

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of June 20, 2013

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: Matt Walsh, Principal Planner
Karen Avery, Senior Planner
Eric Wilberg, Planning Technician
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Extension No. 2 to Use Permit No. U-00-10-MR1 of **Verizon Wireless** for the continued operation of a wireless communications facility located at 6021 Lewis Road, 2 miles east of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0142-110-020. This consideration has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Eric Wilberg)
Approved

PUBLIC HEARINGS

2. **PUBLIC HEARING** to consider Minor Use Permit No. MU-13-02 of **Crown Castle** to co-locate and operate a 90 foot tall wireless communication facility at 4000 Suisun Valley Road adjacent to the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN: 0027-242-120. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Karen Avery)
Staff Recommendation: Approval

At staff's request, Matt Walsh continued this item to the next regularly scheduled meeting of July 18, 2013.

3. **PUBLIC HEARING** to consider Marsh Development Permit Application No. MD-13-01 of **Grizzly Bay, LLC (Suisun Creek Preserve)** to establish and enhance wetland, channel and riparian habitat to provide mitigation for the Interstate 80/Interstate 680/State Route 12 interchange project. The property is located 1.5 miles south of the City of Fairfield in an "A-SM-80" Suisun Marsh Agricultural Zoning District, APN's: 0046-050-080; 0046-060-180; 0046-320-060. A Mitigated Declaration of Environmental Impact was previously approved for this project by the State Department of Transportation. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Staff gave a brief presentation of the written report. It was noted that the environmental statement contained in the meeting agenda was incorrect. The document that should have been reference is an environmental impact report, not a mitigated negative declaration of environmental impact.

Matt Walsh 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. Walsh closed the public hearing and approved the marsh permit subject to the recommended conditions of approval.

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

4. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-13-01 and Certificate of Compliance No. CC-13-03 of **Phillippi Engineering (Patelzick/Groen)** to realign a common property line to follow the existing fence on property located on Serenity Hills Road, 1 mile northwest of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN's: 0123-060-670 and 640. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mr. Walsh 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. Walsh closed the public hearing and approved the lot line adjustment application subject to the recommended conditions of approval.

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

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