

Solano County

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



Agenda - Final

Thursday, May 16, 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 19-020](#) April 18, 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 19-022](#) PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-10-11 to amend an existing use permit for the Green River Tap Room to recognize the on-going use of the Restaurant and Bar, and to add outdoor dining and beverage service with entertainment and events on a portion of the property. The property is located at 4513 Putah Creek Road, south of the City of Winters in the Commercial Service “C-S” Zoning District (APN: 0103-160-010). The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Michael Yankovich) Staff Recommendation: Approval

Attachments: [A - Conditions of Approval](#)
 [B - Site Plan](#)
 [C - Vicinity Map](#)
 [D - Aerial Map](#)
 [E - PC resolution](#)
- 2** [PC 19-021](#) PUBLIC HEARING regarding establishing General Plan policies for Cache Slough. (Project Planner: Nedzlene Ferrario)

Attachments: [A - Cache Slough Region within Solano County](#)
 [B - Priority Habitat Resotration Areas in the Delta Plan](#)
 [C - Cache Slough Region within the Legal Delta](#)
 [D - Tidal Wetland Project Locations in Cache Slough](#)
- 3** [PC 19-023](#) PUBLIC HEARING to consider an appeal of the Director of Resource Management’s denial of Administrative Permit Application No. AD-18-02 of Leeanna Ellis for an outdoor special events facility for up to 6 events per year with up to 150 attendees. The property is located at 5580 Nicholas Lane, a 31.9-acre parcel approximately 2.5 miles east of the City of Vacaville in an Exclusive Agriculture “A-40” Zoning District, APN: 0141-090-250. (Project Planner: Karen Avery) Staff Recommendation: Deny appeal and affirm the Director of Resource Management’s decision of denial

Attachments: [A - Draft Resolution](#)
 [B - Parcel Map Bk 15 Pg 88](#)
 [C - Restraining Order](#)
 [D - Appellate Court Opinion](#)
 [E - Section 28.73.30\(B\)\(6\) Standards](#)
 [F - Application with 2002 Road Maintenance Agreement](#)
 [G - Dixon Fire Department Letter](#)
 [H - Denial Letter from Director of Resource Management](#)
 [I - Ellis Appeal Request](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of June 6, 2019 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*