



# Solano County

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

## Minutes - Draft Board of Supervisors

*Mitch Mashburn (Dist. 5), Chair*

*(707) 784-6130*

*Cassandra R. James (Dist. 1)*

*(707) 784-3261*

*Monica Brown (Dist. 2), Vice Chair*

*(707) 784-3031*

*Wanda Williams (Dist. 3)*

*(707) 784-6136*

*John M. Vasquez (Dist. 4)*

*(707) 784-6129*

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Tuesday, December 9, 2025

9:00 AM

Board of Supervisors Chambers

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### CALL TO ORDER

*The Solano County Board of Supervisors met on the 9th day of December, 2025 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 9:00 A.M.*

### ROLL CALL

*Present were Supervisors James, Brown, Williams, Vasquez, and Chair Mashburn. Chair Mashburn presided. Also present were County Administrator Ian Goldberg and County Counsel Carrie Blacklock.*

### SALUTE TO THE FLAG AND A MOMENT OF SILENCE

*This meeting of the Solano County Board of Supervisors continued with the Salute to the Flag and a Moment of Silence.*

### PRESENTATIONS

1 [25-962](#) Adopt and present a resolution and plaque of appreciation recognizing Dr. Bela T. Matyas, Chief Deputy Health - Health Officer, upon his retirement from Solano County with 15 years of service in the Department of Health and Social Services, and 37 years of dedicated public service (Chair Mashburn)

Attachments: [A - Retirement Resolution](#)

**On motion of Chair Mashburn, seconded by Supervisor James, the Board adopted and presented Resolution No. 2025-253, and a plaque of appreciation recognizing Dr. Bela T. Matyas, Chief Deputy Health - Health Officer, upon his retirement from Solano County with 15 years of service in the Department of Health and Social Services, and 37 years of dedicated public service. So**

ordered by a 5-0 vote. (see Resolution Book)

Enactment No: Resolution No. 2025-253

2 [25-956](#) Present a plaque of appreciation recognizing Public Health Nurse Julie Morgan upon her retirement from Solano County Health and Social Services, Public Health Division, with over 11 years of public service to Solano County and over 13 years of dedicated public service (Supervisor Vasquez)

**On motion of Supervisor Vasquez, seconded by Supervisor James, the Board approved a plaque of appreciation recognizing Public Health Nurse Julie Morgan upon her retirement from Solano County Health and Social Services, Public Health Division, with over 11 years of public service to Solano County and over 13 years of dedicated public service. So ordered by a 5-0 vote.**

3 [25-999](#) Adopt and present a resolution and plaque of appreciation honoring Rex Moffett, Correctional Officer, upon his retirement from the Sheriff's Office with over 30 years of dedicated public service to Solano County (Chair Mashburn)

Attachments: [A - Retirement Resolution](#)

**On motion of Chair Mashburn, seconded by Supervisor James, the Board adopted and presented Resolution No. 2025-254, and a plaque of appreciation honoring Rex Moffett, Correctional Officer, upon his retirement from the Sheriff's Office with over 30 years of dedicated public service to Solano County. So ordered by a 5-0 vote. (see Resolution Book)**

Enactment No: Resolution No. 2025-254

4 [25-980](#) Adopt and present a resolution and plaque of appreciation honoring Colby La Place, Senior Hazardous Materials Specialist, upon his retirement from the Department of Resource Management, Environmental Health Division with over 21 years of dedicated public service to Solano County (Chair Mashburn)

Attachments: [A - Retirement Resolution](#)

**On motion of Chair Mashburn, seconded by Supervisor James, the Board adopted and presented Resolution No. 2025-255, and a plaque of appreciation honoring Colby La Place, Senior Hazardous Materials Specialist, upon his retirement from the Department of Resource Management, Environmental Health Division with over 21 years of dedicated public service to Solano County. So ordered by a 5-0 vote. (see Resolution Book)**

Enactment No: Resolution No. 2025-255

5 [25-944](#) Adopt and present a resolution recognizing December 21, 2025, as National Homeless Persons' Memorial Day in Solano County (Supervisor Vasquez)

Attachments: [A - National Homeless Persons' Memorial Day Resolution](#)

**On motion of Supervisor Vasquez, seconded by Supervisor Williams, the Board adopted Resolution No. 2025-256, recognizing December 21, 2025, as National Homeless Persons' Memorial Day in Solano County. So ordered by a 5-0 vote.**

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(see Resolution Book)

Enactment No: Resolution No. 2025-256

## ITEMS FROM THE PUBLIC

*Chair Mashburn invited members of the public to address the Board on matters not listed on the agenda but within the subject matter jurisdiction of the Board. The following comments were received:*

*A) Linda Cheesman commented on current labor negotiations.*

*B) Nicole Garcia commented on current labor negotiations.*

*C) Julia Hahn commented on current In Home Supportive Services (IHSS) labor negotiations.*

*D) Amber Searcy commented on current labor negotiations.*

*E) Jennifer LaRiviere commented on current labor negotiations.*

*F) Akbar Bibb commented on current labor negotiations.*

## ADDITIONS TO OR DELETIONS FROM THE AGENDA

County Administrator Ian Goldberg commented on Agenda Item No. 14, noting that the attached BOS calendar required an update because it did not reflect the requested cancellation of the February 24, 2026, and December 1, 2026 meetings, nor did it properly highlight the observed holiday for the 4th of July. Mr. Goldberg further stated the two meeting cancellations are due to scheduling conflicts with the NACo and CSAC Annual Meetings. Mr. Goldberg further stated updated copies of the calendar have been provided to both the Board and members of the public.

## APPROVAL OF THE AGENDA

Supervisor Wanda Williams is no longer present at 10:23 a.m.

**On motion of Supervisor Vasquez, seconded by Supervisor James, the Board approved the agenda of the Solano County Board of Supervisors for December 9, 2025, as amended. So ordered by a 4-0 vote with Supervisor Wanda Williams absent.**

Supervisor Wanda Williams returned to the meeting at 10:27 a.m.

## **SPECIAL DISTRICTS GOVERNED BY THE BOARD OF SUPERVISORS**

The Board adjourned as the Board of Supervisors and convened as the Montezuma Fire Protection District Board of Directors, the Suisun Fire Protection District Board of Directors, and the Vacaville Fire Protection District Board of Directors.

### **PUBLIC COMMENT ON CONSENT CALENDAR**

*Chair Mashburn invited members of the public to address the Board on items listed on the Consent Calendar. The following comments were received:*

A) *Liann Stubblefield requested that the Vacaville Fire Protection District be excluded from the proposed consolidation, citing its strong performance during past wildfire events and unique regional needs. Ms. Stubblefield commented in support of the consolidation of Montezuma and Suisun districts, potentially with Rio Vista, based on service patterns and geographic similarities. Ms. Stubblefield further raised concerns regarding proposed impact fee increases and their potential effect on resident retention in California.*

Supervisor Williams voiced concerns over noticing of the communities that are impacted by the fee increase.

In response to Supervisor Williams' comments, Principal Management Analyst Anne Putney stated staff provided notification of the upcoming public hearing per State law guidelines.

Supervisor Vasquez asked when individuals will be required to pay the impact fee and Ms. Putney stated the impact fees are paid when a permit is pulled for construction or new development noting this is not an annual fee that all communities are paying.

In response to a question from Supervisor Williams regarding if staff will be bringing forward an impact fee increase for the Montezuma Fire Protection District, Ms. Putney stated the Montezuma Fire Protection District does not currently have an impact fee.

### **APPROVAL OF THE CONSENT CALENDAR**

**On motion of Supervisor James, seconded by Supervisor Vasquez, the Board approved the following Consent Calendar items by 5-0 vote:**

## CONSENT CALENDAR

### Montezuma Fire Protection District, Suisun Fire Protection District, and Vacaville Fire Protection District

6 [25-995](#) Accept the FY2024/25 annual fire impact fee reports and the five-year findings reports from the Suisun and Vacaville Fire Protection Districts

Attachments: [A - Suisun FY2024-25 Annual Fee Disclosure DRAFT](#)  
[B - Vacaville FY2024-25 Annual Fee Disclosure DRAFT](#)  
[C - Suisun FPD Five-Year Findings Report FYE June 30, 2025](#)  
[D - Vacaville FPD Five-Year Findings Report FYE June 30, 2025](#)

Accepted

## REGULAR CALENDAR

7 [25-964](#) Consider adopting Fire Code 2025 for the Suisun Fire Protection District; Consider introducing the proposed ordinance amending the Suisun Fire Protection District Fire Code 2025 to adopt local amendments; the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment

Attachments: [A - 2025 County Fire Code Amendments - Clean](#)  
[B - 2025 County Fire Code Amendments - Redline](#)

Senior Management Analyst Nancy Nelson introduced the item.

Interim Fire Chief Alfred Abruzzini provided an overview of the proposed ordinance amending the fire codes for the Suisun, Montezuma, and Vacaville fire protection districts.

Supervisor Vasquez requested taking a vote on Agenda Item Nos. 7, 8, and 9 at the same time.

County Counsel Carrie Blacklock stated that since the items are virtually the same, the Board could take the one vote for all three at the same time.

**On motion of Supervisor Vasquez, seconded by Supervisor James, the Board:**  
1) approved the introduction of ordinances amending the fire codes of the Montezuma, Suisun, and Vacaville fire protection districts and adopting by reference the California Fire Code, 2025 edition, together with various modifications, deletions and additions to said codes by title only, waived further reading by a majority vote, and found that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment. So ordered by a 5-0 vote.

8      [25-1020](#)      Consider adopting Fire Code 2025 for the Montezuma Fire Protection District; Consider introducing the proposed ordinance amending the Montezuma Fire Protection District Fire Code 2025 to adopt local amendments; the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment

Attachments:      [A - 2025 County Fire Code Amendments - Clean](#)  
[B - 2025 County Fire Code Amendments - Redline](#)

**On motion of Supervisor Vasquez, seconded by Supervisor James, the Board:**  
**1) approved the introduction of ordinances amending the fire codes of the Montezuma, Suisun, and Vacaville fire protection districts and adopting by reference the California Fire Code, 2025 edition, together with various modifications, deletions and additions to said codes by title only, waived further reading by a majority vote, and found that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment. So ordered by a 5-0 vote.**

9      [25-1021](#)      Consider adopting Fire Code 2025 for the Vacaville Fire Protection District; Consider introducing the proposed ordinance amending the Vacaville Fire Protection District Fire Code 2025 to adopt local amendments; the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment

Attachments:      [A - 2025 County Fire Code Amendments - Clean](#)  
[B - 2025 County Fire Code Amendments - Redline](#)

**On motion of Supervisor Vasquez, seconded by Supervisor James, the Board:**  
**1) approved the introduction of ordinances amending the fire codes of the Montezuma, Suisun, and Vacaville fire protection districts and adopting by reference the California Fire Code, 2025 edition, together with various modifications, deletions and additions to said codes by title only, waived further reading by a majority vote, and found that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) because there is no potential that adoption of this ordinance will cause a significant effect on the environment. So ordered by a 5-0 vote.**

10     [25-986](#)      Sitting as the Board of Directors for the Suisun and Vacaville Fire Protection Districts, conduct a public hearing on increases to the fire impact fee rates; and Consider adopting a resolution for each district to increase their fire impact fees by 2.3%

Attachments:      [A - Suisun Fee Increase DRAFT](#)  
[B - Vacaville Fee Increase DRAFT](#)  
[C - 2026 Fee Adjustments](#)  
[D - CCCI - Construction Cost Index 2021 - 2025](#)

*Chair Mashburn opened the public hearing and invited members of the public*

*to address the Board on this matter and the following comments were received:*

*A) Liann Stubblefield commented in opposition to the recommended impact fee increase.*

*B) Gaul Culley commented on the need for more notification of potential fee impact fee increases and in opposition to an increase in the recommended impact fees.*

Supervisor Williams requested the Board consider not holding the public hearing until more public outreach has been completed, noting she does not feel that the State mandated noticing is enough to ensure everyone knows the Board is considering an impact fee increase. Supervisor Williams further requested staff hold a workshop for the Board to ensure they become educated on the fire protection districts.

*C) Joseph Joyce commented in favor of waiving impact fees for legacy homeowners who are victims of wildfires to enable them to rebuild.*

*Chair Mashburn closed the public hearing.*

Principal Management Analyst Anne Putney introduced the item and provided an overview of the recommended action to approve an increase in fire impact fees.

**On motion of Supervisor Brown, seconded by Supervisor Vasquez, the Board adopted Resolution 25-01 of the Board of Directors of the Suisun Fire Protection District approving inflationary adjusted fire impact fees of 2.3% and adopted Resolution 25-01 of the Board of Directors of the Vacaville Fire Protection District approving inflationary adjusted fire impact fees of 2.3%. So ordered by a 4-1 vote with Supervisor Williams voting no. (see Resolution Book)**

**Enactment No: Resolution No. 2025-01 (Suisun FPD) and Resolution 25-01 (Vacaville FPD)**

## **RECONVENE**

*Adjourn as the Montezuma Fire Protection District Board of Directors, the Suisun Fire Protection District Board of Directors, and the Vacaville Fire Protection District Board of Directors and reconvene as the Board of Supervisors.*

## **PUBLIC COMMENT ON CONSENT CALENDAR**

*Chair Mashburn invited members of the public to address the Board on items listed on the Consent Calendar. The following comments were received:*

*A) Liann Stubblefield commented on Consent Calendar Item No. 20, noting the County needs to make more of an effort to clean up the park.*

B) Gaul Culley commented on Consent Calendar Item No. 20, with questions regarding what restoration work is going to be completed.

Chair Mashburn commented on Consent Calendar Item No. 26, congratulating Mr. Stangler on his retirement from Solano County.

Supervisor Brown commented on Consent Calendar Item No. 18, requesting for assurances that the ARPA funding that was allocated to replace the roof on McCormack Hall are going to be able to be utilized prior to the federal expiration date.

## APPROVAL OF THE CONSENT CALENDAR

On motion of Chair Mashburn, seconded by Supervisor Brown, the Board approved the following Consent Calendar items, as amended to include the recommended changes to Consent Calendar Item No. 14, Attachment A by 5-0 vote:

## CONSENT CALENDAR

11 [25-987](#) Authorize the County's contribution of \$3,000 from the General Fund contribution allocated to District 1 to benefit the following organizations, including the Florence Douglas Center (\$1,000), Solano Community Foundation (\$1,000), Napa Solano Sane-Sart (\$500), and the Veterans Building Council (\$500)

Approved

12 [25-1015](#) Receive and file the Meeting Attendance Reports for the month of November 2025 from the members of the Board of Supervisors; and Receive amended Meeting Attendance Report for District 5 for October 2025

Attachments: [A - BOS Monthly Meeting Attendance Reports - November 2025](#)  
[B - District 5 - Amended Monthly Meeting Attendance Report - October 2025](#)  
[C - BOS Appts Detailed 2025](#)

Received and Filed

13 [25-1026](#) Approve the minutes of the Solano County Board of Supervisors' regular meeting of December 2, 2025

Attachments: [A - December 2, 2025 Draft Minutes](#)

Approved

14 [25-1022](#) Accept the Board of Supervisors' regular meeting calendar for 2026

Attachments: [A - 2026 BOS Meeting Calendar](#)

Accepted

15 [25-1016](#) Approve a Memorandum of Understanding with Community Action Partnership Solano Joint Powers Authority for coordinated entry of homeless services for the term of December 1, 2025-December 31, 2028, for a total of \$253,350; and Delegate authority to the County Administrator to execute the agreement and any subsequent amendments, with County Counsel concurrence, up to an aggregate of \$74,999

Attachments: [A - Coordinated Entry MOU](#)

**Approved**

16 [25-914](#) Accept the FY2024/25 annual fire districts impact fee report and the five-year findings report for the Cordelia Fire Protection District (CFPD), Dixon Fire Protection District (DFPD), Suisun Fire Protection District (SFPD) and Vacaville Fire Protection District (VFPD) as required by Government Code section 66000

Attachments: [A - Cordelia FY2024-25 Annual Fee Disclosure](#)  
[B - Dixon FY2024-25 Annual Fee Disclosure](#)  
[C - Suisun FY2024-25 Annual Fee Disclosure DRAFT](#)  
[D - Vacaville FY2024-25 Annual Fee Disclosure DRAFT](#)  
[E - Cordelia FPD Five-Year Findings Report FYE June 30, 2025](#)  
[F - Dixon FPD Five-Year Findings Report FYE June 30, 2025](#)  
[G - Suisun FPD Five-Year Findings Report FYE June 30, 2025](#)  
[H - Vacaville FPD Five-Year Findings Report FYE June 30, 2025](#)

**Accepted**

17 [25-1017](#) Accept the FY2024/25 Annual Disclosure and Review of the County Public Facility Fee as required by Government Code section 66006(b), including the Solano Transportation Authority Regional Transportation Impact Fee Annual Report, and the Dixon Public Library District Impact Fee Annual Report

Attachments: [A - FY2024/25 Description of County PFF](#)  
[B - Current PFF Summary](#)  
[C - FY2024/25 PFF - Summary](#)  
[D - FY2024/25 PFF Summary Agency Balances](#)  
[E - FY2024/25 180 Day Review](#)  
[F - FY2024/25 RTIF Annual Report DRAFT](#)  
[G - FY2024/25 Dixon PFF report](#)  
[H - FY2024/25 Proof of Publication](#)

**Accepted**

18 [25-1000](#) Consider approval of the CY2026 budget for the Solano County Fair Association

Attachments: [A - SCFA CY2026 Budget](#)

**Approved**

19 [25-996](#) Accept the Quarterly Review of the Statement of Assets of the Solano County Treasury as of September 30, 2025  
*Attachments:* [A - Quarterly Treasury Report](#)  
**Accepted**

20 [25-1001](#) Approve an Appropriation Transfer Request (ATR) for the County Disaster Fund to complete LNU Lightning Complex fire restoration work at Lake Solano Park for \$400,000 recognizing unanticipated insurance revenues offset by project related appropriations (4/5 vote required)  
**Approved**

21 [25-959](#) Approve a two-year contract amendment with Neumo Group, LLC (formerly Avenu Insights & Analytics) for \$16,550,283 to provide managed Information Technology services for the term of January 1, 2026, through December 31, 2027; Authorize the County Administrator to execute the amendment; and Delegate authority to the County Administrator, with County Counsel concurrence, to execute any subsequent amendments up to an aggregate of \$74,999 per fiscal year  
*Attachments:* [A - Neumo Amendment](#)  
[B - Links to Original Contract and Previous Amendments](#)  
**Approved**

22 [25-970](#) Approve a first amendment with Solano County Library Foundation in the amount of \$40,493 for a total contract amount not to exceed \$181,018, to provide an additional tutoring site for the FY2025/26 youth literacy program, *Libraries Leading to Reading*; and Delegate authority to the Director of Library Services to execute the contract amendment and any associated extensions or amendments, with County Counsel concurrence, which are technical or administrative in nature, have no fiscal impact, and are within the guidelines of County policies  
*Attachments:* [A - Solano County Library Foundation First Amendment](#)  
[B - Link to Original Agreement](#)  
**Approved**

23 [25-990](#) Approve a contract with Crestwood Behavioral Health, Inc. for \$4,684,582 to provide adult residential facility services for the period of December 1, 2025 through June 30, 2027; Delegate authority to the County Administrator to execute the contract and any subsequent amendments, with County Counsel concurrence, up to a total aggregate of \$74,999; and Approve an Appropriations Transfer Request for \$1,037,056 to increase appropriations and revenue in the Department's FY2025/26 Working Budget (4/5 vote required)  
*Attachments:* [A - Link to Crestwood Behavioral Health Inc., Contract](#)

**Approved**

24      [25-988](#)      Approve a contract with Innovative Health Solutions for \$85,894 to develop activities related to sustainability of the work done through the CalFresh Healthy Living Program for the period of October 1, 2025 through April 30, 2026; and Delegate authority to the County Administrator to execute the contract and any subsequent amendments, with County Counsel concurrence, up to a total aggregate of \$74,999

Attachments:    [A - Innovative Health Solutions Contract](#)

**Approved**

25      [25-991](#)      Delegate authority to the County Administrator to execute contract amendments, with County Counsel concurrence, to the OCHIN, Inc. Master Service Agreement with the Department of Health and Social Services, Family Health Services, up to a fiscal year aggregate of \$74,999 from FY2025/26 through FY2027/28

Attachments:    [A - OCHIN, Inc. Master Services Agreement](#)

**Approved**

26      [25-913](#)      Adopt a resolution and plaque of appreciation honoring Norm Stangler, Animal Care Specialist, upon his retirement from the Sheriff's Office with over 25 years of dedicated public service to Solano County

Attachments:    [A - Retirement Resolution](#)

**Adopted**

**Enactment No: Resolution No. 2025-257**

27      [25-960](#)      Adopt a resolution renewing the County's ordinance that adopted and approved a Military Equipment Use Policy for the Solano County Sheriff's Office, approve the updated Military Equipment Use Policy, and make findings based on the Solano County Sheriff's Office's annual military equipment report for the period of November 1, 2024 through October 31, 2025

Attachments:    [A - Military Equipment Policy](#)  
                      [B - Annual Report](#)  
                      [C - Fiscal Impact](#)  
                      [D - Resolution](#)

**Adopted**

**Enactment No: Resolution No. 2025-258**

28      [25-978](#)      Accept a donation of one commercial-grade washer-extractor and one tumble dryer from Alliance Laundry Systems Distribution, LLC, to Solano County Animal Care Services; Approve an Appropriation Transfer Request of \$31,078

to record the equipment donation based on the fair market value of the equipment and recognize unanticipated donated revenue (4/5 vote required)

**Approved**

**29      25-966**

Approve the recommendation of the Solano County Park and Recreation Commission to award grants totaling \$9,735 through June 30, 2027, from the Fish and Wildlife Propagation Fund to the Solano Resource Conservation District for public education programming; Solano Land Trust for a blue oak irrigation and planting project; Napa-Solano Audubon Society for environmental education programs; and International Bird Rescue for temporary emergency treatment of injured and/or orphaned wildlife and Suisun Resource Conservation District for public workshops; and Authorize the Director of Resource Management or designee to execute the grant contracts and any necessary modifications that fall within the grant award amounts

Attachments:    [A - FWPF Grant Awards Chart](#)

**Approved**

**30      25-979**

Accept the 2025 Annual Biosolids Land Application Report from the Department of Resource Management

Attachments:    [A - 2025 Biosolids Report](#)  
[B - BACWA Biosolids Memo](#)

**Accepted**

## REGULAR CALENDAR

**31      25-915**

Conduct a public hearing to consider adopting a 2.3% increase in fire protection district impact fees for the Cordelia, Dixon, Suisun, and Vacaville Fire Protection Districts; and Approve a resolution adopting the fire protection impact fees effective February 10, 2026, for each of the respective fire protection districts and authorizing the levying of the fees on the respective jurisdictions

Attachments:    [A - Cordelia 2026 Fee Increase](#)  
[B - Dixon 2026 Fee Increase](#)  
[C - Suisun 2026 Fee Increase DRAFT](#)  
[D - Vacaville 2026 Fee Increase DRAFT](#)  
[E - 2026 Fee Adjustments](#)  
[F - CCCI - Construction Cost Index 2021 - 2025](#)  
[G - 2026 Fee Increase Resolution](#)  
[H - Proof of Publication](#)

Principal Management Analyst Anne Putney introduced the item and provided an overview of the recommended action to approve an increase in fire impact fees.

*Chair Mashburn opened and closed the public hearing with no comments from the public.*

**On motion of Supervisor Brown, seconded by Supervisor Vasquez, the Board adopted Resolution No. 2025-259, adopting fire protection district impact fees on behalf of Cordelia Fire Protection District, Dixon Fire Protection District, Suisun Fire Protection District, and the Vacaville Fire Protection District. So ordered by a 4-1 vote with Supervisor Williams voting no. (see Resolution Book)**

**Enactment No: Resolution No. 2025-259**

**32      [25-994](#)**      Conduct a public hearing required by the Tax and Equity Fiscal Responsibility Act of 1982 (TEFRA) and consider adopting a resolution approving the issuance of revenue bonds by the California Municipal Finance Authority (CMFA), for the benefit of HealthCore Vacaville, LLC (Borrower), in an amount not to exceed \$80,000,000 for the purpose of financing and/or refinancing certain costs of the acquisition, construction, expansion, remodeling, renovation, furnishing, equipping and/or improvement of the health facilities, including real estate, owned and operated by NorthBay Health Advantage, LLC, located within Solano County at 1020 Nut Tree Road, Vacaville, California

**Attachments:**      [A - Resolution](#)  
[B - Public Hearing Notice](#)

Assistant Treasurer/Tax Collector/County Clerk Denise Dix introduced the item and provided an overview of the recommended action.

In response to a question from Supervisor Brown regarding what will happen to the debt should Northbay Health be unable to meet their fiscal obligations, Assistant Vice President for Northbay Healthcare Chris Matthews provided an overview of what the funds will go towards, noting it is not for expansion in the literal sense but to purchase a piece of equipment to enable Northbay to continue to offer specialized cancer services while their older machine is being replaced. Mr. Matthews further stated that the previous bond that was approved in August 2025 has already been closed out and thanked the Board for previously provided ARPA funding.

Supervisor Williams commented in support of the recommended action.

Chair Mashburn opened and closed the public hearing with no comments from the public.

**On motion of Supervisor Williams, seconded by Supervisor James, the Board adopted Resolution No. 2025-260, approving the issuance of revenue bonds by the California Municipal Finance Authority (CMFA), for the benefit of HealthCore Vacaville, LLC (Borrower), in an amount not to exceed \$80,000,000 for the purpose of financing and/or refinancing certain costs of the acquisition, construction, expansion, remodeling, renovation, furnishing, equipping and/or improvement of the health facilities, including real estate, owned and**

operated by NorthBay Health Advantage, LLC, located within Solano County at 1020 Nut Tree Road, Vacaville, California. So ordered by a 5-0 vote. (see Resolution Book)

Enactment No: Resolution No. 2025-260

33      [25-1024](#)      Consider approving the form of the proposed Airport Ground Lease Agreement for private hangars to be executed with 20 separate tenants, covering 35 existing hangars at the Nut Tree Airport, with a 10-year initial term commencing January 1, 2026, one successive 10-year extension option, and an initial rent of \$1.02 per square foot per year with 3% annual increases; Authorize the Airport Manager, with concurrence of the County Administrator and County Counsel, to finalize lease negotiations with the tenants, including revisions deemed necessary and appropriate by County Counsel; Authorize the Airport Manager to execute all Ground Lease Agreements and any subsequent modifications or amendments, with County Counsel concurrence; and Authorize the Airport Manager to take all actions necessary to administer and implement the lease agreements

Attachments:      [A - 1996 Private Hangar Site Lease Agreement](#)  
[B - New Airport Ground Lease Agreement \(Draft Template\)](#)  
[C - Private Hangar Sites and Tenant Assignments](#)

Director of General Services Anthony Tave introduced the item.

Airport Manager Catherine Cook provided an overview of the recommended action to approve ground lease agreements for 35 existing airport hangars.

*Chair Mashburn invited members of the public to address the Board on this matter. There was no public comment.*

**On motion of Supervisor Williams, seconded by Supervisor Vasquez, the Board:** 1) approved the form of the proposed Airport Ground Lease Agreement for private hangars to be executed with 20 separate tenants, covering 35 existing hangars at the Nut Tree Airport, with a 10-year initial term commencing January 1, 2026, one successive 10-year extension option, and an initial rent of \$1.02 per square foot per year with 3% annual increases; 2) authorized the Airport Manager, with concurrence of the County Administrator and County Counsel, to finalize lease negotiations with the tenants, including revisions deemed necessary and appropriate by County Counsel; 3) authorized the Airport Manager to execute all Ground Lease Agreements and any subsequent modifications or amendments, with County Counsel concurrence; and 4) authorized the Airport Manager to take all actions necessary to administer and implement the lease agreements. So ordered by a 5-0 vote.

## RECESS

*This meeting of the Solano County Board of Supervisors recessed at 11:31 A.M. and reconvened at 11:51 A.M. All members were present and Chair Mashburn presided.*

34      [25-968](#)      Receive a presentation on the status of the Solano County Strategic Initiative for Agriculture from the Agricultural Commissioner, funded by a Sustainable Agricultural Lands Conservation Program (SALC) planning grant

Attachments:      [A - Strategic Initiative for Agriculture Executive Summary](#)

Agricultural Commissioner/Sealer of Weights Ed King introduced the item and provided an overview of the work completed by staff with the objective of an agricultural preservation and economic development initiative that would build on the 2023 agricultural assessment and that aligns with the Board's priorities of ag preservation and economic development. Mr. King further stated that following Board direction, the County secured a \$500,000 State Sustainable Agriculture Lands Conservation (SALC) Program planning grant to review and modernize land use policies, assess agricultural infrastructure needs, and develop recommendations to support long-term agricultural economic development. Mr. King noted that after initial delays in contracting, Valley Vision/AG Innovations was engaged, and the project is now progressing with a steering committee and two advisory committees representing agriculture, land use, and infrastructure stakeholders. Mr. King further stated the grant runs from April 2024 to April 2027, with staff intending to return to the Board within approximately one year with a final report and recommendations.

Consultant with Urban Rural Regional Strategies Serena Unger presented an overview of the land use assessment being conducted as part of the broader initiative, focusing on guiding growth, preserving agricultural land, supporting agricultural viability, and strengthening interagency collaboration. Ms. Unger stated the assessment serves as a decision-making tool to identify where new or updated policies and programs may be needed and has already contributed to discussions among the steering committee, advisory committees, cities, and community partners. Ms. Unger noted there is a need to balance population and economic growth pressures with agricultural preservation, given agriculture's importance to the County's economy and the proximity of cities to agricultural lands. Ms. Unger further stated the work being completed is organized around three objectives: guiding growth and agricultural land preservation, supporting agricultural viability through land use policy, and promoting interagency collaboration to establish a coordinated regional framework.

Consultant with Valley Vision Trish Kelly provided an overview of the work completed by Valley Vision to support the County by synthesizing committee input, stakeholder interviews, technical studies, and best practices to address agricultural growth amid increasing pressures from urbanization. Ms. Kelly commented on key challenges faced by the County including water supply and management, infrastructure capacity, farmworker housing, land access for new farmers, regulations, and the loss of the ability to connect farmers to markets. Ms. Kelly provided an overview of potential opportunities such as expanding agricultural easements, supporting next-generation farmers, developing food hubs and value-added processing, streamlining zoning and

permitting, and leveraging the County's ability to finance infrastructure. Ms. Kelly stated it will be necessary for the County to participate in regional collaboration, institutional procurement, agritourism, and coordinated water strategies to strengthen the County's agricultural economy while sustaining community quality of life.

Consultant with The Hatamiya Group, Lon Hatamiya provided an overview of a preliminary economic development plan for the County by building on existing areas such as the Dixon Industrial Agricultural Services Area and proposed potential economic development opportunities which include agricultural processing, agricultural tech incubation, biomannufacturing, and collaboration with UC Davis and the University of California Division of Agriculture and Natural Resources (UCANR). Mr. Hatamiya further provided additional concepts which include multifunctional agricultural land use, food hubs, and aggregation systems, farm-to-school and institutional procurement, agritourism, and expanded food and beverage processing. Mr. Hatamiya noted they will continue to refine their recommendations over the coming months.

In response to a question from Supervisor Williams regarding how the County can help small farmers more, Mr. Hatamiya stated there is a potential for an agricultural overlay and the County could look for ways to streamline some of the regulatory burdens placed on farms.

Supervisor Williams requested staff create a workshop regarding the SALC grant and how the work being completed can bring the presented concepts forward.

*Chair Mashburn invited members of the public to address the Board on this matter and the following comments were received:*

A) *Lisa Howard commented in favor of the work being completed under the SALC grant and thanked the Board and staff for the hard work and collaboration taking place.*

B) *Gaul Culley commented in favor of the work being completed under the SALC grant and commented on the importance of local food and water sources.*

C) *Former Supervisor Duane Kromm commented in favor of the work being completed under the SALC grant, noting it would be a good presentation for the Board to take out into the community and encouraged the Board to continue to attempt to set up a summit with the seven cities.*

Supervisor Brown commented on the importance of remembering that Solano County feeds people both locally and globally and warned that converting farmland to suburban development could threaten food production. Supervisor Brown further commented on the need to remind the public that protecting agricultural land is not just about jobs or development, but about ensuring a stable food supply.

**Received**

35      [25-974](#)      Receive a presentation on the development of the Integrated Water Resources Framework (One Water Framework) funded with American Rescue Plan Act (ARPA) funds; and Consider providing direction on next steps including the development of the water resources component for a Utilities Master Plan

Attachments:      [A - Draft One Water Framework](#)  
[B - Communications and Engagement Plan](#)

Water and Natural Resources Program Manager Misty Kaltreider introduced the item and provided a brief history of the Board's actions that were taken to create the One Water Framework (Framework) for Solano County.

Consultant with Kennedy Jenks Sachi Itagaki provided an overview of the County's process for implementing the Framework noting that it is a collaborative process with a 20 plus member steering committee to support coordinated water management in the County's unincorporated areas that will align with the County's General Plan. Ms. Itagaki further stated the Framework documents existing infrastructure challenges and opportunities, by identifying key issues such as water supply, reliability, limited and aging infrastructure, wastewater constraints, financial challenges for small systems, and drainage and flood management. Ms. Itagaki further stated the Framework will establish shared principles, goals, and strategies to support agricultural economic growth, climate resilience, and multi-benefit water resource management. Ms. Itagaki noted they are making key recommendations that focus on governance and partnerships, policy and funding alignment, data and infrastructure coordination, and continued public engagement. Ms. Itagaki further stated there are three integrated project concepts that were developed for focus areas including waterway maintenance and streamlined permitting, regional multi-benefit drainage and groundwater recharge, and water supply and wastewater assessment studies to right-size solutions that support long-term planning goals. Ms. Itagaki further provided an overview of potential funding opportunities.

*Chair Mashburn invited members of the public to address the Board on this matter and the following comments were received:*

*A) Linda Tenbrink commented that the proposed water regulations rely on fear of groundwater contamination, and she expressed concern about measures going beyond state requirements for well monitoring.*

*B) Lisa Howard offered to host a workshop and tour of Suisun Valley to educate the County and consultants on how water, wastewater, and septic systems currently operate under existing state regulations. Ms. Howard voiced concerns about proposed studies and data collection in Suisun Valley being driven by fear rather than need and emphasized the importance of understanding current practices before spending public funds or considering additional regulation.*

C) Jim Leland requested the Board consider continuing this item until key individuals from the Suisun Valley are back in town and can attend the meeting to voice their concerns and potentially alternate ideas that the Board may want to consider.

Supervisor Brown voiced concerns about flooding and fire impacts in District 2 and asked whether funding might be available to clean out Suisun Creek and require railroad maintenance under the trestle to prevent flooding. Supervisor Brown further asked if the County has funding to address water flows from Lake Curry and Vallejo, noting their impacts on flooding, wildlife, and firefighting support.

In response to Supervisor Brown's comments, Ms. Kaltreider stated staff is actively exploring funding and programmatic permitting approaches similar to Napa County to support creek maintenance in coordination with landowners and other entities. Ms. Kaltreider further stated the City of Vallejo lake system is not operated as a flood control system but is managed proactively to reduce flooding.

Supervisor Williams stated many of the conceptual projects relate to the Suisun Valley, noting that the feedback she has received from recent townhall meetings indicates the community is not interested in sewer systems except in limited areas. Supervisor Williams further stated she supports the Board accepting Ms. Howard's invitation for a tour to gain a better understanding of the needs of wineries as they relate to water and wastewater practices. Supervisor Williams further reiterated the need for continued outreach to the community.

Chair Mashburn stated water is a critical and interconnected component of a countywide infrastructure and noted the need for a holistic data and science driven infrastructure study to guide long term policies and the General Plan update. Chair Mashburn further commented on the need to assess the health of water resources across the entire County rather than singling out any specific area to ensure a sustainable infrastructure for the whole County.

**Received**

36

25-877

The Department of Resource Management recommends that the Board of Supervisors receive a presentation from staff on continued discussion on issues identification for the County's General Plan update with an emphasis on economic development; Provide feedback and direction to staff as needed

Attachments: [A - Interchange Map](#)

Director of Resource Management James Bezdek introduced the item and noted this is the third update being provided to the Board regarding the upcoming General Plan update and is focused on the Board's priority of economic development. Mr. Bezdek noted that staff has continued to coordinate with the cities based on past meetings. Mr. Bezdek further stated

staff is finalizing the Request for Proposals (RFP) for the General Plan update, noting they are working under a proposed two-year schedule for completion of the update. Mr. Bezek further stated that economic development is intended to expand the County's tax base to improve services, quality of life, and long-term fiscal stability. Mr. Bezek further stated that staff and consultants are assessing eight locations along the I-80 corridor for potential economic development noting they expect to receive results of those assessments in early 2026.

Planning Program Manager Allan Calder provided a brief overview of the 2008 General Plan's economic development chapter, noting it focused on targeted growth in manufacturing, logistics, office and professional spaces, agriculture related businesses, and clean energy. Mr. Calder further stated the 2008 General Plan identified strategic opportunity areas such as Lambie, Old Town Cordelia, the Interior Valleys, and Collinsville, emphasized workforce development to reduce citizens commuting out of the County for jobs, and committed to protecting Travis Air Force Base as a cornerstone of the County's economy.

Mr. Bezek further stated that the 2008 General Plan identified that there are limited sites that are available for economic development within the unincorporated areas of the County, noting that Measure T, which places a priority on agricultural land uses and voter approval for changes, has limited the County's ability to generate commercial and industrial tax revenue, creating the need for the Board to hold further discussions about balancing economic development with existing land use constraints. Mr. Bezek further stated the availability of utilities such as water and sewer services also places a limit of economic development projects in the unincorporated County. Mr. Bezek provided an overview of potential economic development solutions including development at the I-80 interchanges and agritourism.

Supervisor Brown requested the Board consider returning to this conversation in January 2026 to allow her and the other Board Members to digest the information provided.

Supervisor Williams commented in favor of Supervisor Brown's comments noting that there are many items that need to be addressed before the Board makes a decision about economic development including meeting with Orderly Growth to discuss Measure T, how to incorporate the SALC grant, and the need for the Board to engage with a consultant that has the expertise in economic development as it relates to agriculture.

Supervisor James commented in favor of bringing this item back, noting she agrees with Supervisor Brown and Supervisor Williams. Supervisor James further stated she appreciates that even though District 1 is considered urban, staff still has reached out to look at creatively including District 1. Supervisor James noted there is a need for a countywide "one Solano" approach that connects economic development, One Water, and urban areas, particularly given the fact that District 1 has limited unincorporated

lands.

Supervisor Vasquez commented that for Solano County, economic development is fundamentally about increasing County revenues, noting that while agriculture is vital to Solano County, it generates limited tax revenue. Supervisor Vasquez further stated the County collects limited sales tax overall and there has long been a need for additional revenue to fund services, employee obligations and community needs. Supervisor Vasquez commented on distinguishing between economic development that grows the economy and strategies that directly increase county revenues.

In response to Board Member comments Mr. Bezek stated the department's goal was to make the Board aware that revenue growth requires future discussions about land use or other revenue mechanisms with municipal services and utilities being identified as key limitations on revenue generating development.

Chair Mashburn stated that while he agrees decisions do not need to be made at today's meeting, there are several projects that will be completed in early 2026 including the SALC Grant, the One Water Framework, and the I-80 Corridor Study which will all feed in into the upcoming General Plan, making the need to hire a consultant quickly a priority. Chair Mashburn commented on the tight timeline, noting it is important to begin compiling data and reports now so that the General Plan update can proceed efficiently once a consultant is on board.

Discussion was held regarding the 2008 General Plan timeline and the timeline that is planned for the 2027 General Plan update. Mr. Calder commented on potential options to provide greater flexibility with Williamson Act properties.

In response to Mr. Calder's comments, Chair Mashburn stated staff needs to take a holistic look at agricultural protections. Chair Mashburn stated the County needs to consider hiring an economic development advisor who has expertise on this subject.

In response to Chair Mashburn's comments, County Administrator Ian Goldberg stated there is already an allocated position within the budget; however, labor negotiations have caused a backlog of work in the Human Resources Department. Mr. Goldberg noted, staff will look at getting that position filled as soon as possible.

Supervisor Brown commented on the need to consider additional meetings for land use presentations.

*Chair Mashburn invited members of the public to address the Board on this matter and the following comments were received:*

A) *Lisa Howard commented in favor of the Board's discussion, noting that*

*there is a need for the County to clarify its goal of sales and property tax generation to the stakeholders and consultants, noting that in doing so, efforts will focus on revenue generation activities such as processing, agritourism, and taxable sales while still supporting traditional agriculture.*

B) Linda Tenbrink commented on the projected I-80 Interchange study, specifically the Chadborne interchange. Ms. Tenbrink further commented that septic systems are a great land use preservation tool.

C) Jim Leland commented on the need for the Board to work out how to take commodity agriculture and convert it to direct consumer agriculture that generates taxes. Mr. Leland referenced a future study of the Suisun Valley, noting he believes the Board will be surprised by the economic output possibilities. Mr. Leland further requested Board consideration for the placement of the I-80 Corridor Study on a future agenda for public input.

Supervisor Williams requested a meeting that is specific to the General Plan.

Chair Mashburn commented in favor of a two-day Board retreat once a consultant is hired to provide information on how the Board is going to move forward with the General Plan update.

All Board members were in favor of Chair Mashburn's recommendation.

D) Former Supervisor Duane Kromm commented on the need for the County not only to focus revenue generation but also the costs of providing services to newly created areas. Mr. Kromm further requested staff consider providing PowerPoints to the public as part of the agenda packet distribution.

Received

#### **ITEMS FROM THE PUBLIC con't**

There were no additional comments from the public.

#### **BOARD MEMBER COMMENTS AND REPORTS ON MEETINGS**

*Chair Mashburn invited members of the Board to make comments or reports on meetings. The following comments were received:*

A) Supervisor James commented on the end of her first year as a Supervisor noting it has been a year of growth and learning and she is honored to be serving District 1 and Solano County. Supervisor James noted she attended the CSAC Annual Conference in San Jose and shared some of the topics that were addressed during the sessions. Supervisor James noted there will be an Accessible Transportation Town Hall meeting on December 10, 2025 which is being hosted by Assemblywoman Lori Wilson. Supervisor James noted she will be co-hosting the Candy Cane Lane Toy and Food drive in partnership with several Vallejo City Council Members and local small businesses. Supervisor James wished everyone a happy holidays.

B) Supervisor Brown stated the City of Benicia will be holding its 31st Annual Holiday Parade and Market on December 13, 2025. Supervisor Brown wished everyone a happy holidays.

C) Supervisor Williams commented on her attendance at the CSAC Annual Conference and shared some of the topics that were addressed during the sessions. Supervisor Williams commented on an event that took place the previous weekend titled Love in Action, which provided food, showers, and an opportunity for people to obtain job interview tips and resume writing help. Supervisor Williams wished everyone a happy holidays.

D) Chair Mashburn wished everyone a happy holidays and encouraged everyone to reach out to their neighbors during the holiday season.

## CLOSED SESSION

*The Solano County Board of Supervisors recessed to Closed Session at 2:36 P.M. to discuss the following matters with no action to report:*

37

25-1023

1) CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code § 54957.6): Solano County representatives: Director of Human Resources Niger Edwards, Charles Sakai, Sloan Sakai Yeung & Wong LLP, Asst. Director of Human Resources David Pak, Human Resources Manager Nick Balolong, County Administrator Ian Goldberg and Assistant County Administrator Debbie Vaughn. Employee organizations: Teamsters, Local 150 for Unit 1 (Attorneys); SEIU Local 1021 for Unit 2 (Nurses), Unit 5 (Health and Welfare Employees), Unit 7 (Regulatory, Technical and General Services Employees), Unit 8 (General Services Supervisors), Unit 9 (Clerical Employees) and Units 82, 87, 89, and 90 (Extra Help Employees); Solano County Deputy Sheriff's Association for Unit 3 (Law Enforcement Employees) and Unit 4 (Law Enforcement Supervisors); Public Employees Union, Local One for Unit 6 (Health and Welfare Supervisors) and Unit 16 (Mid-Management Employees); Stationary Engineers, Local 39 for Unit 10 (Skilled Craft and Service Maintenance Employees); Union of American Physicians and Dentists for Unit 11 (Physicians, Dentists and Psychiatrists); Solano County Probation Peace Officer Association for Unit 12 (Probation Employees) and Unit 15 (Probation Supervisors); Solano County Sheriff's Custody Association for Unit 13 (Correctional Officers); Teamsters, Local 856 for Unit 14 (Correctional Supervisors); Solano County Law Enforcement Management Association for Unit 17 (Law Enforcement Management) and Unit 18 (Sheriff's Office Management); Professional and Technical Engineers, Local 21 for Unit 19 (Executive and Senior Management); Unit 60 Legislative Group; Unit 61 (unrepresented Executive Management Employees), Unit 62 (unrepresented Senior Management Employees) and Unit 30 (Confidential Employees)

2) CONFERENCE WITH LABOR NEGOTIATORS (Pursuant to Government Code § 54957.6) In Home Supportive Services Authority representatives: Director of Human Resources Niger Edwards, Assistant Director of Human

Resources David Pak, Human Resources Manager Nicholas Balolong, County Administrator Ian Goldberg, Assistant County Administrator Debbie Vaughn: Employee organization: SEIU Local 2015

**No action to report.**

**ADJOURN:**

*This meeting of the Solano County Board of Supervisors adjourned at 2:37 P.M. Next meeting of the Solano County Board of Supervisors will be January 6, 2026, at 9:00 A.M., Board Chambers, 675 Texas Street, Fairfield, California.*

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**MITCH H. MASHBURN Chair**  
**Solano County Board of Supervisors**

**IAN GOLDBERG, Clerk**  
**Solano County Board of Supervisors**

**By \_\_\_\_\_**  
**Alicia Draves, Chief Deputy Clerk**