

Solano County

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



Agenda - Final

Thursday, February 20, 2020

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. 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 Jamielynn Harrison, 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

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 20-010](#)

Attachments: [January 16, 2020](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by

the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 20-007](#) PUBLIC HEARING to consider and make a recommendation to the Board of Supervisors on the following three applications of Bill Morgan: 1) to amend the General Plan land use designations on a portion of the subject property from Specific Project Area to Agriculture and Rural Residential; 2) to rezone portions of the subject property from Exclusive Agricultural 20-acre minimum (A-20) to Rural Residential 2.5-acre minimum (RR-2.5), Rural Residential 5-acre minimum (RR-5), and Rural Residential 10-acre minimum (RR-10); and 3) to subdivide the subject property into 19 lots. The project is known as Lands of Morgan and development is proposed in three (3) phases. The 310.5-acre property is located at the southwest corner of Cantelow and Gibson Canyon Road, within the unincorporated portion of Vacaville. APN: 105-110-070, 100, 440, 450; 105-160-130; 105-170-150, 010 (Application No.: GP-18-01, Z-18-01 and S-18-02; Project Planner: Nedzlene Ferrario)

Attachments: [A - Location Map](#)
 [B - General Plan Amendment and Rezone](#)
 [C - Tentative Subdivision Map](#)
 [D - Proposed Development Phasing Table](#)
 [E - Draft Resolution General Plan Amendment and Rezone](#)
 [F - Initial Study Mitigated Negative Declaration](#)
 [G - Comment Letter](#)
 [H - Water System Plan](#)
 [I - Preliminary Detention Pond Plan](#)

- 2 [PC 20-008](#) Nominations and Elections of Chairperson and Vice Chairperson

Attachments: [Planning Commission Appointment and Attendance Report \(2019\)](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of March 5, 2020, at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA