



# Solano County

675 Texas Street  
Fairfield, California 94533  
www.solanocounty.com

## Minutes - Final Planning Commission

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Thursday, March 2, 2023

7:00 PM

Board of Supervisors Chambers

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### CALL TO ORDER

The Solano County Planning Commission met on March 2, 2023, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Director of Resource Management Terry Schmidtbauer, Planning Services Manager Allan Calder, Deputy County Counsel Jim Laughlin, Principal Planner Matt Walsh, Contract Planner Kathy Pease and Clerk Marianne Richardson.

### SALUTE TO THE FLAG

### ROLL CALL

Present were Commissioners Jack Batson, Paula Bauer, Michael Reagan and Chairperson Kay Cayler.

### APPROVAL OF AGENDA

On a motion by Commissioner Reagan, and seconded by Commissioner Bauer, the agenda was approved by affirmation.

### APPROVAL OF THE MINUTES

There were no minutes for approval.

### ITEMS FROM THE PUBLIC:

Chairperson Cayler invited members of the public to speak on items not on the agenda. There were no speakers.

## REGULAR CALENDAR

1 [PC 23-008](#)

Conduct a noticed public hearing to consider forwarding a recommendation of approval to the Board of Supervisors for Sack Holdings LLC to change the zoning of a 19.88-acre parcel from Exclusive Agriculture 40 acre minimum (A-40) to Commercial Service (CS), Application No. Z-22-02; and Use Permit Application No. U-21-04 to allow a green waste chipping and grinding operation coupled with soil amendment blending operations, on 5.25 acres.

This type of project would fall under the proposed zoning text amendment to include the recycling and composting category in the CS zoning Table of Allowable Land Uses. The zoning text amendment, Application No. ZT-22-01, is proposed by the Department of Resource Management. Consider the adoption of the Negative Declaration for the project pursuant to the California Environmental Quality Act

Attachments:     [A - Draft Resolution and Conditions of Approval](#)  
                          [B - Location Map](#)  
                          [C - Rezoning Map](#)  
                          [D - Link to Initial Study and Negative Declaration](#)  
                          [E - Dixon RCD Comment Letter](#)  
                          [F - Flood Zone Map](#)  
                          [G - Solano ALUC Resolution](#)  
                          [H - Agromin Development Plans](#)

Planning Services Manager Allan Calder introduced Contract Planner Kathy Pease who presented the use permit, zone text amendment and rezoning petition item and (handout) response to comments from the Resource Conservation District (RCD).

Commissioner Bauer asked of the advantage to rezoning. Ms. Pease stated that the entire parcel would be rezoned from Agriculture to Commercial-Service (C-S), although the bottom 10 acres would be grandfathered to allow continued agriculture. If the applicant chooses to expand the chip & grind facility or another use, a use permit would be required to go before the Commission.

Responding to Commissioner Batson's question of staff's response to RCD comments, Ms. Pease stated the Initial Study reviewed the chip & grind facility and other uses that could occur or be facilitated by the rezoning. The Negative Declaration looked at the impacts of site buildout with the facility and was determined there would be no significant impacts. Regarding drainage and water quality comments, any new project must meet the County's requirements of a grading plan and ensuring pre & post offsite flows are either unchanged or mitigated, therefore staff is confident there would be no impacts from future development. If a new project is proposed with impervious surfaces, a hydrology study would be required and if there are impacts, it could require an onsite detention pond or other measures.

Commissioner Batson asked if the house would be demolished for this project. Ms. Pease stated the proposed chip & grind facility would be in the open area west of the house, and all onsite buildings will remain.

Chairperson Cayler invited the applicant to speak.

Dana Dean of Hansen Bridget, representing Sack Holdings and the Stone family, introduced Scott Stone (Owner), Kimberly Cook (Agromin Development Manager), and Rick Moore (Technical Consultant). She spoke of the project history and how it represents a big step forward for the community and County in addressing SB 1383 compliance, and that rezoning will bring their property in compliance with the General Plan.

Mr. Stone owns, leases and operates livestock operations in Yolo & Solano

Counties and spoke of his family's history, sustainable and regenerative production practices, and benefits of applying organic materials. Working in tandem with Agromin, they hope to move the needle on climate change by upscaling the amount of organic material that can and will be applied to farming ranches in Solano County.

Ms. Cook spoke of Agromin and the importance of this chip & grind facility. Agromin is the largest organics recycler in California and provides high-quality healthy soil products that go back to agriculture, landscaping and retail. She discussed the SB 1383 mandate and how this project and other Agromin facilities will help California and its communities meet their goals of diverting organics from landfill.

Ms. Dean closed the presentation speaking of SB 1383 as exciting and challenging and appreciates the County's participation.

Responding to a comment by Commissioner Batson of the materials being processed, Ms. Cook stated that materials would come from Sacramento area landscaper materials and not from municipal waste.

On a motion made by Commissioner Reagan, and seconded by Commissioner Bauer, the Commission adopted a resolution to recommend item PC 23-008, Agromin-Sack Holdings LLC Use Permit (U-21-04), Zone Text Amendment (ZT-22-02) and Rezoning Petition (Z-22-02), for approval to the Board of Supervisors. So ordered by 4-0 vote.

**2**      **[PC 23-009](#)**

Conduct a noticed public hearing to consider General Plan Amendment Application G-23-01 and adopt a resolution forwarding a recommendation of approval to the Board of Supervisors to amend policies related to the development of wind energy facilities and their potential impact on Travis Air Force Base; the proposed amendments are exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) and Section 15308 of the CEQA Guidelines

Attachments:      [A - Draft Resolution](#)  
                              [B - General Plan Amendments - Redline](#)  
                              [C - Public Notice](#)

Principal Planner Matt Walsh presented the proposed General Plan amendment (G-23-01) relating to commercial wind turbines/farms and indicated the wind turbine interim ordinance (moratorium) will expire on April 6, 2023.

Commissioner Reagan commented on the impacts to the Travis Air Force Base (Travis) radar from wind turbines and would recommend the Board of Supervisors extend the interim ordinance. Mr. Walsh noted that interim ordinances are a maximum of 2 years and believed the proposed amendments would resolve radar interference by prohibiting new turbine construction in the line of sight of the radar.

Resource Management Director Terry Schmidbauer discussed the amendment containing parameters in line with the recent County vs. SMUD lawsuit settlement agreement which staff believe will achieve the radar impact goals.

Responding to a comment by Chairperson Cayler of potential newer technology to turbines and/or radar, Mr. Schmidbauer indicated the

amendment allows flexibility should there be newer technology that would mitigate impacts to radar.

There was discussion of the height of existing wind turbines impacting Travis radar and of the financial viability of wind turbines under 100 feet.

Commissioner Batson noted a generous donation years ago from a wind turbine company; Chairperson Cayler recalled a donation to Rio Vista High School for a wind turbine repair training program.

Mr. Schmidtbauer discussed the need for the interim ordinance and how companies are repowering with fewer but taller wind turbines. Chairperson Cayler agreed recalling hearing that 1 newer turbine could produce similar energy as 9 older turbines.

Chairperson Cayler opened the public hearing. There were no speakers and the public hearing closed.

On a motion made by Commissioner Bauer, and seconded by Commissioner Reagan, the Commission adopted the resolution to recommend that the Board of Supervisors adopt the proposed General Plan Amendment No. G-23-01. So ordered by 4-0 vote.

## **ANNOUNCEMENTS AND REPORTS**

Mr. Calder noted there were no items scheduled for the March 16 agenda.

## **ADJOURN**

This meeting of the Solano County Planning Commission adjourned at 7:47 p.m. The meeting of March 16, 2023 is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for April 6, 2023.