

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of April 6, 2017

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
Nedzlene Ferrario, Senior Planner
Eric Wilberg, Planner Associate
Travis Kroger, Planning Technician
Kristine Sowards, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Extension Nos. 3 & 4 to Use Permit No. U-81-51 of **Monticello Veterinary Practice** for the continued use of a veterinarian clinic at 9253 Johnson Road, Winters, in an "A-40" Exclusive Agricultural Zoning District, APN: 0103-160-140. (Project Planner: Travis Kroger)
Approved
2. Compliance Review No. 1 for Use Permit No. U-03-02-MR1 of Verizon Wireless (American Tower) for the continued operation of a wireless communications facility located at 2851 Dobe Lane, Fairfield, in an "A-20" Exclusive Agricultural Zoning District, APN: 0174-040-050. (Project Planner: Travis Kroger)
Approved
3. Compliance Review No. 1 to Use Permit No. U-11-01 of Crown Castle for the continued operation of a wireless communication facility located at 4000 Suisun Valley Road, Fairfield, in and "A-SV20" Suisun Valley Agricultural Zoning District, APN: 0027-242-120. (Project Planner: Travis Kroger)
Approved
4. Extension No. 4 to Use Permit No. U-82-50-MR2 of Judy's Wild Wrangler Saloon for the continued operation of an existing bar located at 4823 Midway Road north of the City of Vacaville in a "C-N" Neighborhood Commercial Zoning District, APN: 0106-210-340. (Project Planner: Nedzlene Ferrario)
Approved
5. Compliance Review No. 1 to Use Permit Application No. U-11-12 of Spectrum Schools for the operation of a non-public school that provides specialty education services to students unable to attend public schools due to their educational and behavioral needs. The property is located at 5090 Central Way, .1 mile south of the City of Fairfield in a "RTC-MU" Traditional Community Mixed Use Zoning District, APN: 0044-071-320. (Project Planner: Nedzlene Ferrario)
Approved

6. Compliance Review No. 2 to Use Permit No. U-05-02 of Canine Country Livin, LLC (Slivkoff/Madden) for the continued operation of a kennel located at 7955 Tremont Road, 6 miles east of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0110-190-220. (Project Planner: Nedzlene Ferrario)
Approved

7. Extension No. 3 to Use Permit No. U-88-42-MR1 of Pedrick Produce for the continued operation of a produce stand located at 6850 Sievers Road north of the City of Dixon in a "C-H" Highway Commercial Zoning District, APN: 0110-140-170. (Project Planner: Nedzlene Ferrario)
Approved

8. Extension No. 1 to Use Permit No. U-10-05-MR1 of Ramos Orchards to continue the operation of a custom farm service operation which includes truck scales and a scale house and agricultural processing for off-site products. The project is located at 9192 Boyce Road in an "A-40" Exclusive Agricultural Zoning District, southeast of the City of Winters, APN: 0103-230-100. (Project Planner: Nedzlene Ferrario)
Approved

PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-16-02 of **Royzell Hall** to subdivide on existing parcel into three lots, each exceeding 4,000 square feet. The property is located at 344 and 346 Thomas Avenue, adjacent to the City of Vallejo, within the Residential Traditional Community "R-TC-D4" Zoning District, APN: 0059-133-240. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Eric Wilberg) **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 hearing. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

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

<p><i>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.</i></p>
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