

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 15, 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, Hollingsworth, Castellblanch, and Chairperson Cayler

EXCUSED: None

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

Chairperson Cayler 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 June 16, 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-16-02 and Certificate of Compliance Application No. CC-16-02 of **Ellis Ranch, LLC** to reconfigure interior parcel lines between three contiguous lots. The entire property is entered into Williamson Act Contract No. 657. The property is located at 5177 Williams Road, 2 miles northwest of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District, APN's: 0149-070-240, 250, 260, 270, 280 and 290. 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 summary of staff's written report. The applicant proposes to reconfigure interior property lines of three contiguous parcels under common ownership. The purpose of the lot line adjustment is to reconfigure the lots to align with the vineyard layout as well as Williams Road which traverses through two of the lots. The adjustment would reconfigure proposed Parcel One to lie east of Williams Road and proposed Parcels Two and

Three to the west of the road. The common parcel line between proposed Parcels Two and Three would also follow the existing vineyard layout. Staff recommended approval of the project.

Brian Sousa, land surveyor for the applicant explained that currently the property is made up of three parcels divided by the road; the east property is hilly and the west side is flat. There are potentially two different ag uses for the different sites. Mr. Sousa noted that the applicant has leased the property to a vineyard grower who has a contract to plant vineyards on the east side and a separate contract to plant vineyards on the west side. The applicant wants to make sure that the property lines match the two different contracts; one on the east side of the road and one on the west side so if in the future they decide to sell the property, they have the ability to do so without delay.

Chairwoman Cayler opened the public hearing. Since there was no one from the public wishing to speak, the public hearing was closed.

Commissioner Rhoads-Poston stated that a couple of years ago she had inquired if there were any updates that were planned to the geological studies of reclassifying ag soils in the county. She commented that the commission has heard statements in the past from farmers about how the classification of the land is dated back to the 1950s, and she wanted to know if there is any progress on updating those land classifications.

Mike Yankovich stated that the state is not in the process of updating those studies. He said that they would not reclassify the soils unless there was a special need presented. Mr. Yankovich noted that the county's ag committee is looking at trying to get what they call a Land Evaluation and Site Analysis, and as a result of some bargaining, that analysis is currently happening. It appears they may be able get some funds to use to develop the system to use for Solano County, but he was not clear when that would take place.

Commissioner Castellblanch said that he is aware of talk in Sonoma County about inadequate water for the vineyards and wanted to know if Solano County is approaching that discussion or have concern due to inadequate water supply relevant to vineyards.

Mr. Yankovich stated that the state has passed some laws with regard to water basins and those basins have been rated. The Fairfield Suisun basin has received a positive rating, that being no problems with the water or water levels. He commented that there is a sufficient amount of surface water from Lake Berryessa which the cities of Fairfield and Vacaville use, and SID being one of the main purveyors of water based out of Berryessa. It appears right now to be sufficient with regard to the amount and quality of water. Mr. Yankovich stated that there is some work being done with regard to neighboring Yolo County because there is a portion of the northeastern part of the county that is not in that same basin but is shared with Yolo County.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to adopt the resolution and approve Lot Line Adjustment Application No. LLA-16-02 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4640)

ANNOUNCEMENTS and REPORTS

There were no announcements and reports.

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