

**TRI-CITY and COUNTY COOPERATIVE PLANNING GROUP**  
**Cities of Benicia, Fairfield, and Vallejo \* County of Solano**  
**675 Texas St., Suite 5500, Fairfield, CA 94533**  
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**CITIZENS ADVISORY COMMITTEE**  
**MINUTES**

**February 18, 2009**

**1. Roll Call**

Citizen's Advisory Committee Members (CAC) Present: Bob Berman, Kathy Hoffman, Karlyn Lewis, Mark Morris, Alice Plutchok, Jim Syar, Brian Travis, Bob Webb, Dan Smith

Citizen's Advisory Committee Members Absent: Teri Booth

Tri-City and County Staff in Attendance: Bill Tuikka, City of Vallejo; Lisa Porras, City of Benicia, Sue Wickham, Solano Land Trust, Marilyn Farley, Solano Land Trust

Tri-City and County Staff not in Attendance: Brian Miller, City of Fairfield; Matt Walsh, Solano County

**2. Introductions**

Members from the CAC and the all meeting attendees introduced themselves.

**3. Public Comment**

Marilyn Farley expressed concern about CAC vacancies. Could the County look into this?

Sue Wickham informed the CAC that the Success Criteria for Lynch Canyon have been amended. A copy will be sent to Matt Walsh to forward on to the CAC as an informational item.

**4. Approval of Minutes**

The minutes of August 20, 2008 were approved with corrections.

**5. Update of City of Fairfield Park Activities**

Fred Beiner, Director of Parks, gave a verbal presentation on the status of park planning efforts, and an overview of park policies. Mr. Beiner discussed the following items:

Spyglass (21 acres)

Rolling Hills/Surface Ranch (contiguous properties; total of 703 acres)

Rockville (633 acres)

Mr. Beiner summarized that Rockville has the highest concentration of public use than any

other open space/parks area in Fairfield. Most of the city's energies are focused on Rockville. There are a number of difference groups that help maintain and manage this land; they include: (a) Trail Advisory Group – 4-5 volunteers that address the maintenance of trails and buildings and help raise community awareness, (b) Rockville Citizen Advisory Group – makes recommendations to the Community Services Division on any projects, and (c) Park Ambassadors – 50 volunteers that assist with public education, maintenance of trails.

A 100-member email list is used to send updates and informational items to the public about Rockville.

Daily use of Rockville requires a \$3.00 pass for individuals, and an additional \$1.00 for every dog. Six-month passes may also be purchased.

Funds are used for operation and maintenance. Of these funds, \$203,000 pays for rangers, wages, benefits, fuel for vehicles, etc.

Two full full-time rangers address education; for instance they work regularly with the school districts on science programs.

2007 sparked a growing concern and critique on improvements to Rockville. The Fairfield City Council appointed a subcommittee who came up with 10 recommendations that were adopted and funded by the Council. One item that stands out is the provision for cattle grazing. There are currently 35 cattle head but the number changes based on a variety of factors.

#### Questions/Comments from the CAC:

*Will rangers' salaries be affected?*

Not affected by any budgetary cuts.

*How many people comply with the daily pass requirement?*

About 50% comply with the fees. The focus is not to punish, but instead increase awareness. Through this effort alone there has been a 33% increase in the purchase of daily passes.

*What is the capacity of Rockville?*

In many respects this is related to public access – how people can get to the site and how much parking is available. That said, roughly 100-200 on any given day.

*Are there any organized cycling events?*

No.

## **6. Update of the McIntyre Ranch Master Plan**

Shane McAfee, General Manager of the GVRD and Randy Anderson, a consultant with Land People, gave a presentation on the Draft McIntyre Ranch Master Plan. Land People is a northern California landscape architecture and planning firm.

McIntyre Ranch, roughly 22.5 acres, is surrounded on all sides by land owned by Solano Land Trust. The site can be accessed by St. John Mines Road, which was abandoned by the County and is maintained by the City of Vallejo. In developing the draft plan, alternative access

roads were studied – however, the study showed that the best choice for public access was to continue access from St. John Mines Road.

The draft plan calls for 4 primary use areas.

USGS offices would relocate from Mare Island to McIntyre Ranch on the northernmost portion of the site. Because USGS focuses on biological resources, the GVRD accepted this use of the site provided that education, classrooms and facilities could be shared by GVRD. The draft plan contemplates 5,000 sq. ft. research center, a 2,500 sq. ft. building for housing interns, and a 22-space parking lot.

The central area of the site would remain as is – essentially an outdoor activity area. Several new uses would be introduced; these include: demonstration farm with a greenhouse, pasture and gardens, agricultural outbuildings, and a covered arena.

Near the main house, a new 3,600 sq. ft. Nature Center building is proposed. In addition, 16 tent cabins and 3 staff cabins are proposed.

The Pine Grove area calls for additional campfire rings.

Remaining steps include:

The Draft McIntyre Ranch Master Plan is presently being evaluated under CEQA, with a Mitigated Negative Declaration (MND) in progress. The MND should be available by the end of this month and circulated for public comment. The response to comments/proposed final CEQA document and the proposed final Master Plan will return to the Board of the Greater Vallejo Recreation District for final review and approval, anticipated occurring in winter/spring 2009.

A Memorandum of Understanding with USGS will be prepared, followed by a formal agreement with USGS. Subsequently, development permits will be processed. In addition, an agreement (regarding the future uses of the site and the use of St. Johns Mines Road) with the adjacent neighbors will be established. Operation and Maintenance guidelines that address collaboration with Solano Land Trust will be created. Thereafter, the project would be built.

#### Questions/Comments from the CAC:

Bob Berman expressed concern regarding public access issues, specifically who may or may not enter the Ranch, and who will be responsible for monitoring and policing? Consider a staging area as an accompanying use.

*What concerns do the neighbors have about St. John Mines Road?*

They want it to be a private road, not a public road. They want the City of Vallejo to abandon it, but pay to maintain it.

*How many employees with accompany the USGS offices?*

There will be approximately 4-6 biologists and 5-15 technicians.

Several members of the CAC expressed a desire to see a trailhead as part of the plan. The

GVRD is not opposed to this idea.

Bob Berman stated that for the past 15 years, the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation envisioned the ranch to include a staging area. Further, that the Tri-City plan did not envision office uses onsite. Mr. Berman stated that the Draft McIntyre Ranch Master Plan is not consistent with the Tri-City plan. Mr. Berman referred CAC members to read page 48 of the plan (shown below):

potential to provide the greatest range of recreational opportunities due to the variety of existing facilities, terrain and vegetation areas. The activities would generally be passive in nature, including use of McIntyre Ranch for small-scale conferences, meetings, day camps, special events, equestrian and hiking staging area, picnicking, nature study, animal petting farm, or established as a working ranch to teach children about cattle and ranching. The School site contemplated by the Sky Valley Specific Plan would be consistent with these uses.

Chairman Smith asked the CAC if they wanted to correspond with the Tri-City Governing Board on this matter. Bob Berman replied by questioning whether USGS uses, including housing, were allowed uses. With CAC support, Dan Smith stated that he will attend the March 9 Governing Board meeting.

**7. Status Report of Proposed Cordelia Road Power Plant and Lynch Canyon Switching Station**

David White, with the City of Fairfield and project manager for this project, gave a status update on the proposed power plant and switching station. Mr. White provided all members of the CAC and audience with a 5-page Power Point handout.

As shown on page 3 of the handout, the Fairfield City Council (in 2007) approved an Option Agreement for the 23-acre site.

Currently, locations for the transmission route, and alternate locations for the switching station are under review. The alternative scenarios include the Freeman property. The switchyard location shown on the handout is located where multiple trails converge.

Once the project description is finalized, environmental analyses will ensue. This will be a minimum of 12 months.

Comments/Questions from the CAC:

Bob Berman requested that the CAC recommend that the Tri-City Governing Board address this project at their next meeting.

Mr. Berman made a motion for staff to prepare information that clarifies the Tri-City Governing Board's role for this project, and that staff provide an outline of the County's permitting procedures and allowed uses in the A-20 zone as related to this proposal.

Kathy Hoffman seconded the motion. The motion passed unanimously.

Kathy Hoffman motioned that the CAC recommend that the Tri-City Governing Board deny the proposed location of the Switching Station [in Lynch Canyon], should it come before them for decision. Karlyn Lewis seconded the motion. Motion passed, with Jim Syar abstaining.

The CAC requested that this item be placed on the Tri-City Governing Board's March 9<sup>th</sup> agenda.

## **8. Spring Event Ideas and "Brainstorming Session"**

- ❖ Lynch Canyon trail run will take place on May 30, 2009.
- ❖ Lynch Canyon's annual Open House will occur on May 9<sup>th</sup> and May 10<sup>th</sup>.
- ❖ For the Tri-City Spring Tour everyone should make a concerted effort to get elected officials, board and commission members to attend.
- ❖ The Spring Tour should be held on days when there are no planned Lynch Canyon activities.
- ❖ The Spring Tour should take place on King or Santa Clara property.

## **9. Upcoming Agenda Topics**

- ❖ Orchard update
- ❖ Mechanisms in place to prevent incompatible uses with open space uses as listed in the Tri City plan.
- ❖ Discussion about financing the purchase of open space (Solano Land Trust)

## **10. Adjournment**

The next Citizens Advisory Committee meeting is scheduled for Wednesday, May 20, 2009.



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### Citizens Advisory Committee 2009 Attendance Record X = Attendance at meeting

TRI-CITY AND COUNTY COOPERATIVE PLANNING GROUP					
	2/18/09	5/20/09	8/20/09	11/18/09	
Bob Berman	x				
Teri Booth	ABSENT				
Eugene Doherty	Appointed 4/7/09				
Harry Englebright	Appointed 3/17/09				
Kathy Hoffman	x				
Karlyn Lewis	x				
Mark Morris	x				
Alice Plutchok	x				
Dan Smith	x				
Brian Travis	x				
Jim Syar	x				
Bob Webb	x				