

Solano County

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



Minutes - Final

Thursday, December 16, 2021

7:00 PM

Board of Supervisors Chambers

Planning Commission

Due to COVID-19 and to protect members of the public and County staff, members of the public are encouraged to participate in the meeting telephonically. 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.

Email/Mail:

If you wish to address any item listed on the Agenda, or Closed Session by written comment, please submit comments in writing to the Planning Commission by U.S. Mail or by email to Planning@SolanoCounty.com. Written comments must be received no later than 11:00 a.m. on the day of the meeting.

Phone:

To submit comments verbally from your phone, you may do so by dialing: 1-415-655-0001 and using Access Code 2467 197 1378 on your phone. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

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.

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

The Solano County Planning Commission met on December 16, 2021, 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 Director Terry Schmidtbauer, County Counsel Jim Laughlin, Planning Manager Allan Calder, Contract Planner Kathy Pease, and Clerk Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Commissioners Kay Cayler, Loretta Gaddies (via WebEx), Michael Reagan, Kelly Rhoads-Poston and Chairperson Paula Bauer.

APPROVAL OF REMOTE TELECONFERENCING

- 1 Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of December 16, 2021 to January 15, 2022 as a result of the continuing COVID-19 pandemic state of emergency

Chairperson Bauer opened the public hearing. There were no speakers and the public hearing was closed.

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the remote teleconferencing resolution was approved. So ordered by 4-0 vote; 1 abstention.

APPROVAL OF AGENDA

With no objections of commissioners, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

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With no objections of commissioners, the minutes of October 21, 2021 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to speak during public comment on items not listed in the agenda. Hearing no comments, the public comment hearing was closed.

REGULAR CALENDAR

3 Public Hearing to consider a **Use Permit Application No. U-20-04** for the **Turpin Project** for the construction of a 4,738 square foot barn styled structure to serve as a medium-sized Special Events Facility (less than 12 events per year) and associated guest studio and secondary dwelling as a vacation rental home and related uses located at 2208 Morrison Lane. The property is designated "A-SV-20" Agriculture-Suisun Valley Zoning District. (APN: 0153-140-240). The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management.

Project Planner Kathy Pease presented the proposed use permit project.

Responding to a question by Commissioner Reagan of a shelter-in-place plan, Mr. Calder stated a condition of approval is included that applicant submit a plan to the Resource Management Director prior to operations.

Responding to a question by Commissioner Rhoads-Poston, Ms. Pease stated there is no condition on event timing or number of events per month.

Commissioner Reagan asked if the property owner will be present during events. Ms. Pease responded that it is an owner-occupied use.

Responding to a question by Commissioner Gaddies, Ms. Pease stated the County would track events and if found to exceed the permitted use, would be in violation of the conditions and grounds to revoke the permit.

Responding to a question by Chairperson Bauer, Ms. Pease stated there is no condition that the property owner must be present during events.

Responding to a question by Commissioner Gaddies, Ms. Pease stated her understanding is the events would be private by invitation-only by the owner. County Counsel Jim Laughlin clarified that this is a business operation where the owner would rent the event facility to clients who will host the events, and there is no requirement that the owner be present during events.

Chairperson Bauer invited the applicant, Susan Turpin, to respond to questions. Ms. Turpin stated she will be on the property during events to ensure they are within the community guidelines. Ms. Turpin further provided an introduction and brief overview.

Chairperson Bauer opened the public hearing.

Linda Russum, an adjacent property owner, spoke against the project citing concerns of septic use, traffic safety, noise, evacuation safety, multiple event centers, and potential transfer of use.

Joseph McNeil provided consult on and spoke in favor of the project and its alignment with the General Plan.

Greg Plough, local valley wine maker, spoke in favor of the project to increase

tourism.

Kristin Herman, a Morrison Lane resident, spoke against the project citing concerns of the agricultural production timeline, and cumulative noise, traffic and fire/evacuation safety impacts of 3 special event centers with same-day events.

After hearing no further comments either for or against the project, Chairperson Bauer closed the public hearing.

Chairperson Bauer stated she visited the project location and has concerns of traffic, fire safety and noise impacts, and is unable to make a finding that this project would not be a nuisance.

Responding to a question by Commissioner Rhoads-Poston, Mr. Calder stated the Rosalynd Winery special event center was approved at the Zoning Administrator meeting earlier that morning and believed Suisun Creek only offered tasting.

Responding to a question by Commissioner Rhoads-Poston, Mr. Calder believed the 5-year agricultural production timeline would be transferable from owner to owner.

Commissioner Rhoads-Poston asked if any traffic mitigation measures are planned along Suisun Valley Road.

County Surveyor Stephen Fredericks spoke of Farm to Market projects along the valley to bring to county road standards, and that traffic lights and extra lanes were not determined warranted by traffic engineering.

Resource Management Director Terry Schmidtbauer spoke of the 5-year Capital Improvement Plan including implementation of Suisun Valley roadway improvements.

Commissioner Cayler spoke of Morrison Lane residents welcoming the project, and believes the project to be an asset to Suisun Valley.

Commissioner Reagan stated he would like the County to prioritize secondary access and shelter in place plan.

On a motion by Commissioner Rhoads-Poston, and seconded by Commissioner Cayler, the Commission approved Item No. PC-21-025, Use Permit Application No. U-20-04 for the Turpin Project and adopted the Mitigated Negative Declaration. So ordered by 3-2 vote.

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Public Hearing to consider an ordinance (ZT-21-03) amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update definitions and regulations for certain agricultural and highway commercial uses

Mr. Calder requested the Chapter 28 Zoning Code Update item be continued to the January 20, 2022 meeting to confer in further detail with agricultural community.

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission approved to continue Item No. PC-21-026, Zone Text Amendment No. ZT-21-03 for Chapter 28 Zoning Code Update, to the January 20, 2022 meeting. So ordered by 5-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder stated the next regular meeting of January 6, 2022 is cancelled due to lack of items on the agenda.

Responding to a question by Chairperson Bauer, Mr. Laughlin stated if meeting less than once a month, the remote teleconferencing resolution would extend to the next available meeting.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:55 p.m. The January 6, 2022 Planning Commission meeting is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for January 20, 2022.