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Planning Services Division

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

**Audioconference Meeting of August 5, 2021**

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 audioconference.

STAFF PRESENT

- Allan Calder, Zoning Administrator
- Jim Leland, Principal Planner
- Travis Kroger, Planner
- Marianne Richardson, Administrative Secretary

OTHER PARTICIPANTS

- Anthony Russo
- Carl Mullen
- Karen Waller
- David Barren
- Chris Bommarito

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**PUBLIC HEARINGS**

1. Minor Use Permit application MU-21-01 (Russo) for an existing special events facility permitted by Administrative Use Permit AD-16-10 to increase the maximum number of events from six to twelve per year. The parcels are located at 4075 Green Valley Road, 0.5 miles north of the City of Fairfield in the AG-P/ATO and CS/ATO zoning districts, APNs: 0148-030-030, 060 and 080. (Project Planner: Travis Kroger) **Staff Recommendation:**

**Approval**

**Action:** The Applicant, Anthony Russo, was present via audioconference. Zoning Administrator Allan Calder asked if applicant had received the staff report and was in agreement with the conditions. Applicant responded he had no comments to the staff report. Mr. Calder opened the public hearing to comments.

Carl Mullen lives opposite the event center, and referenced the Middle Green Valley Specific Plan's intent to "retain the rural character of the valley." He stated the plan's environmental issues in regard to noise indicate a desire to keep noise level below 65

*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.*

decibels at the property line. Mr. Mulleen stated a rock band played at the site recently, noting that a rock band has a noise level of 110 decibels. He further stated that the plan's Environmental Impact Report indicates that a noise analysis and acoustic study shall be conducted for proposed noise generating activities, and asked if any study has been prepared for this project. Planner Travis Kroger and Mr. Calder responded there had been no noise study completed to date on this project. Mr. Mulleen asked that the Board and Mr. Russo consider evaluating the noise in the valley.

The Applicant, Mr. Russo, stated he has had events for the last four years and has a 65-decibel limit at the property line. He stated that the band was playing on the lawn outside the event center due to COVID, and that he will not allow that again. His permit conditions stipulate that music be concluded by 10:00 p.m. and guests be off the property by 10:30 p.m.

Karen Waller stated she has had noise issues, and that if they continue to have events with the doors open that they need to put up a soundwall. Ms. Waller stated that even though the event ends at 10:00 p.m., there is another 45-60 minutes of loud voices/vehicles. She has called the Sherriff's Office in complaint. Mr. Russo stated this is the first he has heard of any noise complaints and will work with Ms. Waller on the noise issue.

Mr. Calder recommended that the applicant, Mr. Russo, provide surrounding property owners with a contact number for noise complaints to which Mr. Russo agreed.

Mr. Mulleen asked if a noise study in Green Valley was planned. Mr. Russo stated that he participated in the Middle Green Valley Specific Plan development team and that a noise study was in the Specific Plan Amendment which he can make available to Mr. Mulleen.

Hearing no further comments or questions on this item, Mr. Calder closed the public hearing and approved the staff report. After a 10-day period, a permit will be issued to the applicant.

2. Minor Use Permit MU-21-04 (GEDNGM) to establish a Vacation House Rental - Hosted located at 4351 Stonefield Lane, a Private Road, 1 mile north of the City of Fairfield in the Exclusive Agriculture (A-20) zoning district, APN 0153-160-140. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**

**Action:** The applicant was not present in the audioconference. Mr. Calder opened the public hearing on this item for comments.

Chris Bommarito lives nearby the proposed project site and stated he prompted the applicant to get the permit. He further stated this would be the fifth legal vacation rental property and that he has no issues with the permit.

David Barren also lives nearby and stated concern over the project with the increase of traffic and people in the area, that they are in a fire danger zone, there have been break-ins, and there is no security or tracking of people using the entrance gate.

Mr. Bommarito agreed with Mr. Barren on traffic issues, stating it was not just from rentals but vineyard management vehicles. Mr. Bommarito has a short-term rental permit and warns his guests on the fire danger. Mr. Barren and Mr. Bommarito had a discussion on issues including occupancy limit and enforcement, fire danger and noise.

Mr. Calder noted this permit was for a Hosted short-term rental where an owner/caretaker would reside in the 2<sup>nd</sup> dwelling unit during rental terms. Mr. Barren stated that he was not in opposition but wanted the issues noted in the public hearing on this item.

Mr. Calder thanked Mr. Barren and Mr. Bommarito for their discussion on issues. He further stated the discussion was helpful as the County is currently working on an update to the Vacation House Ordinance.

After hearing no further comments or questions on this item, Mr. Calder closed the public hearing and approved the staff report. After a 10-day period, a permit will be issued to the applicant.

3. Minor Use permit application MU-21-07 (All American Storage) to establish an outdoor RV and boat storage business with a repair and maintenance garage located at 9110 Winters Road, 0.15 miles south of the City of Winters in the Commercial Service (CS) zoning district, APN 0103-160-050. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**

**Action:** The applicant was not present in the audioconference. Mr. Calder opened the public hearing on this item for comments. After hearing no comments or questions on this item, Mr. Calder closed the public hearing and approved the staff report. After a 10-day period, a permit will be issued to the applicant.

Since there were no other agenda items, Mr. Calder closed the public hearing and the meeting was **adjourned**.