

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

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## **Meeting of March 19, 2015**

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 Boschee, Cayler, Walker, Hollingsworth and Chairperson Rhoads-Poston

EXCUSED: -----

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

Items from the floor:

There was no one from the public wishing to speak.

1. **PUBLIC HEARING** to consider Amendment No. 1 to Use Permit No. U-81-19 of **George and Sheila Bertram (Vineyard RV Park)** to expand 50 RV spaces, a 625 sf ADA restroom/shower facility, a 20' x 20' swimming pool and 4' x 6' monument sign to a 4 acre vacant parcel located directly west of the existing Vineyard RV Park adjacent to the City of Vacaville in a "CR" Commercial Recreation Zoning District, APN: 0106-210-260. The Planning Commission will also be considering an addendum to a previously adopted Mitigated Negative Declaration, as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery) **Staff Recommendation:** Approval

Karen Avery introduced the item and provided the commission with an overview of the project's background. Currently the applicant is requesting an amendment to the use permit to expand the existing Park by adding a four acre parcel located directly to the west of the existing RV Park. The parcel is vacant of structures and a small portion of the parcel has been graveled for outdoor storage of landscape maintenance equipment by the previous and current owner. The site can be accessed from Midway Road and the applicant is proposing to extend one of the roads within the existing campground to connect to a proposed road within the four acre expansion.

Ms. Avery noted that the proposed development of the four acre addition would include constructing 50 gravel recreational vehicle spaces, a 625 square foot ADA compliant restroom/shower facility, a 20' x 20' in-ground swimming pool and a 4' x 6' monument sign. Water will be provided from the existing water well on the adjacent parcel and a new septic system will be installed to serve the restroom/shower facility. No changes are proposed for the hours of operation or number of employees. The 4' x 6' monument sign will be located within the

boundaries of the park as opposed to along Midway Road. Lighting for the sign will be contained in an overhead arbor. Staff recommended approval of the amendment.

Commissioner Hollingsworth spoke with regard to the 12 month restriction on occupancy and wanted to know what criteria staff used to determine that amount of time.

Jim Laughlin, county counsel, explained that in prior hearings on this project staff tried to come up with a way to distinguish between a recreational use vs a full time residential use, and the thought was that some type of time limit would need to be imposed. He said that there are various laws that exist such as the Mobilehome Residency Law and the RV Park Residency Law that gives occupants within these parks various rights depending on how long they stay. His recollection is that the 12 month limit is based, in part, off those laws. He noted that within some of those regulations an occupant of a park can gain more rights once they have stayed beyond a 12 month period.

Commissioner Hollingsworth inquired as to how the county will monitor length of stay.

Mr. Yankovich stated that enforcement is tricky in a sense that unless a complaint is made or certain units on the property are being monitored there really is no way to keep track. He said that the county relies heavily on the operator to perform that type of enforcement.

Mr. Laughlin added that aside from the county's interest in enforcing its permit, the property owner also has an interest in enforcing the occupancy limit as well because under these state laws, once an occupant has been there for a certain amount of time it becomes almost impossible to evict them.

On the subject of water, Commissioner Walker wanted to know what kind of feedback was received from the state water resources board. Ms. Avery indicated that she received several email communications from the resources board, and based on the last inspection they made they did not believe there would be any problem with the supply of water for those 50 sites. She noted that the applicant will have to obtain a new permit from the water board and that is included as a condition of approval.

Commissioner Walker wanted to know if staff received any written comments from the public.

Ms. Avery stated that staff received comments from the City of Vacaville and from Solano Irrigation District (SID). She noted that those comments were included in the staff report. Ms. Avery mentioned that at this time the applicant has indicated he does not intend to use SID for irrigation water. She stated that if he chooses to do so in the future, there are conditions contained in the permit to address that issue.

Since there were no further speakers, Chairperson Rhoads-Poston opened the public hearing.

The applicant, George Bertram, stated that the park helps house families who are in transition and families who are visiting other family members. He estimated that they had 25,000 visitors come through the park last year. He commented that they have supplied temporary housing to PG&E employees who were working in the Bay Area, as well as fiber optic company employees

who work throughout the Central Valley. Mr. Bertram said that the park is a good asset for many people and they look forward to continuing their business.

Mr. Bertram used the area map to depict which phases are in process and possible future expansion sites. He said that his park is thriving, and they have a waiting list for the new sites that they are planning to build. He commented that the sites will be even bigger and better than the existing sites.

Commissioner Hollingsworth mentioned that he drove through the park last weekend and was impressed on how well it was maintained.

Since there were no further speakers, Chairperson Rhoads-Poston closed the public hearing.

A motion was made by Commissioner Cayler and seconded by Commissioner Walker to adopt the addendum to the mitigated negative declaration and approve Amendment No. 1 of Use Permit No. U-81-19 subject to the recommended conditions of approval and adopt the Mitigation and Monitoring Plan as recommended by staff. The motion passed unanimously. (Resolution No. 4616)

## 2. **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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