

# MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

## Meeting of March 16, 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  
Jim Leland, Principal Planner  
Nedzlene Ferrario, Senior Planner  
Kristine Sowards, Zoning Administrator Clerk

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### ADMINISTRATIVE APPROVALS

1. Request for a one year extension to exercise Use Permit No. U-14-01 of **Venoco, Inc.** to permit drilling of three natural gas wells, and if successful, install production equipment including 5.8 mile gas pipeline connecting the well site(s) to an existing pipeline located at the southeast corner of the intersection of Chadbourne Road and Cordelia Road within the City of Fairfield, APN's: 0046-080-030; 0046-060-140, 030, 060; 0046-010-110, 120, 160. (Project Planner: Eric Wilberg)  
**Approved**
2. Request for a one year extension to exercise Use Permit No. U-15-04 of **SolAgra** to operate an agricultural research facility regarding the feasibility of growing crops beneath solar arrays in the "A-80" Exclusive Agricultural Zoning District. The project is located on Ryer Island at 4338 State Highway 84, APN: 0042-240-120. (Project Planner: Nedzlene Ferrario)  
**Approved**
3. Compliance Review No. 2 to Use Permit No. U-81-20-MR3 of **GV Cellars** for the continued operation of a winery at 1635 Mason Road, 1.5 miles northeast of the City of Fairfield, APN: 0148-020-120 and 090. (Project Planner: Nedzlene Ferrario)  
**Approved**
4. Extension No. 3 to Use Permit No. U-81-24-MR2 of **Frank Gwerder** for the continued use of agricultural employee housing for Double G Dairy located at 8118 Sikes Road, 3.25 miles east of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0111-110-070. (Project Planner: Nedzlene Ferrario)  
**Approved**

### PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider Minor Revision No. 1 to Use Permit No. U-94-30 of **Ronald and Kimberlie Loney (Green Valley Tractor)** to amend the use permit to allow a 3 acre footprint, 2 acres over the original approval, on the 13.19 acre property. The property is

located at 4135 Abernathy Road, north of the City of Fairfield in an "ATC-NC" Ag Tourist Center - North Connector Zoning District, APN's: 0027-510-160, 270, 310. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. 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.

2. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-16-05 of **Frank Vicondoa** for a Cottage Industry, specifically a painting contractor, located at 7815 English Hills Road, Vacaville, in an "RR-5" Rural Residential Zoning District, APN: 0105-010-190. This project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures. (Project Planner: Nedzlene Ferrario) **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-16-03 of **Anselmo Farms, LLC.** to conduct a Custom Farm Services business within a portion of an existing 4,000 sq. ft. agricultural accessory structure and incidental equipment storage. The property is located at 2275 Julian Lane 2.5 miles northwest of the City of Fairfield within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN 0149-060-120. 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, 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.

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.*