

## Minutes For May 31, 2005 Tri-City & Cty. Cooperative Planning Group

SOLANO COUNTY BOARD OF SUPERVISORS  
Tri-City and County Cooperative Planning Group

May 31, 2005

### MINUTES

The Solano County Board of Supervisors and the Tri-City and County Cooperative Planning Group met on the 31st day of May, 2005 in adjourned session at the Solano County Administration Center, Multi-Purpose Room, 675 Texas Street, Fairfield, California at 7:00 P.M. Present were Supervisors Kromm, Reagan, Silva, Vasquez, and Chairwoman Kondylis. County Administrator Michael D. Johnson and County Counsel Dennis Bunting were also present.

Agenda Item No. 2  
Salute to the Flag

Vallejo City Council Member Tony Pearsall led all in attendance in the salute to the flag and a moment of silence.

Public Comment

The Chairwoman invited individuals of the public to make statements on matters relating to the Solano County Board of Supervisors/Tri-City and County Cooperative Planning Group. There was no public comment.

Conflict of Interest

Supervisor Kromm disclosed his financial interest to the Board and disqualified himself from participating in all aspects of the following discussion as his wife, Marilyn Farley, was the new Executive Director of the Solano Land Trust.

County Counsel Dennis Bunting provided his written opinion and analysis as outlined in a Memorandum dated May 31, 2005, incorporated herein by reference, which noted that the Board may enter into the agreements with the Solano Land Trust (SLT) as long as Supervisor Kromm disclosed his wife's interest in the SLT, such interest was noted in the Board's official records and that Supervisor Kromm did not participate in discussing, negotiating or voting on the agreements.

Supervisor Kromm further requested that at a future Board of Supervisors' meeting, the Board take action to replace his position on the Solano Land Trust Commission.

Introductions

Self introductions were made. Present were staff from the Solano County General Services Department, members of the Solano Land Trust, City of Benicia, City of Vallejo, Vallejo Citizens Advisory Committee, Benicia Citizens Advisory Committee, Fairfield Citizens Advisory Committee, Greater Vallejo Recreation District, Solano County Park and Recreation Commission, and Solano County Agricultural Advisory Committee.

### Agenda Item No. 3 Background and History

Harry Englebright, Solano County Department of Resource Management, provided the background and history of the Tri-City and County Cooperative Planning Area and Open Space Acquisitions as outlined in the Agenda Submittal dated May 31, 2005, incorporated herein by reference. Mr. Englebright noted that the Cooperative Plan was adopted by the Joint Powers Agreement (JPA) and jointly adopted by the City Councils and the Board of Supervisors as part of their respective General Plans. Under provisions of the JPA, the Cooperative Plan could not be amended unless approved by all 4 members of the JPA. Mr. Englebright noted that the Cooperative Plan presented a long term vision and concept. Two principal components included open space and ag resource protection and regional park and recreation policies. Mr. Englebright outlined the accomplishments and land acquisitions to date.

### Agenda Item No. 4 Proposal for lands in the Sky Valley-Cordelia Hills Area

Sean Quinn, President of the Solano Land Trust, and Marilyn Farley, Executive Director of the Solano Land Trust, presented a management proposal for lands in the Sky Valley-Cordelia Hills area for public access and recreation. Mr. Quinn provided an overview of Lynch Canyon and Newell Open Space.

### Agenda Item No. 5 Project Cost to Implement Park and Recreation Element for Tri-City Area

Tony Norris, Solano County General Services, provided an overview of Solano County Parks which included Lake Solano, Sandy Beach, and Belden's Landing. Steve Fust, Architectural Services Division of Solano County General Services, reviewed the costs associated with bringing Lynch Canyon, King Ranch, Vallejo Swett and Eastern Swett into the existing County Parks which included the cost to develop the open space to be similar to existing County Parks, providing additional master plan studies, and to provide the operational staff to oversee the Park space.

### Agenda Item No. 6 Land Conservation Funding Options

Elva Yanez and Peggy Chiu, representing the Trust for Public Land, provided a presentation on a Feasibility Study for land conservation funding options for Solano County. Ms. Yanez outlined how conservation finance works and the keys to successful measures. Ms. Yanez noted that the mission of the Trust for Public Land was to conserve land for use by the public. Ms. Yanez noted that they provided assistance to municipal jurisdictions including feasibility research, public opinion surveys, program recommendations, ballots design, and legislative support.

### Agenda Item No. 7 Discussion of Options and Alternatives

Chairwoman Kondylis reviewed five options provided by staff as outlined in the Agenda Submittal from General Services dated May 31, 2005, incorporated herein by reference. Chairwoman Kondylis opened the meeting to public comment. Dee Swanhuysen, Bay Area Ridge Trail Council, expressed their interest in being a partner in establishing the Ridge Trail and expressed the importance of providing outdoor recreational areas for public use. Ann Buell, San Francisco Bay Area Coastal Conservancy Program, supported increased funding to increase public access to open space areas. Ms. Buell noted that the Conservancy was a granting agency with bond funds from Proposition 12, 40, and 50. As a matter of policy, the Conservancy

prefers projects that come with matching funds. Ms. Buell noted that Solano County has the lowest percentile of open space land that is permanently protected in the Bay Area.

Joe Connolly, Suisun, suggested that promotion of the parks be done through field trips for 6th graders to spark their interest in the habitat.

The Board of Supervisors recessed this meeting at 8:25 a.m. and reconvened at 8:45 p.m. Present were Supervisors Reagan, Silva, Vasquez, and Chairwoman Kondylis. Chairwoman Kondylis presided.

Darla Guenzler, Friends of Solano Regional Parks, developing a vibrant regional park system for Solano County. Need stable funding sources dedicated to regional parks and a governing focus on regional parks while developing park and recreational facilities that are compatible with agriculture uses in the County. Ms. Guenzler suggested a two prong approach to encourage support of funding and to identify a regional park task force to oversee the development of the regional park system.

Donna Harr, Solano County Citizens Land Alliance, noted that she felt that the Solano County Parks Department should be the agency to oversee the development of the regional park system.

Crowell Sinclair, Solano County Citizens Land Alliance, noted that they would be interested in knowing when, where, and how funding would be spent for the regional park system and that the regional park system be compatible to the ranching and farming operations in Solano County.

Patrice Moran, Cordelia Green Valley Alliance (Formerly CAHA), noted that the parks have not kept up with the growth in Solano County and felt that this was a unique opportunity to provide affordable recreation to the people.

John Isaacson, Solano Land Trust, expressed support for the County to partner with the Solano Land Trust to preserve property.

Brent Schoradt, Greenbelt Alliance, noted that there was a lot of public interest and support to provide access to public lands.

Larry Asera, Asera Group – Wind Energy Resource, requested the Board to consider the feasibility of using wind farms in the Sky Valley/Cordelia area. Mr. Asera noted that this would be consistent with the County's commitment for renewable energy.

Jim DeKloe, Cordellia, noted that there was a lack of regional parks in Solano County and that residents of Solano County must travel outside the county to enjoy open space areas.

Dan Smith, Benicia, requested that the County fund the regional parks as the cities already have their parks and requested that the County bring the County Park System into the 21st century.

Steve Goetz, Benicia, requested that the Board support a cooperative partnership among stakeholders regarding the management and funding of properties in a regional park district.

Michael Muir, U.S. Driving for the Disabled, Inc., encouraged the Board to open lands to serve those with disabilities.

As there was no one else who wished to speak on this matter, Chairwoman Kondylis closed the hearing to the public.

#### Comments by Members of the Board

Supervisor Silva noted that he felt that further study was needed to articulate the structure and long term viability of the expansion of the regional park system and the review of activity that would bring in revenue such as wind energy and grazing.

Supervisor Reagan noted that the Board needed to discuss private/public partnerships, fees collected by users, revenue streams from leases, use of existing Mello-Roos tax from cities, business plan, the expected number of visitors, Capital Investments funds used for existing parks, and what type of unmet recreational need exist in Solano County. Supervisor Reagan noted that the acquisition of land for recreational purposes was a financial obligation on the County. Supervisor Reagan noted that the State has projected a population of 831,000 in 2050. Supervisor Reagan questioned the intent of the Solano Land Trust in purchasing the property and how they originally planned to open the land to the public without the use of taxpayers' moneys.

Chairwoman Kondylis noted that there was support to go to a countywide park system and suggested that a subcommittee of the Board be appointed to work with staff and the Solano Land Trust to negotiate and resolve the issues.

Supervisor Vasquez noted that in looking to establish a regional park district, what the governing board would look like. Supervisor Vasquez noted that the Board of Supervisors was a permanent entity. Supervisor Vasquez noted that he would be in support of the Board of Supervisors' subcommittee meeting with members of the Tri-City and County Cooperative Planning Group and the Solano Land Trust to review the issues.

Supervisor Silva questioned if the County entered into this agreement, if the Solano Land Trust would provide a seat to the Board of Supervisors on their Board.

The Solano Land Trust noted that they would be open to that discussion.

At the conclusion of discussion, Chairwoman Kondylis appointed Supervisor Vasquez and Supervisor Silva as a subcommittee of the Board of Supervisors to work with the County Administrator, General Services and the Solano Land Trust to review all options in moving forward with a management plan for a regional parks system.

Adjourn

This meeting of the Board of Supervisors adjourned at 9:50 P.M. Next regular meeting of the Board of Supervisors will be June 7, 2005.

BARBARA R. KONDYLIS, Chairwoman  
Solano County Board of Supervisors

MICHAEL D. JOHNSON, Clerk of the  
Solano County Board of Supervisors

By  
Patty Crittenden, Chief Deputy Clerk