

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**MINUTES OF THE SOLANO COUNTY
ZONING ADMINISTRATOR'S MEETING**

Meeting of April 6, 2023

The regular meeting of the Solano County Zoning Administrator was called to order at 2:00 p.m. in the Department of Resource Management, Fairfield, California, and via audioconference.

STAFF PRESENT

Allan Calder, Acting Zoning Administrator
Nedzlene Ferrario, Principal Planner
Jeffrey Lum Project Planner
Marianne Richardson, Clerk

OTHER PARTICIPANTS

Joe Cassidy
Blythe Lucero
Keith Anderson
Cristina Gribi

PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider Sign Permit Application No. **SGN-22-03** by Joe Cassidy to construct three (3) freestanding monument signs totaling 60 square feet of sign area to identify the Bally Keal Estate consisting of a winery, distillery, and special events facility located at 4286 Suisun Valley Road, one (1) mile north of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN: 0027-030-010. (Project Planner: Eric Wilberg)
Staff Recommendation: Approval

Action: The applicant, Joe Cassidy, was present stated he received the staff report and is in agreement with the conditions.

Acting Zoning Administrator Allan Calder opened the public hearing. There were no speakers and the hearing closed.

Mr. Calder took action to approve the staff report subject to the recommended conditions of approval. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

2. **PUBLIC HEARING** to consider Minor Use Permit Application No. **MU-22-03** to convert an existing 2,125 square foot barn to a Large Kennel and Cattery for Animal Refugee Response located at 4770 McEathron Lane, northwest of Interstate 505, in the unincorporated community of Allendale, within the Rural Residential "RR 2.5" Zoning District; APN: 0106-051-010. (Project Planner: Jeffrey Lum) **Staff Recommendation:** 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.

Action: The applicant, Blythe Lucero, was present and stated she did receive the staff report and is in agreement with the conditions. Mr. Calder opened the public hearing.

Cristina Gribi, a nearby resident, asked questions of the project including how many and what kind of animals will be sheltered, security fencing and increased neighborhood traffic.

Ms. Lucero responded stating that a maximum of 15 (small) dogs will be secured with three separate (perimeter, facility and dog kennel) fencings. She is authorized for dogs/cats only; healthy animals are spayed/neutered and there is no breeding. Regarding increased traffic by visitors, she stated that adoptions are by appointment. Ms. Lucero stated she would like open communication with neighbors for any concerns.

Project Planner Jeffrey Lum responded to public comment/concerns received via email from Calvin Teraura:

- Ability to secure cats and dogs: In addition to multiple fencings, there will be volunteer supervision 10am to 6pm; animals will be secured in building after 6pm and the applicant resides on site.
- Increased traffic: An average of 1-3 visitors and 2-4 volunteers will be visiting the site per day and is not determined to be a significant increase in traffic.
- Noise: Applicant is proposing sound dampening building materials to absorb sounds. The applicant indicated there will be open communication with neighbors for any complaints. The nearest residence to structure is 400 feet.
- Sanitation: Areas will be cleaned twice per day; solid waste will be sealed in bags and collected at least once per week; and mosquito prevention and food waste management to prevent rodents.
- Flooding: The project site is not located within a flood zone. The structure finished floor is 12 inches above grade and applicant noted no flooding during the early 2023 storms. There is also a Solano Irrigation District canal on the north side to address site runoff.

There were no further speakers and the hearing was closed.

Based on the staff report and testimony received, Mr. Calder approved the staff report subject to the recommended conditions of approval. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of April 6, 2023.