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Planning Services Division

**MINUTES OF THE SOLANO COUNTY  
ZONING ADMINISTRATOR'S MEETING**

**Virtual Meeting of November 5, 2020**

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, via telephone.

STAFF PRESENT:

Allan Calder, Planning Manager/Acting Zoning Administrator  
Eric Wilberg, Planner Associate  
Jamielynne Harrison, Zoning Administrative Clerk

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ADMINISTRATIVE APPROVALS

There were no administrative approvals for review.

PUBLIC HEARING

1. **PUBLIC HEARING** to Use Permit Application U-19-05 (**Canon Partners, LLC**) to establish a Transitional Commercial land use within a 10-acre portion of Policy Plan Overlay District PP-17-01, located at 5204 North Gate Road, adjacent to the City of Fairfield, within the Exclusive Agriculture "A-80" Zoning District; APN's 0166-040-060 and 0166-050-100. (Project Planner: Eric Wilberg)

Action: Allan Calder opened the public hearing. The applicant, Jason Andrews, was present via conference call, along with Frank and Joe Andrews and Civil Engineer Bob Karn. For the record, correspondence was received from the Department of Water Resources (DWR) who operate an aqueduct storage facility south of the project site. Their easement runs along the southern boundary of the 10-acre site. The development footprint is outside the easement although it shares a boundary with the 40 ft. easement. DWR is requesting that any construction within the DWR right-of-way would require an encroachment permit. This can be added as a condition should any development occur within their easement.

*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.*

Condition 33 shall read as follows: “*Any proposed construction work within the DWR right-of-way shall require an encroachment permit from DWR.*” The applicant agreed.

Since there were no speakers either for or against this matter, Mr. Calder closed the public hearing and approved the staff report subject to the recommended conditions of approval in addition to the verbal condition of approval. After a 10-day appeal period, a permit will be issued to the applicant.

Since there were no further speakers, Mr. Calder closed the public hearing and the meeting was **adjourned**.