

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

Meeting of November 7, 2024

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, and via audioconference.

STAFF PRESENT

Allan Calder, Acting Zoning Administrator
Patricia Murakami, Clerk
Marianne Richardson, Clerk
Travis Kroger, Associate Planner
Nedzlene Ferrario, Principal Planner
Holly Tokar, Deputy County Counsel

OTHER PARTICIPANTS

Mike & Rhonda Petrillo
James Silverthorn
Matt Flaherty
Ryan & Sheri Nevins
Jerry Nelson
Greg Ferguson
Ryan Shaw
Brian Manning

PUBLIC HEARINGS

1. PUBLIC HEARING to consider Minor Use Permit application **MU-23-08** to establish a Special Events Facility (Small/Medium), located three (3) miles southwest of the City of Winters in the Exclusive Agriculture 20-acre minimum (A-20) zoning district at 3695 Vickrey Lane, APN 0101-090-550. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Travis Kroger, 707-784-6765)

Staff Recommendation: Approval

Action: The applicants, Mike and Rhonda Petrillo, were present and acknowledged receipt of the staff report and agreement with the conditions of approval.

Acting Zoning Administrator Allan Calder opened the public hearing to the following speakers:

- A. James Silverthorn - Against
- B. Matt Flaherty - Against
- C. Sheri Nevins - Against
- D. Ryan Nevins - Against
- E. Jerry Nelson - Against
- F. Greg Ferguson - Against

Public speakers stated concerns of impacts on domestic animals, noise pollution, environmental concerns, traffic and road impacts, lack of event management experience, and lack of a required private Road Maintenance Agreement.

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.

The Project Planner, Travis Kroger, provided context regarding written public comments received and addressed concerns regarding the number of events and attendees, noise, modular restrooms, parking, emergency access, and road maintenance.

Mr. Kroger also stated that a slight revision was proposed to the road maintenance condition, which says that the applicant will be responsible for the maintenance of the road proportional to the amount of traffic to their property, and that the responsibility would be to make sure the road is in at least the same condition that it's in now, before and after.

Mr. Calder commented that property zoned exclusive agriculture is considered commercial in nature and special events and other incidental uses to agriculture are allowed in the County. The Board of Supervisors has identified agritourism as an area of economic development that they wish to incentivize and promote.

In light of the written and verbal testimony received, the applicants requested to continue the public hearing to a date uncertain. With the applicants' agreement, Mr. Calder took action to continue the public hearing to a date uncertain. When scheduled for public hearing in the future, this item will again be publicly noticed pursuant to Solano County Zoning Regulations.

Mr. Calder noted that a proposed zone text amendment related to the road maintenance agreement requirement was on the agenda for discussion at the November 19, 2024 Land Use and Transportation Committee and encouraged those interested to attend.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of November 7, 2024.