

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of August 2, 2007

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 Moore, Barnes, Mahoney, Barton and Chairperson McAndrew

EXCUSED: _____

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Michael Profant, Associate Planner; Jim Laughlin, Deputy County Counsel; Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meeting of July 19, 2007 were approved as prepared.

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-07-02 and Certificate of Compliance No. CC-07-04 of **John Dobles** to adjust property lines between two existing parcels where both parcels are under a Williamson Act contract. The parcels are currently 43.84 acres and 113.09 acres in size. The property is located east of Meridian Road, .5 miles south of Fry Road in an "A-80" Exclusive Agricultural Zoning District, 5 miles east of the City of Vacaville, APN's: 0142-260-020 and 010. This consideration has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Michael Profant) **Staff Recommendation:** Approval

Michael Profant gave a brief presentation of staff's written report. He stated that the proposed project consists of a lot line adjustment to reconfigure the property lines between two legal lots. The existing lots have a north-south orientation and are parallel to Meridian Road, while the proposed lots have an east-west orientation. This realignment will provide each parcel with direct frontage on Meridian Road, allowing for the elimination of the access easement across existing Parcel 2. At the same time, the resultant parcels will be the same size as the original ones.

Mr. Profant indicated that the applicant intends to continue to grow crops on the 113-acre parcel and graze cattle on the 43-acre parcel. In addition, he plans to utilize the 3-acre homestead for the development of a primary dwelling for his family, an accessory dwelling/detached garage, and a work shop. This 3-acre site has already been fenced off from the surrounding agricultural land. Domestic water will be obtained from a well to be established on the property.

Commissioner Moore inquired if there are currently any structures on the property. Mr. Profant stated that there is a temporary construction trailer on the property that is allowed to be there during the construction of the residence. He noted that currently there are no permanent structures on either of the lots.

Commissioner Moore inquired as to why the homestead is being sited on the parcel map. Mr. Profant explained that it is a requirement with the Solano Land Trust because both of the parcels are under agricultural easement. The applicant is only allowed, per his agreement with the Land Trust, to only have 3 acres for his house and accessory buildings. Mr. Profant indicated that the structure sited on Parcel 2 at the top of the map has been relocated to the southwest corner of Parcel 1A, so there will only be one homestead for both parcels. He indicated that this was the agreement they was worked out with Solano Land Trust.

Commissioner Barton asked the applicant to provide some background information on the property.

The property owner, John Dobles, stated that he has owned the property for approximately 9 months. He stated that they are currently farming the property and have fenced and separated the parcels. He indicated that they have cattle on the land and are finishing grading the pad to prepare for the building of their home. Mr. Dobles noted that they have planted a mixture of rye, alfalfa, and oats. He stated that this permit process has taken approximately 90 days and has cost \$35,000.

Chairperson McAndrew inquired about the Solano Land Trust's involvement with the project. Mr. Profant explained that the Land Trust sold both of the parcels to the applicant with the understanding that only a 3 acre area could be developed for residential use. He stated that this has been recorded with the deed, so essentially anyone who buys the property in the future will have that restriction in place as well.

Commissioner Mahoney wanted to know how Solano Land Trust acquired the property. Mr. Dobles indicated that the land was donated by Western Pacific Homes when they were developing a piece of property on Leisure Town Road. They had to provide mitigation for the Swainson Hawk habitat so they purchased the land, and in turn gave it in trust to the Solano Land Trust to maintain. Mr. Dobles indicated that Solano Land Trust put the land up for sale and he acquired it with the agreement that he would abide by the Land Trust's contract with the Fish and Wildlife Service to plant and maintain it for Swainson Hawk habitat.

Commissioner Mahoney commented that he was kind of amazed that that a non-profit organization could be given land and then it would be okay to turn around and sell it.

Chairperson McAndrew 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 Moore and seconded by Commissioner Barton to adopt the recommended findings and approve Lot Line Adjustment Application No. LLA-07-02 subject to the recommended conditions of approval. The motion passed unanimously (Resolution No. 4477)

2. **ANNOUNCEMENTS and REPORTS**

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