

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of January 17, 2019

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 Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: 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 20, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No.1

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 this item be deferred to allow additional time to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project. He explained that there are several permits that are required, and the applicant is busy trying to work on whether they can incorporate those into the existing development. The applicant has requested that this matter be continued to the regular meeting of February 21st.

Chairperson Cayler opened the floor for public comment. Since there was no one from the public wishing to speak, the public hearing was closed. A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Walker to continue this matter to the regular meeting of February 21, 2019. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application No. MS-17-06 of Hubert and Aurelia Goudie et.al to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide three existing parcels into four lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, within the Exclusive Agriculture "A-20" and the Rural Residential "RR-2.5" Zoning Districts, APN's: 0105-060-240, 39, and 40. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg)

Mr. Yankovich said staff is requesting this item be deferred to allow additional 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.

Mr. Yankovich asked the commission to defer this matter to a date uncertain at which time it would be re-noticed for public hearing.

Since the applicant was present in the audience, Commissioner Walker asked him if he agreed with the recommendation made by staff, and if he feels that his needs are being met through this process.

Brian Goudie appeared before the commission. He stated that they believe they have provided all the necessary information to county staff. He said that he understands the review process takes time, but they feel that the process has been a very slow one. He noted that they originally submitted their application in November of 2017.

Mr. Yankovich explained that the county does not currently have its own inhouse surveyor which has added to the additional review time. He noted that there is also a difference of opinion between the property owner and staff regarding the conditions, which has also been a contributing factor.

Commissioner Bauer wanted to know if Mr. Goudie agreed with the recommendation of a date uncertain. Mr. Goudie stated that he did not particularly like the idea and would rather have a timeline.

Commissioner Bauer suggested deferring this for three months with the ability for staff to bring it back sooner if it were ready. She said this will ensure that the project does not fall through the cracks.

Mr. Yankovich stated that staff are hoping to have this ready for hearing within 30 days but agreed with the three-month timeframe.

Commissioner Bauer asked Mr. Goudie if he also agreed with the timeframe. Mr. Goudie stated that he was okay with the recommended deferral for three months.

Since there was no one else in the audience wishing to speak, a motion was made by Commissioner Bauer and seconded by Commissioner Rhoads-Poston to continue this matter to the regular meeting of March 21, 2019, with the condition that if it is ready sooner it can be brought back before the commission at that time. The motion passed unanimously.

Item No. 3

PUBLIC HEARING to consider Amendment No. 1 to Use Permit U-10-11 of Green River Brewing and Taproom to permit the current use of the existing bar and restaurant facility and additional use of the outdoor area of the property for outdoor events. The property is located at 4513 Putah Creek Road, south of the City of Winters in the Commercial "CS" Zoning District, APN: 0103-160-010. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Jim Leland)

Mr. Yankovich stated that the applicant has requested this item be deferred to a date uncertain to allow them to address several conditions affecting the project. The applicant needs time to decide if incorporating these conditions are going to be feasible.

Chairperson Cayler opened the floor for public comment. Since there was no one from the public wishing to speak, the public hearing was closed. A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to continue this matter to a date uncertain at which time it will be re-noticed for public hearing. The motion passed unanimously.

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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