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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 LLA-17-01/CC-17-01**

Application No. LLA-17-01 (Lemasters/Maher) Project Planner: Eric Wilberg, Planner Associate		Meeting of June 1, 2017 Agenda Item No. 3	
Applicants (Property Owners) Jerry & Beverly Lemasters 3903 Green Valley Road Fairfield, CA 94534		Billy Maher 3899 Green Valley Road Fairfield, CA 94534	
Action Requested Zoning Administrator consideration and approval of Lot Line Adjustment LLA-17-01 to reconfigure common property lines between three adjacent parcels.			
Property Information			
Size: 134.28 acres		Location: Green Valley Road	
APNs: 0148-060-060, 10, 23, and 0148-190-310			
Zoning: Exclusive Agriculture "A-40"		Land Use: Cattle grazing, vineyard, residential	
General Plan: Specific Project Area		Ag. Contract: Not under contract	
Utilities: City of Vallejo water and private septic		Access: Green Valley Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Specific Project Area	Exclusive Agriculture "A-40"	Residential
South	City of Fairfield	City of Fairfield	Urban residential
East	City of Fairfield	City of Fairfield	Urban residential
West	Specific Project Area	Exclusive Agriculture "A-40"	Grazing
Environmental Analysis The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1).			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Lot Line Adjustment No. LLA-17-01 based on the enumerated findings and subject to the recommended conditions of approval.			

SUMMARY

The property owners, Beverly & Jerry Lemasters and the Maher Family Trust, are proposing to reallocate parcel acreage across three adjacent lots. The lot line adjustment will result in lots of 40.10, 40.24, and 53.94 acres. The parcels are not subject to a Land Conservation Contract, thus action may be taken by the Zoning Administrator.

SETTING

The subject site is situated along Green Valley Road adjacent to and north of the City of Fairfield. The 134.28 acre site consists of 3 legal lots which are comprised of 5 Assessor's Parcels. The entire site is relatively flat exhibiting slopes of less than six percent. The northern half of the site is generally planted in vineyards and the southern half is utilized for cattle grazing. The site is bound to the north by agricultural property, to the east by Green Valley Road, to the south by a residential subdivision within the City of Fairfield, and to the west by hillside property and grazing land. Green Valley Creek runs north – south through proposed Parcel A. Hennessy Creek runs north – south through the western section of Proposed Parcels B and C.

Proposed Parcel A is developed with Primary and Secondary Single Family Residences along with two additional residences. Residential development on this lot is located east of Green Valley Creek. Parcel A is also developed with various agricultural accessory structures including barns, sheds, and outbuildings located on both sides of Green Valley Creek. Proposed Parcel B is undeveloped. Proposed Parcel C is developed with a Primary Single Family Residence.

PROJECT DESCRIPTION

The proposed lot line adjustment would reconfigure interior parcel lines between three adjacent lots. The applicant has submitted Certificate of Compliance records and Grant Deed information providing confirmation of three legal lots. These lots would be reconfigured as follows:

Existing Parcel	Existing Acreage	Proposed Parcel	Proposed Acreage	Net Change (acres)
0148-060-230 Lemasters	12.48	A	40.10	+ 27.62
0148-060-060 0148-060-100 Maher	41.27	B	53.94	+ 12.67
0148-190-310 Maher	80.53	C	40.24	- 40.29

ANALYSIS

Land Use Consistency

Figure LU-1 of the Solano County General Plan designates the project site as a Specific Project Area (Middle Green Valley). As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan), the Exclusive Agriculture "A-40" Zoning District is consistent with the General Plan designation when used as a holding zone. All three lots will exceed the 40 acre minimum parcel size specified under zoning. The existing land use and proposed parcel sizes are consistent with the

General Plan designation and Zoning District regulations. Existing development on-site will continue to maintain minimum set back requirements to property lines.

Subdivision Ordinance

The applicant has supplied adequate information to accompany the lot line adjustment application per County Subdivision Ordinance Section 26-41.1. The proposal is consistent with allowable land uses and development standards of the Exclusive Agriculture "A-40" Zoning District. The proposal involves the reconfiguration of three legal lots and no new lots would be created.

In order to finalize the lot line adjustment the applicant shall secure a signed Tax Certificate letter from the Solano County Tax Collector. Details regarding the Tax Certificate process are described in Condition of Approval No. 2. This step also enables the Certificate of Compliance process which ultimately memorializes an approved lot line adjustment.

ENVIRONMENTAL REVIEW

The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1).

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings, and **APPROVE** Lot Line Adjustment LLA-17-01 subject to the recommended conditions of approval.

LOT LINE ADJUSTMENT 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 with respect to minimum parcel size required under zoning. Each newly configured lot will exceed the 40 acre minimum parcel size required under A-40 zoning.

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

The lot line adjustment will result in three legal lots, the same number of lots as existed prior to this application.

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 Certificate shall be obtained from the County Tax Collector. This document shall be provided by the applicant to the Planning Services Division. The Tax Certificate shall be recorded as part of the Certificate of Compliance package.

SUGGESTED FINDINGS

- 4. The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1).**

CONDITIONS OF APPROVAL

1. The lot line adjustment shall be in substantial compliance with the tentative lot line adjustment map submitted with lot line adjustment application LLA-17-01, prepared by Ty Hawkins Land Surveyor 7973, revised April 11, 2017, on file with the Planning Services Division.
2. A Certificate of Compliance demonstrating that the subject lot line has been adjusted in accord with the State of California Subdivision Map Act and Solano County Subdivision Ordinance regulations shall be recorded with the Solano County Recorder's Office within one (1) year of the tentative approval by the Zoning Administrator. Failure to record a Certificate of Compliance within one year of Hearing Authority approval shall render the Lot Line Adjustment null and void.

Submittal of additional documents is required by the applicant in order to obtain a Certificate of Compliance from the Planning Division. The applicant shall initiate this step by submitting written legal descriptions of the parcels as adjusted to the Planning Services Division. The legal descriptions shall be prepared by a registered land surveyor or civil engineer licensed to survey in the State of California and each page of the legal descriptions must be signed and sealed by the professional preparing the descriptions. Upon review and approval of the legal descriptions by the Planning Division, 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 instruction to the Title Company/Escrow Officer to prepare new grant deeds reflecting the property boundaries as adjusted.

In order to obtain a Certificate of Compliance package that is ready for recordation, the permittee shall submit the following documents to their Title Company to complete the Certificate of Compliance package:

- a) Grant Deed(s) that convey the adjustment area(s) between the parcel owners.
- b) Any conveyance documents that may be required for the relocation and/or extensions of existing utilities and easements.
- c) A statement, certificate, or security indicating there are no liens against the properties for any unpaid taxes or special assessments. Property owners shall work with their representative title company and contact the Solano County Assessor's Mapping Department to initiate the 'Tax Certificate' process. Fees are collected by the Assessor's Office to begin this process.

Once all of the necessary documents have been submitted to the Planning Division, a Certificate of Compliance package will be prepared and transmitted to the applicant's title

company with instruction for recordation with the Solano County Recorder, thus completing the Lot Line Adjustment approval process.

Public Works - Engineering Services Division

3. At the time of a future sale of proposed Parcel B, the applicant will need to identify and record an easement for Access and Utilities to serve Parcel B. The easement to said Parcel B will need to meet Solano County Road Improvement Standard, Sections 1-3.3 and 1-3.5.

Solano Irrigation District

4. The subject properties are located within the Solano Irrigation District Boundary and therefore subject to the Rules and Regulations, assessments, and charges of the District. Per the District's record drawings, each of the existing parcels is provided at least one (1) agricultural irrigation service. Upon review of the Lot Line Adjustment Map, each new parcel seems to maintain at least one (1) of the existing agricultural irrigation services. Should each of the new parcels not maintain at least one (1) of the existing agricultural irrigation services, then the following conditions apply:
 - a. The District shall design a new turnout or modified agricultural irrigation service, install the new or modified service, and abandon an existing service, at the landowner's expense.
 - b. Prior to any design, the landowner shall provide the District a topographic survey of the properties.
 - c. The landowner may use a licensed contractor to perform the work on behalf of the District and under the District's inspection. The landowner's contractor shall be required to obtain a District encroachment permit.
 - d. The owner must sign a District work order prior to acceptance of the Lot Line Adjustment. The work order is the mechanism to which all fees and charges associated with District staff time and/or materials will be charged for reimbursement from the landowner.
 - e. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

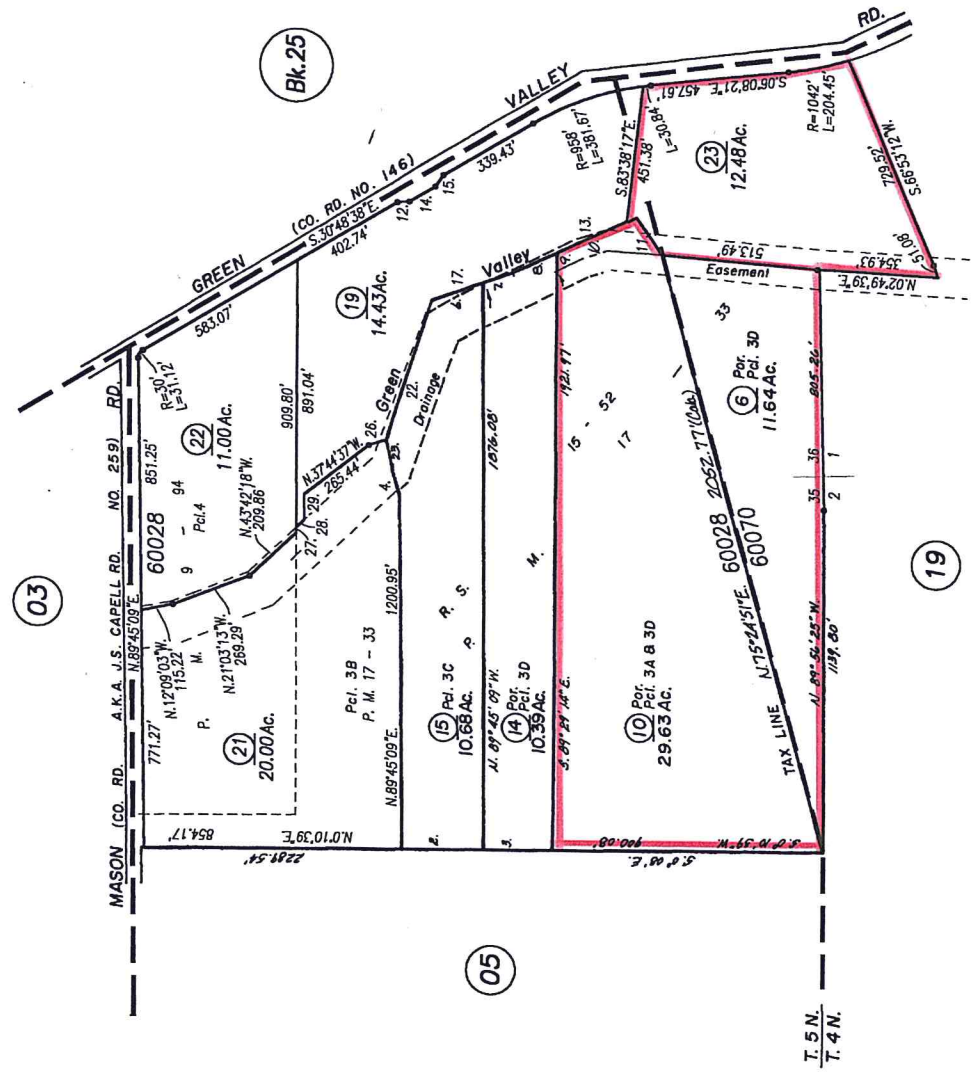
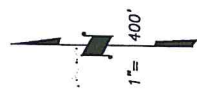
Attachments:

Draft Resolution
Assessor Parcel Maps
Lot Line Adjustment Map

POR. SEC'S 35&36, T.5N., R.3W., M.D.B.&M.
 POR. SEC'S 1&2, T.4N., R.3W., M.D.B.&M.

Tax Area Code
 60028
 60070

148-06



1.	S.071039 W.	264.50'
2.	S.071039 W.	228.00'
3.	S.071039 W.	228.00'
4.	N.73°33'57"E.	73.34'
5.	N.18°27'W.	125.68'
6.	N.18°27'W.	157.00'
7.	N.18°27'W.	133.56'
8.	S.26°29'41"E.	51.53'
9.	S.09°41'21"E.	318.26'
10.	S.26°29'41"E.	160.71'
11.	N.55°E.	40.41'
12.	S.04°12'09"E.	416.11'
13.	S.26°29'41"E.	416.11'
14.	S.30°11'42"E.	97.71'
15.	S.34°38'01"E.	47.41'
16.	N.18°27'00"W.	282.68'
17.	N.18°27'00"W.	168.30'
18.	R=1042'	L=
19.	N.3°48'29"E.	171.70'
20.	N.72°14'36"W.	492.59'
21.	N.80°47'53"E.	83.59'
22.		
23.		
24.		
25.		
26.	N.19°39'13"W.	68.90'
27.	N.89°45'09"E.	16.34'
28.	N.50°45'38"W.	45.67'
29.	S.89°09'56"W.	74.02'
30.		

Assessor's Map Bk. 148 Pg. 06
 County of Solano, Calif.

14-15

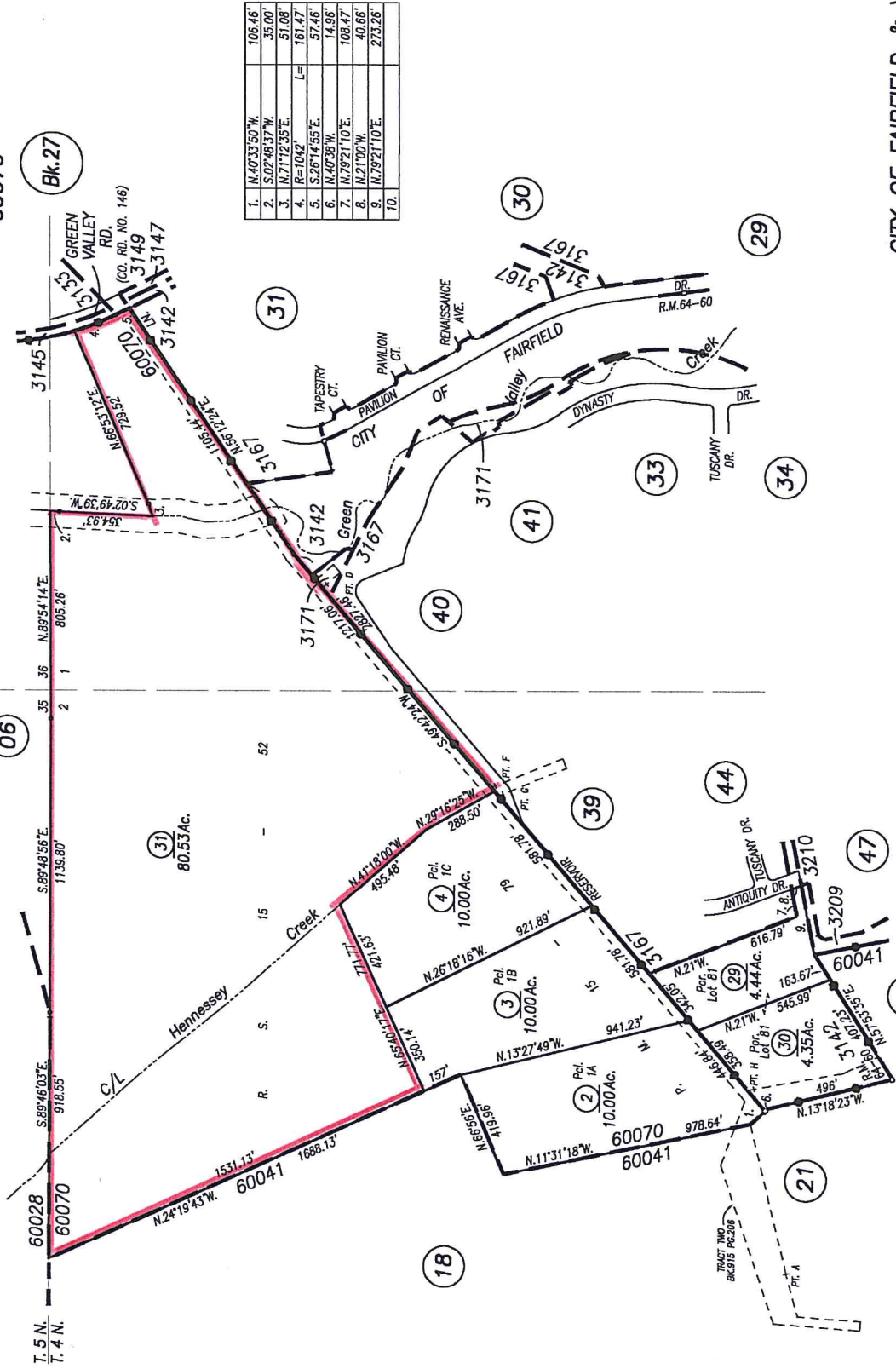
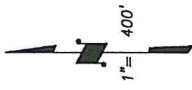
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
060-23.19 Chg(Dg)4-12-13		Cr
060-21&22 (Df)	7-27-05	SE
060-19&20 (Df)	6-30-00	FG
060-19&20	1-12-95	FO

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

Tax Area Code
3142
60070

POR. SEC. 1 & 2, T.4N., R.3W., M.D.B.& M.



1.	N.40°33'50"W	106.46'
2.	S.02°48'37"W	35.00'
3.	N.71°12'35"E	51.08'
4.	P=1042	L=181.47'
5.	S.26°14'55"E	57.46'
6.	N.40°38"W	14.96'
7.	N.79°21'10"E	108.47'
8.	N.21°00"W	40.66'
9.	N.79°21'10"E	273.26'
10.		

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
190-31 (06)	4-12-13	Cr
Adj. Pg. 47	12-07-04	JS
SBE Chg. 04-009	12-23-03	Pd

The Lands Of Citation Northern
Vintage Green Valley
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles
R.M. Bk. 63 Pg. 20
Unit No. 3 ; R.M. Bk. 64 Pg. 60

FILE COPY

LLA-V7-01

Preliminary Lot Line Adjustment

OF THE LANDS OF
Lemasters & Maher
 APNS 0148-060-060, 0148-060-100,
 0148-060-063, & 0148-190-001
 SOLANO COUNTY CALIFORNIA

November 2016



Ty Hawkins LS 7973
 3828 Oak Canyon Ln.
 Redwood City, CA 94068
 (707) 974-8888



- LEGEND**
- Boundary Line To Remain
 - - - Proposed Boundary Line
 - - - Boundary Line to Be Removed
 - - - Adjoiner Line
 - - - Easement Line
 - Existing Residence
 - Existing Outbuilding
 - ⊙ Existing Well
 - Existing Septic System

OWNERS:

- Beverly and Jerry Lemasters
 APN 0148-060-230
 3903 Green Valley Road
 Fairfield CA 94534
 707-249-7043
- The Maher Family Trust of 1988
 APN 0148-060-060
 Billy C. Maher and Betty L. Maher
 3889 Green Valley Road
 Fairfield CA 94534
 707-864-3889
- The Maher Family Trust of 1988
 Tractless
 Billy C. Maher and Betty L. Maher
 3889 Green Valley Road
 Fairfield CA 94534
 707-864-3889

- Existing Uses:** Rural Residential, Agriculture
Existing Utilities: Water - City of Vallejo Water, S.I.D.
 Sewer - Private Septic System
 Electric - P.G.&E.

- Proposed Uses:** Parcel A* - Rural Residence/ Agriculture
 Parcel B* - Agriculture
 Parcel C - Rural Residence/ Agriculture

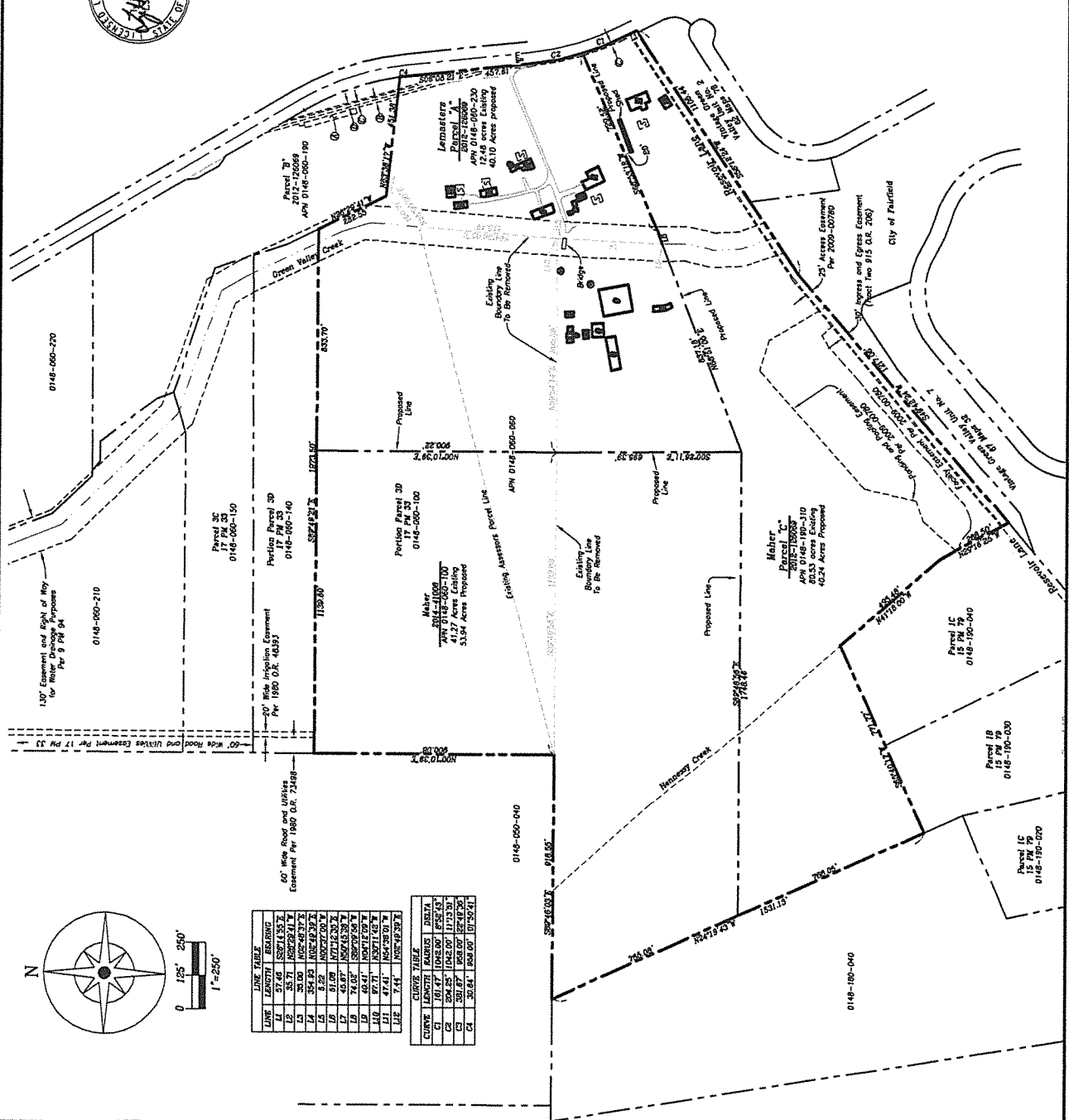
Regional Summary:
 Parcel A* - District Parent 1 - Lot 56-4
 (1978 O.R. 33)

Parcel B* - District Parent 1 - Lot 56-4
 (1978 O.R. 33)

Parcel C - District Parent 1 - Lot 56-4
 (1978 O.R. 33)

Parcel D - District Parent 1 - Lot 56-4
 (1978 O.R. 33)

Parcel E - District Parent 1 - Lot 56-4
 (1978 O.R. 33)



LINE TABLE

LINE	LENGTH	BEARING
L1	27.48	S87°13'52.2"
L2	33.00	N82°52'37.3"
L3	35.43	N62°42'37.8"
L4	8.29	N82°42'37.8"
L5	21.69	N71°12'39.2"
L6	24.82	S82°42'37.8"
L7	24.82	S82°42'37.8"
L8	68.41	N64°12'39.2"
L9	67.71	S87°14'57.9"
L10	47.41	N52°29'31.7"
L11	2.44	N52°29'31.7"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	30.47	1045.00	87°52'52.2"
C2	30.47	845.00	87°52'52.2"
C3	30.47	845.00	87°52'52.2"
C4	30.47	845.00	87°52'52.2"