



# Solano County

675 Texas Street  
Fairfield, California 94533  
www.solanocounty.com

## Minutes - Final Planning Commission

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Thursday, August 4, 2022

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Planning Commission met on August 4, 2022, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Resource Management Director Terry Schmidtbauer, Principal Planner Matt Walsh, County Surveyor Stephen Fredericks, Senior Planner Eric Wilberg and Clerk Marianne Richardson.

### SALUTE TO THE FLAG

### ROLL CALL

Commissioners Paula Bauer, Loretta Gaddies and Chairperson Kelly Rhoads-Poston.

### APPROVAL OF REMOTE TELECONFERENCING

- 1 [PC 22-024](#) Consider a resolution authorizing remote teleconference meetings for the period of August 4, 2022 to September 3, 2022 as a result of the continuing COVID-19 pandemic state of emergency.

*Attachments:* [A - Draft Resolution](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Gaddies, the Commission adopted a resolution for remote teleconferencing for the period of August 4 to September 3, 2022. So ordered by 3-0 vote.

### APPROVAL OF AGENDA

On a motion by Commissioner Gaddies, and seconded by Commissioner Bauer, the agenda was approved by affirmation.

### APPROVAL OF THE MINUTES

- 2 [PC 22-025](#)

*Attachments:* [Minutes of June 2, 2022 - Draft](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Gaddies, the minutes of June 2, 2022 were approved by affirmation.

**ITEMS FROM THE PUBLIC:**

Chairperson Rhoads-Poston invited members of the public to speak on items not listed in the agenda. Hearing no comments, the public comment hearing was closed.

**REGULAR CALENDAR**

- 3**      [PC 22-026](#)      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.

Attachments:      [A - Draft Resolution](#)  
[B - General Plan Designation Map](#)  
[C - Existing Zoning Map](#)  
[D - Proposed Rezoning Map](#)  
[E - Vicinity Map](#)

Senior Planner Eric Wilberg presented the rezoning application item to the Commission.

Chairperson Rhoads-Poston invited the applicant to speak.

Bob Karn of Robert A. Karn & Associates Civil Engineers submitted the application representing two property owners (Siegal and Ou) and explained that the owners have mutually agreed to exchange a small portion of unused property and are requesting that the Commission support this rezoning application.

Chairperson Rhoads-Poston opened the public hearing.

A) Aaron McAlister, a nearby Rockville Heights resident, spoke against the application in that he believes the Siegal property is landlocked and that he can provide past title reports showing that Mr. Siegal did not have a right to the access easement. He further stated that Mr. Siegal has not engaged with Rockville Heights property owners to use (private) Rockville Heights Road, and this action will readily allow use of the access easement to that property, which will be a problem should Mr. Siegal sell or develop the property. Mr. McAllistar contends that the current configuration limits use of the access easement.

Hearing no further comments, Chairperson Rhoads-Poston closed the public hearing.

Responding to a question by Commissioner Gaddies, Mr. Wilberg and Principal

Planner Matt Walsh explained the term “landlocked” is when a parcel has no legal access, and further stated that the 1985 Parcel Map does reference an access easement to serve the property. Mr. Walsh stated that Mr. McAlister believes Mr. Siegal does not have a right to use that easement. Mr. Walsh further stated the parcel would not have been created without access, and the 1985 Parcel Map was approved with the easement legally serving the parcel.

Responding to a question by Chairperson Rhoads-Poston, Mr. Walsh indicated that the current title report shows a legal access easement which is part of the evidence submitted for this application. Further stating that with or without this (lot line adjustment and rezoning) action, if the property does not have legal access, there will be a problem if the property is sold or developed if the parcel were actually landlocked.

Chairperson Rhoads-Poston commented that in theory, an access easement could possibly be created from the (developed) Siegal property via Rockville Road. Mr. Walsh responded that it is technically possible but does not know how the property is developed, whether it would achieve or hinder access.

Responding to a question by Commissioner Bauer, Mr. Wilberg stated that a Notice of Public Hearing for this rezoning application was mailed to property owners within a one-half mile radius of the subject properties and that the public notice for the lot line adjustment heard by the Zoning Administrator earlier that day was mailed to a radius of 300 feet, per zoning regulations.

Responding to a question by Commissioner Gaddies, Mr. Wilberg confirmed it is the property owners of all (developed or undeveloped) parcels within the specified radius that are mailed a Notice of Public Hearing.

Hearing no further comments, Chairperson Rhoads-Poston closed the public hearing.

On a motion by Commissioner Bauer, and seconded by Commissioner Gaddies, the Commission adopted a resolution to approve the project and recommend agenda Item No. PC 22-026, Rezoning Application Z-22-01, to the Board of Supervisors. So ordered by 3-0 vote.

## **ANNOUNCEMENTS AND REPORTS**

Commissioner Bauer provided a handout and discussed this year’s California County Planning Commissioners Association (CCPCA) conference being held in Pleasanton and asked commissioners to consider attending these informative conferences.

## **ADJOURN**

This meeting of the Solano County Planning Commission adjourned at 7:19 p.m. The next regular meeting is scheduled for August 18, 2022.