

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of December 20, 2018

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: Bill Emlen, Director; 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 6, 2018 were approved as written.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application No. MS-17-06 of **Hubert & Aurelia Goudie and William & Sylvia Marshalonis** to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg)

Michael Yankovich asked that the Commission defer this matter to allow staff 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.

Chairperson Cayler opened the floor for public comment. There was no one wishing to speak.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to continue this matter to the regular meeting of January 17, 2019. The motion passed unanimously.

Item No. 2

CONTINUED 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 additional time to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project. Staff asked that the commission continue this matter to the regular meeting of January 17th.

Chairperson Cayler opened the floor for public comment. There was no one wishing to speak.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to continue this matter to the regular meeting of January 17, 2019. The motion passed unanimously.

Item No. 3

Zone Text Amendment No. ZT-17-02 and Use Permit Application No. U-17-06 of **Rowland Family Properties (American Armory Museum)** to consider an ordinance amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district and to establish and operate a military vehicle, equipment, and armament museum as well as outdoor events at 4144 Abernathy Road, north of the City of Fairfield within the Agricultural Tourist Center - North Connector "ATC-NC" Zoning District, APN's: 0027-510-180 and 170. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Michael Yankovich)

Mr. Yankovich provided a brief presentation of the staff report. The American Armory Museum (AAM) is a nonprofit public benefit corporation with the specific purpose of operating a museum and carrying on other charitable and educational activities associated with such purpose. AAM intends to educate visitors about the United States military and Solano County's agricultural history through stationary displays of military and historical agricultural vehicles and equipment. The vehicles and equipment will be displayed inside the museum building as well as outdoors. The applicant is requesting approval to amend Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district (ZT-17-02) and to operate a military vehicle, equipment, and armament museum as well as conduct outdoor events (U-17-06) at 4144 Abernathy Road.

The project occupies 8.6 acres located within the Suisun Valley at the intersection of Suisun Parkway and Abernathy Road. The site is bounded by Interstate 80 on the south, Suisun Parkway on the east and north and private lands to the west which contain a tractor sales and service business. The subject site is one legal lot comprised of two Assessor's Parcels; APN's 0027-510-170 and 0027-510-180. A Williamson Act contract covers Assessor Parcel 0027-5610-180. Staff recommended approval of the project.

Chairperson Cayler opened the public hearing.

Mark Leonard, Jelly Belly Lane, Fairfield, spoke on behalf of the Armory Museum. He referenced the letter submitted by the museum dated December 20, 2018. The letter stated that the applicant disagrees with the county's condition requiring a reclamation plan and financial assurances, given the pre-existing nature of the property. He stated that the condition of the property is such that there is concrete rubble just under the surface of the dirt. He stated that it is a fallow field and has a dirt track. He commented that a couple of good rainstorms would reclaim it, so they did not feel anything more extensive is necessary. Mr. Leonard stated that this use is consistent with the county's General Plan in that it will attract visitors to the area. He noted that the museum has already received inquiries from over ten groups who would be interested in combining local wine tasting events with a visit to the museum. Mr. Leonard said that they believe this is certainly consistent with the agritourism intent of the area.

The property owner, Herman Rowland, appeared before the commission. He stated that through his business at the Jelly Belly Company they hand out brochures to thousands of customers who visit the facility, which provides in the opportunity to help promote the Suisun Valley wine country and the armory museum. Mr. Rowland said that he enjoys the educational experience of sharing the knowledge and history of the equipment on display at the museum with the public as well as the school children who come to visit. Mr. Rowland said that they are looking to establish a clean and pristine facility. He commented that their future plan is to relocate the museum to the Nut Tree area in Vacaville.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

Commissioner Rhoads-Poston asked about the condition requiring reclamation of the property. Mr. Yankovich stated that the reason staff is asking for the reclamation plan is because the applicant intends to put down additional asphalt for the parking and once that is in place, it was thought the best step would be to try to reclaim the land when the use is no longer existing. He noted that the commission can decide whether they want this condition to be removed.

Mr. Yankovich referenced a comment made by Mr. Leonard that there could be alcohol served at third-party events. Mr. Yankovich said the staff report indicates that no alcoholic beverages would be served on the premises, but that was not included as a condition of approval. He suggested that if the commission agrees, staff could include a condition that no alcoholic beverages for museum hosted events be allowed; only third-party events. Mr. Yankovich noted that language would also be added to the conditions that patrons of the museum would not be permitted to drive the onsite vehicles.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to adopt the Ordinance, Zone Text Amendment No. ZT-17-02, amending Chapter 28 of the Solano County Code relating to museums and providing for such use in the ATC-NC zoning district; and approve Use Permit Application No. U-17-06 to establish and operate a Solano County agricultural history and military vehicle, equipment, and armament museum with outdoor events at 4144 Abernathy Road, contingent upon Board approval of the zoning amendment and subject to the amended recommended conditions of approval with respect to alcohol restrictions to third-party events only. The motion passed unanimously. (Resolution No. 4667)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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

DRAFT