

..title

Conduct a noticed public hearing to consider Rezoning Petition Z-22-01 by Steven Siegal and Weiyao Ou to rezone 8,145 square feet of property from Rural Residential "RR-5" to Exclusive Agriculture "A-20" and rezone a separate 8,145 square foot portion of property from Exclusive Agriculture "A-20" to Rural Residential "RR-5". The proposed areas of rezone are located along Stonefield Lane, one mile northwest of the City of Fairfield; APN's 0153-170-190 and 290. The Department of Resource Management recommends that this project is exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), common sense exemption.

..body

Published Notice Required? Yes X No ___
Public Hearing Required? Yes X No ___

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Rezoning Petition Z-22-01 by Steven Siegal and Weiyao Ou; and
2. Adopt a resolution making a motion to approve the project and forward its recommendation on to the Board of Supervisors.

SUMMARY:

I. INTRODUCTION

The Planning Commission is being asked to consider a rezoning petition for portions of land on two adjacent parcels located near Stonefield Lane in unincorporated Solano County. The rezoning relates to lot line adjustment application LLA-22-02 that proposes to reconfigure the common property line between the Siegal and Ou properties. The Siegal parcel is zoned Rural Residential "RR-5" and the Ou parcel is zoned Exclusive Agriculture "A-20". The proposal will realign zoning district boundaries to coincide with the reconfigured lots. The Zoning Administrator is scheduled to hold a public hearing on August 4, 2022 for LLA-22-02.

Pursuant to Section 28.111 of the Solano County Zoning Regulations, the Planning Commission shall render a decision on amendments to Chapter 28, which includes rezoning of property. The Planning Commission's recommendation will then be forwarded on to the Board of Supervisors for final action.

After conclusion of its hearing on this matter, the Planning Commission shall render its decision by one of the following options:

1. Recommend approval
2. Approval with modifications
3. Disapproval of the proposed amendment

II. PROJECT DESCRIPTION

Project Site

The subject site consists of two parcels totaling approximately 25 acres, located along Stonefield Lane and Rockville Heights, one mile northwest of the City of Fairfield. The Siegal owned parcel (APN 0153-170-190) is 4.90 acres and zoned Rural Residential "RR-5". The Ou owned parcel (APN 0153-170-290) is 20 acres and zoned Exclusive Agriculture "A-20".

Project Description

The proposal involves transferring two separate 8,145 square foot portions of land between the Siegal and Ou properties. The intent of the lot line adjustment is address existing grading and tree clearance by Siegal on the Ou property. Transfer of a separate portion of acreage from Siegal to Ou results in no net change in acreage for either lot. No development is proposed by this project.

The common property line being adjusted also coincides with the boundary between the Rural Residential "RR-5" and the Exclusive Agriculture "A-20" Zoning Districts. In order to maintain appropriate zoning for the entirety of each lot and prevent a split-zone scenario, the project involves realigning the RR-5 and A-20 boundary to match the reconfigured parcels. Rezoning Petition Z-22-01 shall be considered by the Planning Commission and Board of Supervisors. Zoning Administrator approval of this lot line adjustment is contingent upon effective rezoning by the Board.

III. LAND USE CONSISTENCY:

General Plan & Zoning

The General Plan Land Use Diagram designates the western portion of the site Rural Residential and the eastern portion of the site Agriculture. The land use designations coincide with the zoning districts applied to the two lots. As noted, the Siegal parcel is zoned Rural Residential "RR-5" and the Ou parcel is zoned Exclusive Agriculture "A-20".

As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the zoning districts are consistent with the general plan designations. Both lots are legal lots created by recorded Parcel Map. The Siegal lot was created September 1985 via Parcel Map Book 28 Page 81. The Ou lot was created May 2014 via Parcel Map Book 50 Page 80.

IV. ENVIRONMENTAL ANALYSIS:

Under their respective zoning district allowances, each parcel can accommodate a primary dwelling. The Ou parcel is currently developed with a single-family residence and the Siegal parcel is undeveloped. The project does not propose any development nor would it accommodate a greater intensity of development than currently exists. As such, the setting and physical environmental will remain unchanged from its current state. With no change to the site, the project will not create additional population dependent impacts such as increased traffic, overuse of public facilities, nor impact community character. The project site does not contain any major slopes or prominent topographical features; rare, endangered or regionally significant species of native flora and fauna, or any known culturally significant archeological sites. The project is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. A Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), common sense exemption.

Attachments:

[A – Draft Resolution](#)

[B – General Plan Designation Map](#)

[C – Existing Zoning Map](#)

[D – Proposed Rezoning Map](#)

[E – Vicinity Map](#)

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XXXX

WHEREAS, the Solano County Planning Commission has duly considered in a public hearing Rezoning Petition Z-22-01 by Steven Siegal and Weiyao Ou to rezone 8,145 square feet of property from Rural Residential "RR-5" to Exclusive Agriculture "A-20" and rezone a separate 8,145 square foot portion of property from Exclusive Agriculture "A-20" to Rural Residential "RR-5". The proposed areas of rezone are located along Stonefield Lane, one-mile northwest of the City of Fairfield; APN's 0153-170-190 and 290; and

WHEREAS, said Commission has reviewed the Applicant's submittal and the staff report of the Department of Resource Management, and heard and considered all comments regarding said application at the public hearing held on August 4, 2022; and

WHEREAS, after considering the project, including the environmental analysis, the Planning Commission has determined that there is no substantial evidence that the project would have a significant effect on the environment, and that a Notice of Exemption shall be filed for the project pursuant to CEQA Guidelines Section 15061(b)(3), common sense exemption; and

WHEREAS, after public testimony and due deliberation, the Planning Commission has determined that the proposed project, including the rezoning petition is appropriate and desirable, and is consistent with the Solano County General Plan.

RESOLVED, that the Solano County Planning Commission does hereby make a recommendation of approval to the Board of Supervisors on Rezoning Petition No. Z-22-01.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 4, 2022 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

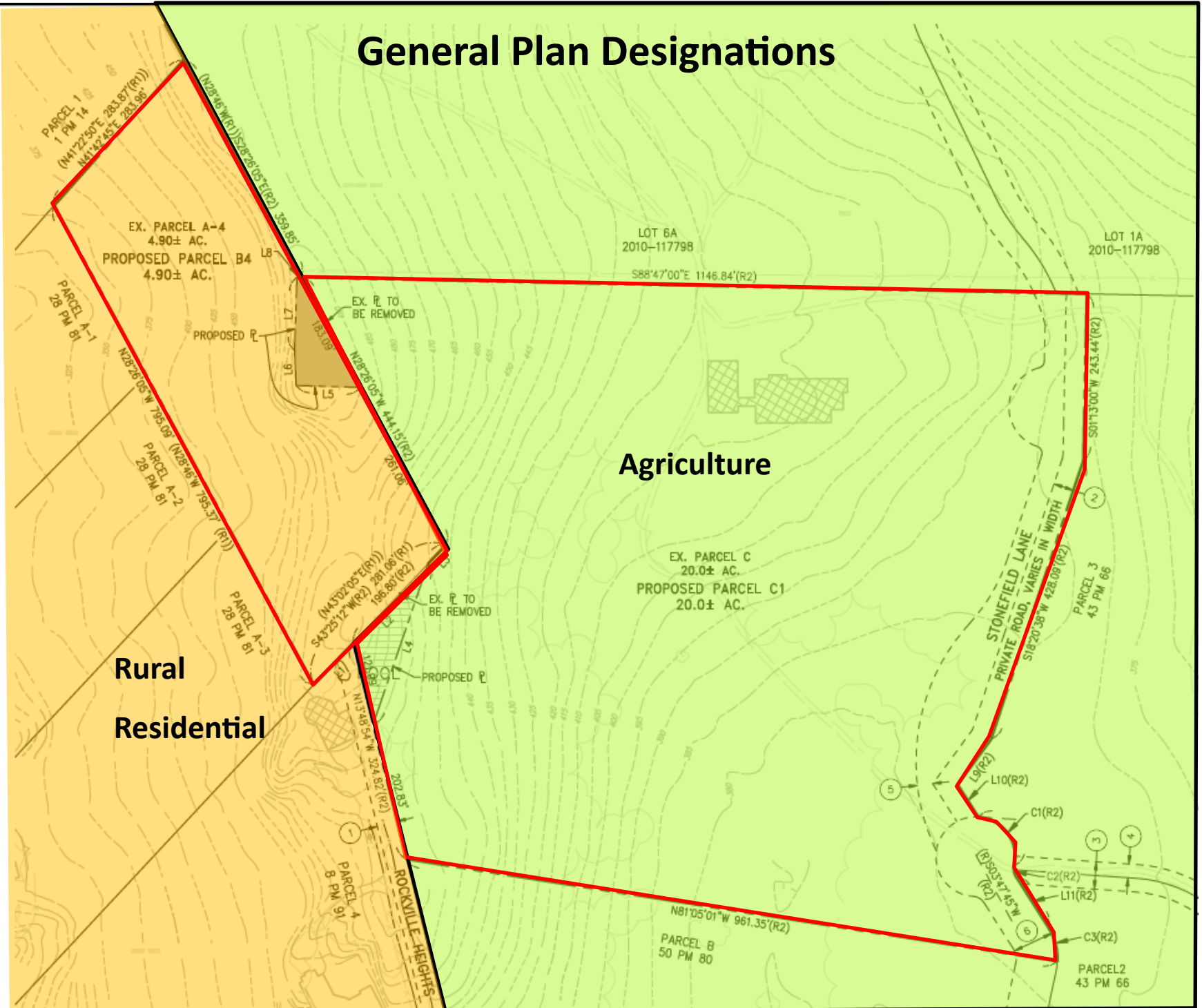
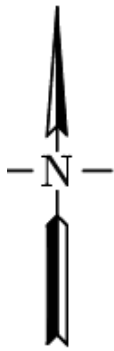
ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

Kelly Rhoads-Poston, Chairperson
Solano County Planning Commission

By: _____
Terry Schmidtbauer, Secretary

General Plan Designations



EX. PARCEL A-4
4.90± AC.
PROPOSED PARCEL B4
4.90± AC.

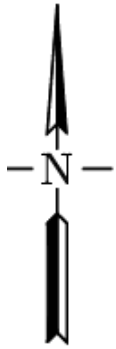
Agriculture

Rural
Residential

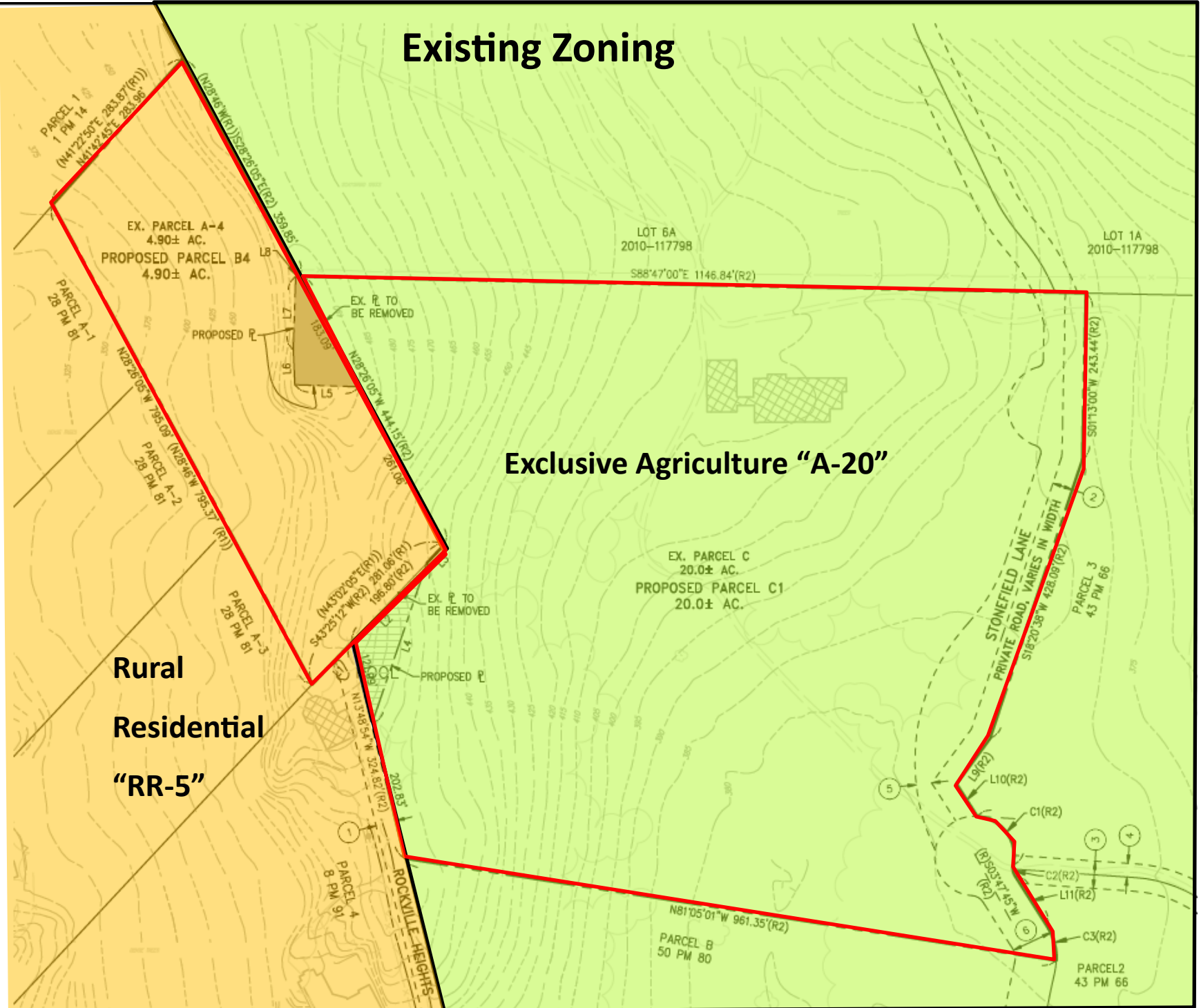
EX. PARCEL C
20.0± AC.
PROPOSED PARCEL C1
20.0± AC.

ROCKVILLE HEIGHTS

STONEFIELD LANE
PRIVATE ROAD, VARIES IN WIDTH



Existing Zoning



Proposed Zoning: Z-22-01

