

SUMMARY:

Sack Holdings, LLC is requesting a rezone of their entire 19.98-acre property at 8757 Pedrick Road, Dixon (APN 0110-140-030) from Exclusive Agriculture 40 acre minimum (A-40) to Commercial Service (CS) (Z-22-02). Approximately 9.8 acres of the site is developed with gravel, concrete, and pavement, with the remaining 10 acres currently being used for crop production. Staff is also including a Zoning Text amendment (ZT-22-02) to allow recycling and composting facilities, in the CS Zoning district subject to use permit approval by the Planning Commission. Approval of the zoning change to CS is consistent with General Plan land use designation and policies, and the zoning text amendment would allow opportunities for recycling and compost facilities to be established in the unincorporated areas and assist in diverting waste from the landfills.

Sack Holdings, LLC. is also requesting the Planning Commission approve Use Permit U-21-04 for a chip and grind facility and soil blending operation operated by Agromin on 5.25 acres of the site. The proposed chip and grind, and soil blending operations would fall under the proposed recycling and composting land use type. The proposed chip and grind facility and soil blending operations would take place on a 5.25-acre area that is mostly hardscaped with gravel, concrete, and pavement. Compliance with recommended conditions of approval would minimize nuisance and environmental impacts associated with the proposed chip and grind, and soil blending operations. Originally, the applicant proposed an organic composting facility instead; however, the project has since been revised to the proposed chip and grind and soil blending operations instead of organic composting. Should the currently requested applications be approved at this time, a use permit and additional environmental review would be required to conduct composting operations in the future.

No development proposal is included for the 10 acres of agriculture on the property at this time. If the rezoning is approved by the Board of Supervisors, the development of the remaining acreage will be subject to allowable or conditional uses in the CS zoning district and may require additional environmental review. Compliance with recommended conditions of approval would minimize nuisance and environmental impacts associated with the proposed chip and grind, and soil blending operations.

DISCUSSION:

Analysis:

A. Zoning Text Amendment to allow recycling and composting land use type in the CS Table of Allowable Land Uses.

Recycling and composting land use types are currently limited to the Agricultural zoning districts subject to Planning Commission approval. Amending the CS zoning district to include this land use type would expand opportunities for such facilities.

The CS zoning district allows for heavy commercial service in support of industrial, construction, or commercial agriculture. Examples of allowable land use types under this zoning district include corporation yards, warehouses, or mini storage facilities.

Recycling operations involve the use of manufactured waste products that may be reused by converting or manufacturing them into a new or similar product. Composting is the conversion of organic products such as grass clippings, leaves, and food waste into alternative uses such as fertilizer or soil amendments. Both processes are distinct from each other and ultimately aid in diverting waste from landfills. Under new state mandates required by the passage of AB 1383, there is a need to increase facilities that divert organic waste from landfills. Recycling or composting operations are extensive commercial operations and consistent with the land use types allowable in this zoning district.

The proposed chip and grind facility and soil blending/amendments would fall under the proposed recycling and composting land use type.

B. Proposed Chip and Grind Facility and Soil Blending/amendments, operated by Agromin

Background and setting:

The 19.98-acre property is located at 8757 Pedrick Road, north of the City of Dixon (see Attachment B, Location Map) and approximately one-half mile from the I-80 Pedrick Road interchange. The property is developed with a vehicle construction yard, a telecommunications tower, a small office, and a 70-foot in length truck scale and scale house located along the driveway entrance. The remaining 10 acres, located to the south of the proposed chip and grind operations, are in agricultural production with irrigated row crops. No residential uses are adjacent to the site and it is surrounded by agricultural uses.

Historic use of the site on the 10-acre portion includes irrigated row crops for the past 60 years. Part of the yard area was utilized by a trucking company and in the 1980's and 1990's the site was used as a tomato grading facility processing up to 400 daily loads of tomatoes for the Campbell's Soup plant located on Pedrick Road.

C. Rezone to CS zoning district

General Plan and Zoning Consistency

The property is zoned Exclusive Agriculture - 40-acre minimum (A-40) and designated Service Commercial according to the General Plan Land Use Diagram. The Service Commercial land use designation allows for service activities requiring large land areas and easy access to major transportation facilities, including indoor or outdoor retail activities. According to the General Plan's Zoning Consistency Matrix, CS zoning is consistent with the Service Commercial land use designation.

Rezoning the property to Commercial Service will eliminate an existing conflict between the General Plan designation and the Zoning Ordinance and would bring the zoning into consistency with the General Plan land use designation. The potential loss of agricultural use was analyzed when the County designated the Commercial Service land use designation as part of the General Plan; therefore, mitigation for the loss of agriculture is not required.

D. Use Permit for Chip and Grind Facility and Soil blending/amendments

The applicant has indicated that the project's chip and grind and soil blending facility will help implement the Solano County Climate Action Plan which identifies a goal to sequester carbon. A secondary benefit of the use of the chip and grind or blended materials is that its use can support agriculture by improving soil conditions for growing and increase the soils water retention capability, helping to improve crop conditions and to reduce drought conditions. Due to the property's proximity to agriculture activities and Interstate-80, the proposed operation is suitable at this location.

The proposed project would consist of handling primarily local green materials and agricultural materials. It would provide storage of less than 6,000 cubic yards on-site at any time when the materials arrive. Storage would be for a maximum of seven (7) days, prior to processing. The hours of operation would be Monday through Saturday from 6 a.m. to 7 p.m. Monday through Saturday.

The processing operation would receive the following materials:

- Agricultural material from orchards and crop residue;

- Green materials; and
- Yard trimmings.

For the chipping and grinding operations, the amount of pre- and post-processed feedstock material would not exceed 6,000 cubic yards of material on-site at any time. The facility would handle up to 185,000 cubic yards per year of material. The Solano County Environmental Health Division, is the Solano County Local Enforcement Agency (LEA) for the Project. Per Title 14 CCR §17852, the LEA may allow a chip and grind site to keep green material on-site for up to 7 days if the LEA determines that the additional time does not increase the potential for violations. The project proposes to keep green material on-site for up to this 7-day maximum.

The soil blending/amendment operation would include concrete storage bunkers that can store up to 5,000 total cubic yards of agricultural amendments. Materials such as mulches and bark are used which may include finished compost processed elsewhere and transported to the site. This material is separate from the chip and grind operation and the 5,000 cubic yard storage capacity is not included in the feedstock delivery amount of 185,000 cubic yards annually or the 6,000 cubic yards of material on site associated with the chip and grind facility. Material placed in the storage bunkers consists of mulch product generated from the chip and grind facility or finished compost received from a permitted compost facility with some agricultural amendments being trucked in for blending with the mulch or finished compost prior to placement in the concrete bunkers.

Materials would be chipped and ground into a feedstock which would be mixed with finished compost material processed elsewhere. The finished material would be delivered to landscape/agricultural users offsite. It is proposed that chip and grind material would be stored onsite no more than seven (7) days before it is delivered offsite.

Additional site operation protocol:

- Site personnel will monitor the facility to ensure that no unauthorized persons have access to the site. Six (6) employees are proposed.
- Signs will be posted at all public entrances that will include the name of the facility, name of the operator, facility hours, prohibited materials, and contact information.
- Potential ignition sources will be isolated from combustible materials.
- The project would be subject to LEA requirements for chip and grind operations.

Access, Parking, and Vehicle Trips

There are two entries on the site. The north entry and southern entry along Pedrick Road. Vehicle and truck ingress and egress to the facility are proposed off the southern driveway and will be weighed at the truck scale. The driveway entrance is subject to County commercial driveway standards.

According to the applicant, peak loading of 200 tons per day and six (6) employees will result in traffic trips of under 25 trips per day with an average of three (3) to four (4) trips at peak hour from 7 a.m. to 9 a.m. The site could average one (1) to two (2) visitors per day for maintenance, inspections, and vendors. A total of nine (9) parking spaces is proposed. Six (6) vehicle parking spaces are provided near the office and three (3) truck parking spaces will be provided in the chipping and grinding area.

Water supply and sewage:

The parcel is served by the Solano Irrigation District (SID), but the project would not utilize SID water. The existing on-site well is adequate to serve the project with potable water supply needs. The facility would be served by an existing on-site septic system that is adequate for the small number of employees and

vendors.

Environmental Analysis

The Department of Resource Management prepared an Initial Study and Negative Declaration (IS/ND) (Attachment D) for the proposed project, which was noticed and available for public review and comment between December 28, 2022, through January 20, 2023.

All impacts were determined to result in a less-than-significant level.

It should be noted that the project description for the IS/ND indicated that the facility would accept agricultural materials including manure, however, manure handling is not proposed, so potential odors would be less than stated in the IS/ND.

Public Comments:

One comment letter (Attachment E) was received during the Negative Declaration comment period from the Dixon Resource Conservation District. The concern raised was that without an adequate drainage plan or a water quality discharge permit, the project would contribute to runoff water that would exceed the capacity of the existing stormwater drainage system or provide substantial additional sources of polluted runoff.

This was of further concern given the recent rains in January 2023 that resulted in local flooding on Pedrick Road. Photos are included in the comment letter.

County Response:

The project is proposed on a site that has been previously improved with impervious surfaces (paved) and located outside of the floodplain (Attachment F); therefore, the proposed project would not change the pre- or post-project drainage from the site or require a new drainage plan. However, the applicant indicated that they will seek coverage under the General Permit for Stormwater Discharges with Industrial Activities Order and comply with the recommended best management practices which include installing fiber rolls prior to high rainfall events to prevent migration of products as runoff, will be required to ensure that the site is managed to reduce the potential for water quality or hydrology impacts. Therefore, hydrology and drainage impacts are less than significant. Refer to conditions of approval No. 23.

Development Review Committee

The project was referred to the Development Review Committee for Solano County. Comments were received from the Environmental Health, Local Enforcement Agency, Public Works and Building and Safety Divisions. Their requirements have been incorporated into the conditions of approval (Attachment A).

Solano Airport Land Use Commission (ALUC) review

The project was referred to the Solano ALUC for review and consistency determination with the Travis AFB Land Use Compatibility Plan. The proposed project site is in Compatibility Zone E which does not restrict densities or uses that may present a risk to aviation safety. On January 12, 2023, Solano ALUC determined that the project is consistent with the Travis Air Force Base Land Use Compatibility Plan. Solano ALUC resolution is included as Attachment G.

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered a Zoning Text Amendment application no. ZT-22-02 to include Recycling and Composting land use type in the Table of Allowable Land Uses of the Commercial Service (CS) Zoning District; Rezoning application number Z 22-02 to rezone 19.98 acres to CS consistent with the General Plan land use designation and Use Permit application number U-21-04, by Sack Holdings LLC, for Chip and Grind Facility, and Soil blending operations on, 5.25 acres located at 8757 Pedrick Road Dixon, CA; APN: 110 -140-030; and

WHEREAS, the Commission has reviewed and considered the report of the Department of Resource Management and the proposed Negative Declaration, and heard testimony relative to the subject application at the duly noticed public hearing held on March 2, 2023; and

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

- 1. Zoning Text Amendment No. ZT-22-02 and Property Rezoning No. Z-22-02 are in conformity with the Solano County General Plan.**
- 2. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population density and distribution and on other aspects of the General Plan.**

The property land use designation is Service Commercial, according to the Solano County General Plan. The purpose of the designation is to allow intensive commercial service activities requiring large land areas and easy access to major transportation facilities. Rezoning to Commercial Service district will allow commercial services that support heavy construction or agricultural services. Recycling or composting operations or the proposed chip and grind facility are consistent with the General Plan designation and proposed zoning district.

- 3. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Adequate access to the site is provided. The property is located on Pedrick Road about 0.5 miles north of Interstate 80. There are two routes to enter the property from Pedrick Road. The northern entrance is a driveway entrance that is 30 feet wide at its intersection with Pedrick Road and the access road is 30 feet wide and paved. The southern entrance is also a paved driveway that is 50 feet wide at its intersection with Pedrick Road and 50 feet wide going into the property. The Solano Irrigation District supplies irrigation water to the site, and onsite water wells will provide potable water supplies. Onsite septic service will be provided of sufficient size to serve wastewater uses.

4. **The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be determinantal or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Chip and Grind facility will not constitute a nuisance to surrounding properties, or will it be detrimental to the health, safety or welfare of County residents. The site previously operated as a trucking facility and has been previously disturbed. No sensitive uses are immediately adjacent to the proposed project.

5. **The project was determined to qualify for Negative Declaration, pursuant to the California Environmental Quality Act.**

The Negative Declaration was circulated for a 20-day local public review period. There is no substantial evidence that the project will have a significant effect on the environment. The proposed Negative Declaration reflects the County of Solano’s independent judgment and analysis.

BE IT, THEREFORE RESOLVED, that the Planning Commission of the County of Solano adopts the proposed Negative Declaration.

BE IT, THEREFORE RESOLVED, that the Planning Commission of the County of Solano forwards a recommendation of **APPROVAL** to the Board of Supervisors to rezone the property to Commercial Service (CS) and amend Table 28.41A of the Solano County Zoning Ordinance Allowed Land Uses to allow Recycling & Composting Facility in the Commercial Service zoning district as follows:

Table 28.41 A of Allowed Land Uses in the Commercial Districts

| B. INFRASTRUCTURE | | | | | | | Land Use Specific Stds |
|--|------------|------------|------------|--------------------------|------------|------------|-------------------------------|
| | C-H | C-N | C-R | C-R-L⁶ | C-S | C-O | |
| Recycling & Composting Facility | --- | --- | --- | --- | UP | --- | 28.78.20 B.12 |

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby approve Use Permit Application No. U-21-04, subject to the following recommended conditions of approval:

1. The Use Permit approval shall be effective contingent upon Board of Supervisors approval of the rezone and zoning text amendment applications.
2. The proposed Chip and Grind Facility & Soil Blending operations shall be established in accordance with the Use Permit Application and development plans submitted on April 22, 2022, signed by Scott Stone and approved by the Solano County Planning Commission.

Exhibit A – Site Plan, identifies the limits of the area that may be used for the chip and grind, and soil blending operations. All areas except those identified may not be used in any way for the business operation held under these permits.

3. Substantial or significant change(s) in the permitted operation and/or facilities as determined by the Director of Resource Management, shall require an application for an amended Use Permit and may require additional environmental review.
4. **Chip and Grind Facility, and Soil Blending Operations Hours of Operation.** The hours of operation shall be allowed between the hours of 6 a.m. and 7 p.m. Monday through Saturday only.
5. **Soil Blending:** The soil blending operation may process and receive materials up to 5000 cubic yards of material including finished compost.
6. **Chip and Grind:** The materials accepted for the Chip and Grind operation shall be limited to green materials and agricultural waste, excluding manure. Peak loading of up to 200 tons per day of green material and agricultural waste may be delivered to the site by solid waste transfer vehicles and agricultural services companies. For the chipping and grinding operations, the amount of pre- and post-processed feedstock material shall not exceed 6,000 cubic yards of material on-site at any time. The chip and grind facility is allowed to handle up to 185,000 cubic yards per year of material.
7. Onsite storage of green materials and agricultural waste is limited to a processing and removal time limit of seven (7)-days.
8. Total vehicle trips per day for the Chip and Grind, and Soil Blending operations are limited to a maximum of 56 round trips, including six (6) employees, 20 agricultural retail/wholesale light-duty trucks, and 30 feedstock/amendments heavy trucks.
9. Loads of materials from self-haul residents would not be allowed.
10. Driveway entrances and exits shall be sized to a commercial driveway entrance requirement in accordance with the Solano County Road Improvement Standards.
11. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers, and employees shall not be responsible for injuries to property or persons arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers, and employees from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and /or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in the interest of the permittee.
12. The Chip and Grind Facility, and Soil Blending operations must comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional, and federal permits required to operate.

13. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall constitute the "Zoning Clearance" necessary to file for the license.
14. The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts, which constitute a hazard or nuisance to the motorist, persons, or property in the surrounding areas.
15. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
16. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, in sufficient quantities to prevent airborne dust.
17. **Odor.** The facility shall not cause objectionable odors on adjacent properties. An Odor Impact Minimization Plan (OIMP) shall be filed with the Solano County Local Enforcement Agency (LEA) outlining measures for the handling of organic material and reduction of odor.
18. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.
19. The applicant/permittee shall obtain all required approvals from the Solano Local Enforcement Agency prior to the operation of the Chip and Grind facility.
20. All requirements of the Environmental Health Services Division shall be met including:
 - a) The facility shall remain current and in compliance with all requirements related to the storage, handling, and use of hazardous materials. The facility shall submit a Hazardous Materials Business Plan (HMBP) to the online California Environmental Reporting System (CERS) – the HMBP submittals shall include facility information, hazardous materials inventory, a site diagram, an emergency response plan, and an employee training plan.
 - b) The HMBP is required as long as the facility handles, stores, or uses any hazardous material in quantities equal to or greater than 55 gallons of liquids, 200 cubic feet for gases, or 500 lbs. for solids.
 - c) The sewage disposal system shall be maintained so as not to create a public health nuisance.
 - d) Should the combined number of employees, visitors, and guests served by the water system exceed 25 persons for more than 60 days out of the year; the permittee shall secure a permit to operate a Public Water System from the CA State Waterboard Division of Drinking Water.

- e) Should the number of water connections onsite fall between 5 and 14, the facility shall obtain a State Small Water System (SSWS) permit from Solano County and remain in compliance with all the SSWS requirements.
 - f) The facility shall remain in compliance with all cross-connection control requirements the Solano Irrigation District (SID) may have and shall ensure that the onsite well water is never mixed with the treated SID water.
 - g) The facility shall remain in compliance with all Local Enforcement Agency (LEA) requirements for the solid waste handling operation.
21. Fire suppression services shall be established pursuant to the requirements of the Dixon Fire Marshall. An operational permit may be required per 2019 California Fire Code 105.6.50 if chips, hogged material, lumber, or plywood in excess of 200 cubic feet are on the premises.
- a) A Fire Protection Plan (FPP). The owner or operator shall prepare a FPP for any facilities processing and/or storing over 200 cubic yards and all commercial facilities. The FPP shall address monitoring for, controlling, and extinguishing fires. The FPP shall be submitted to the fire code official for review and approval.
 - b) Fire Protection Plan Contents. The FPP shall include all the following:
 - (1) A scaled (20 or 40) and dimensioned site plan indicating property lines, buildings, access roads, fire hydrants, location of tipping areas, piles, and push-out areas.
 - (2) Available fire flow (if from a purveyor) or location and size of water tanks (if no purveyor).
 - (3) Monitoring procedures for pile temperature and moisture content.
 - (4) Fire suppression methods.
 - (5) Other procedures and methods to reduce fire within piles.
 - (6) Methods to control contaminants and contaminant storage/disposal procedures.
 - (7) Employee training.
 - (8) Equipment and resources available on-site for fire prevention/suppression.
 - (9) Thresholds for calling 9-1-1.
 - (10) Reports and other justifications if requesting to exceed this standard.
22. All requirements of the Solano County Building and Safety Division shall be met including:

- a) The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving removing, converting, or demolishing any building or structure, fence, or retaining wall regulated by the Solano County Building Laws. The permittee shall submit four (4) sets of plans to the Building and Safety Division for the plan review and permits prior to beginning any improvements.

23. In order to prevent or minimize water pollution, the project applicant shall seek coverage under the General Permit for Storm Water Discharges Associated with Industrial Activities Order, NPDES No, CAS000001 (General Permit), and comply with the following best management practices.

- I. Litter fences will be employed to prevent windblown litter, incoming green waste material will be watered to minimize windblown particulate matter. Fiber rolls will be employed prior to high rainfall events to prevent the migration of particulate matter in run off.

II. Water Quality Best Management Practices

- a. Observe all outdoor areas associated with industrial activity; including stormwater discharge locations, drainage areas, conveyance systems, waste handling/disposal areas, and perimeter areas impacted by off-facility materials or stormwater run-on to determine housekeeping needs. Any identified debris, waste, spills, tracked materials, or leaked materials shall be cleaned and disposed of properly;
- b. Minimize or prevent material tracking;
- c. Minimize dust generated from industrial materials or activities by moisturizing materials with a water truck;
- d. Ensure that all facility areas impacted by rinse/wash waters are cleaned as soon as possible.
- e. Cover all stored industrial materials that can be readily mobilized by contact with storm water, i.e. lubricants, hydraulic, etc., will be stored under cover
- f. If sediment basins are implemented, ensure compliance with the design storm standards.

III. Employee Training Program

- a. Ensure that all team members implementing the various compliance activities are properly trained to implement the requirements of this General Permit, including but not limited to: BMP implementation, BMP effectiveness evaluations, visual observations, and monitoring activities;
- b. Prepare or acquire appropriate training manuals or training materials;
- c. Identify which personnel need to be trained, their responsibilities, and the type of training they shall receive;
- d. Provide a training schedule; and,
- e. Maintain documentation of all completed training classes and the personnel that received training in the SWPPP.

IV. Quality Assurance and Record-Keeping

- a. Develop and implement management procedures to ensure that appropriate staff implements all elements of the SWPPP, including the Monitoring Implementation Plan;
- b. Develop a method of tracking and recording the implementation of BMPs identified in the SWPPP; and
- c. Maintain the BMP implementation records, training records, and records related to any spills and clean-up related response activities for a minimum of five (5) years.

Compliance Review

24. The permittee shall on or before January 31st of each year submit to the Department of Resource Management an annual compliance report to document compliance with the use permit conditions of approval. In any case where the conditions of a use permit have not been or are not substantially complied with, or where the land use has been abandoned, the Zoning Administrator may initiate permit revocation proceedings pursuant to Section 28.106 of the County Code. The Local Enforcement Agency (LEA) shall verify the terms of the LEA permit or approval through a program of periodic quarterly compliance reviews. The cost of the periodic inspections shall be the responsibility of the permittee.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on March 2, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By: _____
 Kay Fulfs Cayler, Chairperson
 Solano County Planning Commission

Attest:

By: _____
 Terry Schmidtbauer, Secretary

Attachment B - Location Map

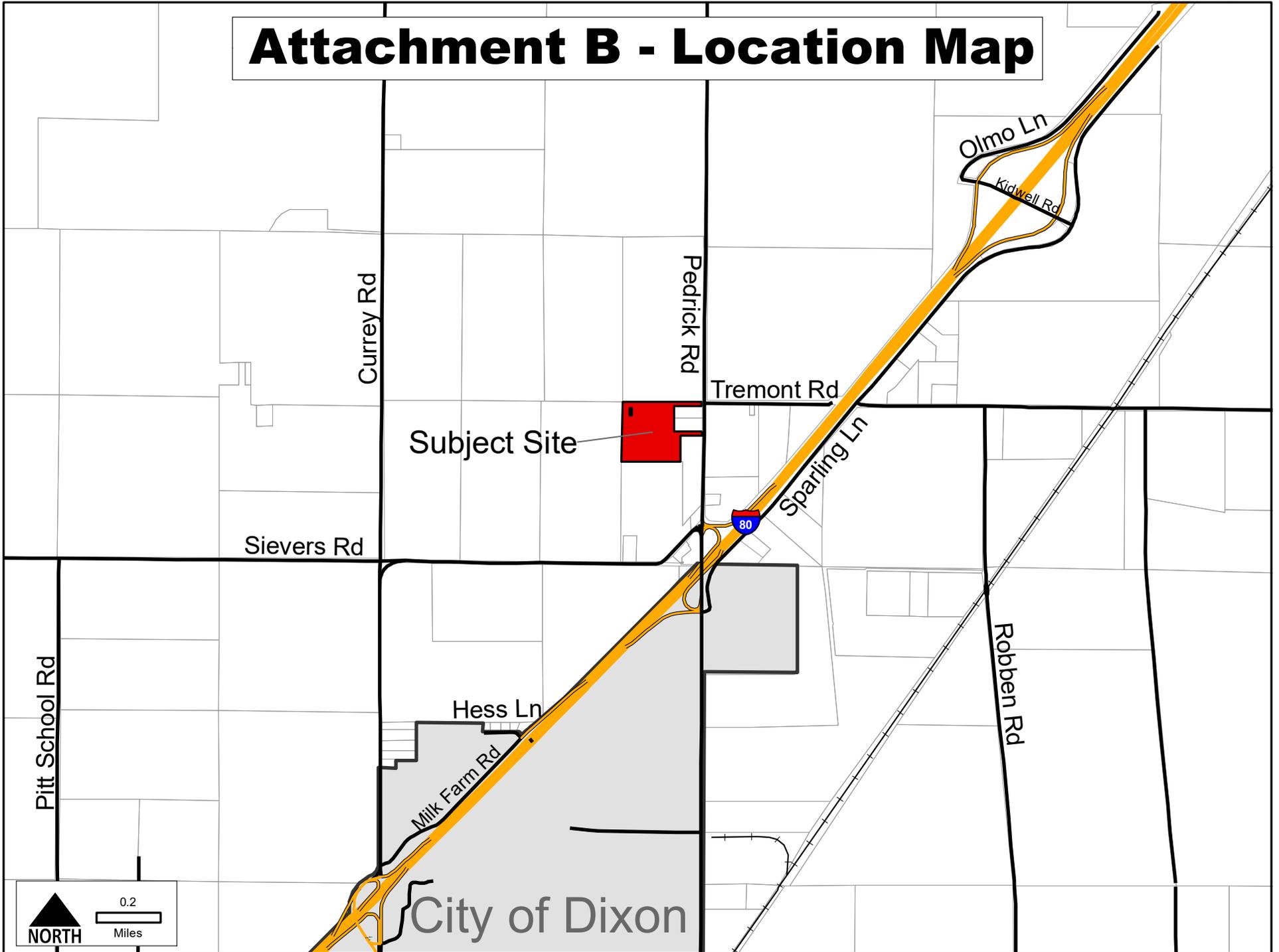


Exhibit A

APN:
0110140190

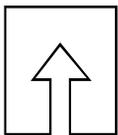
Zoning:
Commercial
Service (CS)

APN: 0110140030

Pedrick Rd

Tremont Rd

 Subject Site



1 inch = 333 feet

Sievers Rd



Spallino Ln

Due to file size, the Initial Study and Negative Declaration for the Agromin/Yolo Land & Cattle Agricultural Material Chipping & Grinding Operation can be viewed/downloaded via the link below:

[D - Initial Study and Negative Declaration](#)



707.678.1655 | PHONE
1170 N. Lincoln Street, Ste. 110, Dixon, CA 95620

January 13, 2022

Nedzlene Ferrario, Principal Planner
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

SUBJECT: Dixon RCD Comments on County's CEQA Negative Declaration for the Sack Holdings, LLC/Yolo Land & Cattle Agricultural Material Chipping & Grinding Operation project (Application # ZT-22-02,Z-22-02 & U-21-04)

Dear Nedzlene –

Thank you for the opportunity to comment on the proposed negative declaration for the Agromin/Yolo Land & Cattle chipping, grinding & composting facility at 8757 Pedrick Road. The primary concern from Dixon RCD is that the County proposed findings determine that the project(s) would have less than significant impacts to all of the water quality and hydrology categories, when a grading and drainage plan has not yet been developed for this project. Without review of the grading and drainage plans, the impacts cannot be evaluated. The proposed project is within a critical area for drainage (Upper Tremont 3 Watershed) where several agencies have been working to address regional drainage issues. We have included photos from this week's flooding event. Dixon RCD requests that the County require a final grading and drainage plan for the entire project, and that it is distributed to local agencies for our review, prior to the County finalizing the negative declaration.

It is also our understanding that composting facilities require a Waste Discharge Requirement Permit from the Central Valley Regional Water Quality Control Board. It is not clear in the CEQA analysis whether the project has a WDR or plans to obtain one.

Without an adequate drainage plan or a water quality discharge permit, Dixon RCD believes that the project could contribute runoff water that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

As we have expressed on numerous occasions, the Dixon RCD is anxious to work cooperatively with the County to find a regional drainage solution to mitigate impacts from and provide protection for development in the County's Agricultural Industrial Service Area.

Photos from Monday January 9, 2023:



From Pedrick Road, looking south.



From Pedrick Road Looking east to West Tremont Road

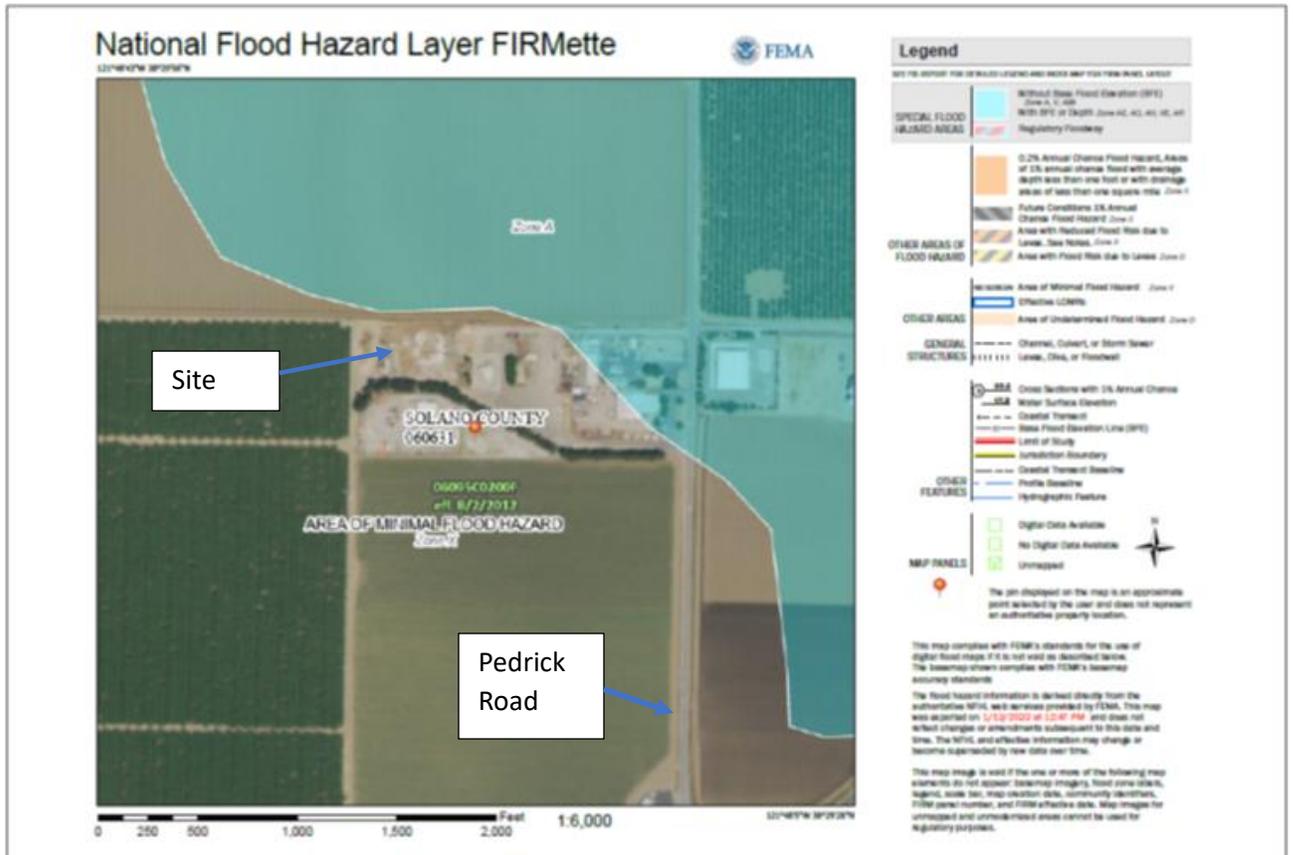
Sincerely,

Kelly Huff, District Manager
Dixon Resource Conservation District

Cc: Matt Tuggle, Solano County Public Works
Alex Ravidoux, Solano County Water Agency

Attachment F

Flood Zone Map



**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 23-03**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Agromin/Yolo Land & Cattle Agricultural Material Chipping – County of Solano)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state’s economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the County of Solano (“**Local Agency**”) is considering approving the following project (the “**Project**”), as set forth in greater detail in the Staff Report and its Attachments concerning “Item AC 23-005” of the Commission’s January 12, 2023 Regular Meeting (“**Staff Report**”): “Determine that application ALUC-22-13, County of Solano – Agromin/Yolo Land & Cattle Agricultural Material Chipping located in Travis Air Force Base (AFB) Compatibility Zone E, is consistent with the Travis Air Force Base Airport and Use Compatibility Plan (LUCP)”; and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on January 12, 2023 by the following vote:

AYES: Commissioners DuClair, Randall, Ryan, Sarna, Seiden, Vancil
and Chair Sagun

NOES: Commissioners None

ABSTAIN: Commissioners None

ABSENT: Commissioners McAnaney

By 
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: 
Terry Schmidtbauer, Secretary to the Commission



LOCATION MAP
SCALE 1"=3 miles

**DEVELOPMENT PLANS
FOR AN
AGRICULTURAL SUPPLIES OPERATION**
AT
8757 PEDRICK ROAD
DIXON, CA 95629

| |
|---|
| AGROMIN LANDSCAPE AND AGRICULTURAL SUPPLIES |
| 37874 COUNTY ROAD 28 |
| WOODLAND, CALIFORNIA 95695 |
| APN: 0110-140-030 |
| PARCEL AREA: 19.88 ACRES |
| PROJECT AREA: 5.25 ACRES |

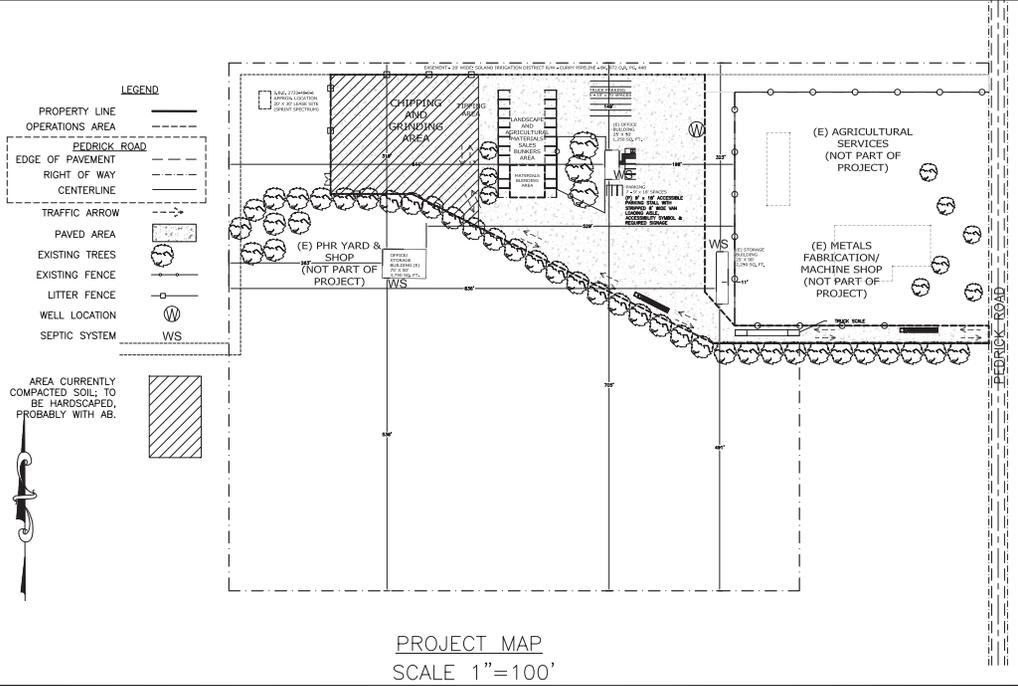


FIGURE INDEX

| | |
|---|----------------|
| 1 | COVER SHEET |
| 2 | FULL SITE PLAN |

| | | |
|---|---|--|
| EDGAR & ASSOCIATES 1822 21ST STREET SACRAMENTO, CALIFORNIA 95811 PHONE (916) 739-1200 FAX (916) 739-1216 | COVER SHEET FOR PROPOSED AGRICULTURAL SUPPLIES OPERATIONS | FIGURE 1 |
| DATE: APRIL 21, 2022 | CLIENT: CALWOOD FILE NAME: 170.12.95 YOLO | DRAWN BY: NSRE ORIGIN: DEX DATE: 8/25/21 |

LEGEND

PROPERTY LINE ————

OPERATIONS AREA - - - - -

PEDRICK ROAD

EDGE OF PAVEMENT - - - - -

RIGHT OF WAY - - - - -

CENTERLINE ————

TRAFFIC ARROW ———→

PAVED AREA [Pattern]

EXISTING TREES [Tree Symbol]

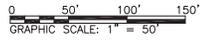
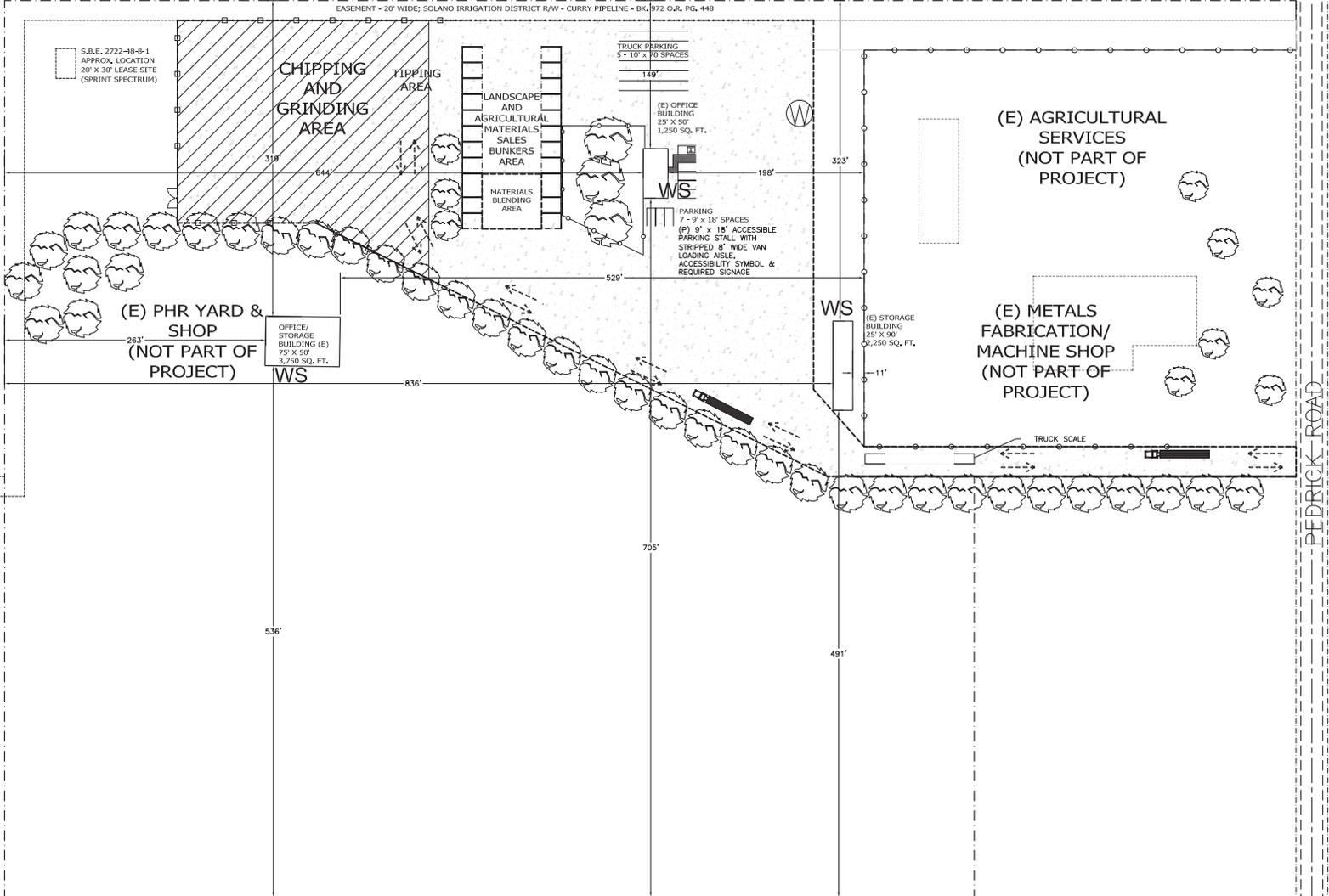
EXISTING FENCE [Line with X's]

LITTER FENCE [Line with Circles]

WELL LOCATION [W in Circle]

SEPTIC SYSTEM [WS]

AREA CURRENTLY COMPACTED SOIL; TO BE HARDCAPED, PROBABLY WITH AB. [Diagonal Lines]



| | | | |
|---|--|---|---|
| EDGAR & ASSOCIATES 1822 21ST STREET SACRAMENTO, CALIFORNIA 95811 PHONE (916) 739-1200 FAX (916) 739-1216 1" = 50' DATE: APRIL 21, 2022 | PROPOSED SITE PLAN FOR PROPOSED AGRICULTURAL SUPPLIES OPERATIONS CLIENT: CALWOOD FILE NAME: 170.12.95 YOLO | AGROMAN LANDSCAPE AND AGRICULTURAL SUPPLIES 8757 PEDRICK ROAD DIXON, CA 95620 | FIGURE 2 DRAWN BY: NSRE ORIGINAL DATE: 8/25/21 |
|---|--|---|---|