

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of October 3, 2019

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, Cayler, Hollingsworth, Bauer, and Chairman Walker

EXCUSED: Commissioner Rhoads-Poston

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

Chairman Walker 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 August 1, 2019 were unanimously approved.

Commissioner Cayler made note that she was excused from the last Planning Commission meeting and the minutes of the meeting of September 19, 2019 were approved as amended

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No.

PUBLIC HEARING Use Permit Application U-19-06 to establish a temporary public service facility to provide contract services to PG&E for the repair of PG&E transmission towers, poles and lines as part of the Wildfire Safety Inspection Program. Project includes utilizing an existing 10,000 square foot warehouse for storage and repair of equipment, indoor office space in a separate building, and outdoor equipment storage including vehicles. The use of a temporary office trailer may be utilized within the outdoor storage area. The property is located in the Industrial Agricultural Service "I-AS" zone at 8358 Pedrick Road, adjacent to the boundaries of the City of Dixon, APN 0111-100-180.

Karen Avery provided an overview of staff's written report. PAR Electric has been contracted by PG&E to inspect and repair PG&E transmission towers, poles, and lines throughout California as part of PG&E's Wildfire Safety Inspection Program which was approved by the California Public Utilities Commission (CPUC). The subject site is located at 8358 Pedrick Road, which is adjacent to the boundaries of the City of Dixon to the west. The property is situated in an Industrial Agricultural Service District. The land uses to the east include the Southern Pacific Railroad and agricultural production. PAR Electric is requesting a temporary Use Permit for five years to operate a temporary public service facility at 8358 Pedrick Road. PAR Electric will be using existing structures on the property and the outdoor fenced yard for outdoor storage of vehicles and equipment used in the inspection and repair of PG&E transmission towers, poles and lines. PAR Electric will be using the 10,000 sq. ft. building located adjacent to Pedrick Road for the storage of equipment including tools. There is a second metal building of approximately 6,000 sq. ft. located behind the 10,000 sq. ft. building. PAR Electric is proposing to use the office portion of that building to store an on-site computer and printer that is not exposed to dust. PAR Electric is requesting the use of a temporary commercial office trailer if more office space is needed in an emergency situation.

The report went on to say that a use permit (U-91-41) for an agricultural equipment repair business was approved by the Solano County Planning Commission on September 3, 1992. The permit was issued for five years to September 3, 1997. It appears that no extensions to this permit were applied for or granted since 1992. The Planning Commission adopted a Negative Declaration for the project as part of the use permit approval.

Staff finds this current project consistent with the general plan and zoning regulations. There is a domestic water well on site and an existing septic system in place with portable restrooms. There are no hazardous materials stored in any amount that would require a hazardous materials business plan. There is a fire sprinkler in the warehouse building that may need some repair and the current property manager and fire department is working together to solve the issue. The Environmental Review finds the project exempt from CEQA because the buildings are already there, on site. Staff recommends approval of the project.

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

The applicant, Larry Wilbanks, appeared before the commission. Mr. Wilbanks provided information about the contract services PAR Electric has with PG&E and gave an overview of their proposed project.

Commissioner Hollingsworth asked the applicant how many people they are bringing in. Mr. Wilbanks responded that at the most they will have 1,800 line man in the state of California but at this moment they are experiencing a temporary draw back because of budget issues with the state. They are currently in between 900-1,000 line man but after January 1, 2020 it should ramp back up. Commissioner Hollingsworth asked if they were scattered all over the state and not all in Dixon. Mr. Wilbanks responded correct, he explained that at one point he was running 25 different yards from Eureka down to San Luis Obispo, but because of the budget cuts they are currently consolidating yards and when it picks back up they will reopen the yards. He added that they are performing emergency work, so it depends on the fires and the need for repairs.

Commissioner Bauer asked how many people will be in Dixon. Mr. Wilbanks responded that Dixon will run only about 8-10 staff members. He added that they are using the location as a central hub for their tools and to inspect the onboarding and offboarding of their vehicles.

A motion was made by Commissioner Cayler and seconded by Commissioner Bauer to determine that the project qualifies for Section 15301 existing facilities, Class 1 Categorical Exemption from CEQA and adopt the mandatory and suggested findings and approve Use Permit Application No. U-19-06, subject to the recommended conditions of approval. The motion passed unanimously (Resolution No. 4679)

ANNOUNCEMENTS and REPORTS

Chairman Walker disclosed ex parte communication regarding extensive communications he received from someone in the Suisun-Valley area regarding the last Planning Commission meeting. He stated that he recommended that she go through the Board of Supervisors as the elected representative for her area instead of her contacting him directly. Commissioner Bauer stated that she was also part of those email threads.

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