

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of June 15, 2017

The regular meeting of the Solano County Zoning Administrator was called to order at 10:00 a.m. in the Department of Resource Management, Fairfield, California.

STAFF PRESENT: Michael Yankovich, Program Manager
Eric Wilberg, Planner Associate
Travis Kroger, Planning Technician
Kristine Sowards, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

There were no items scheduled for approval.

PUBLIC HEARING

1. **CONTINUED PUBLIC HEARING** to consider Minor Use Permit Application No. MU-16-02 of **Yamen Eltawil** to permit a Small Confined Animal Facility consisting of up to 850 goats and a 120' x 80' barn for shelter. The project is located at 5360 Box R Ranch Road, 2 miles east of the City of Vacaville. The property is located within the "A-80" Exclusive Agriculture Zoning District, APN's: 0042-010-470 and 480. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg)

Mr. Yankovich continued this item to the meeting of July 20, 2017 to allow the applicant additional time to develop and provide in writing a fecal management plan, odor control plan, fire control plan, supplemental feeding plan, and carcass removal plan.

2. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-17-01 of **Jeffrey and Denise Lederman** for a residential accessory structure with enclosed work space and second floor storage mezzanine area applied for under Building Permit No. B2016-0133. The property is located at 4040 Pamela Lane, 0.5 miles west of the City of Vacaville within the Rural Residential "RR.2.5" Zoning District, APN's: 0123-160-140 and 180. This project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

3. **PUBLIC HEARING** to consider Use Permit Application No. U-17-02 of **Antonio Ferreira (Ferreira's Landscape Maintenance)** to establish and operate a landscape maintenance business as a Cottage Industry General located at 7716 Elaine Way 3 miles north of the City of Vacaville within the Rural Residential "RR-5" Zoning District, APN: 0105-010-360. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant was present and submitted several letters from neighboring property owners who voiced support for the project.

Mr. Wilberg noted that staff received an email from an area property owner who voiced concern with regard to road maintenance issues and the accumulation of junk and debris caused by the operation. The author of the letter stated that his belief is this type and scale of business is not an appropriate use in a rural residential area and would be better located within a commercial setting.

After some discussion, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

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

Any person who believes he or she has been adversely affected by the decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days.