

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of November 18, 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: Michael Yankovich, Program Manager
Eric Wilberg, Planning Technician
Stan Schram, County Surveyor
Nick Burton, Grading Engineer
Kristine Letterman, Zoning Administrator Clerk

1. **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)

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. Alvin Leung spoke on behalf of the applicant and stated that the applicant concurs with the conditions of approval. Tiffany Schrock, a neighboring property owner submitted a letter in opposition to the project. She also submitted several additional letters from other area landowners in opposition to the project. The concerns that were voiced were the applicant's grading of the property without the benefit of a permit and the significant erosion and drainage problems to the neighbors as a result.

Nick Burton stated that he performed a site visit and while he was on the property he observed erosion control measures in place. Mr. Burton stated that he has talked with Mr. Bell, who is the property owner, and Mr. Bell stated that he would like to obtain the proper county permits, but asked for additional time due to financial issues.

Mr. Yankovich stated that since it appears there are some unresolved issues and questions about exactly what is taking place on the property, he continued this matter to the next regular meeting of December 2, 2010. Mr. Yankovich requested that staff meet with the applicant to gather up-to-date information regarding the grading of the property and drainage situation.

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