

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Special Meeting of December 9, 2014

The special meeting of the Solano County Planning Commission was called to order at 6:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Cayler, Walker, Hollingsworth and Chairman Boschee

EXCUSED: Commissioner Rhoads-Poston

STAFF PRESENT: Jim Leland, Principal Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Items from the floor:

There was on one from the public wishing to speak.

1. **PUBLIC HEARING** to consider Marsh Development Permit Application No. MD-14-01 of **Wayward Enterprises, Inc. (South Kirby Natural Gas Exploration Project)** to construct a well site and drill two exploratory natural gas wells located 8 miles southeast of the City of Suisun City, near Montezuma Slough, in an "A-SM-160" Suisun Marsh Agricultural Zoning District, APN: 0090-070-420. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Eric Wilberg gave a brief presentation of staff's written report. The proposed project is situated within an unincorporated area of Solano County, two miles west of the community of Birds Landing; ten miles southeast of Suisun City; one mile east of Grizzly Island State Wildlife Area; and one mile northeast of Montezuma Slough. The proposed wells would be located within a 250 ft. by 130 ft. well pad. Access to the proposed 32,500 square foot well pad would be provided by an existing private roadway off of Birds Landing Road. If economical quantities of natural gas are discovered, Wayward would install necessary production equipment and a pipeline to transport the product to market. The proposed project includes three phases including, site preparation, drilling and testing, and production. Staff recommended approval of the project.

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

Jim Hussey, registered petroleum engineer, spoke on behalf of the applicant. He stated that they plan to drill the well to 9,500 feet in accordance with state regulations and will do everything possible to protect the environment.

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

Chairman Boschee disclosed for the record that for many years he was involved in the natural gas industry as it pertained to transportation and the purchase of natural gas. He stated that he has had many relationships with California gas producers over the years but did not feel that any of these relationships would prejudice his ability to make a decision on this matter tonight.

Commissioner Walker thanked staff for a comprehensive report and negative declaration. He inquired if staff received any public comment on the project.

Mr. Wilberg responded that staff received written comments yesterday from the Department of Fish and Wildlife (DFW). The DFW commented that if there is to be any lake or streambed alteration, the applicant would need to seek a lake or streambed alteration agreement. Mr. Wilberg stated that in this particular case the applicant is not proposing any type of alteration of lake or streambed.

Commissioner Walker wanted to know if this item is before the commission at this special meeting tonight because of the sensitive habitat restrictions for the breeding seasons for the different avian species. He asked if approval tonight would allow the applicant to operate with the time period that they requested.

Mr. Wilberg noted that the applicant would still need to obtain a permit through the public works engineering division for the grading permit and clearance to grade since it is within the rainy season.

A motion was made by Commissioner Cayler and seconded by Commissioner Hollingsworth to adopt the Negative Declaration and approve Marsh Development Permit No. MD-14-01. The motion passed unanimously. (Resolution No. 4614)

2. **ANNOUNCEMENTS and REPORTS**

There were no announcements and reports.

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