

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 15, 2011

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Boschee, Rhoads-Poston, Karah, Cayler and Chairman Mahoney

EXCUSED: _____

STAFF PRESENT: Bill Emlen, Director; Mike Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; Ken Solomon, Contract Planner; David Cliché, Building Official; John Silva, Code Enforcement Officer; and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meeting of August 18, 2011 were approved as prepared.

1. **PUBLIC HEARING** to review the Draft Environmental Impact Report (DEIR) and receive public comments for the proposed development by Shiloh Wind Partners, LLC (enXco) of the **Shiloh IV wind energy project**, comprising 50 wind turbine generators with the capacity to generate 100 Megawatts (MW) of electricity in the Montezuma Hills wind resource area in Solano County, approximately 1.5 miles south of Highway 12, north and south of the southerly portion of Birds Landing Road. The project is located mostly east of Collinsville Road, except for one isolated parcel that is west of Collinsville Road. The community of Birds Landing is adjacent to the western boundary of the project, Collinsville is approximately 1.5 miles to the south, and Rio Vista (City Limits) is approximately six miles to the east. The project area is characterized by rolling hills used for grazing, farming and wind power, and is designated Agriculture by the General Plan and is zoned Exclusive Agricultural (A-160). (Project Planner: Ken Solomon)

Ken Solomon gave a brief summary of the project. He stated that the purpose of this public meeting is to provide an overview of the project and to accept testimony from the public on the Draft Environmental Impact Report (DEIR).

Chairman Mahoney noted for the record that he has windmills located on his personal property and his family receives revenue from enXco for the placement of those windmills. He stated that this project is located miles from his home and he has no direct financial interest in this project.

Commissioner Cayler stated that she has met with enXco representatives to discuss the project.

Stu Russell, Consultant, Point Impact Analysis, gave a detailed PowerPoint presentation which provided an overview of the project including location, existing and planned projects, CEQA process, environmental impacts and mitigation measures, and cumulative impacts alternatives.

Hansen Wood, enXco, 4000 Executive Parkway, San Ramon, also provided a PowerPoint presentation which included the history of the company and their existing wind facilities, and a description of the proposed project.

Since there were no questions or comments, Chairman Mahoney opened the public hearing.

Jim Jacobs, 2540 N. Watney Way, Fairfield, stated that he is a business representative for the Operating Engineers and spoke in support of the project. He stated that the project wins on every angle. He said that Shiloh III currently employs 100% of the operating engineers from the Fairfield District office. Mr. Jacobs stated that this project is a winner and is environmentally sound.

Dan Broadwater, 320 Saybrook Avenue, Vacaville, stated that he is the business manager of IBW Local 180. He stated that he represents 700 electricians in Napa and Solano counties. He stated that there are approximately 80 electricians working on the three enXco projects that are currently in operation. Mr. Broadwater stated that the financial impacts to the people that are living in this area exceed the negative impacts.

Robert Valdez, 248 Plantation Way, Vacaville, submitted his written comments to the commission. He voiced his concern that the project will impact cumulatively both the wildlife and habitats in the Montezuma Hills area with the additional 50 wind turbines. He stated that he is concerned about the environmental impacts to migratory species known to coexist in the natural corridor within this project site. Mr. Valdez noted his intent to comment more specifically on the DEIR prior to the October 11th deadline. Mr. Valdez urged staff to work closely with both the Friends of Swainson Hawk and Napa-Solano Audubon Society with regards to SH & Bird Atlas Survey to avoid minimal impact to known birds within as well as adjacent to the project site.

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

Ken Solomon summarized the process by explaining that at this point the project is involved in the 45-day review process for the DEIR with the comment period closing on October 11th; after that comments will be reviewed, comments will be provided, and any project revisions will be incorporated into the Final EIR that will be redistributed for a 10-day review period. Staff anticipates the review and certification date being December 15th and depending upon the extent and nature of comments on the DEIR, on that date also presenting the use permit for planning commission approval.

2. **PUBLIC HEARING** to consider Use Permit Application No. U-06-05 of **Fred and Brenda Bray (Color Dot Nursery)** to allow a landscape maintenance company located at 7624 Leisure Town Road 1.1 mile north of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0106-100-110. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario)

Nedzlene Ferrario gave a brief presentation of staff's written report. She reviewed the project description, history of the site, General Plan and Zoning consistency, property access issues and code violation issues. Ms. Ferrario stated that since 2004 the Department has been working with the applicant to bring the site into conformance with Zoning and Building Code regulations.

Staff provided a memo to the commission dated September 14, 2011 modifying Condition Nos. 2a with regard to building permits, 2b regarding SID access and Condition No. 8 with regard to company service vehicle parking. Ms. Ferrario stated that staff recommends approval of the project subject to the conditions including the amended conditions. Ferrario noted that the applicant has asked for more time to resolve the issue with regard to access across the canal. She said that SID staff concurred with extending the time of compliance until March 2012.

Chairman Mahoney opened the public hearing. Since there were no speakers either for or against this matter, Chairman Mahoney closed the public hearing.

A motion was made by Commissioner Boschee and seconded by Commissioner Rhoads-Poston to approve Use Permit Application No. U-05-06 subject to the recommended conditions of approval including the modified conditions presented by staff. The motion passed unanimously. (Resolution No. 4557)

3. **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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