



Solano County

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

Minutes - Final Planning Commission

Thursday, August 15, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on August 15, 2024 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.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Jack Batson, Kay Cayler, Hector De La Rosa, Loretta Gaddies and Chairperson Paula Bauer.

Also present were Resource Management Director James Bezek, Planning Manager Allan Calder, Assistant Planner Abigail Pipkin, Deputy County Counsel Holly Tokar and Clerk Marianne Richardson.

APPROVAL OF AGENDA

On motion of Commissioner Cayler, seconded by Commissioner Gaddies, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 24-019](#) Approve the minutes of the Planning Commission meeting of June 6, 2024; continued from June 20, 2024 agenda

Attachments: [A - June 6, 2024 Minutes - Draft](#)

Commissioners Cayler and Gaddies abstained due to their absence from the June 6 meeting.

On motion of Commissioner Batson, seconded by Commissioner De La Rosa, the minutes of June 6, 2024 were approved by affirmation.

- 2 [PC 24-020](#) Approve the minutes of the Planning Commission meeting of June 20, 2024

Attachments: [A - June 20, 2024 Minutes - Draft](#)

Commissioner De La Rosa abstained due to his absence from the June 20 meeting.

On motion of Commissioner Cayler, seconded by Commissioner Batson, the minutes of June 20, 2024 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to speak on items not on the agenda. There were no speakers.

REGULAR CALENDAR

- 3 [PC 24-021](#) Conduct a noticed public hearing to consider Use Permit application No. U-24-07 by Nicholas Stevens of American Asphalt for a General Cottage Industry Type II home-based business, and to allow for accessory buildings in aggregate, greater than 5,000 sf on lots over four (4) acres in the Rural Residential (RR-5) zoning district, located at 4585 Pace Lane, approximately two (2) miles north of the City of Vacaville, APN 0106040140. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303.

Attachments:

- [A - Draft Resolution & Conditions of Approval](#)
- [B - Assessors Parcel Map](#)
- [C - Project Location Map](#)
- [D - Site Plan](#)
- [E - Project Description](#)
- [F - Floor Plan with Described Business Use](#)
- [G - Elevation Plans](#)
- [H - Accessory Structure Calculation](#)
- [I - B2019-0022 Site Plan](#)
- [J - Existing Structures Compliance](#)
- [K - Drainage Memo and Stormwater Mgt Plan](#)
- [L - Private Road Maintenance Agreement](#)
- [M - Zoning Consistency Standards Evaluation](#)
- [N - Public Notice](#)

Planning Manager Allan Calder introduced Abigail Pipkin who presented the use permit application to the Commission and stated proposed revisions to the draft resolution that were presented in the staff report; resolutions with redlined revisions were distributed to commissioners.

Bill Micora, neighbor of applicant, spoke for the applicant and noted that several of Mr. Stevens' neighbors were in attendance in support of the permit.

Mr. Micora provided response to questions from Commissioners Batson and De La Rosa regarding operating days and size/weight of trucks.

Chairperson Bauer opened the public hearing:

1. *William Hall, neighbor of applicant - For*

Hearing no further speakers, Chairperson Bauer closed the public hearing.

On motion of Commissioner Cayler, seconded by Commissioner Gaddies, the Commission adopted the resolution as amended to approve item PC 24-021, Use Permit application U-24-07 of Nicholas Stevens. So ordered by a 5-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder stated there were no items on agenda for the September 5 meeting and therefore would be cancelled; and no items were yet on agenda for September 19.

Commissioner Batson stated he will be moving and therefore resigning from the Commission; this will be his last meeting.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:26 p.m. The September 5 meeting is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for September 19, 2024.