

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Agenda - Final**

**Thursday, January 17, 2019**

**7:00 PM**

**Board of Supervisors Chambers**

**Planning Commission**

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at [www.solanocounty.com](http://www.solanocounty.com) under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

## **AGENDA**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

[PC 19-004](#) December 20, 2018 PC Minutes

**Attachments:** [draft minutes](#)

### **ITEMS FROM THE PUBLIC:**

*This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by*

*the Commission and may be referred to staff.*

## REGULAR CALENDAR

- 1      [PC 19-005](#)      CONTINUED PUBLIC HEARING to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: Defer this item to the regular meeting of February 7, 2019
  
- 2      [PC 19-006](#)      CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Defer the item to a date uncertain at which time the Department will provide public notice pursuant to Section 28.04 of the County Code
  
- 3      [PC 19-008](#)      PUBLIC HEARING to consider Application No. U-10-11-AM1, an Amendment to an existing use permit for the Green River Tap Room, to recognize the on-going use of the Restaurant and Bar, and to add outdoor dining and beverage service with entertainment and/or events on a portion of the property. The property is located at 4513 Putah Creek Road, south of the City of Winters in the Commercial Service "C-S" Zoning District (APN's: 0103-160-010). The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: Defer this item to the regular meeting of February 7, 2019

## ANNOUNCEMENTS AND REPORTS

## ADJOURN

*To the Planning Commission meeting of February 7, 2019 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



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## Agenda Submittal

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**Agenda #:** **Status:** PC Minutes  
**Type:** PC-Document **Department:** Planning Commission  
**File #:** PC 19-004 **Contact:** Kristine Sowards  
**Agenda date:** 1/17/2019 **Final action:**  
**Title:** December 20, 2018 PC Minutes

**Governing body:** Planning Commission

**District:**

**Attachments:** [draft minutes](#)

Date	Ver.	Action By	Action	Result
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# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of December 20, 2018**

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

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

EXCUSED: None

STAFF PRESENT: Bill Emlen, Director; Mike Yankovich, Planning Program Manager; 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 December 6, 2018 were approved as written.

### Items from the Public

There was no one from the public wishing to speak.

### Regular Calendar

#### Item No. 1

**CONTINUED PUBLIC HEARING** to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application No. MS-17-06 of **Hubert & Aurelia Goudie and William & Sylvia Marshalonis** to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg)

Michael Yankovich asked that the Commission defer this matter to allow staff time to coordinate the review of the easement and deed information provided by the applicant at the November 1, 2018 Planning Commission meeting with the acting County Surveyor. The outcome of that review will likely dictate final conditions of approval for the project, therefore a resolution recommending action by the planning commission is not finalized at this time.

Chairperson Cayler opened the floor for public comment. There was no one wishing to speak.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to continue this matter to the regular meeting of January 17, 2019. The motion passed unanimously.

Item No. 2

**CONTINUED PUBLIC HEARING** to consider Use Permit Application No. U-18-04 of **The Timbers-Silveyville Christmas Tree and Pumpkin Farm** (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland)

Mr. Yankovich stated that staff is requesting additional time to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project. Staff asked that the commission continue this matter to the regular meeting of January 17<sup>th</sup>.

Chairperson Cayler opened the floor for public comment. There was no one wishing to speak.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to continue this matter to the regular meeting of January 17, 2019. The motion passed unanimously.

Item No. 3

Zone Text Amendment No. ZT-17-02 and Use Permit Application No. U-17-06 of **Rowland Family Properties (American Armory Museum)** to consider an ordinance amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district and to establish and operate a military vehicle, equipment, and armament museum as well as outdoor events at 4144 Abernathy Road, north of the City of Fairfield within the Agricultural Tourist Center - North Connector "ATC-NC" Zoning District, APN's: 0027-510-180 and 170. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Michael Yankovich)

Mr. Yankovich provided a brief presentation of the staff report. The American Armory Museum (AAM) is a nonprofit public benefit corporation with the specific purpose of operating a museum and carrying on other charitable and educational activities associated with such purpose. AAM intends to educate visitors about the United States military and Solano County's agricultural history through stationary displays of military and historical agricultural vehicles and equipment. The vehicles and equipment will be displayed inside the museum building as well as outdoors. The applicant is requesting approval to amend Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district (ZT-17-02) and to operate a military vehicle, equipment, and armament museum as well as conduct outdoor events (U-17-06) at 4144 Abernathy Road.

The project occupies 8.6 acres located within the Suisun Valley at the intersection of Suisun Parkway and Abernathy Road. The site is bounded by Interstate 80 on the south, Suisun Parkway on the east and north and private lands to the west which contain a tractor sales and service business. The subject site is one legal lot comprised of two Assessor's Parcels; APN's 0027-510-170 and 0027-510-180. A Williamson Act contract covers Assessor Parcel 0027-5610-180. Staff recommended approval of the project.

Chairperson Cayler opened the public hearing.

Mark Leonard, Jelly Belly Lane, Fairfield, spoke on behalf of the Armory Museum. He referenced the letter submitted by the museum dated December 20, 2018. The letter stated that the applicant disagrees with the county's condition requiring a reclamation plan and financial assurances, given the pre-existing nature of the property. He stated that the condition of the property is such that there is concrete rubble just under the surface of the dirt. He stated that it is a fallow field and has a dirt track. He commented that a couple of good rainstorms would reclaim it, so they did not feel anything more extensive is necessary. Mr. Leonard stated that this use is consistent with the county's General Plan in that it will attract visitors to the area. He noted that the museum has already received inquiries from over ten groups who would be interested in combining local wine tasting events with a visit to the museum. Mr. Leonard said that they believe this is certainly consistent with the agritourism intent of the area.

The property owner, Herman Rowland, appeared before the commission. He stated that through his business at the Jelly Belly Company they hand out brochures to thousands of customers who visit the facility, which provides in the opportunity to help promote the Suisun Valley wine country and the armory museum. Mr. Rowland said that he enjoys the educational experience of sharing the knowledge and history of the equipment on display at the museum with the public as well as the school children who come to visit. Mr. Rowland said that they are looking to establish a clean and pristine facility. He commented that their future plan is to relocate the museum to the Nut Tree area in Vacaville.

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

Commissioner Rhoads-Poston asked about the condition requiring reclamation of the property. Mr. Yankovich stated that the reason staff is asking for the reclamation plan is because the applicant intends to put down additional asphalt for the parking and once that is in place, it was thought the best step would be to try to reclaim the land when the use is no longer existing. He noted that the commission can decide whether they want this condition to be removed.

Mr. Yankovich referenced a comment made by Mr. Leonard that there could be alcohol served at third-party events. Mr. Yankovich said the staff report indicates that no alcoholic beverages would be served on the premises, but that was not included as a condition of approval. He suggested that if the commission agrees, staff could include a condition that no alcoholic beverages for museum hosted events be allowed; only third-party events. Mr. Yankovich noted that language would also be added to the conditions that patrons of the museum would not be permitted to drive the onsite vehicles.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to adopt the Ordinance, Zone Text Amendment No. ZT-17-02, amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district; and approve Use Permit Application No. U-17-06 to establish and operate a Solano County agricultural history and military vehicle, equipment, and armament museum with outdoor events at 4144 Abernathy Road, contingent upon Board approval of the zoning amendment and subject to the amended recommended conditions of approval with respect to alcohol restrictions to third-party events only. The motion passed unanimously. (Resolution No. 4667)

**ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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

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## Agenda Submittal

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<b>Agenda #:</b>	1	<b>Status:</b>	PC-Regular
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 19-005	<b>Contact:</b>	Jim Leland, 784.6765
<b>Agenda date:</b>	1/17/2019	<b>Final action:</b>	

**Title:** CONTINUED PUBLIC HEARING to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: Defer this item to the regular meeting of February 7, 2019

**Governing body:** Planning Commission

**District:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### **RECOMMENDATION:**

Department of Resource Management staff recommends that the Commission defer this matter to the February 7, 2019 Planning Commission meeting. Staff is requesting additional time to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project.



## Agenda Submittal

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<b>Agenda #:</b>	2	<b>Status:</b>	PC-Regular
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 19-006	<b>Contact:</b>	Eric Wilberg, 784.6765
<b>Agenda date:</b>	1/17/2019	<b>Final action:</b>	

**Title:** CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential “RR-2.5” and Exclusive Agriculture “A-20” to Rural Residential “RR-5”; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN’s: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Defer the item to a date uncertain at which time the Department will provide public notice pursuant to Section 28.04 of the County Code

**Governing body:** Planning Commission

**District:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### **RECOMMENDATION:**

This item is being continued from the last regular meeting of December 20, 2018. Based on the Department’s review of the easement and deed information submitted by the applicant it does not appear that the entire project site would be served by adequate means of access. Furthermore, the General Plan contemplates a planned collector roadway in the vicinity of the project site with its easterly terminus along Timm Road, which may be impacted by the project.

The Department recommends that the Planning Commission defer this matter to a meeting date uncertain to allow staff sufficient time to work with the applicant to resolve these access issues. As soon as the project is ready for a decision to be made by the Planning Commission, the department will provide public notice pursuant to Section 28.04 of the County Code.



## Agenda Submittal

<b>Agenda #:</b>	3	<b>Status:</b>	PC-Regular
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 19-008	<b>Contact:</b>	Jim Leland, 784.6765
<b>Agenda date:</b>		<b>Final action:</b>	
<b>Title:</b>	PUBLIC HEARING to consider Application No. U-10-11-AM1, an Amendment to an existing use permit for the Green River Tap Room, to recognize the on-going use of the Restaurant and Bar, and to add outdoor dining and beverage service with entertainment and/or events on a portion of the property. The property is located at 4513 Putah Creek Road, south of the City of Winters in the Commercial Service "C-S" Zoning District (APN's: 0103-160-010). The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: Defer this item to the regular meeting of February 7, 2019		
<b>Governing body:</b>	Planning Commission		
<b>District:</b>			
<b>Attachments:</b>			

Date	Ver.	Action By	Action	Result
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### **RECOMMENDATION:**

Department of Resource Management staff recommends that the Commission defer this matter to the February 7, 2019 Planning Commission meeting. Staff is requesting additional time to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project.