MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of December 2, 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.

<u>STAFF PRESENT</u>: Michael Yankovich, Program Manager

Eric Wilberg, Planning Technician Stan Schram, County Surveyor Nick Burton, Grading Engineer

Kristine Letterman, Zoning Administrator Clerk

1. CONTINUED PUBLIC HEARING to consider Lot Line Adjustment Application No. LLA-10-04 and Certificate of Compliance No. CC-10-09 of Phillippi Engineering (Patelzick-Bell) to adjust a common property line to obtain a minimum 10 foot side yard setback for an existing accessory structure. The property is located at 3814 Serenity Hills Drive 1 mile northeast of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN's: 0123-060-670 & 680. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA. (Project Planner: Eric Wilberg) Staff Recommendation: Approval

This item was continued to allow staff and the applicant additional time to gather more upto-date information addressing grading and drainage concerns on the property. Staff performed a site inspection to assess and document the extent of grading activity that has taken place. It was noted that staff has met with both property owners to discuss potential remedies of the identified grading and drainage concerns on-site. As a result, the Public Works Division has required that Mr. Bell improve upon the erosion control measures currently in place and maintain the site on a regular basis.

Mike Yankovich opened the public hearing. The applicant's representative concurred with staff's recommended conditions of approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the lot line adjustment 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

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