

# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of June 7, 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, Rhoads-Poston, Karah, Cayler, and Chairman Mahoney

EXCUSED: Commissioner Boschee

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; Karen Avery, Senior Planner; and Diane Gilliland, OA III

Items from the floor - none

**The Minutes** of the regular meeting of April 19, 2012 were approved as prepared.

1. **PUBLIC HEARING** to consider Rezoning Petition No. Z-12-02, Lot Line Adjustment Application No. LLA-12-01 and Certificate of Compliance No. CC-12-01 of **Moore Family Trust** to rezone 120 acres from Agricultural 80 to Agricultural 40 and to adjust property boundaries between three parcels located at 5620 Dixon Avenue West, 1.5 miles west of the City of Dixon, APN's: 0109-020-020, 030, and 060. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act and 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: Karen Avery) **Staff Recommendation:** Approval

Karen Avery gave a brief presentation of staff's written report. She stated that the applicant is requesting a rezoning of three parcels of 120 ± acres from Exclusive Agricultural-80 (A-80) to Exclusive Agricultural-40 (A-40). These parcels are the only parcels in the Dixon Ridge area zoned A-80, with the balance of the planning area already zoned A-40. For estate planning purposes, the applicants are also requesting a Lot Line Adjustment to reconfigure the parcels so that the four existing dwellings currently occupied by family members and the remaining acreage are equally divided. Staff recommended approval of the project.

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

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler to adopt a resolution recommending that the Board of Supervisors adopt Rezoning Petition No. Z-12-02; and approves Lot Line Adjustment Application No. LLA-

12-01 contingent on Board adoption of the rezoning petition and subject to the recommended conditions of approval. The motion passed unanimously. (Resolution Nos. 4571 and 4572)

2. **ANNOUNCEMENTS and REPORTS**

Mike Yankovich informed the commission that at their next meeting staff will be providing an update on the local program for the Suisun Marsh. He stated that there is going to be an issue with regard to the use of wind turbines in the secondary management area of the marsh, and there will probably be a number of organizations that will be stating their opposition to allowing that use in the secondary marsh. He noted that the use is presently allowed but requires a use permit and would have to go through an environmental assessment.

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