



# Solano County Planning Commission

**Meeting of June 20, 2013 - 7:00 p.m.  
held in the Board of Supervisors Chambers,  
County Administration Center, 1<sup>st</sup> Floor  
675 Texas Street, Fairfield, California**

Any person wishing to speak on an agenda item may do so by completing a card and handing it to the Clerk. Upon recognition by the Chairperson, please approach the rostrum, state your name and address before making your presentation.

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.

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and or participate in county sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Kristine Letterman, Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield, CA 94533, (707) 784-6765.

## - A G E N D A -

### ROLL CALL AND SALUTE TO THE FLAG

**ITEMS FROM THE FLOOR:** (Limited to 5 minutes for any one item)

**APPROVAL OF THE MINUTES** of the regular meeting of April 18, 2013.

- PUBLIC HEARING** to consider Use Permit Application No. U-12-16 and Marsh Development Permit Application No. MD-12-04 of **Crown Castle** for a wireless communication facility consisting of a 105 foot tall monopole within a 3,600 square foot lease area located at 3475 Chadbourne Road, .75 miles south of the City of Fairfield in an "A-SM-80" Suisun Marsh Agricultural Zoning District, APN: 0046-320-190. The Zoning Administrator will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery) **Staff Recommendation:** Approval
- PUBLIC HEARING** to consider Use Permit Application No. U-13-02 of **Libmrducks, LLC (Don Jordan)** to establish a duck club which consists of an existing main dwelling used as the duck club quarters and the proposed replacement of a second dwelling for the caretaker of the duck club property. The project is located at 3763 Gum Tree Road, 4.5 miles south of the City of Suisun in an "MP" Marsh Preservation Zoning District, APN: 0046-190-010. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Karen Avery) **Staff Recommendation:** Approval
- PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-13-02** to adopt an ordinance amending Chapter 28 (Zoning Regulations) to define and prohibit the establishment of medical marijuana dispensaries within the unincorporated territory of the County of Solano. The

*See reverse side....*

Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management (Project Planner: Jim Leland) **Staff Recommendation:** Approval

4. **PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-01** to consider adopting an ordinance amending Chapter 28 (Zoning Regulations) to include the following sections: Section 28.01 Definitions; Section 28.21 Exclusive Agricultural (A) Districts; Section 28.41 Commercial Districts; Section 28.73.10 Recreation Uses; Section 28.73.20 Education Uses; Section 28.73.30 Public Assembly Uses; Section 28.74.10 Retail Uses; Section 28.74.20 Office Uses; Section 28.75.10 Agritourism; Section 28.75.20 Temporary Agritourism; Section 28.76.10 Agricultural Services; Section 28.76.20 Commercial Services; Section 28.77.10 Industrial, Manufacturing and Processing Uses; 28.77.20 Wholesale Uses; Section 28.78.10 Communication Uses; Section 28.78.20 Infrastructure Uses; Section 28.78.30 Public Service Uses; Section 28.78.40 Temporary Public Construction and Infrastructure Uses; Section 28.96 Sign Regulations; Section 28.101 Administrative Permit; Section 28.106 Use Permit. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management (Project Planner: Jim Leland) **Staff Recommendation:** Approval
5. **PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-04** to adopt an ordinance amending Chapter 28 (Zoning Regulations) to incorporate permitting procedures and land use regulations for commercial solar energy facilities in the Exclusive Agricultural Zone Districts within the unincorporated territory of the County of Solano. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval
6. **ANNOUNCEMENTS and REPORTS**
7. **ADJOURNMENT**

*Staff reports can be found on the Resource Management website at [www.solanocounty.com](http://www.solanocounty.com).*