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Planning Services Division

**MINUTES OF THE SOLANO COUNTY
ZONING ADMINISTRATOR'S MEETING**

Meeting of August 4, 2022

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, and via audioconference.

STAFF PRESENT

Matt Walsh, Acting Zoning Administrator
Eric Wilberg, Project Planner
Stephen Fredericks, County Surveyor
Marianne Richardson, Clerk

OTHER PARTICIPANTS

Tony Perfetto
Aaron McAlister

PUBLIC HEARING

1. Consideration of Lot Line Adjustment application LLA-22-02 of Steven Siegal and Weiyao Ou to transfer two portions of 8,145 square feet between two lots located at 4311 Stonefield Lane, one mile northwest of the City of Fairfield, within the Rural Residential "RR-5" and Exclusive Agriculture "A-20" Zoning Districts: APN's 0153-170-190 and 290. (Project Planner: Eric Wilberg, 707-784-6765) **Staff Recommendation:** Approval

Action: The applicants were represented by Tony Perfetto of Robert A. Karn & Associates Engineers, who was present. Matt Walsh, Acting Zoning Administrator, asked if the applicant had received the staff report and was in agreement with the conditions of approval. Mr. Perfetto affirmed both receipt and agreement of the conditions.

Mr. Walsh opened the public hearing for comments.

Aaron McAlister, a neighbor in Rockville Heights, stated concern that this parcel has been historically landlocked and the lot line adjustment will enable access to the private road which the parcel has never been party to the roadway maintenance agreement. Further stating that Mr. Siegal has not reached out to the neighboring owners about this action or use of the roadway, and it will create a problem with the owners that have maintained the private road.

Mr. Walsh noted his understanding is that the property is undeveloped and there has not been a need to address access.

Project Planner Eric Wilberg stated the recorded 1985 Parcel Map shows this parcel as a standalone lot and the title report does indicate an access easement.

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.

Mr. McAlister stated he can provide two previous title reports that do not show a recorded legal access to the parcel. Further stating that the parcel has never participated in the roadway maintenance agreement which is not being considered as part of this action.

Mr. Walsh introduced Solano County Surveyor Stephen Fredericks who stated he has reviewed the application and title report which does indicate the Siegal parcel has legal access down to Rockville Road.

Mr. McAlister also stated concern that the Assessor Parcel Map in the Staff Report is inaccurate showing a back easement along three parcels which has long been abandoned and does not exist.

Mr. Walsh acknowledged Mr. McAlister's comments and concerns which are now part of public record. Mr. Walsh stated that access to the subject undeveloped parcel has not been an issue since Mr. Siegal owns an adjacent parcel with legal access to the private road. Further stating that access may become an issue should the parcel be sold or developed.

Since there were no further speakers either for or against this matter, Mr. Walsh approved the LLA-22-02 application as proposed with a caveat that the access easement issue may arise with the sale or development of the parcel. After expiration of a 10-day appeal period, the lot line adjustment approval will be issued to the applicant.

Mr. Walsh noted to the attendees that the rezoning petition in conjunction with the subject lot line adjustment application was going before the Planning Commission this same day for recommendation to the Board of Supervisor and recommended they all attend. Mr. Walsh further indicated that without approval of the rezoning petition by the Board of Supervisors, the lot line adjustment cannot be implemented.

Since there were no further agenda items, Mr. Walsh closed the public hearing and adjourned the Zoning Administrator meeting of August 4, 2022.