

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

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## **Meeting of November 19, 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 Castellblanch

EXCUSED: Commissioners Cayler and Rhoads-Poston

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

### Approval of the Agenda

The Agenda was approved with no additions or deletions.

**The Minutes** of the regular meetings of September 17 and November 5, 2015 were deferred to the next regular meeting to allow for the majority of those who were in attendance at those meetings to be present to vote.

### Items from the Public:

There was no one from the public wishing to speak.

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-15-07 and Certificate of Compliance No. CC-15-10 of **Chiala Properties, LLC**, for an adjustment of property lines with the purpose of isolating an existing agricultural air strip on an 80 acre parcel. The parcels included in the lot line adjustment are located near 6711 State Highway 113, 3 miles south of the City of Dixon. APN's: 0141-060-030 & 040 are located within an "A-40" Exclusive Agricultural Zoning District and 0141-100-130 & 140 are located within an "A-80" Exclusive Agricultural Zoning District. All of the parcels are under Williamson Act Contract No. 198. 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: Karen Avery)

Karen Avery gave a brief presentation of staff's written report. The primary purpose of the lot line adjustment is to reconfigure the boundaries of the parcels to isolate the agricultural air strip into a separate parcel. The property owners recently identified three historic parcels within APNs 0141-100-140/130 and 0141-060-040/030. The historic deed and patents have been reviewed by both County Counsel and the acting County Surveyor and found to meet the standards required for recognition by the County as legal, separate parcels. The applicant is requesting that Solano County recognize and reconfigure the boundaries of these parcels. Staff recommended approval of the project.

Commissioner Castellblanch inquired about the property containing the air strip and wanted to know if there were plans for some type of commercial development on that piece of land. Ms. Avery noted that the existing airstrip has a use permit dating back to the early 1960's and she believed that a crop dusting business that has been operating out of there for years was still in existence. Ms. Avery stated that the property is up for purchase and the current owner is looking for someone to operate the airstrip and continue the agricultural use on the property.

Acting Chairman Walker opened the public hearing.

The applicant, Bill Chiala appeared before the commission. He stated that the new buyers of the land did not want the portion of property that contains the air strip included in the purchase. Mr. Chiala stated that the property with the airstrip will remain with the same owners and the use will not change. He stated that Parcel 1 will remain in agriculture most likely in row crops.

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

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Castellblanch to approve Lot Line Adjustment Application No. LLA-15-07 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4632)

2. **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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