

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of June 1, 2017

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of May 18, 2017 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No 1-

PUBLIC HEARING to consider an ordinance amending Chapter 28 of the Solano County Code establishing noise regulations for land uses in the unincorporated area of Solano County. (Project Planner: Michael Yankovich) Staff Recommendation: To withdraw the Draft Noise Ordinance from further consideration.

Since this item was continued at the Planning Commission's April 6, 2017 meeting, staff has met with landowners from different areas of the county regarding the draft noise ordinance. Based on the comments received, staff believes the best approach at this time is to withdraw the Draft Noise Ordinance from further consideration. This will allow staff to conduct further public outreach.

Since there were people from the public wishing to speak, Chairperson Cayler opened the floor for comments.

Linda Tenbrink, 5260 Gordon Valley Road, Fairfield, agreed with the staff recommendation to withdraw the ordinance. She provided to the commission numerous letters in support of the withdrawal.

Bob Ecker, 6430 Gordon Valley Road, Napa, stated that he is the owner of Seven Artisans Winery in the Suisun Valley. He said that he agrees with staff's recommendation to withdraw further consideration of this item at this time. Mr. Ecker said that his patrons have expressed their enjoyment of the live music they provide. He said he believed the music is a non-issue and has not heard of any complaints in opposition to the music. Mr. Ecker said that he and his wife bring in many tax dollars to the county and are a benefit to Solano County and the Suisun Valley.

Since there were no further speakers, Chairperson Cayler closed the floor to comments.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to withdraw the Noise Ordinance from further consideration. The motion passed 4-1 with Commissioner Walker dissenting.

Item No 2-

PUBLIC HEARING to consider an Amendment to Use Permit No. U-82-52 (**Skaggs Trucking**) to a previously approved use permit for an Agricultural Trucking Repair Shop which would permit the addition of a Farm and Ranch Supply Store and an Agricultural Trucking business. The project is located on 8.18 acres located at 5164 Fry Road, Vacaville, in an "A-40" Exclusive Agricultural District. APN-0137-020-130. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Jim Leland)

Staff requested that this item be continued to resolve questions pertaining to the proposed development.

A motion was made by Commissioner Walker and seconded by Commissioner Rhoads-Poston to continue this item to the meeting of June 15, 2017. The motion passed unanimously.

Item No 3-

PUBLIC HEARING to consider Rezoning Petition No. Z-16-01 and Certificate of Compliance No. CC-16-09 of **Pokrajac Properties** to align the zoning designations with the current General Plan designations. The property is under four zoning designations – rural residential, agricultural, neighborhood commercial and service commercial. The General Plan designations are Highway Commercial and Service Commercial. The applicant is proposing to rezone the properties eliminating the rural residential, agricultural zoning and neighborhood commercial and recognizing the General Plan designations approved by the 2008 Solano County General Plan. Total number of acres being rezoned is 16.64 acres. The project site is located on the northeast corner of Midway Road and Hartley Road in unincorporated Solano County outside the boundaries of the City of Vacaville, APN's: 0106-210-180, 190 and 0106-150-400. The Planning Commission will also consider adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)

Karen Avery gave a brief presentation of the written staff report. The report stated that the site is mostly vacant land with mature non-native eucalyptus trees at the north and south end of

the property and a single line of non-native eucalyptus trees bordering Hartley Road. The property is enclosed with a chain link fence along Hartley and Midway, and barbed wired fencing along I-505. The property currently has several storage containers on-site used for storage of tools and materials to maintain property by the property owner. There are no permanent structures on the property. The majority of the property is flat with a berm running north/south near Hartley Road. In the past, the center of the property was used as a materials borrow pit to construct the Interstate 505 and Midway Road overpass and subsequently the majority of topsoil was stripped off the property. The majority of the property is vegetated with annual grasses.

Ms. Avery noted that no development of the property is proposed at this time. However, because the property is located adjacent to the boundaries of the City of Vacaville and because Midway Road is a City of Vacaville maintained road, the project proponent has agreed to comply with the City of Vacaville's Gateway Plan for the portion of the property that is being rezoned to Highway Commercial. Also, for any development within the property being rezoned to highway commercial, the developer will be required to enter into an agreement with the City of Vacaville regarding road improvements to Midway Road.

The applicant, Daniel Pokrajac appeared before the commission. He stated that his family has owned the subject property since 2005 and prior to their purchase the property was an eyesore and a public nuisance. He specified that they had met with county and city officials to implement a plan to clean up and secure the property after which they received numerous compliments from neighbors, local residents, and law enforcement. He said they have cooperated and actively participated in the county's efforts to establish an appropriate land use and the purpose for their application now is to bring the property into conformance with the county's general plan zoning designation.

Kevin Pokrajac also appeared before the commission and spoke in favor of the proposal. He stated that he has been an active engineer in the State of California for 38 years and has been extensively involved with establishing projects along the freeway. He said he reviewed what is being proposed and complimented the county on their general plan designations.

Tom Phillippi, Phillippi Engineering, 425 Merchant Street, Vacaville, stated that they have not only met with county staff but also with representatives of the City of Vacaville to make sure their proposed project is in conformance with their Gateway Plan. Mr. Phillippi said that it is difficult to market a piece of property when four different zoning designations exist making it even more difficult that those designations are not in conformance with the general plan. He said that they are proposing this rezoning of the property to bring it into conformance, but noted that there is no proposed project at this time.

Cindy Steele, 7491 Hartley Road, Vacaville, stated that she is an area resident who lives in close proximity to the property. She stated that currently the strip of land along Hartley Road is a buffer between the residents and this property, and she is concerned with how this rezoning will affect their neighborhood which is rural in character. She was also concerned about increased traffic, noting that there are already two Giant Travel centers in the area. She understood there is no proposal in the works at this time, but stated that it is important for the neighbors to voice their concerns now rather than later down the road.

Marjorie Susan Hogue, 7372 Paddon Road, Vacaville, voiced concern about the future use of the property stating that this is a rural residential area and she would like it to remain that way.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

Commissioner Walker commented that it would be difficult to complete an environmental analysis with the absence of an actual project and he presumed that if someone were to bring in a specific proposal, staff would then look at the issues such as lighting, water, noise, etc. in much more detail. Ms. Avery confirmed Mr. Walker's statement and noted that even the allowed uses would be required to have an architectural and design review performed and at any point the proponent applies for a building permit the project would be reviewed. She stated that if a conditional or minor use permit were to be required, the project would go before a public hearing.

Commissioner Walker commented that the City's Gateway Plan is very stringent and encouraged the applicant to be sure to familiarize themselves with the plan.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Rhoads-Poston to recommend to the Board of Supervisors to adopt the Negative Declaration and approve Rezoning Petition No. Z-16-01. The motion passed unanimously. (Resolution No. 4645)

Item No 4 -

General Plan Amendment Application No. G-15-01, Rezoning Petition No. Z-15-01 and Policy Plan Overlay No. PP-15-01 of **Rockville Trails Preserve** to change the General Plan designation on a portion of the property from Rural Residential to Agricultural. The applicant is also requesting a rezoning of a portion of the property from Rural Residential/Policy Plan Overlay to Agricultural/Policy Plan Overlay. The rezoning will allow public open space uses to a privately owned, working ranch by allowing use of the site by hikers, trail runners, mountain bicyclers, equestrians, and other low-impact recreation and educational users. The property is located west of Rockville Road and Suisun Valley Road, outside the City of Fairfield, APNs: 0153-080-100, 110, 120, 130 and 0153-060-060 and 070. The Planning Commission will also consider adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)

Karen Avery provided a brief background on the site history. In the 1975 *West Central Solano County General Plan*, the 1200-acre portion of the Project site was designated "Very Low Density Residential with a Planned Unit Development". The housing density for most of that area was set at 0.5 du/ac (dwelling unit per acre). The 1980 Solano County General Plan re-designated the 1200 acres as Rural Residential. In 2008, the Board of Supervisors recognized the existing rural residential land use designation and approved a general plan amendment to allow an onsite community wastewater treatment facility. At the same time, the Board also approved rezoning of a portion of the property from Exclusive Agricultural (A-20) with a Planned Unit Development designation to Rural Residential (RR2.5) and Exclusive Agricultural (A-20), with a Policy Plan Overlay. The Board also approved a major subdivision application (Rockville Trails Estates) which proposed to subdivide the entire 1500-acre property into 370 residential lots which ranged in size from 1 acre to 20 acres. Along with these approvals, the Board certified an Environmental Impact Report for the project. Ms. Avery also discussed the use on the existing property and the elements of proposed project.

Nicole Byrd Braddock, Executive Director, Solano Land Trust and Sue Wickham, project manager of the Rockville Trails Preserve provided a slide presentation describing what the land trust is, its mission and goals, and gave a more in depth look at the project details.

Chairperson Cayler asked about the availability to the park for someone who has limited mobility. Ms. Wickham stated that they plan on having a low mobility trail which will be a .8 mile loop with benches and will include interpretative signage. She pointed out the area on the site map saying that it will not be paved but will be low impact to allow for those persons with wheelchairs, walkers, or strollers.

Chairperson Cayler opened the public hearing.

Roger Merrill, 604 Cherry Court, Fairfield, spoke on behalf of the Green Valley Landowners Association. The association submitted a letter voicing their strong support for the changes being requested in helping this to become a reality as a natural park in their community. He said as a personal note, he has been on the property several times and it is pleasantly remote and one of the few places in Solano County where it feels like you have stepped back into the past because it is untouched and magnificent. Mr. Merrill stated that he appreciated how the Land Trust included the homeowners association in the planning of this project and valued their thoughts and opinions.

Kristin Herman, 4950 Claremont Street, stated that her father owns property on Morrison Lane which borders the eastern portion of the subject property. She noted that she submitted a letter to staff voicing her concerns. She had questions about the service access. Ms. Herman said that there are no contiguous trails or roads or anything that follow the eastern side of the property and so she questioned the language in the report where it states that no further improvements are expected. She said although no improvements are expected, it does not state that there will not be any improvements. She also questioned what the general maintenance would be. Ms. Herman said that the area is a nice and quiet area and they would like it to remain that way. She talked about the report where it noted if there are any deviations or changes from the uses described, there would be an amendment made to the project. She wanted to ensure that any amendment would also include looking at an EIR, the reason being that the properties on the eastern side differ a lot from the rest of the property such as soil erosion and the cultural and environmental sensitive areas which tend to be more on the eastern side.

Linda Russum, 2206 Morrison Lane, Fairfield, voiced concern with the statement that there would be no further improvements expected to those service access areas other than general maintenance. She wanted to know what general maintenance would be occurring when there is nothing to maintain. She said there are no ATV trails and no trails other than a few non-contiguous cow paths. She noted that she also submitted a letter to staff voicing her concerns.

Nicole Byrd Braddock reappeared before the commission. She explained that there are two pieces of infrastructure that are related to the cattle operation that are in that eastern area; one is the fence where they perform perimeter checks to make sure the fences are in good shape, and the other is an old stock pond that needs to be maintained.

Linda Seifert, 4254 Green Acres Court, Fairfield, spoke about the history of the property and stated that it has always been a priority of the Green Valley Landowners Association to have this land maintained forever in open space. She said the Land Trust raised the money to buy this property and they came forward and listened to the landowners, listened to the neighbors and to the Board of Supervisors and to the Planning Commission and to staff, and then came forward with what she believed is a plan that is going to be magnificent for Solano County.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

A motion was made by Commissioner Bauer and seconded by Commissioner Rhoads-Poston to recommend that the Board of Supervisors adopt the Mitigated Negative Declaration for the project and adopt General Plan Amendment No. G-15-01, Rezoning Petition No. Z-15-01, and Policy Plan Overlay No. PP-15-01. The motion passed unanimously. (Resolution No. 4646)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.