

# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of January 16, 2020**

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

**PRESENT:** Commissioners Rhoads-Poston, Cayler, Hollingsworth, and Bauer

**EXCUSED:** Chairman Walker

**STAFF PRESENT:** Bill Emlen, Director of Resource Management, Mathew Walsh, Principal Planner, Eric Wilberg, Associate Planner, Nedzlene Ferrario, Senior Planner, Jamielynn Harrison, Planning Commission Clerk, Teresa Schow, Office Assistant II.

Commissioner Bauer 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 December 19, 2019 were unanimously approved as prepared.

### **Items from the Public**

There was no one from the public wishing to speak.

### **Regular Calendar**

1. **Public hearing** to consider Variance Application No. V-19-02 of Peter and Domtilla Tupou. The proposal also includes consideration of Waiver Request No. WA-19-04 to waive the two-car enclosed garage requirement for the residence.

In terms of environmental review, the project is exempt from the California Environmental Quality Act (CEQA). The summary of findings for the variance and waiver indicate the parcel is slightly undersize for zoning existing development on site restricts any ability to expand and meet setbacks. The surrounding development exhibits similar characteristics of the subject site. Most of the structures were built prior to zoning at less than the minimum setbacks. A majority of the houses in the vicinity do not have a two-car enclosed garage and project approval would provide parity with the surrounding neighborhood. Staff recommends that the Planning Commission approve the Variance Application No. V-19-02 and Waiver request No. WA-19-04 subject to the recommended conditions of approval.

Commissioner Bauer invited the applicant to speak. The applicant and the architect were present. They both declined to speak, indicating that Mr. Wilberg did a sufficient job on their behalf.

Commissioner Bauer indicated that she lives on Pennsylvania very close to Star. She drove by the property. The proposal looked “fine” to her in keeping with the rest of the neighborhood.

Since there were no questions from the commissioners, Commissioner Bauer opened the public hearing. Since there were no speakers, Commissioner Bauer closed the public hearing.

A motion was made by Commissioner Hollingsworth that the Planning Commission adopt the attached resolution with respect to the suggested findings and approve Variance No. V-19-02 and Waiver No. WA-19-04 subject to the recommendation of approval and seconded by Commissioner Rhoads-Poston. The motion passed unanimously.

2. **Public Hearing** to consider Use Permit Application U-19-01 of AT&T Mobility to establish a new wireless communications facility which includes a 106 foot high faux water tank with 12 panel antennas. The site is located in the Exclusive Agriculture (A40) zone, on the east side of Pitt School Road, approximately 17 miles north of Interstate 80 on Pitts School Road, in unincorporated Dixon, APN:0108-110-020.

Mr. Mathew Walsh indicated that the staff recommendation for this project is to continue The item to a later date, not a date certain as a result of the processing of the application has timeline concerns. The Telecommunication Act sets forth a certain timeline on discretionary permits to act and we are close to the timeline before we have had the ability to conduct the necessary CEQA analysis. With approval from the applicant, there is an exhibit in the staff report which is an agreement between the applicant and the county to effectively toll the timeline. It will allow for additional time for the county staff to conduct the necessary environmental review. When that is complete, planning will bring the application back for action. Staff recommendation is to continue this until such time that staff is ready for the Planning Commission to act .

Commissioner Bauer opened the public hearing. Since there were no speakers, Commissioner Bauer closed the public hearing.

Commissioner Cayler moved to continue the item until such time that it be renoticed and considered for action. Commissioner Hollingsworth seconded the motion. The motion passed unanimously.

3. **Public Hearing** to receive public comments on the Draft Subsequent Environmental Impact Report (DSEIR) for Recology Hay Road Landfill. The project involves expanding the capacity by 8.8 million cubic yards, modification to the boundary of the Jepson Prairie Organics (JPO) facility; a modification to landfill peak tonnage limits; correction to the disposal footprint of an existing disposal module; the temporary storage of baled

recyclable materials; authorization for construction and demolition sorting operations; a change in location of friable asbestos disposal; modifications to the existing soil borrow pit; and the addition of an enclosed landfill gas flare. The property is located at 6426 Hay Road, within the unincorporated portion of Vacaville and the property is zoned Exclusive Agriculture 40 acre minimum (A-40). Application No. U-11-09 Amendment No. 2

Nedzlene Ferrario, Senior Planner and Project Manager over the Recology Landfill Expansion Permit, provided an overview. Ms. Ferrario indicated that Item No. 3 was all about receiving comments for the public draft subsequent EIR that was released in December 2019. It was not expected that the Planning Commission would take any action during this meeting. However, a presentation was made by consultants from Ascent Environmental. Once the public comment period closes on January 23, 2020, staff will review the comments and prepare a final response and a final EIR. Once the EIR is complete, staff will bring back the item along with the draft permit and a recommendation for approval or denial before the Planning Commission.

Consultants Chris Mundhank and Kristin Stoner from Ascent Environmental were present.

Consultant Kristin Stoner presented the overview of amendments currently proposed to the Recology Hay Road Landfill Land Use Permit and additionally covered the California Environmental Quality Act process, the conclusions of the draft subsequent EIR that is currently out for public review and review of the schedule. After the presentation, the county could accept comment on the adequacy of the draft SEIR. [SEIR](#)

Ms. Stoner presented an aerial view of the project site plan and introduced a list of environmental effects of the project that were assessed in detail in the report.

Mr. Mundhank indicated that the comment period will be open for another week.

Commissioner Rhoads-Poston asked if there was any feedback from the people notified in 2018. Mr. Mundhank indicated that there was scoping comments. There was a scoping meeting outside a fire station. Three people showed and ten to 15 comment letters in total; some from agencies and some from private citizens. The notice went to the same list that went to the scoping meeting.

Commissioner Bauer opened the public hearing. Since there were no speakers, Commissioner Bauer closed the public hearing.

Commissioner Cayler mentioned that the tour provided by the landfill was most interesting. She had great praise for Recology's community service efforts. They are an active and contributing member of the community. Commissioner Rhoads-Poston indicated that she as well had a tour and it was incredibly interesting.

Commissioner Rhoads-Post said former Commissioner Fred Barnes recently passed away.

Mathew Walsh announced the nominations for chair and vice chair will occur at the next meeting scheduled.

Bill Emlen indicated Planning Manager, Mike Yankovich, retired and Resource Management is in the process of replacing Mr. Yankovich. Mr. Emlen hopes to announce a replacement during the next meeting.

Since there was no further business, in honor of Commissioner Fred Barnes, the meeting was **adjourned**.