

**Department Of  
Resource Management**  
675 Texas Street, Suite 5500  
Fairfield, CA • 94533

Planning Division  
(707) 784-6765

MEMORANDUM:

Agenda Item No. 2

TO: Solano County Planning Commission

FROM: Eric Wilberg, Planning Technician

DATE: August 6, 2009

SUBJECT: Appeal of Zoning Administrator Approval of Sign Permit SGN-09-02  
(Karaouni)

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DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission **deny** the appeal and **uphold** the Zoning Administrator decision approving Sign Permit application SGN-09-02, subject to the Findings and Conditions contained in Zoning Administrator Resolution No. 09-13 (Exhibit B).

BACKGROUND & PROJECT DESCRIPTION

On June 25<sup>th</sup>, 2009 the Zoning Administrator approved application SGN-09-02 for a master sign permit to allow one 60' freeway sign, one 20' center identification sign, and three wall mounted signs totaling no more than 200 square feet. The property is located at 7335 Oday Road, Vacaville and is identified as Assessor Parcel Number 0109-170-220. The property is subject to the limitations and allowances provided by Policy Plan Overlay PP-02-04. The proposed signage conforms to the standards set forth in PP-02-04.

Please refer to the attached Zoning Administrator staff report for complete project description (Exhibit C).

OBJECTIONS PRESENTED TO ZONING ADMINISTRATOR:

As noted in the minutes on June 25<sup>th</sup>, 2009, there were no speakers against the sign permit application during the course of the public hearing (Exhibit D).

APPEAL

During the course of the 10 day appeal period, an Appeal Request Form was received by staff of the Solano County Department of Resource Management.

On July 6<sup>th</sup>, 2009 Mr. Raj Kumar Sharma filed an Appeal Request Form, appealing the decision of the Zoning Administrator's approval of Sign Permit application SGN-09-02 (Exhibit E).

The appeal claims that the proposed signage, in particular the 60' freeway sign, will negatively affect Mr. Sharma's property. Specifically, the appellant addresses the concern that drainage from Mr. Karaoui's property will now flow onto Mr. Sharma's property as a result of the proposed signage.

**STAFF RESPONSE TO APPEAL**

Altered drainage

A staff site inspection on July 23<sup>rd</sup>, 2009 confirmed there to be a Solano Irrigation District (SID) canal separating the subject parcel and the appellant's parcel. The Public Works Engineering Division has provided analysis of the drainage on site and supports staff's recommendation.

Staff recommended findings

The staff **does not** recommend any changes to the findings made by the Zoning Administrator at the public hearing for this item.

**RECOMMENDATION**

In conclusion, staff is recommending that the Planning Commission **deny** the appeal and **uphold** the decision of the Zoning Administrator approving Sign Permit SGN-09-02, subject to the Findings and Conditions contained in Zoning Administrator Resolution No. 09-13, and as repeated in Planning Commission Resolution, attached as Exhibit A.

<b>Exhibits:</b>	<b><u>Page</u></b>
A - Draft Planning Commission Resolution.....	03
B - Zoning Administrator Resolution .....	04
C - Zoning Administrator Staff Report .....	06
D - Zoning Administrator Minutes of June 25, 2009.....	15
E - Appeal Request Form.....	16

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## SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. --

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**WHEREAS**, the Solano County Planning Commission has considered an appeal of the Zoning Administrator's approval of Sign Permit Application No. SGN-09-02 of **Mahmoud Karaouni** for three signs at 7335 Oday Road in a "PP" Policy Plan Overlay Zoning District, north of the City of Vacaville, APN: 0109-170-220, and

**WHEREAS**, said Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 6, 2009, and

**WHEREAS**, after due consideration, the said Planning Commission has made the following findings in regard to said proposal:

1. **The proposed sign does not exceed the standards of Sections 28.66.060 (Zoning District Sign Standards) and 28.66.070 (Standards for Specific Types of Signs), and 28.39 (Policy Plan Overlay PP-02-04) and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

The proposed signage meet the standards set forth for Policy Plan Overlay PP-02-04, Section 28.66 with respect to size, location, and height. The signs will allow motorists traveling along Interstate 80 and the nearby roads to identify the facility from a sufficient distance and to safely and conveniently access the facility.

2. **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, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signs are complementary and compatible with the architectural character of the site and surrounding area.

3. **The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.66.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.66.050(D) and (E) of the Solano County Zoning Ordinance.

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby deny the appeal and uphold the decision of the Zoning Administrator approving Sign Permit Application No. SGN-09-02, subject to the following recommended conditions of approval:

1. The proposed use shall be established in accord with Policy Plan Overlay Zoning District PP-02-04 and Sign Permit application SGN-09-02, submitted April 30, 2009 for Mahmoud Karaouni, as heard by the Solano County Zoning Administrator and Solano County Planning Commission.
2. Any expansion or change in location may require a new sign permit.

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 09-13**

**WHEREAS**, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-09-02 of **Mahmoud Karaouni** for three signs at 7335 Oday Road in a "PP" Policy Plan Overlay Zoning District, north of the City of Vacaville, APN: 0109-170-220, and

**WHEREAS**, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on June 25, 2009, and

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **The proposed sign does not exceed the standards of Sections 28.66.060 (Zoning District Sign Standards) and 28.66.070 (Standards for Specific Types of Signs), and 28.39 (Policy Plan Overlay PP-02-04) and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

The proposed signage meet the standards set forth for Policy Plan Overlay PP-02-04, Section 28.66 with respect to size, location, and height. The signs will allow motorists traveling along Interstate 80 and the nearby roads to identify the facility from a sufficient distance and to safely and conveniently access the facility.

2. **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, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signs are complementary and compatible with the architectural character of the site and surrounding area.

3. **The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.66.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.66.050(D) and (E) of the Solano County Zoning Ordinance.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Sign Permit Application No. SGN-09-02 subject to the following recommended conditions of approval:

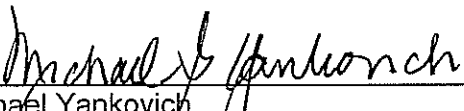
1. The proposed use shall be established in accord with Policy Plan Overlay Zoning District PP-02-04 and Sign Permit application SGN-09-02, submitted April 30, 2009 for Mahmoud Karaouni, as heard by the Solano County Zoning Administrator.
2. Any expansion or change in location may require a new sign permit.

3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.66 of the Solano County Zoning Ordinance.
4. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
5. The signage shall be placed outside of the right-of-way for Oday Road and shall not be situated in a position that would create an unsafe condition for local traffic.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 25, 2009.

BIRGITTA E. CORSELLO, DIRECTOR  
RESOURCE MANAGEMENT

  
\_\_\_\_\_  
Michael Yankovich  
Planning Program Manager

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# SOLANO COUNTY ZONING ADMINISTRATOR

## Sign Permit Resource Management Staff Report

**Application No. SGN-09-02**  
**Project Planner: Eric Wilberg**

**Meeting of June 25<sup>th</sup>, 2009**  
**Agenda Item No. 1**

<p><b><u>Applicant:</u></b> Name: Mahmoud Karaoui Address: 7335 Oday Road Vacaville, CA 95688</p>	<p><b><u>Property Owner:</u></b> Name: Same</p>
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**Action Requested:**  
Approval of a master sign permit to allow one 60' freeway sign, one 20' center identification sign, and three wall mounted signs totaling no more than 200 sq. ft.

**Site Information:**

Size: 6.47 acres	Location: 7335 Oday Road, Vacaville CA
APN: 0109-170-220	
Zoning: PP-02-04	Land Use: Highway services facility
General Plan: Highway Commercial	Ag. Contract: N/A
Soils Type(s): N/A	Access: Oday Road
Utilities: N/A	

**Adjacent General Plan Designations, Zoning and Existing Land Uses**

	General Plan	Zoning	Land Use
North	Rural Residential	RR 2.5	Residential
South	City of Vacaville	City of Vacaville	Commercial
East	Interstate 80	Interstate 80	Transportation
West	Rural Residential	RR 2.5	Residential

**Motion to Approve:**  
The Zoning Administrator does hereby **ADOPT** the attached draft resolution and **APPROVE** Sign Permit No. U-09-02 subject to the recommended conditions of approval.

### SETTING & PROJECT DESCRIPTION

The subject property is located at 7335 Oday Road in unincorporated Solano County, immediately north of Vacaville city limits and adjacent to Interstate 80. The developed portion of the property includes a storage shed and a 3,000 sq. ft. produce market. Additional buildings and uses have been permitted through Policy Plan Overlay Zoning District 'PP-02-04'. The project will allow for the construction of various on site signs. Signage includes:

- One freestanding 60 ft. tall, 60 sq. ft. freeway sign
- One 20 ft. tall, 84 sq. ft. center identification sign
- Three 2' X 30' illuminated, wall mounted signs, not totaling more than 200 sq. ft.

PP-02-04 has set forth the following sign standards for the subject property:

**Sign Standards for PP-02-04**

- a. One freestanding 60 ft. tall, 60 sq. ft. freeway sign shall be allowed for the site. The shape and size of the freeway sign shall be substantially in accordance with that submitted by the applicant and labeled #1 "Freeway Sign" (Staff Report, Exhibit J). The freeway sign shall identify up to a maximum of three retail businesses oriented to the highway traveler. A fourth user may be permitted to display on the sign by agreement with Solano County pursuant to future approval of an amendment to this Policy Plan Overlay.
- b. One 20 ft. tall, 84 sq. ft. "Center Identification" shall be allowed for the site. The shape and size of the freeway sign shall be substantially in accordance with that submitted by the applicant and labeled #2 Center Identification Sign (Staff Report, Exhibit J)..
- c. Directional, street name, other health and safety or informational signs as approved by the County are permitted.
- d. No roof signs shall be permitted within the Policy Plan Overlay area.
- e. Prior to issuance of a building permit for any sign, the developer shall submit a professionally prepared Master Sign Plan addressing all proposed signs, including the "Freeway Sign" and "Center Identification Sign", in accordance with the requirements of Zoning Ordinance § 28.66.030(C).

Approval of the Master Sign Plan shall be by the Zoning Administrator and, with the exception of the "Freeway Sign" and "Center Identification Sign", approval of the Master Sign Program shall require that the Zoning Administrator first make all of the Findings required by Zoning Ordinance §28.66.030(D).

Approval of the "Freeway Sign" and "Center Identification Sign" shall require that the Zoning Administrator first make all of the Findings required by Zoning Ordinance §28.66.030(D)(2) and §28.66.030(D)(3).

- f. The approval of any illuminated sign shall not be final until thirty (30) days after installation during which time the Director of Resource Management may order dimming if the illumination is found to be excessively brilliant. Sign illumination shall be considered excessive when it prevents the normal perception of objects or buildings beyond or in the vicinity of the sign or impacts nearby residentially developed or zoned properties.

The proposed sign permit application conforms to the signage standards for both the Policy Plan Overlay and to Section 28-66 of the Solano County Ordinance, which regulates signs.

## ENVIRONMENTAL ANALYSIS

### Exempt from CEQA

The project is exempt under CEQA Guidelines Section 15311, accessory structures.

## DEPARTMENTAL REVIEW

**Public Works Engineering** has requested that the signs not be placed within the County right-of-way for Oday Road, not situated in a position that would create an unsafe condition for local traffic and that (signage) meets all required setbacks (Exhibit C).

**Building and Safety** has requested that the permittee obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

## GENERAL PLAN AND ZONING

### General Plan

The General Plan Land Use designation is Highway Commercial. The Policy Plan Overlay PP-02-04 has been found to be consistent with this designation.

### Zoning

Section 28-39 Policy Plan Overlay (PP-02-04) District provides that one freestanding 60' tall, 60 sq. ft. freeway sign and one 20', 84 sq. ft. center identification sign shall be allowed on site. Section 28.66.060 (Zoning District Sign Standards) provides that a maximum of three signs totaling no more than 200 sq. ft. may be installed per parcel in the Commercial Highway 'CH' Zoning District. With the approval of this sign permit application, the proposed signage conforms to these requirements.

## RECOMMENDATION

The Department of Resource Management is recommending that the Zoning Administrator APPROVE the Sign Permit, based on the finding enumerated herein, and subject to the conditions of approval incorporated in this report.

## SIGN PERMIT MANDATORY FINDINGS



1. **The proposed sign does not exceed the standards of Sections 28.66.060 (Zoning District Sign Standards) and 28.66.070 (Standards for Specific Types of Signs), and 28.39 (Policy Plan Overlay PP-02-04) and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site..**

The proposed signage meet the standards set forth for Policy Plan Overlay PP-02-04, Section 28.66 with respect to size, location, and height. The signs will allow motorists traveling along Interstate 80 and the nearby roads to identify the facility from a sufficient distance and to safely and conveniently access the facility.

2. **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, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signs are complementary and compatible with the architectural character of the site and surrounding area.

3. **The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.66.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.66.050(D) and (E) of the Solano County Zoning Ordinance.

## **RECOMMENDATION**

If after the public hearing the Zoning Administrator concludes the findings and recommended conditions (or as may be amended) are appropriate, the Zoning Administrator should **ADOPT** the mandatory and suggested findings, and **APPROVE** Sign Permit Application No. SGN-09-02.

## **CONDITIONS OF APPROVAL**

1. The proposed use shall be established in accord with Policy Plan Overlay Zoning District PP-02-04 and Sign Permit application SGN-09-02, submitted April 30, 2009 for Mahmoud Karaouni, as heard by the Solano County Zoning Administrator.
2. Any expansion or change in location may require a new sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.66 of the Solano County Zoning Ordinance.
4. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing,

converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

5. The signage shall be placed outside of the right-of-way for Oday Road and shall not be situated in a position that would create an unsafe condition for local traffic.

Attachments:

- Exhibit A: Draft Resolution
- Exhibit B: Site Plan
- Exhibit C: Public Works Engineering Memorandum

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. --**

**WHEREAS**, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-09-02 of **Mahmoud Karaouni** for three signs at 7335 Oday Road in a "PP" Policy Plan Overlay Zoning District, north of the City of Vacaville, APN: 0109-170-220, and

**WHEREAS**, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on June 25, 2009, and

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **The proposed sign does not exceed the standards of Sections 28.66.060 (Zoning District Sign Standards) and 28.66.070 (Standards for Specific Types of Signs), and 28.39 (Policy Plan Overlay PP-02-04) and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

The proposed signage meet the standards set forth for Policy Plan Overlay PP-02-04, Section 28.66 with respect to size, location, and height. The signs will allow motorists traveling along Interstate 80 and the nearby roads to identify the facility from a sufficient distance and to safely and conveniently access the facility.

2. **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, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signs are complementary and compatible with the architectural character of the site and surrounding area.

3. **The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.66.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.66.050(D) and (E) of the Solano County Zoning Ordinance.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Sign Permit Application No. SGN-09-02 subject to the following recommended conditions of approval:

1. The proposed use shall be established in accord with Policy Plan Overlay Zoning District PP-02-04 and Sign Permit application SGN-09-02, submitted April 30, 2009 for Mahmoud Karaouni, as heard by the Solano County Zoning Administrator.
2. Any expansion or change in location may require a new sign permit.

3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.66 of the Solano County Zoning Ordinance.
4. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
5. The signage shall be placed outside of the right-of-way for Oday Road and shall not be situated in a position that would create an unsafe condition for local traffic.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 25, 2009.

BIRGITTA E. CORSELLO, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager

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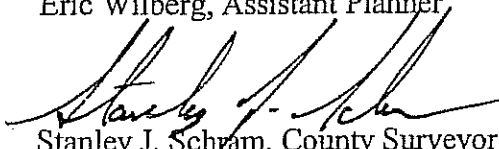


**SOLANO COUNTY**  
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 Public Works Engineering  
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Birgitta Corsello, Director  
 Cliff Covey, Assistant Director

**MEMORANDUM**

**DATE:** May 1, 2009  
**TO:** Eric Wilberg, Assistant Planner  
**FROM:**   
 Stanley J. Schram, County Surveyor  
**SUBJECT:** SGN-09-02, Mahmoud Karaouni

Public Works Engineering has reviewed the sign application from Mahmoud Karaouni for new signage for a produce stand. The site is located at 7335 O'Day Road at the intersection of Midway Road and Interstate 80. Applicant proposes one 60 foot tall freeway sign facing the interstate and one monument sign at the entrance to the produce stand.

Public Works Engineering has no concerns with the proposed signage as long as it is placed outside of the right of way for O'Day Road, is not situated in a position that would create an unsafe condition for local traffic and meets all required setbacks.

This response addresses concerns of Public Works Engineering for roads, mapping and grading.

Please feel free to call me at 784-6069 if you have any questions.

HAUSERS\SJ\SCHRAM\@D.R.C\@SGN\ SGN-09-02.mem

**Exhibit C**  
 to Exhibit C

Building & Safety David Cliche, Chief Building Official	Planning Services Mike Yankovich Program Manager	Environmental Health Terry Schmidtbauer Program Manager	Administrative Services - 14 - icant Analyst	Public Works- Engineering Paul Wiese Engineering Manager	Public Works- Operations Rick O'Neill Operations Manager
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# MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

## Meeting of June 25, 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  
Eric Wilberg, Planning Technician  
Kristine Letterman, Zoning Administrator Clerk

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1. **PUBLIC HEARING** to consider Sign Permit Application No. SGN-09-02 of **Mahmoud Karaouni** for three signs at 7335 Oday Road in a "PP" Policy Plan Overlay Zoning District, north of the City of Vacaville, APN: 0109-170-220. 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, 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 sign permit application subject to the recommended conditions of approval.

2. **PUBLIC HEARING** to consider Waiver Permit Application No. WA-09-02 of **Hermogenes Pastor** for a side yard setback waiver for a remodel of one of two single-family homes at 131 Cypress Avenue, Vallejo in an (R-D) Duplex Residence Zoning District, APN: 0059-152-060. 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

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant was not present at the hearing. 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.

3. **PUBLIC HEARING** to consider Waiver Permit Application No. WA-09-03 of **Michael Parks** to maintain a non-conforming side yard setback of 8' for an extension of an existing deck and new cover for deck. The property is located at 1131 Belmont Avenue, 0.5 miles west of the City of Vallejo, in an "RE-1/4" Residential Estate Zoning District, APN: 0074-252-060. 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

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant was not present at the hearing. Since there were no speakers either for or



Solano County Department of

# Resource Management

675 Texas Street, Suite 5500 • Fairfield, California 94533 • (707) 784-6765

## APPEAL REQUEST FORM

1. Name of Appellant RAJ KUMAR SHARMA Telephone 530-633-2057
2. Mailing Address PO BOX 1107 City Wheatland State CA Zip 95692
3. Appealed to: Planning Commission  Board of Supervisors
4. Appeal Fee (\$150.00): receipt # 957029 (will bring into office on 7/6/09)
5. State reason(s) (or attach in writing) why the decision making body erred in its decision:

Re: sign Permit Application NO. SGN-09-02  
of Mahmoud Karaouni.

I am his next door neighbor.

The signs he requested are going to negatively affect my property. prior to he change

the use of parcel from Ag to commercial. His field was draining to the front into County provided drain which goes into Sweeney Creek. He had planned a big sign at this corner. So he deliberately diverted his drain to my parcel. I went to Planning Dept work into it. I talk to Eric Wilber

Appellants Signature Raj Kumar Sharma Date 6-3-09 **Exhibit E**

on ~~July~~ June 25, 09 about this write I came to attend the hearing but it was over the time I got there,