

**SOLANO COUNTY ZONING ADMINISTRATOR**  
**Lot Line Adjustment LLA-14-03**  
**Certificate of Compliance CC-14-07**

<b>Application:</b>	<b>LLA-14-03/CC14-07 (Solano Land Trust)</b>	<b>Meeting of March 5, 2015</b>
<b>Project Planner:</b>	<b>Nedzlene Ferrario</b>	<b>Agenda Item No. 1</b>

**PROJECT DESCRIPTION**

Request for Zoning Administrator approval to reconfigure the interior property lines of a 1244.7 acre property in to two parcels; Parcel 1 – 1164.7 acres and Parcel 2 – 80 acres, owned by the Solano Land Trust. Approval of the application will allow the sale of the 80 acre parcel to White Wing Highland Associates.

	Existing (ac)	Proposed (ac)
Parcel 1 (APN 153-080-070; 080; 090 & 100 )	944.7	1164.7
Parcel 2 (APN 153-060-040 & 050)	300.0	80

*Total area to be transferred: 220.0 acres.*

In addition, as a condition of the Purchase and Sale Agreement, Solano Land Trust (SLT) is contractually obligated to provide a vehicular access easement to White Wing Highland Associates, the future owner of the 80 acre parcel (Proposed Parcel 2). This agreement is memorialized in "Agreement for Memorandum of Seller's Obligations to Grant Emergency Vehicular Access Easement and Buyer's Obligation to reconvey 80 acres.

At the time that SLT reconveys the 80 acre parcel to White Wing, SLT will grant a non-exclusive access easement, from Rockville Road to the 80 acre parcel for purposes of pedestrian and vehicular ingress and egress. The easement will meet County's requirements, including providing for an access road 20 feet in width and easement area that is 50 feet wide. The proposed parcel will not be landlocked.

**EXISTING LAND USE:**

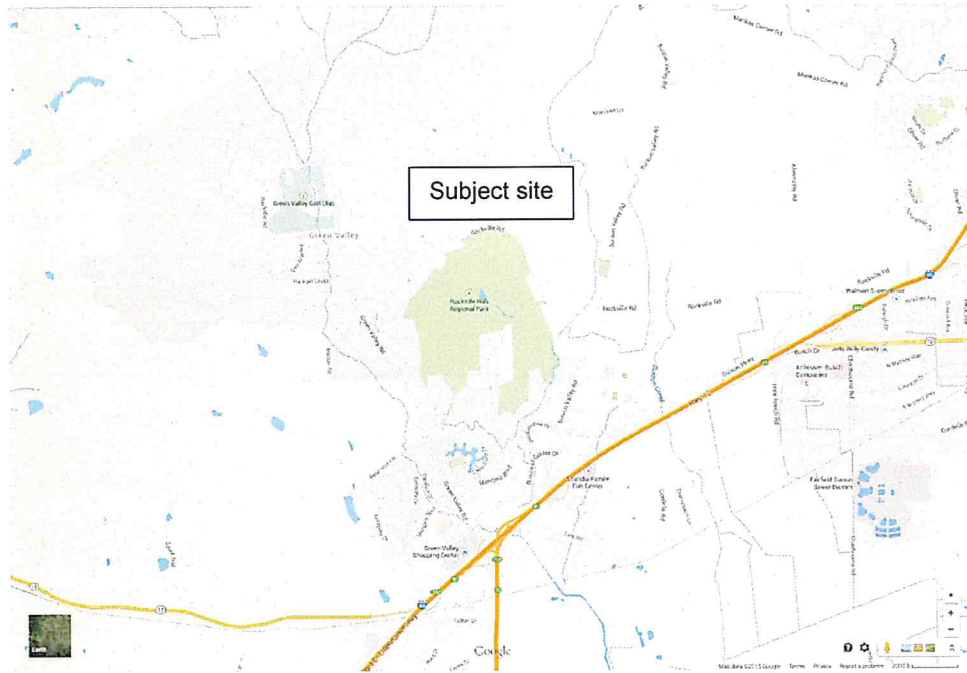
**GENERAL PLAN:** Rural Residential/Agriculture

**ZONING:** RR 2.5/A-20

**AGRICULTURAL PRESERVE:** Not under contract.

## PROJECT LOCATION:

The subject site is located on the north side of Rockville Road, between Green Valley and Suisun Valley Road, approximately 1 mile north of the City of Fairfield. The property is undeveloped, rolling hills topography containing trees and brush.



## ANALYSIS

### General Plan, Zoning Consistency and Subdivision Ordinance

Approval of the lot line adjustment requires compliance with the General Plan, Zoning and Subdivision Ordinance. Figure LU-1 of the Solano County General Plan designates the affected parcels as Agriculture and Rural Residential. The subject properties are located within the Exclusive Agriculture 20 acre minimum and Rural Residential 2.5 acre minimum zoning districts.

Section 26-43 of the County Subdivision Ordinance requires that the adjustment be consistent with applicable building ordinances, and that either (1) all of the resulting lots will conform to all applicable zoning requirements, or (2) no conforming lot will be made nonconforming with applicable zoning requirements and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designations.

The proposed property adjustment will allow the transfer of property and allow the contractual obligation to be satisfied.

### ENVIRONMENTAL DETERMINATION

Lot line adjustments are ministerial actions; and therefore, exempt from the provisions of CEQA per CEQA Section 21080 (b)(1).

## MANDATORY FINDINGS

1. **The adjustment is consistent with applicable building ordinances and no conforming lot will be made nonconforming with applicable zoning requirements, and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designations, pursuant to Section 66412(d) of the Subdivision Map Act.**

No structures are proposed as part of this application and no conforming lot will be made nonconforming in terms of minimum parcel size under zoning.

2. **Approval of the lot line adjustment will not create a greater number of parcels than originally existed.**

The lot line adjustment reconfigures existing legal parcels and will not result in additional lots.

3. **A letter signed by the Solano County Tax Collector, stating that there are no liens against the properties or any part thereof for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, and stating that security has been filed with the Clerk of the Board of Supervisors for the estimated taxes which are a lien on the property but not yet payable for taxes and special assessments, and stating that security satisfy the requirements of Section 66493 of the Subdivision Map Act will be provided.**

A signed Tax Collector's Certificate shall be obtained from the Tax Collector. This document shall be submitted to the Department of Resource Management prior to recordation of the Certificate of Compliance.

## SUGGESTED FINDINGS

4. **The requirements of CEQA do not apply, as the project is considered ministerial in nature [Section 21080 (b) (1)].**

Lot line adjustments are ministerial projects; therefore, are not held to the provisions and requirements of CEQA.

## RECOMMENDATION:

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the mandatory and suggested findings and **APPROVE** Lot line adjustment No. LLA-14-03 subject to the recommend conditions of approval incorporated herein.

## CONDITIONS OF APPROVAL:

1. The lot line adjustment shall be in substantial compliance with the map submitted with lot line adjustment application LLA-14-03, dated September 2014 prepared by Mountain Pacific Surveys, on file with the Planning Services Division.
2. A Certificate of Compliance, demonstrating that the subject lot line has been adjusted to State and County regulations shall be recorded by the applicant subject to the

satisfaction of the Planning Services Division. Preparation of the Certificate of Compliance shall be withheld by this division until all requirements of this approval have been satisfactorily completed.

In order to complete this step, written legal descriptions of the parcels as adjusted, prepared by a registered land surveyor or civil engineer licensed to survey in the State of California, shall be submitted to the Planning Services Division. Each page of the legal description must be signed and sealed by the professional preparing the descriptions. Upon approval by the Planning Division of the legal descriptions, a Certificate of Compliance will be prepared and forwarded by the Planning Services Division to the Title Company/Escrow Officer identified on the Lot Line Adjustment application, with instructions to the Title Company/Escrow Officer to prepare new grant deeds reflecting the property boundaries as adjusted, and to record the Certificate of Compliance concurrently with the new grant deeds.

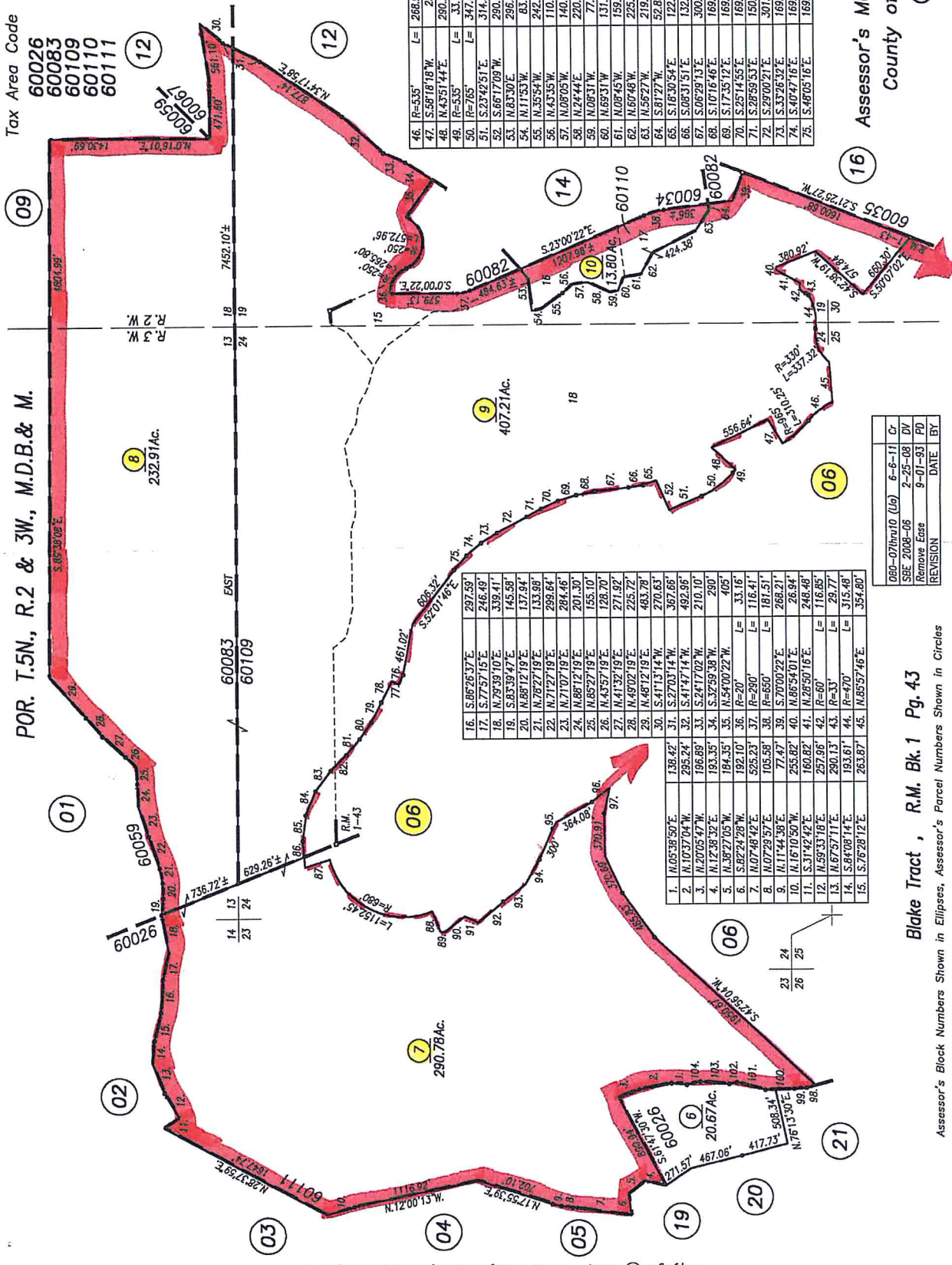
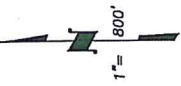
**Attachments:**

- Exhibit A: Assessor Parcel Map
- Exhibit B: Lot Line Adjustment Map
- Exhibit C: Draft Resolution

153-08

Tax Area Code  
60026  
60083  
60109  
60110  
60111

POR. T.5N., R.2 & 3W., M.D.B.& M.



46.	R=535'	L=	266.91'	76.	S.63°50'43"E	93.85'
47.	S.56°18'18"W		250'	77.	S.26°09'17"W	65.38'
48.	N.43°51'44"E	L=	290.29'	78.	S.63°50'43"E	209.12'
49.	R=535'	L=	317.73'	79.	S.63°50'43"E	195.31'
50.	R=765'	L=	347.62'	80.	S.54°16'12"E	187.42'
51.	S.23°42'51"E		314.37'	81.	S.50°06'E	183.28'
52.	S.66°17'09"W		290.40'	82.	S.44°02'02"E	195.90'
53.	N.83°30'E		296.34'	83.	S.53°10'17"E	230.82'
54.	N.115°3'W		242.22'	84.	S.67°54'24"E	230.83'
55.	N.35°54'W		242.22'	85.	S.82°48'31"E	230.83'
56.	N.43°54'W		110.88'	86.	N.85°27'57"E	232.43'
57.	N.08°05'W		140.58'	87.	N.17°08'20"W	192.44'
58.	N.24°44'E		77.88'	88.	N.16°24'58"E	33.63'
59.	N.08°31'W		131.34'	89.	N.16°24'58"E	234.72'
60.	N.08°45'W		159.06'	90.	N.25°05'36"E	129.81'
61.	N.08°48'W		225.72'	91.	N.39°27'15"W	290.59'
62.	N.08°48'W		219.12'	92.	N.37°22'55"W	247.69'
63.	N.56°27'W		52.83±	93.	N.59°32'01"W	256'
64.	S.81°27'W		122.62'	94.	N.56°51'07"W	196.71'
65.	S.18°30'54"E		132.08'	95.	N.37°37'40"W	230.46'
66.	S.08°31'51"E		300.58'	96.	N.77°34'51"W	61.82'
67.	S.08°29'13"E		169.44'	97.	N.14°39'24"W	109.60'
68.	S.10°16'46"E		169.26'	98.	N.03°22'17"W	262.67'
69.	S.17°35'12"E		150.81'	99.	N.01°49'06"W	66.71'
70.	S.25°14'55"E		301.92'	100.	N.14°30'38"E	258.22'
71.	S.28°59'53"E		169.44'	101.	N.14°30'38"E	121.18'
72.	S.29°00'21"E		169.47'	102.	N.04°11'40"E	258.22'
73.	S.33°26'32"E		169.47'	103.	N.04°11'40"E	121.18'
74.	S.40°47'16"E		169.58'	104.	N.11°52'33"W	121.18'
75.	S.48°05'16"E		169.52'			

1.	M.05°38'50"E	138.42'	31.	S.27°03'14"W	270.63'
2.	N.10°37'04"W	295.74'	32.	S.27°03'14"W	367.66'
3.	N.10°05'47"W	196.89'	33.	S.24°17'02"W	492.96'
4.	N.12°38'32"E	193.35'	34.	S.32°59'38"W	290'
5.	N.38°27'05"W	184.35'	35.	N.54°00'22"W	409'
6.	S.82°24'28"W	192.10'	36.	R=20'	L=
7.	M.07°48'42"E	525.23'	37.	R=290'	L=
8.	M.07°29'57"E	105.58'	38.	R=650'	L=
9.	N.11°44'38"E	77.47'	39.	S.70°00'22"E	268.21'
10.	N.16°10'50"W	255.82'	40.	N.86°54'01"E	26.94'
11.	S.31°42'42"E	160.82'	41.	N.28°50'16"E	248.48'
12.	N.69°33'18"E	297.95'	42.	R=80'	L=
13.	N.67°57'11"E	290.13'	43.	R=33'	L=
14.	S.84°08'14"E	193.61'	44.	R=670'	L=
15.	S.76°28'12"E	263.87'	45.	N.85°57'46"E	354.80'

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55E	2008-06			2-25-08	DV
Remove	Ess			9-07-93	PD
REVISION				DATE:	BY

Blake Tract, R.M. Bk. 1 Pg. 43

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

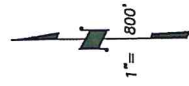
Assessor's Map Bk. 153 Pg. 08  
County of Solano, Calif.

13-14

POR. T.5N., R.2 & 3W. M.D.B. & M.

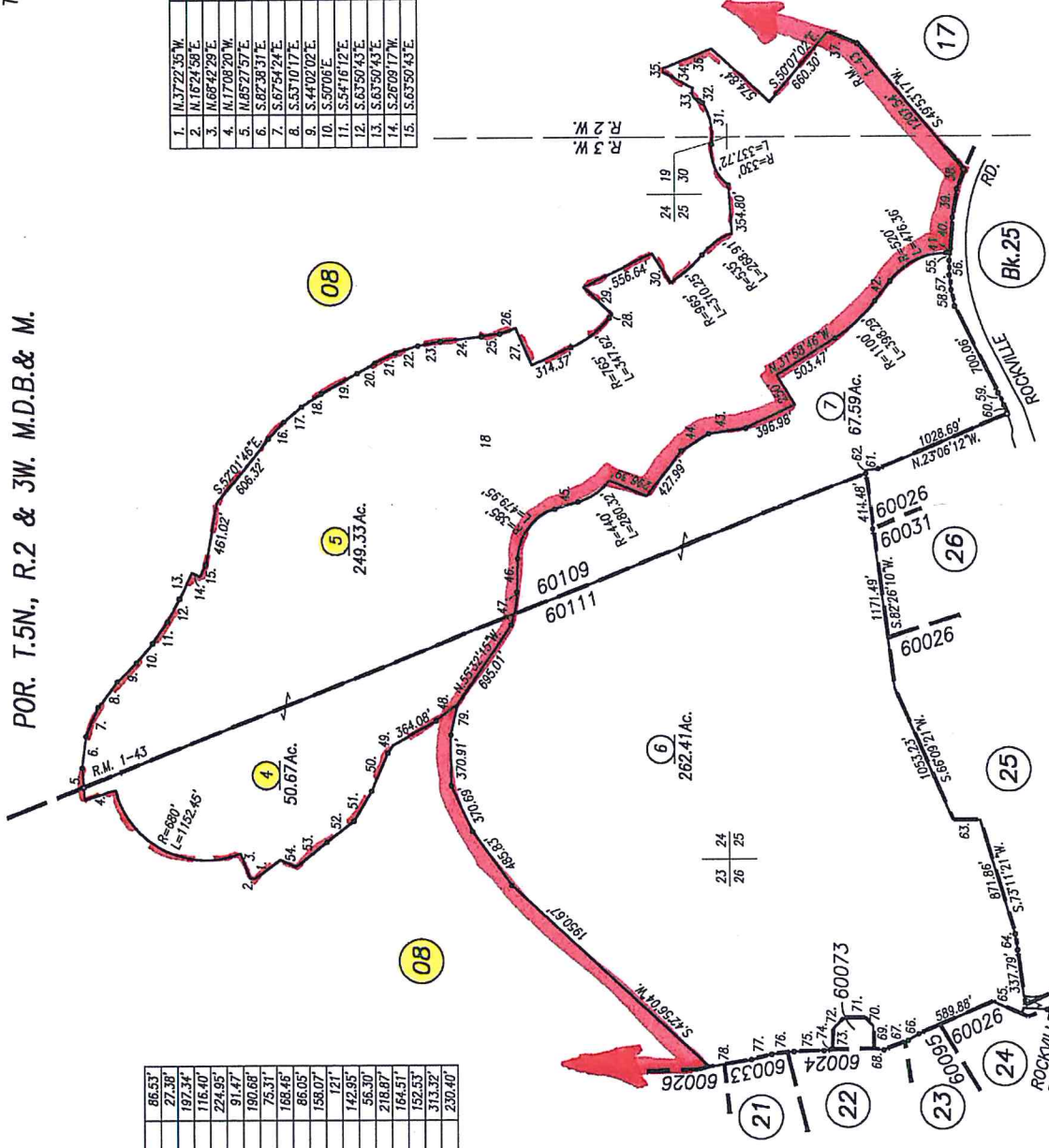
Tax Area Code  
**60026**  
**60109**  
**60111**

153-06



61.	N.06°26'13"W.	86.53'
62.	N.82°05'24"W.	27.38'
63.	S.07°18'44"E.	197.34'
64.	S.81°41'25"W.	716.40'
65.	N.24°14'49"E.	224.95'
66.	N.32°02'34"W.	91.47'
67.	N.21°06'10"W.	190.68'
68.	N.05°42'01"E.	75.31'
69.	N.86°57'04"E.	168.45'
70.	N.44°48'27"E.	66.05'
71.	N.01°15'58"W.	158.07'
72.	N.47°09'29"W.	121'
73.	N.85°09'52"W.	142.95'
74.	N.06°26'11"W.	95.30'
75.	N.07°26'59"W.	218.87'
76.	N.06°55'18"W.	164.51'
77.	N.14°30'49"W.	152.53'
78.	N.10°02'W.	313.32'
79.	N.77°34'51"W.	230.40'

1.	N.37°22'35"W.	234.72'	16.	S.46°05'16"E.	169.52'
2.	N.16°24'56"E.	33.63'	17.	S.40°47'16"E.	169.58'
3.	N.66°42'29"E.	192.44'	18.	S.33°26'32"E.	169.47'
4.	N.17°08'20"W.	232.43'	19.	S.29°00'21"E.	301.92'
5.	N.85°27'57"E.	235.76'	20.	S.28°59'53"E.	150.81'
6.	S.87°38'31"E.	230.83'	21.	S.28°14'55"E.	169.34'
7.	S.67°34'24"E.	230.82'	22.	S.17°35'12"E.	169.26'
8.	S.53°10'17"E.	195.90'	23.	S.10°16'46"E.	169.44'
9.	S.44°02'02"E.	183.28'	24.	S.06°29'13"E.	300.58'
10.	S.50°06"E.	187.42'	25.	S.06°31'51"E.	132.06'
11.	S.54°16'12"E.	187.42'	26.	S.16°30'54"E.	122.62'
12.	S.63°50'43"E.	195.31'	27.	S.66°17'09"E.	290.40'
13.	S.26°09'17"W.	209.12'	28.	R=535'	L=33.73'
14.	S.26°09'17"W.	65.36'	29.	N.43°51'44"E.	290.29'
15.	S.63°50'43"E.	93.85'	30.	S.58°18'18"W.	250'
			31.	R=470'	L=315.48'
			32.	R=33'	L=28.77'
			33.	R=60'	L=116.85'
			34.	N.28°50'16"E.	248.48'
			35.	N.86°54'01"E.	26.94'
			36.	S.21°50'13"E.	390.92'
			37.	S.21°25'27"W.	233.83'
			38.	N.69°01'20"W.	147.58'
			39.	N.80°42'23"W.	211.79'
			40.	N.86°05'17"W.	260.65'
			41.	N.01°14'18"W.	29.59'
			42.	N.52°43'32"W.	180.51'
			43.	N.08°41'46"W.	225.10'
			44.	N.32°23'06"W.	234.26'
			45.	N.17°06'06"W.	177.12'
			46.	N.86°31'41"W.	238.40'
			47.	R=840'	L=250.90'
			48.	N.37°37'40"W.	196.77'
			49.	N.56°51'07"W.	66.12'
			50.	N.65°44'48"W.	300'
			51.	N.89°32'01"W.	256.81'
			52.	N.37°22'35"W.	242.69'
			53.	N.39°27'15"W.	290.59'
			54.	N.25°05'36"E.	128.81'
			55.	N.86°05'17"W.	56.53'
			56.	N.89°53'52"W.	107.13'
			57.	S.83°59'42"W.	107.41'
			58.	S.78°21'50"W.	122.78'
			59.	S.64°34'06"W.	98.70'
			60.	S.70°28'33"W.	66.66'



060-048607 (Lb)	6-6-11	Cr
TAC CORR. (Um)	10-9-08	US
SBE 2008-06	2-25-08	DY
SBE 95014	3-02-95	FG
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Blake Tract, R.M. Bk. 1 Pg. 43

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

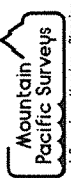
**FILE COPY**  
 LLA-14-03 | CC-14-07  
 Assessor's Map Bk. 153 Pg. 06  
 County of Solano, Calif.

13-14

# LOT LINE ADJUSTMENT MAP

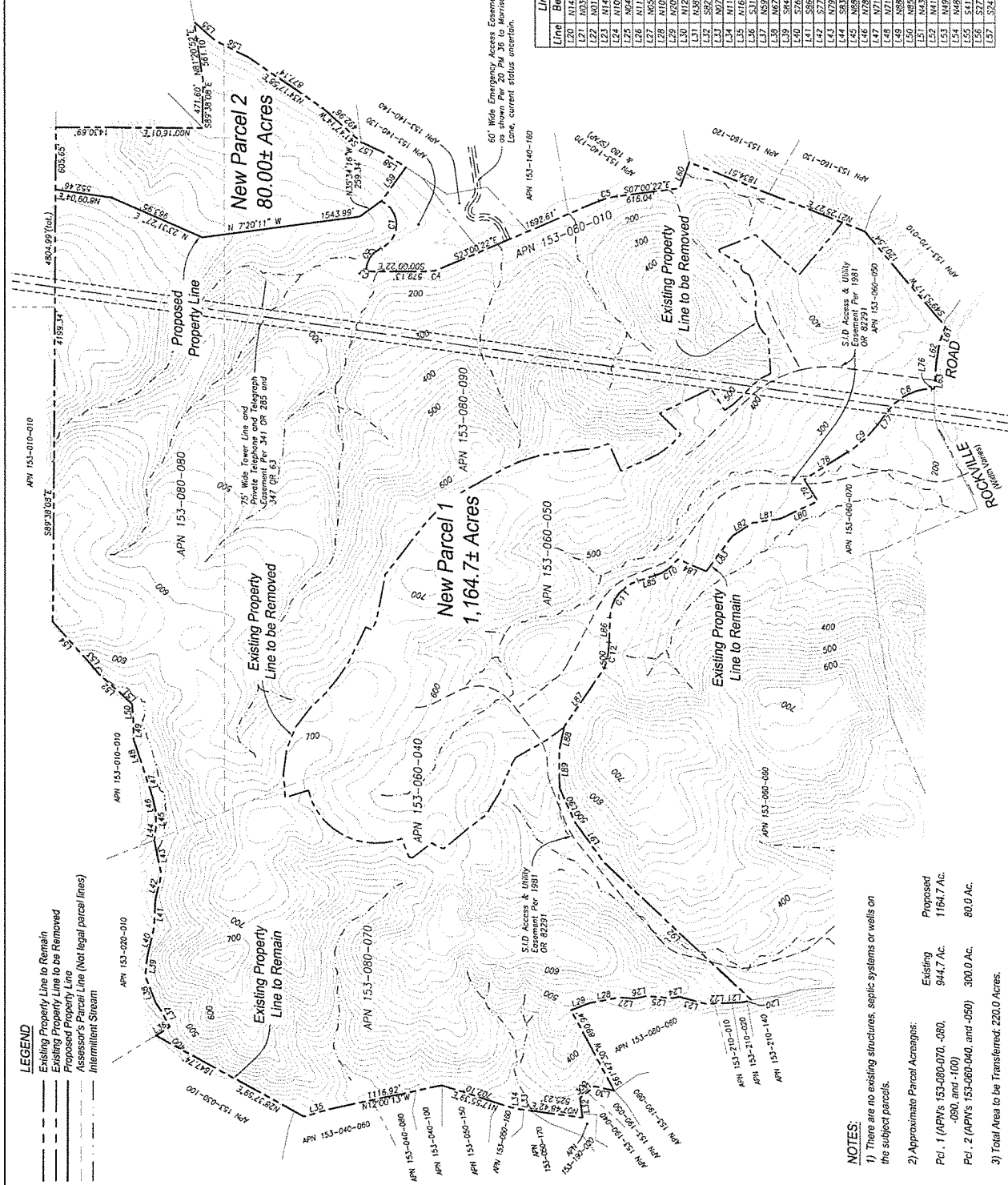
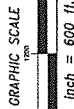
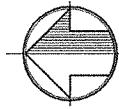
of the  
**ROCKVILLE TRAILS PRESERVE**  
 Being all of Parcels 2 and 3 as shown in Certificate of Compliance CC 11-02, Doc. 2011-00027, S.C.R.  
 Solano County, California

Prepared by:



Land Surveying - Mapping - Planning  
 1505 W. Texas Street PH (707) 425-6234  
 Fairfield, CA 94535 FAX (707) 425-1988

September, 2014  
 Sheet 1 of 1



**LEGEND**

- Existing Property Line to Remain
- Existing Property Line to be Removed
- Proposed Property Line
- Assessor's Parcel Line (Not legal parcel lines)
- Intermittent Stream

Line	Bearing	Length	Cur. Radius	Length	Delta
L58	S32°39'38"W	230.00'	C1	230.00'	131°18'46"
L59	N64°00'22"E	405.00'	C2	230.00'	60°54'59"
L60	S70°00'22"E	268.21'	C3	20.00'	94°59'19"
L61	N69°01'20"W	147.56'	C4	20.00'	116.41'
L62	N69°42'23"W	211.79'	C5	650.00'	181.51'
L63	N66°05'17"W	319.16'	C6	520.00'	426.98'
L64	N62°43'12"W	180.51'	C7	420.00'	398.19'
L65	N55°18'50"W	138.42'	C8	140.00'	244.45'
L66	N47°04'34"W	295.24'	C9	140.00'	225.27'
L67	N45°32'15"W	700.34'	C10	135.00'	479.95'
L68	N27°14'51"W	225.69'	C11	840.00'	250.90'
L69	S89°08'53"W	371.56'	C12	840.00'	1706.56"
L70	S51°10'44"W	475.97'			
L71	S42°53'52"W	1260.32'			

- NOTES:**
- There are no existing structures, septic systems or wells on the subject parcels.
  - Approximate Parcel Acreages:  
 Pcl. 1 (APN's 153-080-070, -080, -090, and -100) 944.7 Ac.  
 Pcl. 2 (APN's 153-060-040, and -050) 300.0 Ac.  
 3) Total Area to be Transferred, 220.0 Acres.

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

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**WHEREAS**, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-14-03 and Certificate of Compliance No. CC-14-07 of **Solano Land Trust** for an adjustment of property between Assessor Parcel Numbers located at 1580 Rockville Road, 1 mile northwest of the City of Fairfield, on property zoned Rural Residential 2.5 acre minimum "RR 2.5 (PPO)" and "A-20" Exclusive Agricultural, APN's: 153-080-070, 080, 090 & 100; 0153-060-040 & 050 and;

**WHEREAS**, the 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 March 5, 2015 and;

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

- 1. The adjustment is consistent with applicable building ordinances and no conforming lot will be made nonconforming with applicable zoning requirements, and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designations, pursuant to Section 66412(d) of the Subdivision Map Act.**

No structures are proposed as part of this application and no conforming lot will be made nonconforming in terms of minimum parcel size under zoning.

- 2. Approval of the lot line adjustment will not create a greater number of parcels than originally existed.**

The lot line adjustment reconfigures existing legal parcels and will not result in additional lots.

- 3. A letter signed by the Solano County Tax Collector, stating that there are no liens against the properties or any part thereof for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, and stating that security has been filed with the Clerk of the Board of Supervisors for the estimated taxes which are a lien on the property but not yet payable for taxes and special assessments, and stating that security satisfy the requirements of Section 66493 of the Subdivision Map Act will be provided.**

A signed Tax Collector's Certificate shall be obtained from the Tax Collector. This document shall be submitted to the Department of Resource Management prior to recordation of the Certificate of Compliance.



**SUGGESTED FINDINGS**

**4. The requirements of CEQA do not apply, as the project is considered ministerial in nature [Section 21080 (b) (1)].**

Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA.

**BE IT, THEREFORE, RESOLVED**, that the Zoning Administrator of the County of Solano does hereby APPROVE the Lot Line Adjustment Application No. LLA 14-03 and Certificate of Compliance No. CC-14-07 subject to the following recommended conditions of approval:

1. The lot line adjustment shall be in substantial compliance with the map submitted with lot line adjustment application LLA-14-03, dated September 2014 prepared by Mountain Pacific Surveys, on file with the Planning Services Division.
2. Upon approval of the Lot Line Adjustment, the Planning Services Division shall prepare the Certificate of Compliance. The Certificate of Compliance demonstrating that the subject lot line has been adjusted according to State and County regulations shall be recorded by the applicant concurrently with the deeds and legal descriptions, subject to the satisfaction of the Planning Services Division.

Recordation of the Certificate of Compliance shall be withheld by this division until the following requirements of this approval have been satisfactorily completed.

- a. Submit to the Planning Services Division written legal descriptions of the parcels as adjusted, prepared by a registered land surveyor or civil engineer licensed to survey in the State of California., Each page of the legal description must be signed and sealed by the professional preparing the descriptions.
- b. Obtain a signed Tax Collector's Certificate from the Tax Collector. This document shall be submitted to the Planning Services Division prior to recordation of the Certificate of Compliance.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on March 5, 2015.

**BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT**

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Michael Yankovich  
Planning Program Manager