

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of December 4, 2014

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 Rhoads-Poston, Cayler, Walker, Hollingsworth and Chairman Boschee

EXCUSED: -----

STAFF PRESENT: Jim Leland, Principal Planner; Karen Avery, Senior Planner; Lori Mazzella, Deputy County Counsel; Nick Burton, Engineering Services Supervisor; Matt Tuggle, Engineering Manager; and Kristine Letterman, Planning Commission Clerk

Items from the floor:

There were no items from the floor.

The Minutes of the regular meeting of November 20, 2014 were approved as prepared.

1. **PUBLIC HEARING** to consider certification of the Final Environmental Impact Report (FEIR), Mitigation and Monitoring Plan (MMP), and approval of Use Permit No. U-08-09 and Reclamation Plan No. RP-08-01 of **Syar Industries, Inc.** for the Lake Herman Quarry Expansion Project. The project is located east of the City of Vallejo along the northeast side of Lake Herman Road approximately .6 mile east of its intersection with Columbus Parkway. The project area is designated Agriculture/Resource Conservation Overlay by the Solano County General Plan and is zoned "A-20" (Agriculture-20 acre minimum). **Staff Recommendation:** Approval

Karen Avery briefly summarized staff's written report. She reviewed the project background, location and setting, current existing operations, proposed expansion, and discussion and analysis.

Kristine Gaspar, project consultant, GHD, provided explanation of the environmental review process. She noted that an EIR was prepared and circulated for the expansion project. The Draft EIR was published for a 45-day public review and comment period beginning July 19, 2013 and ending September 4, 2013. The Final EIR was distributed more than 10 days prior to the anticipated certification date. Mitigation Measures are identified for the project to reduce impacts to a less-than-significant level.

Karen Avery closed staff's presentation by reviewing the findings and proposed conditions of approval. Staff recommended the commission certify the Final EIR and approve Use Permit Application No. U-08-09 and Reclamation Plan No. RP-08-01.

Since there were no questions of staff, Chairman Boschee opened the public hearing.

Tom Adams, 124 Montecito Blvd., Napa, spoke on behalf of the applicant. He thanked staff and the consultant team for all their hard work on the project. Mr. Adams stated that the site has a long history of aggregate development. He said that both the State Mining and Geology Board and the County of Solano have designated the site as a significant mineral resource. He noted that it is the only mining resource zone II designed area in the county. Mr. Adams stated that it is critical to continue to provide high quality locally sourced aggregate. The State of California has identified some of the concerns with the current availability of permitted aggregate resources in the state and he spoke to some of those concerns. He referred to several documents briefly describing aggregate resources and reserves. Mr. Adams said that they have worked with county staff to identify potential environmental impacts that needed to be addressed in order to bring the project into consistency with the general plan to provide a balance of insuring a local high quality aggregate resource in the county, but also making sure that the surrounding land uses are protected and environmental impacts are minimized. He said that Syar would like to continue to operate at their current levels but in order to do that they are going to need to access more material. Mr. Adams stated that they are excited about moving forward with the project and are hopeful that the commission will support their endeavors.

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

Commissioner Rhoads-Poston stated that she made a visit out to the Syar facility last fall and commented that it was very informative.

Chairman Boschee noted that he also made a visit out to the site and said it was a very interesting operation.

Commissioner Walker stated that he visited the site as well and that it was a fun tour. He said that in visiting the site he was able to have a lot of his questions answered. He said that he appreciated the steps Syar is taking to minimize disturbances to sensitive habitat which proves that Syar is a good steward of the environment and of the community. He also thanked Syar for being an outstanding friend and neighbor to the City of Vallejo and many of the non-profit organizations in the area and commended them on a great 35 plus years in operation.

A motion was made by Commissioner Walker and seconded by Commissioner Rhoads-Poston to certify the Final Environmental Impact Report for the Lake Herman Expansion Project and approve Use Permit Application No. U-08-09 and Reclamation Plan No. RP-08-01, subject to the recommended conditions of approval; and adopt the Mitigation and Monitoring Plan as recommended by staff. The motion was unanimously approved. (Resolution Nos. 4612 and 4613)

2. **ANNOUNCEMENTS and REPORTS**

There were no announcements and reports.

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