



Solano County

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Legislation Text

File #: 19-355, **Version:** 1

Conduct a noticed public hearing to consider the Planning Commission's recommendation of approval for Rezoning Petition No. Z-17-04 of Hubert & 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 Adopt an Ordinance amending Zoning Map No. 2-S to rezone a portion of the subject property (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)

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors conduct a noticed public hearing to approve Rezoning Petition No. Z-17-04 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 Adopt an Ordinance enacting the amendment to rezone a portion of the subject property.

SUMMARY:

The subject rezoning application totals 15.69 acres but is associated with a minor subdivision that encompasses a larger area of 61 acres. Minor subdivision application MS-17-06 was approved by the Planning Commission and is contingent upon Board approval of the rezoning request. The minor subdivision proposes to divide the two existing parcels of 4.9 and 54.73 acres into three lots of 5.69, 10, and 46.17 acres. The minor subdivision would create one additional developable lot within the current property acreage.

The intent of the rezoning petition is to delineate residential development on the northwest side of Sweeny Creek, generally the dividing line between the Rural Residential and the Agricultural zoned areas of the property. The property is currently developed with two single family dwellings and associated residential accessory structures on the northwest side of Sweeny Creek and agricultural production taking place on the southeast side of the creek. The proposal will rezone 15.69 acres on the northwest side of Sweeny Creek from Rural Residential RR-2.5 and Exclusive Agriculture A-20 to Rural Residential RR-5. The remaining 46.17 acres of the subject site will remain A-20.

On February 21, 2019 the Planning Commission considered Rezoning Petition Z-17-04 of Goudie et. al. and Adopted Resolution No. 4668 making a recommendation of approval to the Solano County Board of Supervisors.

On March 21, 2019 the Planning Commission considered Minor Subdivision MS-17-06 and Adopted Resolution No. 4670 granting approval of the Tentative Parcel Map contingent upon the effective rezoning of the property.

FINANCIAL IMPACT:

The applicant has paid the filing fee associated with the rezoning petition application.

DISCUSSION:

The subject site is located along Peaceful Glen Road, 2.5 miles north of the City of Vacaville. The site is bound to the north by Peaceful Glen Road; to the east by a parcel in agricultural production (seasonal dry crop); to the south by a parcel in agricultural production (seasonal dry crop); and to the west by residential home sites. The site is situated predominantly within a swath of agricultural land southeast of Sweeny Creek, utilized for seasonal dry crop production. Rural residential home-sites on parcels ranging in size between 2.5 - 5 acres surround the agricultural area. Generally, the area identified as English Hills is located north and west of the subject site and the Allendale area is located to the east and south.

General Plan

The General Plan Land Use Diagram designates the subject site Rural Residential. The Rural Residential designation provides for single-family residences on parcels ranging in sizes between 2.5 -10 acres. Table LU-5 of the General Plan establishes minimum density standards for dwelling units per acre for each land use designation. The minimum density standard for the Rural Residential designation is one dwelling unit per 2.5 acres (1 du/2.5 ac.). Each of the lots within the proposed rezoning area and the minor subdivision exceeds 5 acres and are consistent with the General Plan density standards.

Zoning

The site is currently split zoned Rural Residential "RR-2.5" and Exclusive Agriculture "A-20". As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the two existing zoning districts, as well as the proposed zone change to Rural Residential "RR-5", are consistent with the General Plan designation. Each of the three proposed parcels meets or exceeds the minimum parcel size required by their respective zoning district. The two Rural Residential lots are consistent with the minimum 5 acres required in the RR-5 district and the agricultural lot will exceed the 20-acre minimum parcel size in the A-20 district. Existing residential development and agriculture use of the property are allowable land uses under each lots respective zoning.

Environmental Review (CEQA)

The zoning change represents a downzoning for this area, whereby a permitted density of housing and development is reduced. The balance of the rezone area is currently zoned Exclusive Agriculture; however this area has historically functioned for residential purposes. The rezoning would be reflective of the existing physical environment and would not result in a loss of productive agricultural land. The project does not have the potential for causing a significant effect on the environment; therefore, a Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b) (3), General Rule exemption.

Public Noticing Requirement

In accordance with Solano County Zoning Regulations and Subdivision Ordinance notice of a public hearing was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic and the Vacaville Reporter. In addition, all property owners of real property as shown on the latest equalized assessment roll within one-half (1/2) mile of the property and all persons requesting notice of the public hearing were mailed notices of the hearing.

ALTERNATIVES

- A. Retain the existing Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" zoning, by denying the proposed rezoning petition. This alternative is not recommended because approval of the rezoning

petition is consistent with the General Plan, and the proposed minor subdivision is consistent with the Rural Residential zoning district, as conditionally approved under MS-17-06.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION