

Solano County

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



Agenda

Thursday, November 3, 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. 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 the Chair or Clerk calls for an item on which you wish to speak, press (star) *3 on your phone to access the "Raise your Hand" feature. When called upon during the public speaking period, the last 2 digits of each phone number with a raised hand will be asked to press (star)*6 to Unmute and provide comment.** 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 REMOTE TELECONFERENCING

- 1 [PC 22-031](#) Consider a resolution authorizing remote teleconference meetings for the period of November 3, 2022 to December 3, 2022 as a result of the continuing COVID-19 pandemic state of emergency.

Attachments: [A - Draft Resolution](#)

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

- 2 [PC 22-032](#) Draft Minutes of August 18 and September 1, 2022

Attachments: [A - Minutes of August 18, 2022 - Draft](#)
[B - Minutes of September 1, 2022 - Draft](#)

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)*3 on your phone to "Raise your Hand" and wait for the clerk to announce the last 2 digits of your phone number. You will be asked to press (star)*6 to Unmute your line 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

- 3 [PC 22-033](#) Conduct a noticed public hearing to consider Use Permit Application No. U-21-05 for the Bella Vista Farms Special Event Facility (Guzman), to convert an existing barn styled structure to serve as a Large Special Events facility located at 7108 Rio Dixon Road, within unincorporated Dixon, California. The property is zoned Exclusive Agriculture 40-acre minimum (A-40). (APN: 0112-080-130). The Project is exempt from the California Environmental Quality Act as recommended by the Solano County Department of Resource Management.
- Attachments:** [A - Resolution and Conditions of Approval](#)
 [B - Location Map](#)
 [C - Site Plans](#)
- 4 [PC 22-034](#) Conduct a noticed public hearing to consider Zoning Petition Z-21-01 by Scott Seibel to rezone 5.2 acres of property from Rural Residential "RR-5" to Rural Residential "RR-2.5". The property is located northwest of the intersection of Shelton Lane and Cromwell Lane, 0.3 miles north of the City of Vacaville; APN 0105-180-650. The Department of Resource Management recommends that this project is exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), common sense exemption.
- Attachments:** [A - Draft Resolution](#)
 [B - Vicinity Map](#)
 [C - Existing & Proposing Zoning Map](#)
 [D - Tentative Parcel Map](#)
 [E - Minor Subdivision \(MS-21-02\) Draft Resolution & Conditions of Approval](#)
- 5 [PC 22-035](#) Conduct a noticed public hearing to consider amendments to the Zoning Regulations (Chapter 28 of Solano County Code) to revise and update sections pertaining to public hearing notices, maximum size for secondary dwellings, wireless communication facilities permit life of approval terms and miscellaneous text corrections.
- Attachments:** [A - Draft Zoning Code Amendments - Redline](#)
 [B - Draft Zoning Code Amendments - Clean](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of November 17, 2022 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA.