



Solano County Planning Commission

**Meeting of November 15, 2012 - 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 October 18 and November 1, 2012.

- PUBLIC HEARING** to Lot Line Adjustment Application No. LLA-12-04 and Certificate of Compliance No. CC-12-04 of **Warren Farms** to reconfigure two adjacent parcels located at 5198 and 5202 Putah Creek Road, 6 miles northwest of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN's: 0103-250-080 and 090. 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
- PUBLIC HEARING** to consider Minor Revision No. 3 to Use Permit No. U-94-13 and Reclamation Plan No. RP-94-01 of **Asta Construction Company, Inc.** to remove 100,000 cubic yards of clay type soil for levee repairs. There will be no change to truck or barge haul routes. The property is located on Montezuma Hills Road 1 mile west of the City of Rio Vista in an "A-160" Exclusive Agricultural Zoning District, APN: 0049-320-030. 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: Karen Avery) **Staff Recommendation:** Approval
- PUBLIC HEARING** to consider an appeal of the Zoning Administrator's approval of Minor Use Permit Application No. MU-12-07 of **Dave and Shashi Sharma** for the storage of trucks, trailers, automobiles and equipment, auto repair shop, SMOG station, hobby shop, and small car sales lot for surrounding neighborhoods. The property is located at 400 Benicia Road, .1 mile west of the City of Vallejo in an "R-TC-MU" Residential Traditional Community Mixed Use

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Zoning District, APN: 0059-113-330. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Jim Leland) **Staff Recommendation:** Uphold Zoning Administrator's approval

4. **PUBLIC HEARING** to consider **2012 Amendments to Chapter 28** of the County Code (Zoning Regulations) to include the following sections: Section 28.01 Definitions; Section 28.21 Exclusive Agricultural (A) Districts; Section 28.41 Commercial Districts; Section 28.42 Manufacturing 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 28.105 Plan Review; Section 28.106 Use Permit. (Project Planner: Jim Leland) **Staff Recommendation:** Recommend approval to the Board of Supervisors.
5. **UPDATE** on the Shiloh IV wind energy project presented by eDF Renewal Energy.
6. **ANNOUNCEMENTS and REPORTS**
7. **ADJOURNMENT**

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