

Solano County

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



Agenda - Final

Thursday, February 21, 2019

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 Kristine Sowards, 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 19-009](#) January 17, 2019 PC Minutes

Attachments: [draft minutes](#)

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 19-013](#) Public Hearing to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: defer this matter to a future Planning Commission meeting date
- 2** [PC 19-012](#) Public Hearing to consider and make a recommendation to the Board of Supervisors on Rezoning Petition No. Z-17-04 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5". The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Recommend that the Board of Supervisors approve the Rezoning Petition

Attachments: [A - PC Resolution Z-17-04](#)
 [B - Assessors Parcel Map](#)
 [C - Vicinity Map](#)
 [D - Rezoning Exhibit](#)
- 3** [PC 19-014](#) Public Hearing to consider and make a recommendation to the Board of Supervisors on a proposed Ordinance, Zone Text Amendment No. ZT 17-03, to amend Chapter 28 of the Solano County Code relating to legal, nonconforming churches within the Suisun Valley Agriculture "A-SV-20" and Agricultural Tourist Center "ATC" zoning districts to allow for the expansion of such uses subject to discretionary approval via the use permit amendment process. (Project Planner: Eric Wilberg) Staff Recommendation: recommend the Board of Supervisors approve the zone text amendment

Attachments: [A - Draft Ordinance Nonconforming Churches](#)
 [B - Location Map](#)
- 4** [PC 19-010](#) NOMINATION and ELECTION of Chairperson and Vice Chairperson for the ensuing year

Attachments: [Planning Commission appointment & attendance report \(2018\)](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of March 7, 2019 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*