

Solano County

*675 Texas Street
Fairfield, California 94533
www.solanocounty.com*



Agenda - Final

Thursday, October 3, 2019

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Paris Stovell, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 19-041](#)

Attachments: [August 1, 2019 PC Minutes \(Draft\)](#)
[September 19, 2019 PC Minutes \(Draft\)](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five

minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 19-039](#) Public Hearing to consider Use Permit Application U-19-06 to establish a temporary public service facility to provide contract services to PG&E for the repair of PG&E transmission towers, poles and lines as part of the Wildfire Safety Inspection Program. Project includes utilizing an existing 10,0000 square foot warehouse for storage and repair of equipment, indoor office space in a separate building, and outdoor equipment storage including vehicles. The use of a temporary office trailer may be utilized within the outdoor storage area. The property is located in the Industrial Agricultural Service "I-AS" zone at 8358 Pedrick Road, adjacent to the boundaries of the City of Dixon, APN 0111-100-180. (Project Planner: Karen Avery)

Attachments: [Attachment A - Draft Resolution](#)
 [Attachment B - Assessors Parcel Map](#)
 [Attachment C - Site Plan](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of October 17, 2019 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA



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Fairfield, California 94533
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Agenda Submittal

Agenda #:
Type: PC-Document
File #: PC 19-041
Agenda date: 10/3/2019
Title:

Status: PC Minutes
Department: Planning Commission
Contact: Paris Stovell 7077846765
Final action:

Governing body: Planning Commission

District:

Attachments: [August 1, 2019 PC Minutes \(Draft\)](#)
[September 19, 2019 PC Minutes \(Draft\)](#)

Date	Ver.	Action By	Action	Result
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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of August 1, 2019

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Cayler, Hollingsworth, Bauer, and Chairman Walker

EXCUSED: None

STAFF PRESENT: Bill Emlen, Director; Mike Yankovich, Planning Program Manager; Eric Wilberg, Planner Associate; Jim Laughlin, Deputy County Counsel; Anthony Endow, Senior Environmental Health Specialist; Jason Riley, Engineering; and Kristine Sowards, Planning Commission Clerk

Chairman Walker called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of July 18, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Amendment No. 1 of Use Permit U-97-13 of the **Guru Nanak Sikh Temple** to authorize the construction of a new 15,060 square foot religious temple to accommodate up to 600 persons per weekly service. The project also includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and fire suppression. The project is located at 2948 Rockville Road, 1/4 mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN 0150-260-040. Staff Recommendation: Approval

Eric Wilberg, project planner, provided an overview of staff's written report. The Guru Nanak Sikh Temple is requesting approval of the use permit amendment application to enhance and

expand upon the existing religious facility to accommodate the needs of their growing congregation. The primary component of the project involves construction of a new 15,060 square foot temple located near the southwest corner of the property. This structure includes a 9,000 sq. ft. prayer hall, lobby, restrooms, storage, and utility rooms. The proposal would accommodate an increase from 200 to 600 persons per Sunday service. In addition to the new temple, the project includes new and expanded facilities to accommodate the increased demand for parking, vehicle access, septic capacity, storm water retention, and irrigation water. Staff recommended approval of the project.

Commissioner Hollingsworth referred to the email the commission received by a member of the public voicing concern with the protection of agricultural land. He commented that with the original approval of this project in 1999 by the Board of Supervisors, they found that this site was not suitable for agricultural use due to its location and size, and that it had already been developed. He wanted to know if that continues to be the case, that the site is not suitable for agriculture. Mr. Wilberg said the project has not changed in size or location and so the findings that were made in 1999 during the original approval have been carried over to this use permit amendment.

Commissioner Rhoads-Poston inquired about ingress and egress. She said the entrance is currently a single car entry, and she wanted to know if there was a plan to make it a two-lane entry. Mr. Wilberg said there are two existing lanes; one as an entrance and one as an exit. He said this project proposes two entrance-only driveways leading into the temple. The exit will be a new roadway located approximately 500 feet south, closer to the neighboring parcel. The exit would be separate from the two-entrance driveways. Commissioner Rhoads-Poston asked about parking. Mr. Wilberg explained that there would be 2.5 parking spaces for each member of the congregation, which should be suitable. He noted that there is space allocated in the field just beyond the temple for overflow parking.

Mr. Yankovich mentioned that once the church has been in operation for two years, the Resource Management Department will determine whether a single turn lane would be warranted.

Chairman Walker disclosed that he had toured the temple site and saw some of the project renderings prior to the zoning code text amendment that was brought before the commission this past February.

Commissioner Rhoads-Poston commented that although there appears to be plenty of parking onsite, she wondered if it would be proactive to post no parking signs along Rockville Road. Mr. Wilberg stated that the project is conditioned to prohibit offsite parking. He did not believe there was currently any no parking signage along the frontage of the subject site. Mr. Yankovich noted that the county's public works department would examine this aspect of the project to decide whether there would be evidence requiring the posting of no parking signs.

Since there were no further questions of staff, Chairman Walker opened the public hearing.

Jasnant Singh Bains, Lorraine Way, Yuba City, noted that his family farms approximately 450 acres of prune orchard across and to the north of the Sikh Temple. He said they are a part of the Sikh community and he and his family favor this project and urged the commission's approval.

Balbir Sull, West Texas Street, Fairfield, stated that she has been a resident of the area for over 30 years. She noted how the Sikh community is growing in Solano County and how their community is bringing more business and revenue to the area. She stated that they have a need to accommodate more people into their church. She said the church provides community service to the entire Bay Area with activities such as blanket and food drives, among other relief efforts. She asked the commission to vote in favor of the project.

Balininder Pahal, Sierra Court, Fairfield, stated that she is an area realtor and long-time resident. She said the Sikh Temple helps the community and they will continue to provide that support. Ms. Pahal said that they require a larger facility to enable them to accommodate their Sikh weddings, adding that this would also bring added revenue to the area. She also noted that the added space will accommodate classrooms and future projects.

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

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler to adopt the mitigated negative declaration and approve Amendment No. 1 to Use Permit No. U-97-13. The motion passed unanimously. (Resolution No. 4677)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 19, 2019

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Hollingsworth, Bauer, and Chairman Walker

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Eric Wilberg, Planner Associate, Jim Laughlin, Deputy County Counsel; and Paris Stovell, Planning Commission Clerk

Chairman Walker called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting July 18, 2019 was not approved because it was already approved on August 1, 2019.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Use Permit application U-18-03 of **Gary and Ying Bacon** to establish and operate an eight room Bed & Breakfast Inn and Special Events venue located at 4400 Suisun Valley Road, 2 miles west of the City of Fairfield, within the Suisun Valley Agricultural Zoning District "A-SV-20", APN's 0027-020-030, 080, and 090. Staff recommendation: Approval

Eric Wilberg, project planner, provided an overview of staff's written report. Gary and Ying Bacon are requesting approval to construct a 4,000 square foot barn-styled accessory structure (event barn) to serve as a special event facility adjunct to the Suisun Valley Inn currently operating at the Monroe Ranch. A wedding event at Monroe Ranch requires utilizing the entire facility which includes rental of the Suisun Valley Inn; therefore, the site is limited in capacity to

host only one wedding per rented weekend. The Suisun Valley Inn currently operates as a five-room Bed and Breakfast Inn. The Inn caters primarily to groups of friends or families who visit the Suisun Valley for 2 – 4 days, usually on weekends. The project would increase the available number of rooms for rent at the Inn to eight.

Mr. Yankovich addressed the letter from the Department of Conservation (DOC) in regard to the Williamson Act and the Suisun Valley Plan that identified obstacles for property owners who want ag-tourism type businesses in the area. Mr. Yankovich reviewed DOC options to the commission regarding the proposed use of the land. He stated that one option is to file for - non-renewal and wait nine years. A second option involves partial cancellation; taking the four acres out of contract and calculating the 12.5% of the fair market value that would be required to go to the State. He stated that the commission can add a condition of approval which allows the project to go forward with a partial cancellation.

Commissioner Rhoads-Poston asked if there was any proof of agreement for overflow parking between the applicant and Solano Community College. Mr. Wilberg stated that the applicant provided a letter with the application from Solano Community College dated in 2016 that went into effect for five-years. Chairman Walker requested that condition 21 be revised so that the permit would be subject to a fully ratified continuous agreement with Solano Community College for the life of the permit in subsequent renewals. Commissioner Rhoads-Poston referred to a letter received by a member of the public voicing concern with the specific end times of the events. Mr. Wilberg stated that music will end at 10 P.M., and the removal of tents and the take down component would end at 11 P.M.

Commissioner Hollingsworth referred to the comment the commission received from a member of the public voicing concern with the undesirable loss of prime farmland. He commented that per Mr. Wilberg's staff report on page 18, the proposed event barn and parking will be located on other land and would not convert any prime farmland. He wanted to ensure that there is no conversion of farmland, and that only secondary land will be used which supports the farming function. Mr. Wilberg referred to the Department of Conservation farmland map and noted the classifications of the four acres that are in non-renewal is considered other land.

Commissioner Bauer asked if the 61 parking spaces are both for the Inn and event center? Mr. Wilberg answered yes and stated when there is an event on site there is a requirement to utilize the whole Inn. Commissioner Bauer stated that there is an average of one staff person for every fifteen guests, so if there is a 250-person event that's another 16 ½ staff people. Mr. Wilberg added that, that is when the overflow parking at the college will come into play. Commissioner Bauer then referred to information that was received a few days ago from a constituent that talked to the risk manager, Mr. Diamond at Solano Community College. According to the constituent, the college stated they would not allow parking for events that involved alcohol. Mr. Wilberg responded that he left a message for Mr. Diamond early in the morning and has not heard back nor has he received any information from the college indicating that they will not support their contract.

Commissioner Walker interjected and restated the request that condition 21 be revised so that the permit would be subject to a fully ratified continuous agreement with Solano Community College for the life of the permit in subsequent renewals. If no agreement is forthcoming, then

the applicant will not get the use permit.

Commissioner Bauer referred to an email she sent to Mr. Wilberg this morning regarding questions Ms. Browning has about Ledgewood Creek being a wildlife corridor and its protection since the Inn butts up to the creek. Mr. Yankovich then referred to the general plan's resource chapter which indicates there is a corridor that links the larger nodes to other nodes. He added sensitive species are not identified in that area which would indicate issues with the wildlife relocating to other nodes. Commissioner Bauer then stated the Fish and Wildlife officer indicated that there are Swainson Hawk nests in that area and asked if that was investigated. Mr. Yankovich stated that he doesn't have information that there is a nest or any nesting taking place. He stated that there wasn't a strict biological examination of the area, but based upon information from the general plan update, this species wasn't identified in this area. Commissioner Bauer referred to the use permit that states there is no unique rare, sensitive, or endangered plants, or habitats in this area, and asked if there is anything confirming this. Mr. Yankovich responded that unless there is an extensive biological report prepared just for that specific issue all his information comes directly from the general plan update.

Chairman Walker expanded on the question and asked if the staff has since received any communications from Fish and Wildlife. Mr. Wilberg stated that during the public comment period for the environmental review, no comments from Fish and Wildlife were received. He added that the negative declaration is based on Figure RS-1 of the General Plan which does not indicate any Priority Habitat Areas within the vicinity of the project site; therefore, a biological study was not required. Chairman Walker asked if he received any information after the public comment period. Mr. Wilberg stated the only information he received was from the comment letter from the property owner that referenced Fish and Wildlife. Chairman Walker referenced condition 27 and asked what storm water management would look like on the flat land. Mr. Wilberg stated the applicant would need to apply for a grading permit which would require a pad for the 4,000 sq. ft barn. Commissioner Walker then asked if the Department of Resource Management would receive the permit. Mr. Yankovich answered that Public Works would receive the application for the grading permit. He added that the grading permit would ensure storm water stays on the property for a certain period of time before it is released and drain to a certain area as to not pollute the creek.

Since there were no further questions, Chairman Walker opened the public hearing.

The applicant, Kevin Bacon, stated that he was born to a family of apple farmers and he grew produce as an adolescent. He stated that went to Syracuse University to study Business, spent most of his professional career in the hospitality industry, and the company he founded in 1977 grew to become one of the largest providers of furnished corporate apartments on the East Coast. He stated that in 2000 he met his wife in Beijing, sold his business in 2002, and married his wife in California in 2008. He stated that he purchased Monroe Ranch on February 29, 2016 and moved into the larger of the two homes. He stated that they spent six months turning the house into an Inn and received a license from the County to operate it as a five-bedroom Inn. The Bacon family are members of the Suisun Valley Vineyards and Growers Association, and the Fairfield Suisun Chamber of Commerce featured them on the cover of their 2017 directory edition. He stated that for the last three years they have partnered with Caymus Winery on passport Sunday to showcase their wine as they moved into the Suisun Valley, receiving over

800 visitors. He stated that in support of their local community they are sponsors of the Thanksgiving Day Turkey Trot benefiting the Solano Community Foundation, sponsors of the \$100,000 professional tennis tournaments held at Solano Community College, and also sponsors of Habitat in the Vineyards benefiting the Napa-Solano Habitat for Humanity. He added that each year they donate two-night stays at the Inn to a dozen non-profit organizations in Solano County for use in their silent auctions that have raised thousands of dollars for local charities.

Mr. Bacon stated that they get a diverse crowd of local groups and out of state groups. Their guests usually visit two or three of the valley's eight tasting rooms, eat at Valley Café and Mankas Steakhouse, and that guests with children visit Scandia and the Jelly Belly factory. He stated that from July 2016 to August 2019 they had over 2,000 guests stay at the Suisun Valley Inn for two or more nights. He stated that their guests are having a dramatic economic impact on valley businesses which is one of the principle goals of the Suisun Valley Strategic Plan. He stated that they receive 5-10 inquires per month from people interested in booking their weddings at the property, with the main challenge at this point being able to offer an enclosed space where guests can celebrate without the possibility of rain, heat, or wind marring their event. He stated that a barn will shelter guests from all weather-related issues, retain amplified sound reducing the chance of disturbing neighbors, fit in ecstatically with surrounding ranches, and ensure Suisun Valley agricultural character remains intact.

Mr. Bacon stated that the public's concerns are issues related to traffic, noise, and maintaining the character of the valley. He stated that his three closest neighbors are about a half kilometer away. He stated that they have improved the procedures to ensure compliance with County regulations. Whenever a tenant is planning outdoor amplified music they now have an employee present with a sound meter to ensure rules are being followed. He then added that he has consulted with a sound engineer to erect barriers designed to contain sound. He stated that once amplified music has been contained inside the barn the sound may not be heard at all. He stated that as far as traffic concerns, they are located at the lower portion of the valley so there is no chance of small streets getting congested, as evidence by the traffic survey in the staff report. He added that his driveway is a half mile long, and there is ample parking for all cars on site or in contracted lots offsite, and each of his suites at the Suisun Valley Inn are themed to tell the story of Suisun Valley's colorful history.

Commissioner Hollingsworth indicated that he visited Monroe Ranch, and he had a few questions for Mr. Bacon. He asked if the events facility would be built in such a way to retain the noise and if it would have air conditioning and heating. Mr. Bacon responded that he has been researching companies and doesn't have a definite answer at this time. Commissioner Hollingsworth stated that Mr. Bacon showed him what he has done to suppress the sound, so it is 180 degrees away from his neighbors, and he is confident that with the new facility Mr. Bacon will be doing the same thing. Commissioner Hollingsworth complimented Mr. Bacon on how well maintained the property was and asked him to update the commission with the new information regarding the overflow parking. Mr. Bacon stated that his original agreement with Solano Community College was with the Vice-President of Finance Administrator, who has since been replaced with Robert Diamond. Mr. Bacon stated that he doesn't have any additional information other than the letter he has signed by an officer of the college, which is a five-year agreement with the option for extension provided both parties agree. Mr. Bacon stated that he

was very confident that the agreement is in effect for the next 24 months. Mr. Bacon has found another company that can provide overflow parking and will solve the issue after the 24 months.

Commissioner Hollingsworth then addressed the proposal to change the conditions of approval for the non-renewal. He asked Mr. Bacon if he had any questions or concerns regarding the non-renewal. Mr. Bacon noted that when the property was resurveyed to take a portion of the land out of the Williamson contract, only one acre was taken out, creating a whole new parcel. Mr. Bacon stated that he believes the land in question is one acre and not three acres because the houses were built 12-14 years ago. Mr. Bacon then stated that he is equipped to pay 7-years of taxes on whatever they require. Commissioner Hollingsworth then added that the way the land runs, the highest point is towards creek, and the fluid would run through the vineyards towards the roads.

Commissioner Bauer asked Mr. Bacon if the wild party that occurred a few months ago that involved 300 people and law enforcement officers occurred at Suisun Valley Inn. Mr. Bacon stated that he was a victim of a flash mob. He rented the house to an athlete to celebrate his contract signing and his birthday. The tenant was supposed to have 40 guests attend his party and the music was to end at 10 P.M. The onsite property manager contacted Mr. Bacon to inform him of the additional 200 guest that showed up at 10 P.M. Mr. Bacon contacted the applicant who denied knowing any of the additional guest and the applicant then called law enforcement. The police responded quickly and removed all of the trespassers by 12 A.M. Mr. Bacon stated that there was no damage to the property, no arrest, but he wouldn't want to go through that again. Commissioner Bauer asked if there is an on-site property manager that lives there and does Mr. Bacon reside there. Mr. Bacon responded that the property manager is on-site, and he lives there 2-3 days out of the month.

Richard Zimmerman, Suisun-Valley, Fairfield, stated that his main concern is with the Williamson Act. He believes the entire property is under the Williamson Act especially the land that is by the creek that the barn will go is considered prime agriculture land per the Department of Conservation. He then stated that to get out of the Williamson Act is a very difficult process. He mentioned that the Department of Resource has allowed uses contrary to the Williamson Act to be approved by merely signing the non-renewal agreement. He stated that the non-renewal agreement runs for another 10 years after signing, those properties are still under the Williamson Act. He added that the non-renewal notice has been taken out of context as if it were approved policy that the county is saying signing that you're home free. He then stated that he doesn't think the commission has the authority to approve this before it is removed from the Williamson Act. He also stated that he doesn't believe it is just one acre that it is three and he doesn't think the Planning Commission has the authority to approve this use permit.

Several people spoke in favor of the project. Their names are as follows: Gary Mangels, Chris Bommarito, Cliff Howard, Ron Lanza, Suisun Valley, Fairfield. The speakers stated that Mr. Bacon is an asset to the community and is a good neighbor and businessman. One speaker stated that this project is in compliance with the Suisun-Valley strategic plan that went into place in 2011. They believed that the events as proposed by the applicant would provide value to the neighborhood. One speaker noted that the event and breakdown should end at 10 P.M., but other than that he is in favor of this project.

Diane Zimmerman, Suisun-Valley, Fairfield, stated that the events and the music is the problem for her. She stated that the music that comes from the Inn currently is too loud and it disturbs her at night. She stated the barn that Mr. Bacon is building will not be able to seal sound at all and the doors will be open during the hot summer months. The noise mitigation has not been solved and she has no way to mitigate the noise when it does occur. Mrs. Zimmerman advised the commission to look at the county's surrounding Solano, the vacation rental business has been a disaster in those counties and it is beginning to create a disaster in Solano County. She stated that the Williamson Act has been put in place for a reason and her family has not been able to develop their land until they were allowed to go to smaller parcels. She also stated that her concern is with the clogged traffic that the event center would create in Suisun-Valley if I-80 is backed up. She stated that she believes the bed and breakfast is ag-business and event centers are not. She concluded that before approval the Williamson Act must be determined, the noise should be mitigated, and it needs to be limited to see if the applicant can comply.

Commissioner Hollingsworth asked Mrs. Zimmerman if she was able to review the response that GHD, the company that did the traffic study sent her. Mrs. Zimmerman responded that she couldn't review the entire document, but she disputes the traffic study since it occurred in January, during a slow month.

Lisa Howard, Suisun-Valley, Fairfield, stated that the strategic plan was put into place as basic CPR to make sure the Suisun-Valley could stay alive. She commended Mr. Bacon on his open communication with all of the neighbors and his ability to follow all rules and expectations the county has put before him. She stated that this project is part of the big plan that was put together a long time ago that was studied for environmental, traffic, and economic impacts. Mrs. Howard added that the plan is finally coming to fruition. She advised the commission that not passing this project would be equivalent to telling the land owners in Suisun-Valley to pack their bags. She urged the commission to pass this project to support the land owners and farmers.

Nate Johnson, Suisun-Valley, Fairfield, stated that he and his wife Mary is the on-site property managers that stays at the second residence. He stated that he doesn't hear the loud music when he is inside the house and he is the closest resident to the Inn. He stated that since sound has become an issue he has purchased a decibel counter and has created sound barriers. He stated that they have taken sound level test in front of the barrier, behind the barrier, and across the creek at the property lines. He mentioned that if Gary receives a complaint he notifies the Johnson's and they talk to the guest. He stated that they make sure they're at the DJ booth at 9:59P.M. to ensure music is shut off by 10P.M. Mr. Johnson stated that his hobby includes bird watching and he has not yet seen a Swainson's Hawk. He added that whenever there is guest they more than likely visit wineries, restaurants, and local businesses. He stated that he does think the barn will help with concealing sound; he is mostly woken up by the noise from tractors and other ag-equipment, but never from a party next-door.

Mary Browning, Suisun-Valley, Fairfield, stated that she rescued a Swainson's Hawk when it crashed into her place and she took it to the bird rescue place in Suisun. She spoke with a Fish and Wildlife biologist who pulled the CEQA reference from the state clearing house, reference # 2019-069044, and there was no biological report to back up the findings given in the negative environmental impact. She stated that the biologist volunteered to answer anyone's questions

and that they didn't submit a letter because their employee was in a job transfer. Per Ms. Browning the biologist would write a written letter if that would help determine the biological impact. She stated that the number of guests determined by the Board of Supervisors in the rental ordinance were 10 for any vacation rentals and they was going to revisit the findings a year later. She stated that it has been a year and there has been no review of vacation rentals. Ms. Browning mentioned that Gary Bacon is paying hotel taxes for the Inn. She stated that her main issue is with the location being next to the creek and it will disturb the wildlife in that area and is bad for the environmental aspect. Ms. Browning went on to state that the Suisun-Valley strategic plan was not given the proper funding and the funding that was given for urban traffic congestion relief is currently being misused for private project development. She stated that she believes infrastructure is required for tourism to thrive. She stated that a noise ordinance doesn't exist and that is another one of her concerns. She also added that the contract with the Solano College is up in the air and she had a conversation with Robert Diamond. She stated that per her conversation with him the contract is only good for another two years and he doesn't feel comfortable with allowing intoxicated drivers on the property. She stated that she believes that there should be soil test done because the whole 4 acres should be deemed prime farmland. Ms. Browning recommended the barn be built in the urban limits where there are city services like; fire, police, sewer, and water are prevalent.

Brett Johnson, Vacaville, stated that he was a part of the staff that drafted the general plan for Solano County. He stated that this project fits the spirit and intent of all plans that has been approved for Solano County. He thanked the staff for declaring the negative declaration for this particular project. He encouraged the commission to not interject their personal feelings in their decision regarding this project. He encouraged the Bacon's to apply for a variance if the demand from the community is significant.

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

Chairman Walker clarified the short-term rental ordinance that was passed a year ago which specifically excluded bed and breakfasts is an entirely different ordinance. He stated that he is sure the Board of Supervisors will be hearing more about that at another time. He stated that the Suisun Valley strategic plan cross referencing with the general plan table LU-8 was very specific with regards to the desired uses in the Suisun-Valley. He mentioned that the special studied area includes special event facilitates paratactically weddings with a special use permit.

Commissioner Rhoads-Poston thanked everyone who came out to share their opinions she mentioned that it is valuable that the community participates in this process. She does agree with Commissioner walker as she was a part of the Suisun-Valley's strategic plan adoption. She stated that this project is the marriage of the general plan and the strategic plan and was the boiler plate to start this off.

Commissioner Bauer asked the staff to address Mr. Zimmerman's question regarding the Williamson act and if the commission can approve the use permit. Mr. Yankovich responded with the recommendation of a partial cancellation, removing the development applicant from the Williamson Act all together with certain conditions. He stated that those conditions are dealing with the fair market value of the property, taking 12.5% off the top, most of it going to the State and very little coming back to the County. Mr. Yankovich referenced the correspondence from

the Department of Conservation regarding the cancellation recommendation. Commissioner Bauer then clarified that the property is still not out of the Williamson Act and asked if the commission could approve the use permit despite that. Mr. Yankovich answered yes with the condition that they include the cancellation alternative. Commissioner Bauer then asked if the event center is considered an ag-tourism business. Mr. Yankovich answered yes.

Chairman Walker asked if utilizing the comments from the Department of Conservation recommendation in the commissions conclusion as a condition in their resolution to the Board, would that satisfy the statements Mr. Zimmerman made. Mr. Yankovich answered yes, the two options is to keep it in non-renewal and go through its proper duration of nine years or move forward with the partial cancellation.

Commissioner Hollingsworth stated that every time an item is brought to the commission regarding property in the Suisun-Valley the response is predicated on the traffic. He mentioned the complaint was that everyone was racing up and down the road and it was too fast. He stated today the complaint is that it is too clogged up. He recommended to all the constituents in Suisun-Valley to bring up the improvement of that road to the Board of Supervisors with the understanding that the way to improve it would require that removal of some prime agriculture land. Commissioner Hollingsworth stated that he will be prepared to offer a motion of approval once all the verbiage is worked out. Commissioner Rhoads-Poston seconded that motion.

Commissioner Walker stated that the overflow parking doesn't need to be made specific as to who the private or third party will be but strongly encourage that the condition lives with the life of the use permit or any extensions down the road. He added the second condition would be the partial cancellation language of the project site that is recommended by the Department of Conservation.

Jim Laughlin advised the commission that if they approve this project they should approve it contingent of the Board of Supervisors cancelling this contract and leave it to the board for determination of the size of the project. Chairman walker responded that it makes sense but everything they do is a recommendation to the board. Mr. Laughlin then stated that since this project is a use permit, the commission would be taking final action on it, if no one appeals then it will be approved. He then advised the commission to approve it contingent on the board's action of the contract. Commissioner walker responded ok.

Commissioner Bauer stated that she is going to vote against this project because she is concerned Solano County is going to become the disaster that Napa County is. She stated that she believes this is the next step along that road.

A motion was made by Commissioner Hollings and seconded by Commissioner Rhoads-Poston to adopt the negative declaration and approve Use Permit Application No. U-18-03 based on the findings and subject to the recommended conditions of approval as amended, contingent upon the cancellation of the project site by the Board of Supervisors. The motion passed 3-1 with Commissioners Bauer dissenting. (Resolution No. 4678)

ANNOUNCEMENTS and REPORTS

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

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direction from PG&E. The applicant is requesting a five-year use permit to ensure PAR Electric may use the property throughout their contract with PG&E. The business operation is cyclical. Repair work generally slows in the winter months and increases in the spring as demands from PG&E evolve.

FINANCIAL IMPACT:

The costs associated with filing the Use Permit application has paid by the applicant to the Department of Resource Management.

DISCUSSION:

Setting

The subject site is located at 8358 Pedrick Road, which is adjacent to the boundaries of the City of Dixon to the west. The property is situated in an Industrial Agricultural Service District. The land uses to the east include the Southern Pacific Railroad and agricultural production. The property to the south is developed with a hay processing and trucking business, the parcel to the west is in agricultural production/row crops and the Campbell's processing plant is located directly north of the subject parcel.

The property is comprised of one Assessor's Parcel totaling 5.35 acres. The lot is generally flat, with a graveled parking area and equipment yard. The property equipment yard is fenced with a 6' chain link fence. Development on the property includes two metal buildings. The metal building fronting Pedrick Road is approximately 10,000 sq. ft. and is used for storage of electrical equipment and tools and is used for maintenance of vehicles. An 800 sq. ft. portion of the metal building located behind the front building will be used for office purposes by PAR Electric. Most of the office uses including office personnel are located in leased office in Vacaville; however, there is a need for a computer and printer access at the site for record keeping purposes.

Previous Permits

A use permit (U-91-41) for an agricultural equipment repair business was approved by the Solano County Planning Commission on September 3, 1992. The permit was issued for five years to September 3, 1997. It appears that no extensions to this permit were applied for or granted since 1992. The Planning Commission adopted a Negative Declaration for the project as part of the use permit approval.

Project Description

PAR Electric is requesting a use permit to operate a temporary public service facility at 8358 Pedrick Road. PAR Electric will be using existing structures on the property and using the outdoor fenced yard for outdoor storage of vehicles and equipment used in the inspection and repair of PG&E transmission towers, poles and lines as part of PG&E's Wildfire Safety Inspection Program.

PAR Electric will be using the 10,000 sq. ft. building located adjacent to Pedrick Road for the storage of equipment including tools. PAR Electric will also be using the same building for the repair and maintenance of vehicles used for the project. There is a second metal building of approximately 6,000 sq. ft. located behind the 10,000 sq. ft. building. PAR Electric is proposing to use the office portion of that building to store an on-site computer and printer; approximately 450 sq. ft. The majority of office equipment and personnel are located in leased office space in Vacaville. However, should the need arise, PAR Electric is requesting the use of a temporary commercial office trailer if more office space is needed in an emergency situation.

There are no proposed new permanent structures with this application. The hours of operation are Monday through Sunday from 6:00 a.m. to 6:00 p.m. year round. There are no customers coming to the site. Generally, employees come to the site and conduct repairs to the vehicles and get them fitted for release to PG&E site. The vehicles that are stored on the property are moved as needed to the work locations requested by PG&E.

Access/Parking

Access to the site is provided via Pedrick Road, a City of Dixon maintained roadway. There are two paved encroachments used to enter and exit the site. On entrance is approximately 75' wide and is located in the center of the parcel. The second entrance is approximately 30' wide and is located near the southern property line of the parcel. No new access is being proposed. There is a graveled parking area in front of the repair shop. There is a security gate located adjacent to the repair shop to allow trucks and other equipment enter and be secured in the outdoor storage area.

Signage

No signage is proposed with this application. The applicant will need to apply for a sign permit with the Planning Services Division should a permanent sign be requested.

Domestic Water Supply

The project includes utilizing an existing domestic water well to supply potable water. Per the State Water Resources Control Board, the PAR Electric facility does not current meet the statutory definition of a public water system. The applicant will need to apply for a public water system should the number of on-site users increase to meet the requirements of a public water system. A condition of approval has been added to reflect this request.

Wastewater

There is an existing septic system in place. The applicant also uses portable toilets onsite as well. The Environmental Health Division has included conditions of approval to address the maintenance of the portable toilets.

Hazardous Materials

Currently, the site does not require a Hazardous Materials Business Plan (HMBP), however, should the amount of hazardous materials increase to a level that requires an HMBP, the applicant shall be responsible for submitting a plan to the California Environmental Reporting System.

Fire Suppression

While there is an existing fire suppression system installed in the 10,000 sq. ft. metal building, per Dixon Fire Department the sprinkler system needs to be repaired. A condition of approval requiring the applicant obtain a building permit and repair of the sprinkler system is included in the conditions of approval.

ANALYSIS:

General Plan and Zoning Consistency

The subject site is designated Limited Industrial by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Limited Industrial designation:

The (Limited Industrial Designation) allows industrial-supporting service activities requiring large land areas and easy access to major transportation facilities.

The subject site is zoned Industrial Agricultural Service "I-AS" consistent with the General Plan designation. Section 28.43A of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, a public service facility is a conditionally allowed land uses within the I-AS Zoning District. A public service facility is defined by the Solano County Zoning Ordinance as "...any use of a public or quasi-public nature which is found by the Planning Commission to be necessary for the public health, safety, convenience or welfare." In this case, PAR Electric is serving as a contractor to PG&E for the repairs associated with an emergency action declared by Governor Newsom to decrease the risk of wildland fires.

Environmental Analysis:

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. The buildings being utilized by the applicant are on-site, the outdoor storage area exists, and the use of a temporary office trailer is temporary pending need.

Agency Review:

The project has been reviewed by the County Development Review Committee. As stated above, conditions of approval have been included from the Environmental Health Division, Building Division, and Dixon Fire Department. These conditions of approval reflect the requirements of the Committee.

RECOMMENDATION:

Staff recommends approval of the use permit request for PAR Electric at 8358 Pedrick Road based on the Findings, Additional Finding, and with the Conditions of Approval listed below.

PROPOSED FINDINGS:

- 1. That the establishment, maintenance or operation of the use or building is in conformity of the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Planning Commission to be pertinent.**

The use of the property for a temporary public service facility that consists of the repair, maintenance, and storage of equipment associated with the Wildfire Safety Inspection Program is consistent with the goals and policies of the Solano County General Plan. The business, as proposed, along with the conditions of approval, will be consistent with the General Plan.

- 2. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.**

The site contains existing domestic water and septic system onsite. The applicant will be using portable toilets. There is existing access to the facility from Pedrick Road and utilities are onsite.

- 3. The subject use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of person residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed use of the property by PAR Electric for a temporary public service facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of Solano County residents.

ADDITIONAL FINDINGS:

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to PAR Electric to establish a temporary public service facility in accord with the application materials and site plan submitted with the Use Permit Application U-19-06 and as approved by the Solano County Planning Commission.
2. The subject use permit shall be granted for a fixed term of five (5) years and shall expire on October 3, 2024.
3. No additional uses, new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without approval of a new, revised or amended use permit.
4. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts which constitute a hazard or nuisance to surrounding properties.
5. The premises shall be maintained in a neat and orderly manner and kept free of weeds, accumulated debris and junk.

Environmental Health Division:

6. PAR Electric shall manage the use of the portable toilets onsite to avoid the creation of any nuisance conditions such as odor and vector control.
7. PAR Electric shall continue to adhere to any requirements of the Division of Drinking Water regarding the potable water onsite and number of water users.
8. If PAR Electric exceeds the threshold storage limits of 55 gallons/200 cubic feet gas/500 pounds solids of hazardous materials onsite, shall create a hazardous Materials Business Plan (HMBP) and submit it to the online California Environmental Reporting System (CERS) within 30 days of exceeding the threshold limits.

Building and Safety Division:

While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the use Permit, but (4) sets of plans will be required to be submitted to reflect all of

the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.

9. The Building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California a Green Building Code, Chapter(s) 1,2,3,5,6,7,8 and A5 for Voluntary Measures.
10. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 California Building Code, or the most current edition of the code enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change of the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or, to cause any such work to be done, shall first make application to the building official and obtain the required permit.
11. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."
12. The Dixon Fire Department will reassess the site for fire, life and safety requirements.
13. An automatic fire sprinkler system shall be installed throughout any new building.

Dixon Fire Department:

14. The property owner shall repair the existing fire sprinkler system and ensure that all fire sprinkler requirements are met.

ATTACHMENTS:

- A** - Draft Resolution
- B** - Assessor's Parcel Map
- C** - Site Plan Aerial Photo

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit U-19-06 of **PAR Electric** to establish a temporary public service facility to provide contract services to PG&E for the repair of PG&E transmission towers, poles, and lines as part of the Wildfire Safety Inspection Program. Project includes utilizing an existing 10,000 square foot warehouse for storage and repair of equipment, indoor office space in a separate building, and outdoor equipment storage including vehicles. The use of a temporary office trailer may be utilized within the outdoor storage area. The property is located in the Industrial Agricultural Service "I-AS" zone at 8358 Pedrick Road, adjacent to the boundaries of the City of Dixon, APN 0111-100-180 and;

WHEREAS, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on October 3, 2019 and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use or building is in conformity of the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Planning Commission to be pertinent.**

The use of the property for a temporary public service facility that consists of the repair, maintenance, and storage of equipment associated with the Wildfire Safety Inspection Program is consistent with the goals and policies of the Solano County General Plan. The business, as proposed, along with the conditions of approval, will be consistent with the General Plan.

2. **Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.**

The site contains existing domestic water and septic system onsite. The applicant will be using portable toilets. There is existing access to the facility from Pedrick Road and utilities are onsite.

3. **The subject use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of person residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed use of the property by PAR Electric for a temporary public service facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of Solano County residents.

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby adopt the findings and approves Use Permit U-19-06, subject to the following recommended conditions of approval:

CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to PAR Electric to establish a temporary public service facility in accord with the application materials and site plan submitted with the Use Permit Application U-19-06 and as approved by the Solano County Planning Commission.
2. The subject use permit shall be granted for a fixed term of five (5) years and shall expire on October 3, 2024.
3. No additional uses, new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without approval of a new, revised or amended use permit.
4. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts which constitute a hazard or nuisance to surrounding properties.
5. The premises shall be maintained in a neat and orderly manner and kept free of weeds, accumulated debris and junk.

Environmental Health Division:

6. PAR Electric shall manage the use of the portable toilets onsite to avoid the creation of any nuisance conditions such as odor and vector control.
7. PAR Electric shall continue to adhere to any requirements of the Division of Drinking Water regarding the potable water onsite and number of water users.
8. If PAR Electric exceeds the threshold storage limits of 55 gallons/200 cubic feet gas/500 pounds solids of hazardous materials onsite, shall create a hazardous Materials Business Plan (HMBP) and submit it to the online California Environmental Reporting System (CERS) within 30 days of exceeding the threshold limits.

Building and Safety Division:

While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the use Permit, but (4) sets of plans will be required to be submitted to reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.

9. The Building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California a Green Building Code, Chapter(s) 1,2,3,5,6,7,8 and A5 for Voluntary Measures.
10. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 California Building Code, or the most current edition of the code enforced at the time of building permit application. “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change of the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or, to cause any such work to be done, shall first make application to the building official and obtain the required permit.
11. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. “Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statues of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.” Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”
12. The Dixon Fire Department will reassess the site for fire, life and safety requirements.
13. An automatic fire sprinkler system shall be installed throughout any new building.

Dixon Fire Department:

14. The property owner shall repair the existing fire sprinkler system and ensure that all fire sprinkler requirements are met.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on October 3, 2019 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary

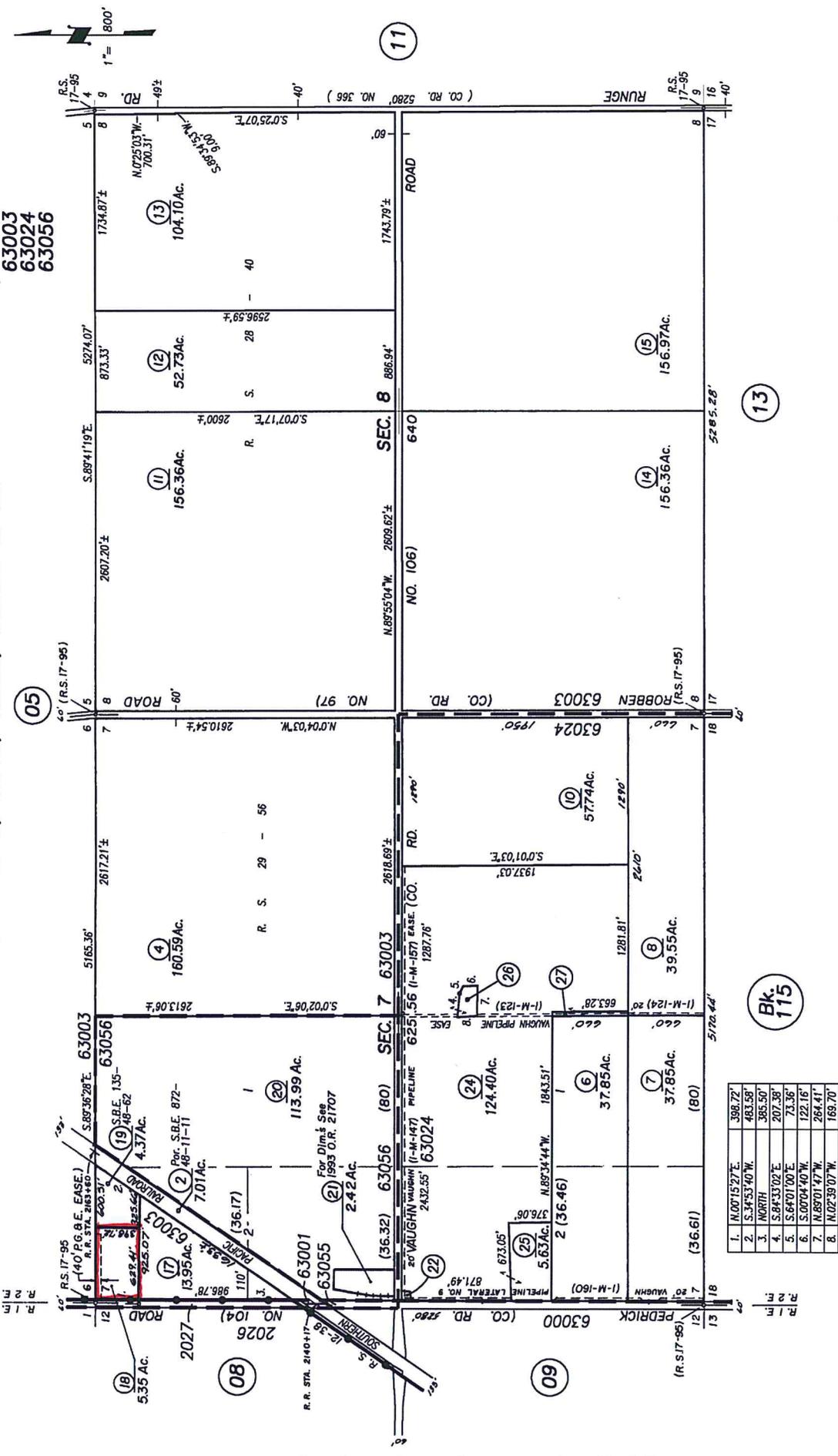
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SEC'S. 7 & 8, T.7N., R.2E., M.D.B. & M.

Tax Area Code
 63003
 63024
 63056

111-10



NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

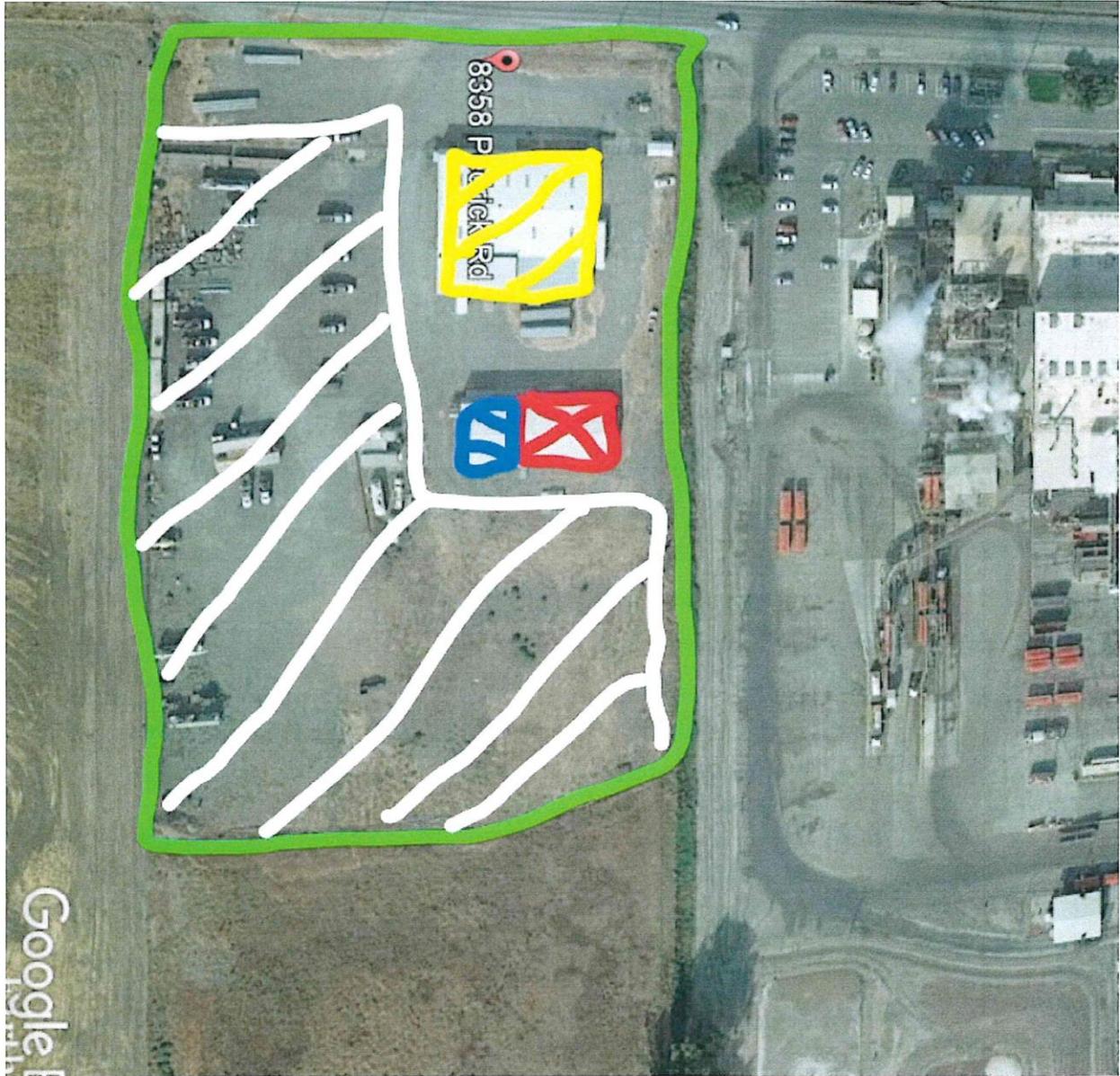
REVISION	DATE	BY
100-2440027 (04)	3-28-18	Cr
100-04 (8)	10-14-09	Cr
100-11,12,13 (RS)	11-15-07	DW
100-13, R2 (Cdq,Dbj)	7-17-02	Pd

1.	N. 00°15'27"E.	388.72'
2.	S. 34°53'40"W.	483.58'
3.	NORTH	385.50'
4.	S. 84°33'02"E.	207.38'
5.	S. 64°01'00"E.	73.36'
6.	S. 00°04'40"W.	122.16'
7.	N. 89°01'47"W.	264.41'
8.	N. 02°39'07"W.	189.70'

Assessor's Map Bk. 111 Pg. 10
 County of Solano, Calif.

19-20

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles



**PAR Electric - 8358 Pedrick Road, Dixon
Proposed Site Plan**

Green – Outline of parcel

White – Outdoor Storage Yard for Equipment & Vehicles

Yellow – Existing Metal Building for Tool Storage and Vehicle Repair & Maintenance

Blue – Proposed Office Space for Computer Equipment

Red – Not Part of the PAR Electric Project