

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of April 5, 2018

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

1. Extension No. 5 to Use Permit No. U-87-21 of **Austin Powder Company** for the continued use of a temporary commercial coach for office use located at 3872 Bithell Lane, adjacent to the City of Suisun in an "MG-3" General Manufacturing Zoning District, APN: 0042-110-430. (Project Planner: Travis Kroger)
Approved
2. Compliance Review No. 2 for Use Permit No. U-00-28-MR1 of **Genesis House** for the continued operation of a drug treatment and re-entry facility located at 1149 ½ Warren Avenue in the unincorporated Homeacres neighborhood of the City of Vallejo in an "RTC-6" Residential Traditional Community Zoning District, APN's: 0074-160-600, 240, 690, 700, 710, 420 and 0074-140-190. (Project Planner: Travis Kroger)
Approved

PUBLIC HEARINGS

3. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-17-05 of **Tim Ruff (Bullseye Land Company)** to subdivide an 82.79 acre parcel into two lots of 41.39 acres each. The property is located along Mace Blvd., 1 mile south of the City of Davis within the Exclusive Agriculture "A-40" Zoning District, APN: 0110-080-100. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), General Rule exemption. (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 minor subdivision application subject to the recommended conditions of approval.

4. **PUBLIC HEARING** to consider Use Permit Application No. U-17-08 of **Pleasants Valley Saddlebreds** for a public stable without horse shows for up to 16 horses with boarding and training facilities located at 3632 Sunny Hills Lane, approximately 0.7 miles west of the City of Vacaville in the vicinity of Pleasants Valley Road in the Exclusive Agriculture “A-40” Zoning District, APN: 0122-020-120. This project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. (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 use permit application subject to the recommended conditions of approval.

5. **PUBLIC HEARING** to consider Minor Revision No. 2 to Use Permit No. U-79-13 of **Harold E. Robben, Jr.** to add an additional manufactured home for farm labor housing approximately 4 miles south of Dixon in the vicinity of the intersection of Robben and Binghamton Road in the Exclusive Agriculture “A-80” Zoning District at 6455 Robben Road, APN 0143-100-050. This project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

After a brief presentation of staff’s written report, Mike Yankovich opened the public hearing. The applicant was not present at the meeting. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the minor revision subject to the recommended conditions of approval.

6. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-15-09 of **California Pipe Fabricators** to permit the existing steel pipe fabrication business as a Transitional Industrial use located 0.4 miles east of the City of Vacaville in the Exclusive Agriculture “A-40” Zoning District on parcel 0109-230-190. This project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. (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 minor use permit 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.