



Solano County

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

Minutes - Final Planning Commission

Thursday, April 7, 2022

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on April 7, 2022, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Planning Manager Allan Calder, Environmental Health Manager Trey Strickland, Deputy County Counsel Jim Laughlin, Contract Planner Kathy Pease and Clerks Melissa Catron and Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Commissioners Paula Bauer, Kay Cayler, Loretta Gaddies (WebEx), Michael Reagan and Chairperson Kelly Rhoads-Poston.

APPROVAL OF AGENDA

On a motion by Commissioner Bauer, seconded by Commissioner Cayler, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

1 [PC 22-018](#)

Attachments: [March 3, 2022 Minutes - Draft](#)
[March 17, 2022 Minutes - Draft](#)

On a motion by Commissioner Cayler, seconded by Commissioner Reagan, the minutes of March 3 and 17, 2022 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Rhoads-Poston invited members of the public to speak on items not listed in the agenda. Hearing no comments, the public comment hearing was closed.

REGULAR CALENDAR

- 2 [PC 22-019](#) Conduct a noticed public hearing opened February 17, 2022 and continued to March 3, 2022, and then to April 7, 2022, to consider **Use Permit Application No. U-21-03** for the **SF Gun Club** for a private duck club including reconstruction of a club house/lodge, covered parking, placement of storage units and reconstruction of a dock destroyed by fire, located at 2866 Grizzly Island Road. The property is designated "MP" Marsh Preserve in the primary management area of the Suisun Marsh (APN: 046-180-130). The Project is exempt from the California Environmental Quality Act (CEQA) per Section 15302, Replacement or Reconstruction of a like facility as recommended by the Solano County Department of Resource Management.

Attachments: [A - Draft Resolution - Conditions of Approval](#)
 [B - Location Map](#)
 [C - Aerial View](#)
 [D - Plan Set](#)
 [E - Public Comments](#)

Planning Manager Allan Calder introduced Contract Planner Kathy Pease who presented the application item to the Commission.

Responding to a question by Commissioner Bauer, Ms. Pease stated the language as written in Condition 18 supports the access/road use and maintenance and is adequate from the County's perspective.

County Counsel Jim Laughlin stated the County's concern with the proposed Condition 18 language submitted by Delta King's counsel (Sheppard Mullen) is that it defers finding of feasibility until later and delegates that decision to staff without any direction from the Commission. Mr. Laughlin believes the current language written by staff supports Finding 2 of adequate access and the proposed language would undermine that required finding.

Responding to a question by Commissioner Cayler, Mr. Laughlin replied that the Commission will be making a finding that the road itself is adequate based on the access and maintenance agreement, which can state whatever both parties want to be mutually acceptable. Further stating it is not up to the Planning Commission to dictate what must be in the agreement, other than the road will be adequate.

Responding to a question by Commissioner Cayler, Mr. Laughlin stated that if the Commission feels the evidence provided tonight does not support a finding of adequate access, the Commission can make that determination.

Responding to a question by Commissioner Cayler, Ms. Pease stated that Condition 18 requires a private access and maintenance agreement between the parties to ensure the applicant will maintain the levee in good working conditions with their project.

Commissioner Reagan commented that the agreement must be made before the building permit.

Chairperson Rhoads-Poston invited the applicant to speak.

Ben Quong, speaking for applicant Paul Zheng, stated they have spoken with the neighbors to resolve the levee road issue and that the majority of materials will be delivered by boat. He noted that Delta King stated they would hire an engineer. He further stated that they understand an agreement must be made before starting the project, and they come up with a solution.

Responding to a question by Commissioner Bauer regarding 100 people on the site, Mr. Quong stated that is not true, that there will be 12 club members who may bring family members.

Responding to a question by Chairperson Rhoads-Poston, Mr. Calder and Mr. Laughlin were not certain of any club permits having a maximum attendance limit.

Chairperson Rhoads-Poston opened the public hearing.

A) Terry Connolly, representing Frost Lake Reclamation District, spoke of the District and that they have no objection to the project but have concern of the levee road. He asked the Commission to require transportation of all construction materials be made by barge, boat, small capacity pickup trucks or low ground pressure vehicles, at 2 pounds per square inch for vehicles on the levee road.

B) Dan Whiteley, of Cherry Valley Circle in Fairfield, added that heavy vehicles will damage the road and septic tank pumping vehicles would need to use the levee road for the SF Gun Club. He does not oppose reconstruction of the club, and is a good neighbor who will work with the applicant on the agreement.

Hearing no further comments, Chairperson Rhoads-Poston closed the public hearing.

Responding to a question of similar club septic systems by Commissioner Cayler, Mr. Whiteley described his club's outhouse maintenance by heavy vehicles, and that maybe there are smaller pumping vehicles that could be used more frequently.

Chairperson Rhoads-Poston reopened the public hearing.

C) Alex Merritt of Sheppard Mullen, representing adjacent property owner Delta King, spoke of their letter submitted to the Planning Commission regarding their concerns and proposed language to include an engineering requirement and of who will decide what is feasible, and requested the Commission impose their revised Condition 18.

Hearing no further comments, Chairperson Rhoads-Poston closed the public hearing.

Commissioner Reagan commented on the agreement and the septic tank maintenance being a risk factor to the levee road, possibly the septic tank could be relocated and pumped via barge.

Mr. Calder noted the duck hunting season is October to January, estimating 5 members during the week and 12 or more on weekends, that period/volume does not seem great. Mr. Calder then introduced Environmental Health Manager, Edmond (Trey) Strickland, who informed him there are alternative ways to minimize impact.

Responding to a question by Commissioner Bauer, Clerk Marianne Richardson stated the (Sheppard Mullen) public comment letter was not provided to Commissioners at the meeting in error.

Chairperson Rhoads-Poston commented that it will only benefit the applicant to maintain the levee road for their club members and neighbors.

Ms. Pease read the proposed Condition 18 language from the Sheppard Mullen letter.

Responding to a question by Commissioner Cayler, Ms. Pease stated the concern with the proposed language is that staff is not qualified to determine what is feasible, and the feasibility of boat transport is not necessarily relevant since the current condition requires the access and maintenance agreement.

Chairperson Rhoads-Poston commented that the agreement could contain the proposed conditions.

Mr. Laughlin stated it is preferred that they incorporate standards in their agreement themselves, rather than a County-imposed standard.

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission adopted a resolution approving agenda Item No. PC 22-019, Use Permit Applications U-21-03 of SF Gun Club. So ordered by 4-1 vote.

3 [PC 22-020](#)

Public Hearing to consider a resolution re-authorizing remote teleconference meetings for the period of April 7, 2022 to May 7, 2022 as a result of the continuing COVID-19 pandemic state of emergency.

Attachments: [A - Draft Resolution](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Cayler, the Commission adopted a resolution approving agenda Item No. PC 22-020, Remote Teleconferencing for the period of April 7 to May 9, 2022. So ordered by 5-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder stated there were no agenda items scheduled for the April 21, 2022 meeting.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:40 p.m. The next regular meeting is scheduled for April 21, 2022.