

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of May 7, 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
Eric Wilberg, Planning Technician
Nedzlene Ferrario, Senior Planner
Jim Mangini, County Surveyor
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

- 1. Extension No. 1 to Use Permit No. U-03-03-MR1 of the **State Controller’s Office** for the continued operation of a natural gas well on Hammond Island south of and next to Grizzly Island Road, 7 miles southeast of the City of Suisun City in an “MP” Marsh Preservation Zoning District, APN: 0046-250-050. (Project Planner: Eric Wilberg)
Approved

PUBLIC HEARINGS

- 2. **PUBLIC HEARING** to consider Use Permit Application No. U-15-01 of **Ron and Jennifer Woodruff** to establish a Cottage Industry Type II business located at 3316 Aldridge Road involving the assembly and internet sales of air purifiers within a 1,800 square foot residential accessory structure. The property is located north of Vacaville in an “RR-2.5” Rural Residential Zoning District, APN: 0133-012-130. 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: 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 application subject to the recommended conditions of approval.

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 Subdivision Application No. MS-14-03 of **Brian West (Pippo Ranch)** to subdivide a 22 acre parcel into three lots of 2.5 acres and one lot of 14 acres located at the corner of English Hills Road and Cantelow Road, Vacaville, in an "A-20" Exclusive Agricultural Zoning District, APN: 0105-110-590. The Zoning Administrator will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

At the request of the applicant, Mr. Yankovich continued this matter to the next regularly scheduled meeting of May 21, 2015.

4. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-14-04 of **Edward Biggs** to divide a 57.77± acre parcel into a 20± and 37.77± acre parcel located at 4321 Abernathy Road, Suisun, in an "A-SV-20" Suisun Valley Agricultural Zoning District, APN: 0027-040-230. 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

After a brief presentation of staff's report, Mike Yankovich opened the public hearing. Kathleen and Mitchell Soloaga who are neighboring property owners were present at the hearing. They wanted to make sure if this project is approved that they will still be able to use the current road to access their property. They also wanted clarification that their farming practices would be allowed to continue even after development of the subject property.

Mr. Yankovich assured the Soloagas that they will be able to continue farming and are allowed to do so under the County's Right to Farm Act. The property owner, Edward Biggs indicated that he had no problem with the Soloagas continuing to use the road for access.

It was noted by staff that a letter was received from Richard Zimmerman, a neighboring property owner. The letter voiced Mr. Zimmerman's concerns with regard to the adequacy of the tentative map, a potential adverse effect on traffic flow and vehicular and pedestrian safety on Abernathy Road, and inadequate design of the flag lot. Mr. Yankovich stated that staff would address Mr. Zimmerman's concerns in writing

Mr. Yankovich commented that staff will need to perform some additional review to determine the location of the actual road and easement access to make sure that there are no conflicts with regard to circulation.

Mr. Yankovich continued this matter to the next regularly scheduled meeting of May 21, 2015.

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

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of May 21, 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
Nedzlene Ferrario, Senior Planner
Eric Wilberg, Associate Planner
Jim Mangini, County Surveyor
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Compliance Review No. 1 of Use Permit No. U-09-02 of **Mill Station Veterinary Service (c/o Jason Bravos)** for a permitted veterinary operation located at 7768 Sikes Road, 3 miles east of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0112-020-080. (Project Planner: Eric Wilberg)
Approved

PUBLIC HEARINGS

2. **CONTINUED PUBLIC HEARING** to consider Minor Subdivision Application No. MS-14-03 of **Brian West (Pippo Ranch)** to subdivide a 22 acre parcel into three lots of 2.5 acres and one lot of 14 acres located at the corner of English Hills Road and Cantelow Road, Vacaville, in an "A-20" Exclusive Agricultural Zoning District, APN: 0105-110-590. The Zoning Administrator will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

After a brief presentation of staff's report, Mike Yankovich opened the public hearing. There was some discussion amongst the applicant and department staff regarding construction of the roadway. It was concluded that any grading concerns would be addressed during the grading permit process.

Since there was no one from the public wishing to speak, Mr. Yankovich closed the public hearing and approved the minor subdivision application subject to the recommended conditions of approval, including an amendment to Condition No. 7 with regard to habitat mitigation.

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. **CONTINUED PUBLIC HEARING** to consider Minor Subdivision Application No. MS-14-04 of **Edward Biggs** to divide a 57.77± acre parcel into a 20± and 37.77± acre parcel located at 4321 Abernathy Road, Suisun, in an "A-SV-20" Suisun Valley Agricultural Zoning District, APN: 0027-040-230. 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 this item was continued to allow time for the applicant to address concerns from Richard Zimmerman, who is a neighboring property owner. Mr. Zimmerman expressed concern of a potential adverse effect on traffic flow and vehicular and pedestrian safety on Abernathy Road and inadequate design of the flag lot.

The applicant indicated that the tentative map has been revised to eliminate the flag lot and relocate the new driveway away from the existing driveway. Mr. Zimmerman stated that this satisfies his concern and he would support the project.

Since there were no further speakers, Mr. Yankovich closed the public hearing and approved the minor subdivision application subject to the recommended conditions of approval including revised Condition Nos. 1 and 4.

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**.