

TRI-CITY and COUNTY COOPERATIVE PLANNING GROUP
Cities of Benicia, Fairfield, and Vallejo * County of Solano
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CITIZENS ADVISORY COMMITTEE
MINUTES
May 17, 2006

1. Roll Call

Citizen's Advisory Committee Members Present: Bob Berman, J.B. Davis, Kathy Hoffman, Eva Laevastu, Karlyn Lewis, Mike Palmaffy and Bob Webb

Citizens' Advisory Committee Members Absent: Alice Plutchok (excused), Linda Schrupp (excused), and Jim Syar (excused)

Tri-City and County Staff in Attendance: Matt Walsh, Solano County; Brian Miller, City of Fairfield; Bill Tuikka, City of Vallejo; Damon Golubics, City of Benicia, Shane McAfee, GVRD

2. Public Comment

There was no public comment.

3. Approval of Minutes

The May 19, 2004, August 18, 2004 (with corrections), November 17, 2004 and October 12, 2005 Minutes were approved.

4. Update on Orchard Property (Information Item)

a. School Status (Mel Jordan)

The district is currently working through the regulatory permit process and the environmental review process for the new school and park on the Orchard property site. Mr. Jordan briefly described the membership of the Educational Specifications Committee. The pre-construction process included four meetings of the Educational Specifications Committee. The completion of the Educational Specification portion in May will be followed by schematic design, design development, construction documents, DSA approval, and finally the bid phase ending in January 2007. Construction was scheduled to begin in April of 2007. Site design criteria for the staging area and park was included in the draft Educational Specification for Hiddenbrooke Elementary School.

Questions were raised regarding access to the park during and after school hours. Mitigation and parking issues including accommodations for horse trailers were also brought up. The area impacted by the 300' setback will be mitigated off site.

It was hoped that those involved in the planning process would meet with Tri-City to

update them periodically on the status of the project and allow Tri-City to comment back.

b. Easement Restrictions (Perl Perlmutter)

As a result of litigation between Tri-City and Triad's predecessor a development agreement was adopted in 1999 which allowed the Hiddenbrooke development to go forward and provided for a 50 acre conservation easement and acreage for a school and park site. A Memorandum of Understanding between Tri-City, Vallejo USD, GVRD and the City of Vallejo set forth obligations of the school district to Tri-City. One of the obligations of the Vallejo USD was to identify the specific boundaries of the school and park site. The development agreement, conservation easement and the MOU all envision the provision for public access to the adjoining open space as separate from and in addition to the school. Direction from the Tri-City Governing Board to the Vallejo USD was clear that the Tri-City Group wants to move forward cooperatively with the project and also wants to be included in the development process by being informed of the progress of the project. The Vallejo USD was also reminded that the MOU requires that the school/park site shall be configured in a manner that allows the use of public access to the open space areas.

Bob Berman wanted the Tri-City Group to be assured that they would be included in the planning process with Vallejo USD, GVRD and the City of Vallejo. Mike Palmaffy suggested that Tri-City be notified of their meetings on this project. Mr. Perlmutter stated that the MOU requires that the Vallejo USD, GVRD and the City of Vallejo cooperate with the Tri-City Group on this project. Sending Tri-City notice of upcoming meetings would be a form of cooperation. Mr. Berman made a motion to ask the Tri-City Governing Board to send a letter of support to the agencies for the Orchard School project including the park site with public access. J.P. Davis seconded the motion. The motion passed unanimously.

5. Update on Resource Management/Public Access Plan (Sue Wickham)

Sue Wickham was not present. Kathy Hoffman asked Mr. Palmaffy if he could talk to Supervisor Silva about the public access piece.

6. STA Pedestrian Advisory Committee

a. Nomination of representative from Tri-City & County Cooperative Planning Group (Action Item)

Mr. Berman made a motion to nominate Bob Webb as the Tri-City & County Cooperative Planning Group's representative to the STA Pedestrian Advisory Committee. Eva Laevastu seconded the motion. The motion passed unanimously.

b. Update on McGary Road status; federal funding (Information Item)

Brian Miller stated that the PAC moved toward funding for studies on McGary Rd. Mr. Davis added that the main part of the McGary Road project is opening it for bicycle use and secondly to put a pedestrian facility on the south side of the road.

7. Discussion on role of the CAC and responsibility of members (Informational Item)

This item was postponed until a later date.

8. Summary of Spring Tour (Information Item)

About 20 people attended the Spring Tour including some members of the General Plan Update Citizen's Advisory Committee. Ms. Hoffman suggested asking the Board of Supervisors and mayors from Benicia, Vallejo and Fairfield to issue the Spring Tour invitation to their council members and the Solano County Planning Commission next year.

Mr. Berman stated that he wanted to find a way to provide funding for access to Lynch Canyon from dawn to dusk for at least 5 days a week, staffed with two county rangers, a stewardship position and a volunteer coordinator.

Ms. Hoffman suggested contacting the Solano Land Trust about naming a trail in Lynch Canyon after Harry Englebright. Eva Laevastu made the motion to contact the Governing Board and the SLT to have a trail named after Harry Englebright. Bob Webb seconded the motion. The motion passed unanimously.

9. Adjournment

The next regular Citizens Advisory Committee meeting is scheduled for Wednesday, August 16, 2006 in the Benicia City Hall, Commission Room, 250 East L St., Benicia, CA.