

# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of June 19, 2014**

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 Cayler, Walker and Tubbs

EXCUSED: Commissioners Boschee and Rhoads-Poston

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Items from the floor:

There was no one from the public wishing to speak.

Approval of the minutes of the meeting of May 1, 2014 was postponed to the next regular meeting to allow for those commissioners who were present at the May 1<sup>st</sup> meeting to vote.

1. **PUBLIC HEARING** to consider Rezoning Petition No. Z-13-02 and Minor Subdivision Application No. MS-13-03 of **Blue Mountain Homes, LLC (c/o Robert A. Karn & Associates)** to rezone 10.07 acres from "A-40" Exclusive Agriculture to "RR-5" Rural Residential and to divide the property into two 5 acre parcels. The property is located at 8305 Shadi Lane, 4 miles southeast of the City of Winters in an "A-40" Exclusive Agricultural Zoning District, APN: 0104-072-180. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

Nedzlene Ferrario gave a brief presentation of staff's written report. She indicated that the property is already developed with one single family dwelling on Parcel B; approval would allow one additional primary dwelling on future Parcel A. Septic systems, storm water retention ponds and private water wells are proposed. Access to the residences would be served by widening Shadi Lane from 15-foot wide to 20 feet and include installation of a turnaround at the northern terminus of the private roadway, to meet Dixon Fire Protection District and County Road Improvement Standards. Staff recommended approval of the project.

Since there were no questions of staff, acting Chairperson Cayler opened the public hearing.

Bob Karn, project engineer, 707 Beck Avenue, Fairfield, stated that the applicant concurs with the findings and conditions as listed in staff's report.

In response to Commissioner Tubbs' inquiry, Mr. Karn provided an overview of the measures they will take to address the drainage issue. He stated that they have been working diligently with county staff on this issue and feel comfortable that the project will not increase the flooding for properties in the area, but rather mitigate it to a lesser extent.

Commissioner Walker asked staff to clarify that approval of this permit would allow for only one single family residence on each of the two newly created parcels.

Ms. Ferrario stated that two primary dwellings and two accessory dwellings or granny flats are allowed. Mr. Karn confirmed that at this point they are not proposing to build any secondary units.

Joe Fredericks, 8303 Shadi Lane, Winters, stated that he resides directly west of the parcel that has the existing dwelling. He stated that he is not opposed to the property split but did voice his concern with regard to flooding. He stated that the area has flooded in the past and the drainage flow is to the east. He provided photos of three different series of floods that took place in the area so that staff would have a good picture of what the water is like when it floods. Mr. Fredericks noted that after talking to staff he did feel more at ease due to the applicant's proposal for the installation of culverts.

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

A motion was made by Commissioner Walker and seconded by Commissioner Tubbs to determine that the Mitigated Negative Declaration and Mitigation Monitoring Plan is adequate and complete and to adopt the environmental documents subject to the findings included in the staff report, and to recommend approval to the Board of Supervisors of Minor Subdivision Application No. MS-13-03 based upon the findings and subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4609)

## 2. **ANNOUNCEMENTS and REPORTS**

There were no announcements and reports.

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