

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of June 2, 2016

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, and Vice-Chairman Hollingsworth

EXCUSED: Commissioners Castellblanch and Cayler

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Eric Wilberg, Associate Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Vice-Chairman Hollingsworth called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of April 7, 2016 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Lot Line Adjustment Application No. LLA-16-01 and Certificate of Compliance No. CC-16-01 of **Ronald Timothy** to adjust property boundaries between three contiguous parcels located at 8550 Runge Road, Dixon. The properties are entered into an active Williamson Act Contract, within the Exclusive Agriculture "A-160" Zoning District, APN's: 0110-180-110, 120 and 0111-060-010. 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: Eric Wilberg)

Eric Wilberg gave a brief presentation of the written staff report. The applicant proposes to reconfigure interior property lines of three contiguous parcels under common ownership. The adjustment would realign parcel boundaries to better follow existing layout of agricultural fields on-site. The proposed Lot Line Adjustment does not propose changes to the access routes to

the existing parcels. The adjustment is not expected to generate any additional traffic in the area as no development is being proposed. Each newly configured parcel will have access from an existing public right of way. Staff recommended approval of the application.

Vice-Chairman Hollingsworth opened the public hearing.

The applicant, Ronald Timothy, stated that he is proposing the reconfiguration of the parcels to allow for him to gift the property to his children. He agreed with the findings and conditions as presented in staff's report.

Since there were no further speakers, Vice-Chairman Hollingsworth closed the public hearing.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Walker to approve Lot Line Adjustment Application No. LLA-16-01 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4638)

ANNOUNCEMENTS and REPORTS

Vice-Chairman Hollingsworth spoke with regard to a meeting he attended on May 4th concerning a new county noise ordinance which is being developed. He noted that there were numerous attendees who took advantage of the opportunity to provide comment. He said the consultant did a good job explaining how the ordinance will be developed and what it will entail.

Mike Yankovich pointed out that a draft of the ordinance will likely come before the commission in late August, early September. He inquired if the commission would be interested in holding a study session before seeing the draft. Commissioner Walker commented that he felt a study session could be beneficial, although he did not feel a special meeting should be called if it could not be included as an item on a regular meeting agenda.

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