

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of June 19, 2014

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
Karen Avery, Senior Planner
Nedzlene Ferrario, Senior Planner
Eric Wilberg, Planning Technician
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Extension No. 2 to Use Permit No. U-84-07-MR4 of **Roland and Denise Higby** for the continued operation of a country feed store located at 8470 Currey Road, 2 miles north of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0111-020-030, 040. (Project Planner: Eric Wilberg)
Approved
2. Extension No. 1 to Use Permit No. U-08-07 of **Blue Victorian, LLC** to hold special events on property located at 5071 Suisun Valley Road, 3 miles west of the City of Fairfield in an "A-SV-20" Suisun Valley Agricultural Zoning District, APN: 0149-070-300. (Project Planner: Karen Avery)
Approved
3. Request for 1 year extension to exercise Use Permit No. U-12-16 and Marsh Development Permit No. MD-12-04 of **Crown Castle** for a wireless communication facility consisting of a 105 foot tall monopole within a 3600 square foot lease area located at 3475 Chadbourne Road, .75 miles south of the City of Fairfield in an "A-SM-80" Suisun Marsh Agricultural Zoning District, APN: 0046-320-190. (Project Planner: Karen Avery)
Approved

PUBLIC HEARINGS

4. **PUBLIC HEARING** to consider **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-14-01 of **Blue Mountain Homes (c/o Bob Karn & Associates)** to subdivide a 41 acre parcel into two parcels of 20+ acres each. The property is located at 4443 Rolling Hills Lane, Vacaville, in an "A-20" Exclusive Agricultural Zoning District, APN: 0104-110-090. The Zoning Administrator will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County

Department of Resource Management (Project Planner: Nedzlene Ferrario) **Staff Recommendation: Approval**

Ms. Ferrario gave a brief presentation of staff's written report. She noted that the Army Corps of Engineers requested that an additional condition be added to the approval that states "Prior to issuance of any building permit for Parcel 1, submit documentation that all US Army Corps of Engineers requirements regarding construction of the culvert crossing and Section 404 Clean Water Act compliance have been satisfied. Said statement shall be placed on the information page of the Parcel Map so as to notify any future owners of the property of the condition."

Mike Yankovich opened the public hearing. The applicant concurred with staff's recommendation for approval including the added condition by the Army Corps of Engineers. Mr. Yankovich closed the public hearing and approved the minor subdivision 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**.