



Solano County

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

Minutes - Final Planning Commission

Thursday, November 16, 2023

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on November 16, 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, Deputy County Counsel Jim Laughlin and Clerk Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Jack Batson, Paula Bauer, Loretta Gaddies and Vice-Chair Michael Reagan. Absent: Chairperson Cayler

APPROVAL OF AGENDA

The agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 23-019](#) Approve the minutes of the Planning Commission meetings of October 19 and November 2, 2023

Attachments: [A - October 19, 2023 Minutes - Draft](#)
[B - November 2, 2023 Minutes - Draft](#)

Commissioner Batson asked staff about item #3 (PC 23-015 General Plan Amendment) in the October 19, 2023 draft minutes and there was discussion about why the item was not brought back to the Commission following a 2-1 split decision vote.

On motion of Commissioner Bauer, seconded by Commissioner Reagan, the minutes of October 19, 2023 were approved. So ordered by 2-1 vote with Commissioner Batson voting No, Commissioner Gaddies abstained, and Chairperson Cayler absent.

On motion of Commissioner Bauer, seconded by Commissioner Batson, the minutes of November 2, 2023 were approved. So ordered by 3-0 vote with Chairperson Cayler absent.

ITEMS FROM THE PUBLIC:

Vice-Chair Reagan invited members of the public to speak on items not on the agenda. There were no speakers.

REGULAR CALENDAR

- 2 [PC 23-020](#) Conduct a noticed public hearing to consider adopting a resolution to approve Lot Line Adjustment application LLA-23-03 of Flannery Associates LLC to transfer 17.71 acres of land between two adjacent lots under their ownership located at 2154 Anderson Road, 2.5 miles southwest of the City of Rio Vista, within the Exclusive Agriculture "A-160 zoning district; Assessor's Parcel Nos. 0090-190-230, 240, 250, and 0048-130-240. Both properties are entered into an active Williamson Act contract No. 724. Lot line adjustments are ministerial projects; therefore, are not held to the provisions and requirements of the California Environmental Quality Act (CEQA) per CEQA Section 21080(b)(1)

- Attachments:
- [A - Draft Resolution](#)
 - [B - APN Maps](#)
 - [C - Lot Line Adjustment Maps](#)
 - [D - Lot Summary Table](#)
 - [E - Public Notice](#)

Planning Manager Allan Calder introduced the application and Senior Planner Eric Wilberg who presented the item to the Commission.

Vice-Chair Reagan opened the public hearing to public speakers:

1. Adam Mayhood
2. Rich Melnyk

As there were no further speakers, Vice-Chair Reagan closed the public hearing.

Commissioners Batson, Bauer and Gaddies commented in opposition to the application and County Counsel Jim Laughlin clarified that this is a ministerial action and the Commissioners must make their decision based on the objective findings stated in the resolution.

Commissioner Batson requested a 10 minute recess to review the resolution findings. Vice-Chair Reagan recessed the meeting until 7:35 p.m.

Upon reconvening, Mr. Laughlin stated for the record that Commissioners met as a group in a back room outside of the public's view and would repeat what was discussed in the back room.

Commissioner Batson stated they did not discuss any policy or decisions; they read through resolution findings 1 through 6. Commissioner Gaddies continued by reading aloud findings 7 through 11.

On motion of Commissioner Bauer, seconded by Commissioner Batson, the Commission adopted the resolution to approve Lot Line Adjustment application

LLA-23-03 by Flannery Associates LLC. So ordered by 4-0 vote, with Chairperson Cayler absent.

ANNOUNCEMENTS AND REPORTS

Mr. Calder addressed comments made by Commissioner Batson at the November 2 meeting:

1. Discussion of potential report from Staff with regard to cumulative impacts of future event centers in Suisun Valley.

Planning staff currently has the Suisun Valley Strategic Plan built into the annual work plan with a targeted update on the infrastructure portion over the course of the next year. Mr. Calder will update the Commission as they get further along into that process.

2. Discuss with Staff the procedure of Commissioners to add items to the agenda.

The Planning Commission's Rules of Order and Procedure are currently being updated and will come before the Commission for review, discussion and approval.

3. Discuss the Planning Commission website.

There is an ongoing collective update of the entire County website underway. Individual commissioners wishing to provide Planning Commission website recommendations can contact staff directly.

Mr. Calder stated there will be a December 7 meeting, however the December 21 regular scheduled meeting is cancelled due to Chamber upgrades.

Assistant Director James Bezek stated that this is Mr. Laughlin's last Planning Commission meeting and the Department is very proud of all the work he has done.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:50 p.m. The next regular meeting is scheduled for December 7, 2023.