

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Minutes - Final**

**Thursday, October 21, 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](mailto: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](http://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 October 21, 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.

Present were Commissioners Kay Cayler, Michael Reagan, Kelly Rhoads-Poston, and Chairperson Paula Bauer. Also present were Resource Management Director Terry Schmidtbauer, County Counsel Jim Laughlin, Planning Manager Allan Calder, Senior Planner Kristina Heredia, Contract Planner Kathy Pease, and Clerk Marianne Richardson.

### SALUTE TO THE FLAG

### ROLL CALL

Kay Cayler, Michael Reagan, Kelly Rhoads-Poston and Chairperson Paula Bauer.

### APPROVAL OF AGENDA

On a motion by Commissioner Reagan, and seconded by Commissioner Rhoads-Poston, the agenda was approved by affirmation.

### APPROVAL OF THE MINUTES

1

On a motion by Commissioner Cayler, and seconded by Commissioner Reagan, the minutes of September 2, 2021 were approved by affirmation.

2

On a motion by Commissioner Cayler, and seconded by Commissioner Reagan, the minutes of September 16, 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, Chairperson Bauer closed the public comment hearing.

## REGULAR CALENDAR

3

Public Hearing to consider a resolution authorizing remote teleconference meetings for the period of October 21-November 20, 2021 as a result of the

continuing COVID-19 pandemic state of emergency

**Responding to a question from Commissioner Cayler, Planning Manager Allan Calder stated that the bill allows for thirty (30) day time frames. County Counsel Jim Laughlin stated that the new legislation is written for exemption of certain teleconference Brown Act requirements which initially must be passed in-person. Mr. Laughlin further stated that subsequent 30-day extensions, if warranted by the Commission, can be approved remotely.**

**On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission approved Item No. PC-21-021, Resolution authorizing Remote Teleconference Meetings. So ordered by 4-0 vote.**

**4**

Public Hearing to consider a Minor Use Permit application, MU-21-08 (Smith), a proposal for a 3,200 sq. ft. residential accessory structure (outdoor pavilion with an associated kitchen), located at 4211 Green Valley Road, 1 mile northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0148-100-040.

**Senior Planner Kristina Heredia presented the minor use permit for consideration.**

**Responding to a question by Chairperson Bauer, Ms. Heredia stated there is no limit to the number of events for private residence use.**

**Responding to a question by Commissioner Rhoads-Poston, Ms. Heredia stated this permit is for private residence use and not to be rented for commercial use where limits would apply for number of events and attendees.**

**Chairperson Bauer invited the applicant to speak.**

**The applicant, Ronald Smith, spoke of his objectives for the outdoor pavilion to accommodate family gatherings of his extended family where gatherings are traditionally child-friendly and without music.**

**Responding to a question from Chairperson Bauer, Mr. Smith stated he designed this facility to accommodate a maximum of 50 family members and can accommodate 41 vehicles on his property.**

**Chairperson Bauer opened the public hearing for comments from members of the public.**

**Sharon Walker, sister of the applicant, spoke in favor of the project and how the pavilion will bring back family gatherings.**

**Hearing no further comments, Chairperson Bauer closed the public hearing on this item.**

**Commissioner Cayler spoke of envy in having a large space for family reunions.**

**Chairperson Baur spoke of the emails received from the public concerned with noise, and stated she drove past the property. Mr. Smith invited the Commission to his property to see the development activities.**

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission approved Item No. PC-21-022, Minor Use Permit Application No. MU-21-08 (Smith). So ordered by 4-0 vote.

- 5 Public Hearing** to consider **Use Permit** for **Application No. U-19-08** for the **Bally Keal Project**. The Project would establish a new medium-sized winery, add a 6,000 square foot expansion to an existing building for a winery, distillery and tasting room, a future 6,000 square foot expansion to the south side of the building for equipment storage and convert an existing 12,000 square foot building to establish a large Special Events Facility in association with the winery. In addition, an existing 1,800 square foot building would be removed and rebuilt. The property is 79.29 acres in size, located at 4286 Suisan Valley Road, one mile southwest of the City of Fairfield. The property is designated "A-SV-20" Agriculture-Suisun Valley Zoning District. (APN: 0027-030-010). 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, AICP, Contract Planner)

**Contract Planner Kathy Pease presented the use permit for consideration.**

**Responding to a question from Commissioner Reagan. Ms. Pease stated that County Environmental Health has reviewed the project and determined it meets restroom facility requirements.**

**Responding to a question from Chairperson Bauer, Ms. Pease stated that County Public Works conducted traffic counts and determined this use would not significantly or cumulatively increase traffic impacts.**

**Mr. Calder stated a traffic study was completed in May 2020, and the volume did not warrant a right turn lane.**

**Responding to commissioner questions regarding traffic counts during stay at home orders, Ms. Pease stated a vehicle miles traveled analysis was subsequently completed in March 2021.**

**Pejman Mehrfar stated that Public Works reviewed data August 2021 of average daily traffic and speed limit of Suisun Valley Road. Public Works did not determine warrant for stop sign or left turn lane.**

**Chairperson Bauer opened the public hearing for comments from members of the public.**

**Rich Zimmerman, a neighbor east of the project, spoke against the project regarding noise and that a "65 dBA LDN" limit where LDN is a day-night average is not appropriate for this facility and that "65 dBA" is appropriate. He further stated concerns with hydrology and Williamson Act.**

**Paul Friend, project architect, spoke in favor of the project and of the project design and architecture.**

**Tony Alejandra spoke in favor of the project, welcoming a new winery facility.**

**Tom Bell spoke in favor of the project and future employment opportunities.**

Ben (?), who works at the project site, spoke in favor of the project and of drainage enhancements.

Glen Wilson spoke in favor of the project and opportunity to use the facility.

Patrick Stack spoke in favor of the project and adding Suisun Valley to their wine group list.

Bill Bowers spoke in favor of the project as a future county resident.

Kevin Gilliam spoke in favor of the project as a new winery and facility for gatherings.

Diane Zimmerman stated she is not against the project but that the County needs to consider the noise and traffic impacts by adding this project as the seventh event facility in the Suisun Valley.

Jerome Reich spoke in favor of the project and of its state-of-the-art winery and future employment opportunity.

The applicant, Joe Cassidy, spoke of the project and of a future bike lane on Suisun Valley Road, that there would be no backup at his facility entrance, of hydrology and Dan Wilson Creek, and the re-purposing the existing structures for this project.

Sterling Albert, the winery/distillery project engineer, spoke in favor of the project and of its "green" design.

Hearing no further comments, Chairperson Bauer closed the public hearing on this item.

On a motion by Commissioner Rhoads-Poston, and seconded by Commissioner Cayler, the Commission approved Item No. PC-21-023, Use Permit Application No. U-19-08 for the Bally Keal Project with removal of "LDN" from resolution item 18.a. So ordered by 4-0 vote.

## **ANNOUNCEMENTS AND REPORTS**

There were no announcements or reports.

## **ADJOURN**

This meeting of the Solano County Planning Commission adjourned at 8:17 p.m. The November 4, 2021 Planning Commission meeting is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for November 18, 2021.