



SOLANO COUNTY PLANNING COMMISSION MINUTES

Meeting of September 3, 2020

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

PRESENT: Commissioners Cayler, Hollingsworth, and Chairwoman Bauer
Commissioner Rhoads-Poston present via WebEx

EXCUSED: None

STAFF PRESENT: Allan Calder, Planning Manager
Eric Wilberg, Planning Associate
Jim Laughlin, Deputy County Counsel
Jamielynne Harrison, Planning Commission Clerk

Chairperson Bauer called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited, roll call was taken, and a quorum was present.

Approval of the Agenda

The Agenda was unanimously approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of June 4, 2020 were unanimously approved as prepared.

Items from the Public

There was no one from the public wishing to speak. The opportunity for public comment will also be available at the close of the agenda.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Rezoning Petition No. Z-17-03 (**Pecotte**) to rezone a 5-acre portion of a 30-acre parcel of land from Exclusive Agriculture "A-20" to Rural Residential "RR-5." The property is located along Independence Lane, 0.5 mile north of the City of Vacaville; APN's 0105-170-230, 0105-180-260, 0105-200-510, and 0105-210-120.

Eric Wilberg provided a brief overview of the staff report as written. Staff recommended that the applicant incorporate the entire acreage designated rural residential by the General Plan, as well as file a policy plan over the application to conceptualize the residential development of the site. Additionally, the subject site is located in a State Responsibility Area (SRA) which is an issue in the comprehensive plan. Staff is recommending denial of the rezoning request.

Commissioner Hollingsworth inquired as to the 12 parcels serviced by private roads, is there an agreement among the landowners for the maintenance of the road? The planner indicated that there were private road and easements and invited the applicants' representative, Brian West, to clarify.

Brian West of West Associates Engineers in Vacaville appeared representing the applicants in opposition of the staff recommendation. The property owners have a basic Road Maintenance Agreement. Last summer, an extensive re-pavement was done on Independence Lane. The property owners cooperate to maintain the road and it has been successful.

Chairperson Bauer opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

Commissioner Cayler stated she was concerned about "what-if" proposals. She indicated that she would agree with the recommendation to deny the proposed rezoning petition to the Board of Supervisors.

A motion was made by Commissioner Cayler and seconded by Commissioner Hollingsworth to recommend denial of the proposed rezoning petition to the Board of Supervisors. The motion passed unanimously.

Announcements and Reports

There were no announcements or reports.

Commissioner Rhoads-Poston inquired if the county would be streamlining the rebuild process for homeowners who have lost their homes due to the fires.

Planning Manager Allan Calder shared that the Planning Division has participated in the Emergency Operations Center (EOC) significantly in the last two weeks. He also attended a webinar regarding recovery efforts that will be posted in the Daily Republic by September 4, 2020, as well as posted recovery website that has been established to help citizens get back on their feet.

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