.

PUBLIC COMMENTS: To submit public comments, please see the options below.

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 or by email to Planning@SolanoCounty.com. Written comments must be received no later than 11:00 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 177 604 5864 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.

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 Marianne Richardson, 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 Commissioner met on August 19, 2021, 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.

Present were Commissioners Kay Cayler (via WebEx), Loretta Gaddies (via WebEx), Michael Reagan, Kelly Rhoads-Poston (via WebEx), and Chairperson Paula Bauer. Also present were Planning Manager Allan Calder, Principal Planner Matt Walsh, County Counsel Jim Laughlin, and Clerks Marianne Richardson and Jennifer Senatore.

SALUTE TO THE FLAG

ROLL CALL

Kay Cayler (via WebEx), Loretta Gaddies (via WebEx), Michael Reagan, Kelly Rhoads-Poston (via WebEx), and Chairperson Paula Bauer.

APPROVAL OF AGENDA

With no opposition from commissioners, the agenda was approved by affirmation.

APPROVAL OF THE MAY 6, 2021 MINUTES

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With no opposition from commissioners, the minutes were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to address the Commission on matters not listed on the agenda but within the subject matter jurisdiction of the Commission. There were no speakers.

REGULAR CALENDAR

2

Public Hearing to consider amendments to the Middle Green Valley Specific Plan No. **SP-20-01**, located north of the Fairfield city limits, near Green Valley and Mason Roads; An Addendum to the Middle Green Valley Specific Plan EIR was prepared pursuant to the California Environmental Quality Act (CEQA). The proposal does not result in any new significant impacts and no additional environmental review is required.

Principal Planner Matt Walsh summarized the proposed Specific Plan

amendments being considered.

Applicant Charity Wagner presented the proposed Specific Plan amendments as well as summarizing work that has been completed by property owners.

Commissioner Reagan asked if the water supply issue has been resolved, and what was the assessment in regard to wells.

Mr. Walsh responded that the Specific Plan has three options, and added that landowners are still in talks with the City of Vallejo which may be added as an option.

Commissioner Reagan commented that these will not be the last amendments brought to the commission.

Mr. Walsh responded they could not promise no additional amendments to the Specific Plan, but at a minimum the commission will be considering tentative map applications for approval to the Board of Supervisors.

Ms. Wagner stated the tentative maps will be submitted by neighborhood, not individual lots.

Commissioner Reagan asked about the distinction of neighborhood plans with 5 or more lots, and 4 or fewer lots.

Mr. Walsh responded that the County considers a Minor Subdivision to be 4 or few lots, and a Major Subdivision is 5 or more lots; each with specific requirements.

Commissioner Reagan asked for distinction of approval authorities as mentioned in his briefing.

Mr. Walsh responded that the proposed wording provides more clarity in that the Conservancy is its own quasi-governmental entity that can provide comments to the County on building applications, but is not an arm of the County.

Commissioner Reagan asked for clarification on the fire station location.

Mr. Walsh responded that the new location is a proposed site for a future fire station, but that it is not a requirement.

Commissioner Rhoads-Posted appreciated Commissioner Reagan's questions and stated she is in support of the project. She further thanked technical staff for remote presentation viewing.

Chairperson Bauer asked for further clarification on the Conservancy, and what recourse does an applicant have in disagreement with the Conservancy.

Mr. Walsh responded that the Conservancy can review private entity applications for design review consistency and submit a letter to the County in support or otherwise. The County can agree, disagree or otherwise. The Conservancy can provide guidance with consistency. The decision-making body of building applications is the County.

Chairperson Bauer opened the public hearing to receive public comments.

Nancy Sweeney is at 4209 Green Valley Road and a resident over 40 years, speaking against the project, stating that this is the first notice she has received about the project. She believes that since 2009 her property zoning has been changing and asked what her property will be zoned with these amendments.

Mr. Walsh responded to her question, describing the zoning changes that have occurred in her area. Mr. Walsh recalled Ms. Sweeney at a prior meeting and her question about subdividing her property. Mr. Walsh indicated that per parcel was redesignated to RF, to allow for a future parcel split.

Ms. Sweeney asked about next steps to appeal the project to the County.

Chairperson Bauer responded that the commission will refer the project to the Board of Supervisors, and that the commission is making no final decisions at this meeting.

Chairperson Bauer asked if any commissioners joined the meeting (via WebEx) after roll call was taken, and Commissioner Gaddies responded that she was present.

On a motion by Commissioner Reagan, and seconded by Commissioner Gaddies, the Commission approved Item No. PC-21-014, Middle Green Valley Specific Plan Amendments (SP-20-01). So ordered by vote of 4 in favor, and 1 abstention.

ANNOUNCEMENTS AND REPORTS

Planning Manager Allan Calder addressed the commissioners in regard to the upcoming California Counties Planning Commission Association annual conference in Eureka on October 15-16, 2021. Clerk Marianne Richardson updated the commissioners and requested email confirmation of attendance.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:52 p.m. The next regular meeting is scheduled for September 2, 2021.