

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of August 21, 2014

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
Karen Avery, Senior Planner
Nedzlene Ferrario, Senior Planner
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Extension No. 3 to Use Permit No. U-99-06 and Marsh Development Permit No. MD-99-03 of **AT&T (Crown Castle)** for the continued operation a wireless communication facility located at 2100 Goodyear Road, 1 mile north of the City of Benicia in an "A-SM-160" Suisun Marsh Agricultural Zoning District, APN: 0090-270-460. (Project Planner: Karen Avery)
Approved

PUBLIC HEARINGS

2. **PUBLIC HEARING** to consider review of revised tentative map for Minor Subdivision No. MS-14-02 of **A&T Ranches (c/o Canon Station)** to divide parcel by existing drainage channel located at 5518 Hay Road, Vacaville, in an "A-80" Exclusive Agricultural Zoning District, APN's: 0042-010-360. This consideration has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

It was noted by staff that the applicant also applied for a parcel map waiver. It was requested that this item be continued to allow for processing of that application.

Mr. Yankovich continued this item to the next regular meeting of September 4, 2014.

3. **PUBLIC HEARING** to consider Review of Odor Management Compliance Report for period covering October 2012-May 2013 and October 2013-May 2014, required by condition of approval no. 12 C of the **Recology Hay Road** land use permit no. U-11-09. The project is located at 6426 Hay Road, 5 miles southeast of the City of Vacaville in an "A-80" and "A-160" Exclusive Agricultural Zoning District, APN's: 0042-020-280 and 060. This consideration has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** The Zoning Administrator

receive and file the report without modifications to the conditions of approval of Land Use Permit No. U-11-09

Nedzlene Ferrario gave a brief presentation of staff's written report. She stated that as a measure to manage the odorous issues at Jepson Prairie Organics, the land use permit approval requires Recology to submit odor compliance reports on an annual basis and public review and input of the reports every two years at the Zoning Administrator hearing. This is the first such public hearing since approval of the 2012 land use permit approval. The 2012-2013 and 2013-2014 odor management reports are available upon request from the Department of Resource Management, Local Enforcement Agency (LEA) Division.

The report shows that review of the reports by the LEA staff indicated the number of complaints have dropped since 2012. Between October 2012-May 2013, 88 complaints were received by the LEA and during October 2013-May 2014, LEA logged in 38 complaints. No violations were issued in either season and LEA attributes the drop in complaints largely due to site improvements that include better management of the bio-solid ponds, improved processing and management of the feedstock from the receiving point until curing, an improved ECS system with larger bio-filter and a responsive compliance officer.

However, LEA staff noted a discrepancy relative to how the complaints are counted. Recology reports the number of days of complaints received instead of the number complaints received as calculated by LEA staff. In order to maintain consistency, LEA recommends that Recology utilizes similar methodology in calculating complaints for future reports.

Mike Yankovich opened the public hearing. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and acknowledged that Recology Hay Road is in compliance with Condition 12C of Use Permit No. U-11-09.

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

4. Since there was no further business, the meeting was **adjourned**.