

**MINUTES OF THE  
SOLANO COUNTY ZONING ADMINISTRATOR**

**Meeting of April 19, 2018**

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: Bill Emlen, Director  
Michael Yankovich, Program Manager  
Karen Avery, Senior Planner  
Eric Wilberg, Planner Associate  
Travis Kroger, Planning Technician  
Diane Gilliland, OAll

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**ADMINISTRATIVE APPROVALS**

1. Extension No. 7 to Use Permit No. U-82-42 and Marsh Development Permit No. MD-82-12 of **Tonnesen Pet Burial** for the continued operation of a pet cemetery located at 3700 Scally Road, 2 miles southeast of the City of Suisun in the Suisun Marsh Agricultural "A-SM-160" Zoning District, APN: 0046-120-410. (Project Planner: Travis Kroger)  
**Approved**
  
2. Compliance Review No. 1 of Use Permit No. U-93-24-MR1 of **Midway RV Park** for the continued operation of a recreational vehicle park located at 4933 Midway Road adjacent to the City of Vacaville in a Commercial Recreation "CR" Zoning District, APN: 0106-210-280. (Project Planner: Karen Avery)  
**Approved**

**PUBLIC HEARINGS**

3. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-16-04 of **B Walker Ranch** to establish an Agricultural Education Facility at 4303 Abernathy Road, 1 mile west of the City of Fairfield within the Suisun Valley Agriculture "A-SV-20" Zoning District, APN: 0027-040-040. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the minor use permit subject to the recommended conditions of approval.

4. **PUBLIC HEARING** to consider Minor Revision No. 1 to Use Permit No. U-07-05 of **Rock Creek Vineyard (c/o Thomas West)** to amend the existing conditions of approval for the operation of a winery with a maximum production capacity of 1,000 gallons per annum within an existing barn and recognize continued use of an accessory dwelling within the barn. The property is located at 4610 Green Valley Road, Fairfield, within the Rural Residential "RR-2.5" Zoning District, APN: 0153-040-080. This project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Bill Emlen opened the public hearing. The applicant was not present at the hearing. Since there were no speakers either for or against this matter, Mr. Emlen closed the public hearing and approved the minor revision to the use permit subject to the recommended conditions of approval.

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

*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.*