

**AMENDED
MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of October 3, 2013

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, Planning Technician
Victor Chan, Civil Engineer
Stanley Schram, County Surveyor
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Extension No. 1 to Use Permit No. U-86-57 of **Lisa Montoya** for the continued operation of a public stable and horse arena located at 7155 Shelton Lane, .25 miles north of the City of Vacaville in an "RR-5" Rural Residential Zoning District, APN: 0105-180-600. (Project Planner: Eric Wilberg)
Approved

PUBLIC HEARINGS

(This item was amended to include more information)

2. **CONTINUED PUBLIC HEARING** to consider Sign Permit Application No. SGN-13-01 of **Signs by Heck (Forage Genetics Signage)** for two freestanding signs totaling 42 square feet located at 7661 Becker Road, 1.5 miles south of the City of Davis in an "A-40" Exclusive Agricultural Zoning District, APN: 0110-110-170. 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.

Eric Wilberg gave a brief presentation of staff's written report. He noted that there were comments expressed at the zoning administrator meeting on August 15, 2013 by several property owners. The concerns expressed were that the proposed sign incorrectly labels the gravel road as being specific for the Forage Genetics facility which could mislead any protesters who may protest against the work of Forage Genetics to mistake neighboring residences as the facility. They also did not believe the size, location and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site.

Mr. Wilberg entered into the record written comments by Kelly Ridgeway and Tim Peevyhouse. Their comments recognized the changes made to the dimensions of the

sign were an improvement but still expressed opposition to any sign with the word "Genetics" that points in the direction of their home.

The applicant, Julie Ho, stated that they have tried to meet the needs of the neighbors and have agreed to prepare a smaller sign in front of the resident's homes to help direct visitors to the Forage facility. They also agreed to install a sign at the entrance of the company's property. Ms. Ho stated that it would not be possible for them to change the name of their company. The applicant concurred with staff's recommendation for approval.

Mr. Yankovich closed the public hearing and approved the sign permit subject to the recommended conditions of approval, with an additional condition that the applicant will install a sign at the entrance of their property.

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-13-01 of **RG West Builders (Blue Mountain Homes)** to subdivide 10 acres into 3 parcels located on the east side of English Hills Road .6 miles north of Cantelow Road, 1.6 miles northwest of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0105-080-090. 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

Nedzlene Ferrario gave a brief presentation of staff's written report. After staff's presentation Mike Yankovich opened the public hearing. A neighboring property owner voiced several concerns with regard to off-site drainage, flooding and well water contamination.

Victor Chan stated that the applicant has met all of the engineering requirements and drainage calculations. He stated that from an engineering standpoint this project will not worsen the existing flooding situation. The applicant concurred with staff's recommendation for approval.

Since there were no further speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the minor subdivision 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

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