

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of April 18, 2019

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, Cayler, Hollingsworth, and Chairman Walker

EXCUSED: Commissioner Bauer

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Eric Wilberg, Planner Associate; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairman Walker 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 March 21, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

CONTINUED PUBLIC HEARING to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Michael Yankovich) Staff Recommendation: Continue this matter to the regular meeting of June 6, 2019

Mr. Yankovich stated that the applicant has requested a continuance of this item to allow additional time to deal with the recommended conditions of approval by the Department staff. Staff concurred with this request for continuance.

A motion was made by Commissioner Cayler and seconded by Commission Rhoads-Poston to continue this matter to the meeting of June 6, 2019. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider Use Permit Application No. U-19-02 and Marsh Development Permit MD-19-01 of **Chevron Pipe Line Company** to replace an approximately 2.5-mile portion of an 8-inch lateral pipeline that traverses an area located within the Suisun Marsh from Grizzly Island Road to Birds Landing Road within the Suisun Marsh Agriculture "A-SM-160" and Marsh Preservation "MP" Zoning Districts; APNs: 0046-230-010, 020, 030, 040, 0048-070-280, 0090-070-420, and 460. (Project Planner: Eric Wilberg) Staff Recommendation: Approval

Eric Wilberg, project planner, provided a brief overview of the staff report. In 1966, the Chevron Pipe Line Company constructed their Bay Area Products Line which runs from Pittsburg-to-Sacramento. Recent inspections performed on the pipeline identified anomalies (i.e., potential minor imperfections of the pipe's walls). To eliminate the anomalies, CPL proposes to replace an approximately 2.5-mile pipeline segment that runs through the Grizzly Island Wildlife and Birds Landing Areas within unincorporated Solano County. The project would not increase the capacity or throughput of the BAPL and be the same diameter as the existing pipe. The new pipe would be installed by using horizontal directional drilling under Suisun Marsh from two entry points located at the Birds Landing Work Site and Grizzly Island Work Site. Mr. Wilberg noted that the transmission and distribution of natural resources are consistent with the General Plan's goals and policies within the Suisun Marsh. Staff recommended approval of the project.

Austin Keese, environmental and permitting specialist representing Chevron, spoke regarding the technical aspects of the proposal. He described the project activities, the project objectives, construction methods, potential impacts, and the scheduling and timing of the development. Troy Haugeberg, project manager, also spoke by providing additional clarification on several aspects of the project.

Commissioner Cayler inquired if Solano County was the last step in the approval process. Mr. Keese responded by stating that they have submitted all the necessary permit applications with all other pertinent agencies, and those applications are in process and expected to be received in the very near future. He said that now, moving forward, it is more of an administrative process.

Chairman Walker spoke of a personal experience recently at his own home where a sewer line needed repair and the type of procedure that was used was the old pipe was burst, and the new pipe was placed in the exact same footprint. He wondered if Chevron had this same type of technology available.

Mr. Keese explained that sewer pipelines are a smaller, thinner gage pipe which would make that technique more feasible. He said the Chevron pipe is an 8-inch pipeline and made of heavier steel. Chevron wants to make certain that when the new pipeline is installed there is no damage to the coating or other aspects of the pipe to ensure that it has a long and successful reliability life. He noted that it is industry practice to drill a new pipeline and install it rather than try and follow the contours of the existing one.

Commissioner Hollingsworth inquired as to how long it is anticipated that the life of this pipeline would be. Mr. Keese said the pipeline has a life span of approximately 25 years, but it is typical for a pipeline to operate well beyond their design life.

Since there were no further questions, Chairman Walker opened the public hearing.

Joshua Shepherd, Sandalwood Court, Fairfield, appeared before the commission. He stated that he finds it interesting that the State Lands Commission has designated the Mitigated Negative Declaration as an appropriate oversight tool for this project, considering the sensitivity of the site and the track record of spills within the Suisun Marsh. He said part of the Policy of the Solano County General Plan is to restrict the crossing of ground failure areas by new public and private transmission facilities including power and water distribution lines, sewer lines, and gas and oil transmission lines. He said he understood that this pipeline was installed in 1966 before the Suisun Marsh Protection Act took effect but commented that he was doubtful this project would have been approved if it were proposed 10 years later. Mr. Shepherd stated that there is a seismic fault that crosses the Birds Landing Work Site which is called the Kirby Hills Pittsburg fault. He noted that while it does not cross the replacement segment of the new pipeline, it crosses the work area where the pipeline is going to be laid out in preparation for construction under Montezuma Slough. He said that while it is not technically crossing the new portion, he feels that it is a huge risk factor. The fact that it is being installed 120 feet under Montezuma Slough, the potential devastation for failure is going to be incredible and almost impossible to mitigate. Mr. Shepherd said that CEQA was put into place for situations such as these and this is not something to be taken lightly. He stated that he understands an EIR review is a tedious and a resource intensive process, but he believed it exists for a reason and that there is a lot to lose here. He said Suisun Marsh has a huge stack of challenges against it already and he urged the commission to not rush into accepting the mitigated negative declaration and to consider the real scope of an EIR.

Since there were no further speakers, Chairman Walker closed the public hearing.

Commissioner Hollingsworth inquired about the environmental document and if the commission had any authority in its review.

Jim Laughlin, county counsel, stated that the State Lands Commission is the responsible agency who prepared the environment document for this project which limits the county's authority. Mr. Laughlin noted that the county had an opportunity to comment on the document during the review process, but now that it is complete and adopted by the State Lands Commission, the county needs to follow along with the document as prepared.

Chairman Walker stated that he found the environmental document to be very comprehensive.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Cayler to adopt the resolution and approve Use Permit Application No. U-19-02 and Marsh Development Permit Application No. MD-19-01 subject to the mandatory and suggested findings and recommended conditions of approval. The motion passed unanimously. (Resolution No. 4671)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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

DRAFT