

**SOLANO COUNTY ZONING ADMINISTRATOR
Lot Line Adjustment LLA-10-01
Certificate of Compliance CC-10-01**

Application: LLA-10-01/CC-10-01	Meeting of June 17, 2010
Project Planner: Eric Wilberg	Agenda Item No. 2

**EXISTING
ASSESSOR
PARCELS:**

Parcel	APN	Address	Acreage (Net)
---	0153-170-160	2129 Rockville Road	4.97
---	0153-170-170	2131 Rockville Road	4.91

**PROPOSED
PARCEL SIZE:**

Parcel	APN	Address	Acreage (Net)
1	TBD	2129 Rockville Road	4.97
2	TBD	2131 Rockville Road	4.91

**EXISTING LAND
USE:**

Residential

GENERAL PLAN: Rural Residential

ZONING: Rural Residential 'RR-5'

**AGRICULTURAL
PRESERVE:**

Not under contract.

SITE DESCRIPTION

The project consists of two (2) Assessor Parcel Numbers, which comprise two legal lots. The parcels are located at 2129 and 2131 Rockville Road (CO. RD. NO. 89) northwest of the City of Fairfield. Both properties slope upward towards the east, with an approximate 100 foot elevation gain. The site is wooded with oak trees along Rockville Road as well as behind the residences to the east.

Development on proposed parcel one consists of one single family dwelling and one shed. Development on proposed parcel two consists of two single family dwellings and a detached garage.

PROJECT DESCRIPTION

The proposed lot line adjustment will adjust a common property line between 2129 Rockville Road (APN 0153-170-160) and 2131 Rockville Road (APN 0153-170-170). The proposal will transfer 0.34 acres of land from proposed Parcel 1 to Parcel 2 and to transfer 0.34 acres from proposed Parcel 2 to Parcel 1. This transfer will create an equal land exchange between the two properties, resulting in no net change in land ownership. The purpose of the proposed lot line adjustment is to remedy property line set back issues of existing development on-site.

The two parcels are legal non-conforming at slightly under five (5) acres in size. Under County Policy "where one or more existing parcels are non-conforming with respect to minimum parcel size requirements, no parcel resulting from the lot line adjustment shall be smaller than the smallest existing non-conforming parcels prior to the adjustment."

The proposed lot line adjustment will not decrease the size of the smallest non-conforming parcel; parcels sizes will not change as a result of this lot line adjustment.

ANALYSIS

GENERAL PLAN and ZONING CONSISTENCY

Figure LU-1 of the Solano County General Plan designates the project site 'Rural Residential'. As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan), the Rural Residential 'RR-5' zoning of the properties is consistent with the General plan designation. The parcels are legal, non-conforming in terms of minimum parcel size. All existing structures on each of the two parcels will meet the minimum set back requirements for residential structures and accessory buildings within the Rural Residential 'RR-5' zoning district, upon approval of the proposed lot line adjustment.

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' zoning district. Both affected parcels are currently non-conforming in size. The equal transfer of approximately 0.34 acres will not result in a parcel smaller than that of the smallest existing non-conforming parcel prior to the adjustment.

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

Two existing parcels 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-10-01), 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-10-01, dated January 2010 prepared by Carlson, Barbee & Gibson, 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.

3. Applicant will need to identify and record an easement for Adequate Access to serve Parcel 1 with a minimum width of 30 feet.
4. A letter from the Suisun Fire District will need to be supplied to the Department of Resource Management, Public Works Engineering Division, indicating that fire access is adequate for the residences.

Attachments:

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

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

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-10-01 and Certificate of Compliance No. CC-10-01 of **Steven Vucurevich** to realign a common property line between two adjacent parcels. Equal amounts of land will be transferred between the two properties. The property is located at 2129 Rockville Road west of the City of Fairfield in an "RR-5" Rural Residential Zoning District, APN's: 0153-170-160 and 170, 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 June 17, 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.**

The project is consistent with applicable building ordinances and zoning requirements for the Rural Residential 'RR-5' zoning district. Both affected parcels are currently non-conforming in size. The equal transfer of approximately 0.34 acres will not result in a parcel smaller than that of the smallest existing non-conforming parcel prior to the adjustment.

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

Two existing parcels 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.

Exhibit A

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-10-01 and Certificate of Compliance No. CC-10-01 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-10-01, dated January 2010 prepared by Carlson, Barbee & Gibson, 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.

3. Applicant will need to identify and record an easement for Adequate Access to serve Parcel 1 with a minimum width of 30 feet.
4. A letter from the Suisun Fire District will need to be supplied to the Department of Resource Management, Public Works Engineering Division, indicating that fire access is adequate for the residences.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 17, 2010.

CLIFFORD K. COVEY, INTERIM DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

FILE COPY

Tax Area Code
60034
60035

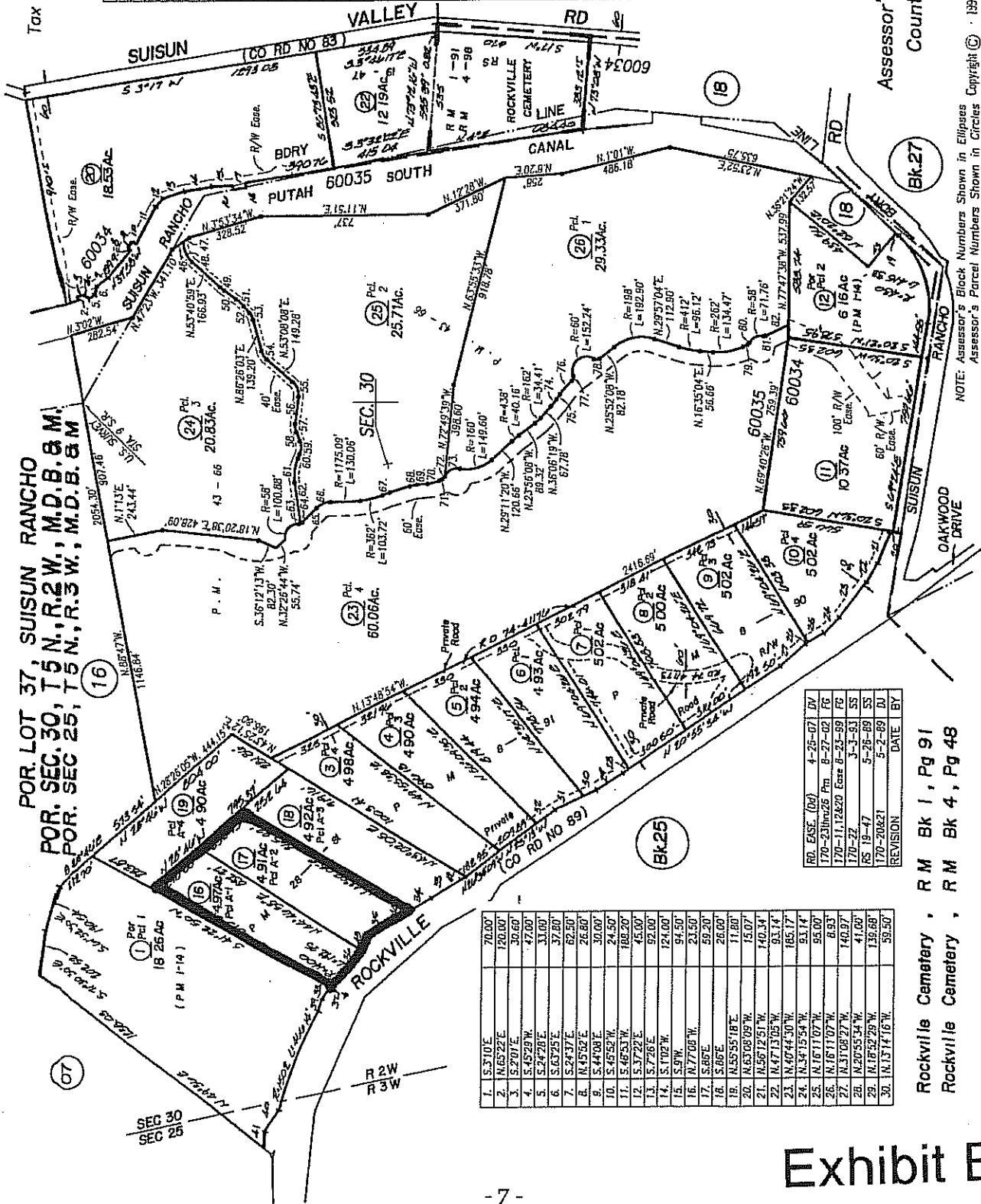
153-17



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.

Bk.27

31.	N.1374.16 W.	142.31
32.	N.1374.16 W.	91.35
33.	N.1726.14 W.	101.11
34.	R=1400'	L=75.03
35.	N.1737.29 W.	150.66
36.	N.5744.50 W.	35.00
37.	R=1400'	L=5.95
38.	N.4074.12 W.	52.33
39.	N.6022.96 W.	54.43
40.	N.4672.25 W.	110.11
41.	N.6901.20 W.	66.24
42.	N.2178.41 W.	17.94
43.	N.6901.20 W.	183.65
44.	N.6901.20 W.	105.60
45.	N.6901.20 W.	38.01
46.	N.2711.56 W.	58.28
47.	R=115.27'	L=98.20
48.	R=200'	L=23.02
49.	N.4705.21 E.	63.32
50.	R=200'	L=45.66
51.	R=200'	L=39.43
52.	N.6071.31 E.	39.43
53.	R=75'	L=34.30
54.	R=75'	L=43.99
55.	R=75'	L=72.07
56.	N.2178.41 W.	17.62
57.	R=75'	L=35.93
58.	N.6074.53 E.	43.04
59.	R=75'	L=56.87
60.	N.5546.29 W.	21.39
61.	R=200'	L=105.43
62.	N.6074.53 W.	170.56
63.	R=200'	L=3.75
64.	R=200'	L=10.27
65.	N.3226.44 W.	87.07
66.	R=88'	L=70.26
67.	R=438'	L=35.20
68.	R=138'	L=29.81
69.	N.731.28 E.	47.60
70.	R=162'	L=55.46
71.	N.1705.31 W.	151.6
72.	R=200'	L=74.32
73.	R=58'	L=79.91
74.	R=382'	L=39.37
75.	N.4229.10 W.	24.48
76.	R=388'	L=76.97
77.	R=200'	L=23.88
78.	R=200'	L=25.19
79.	N.1749.24 W.	20.50
80.	R=200'	L=12.37
81.	R=58'	L=71.26
82.	N.1749.24 W.	116.22



POR. LOT 37, SUISUN RANCHO
POR. SEC. 30, T5 N., R.2 W., M.D.B. & M.
POR. SEC. 25, T5 N., R.3 W., M.D.B. & M.

Assessor's Map Bk. 153 Pg. 17
County of Salano, Calif.

08-09

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

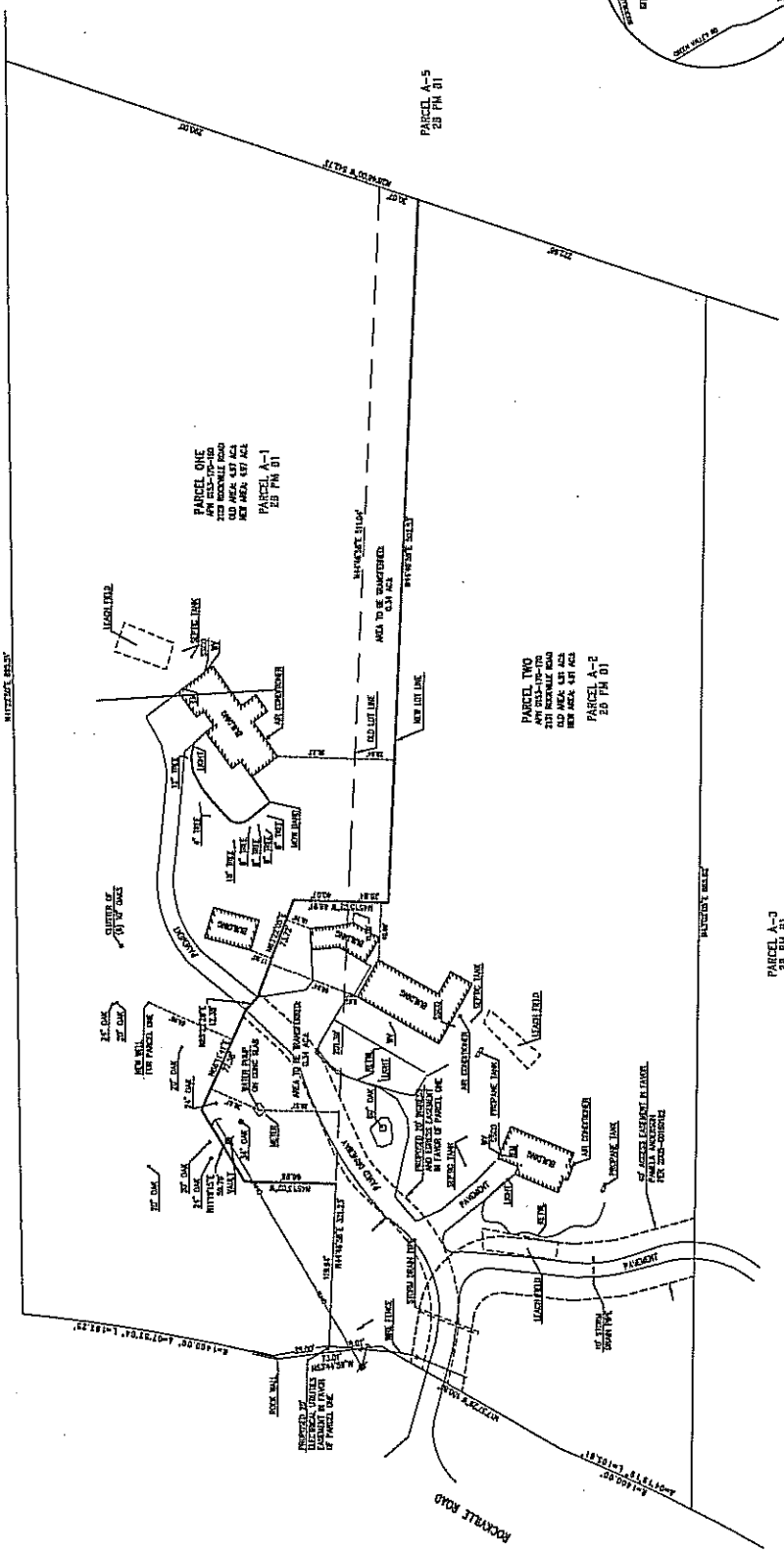
REV.	REVISION	DATE	BY
1	4-28-07	DN	
2	8-27-02	RV	
3	8-23-99	RS	
4	3-3-91	SS	
5	5-28-89	SS	
6	5-2-89	DU	

1.	S.31.00 E.	70.00'
2.	N.63.22 E.	120.00'
3.	S.27.01 E.	30.60'
4.	S.45.29 W.	47.00'
5.	S.24.28 E.	31.00'
6.	S.63.25 E.	37.80'
7.	S.24.37 E.	62.50'
8.	N.45.92 E.	26.80'
9.	N.44.08 E.	30.00'
10.	S.45.82 W.	24.50'
11.	S.46.53 W.	188.20'
12.	S.37.22 E.	45.00'
13.	S.7.26 E.	92.00'
14.	S.17.02 W.	124.00'
15.	S.9.71 W.	94.50'
16.	N.77.03 W.	23.50'
17.	S.66 E.	59.30'
18.	S.66 E.	26.60'
19.	N.55.55 18 E.	17.80'
20.	N.63.08 09 W.	15.07'
21.	N.56.12 51 W.	140.34'
22.	N.47.13 05 W.	93.14'
23.	N.40.44 30 W.	185.17'
24.	N.34.15 54 W.	93.14'
25.	N.16.11 07 W.	95.00'
26.	N.16.11 07 W.	6.93'
27.	N.31.08 27 W.	140.97'
28.	N.20.55 34 W.	41.00'
29.	N.18.52 29 W.	139.68'
30.	N.13.74 16 W.	59.50'

Rockville Cemetery , R M Bk 1, Pg 91
Rockville Cemetery , R M Bk 4, Pg 48

Planning Services Division
File Nos. LLA-10-01/ CC-10-01
Date Received: 01/15/2010

Exhibit B

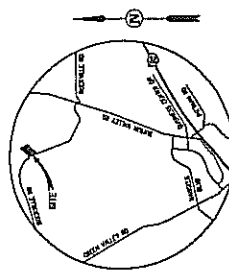


PARCEL ONE
 201 BASS-107-000
 OLD AREA: 457 AC
 NEW AREA: 457 AC
 20 PM 01

PARCEL TWO
 201 BASS-107-000
 OLD AREA: 457 AC
 NEW AREA: 457 AC
 20 PM 01

PARCEL A-3
 20 PM 01

PARCEL A-5
 20 PM 01



LEGEND
 NOT TO SCALE

TENTATIVE LOT LINE ADJUSTMENT VUCUREVICH PROPERTY

SOLANO COUNTY CALIFORNIA



REVISION: ADDED NEW WELL LOCATION, DATED 4-6-10



California, License
 No. 10000
 License No. 10000
 State No. 10000

SHEET
 1
 OF 1 SHEETS

- NEW PROPERTY LINE
- EXISTING LINE
- ADJACENT PROPERTY LINE
- FENCE
- CONCRETE
- ELECTRIC MAIN
- OVERHEAD WIRE
- SANDWY RIVER CLEARCUT
- WATER MAIN
- RETURNING WALL
- POWER POLE