MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of February 17, 2011

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Barnes, Boschee, Rhoads-Poston, Karah and Chairman Mahoney

EXCUSED: _____

STAFF PRESENT: Bill Emlen, Director; Jim Leland, Principal Planner; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; Stanley Schram, County Surveyor; David Cliché, Building Official, and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meeting of January 20, 2011 were approved with a change to page 2 to add Commissioner Barnes' statement that Ms. Dolores Russell is a member of the Wolfskill family who are one of the pioneer families of Solano County; and page 7 adding the statement that Commissioner Barnes was in favor of continuing the item when it was brought up at the beginning of the meeting.

1. **NOMINATION and ELECTION** of Chairperson and Vice-Chairperson for the ensuing year.

   It was motioned and seconded to nominate Commissioner Mahoney and Commissioner Boschee as Chairman and Vice-Chairman respectively. The motion passed unanimously.

2. **CONTINUED PUBLIC HEARING** to consider Use Permit Application No. U-08-17 of **Dolores Russell (John's Hauling)** for a hauling business located at 2525 Mankas Corner Road 1.5 miles west of the City of Fairfield in a "C-N" Neighborhood Commercial Zoning District, APN's: 0151-140-050 and 060. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Karen Avery) **Staff Recommendation:** Approval

   Karen Avery briefly reviewed staff's written report. She indicated that since the January 20, 2011 Planning Commission public hearing, staff has met with the property owner, the business owner and their attorney to discuss the property owner's outstanding issues with the proposed conditions of approval for the use permit. She stated that primarily at issue was the five year time limit which staff proposed due to the pending approval of the Suisun Valley Strategic Plan. She stated that an agreement has been reached with all parties to extend the use permit from five years to eight years. The additional eight years does not include the three year period the applicant has been operating during the use permit review. She noted that Condition No. 2 has been amended to reflect the agreed upon eight year permit.

Ms. Avery stated that after the Planning Commission hearing, county staff conducted another site visit and discovered that the current site plan does not accurately depict the distance between the parking tent and the customer parking spaces in front of the office for John's Hauling business. Staff requested that the applicant submit a more accurately drawn site plan. The newly submitted site plan indicates that the there is not enough space between the parking tent and designated customer parking spaces for customers to adequately and safely maneuver their vehicles. Also, the Suisun Fire District has recently submitted additional comments regarding the existing parking tent/canopy located along the front of Clayton Road and has recommended the removal of the parking tent for safety purposes. As a result, staff is recommending that the existing parking tent be removed from the parking area and used only during the monthly sales event. Condition Nos. 2 and 6 have been modified to reflect this recommendation.

Timothy Jones, attorney at law, 622 Jackson Street, Fairfield, spoke on behalf of the applicant. Mr. Jones confirmed that the applicant is in agreement with the arrangement that has been reached with regard to the conditional uses on the property.

Chairman Mahoney opened the public hearing.

Larry Sandberg, 5057 Clayton Road, Fairfield, stated that he supported John's Hauling at the last meeting. He stated that the biggest detriment to farmers has always been the growth of the cities around them. Mr. Sandberg stated that he did not care to see the Suisun Valley disappear under asphalt or big houses. He said the valley must remain as a farming entity and that our children need this valley. Mr. Sandberg stated that we must remember that we are only passers through this life and are only here for a short time and we must not destroy things that future generations need. He said that he is speaking about the farmers in the valley who have been treated like second class citizens when it comes to the desires of the city. He said that these farmers are the best the nation has to offer and that we are at a time when this country is not producing surpluses anymore. Mr. Sandberg stated that we must realize that our standard of living has been based on the productivity of farmers. He said that this valley needs the infrastructure it once had and that we do not need tourists or hotels or more wineries. He said wineries will not feed future generations.

Chairman Mahoney commented to Mr. Sandberg that so far he has actually been speaking against the applicant's business in the Suisun Valley, noting that the applicant is not proposing to farm the property.

Mr. Sandberg stated that he wanted to give the commission a vision to bring more supporting industries for farmers in the area.

Chairman Mahoney stated that while he understands Mr. Sandberg's sentiment it is not the discussion currently before the commission. He stated that the discussion is about John's Hauling and the subject use permit. Mr. Mahoney invited Mr. Sandberg to come back at the next Planning Commission meeting to make his comments during the public comment period as specified on the agenda. He stated that right now the people in the audience are present for the agenda item concerning John's Hauling and that is the issue the commission needs to address.

John Crossley, John's Hauling, appeared before the commission. He thanked the staff and the commission and stated that he is in agreement with everything that has been discussed.

Since there were no further speakers, Chairman Mahoney closed the public hearing.

A motion was made by Commissioner Boschee and seconded by Commissioner Barnes to adopt the resolution and approve Use Permit Application No. U-08-17 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4549)

3. **ANNOUNCEMENTS and REPORTS**

Jim Leland noted that it is anticipated that the Board of Supervisors will appoint a new Planning Commissioner at their February 22nd meeting.

Chairman Mahoney thanked Commissioner Barnes for his many years of dedication to the county. He commended him for the many hours he has spent reviewing materials, and for bringing in such a different vision on the many different projects that have come before the commission. Chairman Mahoney stated that Commissioner Barnes' service has been outstanding and he is really going to miss him.

Commissioner Boschee stated that he has appreciated Commissioner Barnes' leadership. He said that Commissioner Barnes has given a great deal of time to the commission and to the county and he would also miss him. He wished him good luck in the future.

Commissioner Barnes stated that he has enjoyed his time on the commission. He stated that he and his wife plan on traveling extensively.

Commissioner Barnes reminded the commission that a replacement for his seat on the Solano County Public Arts Committee is still needed. He asked that staff put this on the next meeting agenda.

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