

BILL EMLN

Director

TERRY SCHMIDTBAUER

Assistant Director

MIKE YANKOVICH

Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

675 Texas Street, Suite 5500

Fairfield, CA 94533-6342

(707) 784-6765

Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

**Meeting of April 6, 2017 - 10:00 a.m.
held in the Office of Resource Management,
County Administration Center
675 Texas Street, Suite 5500, Fairfield, CA**

Attendance by the applicant or authorized representative may be necessary to enable a decision to be rendered. Any person adversely affected by a decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days of the Zoning Administrator's action. The appeal must be filed with the Secretary to the Planning Commission and must state the reasons why the Zoning Administrator erred in the decision.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at the address and phone number listed above at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

- A G E N D A -

ADMINISTRATIVE APPROVALS

1. Extension Nos. 3 & 4 to Use Permit No. U-81-51 of **Monticello Veterinary Practice** for the continued use of a veterinarian clinic at 9253 Johnson Road, Winters, in an "A-40" Exclusive Agricultural Zoning District, APN: 0103-160-140. (Project Planner: Travis Kroger)
2. Compliance Review No. 1 for Use Permit No. U-03-02-MR1 of **Verizon Wireless (American Tower)** for the continued operation of a wireless communications facility located at 2851 Dobe Lane, Fairfield, in an "A-20" Exclusive Agricultural Zoning District, APN: 0174-040-050. (Project Planner: Travis Kroger)
3. Compliance Review No. 1 to Use Permit No. U-11-01 of **Crown Castle** for the continued operation of a wireless communication facility located at 4000 Suisun Valley Road, Fairfield, in and "A-SV20" Suisun Valley Agricultural Zoning District, APN: 0027-242-120. (Project Planner: Travis Kroger)
4. Extension No. 4 to Use Permit No. U-82-50-MR2 of **Judy's Wild Wrangler Saloon** for the continued operation of an existing bar located at 4823 Midway Road north of the City of Vacaville in a "C-N" Neighborhood Commercial Zoning District, APN: 0106-210-340. (Project Planner: Nedzlene Ferrario)
5. Compliance Review No. 1 to Use Permit Application No. U-11-12 of **Spectrum Schools** for the operation of a non-public school that provides specialty education services to students unable to attend public schools due to their educational and behavioral needs. The property is located at 5090 Central Way, .1 mile south of the City of Fairfield in a "RTC-MU" Traditional Community Mixed Use Zoning District, APN: 0044-071-320. (Project Planner: Nedzlene Ferrario)
6. Compliance Review No. 2 to Use Permit No. U-05-02 of **Canine Country Livin, LLC (Slivkoff/Madden)** for the continued operation of a kennel located at 7955 Tremont Road, 6 miles east of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0110-190-220. (Project Planner: Nedzlene Ferrario)

See reverse side.....

7. Extension No. 3 to Use Permit No. U-88-42-MR1 of **Pedrick Produce** for the continued operation of a produce stand located at 6850 Sievers Road north of the City of Dixon in a "C-H" Highway Commercial Zoning District, APN: 0110-140-170. (Project Planner: Nedzlene Ferrario)
8. Extension No. 1 to Use Permit No. U-10-05-MR1 of **Ramos Orchards** to continue the operation of a custom farm service operation which includes truck scales and a scale house and agricultural processing for off-site products. The project is located at 9192 Boyce Road in an "A-40" Exclusive Agricultural Zoning District, southeast of the City of Winters, APN: 0103-230-100. (Project Planner: Nedzlene Ferrario)

PUBLIC HEARINGS

9. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-16-02 of **Royzell Hall** to subdivide on existing parcel into three lots, each exceeding 4,000 square feet. The property is located at 344 and 346 Thomas Avenue, adjacent to the City of Vallejo, within the Residential Traditional Community "R-TC-D4" Zoning District, APN: 0059-133-240. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

ADJOURNMENT

Staff reports can be found at www.solanocounty.com under Departments, Resource Management, Boards and Commissions approximately one week prior to the hearing.