



Solano County

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

Meeting Minutes - Draft Planning Commission

Thursday, May 15, 2025

6:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on May 15, 2025 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 6:03 p.m.

SALUTE TO THE FLAG

ROLL CALL

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

Absent: Commissioner Jonathan Richardson

Solano County staff members present were Resource Management Director, James Bezek, Planning Manager, Allan Calder, County Surveyor, Chris Ferrucci, Deputy County Counsel, Holly Tokar and Clerk Priscilla Olney.

APPROVAL OF AGENDA

The agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 25-018](#) Approve the minutes of the Planning Commission meeting of May 1, 2025

Attachments: [May 1, 2025 Minutes - DRAFT](#)

The minutes of May 1, 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 25-026](#) Public hearing to consider adopting a resolution approving Lot Line Adjustment Application No. LLA-25-02, submitted by the Calestini Family Trust and Barbara Beckworth Living Trust. The proposal involves transferring 8.7 acres between two adjacent parcels located at 6378 Pedrick Road, approximately 4.9 miles southeast of Dixon, within the Exclusive Agriculture 80-acre (A-80) zoning district (APNs 0143-100-030 and 0143-100-040). Both parcels are under active Williamson Act Contract No. 392. The project qualifies for a Class 5 Categorical Exemption under CEQA Section 15305(a) for Minor Alterations in Land Use Limitations.

Attachments: [A - Draft Resolution](#)
 [B - Public Notice](#)
 [C- APN Map](#)
 [D - Project Location Map](#)
 [E - Existing and Proposed Lot Line Adjustment Maps](#)
 [F - Lot Summary Table](#)

Planning Manager Allan Calder introduced Associate Planner Stevie Villatoro who presented the Lot Line Adjustment LLA-25-02 to the Commission. The applicant for Beckworth was present.

It was noted by Ms. Villatoro that the staff report, resolution and public notice that were originally submitted included a class 5 CEQA exemption for the project, which was incorrect. Lot line adjustment applications are ministerial projects and not subject to CEQA, and this finding was revised in the resolution.

Chair De La Rosa had questions for the applicant as to the driving force of the lot line adjustment. The applicant responded that the Calestini property is up for sale and that the driving force was to make the lot line consistent with the boundary of the agricultural fields and keep the Beckworth property in the family.

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

On motion of Commissioner Bauer, seconded by Commissioner Gaddies, the Commission adopted the resolution as proposed to approve item Lot Line Adjustment LLA-25-02 subject to the recommended conditions of approval. So ordered by a 4-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder reminded the Commissioners of the Planning Commission Rules and Procedures regarding visitation of sites. Mr. Calder stated that it has come to staff's attention that an applicant has reached out and expressed interest in reaching out to the Commissioners on an individual basis for site visits. It was clarified by Ms. Tokar that if a Commissioner decides to go on a site visit, they must disclose the site visit, along with any information learned that is not in the staff report, at the Planning Commission meeting where the item is agendaized.

Mr. Calder also mentioned that there will be a Planning Commission meeting on June 5, 2025.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 6:18 p.m.
The next regular meeting is scheduled for June 5, 2025 at 6:00 p.m.