

Solano County

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



Agenda - Final

Thursday, June 1, 2017

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 17-024](#) Minutes of the meeting of May 18, 2017

Attachments: [draft minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five

minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 17-028](#) Public hearing to consider an ordinance amending Chapter 28 of the Solano County Code establishing noise regulations for land uses in the unincorporated area of Solano County. (Project Planner: Michael Yankovich) Staff Recommendation: To withdraw the Draft Noise Ordinance from further consideration

- 2 [PC 17-025](#) Public hearing to consider an Amendment to Use Permit No. U-82-52 (Skaggs Trucking) to a previously approved use permit for an Agricultural Trucking Repair Shop which would permit the addition of a Farm and Ranch Supply Store and an Agricultural Trucking business. The project is located on 8.18 acres located at 5164 Fry Road, Vacaville, in an "A-40" Exclusive Agricultural District. APN-0137-020-130. (Project Planner: Jim Leland) Staff Recommendation: Continue to June 15, 2017

- 3 [PC 17-026](#) Public Hearing to consider Rezoning Petition No. Z-16-01(Pokrajac Properties) to rezone 16+ acres from the Rural Residential(RR-5), Exclusive Agriculture (A-20) and Neighborhood Commercial (C-N) Districts to Highway Commercial (C-H) and Commercial Service (C-S) Districts. (Project Planner: Karen Avery) Staff Recommendation: Recommend the Board of Supervisors approve the proposed zone change

 Attachments: [A - Draft Resolution](#)
 [B1 - Z-16-01 \(Pokrajac Properties\) Neg Dec Summary](#)
 [B2 - Pokrajac Properties\) Draft Initial Study & Neg Dec \(April 2017\) \(1\)](#)
 [C - General Plan Map](#)
 [D1 - Zoning Maps - Before](#)
 [D2 - Zoning Maps - Before](#)
 [E1 - Zoning Maps - After](#)
 [E2 - Zoning Maps - After](#)
 [F - Comment Letters](#)

- 4 [PC 17-027](#) Public hearing to consider General Plan Amendment No. G-15-01 amending the General Plan designation from Rural Residential to Agriculture; Rezoning Petition No. Z-15-01 to rezone the property from Rural Residential (RR-2.5) to Exclusive Agriculture (A-20) on approximately 1,226 acres of the Rockville Trails Preserve for the Solano Land Trust; and consider Policy Plan Overlay No. 15-01 for the entire 1494+acre project; and Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration for the project. (Project Planner: Karen Avery)

Attachments: [A - PC Draft Resolution](#)
[B1 - G-15-01-Z-15-01-PP-15-01 \(Rockville Trails Preserve\) MND-Part 1](#)
[B2 - G-15-01-Z-15-01-PP-15-01 \(Rockville Trails Preserve\) MND-Part 2](#)
[C - Comment Letters and Response to Comments](#)
[D - General Plan Map - Existing](#)
[E - General Plan Map - Proposed](#)
[F - Zoning Map - Existing](#)
[G - Zoning Map - Proposed](#)
[H - Policy Plan Overlay with Exhibit A](#)
[I - Letter from Green Valley Landowner's Association](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of June 15, 2017 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*