



Solano County

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

Minutes - Final Planning Commission

Thursday, January 19, 2023

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on January 19, 2023, 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 Director of Resource Management Terry Schmidtbauer, Planning Services Manager Allan Calder, Deputy County Counsel Jim Laughlin, Contract Planner Kathy Pease, and Clerks Melissa Catron and Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Commissioners Paula Bauer, Kay Cayler, Loretta Gaddies (Webex), Michael Reagan (7:04 pm) and Chairperson Kelly Rhoads-Poston.

APPROVAL OF REMOTE TELECONFERENCING

- 1 [PC 23-001](#) Adopt a resolution to authorize remote teleconference meetings for the period of January 19, 2023 to February 18, 2023 as a result of the continuing COVID-19 pandemic state of emergency

Attachments: [A - Draft Resolution](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Cayler, the Commission adopted a resolution for remote teleconferencing for the period of January 19 to February 18, 2023. So ordered by 3-0 vote; 1 abstain.

APPROVAL OF AGENDA

On a motion by Commissioner Cayler, and seconded by Commissioner Bauer, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 2 [PC 23-002](#) Approve the minutes of the Planning Commission meeting of December 15, 2022

Attachments: [Minutes of December 15, 2022 - Draft](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Cayler, the minutes of December 15, 2022 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Rhoads-Poston invited members of the public to speak on items not listed in the agenda. There were no speakers.

REGULAR CALENDAR

- 3 [PC 23-003](#) Conduct a noticed public hearing to consider Use Permit Application No. U-21-05 for the Bella Vista Farms Special Event Facility (Guzman) for an existing barn styled structure to serve as a Special Event Facility located at 7108 Rio Dixon Road, within unincorporated Dixon, California. The property is zoned Exclusive Agriculture 40-acre minimum (A-40). (APN: 0112-080-130). The project is exempt from the California Environmental Quality Act as recommended by the Solano County Department of Resource Management

Attachments: [A - Resolution and Conditions of Approval](#)
[B - Location Map](#)
[C - Site Plans](#)
[D - Public Notice](#)

Planning Manager Allan Calder introduced Contract Planner Kathy Pease who presented the event facility project to the Commission. Ms. Pease noted this item was continued at the November 3, 2022 meeting with concern of setback regulations that have since been removed from the zoning code. Staff recommendation is that the Commission amend Condition of Approval No. 19 from 65 dBA to 65 dB at the property line.

Responding to questions by Commissioner Bauer, Ms. Pease and Mr. Schmidtbauer explained the difference between 65 dBA and 65 dB. Mr. Pease stated a public comment was received from a non-resident parcel owner, and that the nearest residence to the event facility is 1,000 feet.

Chairperson Rhoads-Poston invited the applicant to speak.

Angelina Guzman briefly spoke of how the facility got started and of her community outreach efforts for this project.

Chairperson Rhoads-Poston opened the public hearing. There were no speakers and the public hearing was closed.

On a motion made by Commissioner Cayler, and seconded by Commissioner Reagan, the Commission adopted the resolution to approve PC 23-003, use permit application U-21-05, with amendment to Condition of Approval No. 19 from 65 dBA to 65 dB at the property line. So ordered by 5-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder noted the February 2, 2023 commission meeting is cancelled.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:14 p.m. The February 2, 2023 meeting is cancelled due to lack of items on agenda. The next regular meeting is scheduled for February 16, 2023.