

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of March 15, 2018

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; and Diane Gilliland, Acting Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of February 1, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-91-17 of **D/K Dixon** for the continuation of the hazardous waste storage and transfer facility that collects, stores and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. In addition, D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do today (used oil, oily wastewater and waste antifreeze) and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way .25 miles east of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0109-230-170. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery) **STAFF**

RECOMMENDATION: Continue to the April 19, 2018 regularly scheduled Planning Commission meeting

The staff report noted that a Negative Declaration was prepared and circulated for public review with the public review period ending February 26, 2018. Three comment letters were received. Staff has requested a continuance to allow sufficient time to respond to these comment letters.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to continue this item to the regular meeting of April 19, 2018. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider Lot Line Adjustment Application No. LLA-18-01 of **Hudson Greer Corp.** to reconfigure the common parcel boundary between two adjacent lots located at 820 Robben Road, within the Exclusive Agriculture "A-40" Zoning District; APN's: 0111-050-070 and 080. The two properties are entered into Williamson Act Contract No. 309. (Project Planner: Nedzlene Ferrario) **STAFF RECOMMENDATION:** Approval

Nedzlene Ferrario provided a brief summary of staff's written report. The property owner is proposing to adjust the common parcel line between two adjacent lots. The lot line adjustment will result in a net transfer of 1.39 acres from lot 2 to 1. Both lots entered in to an active Land Conservation Contract (Contract Number 309); therefore, Planning Commission is the appropriate approval authority. The current boundary bisects the existing agricultural well and the adjustment would allow the well to be entirely on lot 1.

Ms. Ferrario noted that since the drafting of the staff report staff discovered a potential setback issue with the existing well and the new property line. The required setback is 25 feet and the adjustment did not accommodate that 25 foot minimum setback. Staff brought this to the attention of the land surveyor and they made the adjustment. Ms. Ferrario stated that the map contained in the staff report has been superseded by the map that she handed out to the commissioners prior to tonight's meeting. The new map shows the new property line and how it will jog around the existing well to satisfy the setback issue.

Chairperson Cayler 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 Hollingsworth and seconded by Commissioner Walker to approve Lot Line Adjustment Application No. LLA-18-01 subject to the recommended conditions of approval as modified. The motion passed unanimously. (Resolution No. 4652)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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