

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of October 20, 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, Cayler and Chairman Mahoney

EXCUSED: Commissioner Karah

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; Nedzlene Ferrario, Senior Planner, and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meeting of October 6, 2011 were approved as prepared.

1. **PUBLIC HEARING** to consider the revocation of Use Permit No. U-92-07 of **Kim Pawlick and Donald Palmer** for a real estate office located at 6975 Fox Road .25 miles south of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0141-020-200. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Revoke permit

Nedzlene Ferrario gave a brief presentation of staff's written report. She stated that on March 5, 1992 the Planning Commission granted a rural residential enterprise use permit for a real estate agent's office at this location for Frank Zimmermann. She said the use permit was extended in 2006 by Frank Zimmerman and 6 months prior to the permit expiration date of March 5, 2011; Planning Services informed the current landowners that a permit extension is required to continue the use of the real estate office in accordance to Zoning Code Section 28-53 (o). An extension notification letter and three Notice of Violations were subsequently mailed to inform the current landowners that a renewal is required to continue the operation of a rural residential enterprise.

Ms. Ferrario noted that the current owners, Kim Pawlick and Donald Palmer, purchased the property in 2009 and have indicated no desire to retain a real estate office or home office to serve clients. This was confirmed by Planning staff via a meeting on September 28, 2011, at the residence. Planning staff finds that the real estate agent home office located on the property is no longer in operation, due to a change in ownership of the property, and the use has therefore been abandoned. A renewal application was not submitted; therefore, Planning staff recommends that the Planning Commission revoke the use permit.

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

A motion was made by Commissioner Cayler and seconded by Commissioner Rhoads-Poston to revoke Use Permit No. U-92-07. The motion passed unanimously. (Resolution No. 4559)

2. **PUBLIC HEARING** to consider Minor Revision No. 2 to Use Permit No. U-96-31 of **Superior Farms-Foundation Windpower** to construct and operate a 1 MW non-commercial wind turbine generator at the Superior Farms processing facility to supply onsite wind energy; height to the tip of the blade is 326 feet. The project is located at 7390 Highway 113, 1 mile south of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0112-040-220. 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: Nedzlene Ferrario) **Staff Recommendation:** Approval

Ms. Ferrario indicated that this item was scheduled for the October 13, 2011 Airport Land Use Commission agenda; however, due to lack of quorum, the item was rescheduled for a special meeting on October 27, 2011. Therefore, Planning staff requests that the Planning Commission continue this item to November 3, 2011.

The Planning Commission voted unanimously to continue this item to the regular meeting of November 3, 2011.

3. **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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