

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of January 16, 2014

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, Cayler, Walker, and Chairman Boschee

EXCUSED: Commissioner Tubbs

STAFF PRESENT: Bill Emlen, Director, Matt Walsh, Principal Planner; Nedzlene Ferrario, Senior Planner; Jim Laughlin, Deputy County Counsel; Matt Tuggle, Engineering Manager; Stanly Schram, County Surveyor; and Diane Gilliland, Office Assistant III

Items from the floor:

There was no one from the public wishing to speak.

The Minutes of the regular meetings of September 19 and October 3, 2013 were approved as prepared.

1. **PUBLIC HEARING** to consider determination of General Plan consistency for the vacation of Skaggs Island Road (County Road No. 1003) west of the City of Vallejo. The portion of the roadway to be vacated is bounded by the lands of the State of California to the west and Edward Prati and Louis Detjen to the east. (Contact: Stanley Schram) **Staff Recommendation:** Approval

Stan Schram gave a brief presentation of staff's written report. He indicated that the portion of roadway to be vacated is currently maintained by the County of Solano. The County of Napa on August 2, 2011 vacated their portion of Skaggs Island Road to the north. The road previously served as access to a United States Navy facility which has been closed for a number of years. Skaggs Island Road begins at State Route 37 and continues north for 0.5 mile to the Napa County boundary. Mr. Schram stated that Skaggs Island Road has historically been an area prone to illegal dumping and trespassing. The adjoining landowners have given their permission for the vacation of the right of way to alleviate the situation. Staff recommended the commission find the proposed vacation in conformance with the Solano County General Plan.

Chairman Boschee 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 Walker and seconded by Commissioner Cayler to find the proposed vacation of a portion of Skaggs Island Road is in conformance with the Solano County General Plan. The motion passed unanimously. (Resolution No. 4603)

2. **CONTINUED PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-04** to consider adopting an ordinance amending Chapter 28 (Zoning Regulations) to incorporate permitting procedures and land use regulations for commercial solar energy facilities in the Exclusive Agricultural Zone Districts within the unincorporated territory of the County of Solano. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Remove item from agenda

Nedzlene Ferrario stated that on September 19, 2013, the planning commission continued this item to January 16, 2014 in order to receive a report regarding the status of the draft commercial solar ordinance and an update regarding the potential for a land use study for Travis Air Force Base and moratorium on renewable projects.

Since the September planning commission meeting, the Board of Supervisors adopted an urgency ordinance which prohibits any new commercial renewable energy projects from being approved. The ordinance is specific to wind, solar energy facilities and wireless communication facilities within unincorporated Solano County. The purpose of the urgency ordinance is to allow time for the preparation of a Joint Land Use Study as a result of the Assault Landing Zone operations taking place at the base, and for the Board of Supervisors to update the Travis AFB Land Use Compatibility Plan. The urgency ordinance will expire October 18, 2014.

With respect to the draft commercial solar ordinance, Ms. Ferrario stated that planning staff intends to meet with stakeholders (Agricultural Advisory Committee, renewable energy developers, etc.) individually and return to the commission with a revised version at a later date.

Ms. Ferrario noted that the Gestamp Solar use permit application for two 14 megawatt projects on 256 acres in central Solano County has officially been withdrawn. She noted that staff has received a proposal for a solar farm and farming operation on Ryer Island by Solagra industries which is an ongoing process.

Chairman Boschee opened the public hearing. There was no one wishing to speak therefore the public hearing was closed.

A motion was made by Commissioner Cayler and seconded by Commissioner Rhoads-Poston to remove this item from the agenda to be re-noticed at a later date. The motion passed unanimously.

3. **PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-01** to consider adopting an ordinance amending Chapter 28 (Zoning Regulations) to include the following sections: Section 28.01 Definitions; Section 28.21 Exclusive Agricultural (A) Districts; Section 28.70.10 General Development Standards Applicable to All Uses in Every Zoning District; Section 28.73.30 Public Assembly Uses; Section 28.75.10 Agritourism; Section 28.75.20 Temporary Agritourism; Section 28.76.20 Commercial Services; Section 28.77.10 Industrial, Manufacturing and Processing Uses; Section

28.96 Sign Regulations; Section 28.101 Administrative Permit; Section 28.106 Use Permit. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. **Staff Recommendation:** Continue to February 20, 2014

Mr. Walsh stated that staff is recommending the commission continue this item to the regular meeting of February 20, 2014 in order to provide additional time for staff to finalize additions and deletions to the proposed amendments, and publish a revised Notice of Public Hearing to reflect the finalized amendments.

Chairman Boschee opened the public hearing. There was no one wishing to speak therefore the public hearing was closed.

A motion was made by Commissioner Walker and seconded by Commissioner Cayler to continue this item to the regular meeting of February 20, 2014. The motion passed unanimously.

4. **PUBLIC HEARING** to consider **DETERMINATION** of General Plan consistency for the Solano County Public Works Capital Improvement Plan. (Contact: Michael Yankovich)
Staff Recommendation: Approval

Matt Tuggle gave a brief presentation of the staff's written report. He stated that the California Government Code states that each planning agency shall perform certain functions that include an annual review of the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the general plan. He stated that the Public Works Division has prepared a Capital Improvement Plan that provides a recommended list of priorities for the construction of county roads and bridges, as well as replacement equipment and building maintenance. The cost of constructing all of the improvements contained in the Plan over the next five years totals \$71 million based on 2013 costs. The Plan, if fully implemented, will treat or improve 320 miles of the County's 466 paved miles of roads.

Mr. Tuggle stated that staff is scheduled to present the Plan to the Board of Supervisors at its January 14, 2014 meeting, at which time the Board will be asked to approve the Plan. Planning staff have reviewed the Plan and have determined that the Plan is consistent with all chapters of the General Plan and is recommending that the Planning Commission determine that the plan is consistent with the General Plan.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler that the Commission finds that the Solano County Public Works Capital Improvement Plan is consistent with the Solano County General Plan. The motion passed unanimously. (Resolution No. 4604)

5. **ANNOUNCEMENTS and REPORTS**

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