



Solano County

675 Texas Street
Fairfield, California 94533
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Meeting Minutes - Draft Planning Commission

Thursday, June 5, 2025

6:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on June 05, 2025 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 6:00 p.m.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Paula Bauer, Kay Cayler, Hector De La Rosa, Loretta Gaddies and Jonathan Richardson.

Solano County staff members present were Resource Management Director, James Bezek, Principal Planner, Matt Walsh, Deputy County Counsel, Holly Tokar, Senior Civil Engineer, Jeffrey Barich, Planning Consultant, Kathy Pease and Clerk Priscilla Olney.

APPROVAL OF AGENDA

The agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 25-027](#) Approve the minutes of the Planning Commission meeting of May 15, 2025

Attachments: [May 15, 2025 Minutes - Draft](#)

The minutes of May 15, 2025 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson De La Rosa invited members of the public to speak on items not on the agenda. There were no speakers.

REGULAR CALENDAR

- 2** [PC 25-028](#) **Public Hearing** to consider Use Permit Application No. U-23-03 of Westervelt Ecological Services to develop the Cache Slough Mitigation Bank, a private commercial mitigation bank on approximately 330-acres. The project is located within unincorporated Solano County immediately northeast of the city limits of Rio Vista, at the southernmost reach of the Yolo Bypass at the confluence of Cache Slough, Sacramento River, and Steamboat Slough. The Planning Commission will also consider adoption of a Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA). APNs: 177-110-260 and 177-150-010.

Attachments:

[A - Planning Commission Resolution](#)

[B - Project Location Map](#)

[C - Aerial Photograph of Site](#)

[D - Zoning Map](#)

[E - Existing Site Elevations](#)

[F - Proposed Site Elevations](#)

[G - Cache Slough Water Crossing Structure](#)

[H - Project Site Photographs](#)

[I & J - Links to Mitigated Negative Declaration and Response to Comments](#)

[K - Public Outreach](#)

Prior to Staff presentation, Chair De La Rosa asked if the Commission would like to disclose anything regarding the agenda item. Commissioner Bauer noted that she met with Angela Lagneaux and her colleague, both of Westervelt Ecological Services, at the site on June 2, 2025, for a couple of hours discussing the project. Chair De La Rosa noted that he spoke on the phone with Ms. Lagneaux regarding the project and met with Angela and her colleague a week prior to the Planning Commission Meeting for an hour discussing the project.

Matt Walsh introduced County Consultant Kathy Pease who presented the Conditional Use Permit U-23-03 to the Commission. Representatives on behalf of the applicant, Westervelt Ecological Services, were also present.

Westervelt representative Hal Holland, Western Region Director, and Angela Lagneaux, Project Manager, presented company history and a brief overview of the project.

The Commissioners had questions and comments for the applicants.

Chairperson De La Rosa opened the public hearing. There were no speakers. Chairperson De La Rosa closed the public hearing.

Chairperson De La Rosa had clarifying questions and comments for staff and the applicant regarding the proposed resolution.

On motion of Commissioner Richardson, seconded by Commissioner Cayler, the Commission adopted a resolution to approve Use Permit Application No. U-23-03, subject to the recommended conditions of approval, with the changes requested by Chairperson De La Rosa. So ordered by a 5 0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Bezek mentioned that there were no agenda items scheduled for the next Planning Commission meeting on June 19, 2025.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 6:47p.m. The June 19, 2025, meeting is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for July 3, 2025, at 6:00 p.m.