

# MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

## Meeting of July 2, 2015

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  
Jim Leland, Principal Planner  
Eric Wilberg, Associate Planner  
Travis Kroger, Planning Technician  
Jim Mangini, County Surveyor  
Kristine Letterman, Zoning Administrator Clerk

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### ADMINISTRATIVE APPROVALS

1. Extension No. 4 to Use Permit No. U-93-23 of **Nijem Badrieh (Bud's Liquors)** for the continued operation of a food and liquor store located at 318 Benicia Road in unincorporated Vallejo within the "R-TC-MU" Residential Traditional Community Mixed Use Zoning District, APN: 0059-101-290. (Project Planner: Travis Kroger)  
**Approved**
2. Compliance Review No. 1 to Use Permit No. U-77-51 of **American Towers** for the continued operation of a wireless antenna on an existing wireless communication facility located at 8757 Pedrick Road, north of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0110-140-030. (Project Planner: Travis Kroger)  
**Approved**
3. Compliance Review No. 1 of Use Permit No. U-07-12 of **David Jackson** for the continued use of a rural resident enterprise for a contractor's office and shop located at 6743 Willow Road, .5 miles east of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0133-140-160. (Project Planner: Jim Leland)  
**Approved**

### PUBLIC HEARINGS

4. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-15-03 of **Verizon Wireless** to co-locate wireless communications equipment on an 80 foot tall PG&E tower located at 5477 Creed Road, 4 miles east of the City of Suisun City in an "A-160" Exclusive Agricultural Zoning District, APN: 0042-100-010. This consideration is categorically exempt from the California Environmental Quality Act. (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 present at the meeting and 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 application subject to the recommended conditions of approval. The approval included two additional conditions which require the applicant to secure an encroachment permit.

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.

5. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-15-02 and Certificate of Compliance No. CC-15-04 of **Tim Ruff (Hung Fat Farms & Willowbank Farms)** to reconfigure 4 adjacent parcels located 1 mile south of the City of Davis in an "A-40" Exclusive Agricultural Zoning District, APN's: 0110-080-030, 050, 070; 0110-070-050. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant presented an amended lot line map depicting an additional .793 acres to Parcel 4. He noted that the additional acreage was originally thought to be under separate ownership which was not the case.

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, and accepted the amended lot line map as part of the administrative record.

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

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