

**TRI-CITY and COUNTY COOPERATIVE PLANNING GROUP**  
**Cities of Benicia, Fairfield, and Vallejo \* County of Solano**  
**675 Texas St., Suite 5500, Fairfield, CA 94533**  
**(707) 784-6765**

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**CITIZENS ADVISORY COMMITTEE**  
**MINUTES**

**May 20, 2009**

**1. Roll Call**

Citizen's Advisory Committee Members (CAC) Present: Bob Berman, Teri Booth, Eugene Doherty, Harry Englebright, Kathy Hoffman, Karlyn Lewis, Mark Morris, Jim Syar, Brian Travis, Bob Webb, Dan Smith

Citizen's Advisory Committee Members Absent: Alice Plutchok

Tri-City and County Staff in Attendance: Brian Miller, City of Fairfield; Matt Walsh, Solano County, Bill Tuikka, City of Vallejo; Lisa Porras, City of Benicia, Sue Wickham, Solano Land Trust, Marilyn Farley, Solano Land Trust

**2. Introductions**

Members of the CAC and meeting attendees introduced themselves.

**3. Public Comment**

June Guidotti, 3703 Scally Rd, Suisun, commented on her request for a General Plan amendment for her property.

**4. Approval of Minutes**

The minutes of February 18, 2009 were approved with corrections.

Dan Smith announced that Eugene Doherty and Harry Englebright were new members of the Tri-City CAC. Mr. Doherty and Mr. Englebright briefly introduced themselves.

**5. Syar Quarry Expansion Update**

Matt Walsh stated that Syar Industries has applied for a new use permit for an expansion of the facilities at Lake Herman Quarry. The existing quarry site is approximately 266 acres. The proposed expansion would increase the site to approximately 323 acres. Jim Syar used an aerial map of the Lake Herman Quarry area to describe the present and proposed scope of the project. Mr. Syar stated that visual impacts from the quarry will be minimized.

**6. Update on Solano Land Trust Projects and Events**

Sue Wickham, Solano Land Trust (SLT), gave an update on the status of the PG&E project on the King-Swett Ranches. PG&E reserved the right for enhancement on two of the ranches for impacts resulting from the operation and maintenance of their transmission and gas lines. They were also finalizing the HCP for the nine Bay Area regions. PG&E will select portions of the ranches that will be used for on the ground mitigation. They will also place a conservation

easement on each of the ranches as part of a Fish and Wildlife requirement for additional protections on those properties. SLT is working with them to locate those areas. The Department of Fish & Game stated that they would not give the SLT credit on the ranches for burrowing owls. Ms Wickham added that the SLT will have to go through all the steps again with Fish and Wildlife. When the whole process is over the SLT will be able to sell additional mitigation credits on the two properties where PG&E will not have projects. Harry Englebright asked who will hold the conservation easement. Ms. Wickham answered that the Department of Fish and Game will hold the easement.

Marilyn Farley stated that there was a complete list of upcoming events on the SLT website. She also added that there was the possibility for acquisition of new open space in or near the Tri-City area that stems from an earlier earmark from Congressman George Miller. Using a map Ms. Farley described the three parcels that could be added to enlarge Lynch Canyon. Solano County Resource Management has agreed to act as the right-of-way agent. The SLT has approximately 1.5 million available to be used for the acquisition and they agreed to give Solano County \$500,000 out of the earmark to build a Class II bike path that would give residents of Cordelia direct access into Lynch Canyon.

Ms. Farley also mentioned that the DG Power proposal is in limbo. It was proposed to be located in Lynch Canyon but there was significant opposition to the project. The power plant in Fairfield adjacent to the Fairfield-Suisun sewer treatment plant was identified as PG&E's highest priority. A switching station would be needed for that power plant. The location of the switching station has not been decided yet and it was hoped that it would not be located on any of the parcels the SLT is considering acquiring for open space lands. Mr. Englebright added that the reason the three parcels were essentially surrounded by the Tri-City area was because when the boundaries for the Tri-City areas were being drawn they were trying to limit the number of property owners that would be affected. He thought that the addition of the parcels to Lynch Canyon was a good opportunity and would also help protect the visual corridor along the interstate. Chairman Smith asked if there any public comments.

An unidentified member of the public stated he lived in the Dixon/Vacaville area and was concerned about the Solano County General Plan affecting his plans for his property. He asked if the Tri-City Cooperative Planning Group had jurisdiction in the Dixon area. Chairman Smith answered that the Tri-City Cooperative Planning Group did not have jurisdiction in the Dixon/Vacaville area.

Ms. Farley also stated that the Ridge Trail has acquired a grant thru the Coastal Conservancy that will be used by the Solano Transportation Agency (STA) to study the feasibility of an undercrossing under Highway 12 for the Ridge Trail. Ms. Farley added the SLT is in negotiations with the owner of Rockville Trails Estates for part or all of the property. The site has excellent potential to link existing and future trail systems.

Ms. Farley continued that the City of Santa Clara still isn't sure what they are doing about the wind turbines. Ms Farley suggested to representatives of the Santa Clara that they give the SLT permission to go on the property with their docents so the SLT can get to know the property and study if a trail easement would be feasible in the future. To that end the City of Santa Clara is looking at drafting an agreement within the next couple of weeks.

Ms. Farley also reported that Solano County may not recommend funding to continue the contract with the SLT for Lynch Canyon open space. It is the SLT's position that there is a need for a professional open space operator managing public access. The loss of the contract would mean the loss of the volunteer and education coordinator. Ms. Farley suggested talking with County Supervisors about a 30% reduction in funding. The Tri-City Governing Board was sending a letter to the Solano County Board of Supervisors recommending that the Board of Supervisors extend the Lynch Canyon program to Fiscal Year 2010-2011 and beyond. Bob Berman made a motion that the Tri-City CAC send a letter of support to the Tri-City Governing Board thanking them for their support for the continuation of the Lynch Canyon program. Bob Webb seconded the motion. Kathy Hoffman thought that Tri-City CAC members who represent a city could also go before their City Councils and make a short presentation regarding the Lynch Canyon Program. Chairman Smith restated the motion to send a letter to the Tri-City Governing Board thanking them for their letter to the Board of Supervisors and to encourage city council members to approach their respective councils regarding the Lynch Canyon funding issue with reference to the Board of Supervisors pending budget decision. The motion passed unanimously. Brian Miller added that he thought that there was a consensus to begin planning for a Fall Tour and that Tri-City staff would work with SLT staff to organize it. He thought that given the large number of new members they might try to go back to the "grand tour" idea.

**7. Update on Hiddenbrooke School Project**

Bill Tuikka stated that he had recently attended a Hiddenbrooke homeowner association meeting. They spoke about the challenges they were facing regarding the proposed Hiddenbrooke School and park. They were still waiting for the U.S. Fish and Wildlife response on the mitigation issues. The proposed charter school project has a 7 million dollars deficit. There is resistance from the citizens of Vallejo to move the existing charter school to the Hiddenbrooke site because approximately 80% of the students live closer to the existing site. The Vallejo Unified School District is facing school closures and the proposed Hiddenbrooke School might be an easier choice to "close" since it isn't built yet. Mr. Tuikka also added that the Greater Vallejo Recreation District (GVRD) would still like to build the park on a portion of the Hiddenbrooke site.

**8. Upcoming Agenda Topics**

Chairman Smith announced that the September Tri-City Joint Meeting will need to be rescheduled as the regular meeting date falls on Labor Day.

One agenda item proposed for the next Tri-City CAC meeting was a discussion of the mechanisms in place to prevent incompatible uses with open space uses. A second item was a discussion about financing and purchase of open space. A third item, suggested by Mr. Berman, was an update on the process to create a staging area at the McIntyre Ranch. A fourth topic suggested was a discussion of open space purchases including boundary change issues. Updates on the Hiddenbrooke project and SLT activities were also suggested.

**9. Adjournment**

The next Citizens Advisory Committee meeting is scheduled for Wednesday, August 19, 2009.



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## Citizens Advisory Committee 2009 Attendance Record X = Attendance at meeting

### TRI-CITY AND COUNTY COOPERATIVE PLANNING GROUP

|                   | 2/18/09           | 5/20/09 | 8/20/09 | 11/18/09 |  |
|-------------------|-------------------|---------|---------|----------|--|
| Bob Berman        | X                 | X       |         |          |  |
| Teri Booth        | ABSENT            | X       |         |          |  |
| Eugene Doherty    | Appointed 4/7/09  | X       |         |          |  |
| Harry Englebright | Appointed 3/17/09 | X       |         |          |  |
| Kathy Hoffman     | X                 | X       |         |          |  |
| Karlyn Lewis      | X                 | X       |         |          |  |
| Mark Morris       | X                 | X       |         |          |  |
| Alice Plutchok    | X                 | ABSENT  |         |          |  |
| Dan Smith         | X                 | X       |         |          |  |
| Brian Travis      | X                 | X       |         |          |  |
| Jim Syar          | X                 | X       |         |          |  |
| Bob Webb          | X                 | X       |         |          |  |