

**From:** [Mary Browning](#)  
**To:** [Yankovich, Michael G.](#); [Emlen, Bill F.](#); [Planning Commission](#)  
**Subject:** County business licensing  
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In regards to the June 21st PC Meeting on Tourist Housing, please do not consider easing the business licensing process in the county that was talked about. Proponents want self-regulation and few if any rules that interfere with their commercial enterprises. They are not considering potential impacts to public safety and the environment. They are only concerned for their own personal financial gain.

Since county business licenses are obtained through the sheriff's office, finger printing is routine, and we assume that includes background checks.

We did a little research with Megan's Law this morning. Two of the vocal proponents, Daniel Schwartz (6994 Blue Ridge Rd.) and Eleanor Macmakin (3022 Mix Canyon Rd.) live in close proximity to a recently convicted sex offender who just bought 42 acres at 2751 Mix Canyon Rd. this year. His offense is too disgusting to mention here. And you are considering a preposterous ordinance that may be self-regulated, by right, in areas that county staff determines are the most desirable. Desirable areas are becoming a very rare thing.

Also, Blue Ridge Rd. and Mix Canyon Rd. are in an area known for it's high hazard risk for wild fire. It is easy to research past fire history in the area. Hazard risk maps can be found online and the Vaca Mountain Range west of Pleasants Valley Rd. is solid red, meaning the highest level of fire danger. Satellite imagery online shows dense brush and steep topography. Road infrastructure is minimal in area. Eleanor Macmakin's property is two thirds of one acre in size and has no defensible space. Ridgelines are geographical features well known for high fire danger, plus wind.

Staff is considering making watershed zones off-limits to STR's, as it should be. But go further. All areas surrounded by wildland vegetation should be off-limits to promoting higher densities of people. Wind-blown embers cause the most destruction, and it happens fast. It's bad enough when residents must flee, like we witnessed last October. But do the math. You are considering double and triple home occupancies, and unlimited future event centers that will have hundreds of guests each, often on the same dates during the fire season.

Good planning would direct all commercial uses into the urban areas. Urban areas have the infrastructure and services already in place. There are plenty of hotel rooms that serve any type of traveler who comes to visit our county. Commercial hotels and motels in the city already have safety measures in place and they employ many people. Commercial hotels and motels in Fairfield pay 14% TOT and don't require county code enforcement. They also do not intrude on residents quiet enjoyment of life. Travelers who stay in any of the 18 hotels established in our area have the same opportunity to visit all of the same destinations that a STR guest may visit.

The wild fires last October showed our county's lack of preparedness for emergency response. Residents and all sectors of the community have a critical role in planning, prevention, and protection. The number of lives lost and homes burned in the 2017 wildfires should inspire a new approach to fire protection. Solano County doesn't have risk assessment for project approvals. It has no policy for how many tourist uses will be allowed. There is no plan to limit the numbers of short-term rentals or event centers in the Suisun Valley and surrounding desirable areas of choice.

You must not burden residents and discredit our quiet enjoyment of life, in favor of a small number of people who live beyond their means, make poor investments, or don't have traditional jobs that earn a livable wage that supports them. These are people who don't care if they cause harm to others. The rest of us don't want to cause harm to our neighbors. Well, psychopaths don't care if they hurt you. One violator in particular comes to mind and his attorney was handing out business cards to proponents at last night's PC meeting. All of the proponents are currently avoiding taxes and don't want rules.

If procurement of tax revenue is your only motive for allowing so-called Tourist Housing, it is not justification for spending millions of dollars on infrastructure to support tourism. The estimate was \$32 million just to improve the Suisun Valley "loop", according to the Draft S.V. Strategic Plan. California taxpayer's must foot the bill for the transportation grants being procured for what is essentially a private development project --- transportation grants intended for use in urban areas for improving urban traffic flow, and priority conservation area grants (PCA's are those areas that are actually threatened by urban development).

*To Mr. Emlen and Mr. Yankovich, when was the last time you drove around Suisun Valley? May we offer you both and the planning commissioners a guided tour? You can't adequately study the issues without seeing the problems.*

Sincerely,

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