

DEPARTMENT OF RESOURCE MANAGEMENT

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COUNTY

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Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

Meeting of June 19, 2025, at 10:00 a.m. Attendance options:

Audioconference: Call 1-323-457-3408, enter Phone conference ID: 824 066 543#

In Person: Office of Resource Management, County Administration Center,
675 Texas Street, Suite 5500, Fairfield, CA

Attendance by the applicant or authorized representative may be necessary to enable a decision to be rendered.

PUBLIC COMMENTS can be submitted via mail or email at the addresses listed above and must be received by 8:00 a.m. the day of the meeting.

The Zoning Administrator offers the opportunity to call in to this meeting as a courtesy to the public. If a technical error or outage occurs affecting the audioconference call in number, the Zoning Administrator will continue the meeting in public in the County Administration Center.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact the Department of Resource Management at the address and phone number listed above at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

Any person adversely affected by a decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days of the Zoning Administrator's action. The appeal must be filed with the Secretary to the Planning Commission and must state the reasons why the Zoning Administrator erred in the decision.

- A G E N D A -

PUBLIC HEARINGS

NEW BUSINESS

1. Consideration of **Minor Use Permit** application no. **MU-25-01** by **Sarah Hawkins** to construct a new residential accessory structure (4,060 sf) and three existing residential accessory structures (515 sf, 160 sf, and 200 sf), totaling approximately 4,935 square feet, located at 7547 English Hills Road, 1.8 miles north of the City of Vacaville in the Rural Residential (RR-5) zoning district, APN 0105-080-370. (Project Planner: Jasper Gutkowski, 707-784-3169)

Staff Recommendation: Approval

Staff reports can be found at www.solanocounty.gov under Departments, Resource Management, Boards and Commissions, Solano County Zoning Administrator approximately one week prior to the hearing.

2. Consideration of **Lot Line Adjustment** Application No. **LLA-25-05** by **Chad Lodel** to transfer 20 acres of land from the Deborah Bowman parcel (APN: 0102-030-320) to the Lodel parcel (APN: 0102-230-170), approximately 3 miles north of the City of Vacaville, within the Exclusive Agriculture “A-20” zoning district. (Project Planner: JT Lee, 707-784-3231)

Staff Recommendation: Approval

3. Consideration of **Use Permit Minor Revision** Application **U-11-12-MR1**, by **Jack O’Brien**, to expand Spectrum School’s use from 20,398 sq. ft. to include an additional 2,690 sq. ft. currently occupied by O’Brien Builders. The proposal includes construction of an interior corridor, making Spectrum School the sole tenant of the building. The site is located 0.1 miles from the City of Fairfield in the Residential Traditional Community Mixed Use (RTC-MU) Zoning District, APN #0044071320. (Project Planner: Stevie Villatoro, 707-784-6765)

Staff Recommendation: Approval

4. Consideration and approval of **Minor Subdivision MS-22-03** by **Canon Partners, LLC** to subdivide a 295.55-acre property into two lots of 131.67 and 163.88 acres, located at 5204 North Gate Road, adjacent to the City of Fairfield, within the Exclusive Agriculture “A-80” zoning district and Policy Plan Overlay PP-17-01; APNs 0166-040-060 and 0166-050-100. (Project Planner: Eric Wilberg, 707-784-6765)

Staff Recommendation: Approval

OLD BUSINESS

1. Consideration of **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. (Project Planner: Travis Kroger, 707-784-6765)

Staff Recommendation: Approval

ADJOURNMENT

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a 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)

The hearing will be held on **Thursday, June 5, 2025 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Phone: You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, May 21, 2025
Winters Express - legal ad/one time – Wednesday, May 21, 2025