

Solano County

*675 Texas Street
Fairfield, California 94533
www.solanocounty.com*



Agenda - Final

Thursday, September 6, 2018

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 18-034](#) July 19, 2018 PC minutes

Attachments: [draft minutes](#)

[PC 18-035](#) August 2, 2018 PC Minutes

Attachments: [draft minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 18-040](#) Public hearing to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential “RR-2.5” and Exclusive Agriculture “A-20” to Rural Residential “RR-5”; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN’s: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of September 20, 2018
- 2 [PC 18-036](#) Public hearing to consider adoption of a Mitigated Negative Declaration and approval of Land Use Permit Application No. U-01-06 Amendment No. 1 of HD Dairy Ranch to increase the number of cattle from 6, 000 to 10,291 without exceeding the assumed number of animal units originally approved in 2001, 7, 215.5 animal units. The increase in cattle is due to the replacement of the larger Holstein breed to the smaller breed of Jerseys. Construction of one additional employee housing, exercise and grazing pens and calf hutches are proposed. (Project Planner: Nedzlene Ferrario) Staff Recommendation: Approval

Attachments: [A - Location Map](#)
 [B - Draft Resolution](#)
 [C - Site Plan-Dairy](#)
 [D - Agricultural Employee Housing Floor Plan and Elevation](#)
 [E - Environmental Document](#)
 [F - Mitigation Monitoring Plan](#)
- 3 [PC 18-038](#) Public hearing to consider Policy Plan Overlay No. PP-17-01 of Canon Partners, LLC to apply a policy plan overlay to 83.5 acres located at 5204 North Gate Road, adjacent to the City of Fairfield within the Exclusive Agriculture “A-80” Zoning District to permit the addition of transitional industrial and transitional commercial uses; APNs 0166-040-060 and 0166-050-100. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Eric Wilberg) Staff Recommendation: Recommend approval to the Board of Supervisors

Attachments: [A - Draft Ordinance](#)
 [B - Draft Resolution](#)

[C - Initial Study and Negative Declaration](#)

[D - Location Map](#)

[E - Aerial Photo of Vicinity](#)

- 4 [PC 18-039](#) Public hearing to consider Minor Revision No. 1 to Use Permit No. U-15-05 of Go Green Asphalt, Inc. to convert the existing Construction, Demolition, and Inert Debris Facility into an Inert Debris (Type A) Recycling Center which accepts, processes, and stores construction debris including concrete, asphalt, and soil. The project is located within unincorporated Solano County, adjacent to the City of Fairfield within the Exclusive Agriculture "A-80" Zoning District, APN: 0166-040-060. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Eric Wilberg) Staff Recommendation: Approval

Attachments: [A - Draft Resolution](#)
[B - Initial Study and Negative Declaration](#)
[C - Vicinity Map](#)
[D - Development Plan PP-17-01.pdf](#)

- 5 [PC 18-037](#) Public hearing to consider Use Permit Application No. U-17-03 of Bubbling Well Pet Memorial Park, Inc. to permit an animal crematorium located within unincorporated Solano County, adjacent to the City of Fairfield within the Exclusive Agriculture "A-80" Zoning District, APN: 0166-050-100. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Eric Wilberg) Staff Recommendation: Approval

Attachments: [A - Draft Resolution](#)
[B - Board of Supervisors Resolution No. 2017-9](#)
[C - Initial Study and Negative Declaration](#)
[D - Vicinity Map](#)
[E - Development Plans U-17-03](#)
[F - Development Plan PP-17-01](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of September 20, 2018 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA