

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of January 4, 2010

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: Jim Leland, Principal Planner
 Ned Ferrario, Senior Planner
 Eric Wilberg, Planning Technician
 Kristine Letterman, Zoning Administrator Clerk

1. **PUBLIC HEARING** to consider Use Permit Application No. U-07-08 of **Raul Rodriguez** for a contractor’s business as a Rural Residential Enterprise at 7943 North Locke Road 2.2 miles north of the City of Vacaville in an “RR-2.5” Rural Residential Zoning District, APN: 0106-021-100. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Ned Ferrario) **Staff Recommendation:** Approval

Ned Ferrario gave a brief presentation of staff’s written report. She noted that she received a phone call from a neighboring property owner just prior to the meeting who expressed an opposition to the project. The applicant was not present at the hearing.

Jim Leland opened the public hearing. Larry Ryland, an adjacent landowner spoke about his concerns with regard to noise, and a potential for contamination of his water well. Mr. Ryland inquired about the location of the applicant’s leachfield in relation to the location of his well. He also expressed his concern with the possible increase in intensity of the operation in the future. Mr. Ryland stated that due to medical reasons his wife could not attend the meeting, but would like her comments included in the meeting record. Mr. Leland stated that Mrs. Ryland could email her comments to the project planner for submission into the record.

Since there were no further speakers, Mr. Leland closed the public hearing. Mr. Leland explained that rural resident enterprises are allowed in the Rural Residential Zoning District. He stated that this proposal is reasonably restricted by the conditions of approval which include no outdoor storage of materials, only one non-resident employee is permitted on the property, and the hours of business are limited from 8am to 5pm. Mr. Leland stated that the Environmental Health Division reviewed this proposal and did not provide any comments.

Mr. Leland directed staff to follow up on Mr. Ryland’s concerns and to modify conditions as necessary. Mr. Ryland’s wife was encouraged to submit comments by email before the end of the day.

Mr. Leland 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 Use Permit Application No. U-09-12 of **John Dobles** for a Rural Residential Enterprise. The proposal consists of converting a portion of an existing garage into an office space for Solano Archeological Services. The project is located at 6059 Clark Road, 6 miles south of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0142-170-100. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Jim Leland 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. Leland closed the public hearing and approved the use permit subject to the recommended conditions of approval.

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