

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of April 19, 2012

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: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meeting of April 5, 2012 were approved as prepared.

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-11-09 and Certificate of Compliance No. CC-11-12 of **Lopez/Hendrickx** to adjust property lines between four existing legal parcels located at 9014 Winters Road, Winters, in an "A-40" Exclusive Agricultural Zoning District, APN's: 0103-170-040 and 060. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Eric Wilberg) **Staff Recommendation: Approval**

Mike Yankovich gave a brief presentation of staff's written report. He explained that the creation of Interstate 505 in the late 1960's physically separated several small slivers of land from the original land division of the McMahon property in the early part of the 20th century. Although physically separated, the land was not legally divided. For assessment purposes the small pieces were combined under single assessment numbers.

The applicant proposes to reconfigure property boundaries to align with current Assessor's parcel lines. Per the title report and supporting documentation there are currently four legal parcels created prior to 1959. Staff recommended approval of the project.

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 Boschee and seconded by Commissioner Cayler to adopt the resolution with respect to the mandatory and suggested findings and approve Lot Line Adjustment Application No. LLA-11-09 subject to the recommend conditions of approval. The motion passed unanimously. (Resolution No. 4570)

2. **ANNOUNCEMENTS and REPORTS**

Mr. Yankovich informed the commission that there were no items scheduled for their May 3rd meeting.

Mr. Yankovich noted that staff will be holding a 3rd workshop with regard to the Northeast Dixon Ag Support area at Dixon City Hall on April 25th.

Mr. Yankovich also noted that a decision was made by a Solano County judge with regard to the Middle Green Valley lawsuit indicating that there was insufficient data with regard to the groundwater study. Staff will be meeting before the Board of Supervisors to strategize which direction to follow. The two options available are to appeal the decision or to amend the groundwater chapter of the Environmental Impact Report for the Middle Green Valley Specific Plan.

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