

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of June 4, 2015

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 Walker, Hollingsworth, and Chairperson Rhoads-Poston

EXCUSED: Commissioner Cayler

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Matt Walsh, Principal Planner; Nedzlene Ferrario, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Items from the floor:

There were no items from the floor.

The Minutes of the regular meeting of April 16, 2015 were approved as prepared.

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-15-01 and Certificate of Compliance No. CC-15-02 of **Janet Hagan** for an adjustment of property located at 7171 McCormack Road, Rio Vista, on property zoned Exclusive Agriculture 160 acre minimum (A-160), APN: 048-090-160. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approve

Nedzlene Ferrario gave a brief presentation of the staff report. The request is for approval to reconfigure the interior property line of three legal parcels totaling 485.6 acres. The proposed request will result in two new parcels: Parcel A – 295.8 acres and Parcel B – 190 acres. The project site is located within the A-160 zoning district, and owned by the Hagan family for estate planning purposes. The property is under Williamson Act Contract No. 576; therefore, Planning Commission is the approving authority. Staff recommended approval of the application.

Since there were no questions of staff, Chairperson Rhoads-Poston opened the public hearing. There was no one from the public wishing to speak therefore 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-15-01 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4620)

2. **CONTINUED PUBLIC HEARING** to consider a recommendation to the Board of Supervisors on an update to the **Public Health and Safety Chapter** of the General Plan (as

mandated by Sections of the California Government Code, Public Resources Code, Health and Safety Code, and Water Code). The updates to the Public Health and Safety Chapter are required to accompany preparation of the new Housing Element in accordance with AB 162 and SB 5. These revisions include updated floodplain mapping and updates to the fire hazard and responsibility area mapping. A Negative Declaration of Environmental Impact was prepared, published, and circulated for public comment. (Project Planner: Matt Walsh)
Staff Recommendation: Recommend approval to the Board of Supervisors

Matt Walsh introduced the item and provided the commission with an overview of the written staff report. He noted that this item was continued to allow staff the ability to focus their attention on the update to the County's Housing Element which has since been approved by the Board of Supervisors on May 12, 2015. The proposed revisions to the Public Health and Safety Chapter of the General Plan (PH&S Update) serve to update the 2008 General Plan as required by state law to be done concurrently with this cycle of Housing Element updates.

Certain updates to the PH&S Chapter are required to accompany preparation of the update to the Housing Element, in accordance with Assembly Bill 162 (AB 162) and Senate Bill 5 (SB 5). The primary purpose of the updates to the PH&S Chapter is to incorporate updated floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) and the Department of Water Resources, and updated fire hazard and responsibility area mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE). Staff recommended that the commission recommend to the Board of Supervisors adoption of the updates to the Public Health and Safety Chapter of the General Plan.

Commissioner Walker complimented staff on the matrix summary in Exhibit 2 of the report which summarized the revisions. He also commented on how much he appreciated the red-lined document which helped tremendously on deciphering the changes from old to new. He said that this format would be very helpful for future Chapter revisions.

Since there were no further comments, Chairperson Rhoads-Poston opened the public hearing. There were no speakers either for or against this matter therefore the public hearing was closed.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to recommend that the Board of Supervisors adopt the updates to the Public Health and Safety Chapter of the General Plan. The motion passed unanimously. (Resolution No. 4621)

3. ANNOUNCEMENTS and REPORTS

Commissioner Hollingsworth spoke about his participation as a member of the Renewable Energy Working Group and the group's meetings that are held as public outreach as part of adopting the new Travis Air Force Base Land Use Compatibility Plan. He noted that the updates are moving ahead rapidly and that a Draft Plan should be out for review within the next month or so. Mr. Hollingsworth pointed out that the end mission of the Plan is to protect the mission at Travis.

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