

# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of December 19, 2019**

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

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

EXCUSED: None

STAFF PRESENT: Jim Leland, Principal Planner; Jim Laughlin, Deputy County Counsel; Nedzlene Ferrario, Senior Planner; Paris Stovell, Planning Commission Clerk; Teresa Schow, Office Assistant II

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 October 3, 2019 and December 5, 2019 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 Lot Line Adjustment Application No. LLA-19-04 (CC-19-10) of Russell & Kathleen Lester and George & Cynthia Lester to adjust the property lines between APN 0107-110-060 and 070; 0107-130-110 and 120 into three (3) parcels in the Exclusive Agriculture 40 acre minimum "A-40" zoning district, under Williamson Act contract no. 12. The property is located on the northside of Sievers Road and southside of Campbell Road, within unincorporated Dixon. (Project Planner: Nedzlene Ferrario) Staff Recommendation: Approval

Nedzlene Ferrario, project planner, provided a brief overview of the staff report. The property is owned by Russell & Kathleen Lester and George and Cynthia Lester. The property totals

approximately 1,127 acres that is zoned "A-40" under Williamson Act contract no. 12. The land is predominately prime farm land. Three legal parcels are located within multiple tax parcels. The owners are proposing to adjust into three parcels. The property was entered in to an active Williamson Act Contract (Contract Number 12) in 1968. The guidelines require that the boundaries, acreages, terms, and the existing contract remain unchanged. The new parcels need to be large enough to sustain agricultural use. There will be no new lots created and the existing legal non-conforming lot will be reconfigured. The new parcels will meet the minimum requirements of zoning and the general plan policies. Staff recommended approval of the revised lot line adjustment subject to findings and conditions of approval in the draft resolution.

Since there were no questions from the commissioners, Chairman Walker opened the public hearing. Since there were no speakers, Chairman Walker closed the public hearing.

A motion was made by Commissioner Cayler that the Planning Commission adopt the attached resolution with respect to the findings and approved LLA-19-04 subject to the recommendation of approval and seconded by Commissioner Bauer to adopt the resolution and approve the Lot Line Adjustment Permit No. LLA-19-04 (CC-19-10) to adjust the property lines between APN 0107-110-060 and 070; 0107-130-110 and 120 into three (3) parcels in the Exclusive Agriculture 40 acre minimum "A-40" zoning district, under Williamson Act contract no. 12. The motion passed unanimously. (Resolution No. 4681)

## **ANNOUNCEMENTS and REPORTS**

Nedzlene Ferrario announced that the meeting for January 2, 2020 was cancelled. She informed the commission that during the January 16, 2020 meeting they will hold a public session to receive comments on the Recology Hay Road Landfill expansion.

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