

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of July 30, 2009

The special 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
Jim Leland, Principal Planner
Michael Profant, Assistant Planner
Eric Wilberg, Planning Technician
Kristine Letterman, Zoning Administrator Clerk

1. **CONTINUED PUBLIC HEARING** to consider Minor Revision No. 1 to Use Permit No. U-93-11 of **Janet Verplank** for a horse boarding facility located at 2525 Cordelia Road in an “A-40” Exclusive Agricultural Zoning District, 0.5 miles southwest of the City of Fairfield, APN: 0027-272-040. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Michael Profant) **Staff Recommendation:** Approve

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 minor revision 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

2. **PUBLIC HEARING** to consider Minor Revision No. 3 to Use Permit No. U-77-51 of **American Tower Corp. (c/o Complete Wireless Consulting)** for the collocation of antennas and microwave dishes located at 8757 Pedrick Road, Dixon in an “A-40” Exclusive Agricultural Zoning District, APN: 0110-140-030. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approve

After a brief presentation of staff’s written report, Mike Yankovich opened the public hearing. The applicant suggested several modifications to the conditions of approval: Condition No. 1 to add the number of antennas and microwave dishes; Condition No. 2 the agency referenced should be the Federal Communications Commission and not the Environmental Protection Agency; Condition No. 10 make clear the time limit of the permit is 10 years. Staff concurred with the requested modifications.

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 including the suggested modifications.

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

3. **PUBLIC HEARING** to consider Waiver Permit Application No. WA-09-05 of **Kamran Alavi** for a waiver of the required two-car enclosed garage for primary dwelling located at 3127 McClosky Road, 2 miles west of the City of Rio Vista in an "A-160" Exclusive Agricultural Zoning District, APN: 0048-100-670. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approve

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 waiver 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

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