## MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

## Meeting of September 1, 2011

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

Karen Avery & Nedzlene Ferrario, Senior Planners

Eric Wilberg, Planning Technician Diane Gilliland. Office Assistant III

## **ADMINISTRATIVE APPROVALS**

1. Administrative Permit Application No. AD-11-06 of **Debra Galway & Kirk Howard** (**Menagerie Hill Ranch**) for a Type II Home Occupation for a goat and alpaca breeding operation with sales of seed stock and 4-H/FFA project animals, egg and fiber production (including handmade fiber items), sales of livestock and product off-site and on-site by appointment only. The property is located at 4071 Norman Court, 4 miles north of the City of Vacaville in an "RR-5" Rural Residential Zoning District, APN: 0104-120-800. (Project Planner: Eric Wilberg)

**Approved** 

 Compliance Review No. 1 to Performance Standards No. PS-04-01 of A&A Concrete Supply, Inc. for the continued use of a concrete batch plant located at 3809 Bithell Lane, 8 miles east of the City of Fairfield in an "MG-3" General Manufacturing Zoning District, APN: 0048-020-550. (Project Planner: Nedzlene Ferrario) Approved

## **PUBLIC HEARINGS**

3. **PUBLIC HEARING** to consider Minor Revision No. 2 to Use Permit No. U-96-36 and Marsh Development Permit No. MD-96-05 of **Black & Veatch (Sprint-Gibson Hill)** to replace 5' antennas with 6' antennas and adding ground mounted equipment cabinets to an existing wireless communications facility. The project is located at 2100 Goodyear Road, 2 miles north of the City of Benicia in an "A-40" Exclusive Agricultural Zoning District, APN: 0090-270-460. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. Staff recommended that Condition No. 3 with regard to the RF Environmental Evaluation Report be deleted because it has been previously satisfied. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the

minor revision subject to the recommended conditions of approval with the deletion of Condition No. 3.

Mr. Yankovich stated that 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. **PUBLIC HEARING** to consider Use Permit Application No. U-11-08 of **Complete Wireless Consulting (Verizon)** to add antennas on an existing monopine (U-05-27) located at 4236 Green Valley Road .5 miles north of the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN: 0025-180-290. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Karen Avery) **Staff Recommendation:** Approval

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

Mr. Yankovich stated that 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. Since there was no further business, the meeting was **adjourned**.