



Solano County Planning Commission

**Meeting of August 1, 2013 - 7:00 p.m.
held in the Board of Supervisors Chambers,
County Administration Center, 1st 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 meetings of April 18 and June 20, 2013.

1. **CONTINUED 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:** Continue this item to the regular meeting of September 19, 2013.
2. **CONTINUED 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.

See reverse side....

(Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Continue this item to the regular meeting of September 19, 2013.

3. **PUBLIC HEARING** to consider Use Permit Application No. U-13-03 of **Westside Tracks, LLC** to establish a new winemaking and distillation facility on four parcels totaling approximately 116 acres located at 2658 Cordelia Road, .1 mile west of the City of Fairfield in an "A-SV-20" Suisun Valley Agriculture and "A-SM-1" Suisun Marsh Agricultural Zoning District. The proposed winery/distillery will be developed in phases and have an ultimate production capacity of 5 million gallons of wine per year and 500,000 gallons of spirits production per year. APN's: 0046-300-010, 020 & 030 and 0046-310-040. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management (Project Planner: Jim Leland) **Staff Recommendation:** Approval
4. **ANNOUNCEMENTS and REPORTS**
5. **ADJOURNMENT**

Staff reports can be found on the Resource Management website at www.solanocounty.com.