



Solano County

675 Texas Street
Fairfield, California 94533
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Meeting Minutes - Action Only Board of Supervisors

Erin Hannigan (Dist. 1) Chairwoman
(707) 553-5363

Monica Brown (Dist. 2), Vice-Chair
(707) 784-3031

James P. Spering (Dist. 3)
(707) 784-6136

John M. Vasquez (Dist. 4)
(707) 784-6129

Skip Thomson (Dist. 5)
(707) 784-6130

Tuesday, May 12, 2020

9:00 AM

Board of Supervisors Chambers

15 [20-178](#)

Conduct a noticed public hearing to consider the following three applications of Bill Morgan, regarding a 310.5-acre property located at the southwest corner of Cantelow and Gibson Canyon Road, within the unincorporated portion of Vacaville, APN: 105-110-070, 100, 440, 450; 105-160-130; 105-170-150, 010 (Application No.: GP-18-01, Z-18-01 and S-18-02): 1) Amend the General Plan land use designations on portions of the subject property from Specific Project Area to Agriculture and Rural Residential, and Rural Residential to Agriculture; 2) Rezone portions of the subject property from Exclusive Agricultural 20-acre minimum (A-20) to Rural Residential 2.5-acre minimum (RR-2.5), Rural Residential 5-acre minimum (RR-5), and Rural Residential 10-acre minimum (RR-10); and 3) Subdivide the subject property into 19 lots (Development is proposed in three (3) phases and the project is known as the Lands of Morgan Subdivision); and Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

Attachments:

- [A - Location Map](#)
- [B - Tentative Subdivision Map](#)
- [C - Proposed Development Phasing Table](#)
- [D - BOS Resolution Morgan GPA](#)
- [E - Proposed GPA](#)
- [F - Morgan Rezone Ordinance](#)
- [G - Proposed Rezone](#)
- [H - BOS Resolution Morgan Subdivision](#)
- [I - CC Morgan Conditions of Approval](#)
- [J - Mitigation Monitoring and Reporting Program](#)
- [K - Initial Study Mitigated Negative Declaration](#)
- [L - February 20, 2020 PC Minutes](#)
- [M - CEQA Comment Letter](#)
- [N - Water System Plan](#)
- [O - Preliminary Detention Pond Plan](#)
- [P - Public Hearing Notice](#)
- [Q - Proposed Projects Table](#)

On motion of Supervisor Vasquez, seconded by Supervisor Spering, the Board approved reading the proposed ordinance amending Chapter 28 of the Solano County Code, amending Zoning Maps 8-N to rezone 67± acres from the Exclusive Agriculture (A-20) District to the Rural Residential 2.5 (RR-2.5), Rural Residential 5 (RR-5), and Rural Residential 10 (RR-10) Districts (Lands of Morgan; Z-18-01) by title only and waived further reading by a majority vote. So ordered by 5-0 vote.

On motion of Supervisor Vasquez, seconded by Supervisor Brown, the Board approved and adopted the following: 1. General Plan Amendment Application No. GP-18-01 amending the General Plan land use designations on a portion of the subject property from Specific Project Area and Rural Residential to Agriculture and Rural Residential 1-10 acres per dwelling unit subject to the findings in the adopted Resolution No. 2020-86; 2. Approved the Rezone Petition Application No. Z-18-01 rezoning portions of the subject property from Exclusive Agricultural 20-acre minimum (A-20) to Rural Residential 2.5-acre minimum (RR-2.5), Rural Residential 5-acre minimum (RR-5), and Rural Residential 10-acre minimum (RR-10) subject to the adopted Ordinance No. 2020-1810; Approved Tentative Subdivision Map Application No. S-18-02 to divide 310.5 acres into 19 lots, subject to the findings and conditions of approval in the adopted Resolution No. 2020-87; and Adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. So ordered by 5-0 vote.

Enactment No: Ordinance No. 2020-1810, Resolution No. 2020-86 and Resolution No. 2020-87