

**SOLANO COUNTY ZONING ADMINISTRATOR
Lot Line Adjustment LLA-14-04
Certificate of Compliance CC-14-08**

Application: LLA-14-04/CC14-08 (Union Creek)	Meeting of April 2, 2015
Project Planner: Nedzlene Ferrario	Agenda Item No. 6

PROJECT DESCRIPTION

Request for Zoning Administrator approval to reconfigure the common property line of a 186 acre parcel and a 41 acre parcel. The resulting parcel sizes would consist of Parcel 1 – 60.3 acres and Parcel 2 – 167.6 acres, owned by Union Creek Holdings, LLC within the A-20 zone.

	Existing (ac)	Proposed (ac)
Parcel 1 (APN 0174-160-250)	41	60.3
Parcel 2 (APN 174-160--260)	186	167.6

Total area to be transferred: 19 acres.

EXISTING LAND USE: Vacant

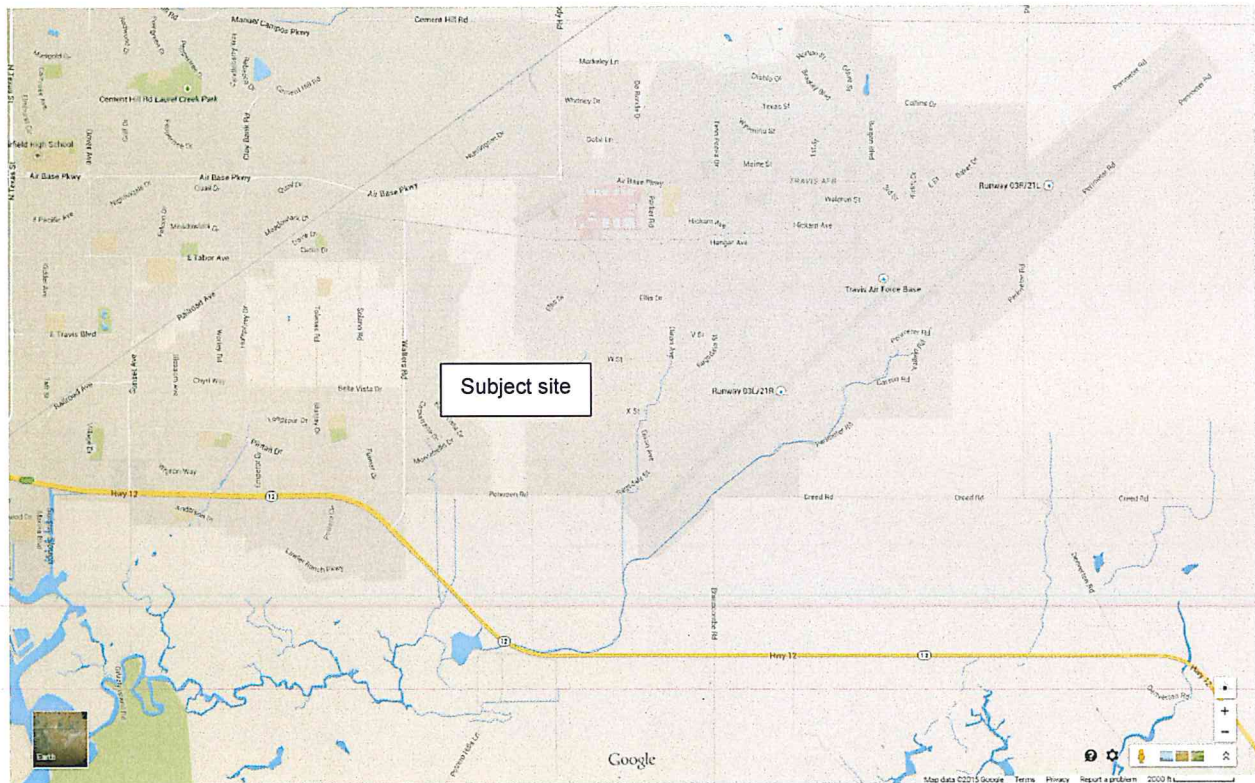
GENERAL PLAN: Agriculture

ZONING: A-20

AGRICULTURAL PRESERVE: Not under contract.

PROJECT LOCATION:

The subject site is located on the north side of Peterson Road, 0.5 miles east of Walters Road, between Suisun City and Fairfield City limits.



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. The subject properties are located within the Exclusive Agriculture 20 acre minimum zoning district.

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 is consistent with the General Plan, Zoning and Subdivision ordinance.

Access to the Parcel 1 is off Peterson Road. Access to Parcel 2 is provided by an existing 30-foot wide easement off Hickham Circle across a neighboring property and from the Suisun Sports Complex located to the east of the property. No development is proposed at this time. Should the property be developed in the future, water supply, drainage and sewage disposal will be evaluated at that time.

Travis Air Force Base Plan

The property is located within the Travis AFB Plan and approval of the lot line adjustment will transfer 19 acres from the Avigation Easement boundaries in to areas outside of the easement. However, a specific development plan has not been determined at this time. Future development plans will be subject to the compatibility requirements of the Travis Air Force Land Use Plan, annexation in to the City of Suisun and development plan approval by the City of Suisun.

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-14-04 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-14-04, 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.

3. Prior to approval of the Certificate of Compliance, the applicant must submit to the Planning Division legal descriptions for the adjusted parcels, signed and sealed by a person licensed to practice land surveying in the State of California.

Attachments:

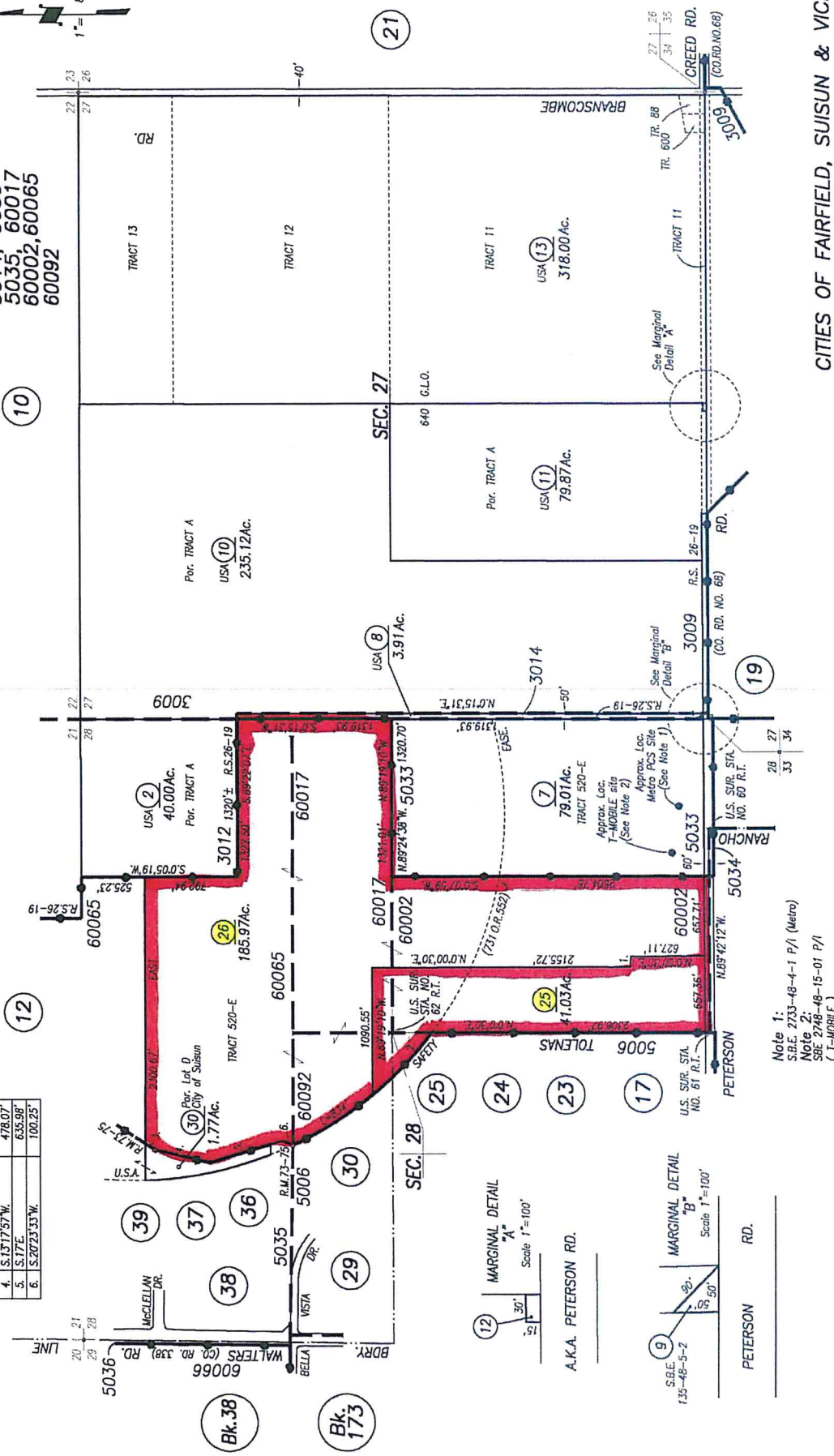
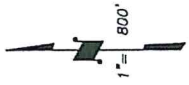
Exhibit A: Assessor Parcel Map
Exhibit B: Lot Line Adjustment Map
Exhibit C: Draft Resolution

174-16

Tax Area Code
 3009, 3012
 3014, 5033
 5035, 60017
 60002, 60065
 60092

SEC. 27 & POR. 28, T. 5N., R. 1W., M.D.B. & M.

1.	N. 69° 59' 30" W.	81.01'
2.	R. - 315.0'	L = 707.03'
3.	S. 32° W.	59.74'
4.	S. 13° 17' 57" W.	478.07'
5.	S. 17° E.	635.99'
6.	S. 20° 23' 33" W.	100.25'



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

REVISION	DATE	BY
S.B.E. PU - Delete 2-19-13	Gr	
Per. Peterson Rd.	3-23-09	Gr
Id. Pg. 19 (06)	3-23-09	Gr
SBE P/U 168-07	6-09-07	DV

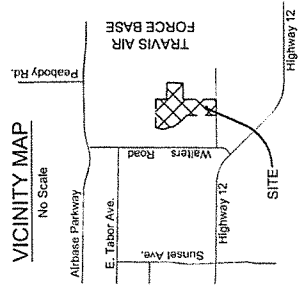
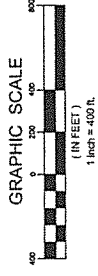
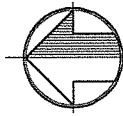
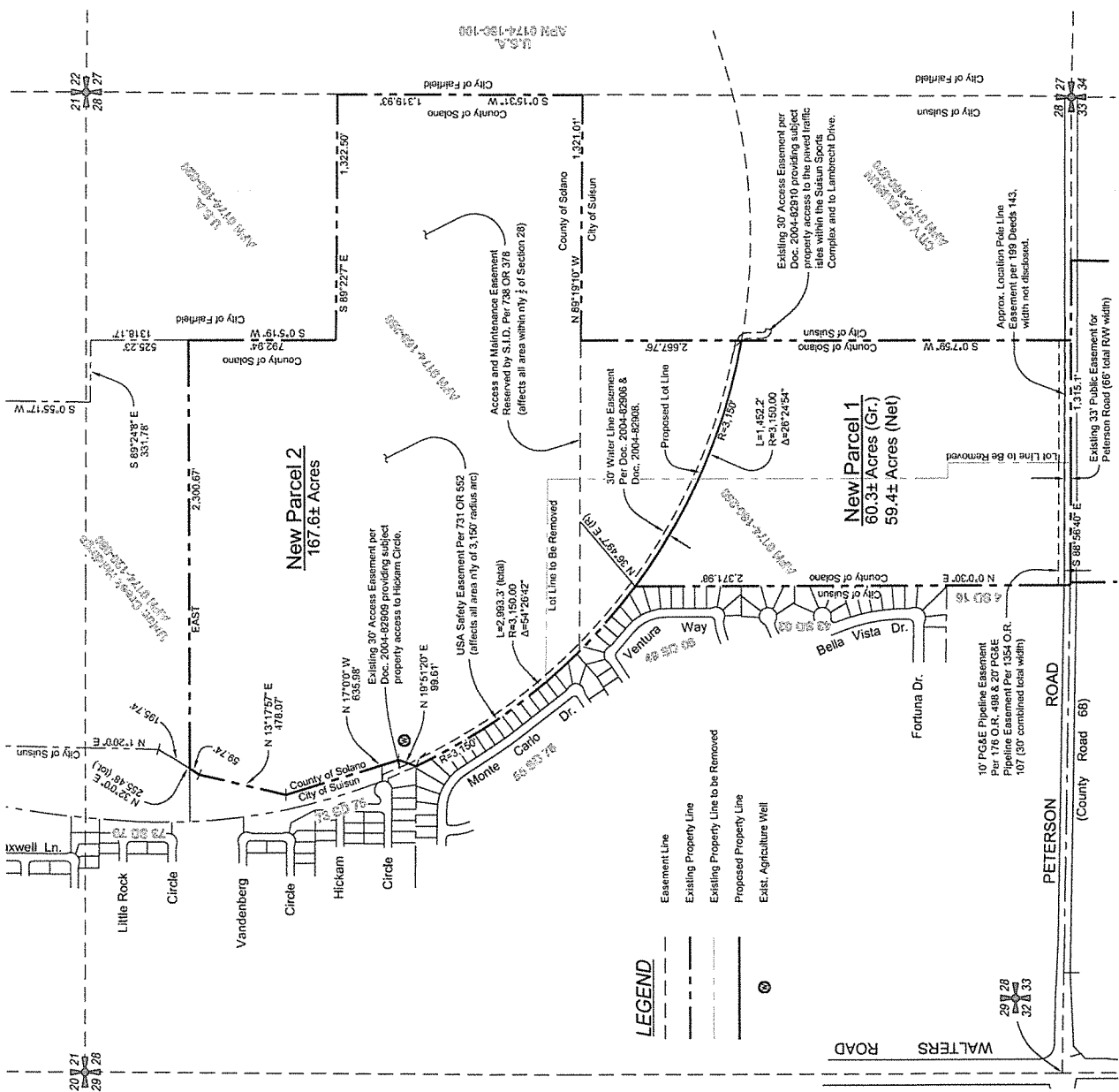
Note 1:
 S.B.E. 2733-48-4-1 P/I (Metro)
 Note 2:
 SBE 2748-48-15-01 P/I
 (T-MOBILE)

Peterson Ranch Unit No. 1, R.M. Bk. 73 Pg. 75
 Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Exhibit A

GENERAL NOTES

- Project Information:
 Owner / Applicant:
 (Owner of both Parcels)
 Union Creek Holdings, LLC
 c/o Marcus Johnson
 555 Peters Avenue, Suite 115
 Pleasanton, CA 94568
 Assessor's Parcel Nos.:
 0174-160-250 & 0174-160-260
 Surveyor:
 Mountain Pacific Surveys
 1505 West Texas Street
 Fairfield, CA 94534
 Phone: 707-425-6234
 Vacant Land-Grazing / Open Space
- Existing & Proposed Use:
 Zoning Designation:
 A-20
 None/Well or future SWA.
 Exst./Prop. Water System:
 None/Septic System or future F.S.S.D.
 Exst./Prop. Sewer System:
 Generally flatless than 5% Slope
 Existing Topography:
 See Note 5 Below Referencing Upcoming
 Williamson Act.
 Existing Structures:
 None
 Proposed Structures:
 None
- Acresages shown hereon are not based upon a field survey and approximate only.
 Existing and Proposed acreage is as follows:
 Existing Proposed
 Pcl. 1 (APN 174-160-250) 41.02 Ac. 60.34 Ac.
 Pcl. 2 (APN 174-160-260) 186.01 Ac. 167.61 Ac.
- Total Area to be Transferred: 191 Acres.
- There is no new construction or tree removal proposed as a part of this application.
- APN 0174-160-260 is currently under a notice of non-renewal for an existing Land Conservation Contract, which will terminate as of February 28, 2015. It is understood any new Certificate of Compliance resulting from this Lot Line Adjustment may not record prior to the expiration of this contract.
- The subject parcels are vacant undeveloped land.



LOT LINE ADJUSTMENT MAP
UNION CREEK HOLDINGS, LLC / PETERSON ROAD
 Lying within Section 28, T5N, R1W, M.D.M.
 Solano County California

Prepared By:



1505 W. Texas Street
 Fairfield, CA 94533
 PH (707) 425-6234
 FAX (707) 425-1969

Exhibit B

SOLANO COUNTY ZONING ADMINISTRATOR

RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-14-04 and Certificate of Compliance No. CC-14-08 of **Union Creek Holdings** for an adjustment of property between Assessor Parcel Numbers located north of Peterson Road approximately 1200 feet east of Walters Road, east of Suisun City, on property zoned Exclusive Agriculture 20 acre minimum A-20, APN's: 174-160-250 & 260 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 April 2, 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.

Exhibit C

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 14-04 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-14-04, 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 April 2, 2015.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager