

**SOLANO COUNTY ZONING ADMINISTRATOR**  
**Lot Line Adjustment LLA-10-03**  
**Certificate of Compliance CC-10-06**

<b>Application:</b> LLA-10-03/CC-10-06	<b>Meeting of September 2, 2010</b>
<b>Project Planner:</b> Eric Wilberg	<b>Agenda Item No. 1</b>

**EXISTING ASSESSOR PARCELS:**

Parcel	APN	Address	Acreage (Net)
---	0105-110-620	7324 Dove Creek Trail	27.41
---	0105-110-630	No Address	31.64
---	0105-110-640	No Address	2.82
---	0105-120-010	No Address	26.30

**PROPOSED PARCEL SIZE:**

Parcel	APN	Address	Acreage (Net)
---	0105-110-620	7324 Dove Creek Trail	27.41
---	0105-110-630	No Address	31.64
---	0105-120-010	No Address	26.30

**EXISTING LAND USE:**

Residential/Agricultural (Orchard)

**GENERAL PLAN:** Rural Residential

**ZONING:** Rural Residential 'RR-2.5'/ Exclusive Agriculture 'A-20'

**AGRICULTURAL PRESERVE:**

Not under contract.

**SITE DESCRIPTION**

The project site is located along Cantelow Road, approximately 1 mile north of the City of Vacaville. The site is generally flat with some rolling terrain. The site slopes from the southwest (250 feet above MSL) to the northeast (180 feet above MSL). The parcels drain to the north into English Creek, which forms the northern boundary of the project site. Vegetation across the Pippo and Held properties primarily consists of fallow grassland with some native trees along English Creek, whereas the Escondido property is cultivated with a fruit orchard. Development on-site consists of a single family dwelling on APN 0105-110-620 (Held). The remaining land is undeveloped.

## **BACKGROUND and PROJECT DESCRIPTION**

Three of the four Assessor's Parcels (0105-110-620, 63, and 64) involved in this lot line adjustment application, were previously a part of major subdivision application # S-06-03 (Terra del Sol). Terra del Sol aimed to create 23 residential lots on a site of approximately 60 acres, with lot sizes ranging in size from 2.5 to 4.5 gross acres. The Terra del Sol Tentative Map was approved on February 26, 2008 by the County Board of Supervisors. The Tentative Map expired February 26, 2010 and the applicant has submitted a letter requesting withdrawal of S-06-03.

LLA-10-03 proposes to transfer portions of land between three adjacent legal lots (comprised of four APNs: 0105-110-62, 63, 64 and 0105-120-010). APNs 62, 63, and 64 were created via Final Map of major subdivision application # S-01-02. At the time of S-01-02 Final Map approval, APN 0105-110-640 was envisioned to be the southern half of a north-south 'planned collector' roadway, as seen on Figure TC-1 of the County General Plan. The parcel was later offered for dedication to the County, however the dedication was not accepted by the Board of Supervisors and the road was never built.

The current proposal will serve two main purposes. First, a portion of the Held-Pippo common property line will be reconfigured in order to coincide with the new alignment of Dove Creek Trail. The new alignment of Dove Creek Trail will encroach onto Cantelow Road approximately 500 feet west of the intersection between Cantelow Road and Gibson Canyon Road. Dove Creek Trail will serve as the north-south planned connector envisioned under the County General Plan. An irrevocable offer of dedication for this roadway is required to be submitted to the Public Works – Engineering Division, prior to the recordation of Certificate of Compliance CC-10-06. It will be necessary for the Board of Supervisors to accept the offer of dedication prior to the easement becoming a County roadway. Secondly, this lot line adjustment will transfer approximately ten (10) acres from APN 0105-110-630 (Pippo) to 0105-120-100 (Escondido).

## **ANALYSIS**

### **GENERAL PLAN and ZONING CONSISTENCY**

Figure LU-1 of the Solano County General Plan designates the entire project site 'Rural Residential'. The Pippo and Held properties have Rural Residential 'RR-2.5' Zoning and the Escondido property has an Exclusive Agriculture 'A-20' Zoning. As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan), the Rural Residential 'RR-2.5' Zoning is consistent and the Exclusive Agriculture 'A-20' Zoning is consistent when used as a holding zone, with the Rural Residential General Plan Designation.

All lots meet the minimum parcel requirements under the Rural Residential General Plan Designation. In addition, the three (3) lots meet the minimum parcel requirements for their respective Zoning Districts. The ten (10) acres being transferred from Pippo to Escondido is currently zoned 'RR-2.5'. The ten (10) acre portion of land to be transferred will retain its current Zoning of Rural Residential 'RR-2.5', thus the

Escondido property will be split zoned: A-20 and RR-2.5. The resulting parcel size (36.17 acres) meets the minimum size requirements for both the Rural Residential 'RR-2.5' and Exclusive Agriculture 'A-20' Zoning Districts.

## **ENVIRONMENTAL DETERMINATION**

After review of the CEQA Guidelines, staff is recommending that the Zoning Administrator find that this lot line adjustment is a ministerial action and is therefore exempt from the provisions of CEQA per CEQA Section 21080 (b)(1).

## **SUGGESTED 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.**

The project is consistent with applicable building ordinances and zoning requirements for the Rural Residential 'RR-5' and Exclusive Agricultural 'A-20' Zoning Districts.

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

Three existing legal lots are involved in the lot line adjustment and no new parcels will be created.

- 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.**

The applicant was provided with a Tax Collector's Certificate that must be completed and signed by the Tax Collector. The applicant will submit the signed Certificate to the Solano County Assessor/Recorder prior to recordation of the Certificate of Compliance.

- 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.

### **RECOMMENDATION:**

After review of the information submitted, that the Zoning Administrator **APPROVE** the requested Lot Line Adjustment (LLA-10-03), subject to the following conditions of approval:

### **CONDITIONS OF APPROVAL:**

1. The lot line adjustment shall be in substantial compliance with the map submitted with lot line adjustment application LLA-10-03, dated July 29, 2010 prepared by Foulk, Gomez & Associates, Inc., on file with the Planning Services Division.
2. A Certificate of Compliance, demonstrating that the subject lot line has been adjusted according to State and County regulations shall be recorded subject to the satisfaction of the Planning Services Division. Recordation 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.

#### *Public Works-Engineering*

3. Prior to recordation of Certificate of Compliance CC-10-06, the current owners of the subject properties shall make an irrevocable offer of dedication for Dove Creek Trail to the County of Solano. The offer shall be for the right of way as currently designed across the subject property.

#### *Environmental Health Services Division*

4. A description of the proposed method and plan for providing a permanent domestic water supply for the Pippo parcel (APN 0105-110-630), which is proposed for an acreage reduction, shall be clarified and provided. When the

proposed water supply is to be provided by a public water system, as defined in Section 116275(h) of the Health and Safety Code, a "Will Serve Letter" from a utility district, agency or company stating that water is available to provide permanent service connections for domestic purposes for the proposed parcel or when individual, on-site water supplies are proposed, the applicant must map the location of each domestic water well serving the proposed parcels.

Domestic water supply shall be clarified prior to recordation of the Certificate of Compliance # CC-10-06, for this project.

**Attachments:**

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

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO.**

**WHEREAS**, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-10-03 and Certificate of Compliance No. CC-10-06 of **Don Pippo, Alan and Linda Held, and Valle Escondido** to reconfigure common property lines between three adjacent parcels. The properties are located along Cantelow Road, approximately one (1) mile north of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District and "A-20" Exclusive Agriculture Zoning District, APN's: 0105-110-62, 63, 64, 0105-120-01, and

**WHEREAS**, said 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 September 2, 2010, 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.**

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**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 has approved Lot Line Adjustment Application No. LLA-10-03 and Certificate of Compliance No. CC-10-06 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-10-03, dated July 29, 2010 prepared by Foulk, Gomez & Associates, Inc., on file with the Planning Services Division.
2. A Certificate of Compliance, demonstrating that the subject lot line has been adjusted according to State and County regulations shall be recorded subject to the satisfaction of the Planning Services Division. Recordation of the Certificate of Compliance shall be withheld by this division until all requirements of this approval have been satisfactorily completed.

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*Public Works-Engineering*

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Resolution No.  
LLA-10-03/CC-10-06 Pippo, Held, Escondido

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Domestic water supply shall be clarified prior to recordation of the Certificate of Compliance # CC-10-06, for this project.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 2, 2010.

CLIFFORD K. COVEY, INTERIM DIRECTOR  
RESOURCE MANAGEMENT

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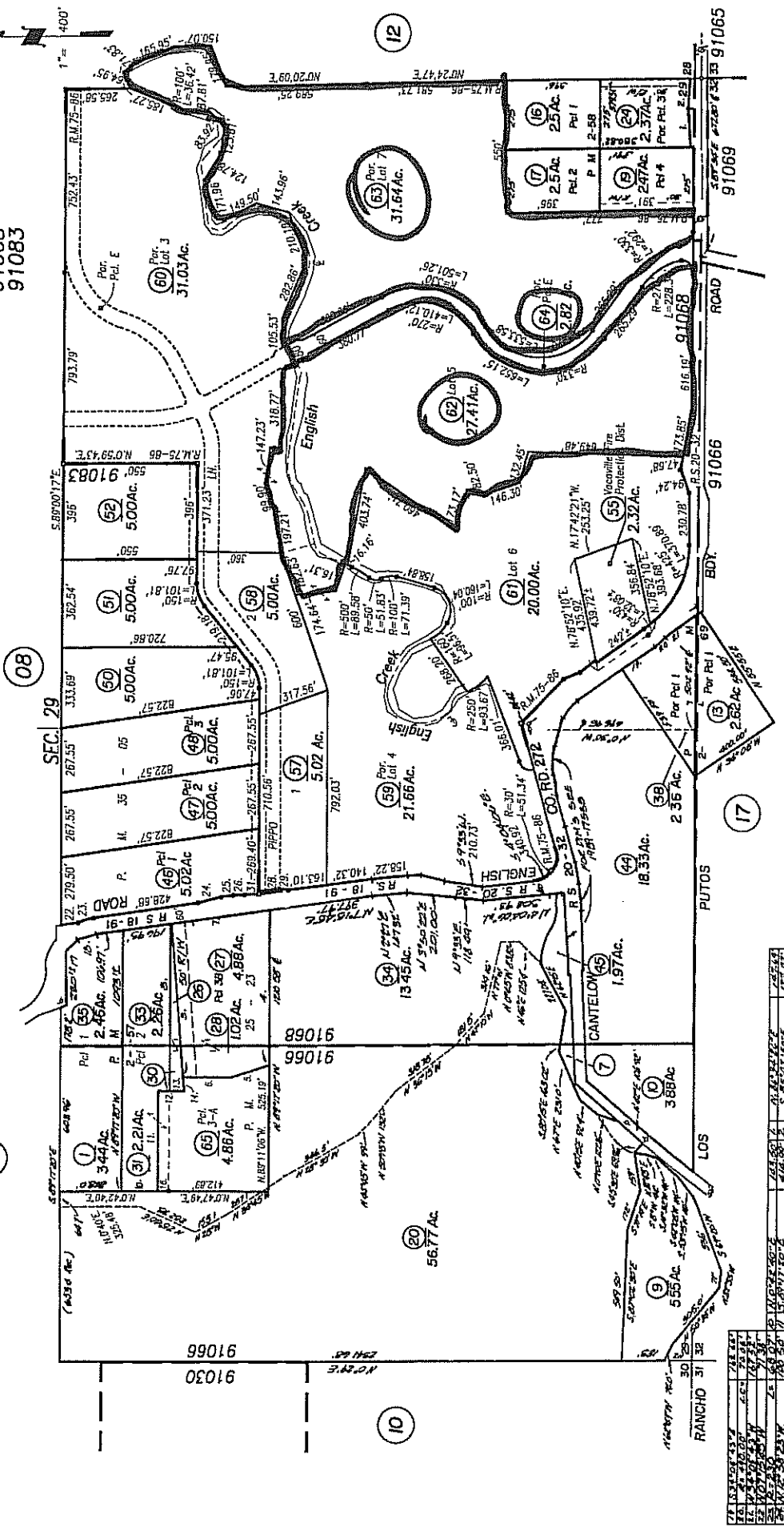
Michael Yankovich  
Planning Program Manager



POR. LOT 38, RANCHO LOS PUTOS  
 POR. SEC. 28, 29 & 32, T.7N., R.1W., M.D.B. & M. EXT.

Tax Area Code  
 91066  
 91068  
 91083

105-11



Assessor's Map Bk. 105 Pg. 11  
 County of Solano, Calif.  
 08-09

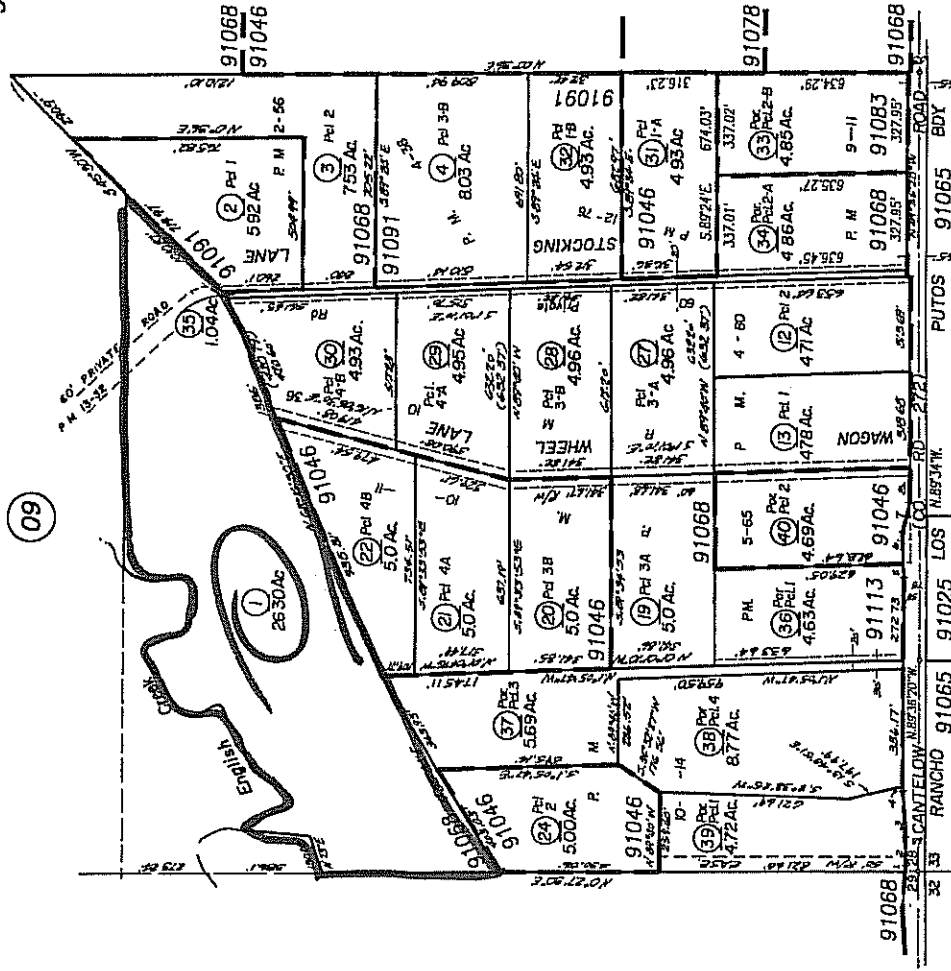
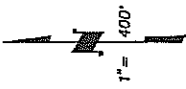
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
110-59, 60, 62, 63		
Chg. (L6)	10-31-07	Cr
110-65 (06)	7-6-06	Cr
110-57/Rev64 (8m)	4-23-03	US

Pippo Subdivision  
 R.M. Bk. 75 Pg. 86

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

Parcel No.	Area (Ac.)	Assessor's Parcel No.	Area (Ac.)
1	3.44	1	3.44
2	2.21	2	2.21
3	2.26	3	2.26
4	4.88	4	4.88
5	1.02	5	1.02
6	1.02	6	1.02
7	1.97	7	1.97
8	3.88	8	3.88
9	5.58	9	5.58
10	56.77	10	56.77
11	21.66	11	21.66
12	20.00	12	20.00
13	2.32	13	2.32
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96	2.32	96	2.32
97	2.32	97	2.32
98	2.32	98	2.32
99	2.32	99	2.32
100	2.32	100	2.32



1.	S.65°47'50"E	22.38'
2.	S.65°38'20"E	100.00'
3.	N.65°34'48"E	150.33'
4.	S.65°38'20"E	71.00'
5.	N.64°41'01"E	46.01'
6.	S.65°38'20"E	100.00'
7.	S.75°39'31"E	103.69'
8.	N.65°38'20"W	118.69'

11

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

S.B.E.	DATE	BY
04-004	9-11-03	JS
04-003	9-21-99	PA
04-012	1-11-99	PA
98-002	12-3-97	FG
02-40 & RL	5-9-98	RED
REVISION	DATE	BY

18

Assessor's Map Bk. 105 Pg. 12  
 County of Solano, Calif.

04-05

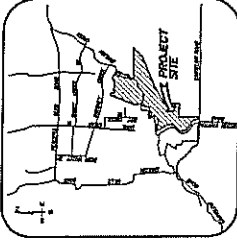
REV	DATE	DESCRIPTION	BY	APP'D



FGA  
 TRACY, COZZE & ASSOCIATES, INC.  
 4777 Mountain View Road, Raleigh, NC 27612  
 (919) 876-0700 Fax (919) 876-0701  
 Equal Opportunity Employer M/F/H/V

LOT LINE ADJUSTMENT  
 SITE PLAN

DRAWING FILE: 10-000-000-000  
 DESIGNED BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1"=200'  
 DATE: 10-00-00  
 CASE NO: 10-000-000  
 SHEET NO: 1



VICINITY MAP  
 10/10/00

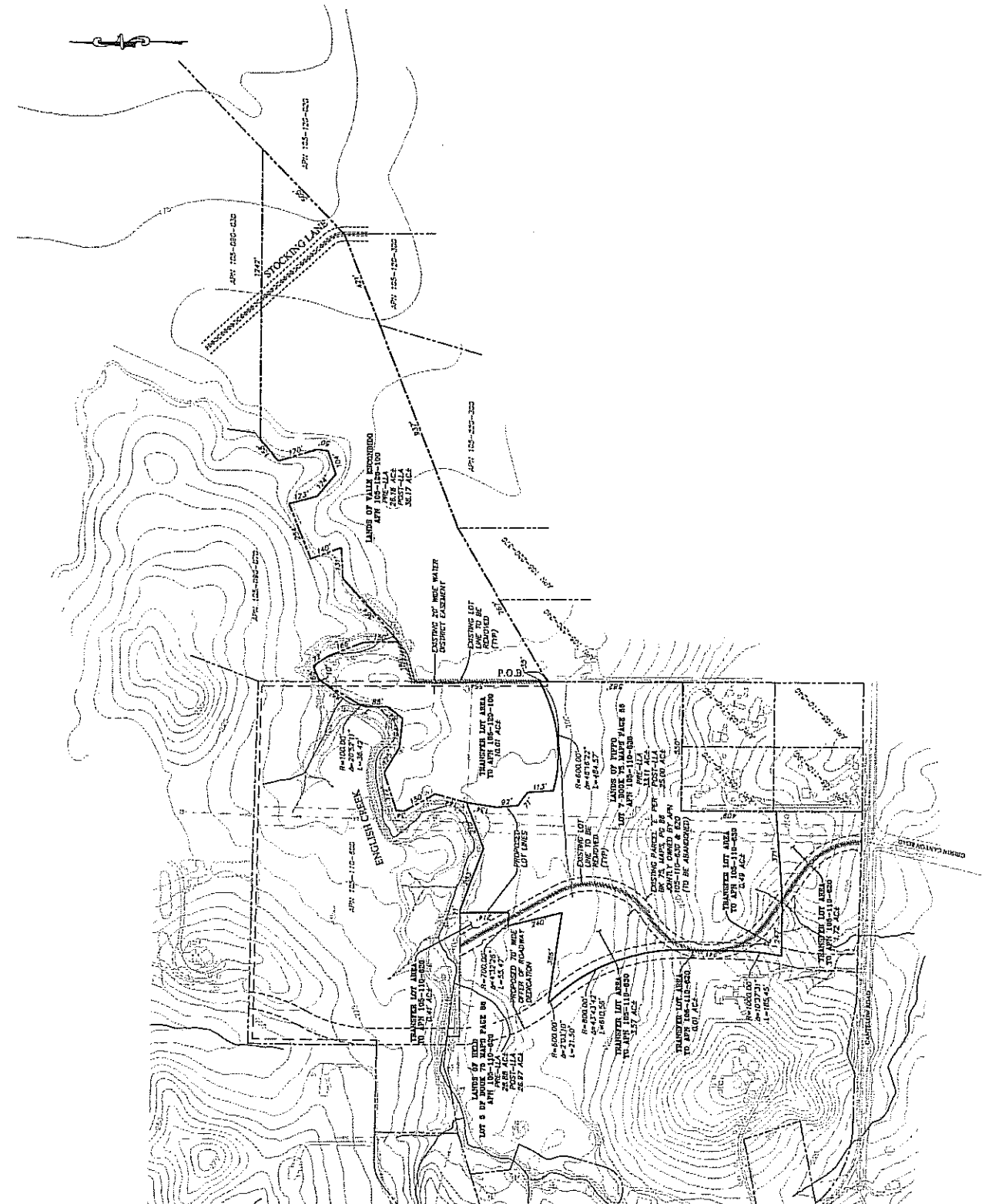
**OWNERS**  
 TRACY, COZZE & ASSOCIATES, INC.  
 4777 MOUNTAIN VIEW ROAD  
 RALEIGH, NC 27612  
 (919) 876-0700  
 (919) 876-0701

**MAP PREPARED BY**  
 TRACY, COZZE & ASSOCIATES, INC.  
 4777 MOUNTAIN VIEW ROAD  
 RALEIGH, NC 27612  
 (919) 876-0700  
 (919) 876-0701

**UTILITIES**  
 WATER: NONE  
 SEWER: NONE  
 GAS: NONE  
 TELEPHONE: AIRTEL

**BASIS OF BEARINGS**  
 THE CENTERLINE OF CANTLETON ROAD (COUNTY ROAD NO. 237) TAKEN AS N 89°43'47" W AS SHOWN ON THE 1988 PLAT OF THE ROAD AS RECORDED IN BOOK 20 OF SURVEYS AT PAGE 12, BETWEEN FOUND CENTERLINE MONUMENTS

- LEGEND:**
- EXISTING CONTIGUES (IF ANY)
  - PROPERTY LINE (EXISTING)
  - PROPERTY LINE (PROPOSED)
  - ADJACENT PROPERTY LINE
  - CENTERLINE
  - EDGE OF PAVEMENT
  - RIGHT OF WAY (EXISTING)
  - CREEK FLOWLINE



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

**WHEREAS**, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-10-03 and Certificate of Compliance No. CC-10-06 of **Don Pippo, Alan and Linda Held, and Valle Escondido** for the transfer of land between three legal lots comprised of four Assessor Parcel Numbers located on Cantelow Road, 1 mile north of the City of Vacaville in a "RR-2.5" Rural Residential Zoning District and "A-20" Exclusive Agriculture Zoning District, APN's: 0105-110-620, 630, 640 and 0105-120-010, and

**WHEREAS**, said 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 September 2, 2010, and

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

**SUGGESTED 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.**

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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 has approved the Lot Line Adjustment Application subject to the following recommended conditions of approval:

**CONDITIONS OF APPROVAL:**

1. The lot line adjustment shall be in substantial compliance with the map submitted with lot line adjustment application LLA-10-03, dated July 29, 2010 prepared by Foulk, Gomez & Associates, Inc., on file with the Planning Services Division.
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*Public Works-Engineering*

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CLIFFORD K. COVEY, INTERIM DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager