

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of March 21, 2013

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Mahoney, Rhoads-Poston, Cayler, Walker and Chairman Boschee

EXCUSED: _____

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Louie, Contract Planner; Jim Laughlin, Deputy County Counsel; Nick Burton, Civil Engineer, and Kristine Letterman, Planning Commission Clerk

Items from the floor:

June Guidotti, 3703 Scally Road, Suisun, stated that she believes Commissioners Boschee and Mahoney have a conflict of interest with regard to agenda item no. 2 and that they should recuse themselves from voting on the item. She also asked that her testimony she previously gave in the Sheriff's office (case #131303) be recognized.

The Minutes of the regular meeting of November 15, 2012 were approved as prepared with Commissioner Walker abstaining.

1. **NOMINATION and ELECTION** of Chairperson and Vice-Chairperson for the ensuing year.

It was motioned and seconded to nominate Commissioner Boschee and Commissioner Rhoads-Poston as Chairperson and Vice-Chairperson respectively. The motion passed unanimously.

2. **PUBLIC HEARING** to consider the **Northeast Dixon Agricultural Services Area – Solano County General Plan Implementation**. NE Dixon area is designated on the Solano County General Plan for limited industrial and agricultural services that are in support of the region's agricultural economy. The 721+/- acre NE Dixon area contains a mix of "MG" General Manufacturing and "A" Agricultural zoning districts. The General Plan implementation would create a new "AS" Agricultural Services district and related zoning definitions and rezone the existing "A" Agricultural zone parcels within the NE Dixon Agricultural Services Area to the new "AS" Agricultural Services district. The existing zoning on the "MG" parcels would be retained. Development & Design Guidelines for the NE Dixon Agricultural Services Area would be adopted to ensure orderly development and design compatibility with City of Dixon criteria.

Also being considered is the adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management (Project Planner: Jim Louie) **Staff Recommendation:** Recommend approval to the Board of Supervisors.

Jim Louie reviewed the staff report which summarized the general plan process, the proposed Agricultural Services District, and the rezoning of A-40 land in the Northeast Dixon area. He stated that this project is part of the implementation of the 2008 Solano County General Plan, and as the cornerstone of the Plan is to maintain the heritage and economic viability of the county's agricultural resources and provide opportunities for growth innovation in agriculture.

Elizabeth Boyd, AECOM, provided an overview of the project's design review guidelines. She stated that the guidelines were developed in response to the general plan with the goals to protect the Gateway of Dixon and the rural character of the area by protecting scenic views, and by making sure that there are good solutions for cost effective development. She said that the intent of the guidelines is to be used during the review of new construction in the area and would encourage flexible solutions to achieving projected goals.

Mike Yankovich explained that the reason staff is recommending a change in zoning from "A-40" to "AS" is because that is what was agreed upon as part of the 2008 General Plan Update. It is also something that would deal with the constraints in the area such as water, wastewater, and drainage, noting that drainage is a major issue. Mr. Yankovich noted that a request has been made by Donnell Wiegand who owns property in the area asking to have his property considered for general industrial rather than the "AS" zoning.

Commissioner Mahoney wanted to know if the Solano County Farm Bureau has commented on the proposal. Mr. Yankovich stated that specific comments have not been received, but they were apprised of the project. Commissioner Mahoney referred to Mr. Wiegand's letter and wanted to know what would be the gain for him and for the county in granting his request. Mr. Yankovich responded that the general industrial designation allows for uses other than agriculture and that would be the flexibility which would allow for a greater number of uses.

Commissioner Boschee inquired if comments were received from the City of Dixon. Mr. Yankovich stated that staff did not receive any formal communication or correspondence from the City. He noted that the county has been working with city staff and the three workshops that were held were held in the Dixon city council chambers.

Commissioner Cayler mentioned that staff members from the City of Dixon were at each one of those workshops and so they had plenty of opportunity to make comments.

Commissioner Rhoads-Poston asked for clarification with regard to Mr. Wiegand's request. Mr. Yankovich explained that Mr. Wiegand's property is currently "A-40" and the proposal is to change that to the "AS" designation. He depicted the property on the area map and commented that it is the only parcel on the north side of the freeway and is surrounded by "MG" General Manufacturing and "CS" Commercial Service, and to the north "A-40".

Since there were no further questions Chairman Boschee opened the public hearing.

Donnell Wiegand, 2290 Orchard Lane, Sacramento, stated that he would like to have his property be made consistent with other properties in the area.

June Guidotti, 3703 Scally Road, Suisun, stated that one of the area property owners is currently in jail and she wanted to reserve the right for him to speak because his property is valuable. She said the environmental report on the proposed ag service area indicates the project would have several potential significant unavoidable impacts such as changes to the visual character and development. Ms. Guidotti said that the Campbell Soup Company is leaking toxins on the north side of their plant. She said that it needs an environmental study which was not done at the time of the 2008 General Plan Update. She requested that this be sent to the public for a vote. Ms. Guidotti also stated that an environmental impact report is needed for drainage and water problems in the area.

Robert Anders, 6916 Tremont Road, Dixon, wanted to know how the rezoning of his property to "AS" will affect him and his ability to open a welding shop in the future. Chairman Boschee stated that any activity would have to be ag related. Mr. Anders said that he would prefer to have some better options.

George Guynn, Suisun, asked that he and June Guidotti be notified at the time this item is scheduled before the Board of Supervisors.

Since there were no further speakers, Chairman Boschee closed the public hearing.

Commissioner Mahoney commented that the way the Weigand and Anders' properties are depicted on the map, an island is created by having them in the "AS" rather than the "MG" zoning district. Mr. Mahoney said that he would be in favor of honoring the property owner requests by having their properties designated as "MG".

Commissioner Rhoads-Poston wanted to know what the downside to the county would be if the commission honored these property owner requests. Mr. Yankovich stated that the amount of property devoted to "AS" would be reduced which may or may not be a downside, and in terms of the negative declaration, a traffic study was done based upon the "AS" designation and not industrial type zoning. He said there may or may not be an increase based upon what type of uses are developed on those properties. He said that industrial type impacts would most likely be truck traffic.

Commissioner Rhoads-Poston stated that if the adjacent property within the city limits is going to be designated as commercial, then it too would allow more uses than the "AS" district. She said that this would literally be creating an island for Mr. Wiegand and Mr. Anders because there would be ag on one side and general manufacturing on the other. She said that it is a down step as far as they are concerned because some privileges are being taken away, especially if they do not have enough land for crop production.

Chairman Boschee wanted to know if there would need to be a change in the environmental review in order to support the negative declaration, and how much time it would take to prepare a traffic study. Mr. Yankovich stated that the Wiegand property currently has an ag trucking operation permitted through a use permit. Mr. Yankovich stated that he did not believe there

would be a substantial amount of traffic over and beyond what currently exists, and he would venture to say that the commission could make a recommendation that it could be considered for industrial zoning. Mr. Yankovich stated that if this proposal is recommended by the commission, staff will be looking at the traffic issue in the interim period before it goes to the Board to make sure that there are no concerns.

Chairman Boschee welcomed Commissioner Walker to the commission.

Commissioner Walker thanked staff for meeting with him and bringing him up to speed on the project. He said that he has a much better understanding of traffic and the concerns about drainage and flooding that will have to be addressed as projects are actually entertained. He said that he agreed with Commissioner Mahoney with regard to the Wiegand's and Anders' parcels that it seems they would become a small island especially with the commercial use that is going to be directly to the south, and certainly the industrial uses that are directly to the east along Tremont Road.

Commissioner Cayler pointed out that the workshops that were held in the City of Dixon were well attended by those people who have a real interest in the property. She said that a lot of issues were worked out in those sessions with a lot of thought and discussion. Ms. Cayler did state that one very real concern is flooding in the area.

Commissioner Mahoney asked counsel what the city's responsibility would be in honoring the county's zoning designation after a property is annexed into the city.

Jim Laughlin stated that upon annexation the city is not obligated to honor the county's existing zoning. He explained that they do need to pre-zone the property before going through the annexation process to let property owners know what the intended zoning is, and if there are conflicts those can be worked out as part of the annexation process.

A motion was made by Commissioner Mahoney and seconded by Commissioner Cayler that the Planning Commission recommend to the Board of Supervisors that the Wiegand and Anders property be zoned "MG" General Manufacturing; adopt a Mitigated Negative Declaration of environmental impact of the proposed actions; the Northeast Dixon Agricultural Services Area Development and Design Guidelines; Zone Text Amendment No. ZT-13-01 amending Chapter 28, Zoning Regulations, to incorporate a new "AS" Agricultural Services District; and Rezone (Z-13-01) the existing Exclusive Agricultural (A-40) district properties within the project area to the Agricultural Services (AS) District. The motion passed unanimously. (Resolution No. 4592)

3. ANNOUNCEMENTS and REPORTS

Commissioner Mahoney stated that two of the businesses that he is very proud of in Solano County are Campbell Soup and Superior Farms. He said Superior Farms is the only lamb processing facility on the west coast. Mr. Mahoney commented that the county has done some amazing things in the past 20 years such as the addition of windmills and the exportation of electricity and how the county exports more food than it imports. He said that he was extremely proud to live in this county.

Chairman Boschee thanked Commissioner Mahoney for his service on the commission and said that it has been a real pleasure serving with him. He commented that they did not always agree, but that was ok, Commissioner Mahoney never took it personally and always spoke his mind. Chairman Boschee said he really appreciated that.

Commissioner Rhoads-Poston stated that it has been great working with Commissioner Mahoney and she would miss his wealth of knowledge and had unbelievable amount history to offer.

Commissioner Cayler stated that she really appreciated Commissioner Mahoney's knowledge of the farm and agricultural industry in the county and has learned a lot from him.

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