

DEPARTMENT OF RESOURCE MANAGEMENT

TERRY SCHMIDTBAUER  
Director

JAMES BEZEK  
Assistant Director

ALLAN CALDER  
Planning Services Manager



SOLANO  
COUNTY

675 Texas Street, Suite 5500  
Fairfield, CA 94533-6342  
(707) 784-6765  
Fax (707) 784-4805

[www.solanocounty.com](http://www.solanocounty.com)

Planning Services Division

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

**Meeting of September 15, 2022**

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, and via audioconference.

STAFF PRESENT

Allan Calder, Acting Zoning Administrator  
Nedzlene Ferrario, Planner  
Travis Kroger, Project Planner  
Marianne Richardson, Clerk

OTHER PARTICIPANTS

Kester McDonald

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PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider Minor Subdivision application MS-19-02 of Joseph Abrew to subdivide 82.9 acres into three (3) 20-acre parcels and one (1) 22.9-acre parcel for total of four (4) parcels in the Exclusive Agriculture 20-acre zoning district (A-20). The property is located north side of Brehme Lane, 4000 feet east of Pleasants Valley Road, within unincorporated Vacaville, California. APN 0102-090-140. (Project Planner: Nedzlene Ferrario, 707-784-6765) **Staff Recommendation:** Approval

**Action:** Allan Calder, Acting Zoning Administrator, stated the applicant requested a continuance to the October 6, 2022 Zoning Administrator meeting to clarify conditions of approval, and therefore took action to continue the public hearing of application MS-19-02 to the October 6, 2022 meeting of the Zoning Administrator.

2. **PUBLIC HEARING** to consider Minor Use permit application MU-22-04 for an annual temporary seasonal sales lot and amusement facility including pumpkin sales, corn maze, hay ride, concessions and associated temporary development located at 6150 Dixon Avenue West, directly northwest of the City of Dixon in the Exclusive Agriculture (A-40) zoning district, APNs 0109-030-050 and 0109-030-120. (Project Planner: Travis Kroger, 707-784-6765) **Staff Recommendation:** Approval

**Action:** Mr. Calder opened the public hearing. The applicant was not present. 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. After a 10-day appeal period, a permit will be issued to the applicant.

*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.*

3. **PUBLIC HEARING** to consider Minor Revision No. 2 to Use Permit U-00-28 to change the use of the existing residence at 133 Renida Street from a residential substance abuse facility to an outpatient substance abuse facility on the first floor with two meetings to be held twice per day 3 days a week. The upper floor of 133 Renida Street will continue to be used as a residential sober living facility. The project site includes APNs 0074-140-190, 0074-160-240, 600, 690, 700, 710 located at 1149 Warren Avenue and 133 Renida Street adjacent to the City of Vallejo in the RTC-6 zoning district. (Project Planner: Travis Kroger, 707-784-6765) **Staff Recommendation:** Approval

**Action:** The applicant, Kester McDonald, was present via teleconference. Mr. Calder asked if the applicant had received the staff report and was in agreement with the conditions of approval. Mr. McDonald stated "Yes." Mr. Calder opened the public hearing.

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. After a 10-day appeal period, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of September 15, 2022.