

**MINUTES OF THE  
SOLANO COUNTY ZONING ADMINISTRATOR**

**Meeting of February 7, 2019**

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: Jim Leland, Principal Planner  
Nedzlene Ferrario, Senior Planner  
Jeff Bell, Environmental Health  
Kristine Sowards, Zoning Administrator Clerk

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**ADMINISTRATIVE APPROVALS**

There were no items scheduled for approval.

**PUBLIC HEARINGS**

1. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-18-03 of **Ted and Rodica Schroeter (c/o Phillippi Engineering)** to subdivide 10 acres into two 5-acre parcels. The property is located 5099 Poplar Road, 0.3 miles east of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District, APN: 0133-150-020. The project qualifies for Notice of Exemption per Section 15061(b)(3) General Rule, of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario)

Nedzlene Ferrario, project planner, provided a brief presentation of staff's written report. Ted Schroeter, the project applicant was in attendance and concurred with staff's recommendation for approval. Mr. Schroeter stated that he has been contacted by an individual who is interested in purchasing the vacant 5-acre parcel. He noted that the buyer intends to plant an organic orchard on the property.

The acting Zoning Administrator, Jim Leland, opened the public hearing.

There were numerous property owners present at the hearing to voice their concerns. Even though the neighbors who spoke stated that they supported the applicant's proposal, they noted that they had serious concerns for the neighborhood. Their concerns focused on the lack of county code enforcement. Several neighbors pointed out the numerous code violations that already exist in the area such as multiple families living on single family properties, numerous trailers, junk and debris, and abandoned vehicles. There have also been ongoing incidents concerning the mistreatment of animals living on properties in the area as well as businesses operating without business licenses.

Speakers also stated that many of the properties are rental properties, and those lands are not being maintained. There is an influx of traffic, there are sewage and leachfield issues,

and flooding problems. The neighbors were also concerned with well water contamination. Neighbors spoke to an increase in criminal activity in the area and of personal safety concerns. The community together were very unsatisfied with the county's lack of code enforcement and apparent lack of concern.

Since there were no further speakers, Mr. Leland closed the public hearing.

Mr. Leland stated that the proposed application meets the county zoning criteria and therefore he approved the subdivision application subject to the recommended conditions of approval as listed in the staff report. (Resolution No. 19-01)

Mr. Leland stated that the issues raised by the neighborhood are serious concerns and should be addressed. He offered to meet with those individuals who were attendance after the close of the meeting to further discuss the matter and possible solutions.

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

*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.*