

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 20, 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, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: Commissioner Walker

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, 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

There were no minutes available for approval.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No 1

PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application No. MS-17-06 of Hubert and Aurelia Goudie et.al to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide three existing parcels into four lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, within the Exclusive Agriculture "A-20" and the Rural Residential "RR-2.5" Zoning Districts, APN's: 0105-060-240, 39, and 40. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg)

Mike Yankovich stated that staff recommends the commission defer this matter to allow staff additional time to finalize conditions of approval, review, and discuss those conditions with the project applicant.

A motion was made by Commissioner Bauer and seconded by Commissioner Rhoads-Poston to continue this item to the regular meeting of October 4, 2018. The motion passed unanimously.

Item No 2

PUBLIC HEARING to consider the 2018 Amendment to the County's component of the **Suisun Marsh Local Protection Program** including General Plan Amendment (G-18-02) and Zone Text (ZT-18-04). 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: Michael Yankovich)

Mike Yankovich provided a presentation of the written staff report. The report stated that Solano County is proposing to amend and update the County's component of the Suisun Marsh Local Protection Program (LPP). The County is required to prepare and adopt a component of the LPP as required under the 1977 Suisun Marsh Preservation Act (Marsh Act) to implement the Marsh Act and the Suisun Marsh Protection Plan within the Suisun Marsh Management area. The County component of the LPP, as last certified by BCDC in 1999, is comprised of policies contained in the County General Plan as in effect in 1999; County Code provisions including the Zoning Code (Chapter 28), Drainage and Flood Control (Chapter 9), and Grading and Erosion Control (Chapter 31) as in effect in 1999; and policies regulating sewage disposal systems.

The 2012 update to the County's component of the LPP was prepared as a result of a number of actions including: adoption of the 2008 General Plan; updates to the Zoning Code; rezoning of the Water Related Industrial Reserve Area around Collinsville consistent with the 2008 General Plan; and County Code amendments consolidating Chapters 9 and 31 into a new updated Chapter 31 addressing grading, drainage, land leveling, and erosion control. The Board approved the 2012 LPP update on August 28, 2012, and the County submitted that update to BCDC for certification.

During BCDC's certification process, the Department of Resource Management became aware that further amendments to the text of the LPP may be necessary to clarify the County's policies and regulations for development in the Suisun Marsh. The County withdrew its certification request and the Department has prepared further revisions to the introductory text of the LPP, the General Plan, and Chapters 28 and 31 of the County Code, all of which together comprise the County's component of the LPP. These further revisions include combining Suisun Marsh Policy 15 (SM.P-15) with Suisun Marsh Policy 13 (SM.P-13) (pages 30-47), since they both address the County's grading ordinance, and renumbering the remaining policies. The County's grading ordinance has been amended to address grading activities specific to the Marsh (pages 87 & 88).

Another issue involves the post closure activities that Potrero Hills Landfill will be able to pursue. Landfill staff have been working with BCDC and County staff regarding the acceptable post closure activities that the Landfill will be able to engage in. Language has been revised (pages 53 & 54) under Footnote 5 of Table 28.22A of the Suisun Marsh Agricultural districts Table of Allowed Uses. The language provides the Planning Commission latitude to approve uses that are compatible with approved closure and/or post-closure plans for the site that will not subject occupants of the site, neighbors or the environment to risks associated with the wastes. Additional language was added to the Marsh Preservation district Table of Allowed

uses to clarify that a use permit is required for marsh restoration activities only when dredge sediments are being used; this language was inadvertently omitted when Chapter 28 was updated in 2012.

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 Bauer to recommend that the Board of Supervisors adopt a resolution approving a Negative Declaration of environmental impact for the project; adopt a resolution amending the Solano County General Plan; adopt an ordinance amending Chapter 28, Zoning Regulations; introduce an ordinance amending Chapter 31, Grading, Drainage, Land Leveling, and Erosion Control, and; adopt a resolution amending the Solano County Component of the Suisun Marsh Local Protection Program and transmitting the Local Protection Program to the Bay Conservation and Development Commission for certification. The motion passed unanimously. (Resolution No. 4664)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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