

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of June 3, 2010

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: Mike Yankovich, Planning Program Manager; Jim Leland, Principal Planner; Ned Ferrario, Senior Planner; Jim Laughlin, Deputy County Counsel; Paul Wiese, Engineering Manager; John Silva, Code Compliance Officer; Jeff Bell, Environmental Health Inspector; and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

1. **PUBLIC HEARING** to consider the revocation of Use Permit No. U-02-03 of **Bob Mistler** for an agricultural trucking business located at 7290 Tremont Road, Dixon, in an "A-40" Exclusive Agricultural Zoning District, APN: 0110-170-170. (Project Planner: Nedzlene Ferrario)

Nedzlene Ferrario briefly reviewed staff's written report. She noted that the project is in violation of Condition Nos. 8 and 12, and Condition Nos. 7 and 9 have yet to be satisfied. Ms. Ferrario noted that the county has had an open code enforcement case on this site since 2003, and multiple communications with the property owner on site and via correspondence has been made, but as of this date there has been very little success on achieving compliance. She indicated that a Notice of Intent to revoke the use permit was sent to the property owner by certified mail and receipt was verified. She stated that the property owner has made no attempt to contact staff.

Ms. Ferrario displayed photos of the site to indicate the extent of storage and junk and debris on the property. She stated that it exceeds the maximum 200 square foot standard that is allowed in the zoning code. Ms. Ferrario stated that staff recommends the commission revoke the use permit because the site has been out of compliance with the terms and conditions since 2003.

Commissioner Barnes inquired if complaints have been made by adjacent property owners. Ms. Ferrario stated that the surrounding neighbors were notified of this hearing and staff has not received any response. She noted that the code compliance case was filed by a neighbor about the illegal business operation on the property and an alleged pallet business taking place.

Commissioner Rhoads-Poston wanted to know how much of the debris is being moved off the property. Ms. Ferrario displayed a current photo of the site which still showed numerous vehicles on the property. As for other debris, Ms. Ferrario stated that staff could not get onto the property because the driveway was blocked.

John Silva, code compliance officer, stated that 30 days ago a site inspection was made and over 99 inoperative vehicles were tagged. He stated that they have started the abatement process and have sent out over 4 notices in the last 3 months. He said the property owner has not responded to any of these notices. Mr. Silva confirmed that as of several weeks ago the site looks the same as in the current photos shown by planning staff. He said the pallets still exist and there are still 99 inoperative vehicles on the property. He stated that the back half of the property is consumed in junk, debris, and vehicles.

Chairman Mahoney inquired about the hazardous waste on the property.

Jeff Bell, environmental health specialist, stated that the violations at the property for hazardous waste are more in line with reporting quantities, labeling, and unlabeled waste in drums. He said also at issue is a large amount of waste tires, waste oil and oil filters that the tracking and disposal of such would need to be verified and documented, and as of today those documents have not been received.

Chairman Mahoney opened the public hearing.

June Guidotti, 3703 Scally Road, Suisun, was concerned about the importation of garbage and if the debris from this site it being taken to the Potrero Hills Landfill.

Mr. Silva stated that he believes the scrap metal is being taken to Napa Steel located on Highway 29.

Jim Laughlin, county counsel, stated that since this project is located within Solano County whatever materials come from this site to the landfill are not being imported.

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

A motion was made by Commissioner Barnes and seconded by Commissioner Boschee to revoke Use Permit No. U-02-03 due to noncompliance with the conditions of project approval. The motion passed unanimously. (Resolution No. 4530)

2. **PUBLIC HEARING** to consider the revocation of Use Permit No. U-99-25 of **Robert & Juanita Goss** for a caretaker mobilehome unit and church at 7610 Paddon Road, 1 mile north of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District , APN: 0106-080-240. (Project Planner: Nedzlene Ferrario)

Nedzlene Ferrario provided a brief presentation of the staff report. She stated that in the two site inspections that staff has made they observed several permit violations. The violations involve Condition Nos. 4, 5d, 6b, 8, 9, and 13. She explained that multiple communications with the property owner has occurred since 2006. She stated that the Notice of Intent to revoke the permit was sent to the property owner by certified mail and receipt was

confirmed, and to date staff has not received any communication from the property owner. Ms. Ferrario stated that staff is recommending revocation of the use permit because the site has been out of compliance since 2002, and the terms of the use permit have yet to be met. She supplied current photos of the site stating that there have been no changes.

Ms. Ferrario stated that while she has not had any current communication with the property owner, she has been on the site in the past and has talked with the caretaker's wife as well as the pastor, and has explained the situation. Code enforcement staff has also been out to the site and has spoken with the occupants of the caretaker unit.

Chairman Mahoney inquired about the septic tank violation. Mr. Bell stated that in previous years repairs were made to the septic system to cease the discharge. He said there is now a common system serving both the church and the caretakers unit. He explained that the tank serving the church is damaged at the top and the concrete is cracked. It has been covered over with plywood so the issue is really a safety issue with the potential for someone falling through the wood or getting hurt.

Commissioner Karah asked for further explanation of the cracked septic tank. Mr. Bell stated that the damage is to the top lid so that top portion of the tank is cracked. The concrete structure of the tank is no longer in tack and in order to prevent someone from falling into that tank they have covered it with plywood. He stated that the probability is low, but it is there and it is a safety factor. Mr. Bell stated that at this time the only outstanding issue with the septic system is replacement of that damaged concrete tank serving the church.

Commissioner Karah asked about the landscaping requirements. Ms. Ferrario stated that the condition required landscaping along the northern and southern property lines. She said the applicant was required to submit a landscaping plan to propose some landscaping and they never submitted that plan.

Chairman Mahoney again brought up the issue regarding the septic system. He believed that the concrete would be too thick to allow someone to fall through. Mr. Bell stated that this is a much older septic tank that dates back to the construction of the church and likely the original use permit from the 1960's, so it is likely that it does not meet current construction standards. Mr. Bell indicated that he did not remove the plywood cover to physically inspect the damage. He noted that he witnessed the damage approximately 4 to 5 years ago and it was cracked significantly to where the tank needed replacement. He stated that there is no current odor or discharge coming from the tank.

Chairman Mahoney opened the public hearing.

June Guidotti, 3703 Scally Road, Suisun, stated that she was concerned that it has taken 8 years for something to be done about this project. She felt that staff should work with the church to keep it open instead of shutting it down.

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

A motion was made by Commissioner Barnes and seconded by Commissioner Rhoads-Poston to revoke Use Permit No. U-99-25 due to noncompliance with the conditions of project approval. The motion passed 4-1 with Commissioner Karah dissenting. (Resolution No. 4531)

3. **PUBLIC HEARING** to consider Major Subdivision Application No. S-08-01, Rezoning Petition No. Z-08-01 and Policy Plan Overlay District No. PP-10-01 for **Woodcreek Subdivision**. The proposed project is a 33 lot, single-family residential subdivision on 33 acres of land. Lots will average ½ acre in size. The project is located west of Suisun Valley Road and South of Rockville Road, Fairfield, in an “RE-1” Residential Estate Zoning District, APN's: 0027-120-030, 0027-160-010 & 020. 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: Jim Leland) **Staff Recommendation:** Approval

Jim Leland provided some background information on the project. He stated that this item was before the commission in February 2010 as a major subdivision and rezoning application. The project then went forward to the Board of Supervisors in March. The Board decided to give the applicant and the neighborhood residents more time to discuss the issues and come to some compromises. Mr. Leland explained that in that process it was agreed that a policy plan overlay application would need to be submitted in order to accommodate some of the changes in development standards required for the new compromised plan. He pointed out the differences in the latest development plan vs the last time this application was before the commission.

Mr. Leland stated that this project is consistent with the 2008 General Plan. He stated that it will have adequate public services available through the formation of a contemplated county service area (CSA). Mr. Leland stated that the design of the proposed improvements are satisfactory to the county, and that mechanisms will be put into place that finance the maintenance of the public street system and public utilities in the subdivision. Staff recommended that the commission recommend approval to the Board of Supervisors.

The applicant's representative, Jim Grossi, CSWSt2, appeared before the commission. He stated that they have met with representatives from the homeowners association, and have had several meetings with staff. He said it was determined that there were some revisions and further clarifications that could be made to the project. Mr. Grossi stated that some of those changes included enlarging the lots along Oakwood Drive to match the lots on the opposite side of the street, realignment of the loop street, reduction of the street section on Oakwood Drive and elimination of the parking lane, reduction of the right-of-way on Oakwood Drive from 60 to 50 feet, reduction on the cul-de-sac from 50 to 40 feet, and the addition of a bike and pedestrian path that runs from Suisun Valley Road through the end of the cul-de-sac with a small pedestrian bridge across the canal.

Mr. Grossi described the landscaping plan. He stated that in talking with neighbors and staff they decided not to put street lights in the subdivision except for safety purposes at the intersection with Rockville Road and the intersection with Suisun Valley Road. He also stated that they are restricting the houses along Oakwood Drive to single story homes. He said that the CC&Rs will contain language describing the rural and agricultural nature of the

area, the livestock, and horses. He stated that the intersection of Oakwood Drive and Rockville Road will be realigned to achieve perpendicular access.

Commissioner Rhoads-Poston inquired about parking and how many spaces are planned for each residence. Mr. Grossi stated that the requirement will be for two parking spaces. He stated that they will add more parking by having either longer or wider driveways. He said that there will not be any parking on Oakwood Drive because the idea was to get away from the subdivision look along that road.

Commissioner Boschee stated that he is concerned about the traffic and the intersections that are going to be built, primarily the intersection with the new road tying into Suisun Valley Road. He wanted to know if any improvements will be made to Suisun Valley Road such as installing left or right turn lanes to provide better ingress and egress. He inquired if there will be anything done at those intersections on the cul-de-sac as well as the loop road to where residents enter the existing roads to provide better access in and out of the subdivision.

Mr. Grossi stated that they have not planned on putting in right turn lanes. He stated that they conducted sight distance calculations on both the Oakwood Drive and Rockville Road intersection and the Suisun Valley and cul-de-sac and they both show there is sufficient stopping sight distance.

Commissioner Boschee inquired specifically about the intersection at Oakwood Drive and Rockville Road. Mr. Grossi stated that they are planning on moving the intersection over. They are going to widen the Rockville Road portion and move it over so that there is a perpendicular tangent coming off of Rockville Road to give a better approach, and they will also add a street light.

Paul Wiese, public works engineering, stated that the intersection right now has good site distance in both directions. He said that when coming out of Oakwood Drive and looking left there is a sight distance that exceeds 55 miles an hour. He said that there have been no reportable accidents in the last 5 years at that intersection so from the county's standpoint it is a safe intersection as it currently exists. He stated that the road is also wide with nice wide shoulders and is actually one of the county's safer roads. Mr. Wiese mentioned that the speed limit on the road currently is 55 miles an hour and gets lower at the approach of the Suisun Valley Road intersection. He commented that the Board of Supervisors recently took action to lower the speed limit to 50 miles an hour. He said this will take effect later this month and will further increase the safety on that intersection.

Chairman Mahoney opened the public hearing.

Esther Pryor, 4089 Oakwood Drive, Fairfield, stated that she was in attendance at the meeting held between the developer and planning staff. She stated that as community representatives they were asked to express their concerns. She stated that they were concerned about the increase of traffic on Oakwood Drive, safety, water, environmental impact report, the CSA, and the rezoning of the subdivision to ½ acre lots. She pointed out that currently all the residents in that area are on a minimum of 1 acre lots. Ms. Pryor stated that they believe this rezoning adversely affects the rural environment of the area and they

are very concerned about the architecture and the style of the homes that are going to be built. She stated that they are concerned that the homes in the interior will be two-story homes. She stated that two-story homes will have a huge visual impact on the area, as well as to those people visiting the adjacent Rockville Hills Park.

Ms. Pryor stated they are concerned about the widening of the street, the fencing, and sidewalks. She stated that this subdivision is going to have a negative impact on the value of their rural property. Ms. Pryor noted that the frustration in the meeting was the dismissal of their concerns. She said the applicant resubmitted a plan that only addresses very few of the issues that were discussed in the meeting. She wanted to know if the increase of the 6 lots to $\frac{3}{4}$ acres means that some of the lots on the interior are going to be reduced to less than $\frac{1}{2}$ acre, and if those lots are going to be approved just because they are part of this plan. She commented that after their first meeting there was suppose to be a second meeting, and there were weeks with no communication from anyone. She noted that when the second meeting was finally scheduled it was cancelled. She said there has been no communication from the developer since then.

June Guidotti, 3703 Scally Road, Suisun, questioned the grant deed and the corporative grant deed for the property. She also wanted to know the name of the property owner. She said the deeds state that the property is in a flood plain and she did not believe there is anything in the project information that addresses this. Ms. Guidotti stated that she would like to see an investigation into the corporative grant deed, the location of Road 89, and the Green Valley company that is mentioned in the grant deeds. She also asked that the issue of water be addressed with regard to Red Bluff and the water that will be coming down the diversity canal that will be available for the people on Green Valley Road.

Jerry Moore, 4129 Oakwood, Suisun, stated that he is concerned with road safety. He commented that Oakwood Drive is a dead end road and he was concerned about emergency access for fire trucks. He inquired as to what agency will be providing water. He was concerned with the use of SID water because it is unfiltered and he was concerned that neighborhood children might drink it.

Linda Ellis, 4157 Oakwood Drive, Fairfield, spoke to safety. She said Oakwood Drive is narrow and there is no room for two cars to pass. She suggested locating the entrance to the loop road off Rockville Road because there is clear vision in both directions.

Roy Pearson, 4167 Oakwood Drive, Fairfield, stated that he could not understand why anyone would approve a project like this especially when traffic will be directed to a very dangerous intersection. He said the developer should be required to route some of the traffic to Suisun Valley Road. He stated that the project will take away from the rural nature of the area. Mr. Pearson noted that there is a second Oakwood Drive that runs perpendicular to Solano College. He was concerned that that portion of Oakwood Drive will eventually be connected to the Oakwood Drive within the project area and it will become a highway through the neighborhood. Mr. Pearson spoke to the existing problems with drainage and stated that this is not addressed in the staff report.

Meredith McKown, 4143 Oakwood Drive, Fairfield, stated that her family has lived on their property for over 30 years. She stated her concern is with the location of Road A which is

the first part of the loop coming off of Oakwood Drive. She stated that her father is the gentleman who requested that the entrance be moved because car headlights would shine directly into his bedroom. She commented that the developers relocated the entrance, but it is now located directly across from her driveway. She stated her concerns with traffic and safety issues. Ms. McKown requested that the street entrance be relocated away from her driveway.

Michael McKown, 4147 Oakwood Drive, Fairfield, stated that he attended the meeting that took place with the developer as a representative of the community. He stated that he requested Road A be moved toward the property line between his property and the property of Jerry Moore, but that was not done. He said they also suggested the developer run a road from the loop road to Rockville Road between Lot Nos. 16 and 17 to address the traffic issue. He stated that this would not cost the developer any land as far as the lots are concerned. Mr. McKown stated that another concern is that there is only 221 feet of visibility when turning off of Rockville Road onto Oakwood Drive going west. He said that this is already a bad situation and it would not cost the county any additional money to bring that road between those two lots and close off the north portion of Oakwood Drive. He stated that this would solve a lot of the problems.

Mr. McKown voiced his concern with regard to well water contamination. He stated that this issue has not been addressed. He said that most of the residents already have groundwater contamination in their wells and they are very concerned. He stated that sewage still remains to be an issue. Mr. McKown noted that staff's report indicates the total amount of acreage is 33.04 acres, but the property maps shows 31.8 acres, and he questioned this discrepancy.

John Nelson, 68 Wilotta Drive, Rockville, stated that his concerns are with safety. He stated that changing the speed limit on the road from 55 to 50 is not going to make a difference. He said there is no time to slow down or stop when coming to that curve. He believed a traffic light or 3-way stop sign is needed because it is very dangerous, and adding more traffic will make it worse. Mr. Nelson said Oakwood Drive is a small street and turning into that subdivision is going to be problematic. He questioned where the fire hydrants are going to be located and commented that if there is a fire there will be problems in trying to get safety equipment into that area. He believed that Oakwood Drive will eventually be extended to join the Oakwood Drive near Solano College. He did not believe the traffic issues have been thoroughly addressed and felt that it needs more study.

Jim Kimberly, 4084 Oakwood Road, Fairfield, stated that safety is a big issue. He said that aesthetically this project does not fit the area and is inappropriate. He stated that when driving through this area one gets a sense of country and this will be taken away.

George Guynn, Jr., 1109 Pheasant Drive, Suisun, stated that the staff report still does not address the major problems and until those problems are addressed he did not believe this is a viable project. He stated that the amount of space per lot is not in keeping with what has been done in the past, and it seems to be changing the rules without good reason. He said there is a shortage of water in that area already, and if SID is used for irrigation and landscaping then that is going to take away from agriculture. Mr. Guynn mentioned that if water will be obtained from the lake system there will be a problem because there are

already 800 hook ups and people are paying outlandish amounts of money for the water they get. He stated that transportation is an issue and traffic is already really bad in that area. Mr. Guynn stated that he believed people who own property should have a right to develop their land, but those landowners also can not create problems for their neighbors.

Sharon Strathaus, 2254 Rockville Road, Fairfield, stated that her property is adjacent to Lot Nos. 1 thru 4. She stated that they have the only equine property, and voiced her deep concern for the protection of their livestock. She commented that she submitted pictures showing flooding of their property at the last planning commission hearing and wanted that same information to stand as part of this record. Ms. Strathaus stated that the developer has never contacted them. She stated that they requested from the developer that they build a precast wall to protect their livestock if the project does develop. She stated that this project takes away from the rural nature of the area.

Mark Strathaus, 2254 Rockville Road, Fairfield, stated that his property borders on the north side at the Suisun Valley end of the development and they have livestock on their property. He stated that trees and a berm is not adequate protection for their animals. He stated that he was very concerned that Lot Nos. 1 thru 5 will have two-story homes built on them. Mr. Strathaus spoke about traffic. He stated that the blind turn on Rockville Road is extremely dangerous and that they have had 3 incidents of cars running into the guardrail at the top of their driveway because of excess speed. He stated that the Board of Supervisors were very specific about the developer working with the neighbors and community to try and resolve these issues, and they have not done so. He stated that the developer has come out with a plan that is a carbon copy of the one they came out with before. He said water is another issue. Mr. Strathaus stated that they are on SID water and have a septic tank.

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

Commissioner Boschee stated that it was his understanding that there was suppose to be a meeting of the community and the developer to try and address some of the issues to make this project more acceptable. He stated that he appreciated the residents who live out there wanting to keep this as open land, but that the property owner does have the right to try and develop the property, and in doing so he should respect the neighbors and try to make this project as compatible as possible. Mr. Boschee voiced his disappointed that this did not happen. He said it appears the developer has attempted to address some of the issues, but not to the expectations of the neighborhood.

Commissioner Boschee stated that he had concerns with traffic. He said that he is not satisfied with the configuration that is currently proposed. He said that he did not hear good answers as to how some of the intersections are going to be addressed, and he did not agree with the idea of redesigning it later. Mr. Boschee stated that traffic is a serious problem and additional homes are going to add to that problem. He believed that this should require a special study and there needs to be an environmental study focused on traffic. He felt the density of the project to be too much. He said if the density is reduced and the homes are restricted to single-story, ranch style, it would blend into the neighborhood and would be more acceptable. He said the street alignment needs to be changed. He suggested an outlet onto one of the other roads with a realignment to allow for left and right turns to make it safer. He said there are other issues that can and should be addressed and

he was not prepared to vote on this project tonight. He said he would like to see the matter continued to allow for the neighborhood and developer to work together.

Commissioner Barnes inquired about SID water. Mr. Leland stated that SID service will be available to the proposed subdivision. He said he believed the residents on Oakwood Drive are either using SID or Vallejo water.

Commissioner Barnes stated that since SID water is already available in the area he did not see this as a change to the project. He commented that the Woodcreek development in the City of Fairfield has been very successful. He said the homes sold well and the people who live in those homes are very satisfied. He stated that he sees this as a step in the right direction. He said the access on Oakwood Drive from Rockville Road that is being reconfigured and the proposal for single-story homes on Oakwood Drive is a positive aspect to the project. Mr. Barnes commented that the surface drainage issues will improve with this development. He stated that he believes that everyone is working together and this is going to be a positive asset.

Commissioner Karah wanted more information about the community meetings. Mr. Grossi stated that they have held four community meetings. He said they started holding meetings approximately 2½ years ago. He said the biggest issue was drainage. Mr. Grossi indicated that when this project went before the Board of Supervisors the Board asked them to go back and meet with the community. Mr. Grossi stated that they met with community representatives Esther Pryor and Mike McGown. He stated that they discussed the issues, but obviously did not agree on everything. He explained that a second meeting was scheduled with Ms. Pryor and Mr. McGown and county staff, but 5 minutes before the meeting they were confronted with a letter from an attorney representing the homeowners association threatening litigation if they proceeded with the project, and so at that point the meeting was cancelled. With regard to the entrance to the project, Mr. Grossi stated they are willing to relocate the road away from Ms. McGown's driveway.

Commissioner Karah inquired about the discrepancy in the amount of acreage listed. Mr. Leland stated that the numbers come from the assessors parcel maps. He stated that an engineer did a meets and bounds of the entire property and calculated the area at a little above 33 acres. Mr. Grossi stated that they will do a full boundary survey at the time of the final map and that map will have the exact acreage.

Commissioner Karah asked Mr. Grossi if he would agree to keep the homes for the entire development to single-story as requested by the residents. Mr. Grossi stated that there will be a combination of one and two story homes. He said that due to the housing market it is not known exactly what they will have, but he did not believe they would be able to put a restriction on that. He said all the homes along Oakwood Drive will be one-story and the idea there was to match what is across the street, and he believes that they have gone beyond matching it. He said of the 24 parcels on Oakwood Drive 11 of them are under 1.0 acres. He commented that the smallest lot is 22,000 square feet. Mr. Grossi said by narrowing the streets they put more of the right-of-way into the lots so some of the lots were increased in size.

Commissioner Rhoads-Poston thanked everyone for attending the meeting and providing their input. She stated that these lots have been zoned for a project like this for over 20 years. She said that she empathized with the neighbors because she grew up in the country and knows that people do not want to see where they grow up change, but nothing would be what it is today if there was no change. Ms. Rhoads-Poston stated that she sees there are possibilities with this development when looking at the entire county and bringing businesses here to bring more development and higher end jobs such as with Genentech and where their CEOs and CFOs may choose to live.

Commissioner Karah asked about the request from one of the speakers to build a road between Lot Nos.15 and 16 and bringing it up to connect with Rockville Road. Mr. Grossi stated that this can be done, but it is a longer complicated process. He said they considered it and decided that it was not the right way to go. He said the suggestion was to close Oakwood Drive and move it over to the middle of the row of lots that currently back up to Rockville Road. He stated that if the road is in the middle of the subdivision leading out to Rockville then everyone on Oakwood Drive would have to come through the new development to get to that Road. Mr. Grossi stated it would end up with two streets coming onto Rockville Road which he believed is more of a safety problem. He said that they have homes that are going to front on Oakwood Drive. He stated that the other option was to turn all those homes around and have the houses backing up to Oakwood Drive, but then those residing on Oakwood Drive would be looking at a rear fence and he believed this would not be acceptable. Mr. Grossi stated that study shows there is adequate stopping sight distance where the existing Oakwood drive is located.

Commissioner Boschee suggested a road reconfiguration to bring the outlet of Oakwood Drive through the subdivision onto Rockville Road and reconfigure that intersection to make it safer. He stated that a T configuration could be built which is a lot safer. He said Rockville Road could be reconfigured with the addition of turn lanes to provide safer access. Mr. Boschee believed that this would solve a lot of the concerns and should be explored. He felt this is another reason for continuing this matter to allow the developer to take a look at the reconfiguration of the streets and to amend their map, and to also address some of the issues that have been raised. Mr. Boschee agreed that one-story homes are a good idea especially for older home buyers who may not be able to climb stairs easily.

Chairman Mahoney stated that at the last meeting he was in support of this subdivision and he has not heard anything tonight to change his opinion. He said that the road configurations should be left to the expertise of the planning and project engineers.

A motion was made by Commissioner Boschee and seconded by Commissioner Karah to continue this matter for 60 days to allow the community time to meet with the developer to pursue some of the issues that have been raised, especially in dealing with the road reconfiguration and single-story home option. The motion failed 2-3 with Commissioners Barnes, Rhoads-Poston and Mahoney dissenting.

Chairman Mahoney issued a verbal warning to Ms. June Guidotti because of her continual disruption of the proceedings and derogatory remarks toward staff. Mr. Mahoney stated that the next time Ms. Guidotti disrupts the process she will be escorted out of the chambers.

A motion was made by Commissioner Barnes and seconded by Commissioner Rhoads-Poston to adopt a draft Resolution recommending adoption by the Board of Supervisors of a Recirculated Mitigated Negative Declaration and approval of Rezoning Petition No. Z-08-01, Policy Plan Overlay No. PP-10-01 and Tentative Subdivision Map No. S-08-01, based on the recommended Findings and subject to the recommended Conditions of Approval included within the resolution. The motion passed 3-2 with Commissioners Boschee and Karah dissenting. (Resolution No. 4532)

4. **ANNOUNCEMENTS and REPORTS**

Mike Yankovich noted that two items are scheduled for the June 17th planning commission meeting; one being a variance application and one a communications tower. With regard to the past topic of green waste, Mr. Yankovich noted that a staff member could be available for the June 17th meeting to explain in detail the County's Integrated Waste management Plan.

Chairman Mahoney stated that due to having new commissioners on board, this would be a good idea. Commissioner Boschee noted that he may not be able to attend the June 17th meeting. Mr. Yankovich stated that staff would choose another meeting date for when all the commissioners will be in attendance.

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