

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 17, 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 Cayler, Hollingsworth, Castellblanch, and Chairperson Rhoads-Poston

EXCUSED: Commissioner Walker

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Leland, Principal Planner; Jim Laughlin, Deputy County Counsel; Matt Tuggle, Engineering Manager, and Kristine Letterman, Planning Commission Clerk

Approval of the Agenda

The Agenda was approved with no additions or deletions.

1. **The Minutes** of the regular meeting of September 3, 2015 were approved as prepared.

Items from the Public:

There was no one from the public wishing to speak.

2. **PUBLIC HEARING** to consider the **Woodcreek66 project** which would permit 66 residential lots on 33 acres of land southwest of the intersection of Rockville Road and Suisun Valley Road. The project includes consideration of a Final Environmental Impact Report, a Rezoning Petition (Z-11-01) to rezone 33 acres from R-TC-1AC to R-TC-10, with a Policy Plan Overlay District (PP-11-01) and a 66 lot Major Subdivision Application (No. S-11-01) (Project Planner: Jim Leland)

Chairperson Rhoads-Poston announced that the applicant has submitted a request asking that this matter be continued to the next regularly scheduled meeting. The applicant indicated that due to circumstances beyond their control, some of their design team members were not available to attend tonight's meeting. Ms. Rhoads-Poston noted that the meeting will proceed with staff providing a brief summary of the project, public testimony will be taken and then the commission will vote to continue the matter.

Jim Leland introduced the item and gave a brief presentation of the written staff report. Woodcreek Homes has filed applications to allow the development of 66 homes on 33 acres southwest of the intersection of Rockville Road and Suisun Valley Road. The proposal in front of the commission includes the following entitlement requests: 1) An Environmental Impact Report, 2) A Rezoning and Policy Plan Overlay, and 3) A Tentative Subdivision Map.

The report states that the project, at two dwelling units per acre, is consistent with the Solano County General Plan Land Use Element which designates this neighborhood as Traditional Community – Residential with a density range of 1-4 dwelling units per acre. The project is served by public streets and public water and sanitary sewer services. It will be subject to design review for the residential architecture as well as the public landscape and hardscape areas and features. Residential design standards are included in the policy plan overlay. A financing district will be formed to finance the maintenance and replacement of public streets, sidewalks, public landscaping, and sanitary sewer and stormwater drainage facilities.

A Final Environmental Impact Report has been prepared for the proposed project which identifies potentially significant environmental impacts which have been mitigated to less than significant, as well as potentially significant impacts which cannot be mitigated to less than significant. The project has been reviewed by the county as well as affected outside agencies. Each of those agencies has submitted their requirements for the development of the property. The proposed conditions of approval for the tentative map address each of those requirements and are included in the staff report.

Chairperson Rhoads-Poston opened the public hearing.

Linda Ellis, 4151 Oakwood Drive, Fairfield, said that as a resident of Oakwood Drive she objected to the proposal. She said that the view from their residence will be compromised by the proposal for the construction of a brick wall. Ms. Ellis said that she felt there is a better way to make a project that fits with the community. She opposed the rezoning and did not believe the proposed project fits within the intent of the general plan.

Jerry Moore, 4129 Oakwood Drive, Fairfield, stated that he opposes the project. He noted that the initial proposal was for 33 homes but now has been increased to 66 homes. He felt this was retaliation on the developer's part due to previous neighborhood opposition to the project. He said that 66 homes is too many for the area and that Oakwood Drive would not benefit in any way from this development and the project will have environmental impacts.

David Martin, 4064 Suisun Valley Road, Fairfield, voiced his concerns with regard to public safety. He said that there will be increased residential traffic to and from the development as well as contributing elements from the nearby college, travelers to Lake Berryessa, agricultural activities, and visitors to the area. The traffic back up could potentially extend to Rockville Corners commercial area. Mr. Martin also noted that approximately 200 yards to the south on Suisun Valley Road is a housing project that is currently being built by the city which will produce additional traffic. He said the increase in foot and bicycle traffic makes this an enormous safety issue. Mr. Martin suggested that the developer widen Suisun Valley Road to 3 lanes with a middle turn lane. He noted that when his home was built 34 years ago they were required to contribute monies to the county capital improvements fund for future improvements to Suisun Valley Road and he assumed that other developments along the road had to do the same. He said to ignore an immediate future safety and traffic problem with a patch job is not a solution to the problem, it is not wise or cost effective nor is it safe, especially to the local residents. Mr. Martin proposed that the commission deny the rezoning of the project as presented and that the property should remain at 1 acre per unit, otherwise the widening of

Suisun Valley Road from the community college to Rockville Corners should be included in the project.

Meredith McKown, 4143 Oakwood Drive, Fairfield, stated that in the Final EIR while it offers many mitigation strategies for most concerns, it glosses over the groundwater concerns. She referred to page 38 saying that the reduction of water to the aquifer due to the housing project is both significant and unavoidable. It completely ignores the fact that all homes along Oakwood Drive rely upon well water. Ms. McKown stated that they do not have other water options available and being that this is the 4th year of a record breaking drought this development further threatens their water source. Ms. McKown said that she opposes the rezoning because 66 homes will not sustain the rural character of the community. She stated that she could support the continuation of the 1 acre zoning currently in place. She asked the commission to vote against rezoning the property and ask the developers to address the groundwater concerns before moving forward.

John Martin, 354 Zachary Drive, Vacaville, stated that he became aware of this project through various agencies. He said that it is disappointing that this could reach the level where the commission is considering it and that someone needs to protect the rights of the people who whom have chosen a place to live and raise their families away from city living. It should not be all about the people who have a vision of making more money for a piece of land. Mr. Martin asked that the commission vote no and keep the property at the 1 acre minimum.

John Nelson, 68 Willotta Drive, Fairfield, stated that it does not seem to make sense for a housing development of this size in this area. He said that some years back Solano County had talked about wanting to attract visitors by creating small hubs such as the Iwama Market which sits across from Willotta Drive. He said by placing 66 homes in the area would be the beginning of the destruction of that idea. Mr. Nelson said the valley should be treated like the jewel that it is and in keeping with the agricultural nature.

Larry Welch, 2266 Rockville Road, Fairfield, spoke in opposition to the project. He said that this development project will destroy the jewel that is the valley.

Roy Pearson, 4167 Oakwood Drive, Fairfield, spoke to the inevitable increase in traffic. He said this is a terrible project and the increase from 33 to 66 homes is retribution by the developer because he chose to rally for an entrance on Rockville Road at the time the EIR was before the commission. He said that this is a rural community and should remain that way. He said the proposed sound wall will be unsightly and the developer is not doing anything to benefit the residents who reside on Oakwood Drive, Suisun Valley Road or Rockville Road.

Art Denio, 2458 Rockville Road, Fairfield, stated that he supports keeping Rockville rural. He said that he bought his property with family in mind and enjoys the rural environment and the wildlife that roams the area. He noted that this project is close to Rockville Park and there are many cyclists who ride in the area and the increased traffic can become a safety issue. Mr. Denio spoke about the culvert on his property. He said that when it rains water drains from the hill across Rockville Road where it becomes a swampy mess which attracts mosquitos and frogs and other wildlife that are not healthy. Mr. Denio said that in reading through the summary of the report he realized that there are some serious mitigation issues with regard to water and drainage and the threat to groundwater is an important concern.

Robert Valdez, 248 Plantation Way, Vacaville, spoke about loss of cultural resources and possible and potential significant loss of wildlife within and outside the project area. He stated that he is concerned with the potential impacts on habitat. He said this area contains significant Native American burial sites and the county is losing this resource because of all of the cumulative development. Mr. Valdez said that the community will endure a tremendous loss if this project is approved. He said the corridors need to be kept open for bird and wildlife species.

Trudy Weins, 4121 Oakwood Drive, Fairfield, spoke to her past experience with construction in the area and how she was negatively impacted. She voiced her concerns regarding potential impacts to groundwater, drainage, and sewer. She felt that the rural nature of the area should be maintained. Ms. Weins commented on the aesthetics of the proposed brick wall saying that it would be unsightly. She said that this area is home to Native American burial grounds and that it is disrespectful to disrupt that. Ms. Weins said that there are other locations that are better suited for this development.

Teri Luchini, 2140 Rockville Road, Fairfield, stated that she has a working knowledge and understanding of the local watershed, wildlife and public usage at Rockville Park. She commented that late in the season the project site is still inundated with standing water and it remains until midsummer. She said the 10 acre meadow next to Mr. Pearson's residence is not passible until June or July, and there is already an existing problem with flooding on Mr. Pearson's property. The overreaching concern with the water is if the project is actually constructed what will happen to the water table in that area. Ms. Luchini stated that the area residents are dependent upon wells and it is a huge concern. She said the cliffs above the project site are nesting habitat for various birds of prey and the light pollution from the proposed project site will be a significant impact to those animals. She said other small mammals and predators are dependent on those corridors as well as the open areas for rearing and feeding, so the meadow has habitat value and the loss of that meadow would be a significant impact to local wildlife. She said that traffic is also a huge concern. The entrance/exit onto Rockville Road has blind corners on both sides. The amount of traffic and cyclists that utilize that road is significant. The speed limit is exceeded significantly by motorists that are coming from Green Valley using Rockville Road to travel into town or over to Suisun Valley Road. Ms. Luchini asked the commission to make the right decision and not allow the development to occur as it is currently being proposed.

A motion was made by Commissioner Cayler and Seconded by Commissioner Hollingsworth to continue this matter to October 1, 2015. The motion passed unanimously.

3. **ANNOUNCEMENTS and REPORTS**

Mike Yankovich welcomed Ramon Castellblanch to the Planning Commission who will be representing District 2.

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