

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
LLA-22-02 & CC-22-03**

Application No. LLA-22-02 & CC-22-03 (Siegal - Ou) Project Planner: Eric Wilberg, Senior Planner		Meeting of April 20, 2023 Agenda Item No. 1	
Property Owner – Lot 1 Steven Siegal No Situs Fairfield, CA 94534		Property Owner – Lot 2 Weiyao (Olivia) Ou 4311 Stonefield Lane Fairfield, CA 94534	
Action Requested Public Hearing to consider Lot Line Adjustment application LLA-22-02 of Steven Siegal and Weiyao Ou to transfer two 8,145 square foot portions of land between two adjacent lots located near Stonefield Lane, one mile northwest of the City of Fairfield, within the Rural Residential “RR-5” and Exclusive Agriculture “A-20” Zoning Districts: APN’s 0153-170-030, 190, and 290.			
General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
Subject Site	Rural Residential / Agriculture	“RR-5” and “A-20”	Undeveloped / Residential
North	Agriculture	Exclusive Agriculture “A-20”	Residential
South	Agriculture	Exclusive Agriculture “A-20”	Agriculture
East	Agriculture	Exclusive Agriculture “A-20”	Residential
West	Rural Residential	Rural Residential “RR-5”	Residential

SETTING

The subject site consists of three Assessor’s parcels totaling 29.88 acres, located along Stonefield Lane and Rockville Heights. The Siegal owned parcels (APNs 0153-170-030 and 190) are 8.98 acres and zoned Rural Residential “RR-5”. APN 0153-170-030 is developed with a primary dwelling and 0153-170-190 is undeveloped. The Ou owned parcel (APN 0153-170-290) is 20 acres and zoned Exclusive Agriculture “A-20”. This parcel is developed with a primary dwelling.

Surrounding properties generally consist of 20-acre agricultural parcels along Stonefield Lane and 5-acre rural residential parcels along Rockville Heights.

PROJECT DESCRIPTION

The proposal involves transferring two separate 8,145 square foot portions of land between the Siegal and Ou properties. The intent of the lot line adjustment is to address existing grading and tree clearance by Siegal on the Ou property. Transfer of a separate portion of acreage from Siegal to Ou results in no net change in acreage for either lot.

The common property line being adjusted also coincides with the boundary between the Rural Residential “RR-5” and the Exclusive Agriculture “A-20” Zoning Districts. In order to maintain appropriate zoning for the entirety of each lot and prevent a split-zone scenario, the project involves realigning the RR-5 and A-20 boundary to match the reconfigured parcels.

On August 4, 2022 the Planning Commission considered Rezoning Petition Z-22-01 and forwarded a recommendation to approve the rezone on to the Board of Supervisors. Zoning Administrator approval of this lot line adjustment is contingent upon effective rezoning by the Board.

The lot line adjustment results in the equal transfer of square footage between the lots and results in no net change in acreage for either lot.

OWNER	APN	EXISTING SIZE	PROPOSED SIZE	NET CHANGE
Siegal	0153-170-030 and 190	8.98 ac	8.98 ac	---
Ou	0153-170-290	20.00 ac	20.00 ac	---

CONSISTENCY ANALYSIS

General Plan & Zoning

The General Plan Land Use Diagram designates the western portion of the site Rural Residential and the eastern portion of the site Agriculture. The land use designations coincide with the zoning districts applied to the lot ownerships. As noted, the Siegal property is zoned Rural Residential “RR-5” and the Ou property is zoned Exclusive Agriculture “A-20”. As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the zoning districts are consistent with the general plan designations.

As there is no net change in acreage for either lot and no lot will be made non-conforming with respect to minimum parcel size, both reconfigured lots remain consistent with their respective general plan designation and zoning district.

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-20” and Rural Residential “RR-5” Zoning Districts. The proposal involves the reconfiguration of two legal lots and no additional lots would be created.

The lot line adjustment shall not become operative until a certificate of compliance is filed with the Solano County Recorder’s office. Details regarding the certificate of compliance process are described in Condition of Approval No. 2.

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).

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings and **APPROVE** Lot Line Adjustment LLA-22-02 subject to the recommended conditions of approval.

ATTACHMENTS:

[A – Draft Resolution](#)

[B – Assessor Parcel Map](#)

[C – Lot Line Adjustment Map](#)

[D – Vicinity Map](#)

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 23-xx**

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment application No. LLA-22-02 and Certificate of Compliance No. CC-22-03 of Steven Siegal and Weiyao (Olivia) Ou to transfer two 8,145 square foot portions of land between two adjacent lots located near Stonefield Lane, one mile northwest of the City of Fairfield, within the Rural Residential "RR-5" and Exclusive Agriculture "A-20" Zoning Districts: APN's 0153-170-030, 190, and 290, and;

WHEREAS, said Zoning Administrator has reviewed the Department of Resource Management's report and heard testimony relative to the subject application at the duly noticed public hearing held on April 20, 2023 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 proposal is consistent with applicable building codes and no lot will be made nonconforming with regard to zoning regulations. Each resulting parcel exceeds the minimum parcel size requirement for their respective zoning district.

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

The lot line adjustment does not result in the creation of any 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 Certificate shall be obtained from the County Tax Collector. The Tax Certificate shall be recorded as part of the Certificate of Compliance package.

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).

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Lot Line Adjustment application LLA-22-02 subject to the following recommended conditions of approval:

1. The Lot Line Adjustment shall be established in compliance with the application materials and tentative lot line adjustment map prepared by Robert A. Karn & Associates, Inc., dated February 23, 2023, and as approved by the Solano County Zoning Administrator.
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 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 and Solano County Surveyor, 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.

Prior to recordation of the Certificate of Compliance, the permittee shall obtain the following documents to accompany the Certificate of Compliance:

- 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 obtained by permittee, the applicant or its Title Company shall transmit all necessary documents along with the Certificate of Compliance to the Solano County Recorder for recordation, thus completing the Lot Line Adjustment approval process.

3. Deed of Trust agreements which encumber only portions of conforming legal lots are violations of the Subdivision Map Act. The permittee shall ensure that any Deed of Trust agreements on the subject properties conform with the adjusted lot boundaries.

- 4. The Certificate of Compliance shall not be recorded until after Rezoning Petition Z-22-01 receives approval by the Board of Supervisors and the rezoning becomes effective.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 20, 2023.

TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

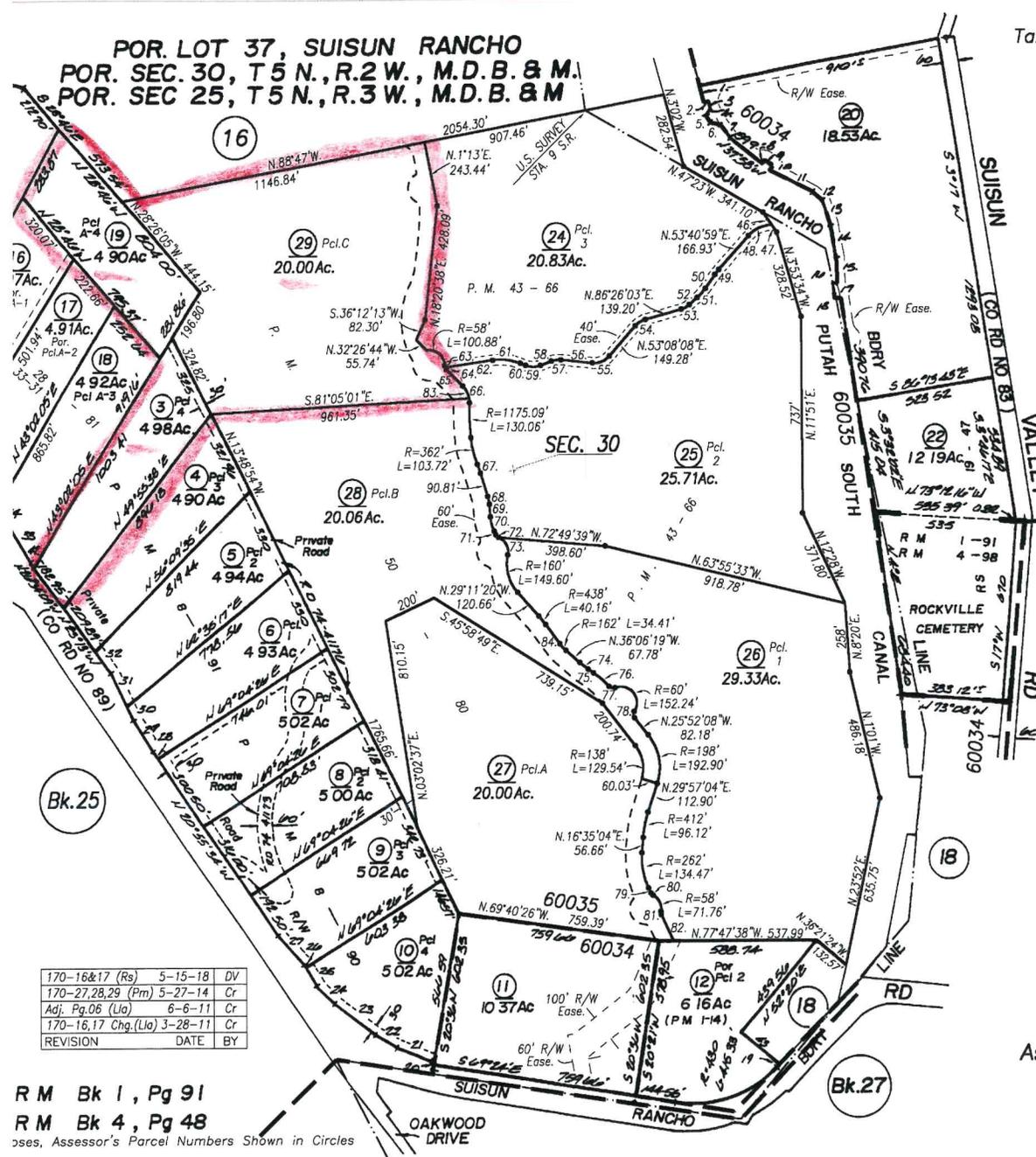
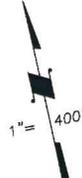
Allan Calder, Planning Manager
Department of Resource Management

DRAFT

POR. LOT 37, SUISUN RANCHO
POR. SEC. 30, T 5 N., R. 2 W., M.D.B. & M.
POR. SEC. 25, T 5 N., R. 3 W., M.D.B. & M.

Tax Area Code
60034
60035

153-17



31.	N.13°14'16"W.	142.31'
32.	N.13°14'16"W.	91.35'
33.	N.17°26'14"W.	181.11'
34.	R=1400'	L= 75.03'
35.	N.17°37'29"W.	150.86'
36.	N.53°44'59"W.	35.00'
37.	R=1400'	L= 5.45'
38.	N.40°41'06"W.	52.33'
39.	N.60°22'58"W.	54.43'
40.	N.46°12'25"W.	110.11'
41.	N.69°01'20"W.	66.24'
42.	N.21°18'41"W.	17.94'
43.	N.69°01'20"W.	183.85'
44.	R=1400'	L= 105.60'
45.	N.53°44'59"W.	38.01'
46.	N.22°11'58"W.	58.28'
47.	N.22°11'58"W.	32.12'
48.	R=115.27'	L= 98.20'
49.	R=200'	L= 23.02'
50.	N.47°05'21"E.	63.32'
51.	R=200'	L= 45.86'
52.	N.60°13'41"E.	39.43'
53.	R=75'	L= 34.30'
54.	R=75'	L= 43.59'
55.	R=75'	L= 72.07'
56.	N.71°48'16"W.	117.62'
57.	R=75'	L= 35.93'
58.	N.80°44'53"E.	43.04'
59.	R=75'	L= 56.87'
60.	N.55°48'29"W.	21.39'
61.	R=200'	L= 105.43'
62.	N.86°00'45"W.	179.56'
63.	R=20'	L= 5.75'
64.	R=20'	L= 10.27'
65.	N.32°26'44"W.	87.07'
66.	R=88'	L= 70.26'
67.	R=438'	L= 35.20'
68.	R=138'	L= 29.81'
69.	N.07°31'28"E.	47.60'
70.	R=162'	L= 55.46'
71.	N.12°05'31"W.	15.19'
72.	R=20'	L= 14.82'
73.	R=58'	L= 79.91'
74.	R=362'	L= 39.37'
75.	N.42°20'10"W.	24.46'
76.	R=388'	L= 78.97'
77.	R=20'	L= 23.88'
78.	R=20'	L= 25.19'
79.	N.12°49'24"W.	20.50'
80.	R=20'	L= 12.37'
81.	R=20'	L= 12.37'
82.	N.12°49'24"W.	116.22'
83.	R=88'	L= 52.81'
84.	N.23°56'08"W.	89.32'

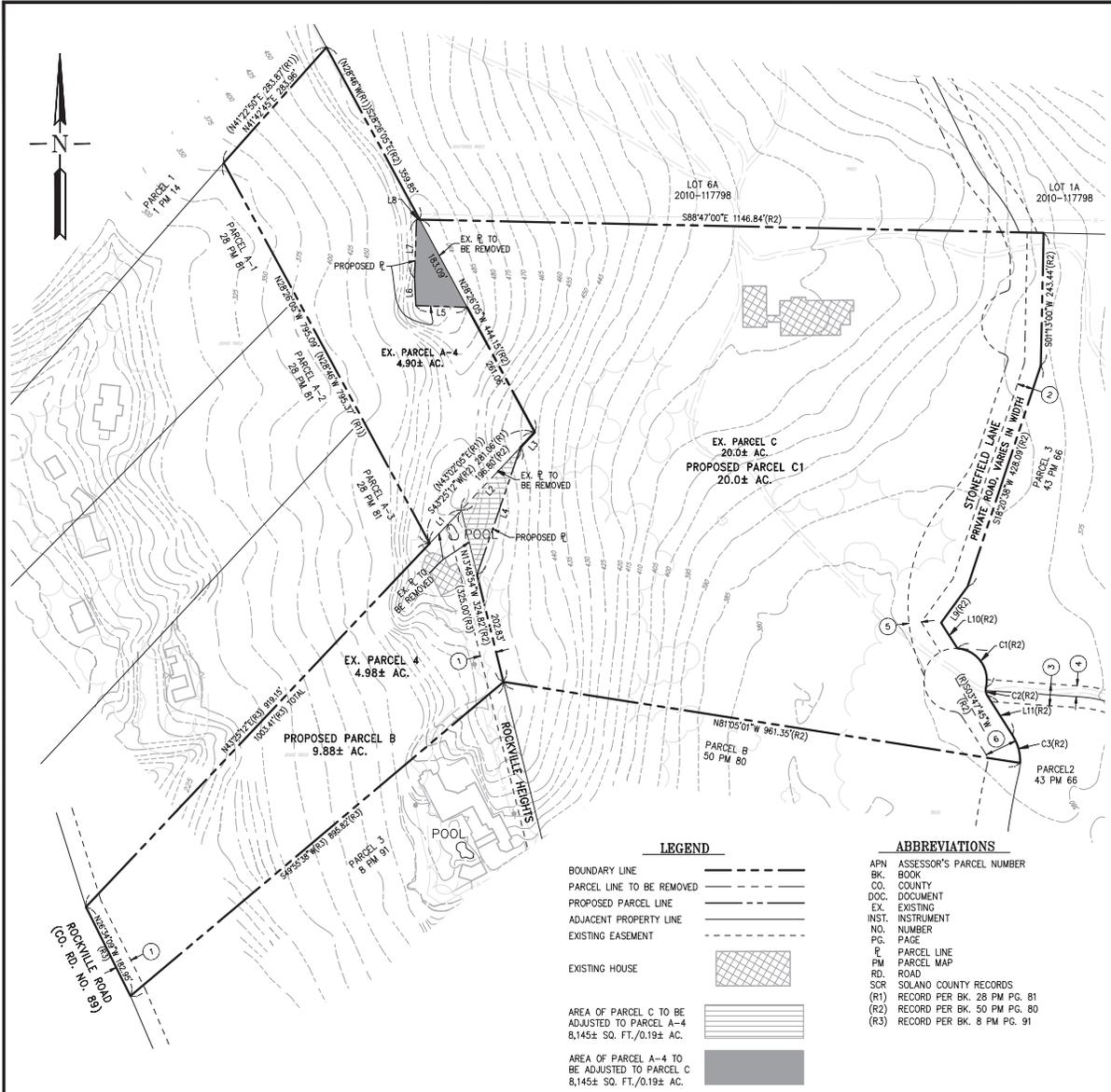
170-16&17 (Rs)	5-15-18	DV
170-27,28,29 (Pm)	5-27-14	Cr
Adj. Pg.06 (Lia)	6-6-11	Cr
170-16,17 Chg.(Lia)	3-28-11	Cr
REVISION	DATE	BY

R M Bk 1, Pg 91
 R M Bk 4, Pg 48
 uses, Assessor's Parcel Numbers Shown in Circles

Bk.27

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

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

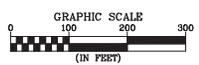


LEGEND

- BOUNDARY LINE
- PARCEL LINE TO BE REMOVED
- PROPOSED PARCEL LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING HOUSE
- AREA OF PARCEL C TO BE ADJUSTED TO PARCEL A-4 8,145± SQ. FT./0.19± AC.
- AREA OF PARCEL A-4 TO BE ADJUSTED TO PARCEL C 8,145± SQ. FT./0.19± AC.

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- BK. BOOK
- CO. COUNTY
- DOC. DOCUMENT
- EX. EXISTING
- INST. INSTRUMENT
- NO. NUMBER
- PG. PAGE
- P. PARCEL LINE
- PM. PARCEL MAP
- RD. ROAD
- SCR. SOLANO COUNTY RECORDS
- (R1) RECORD PER BK. 28 PM PG. 81
- (R2) RECORD PER BK. 50 PM PG. 80
- (R3) RECORD PER BK. 8 PM PG. 91



EASEMENTS OF RECORD

- 30' PRIVATE ROAD EASEMENT, DOC. 1974-41176, SCR.
- 30' ACCESS EASEMENT, BK. 43 PARCEL MAPS PG. 66, SCR.
- 40' ACCESS EASEMENT RESERVED FOR PARCEL 4, BK. 43 PM PG. 66, SCR.
- 20' ACCESS EASEMENT, DOC. 2002-122093, SCR.
- PRIVATE ROAD EASEMENT, DOC. 2007-48075, SCR.
- 60' PRIVATE ROAD EASEMENT, BK. 43 PARCEL MAPS PG. 66, SCR.

NOTE: THE FOLLOWING EASEMENTS ARE MENTIONED IN THE PRELIMINARY REPORT(S) PREPARED BY PLACER TITLE COMPANY AS AFFECTING THIS PROPERTY, BUT EITHER CANNOT BE LOCATED OR FALL OUTSIDE THE BOUNDARIES OF THIS PROPERTY, WHERE POSSIBLE, NUMBERED THE SAME AS THEY APPEAR IN SAID REPORT.

- PRELIMINARY REPORT #P-538072 (APN: 0153-170-190)
 - ACCESS EASEMENTS (PARCEL TWO), BOOK 1974 PAGE 41173, OFFICIAL RECORDS.
 - ACCESS EASEMENTS (PARCELS THREE, A & B), BOOK 1974 PAGE 41176, OFFICIAL RECORDS.
- PRELIMINARY REPORT #P-538075 (APN: 0153-170-290)
 - ACCESS EASEMENT (PARCEL TWO), INSTRUMENT NO. 1998-00064547, SCR.
 - ACCESS AND PUBLIC UTILITY EASEMENT (PARCEL THREE), INSTRUMENT NO. 1998-00094112, SCR.
- 5. PIPE LINE EASEMENT, BK. 3 PG. 320, SCR.
- 6. POLE LINE EASEMENT, BK. 199 PG. 404, SCR.
- 7. PRIVATE TELEPHONE EASEMENT, BK. 274 PG. 204, SCR.
- 8. PRIVATE TELEPHONE EASEMENT, BK. 274 PG. 226, SCR.
- 9. POLE LINE EASEMENT, BK. 155 PG. 317, SCR.
- 10. DRAINAGE CHANNEL GRANT DEED, BK. 1074 PG. 144, SCR.
- 11. WATER PIPELINE, DRAINAGE CHANNEL AND ADJACENT ROADWAY EASEMENT, BK. 1426 PG. 439, SCR.
- 12. EASEMENT AGREEMENT, INST. 199900072654, SCR. (PARCEL FOUR)

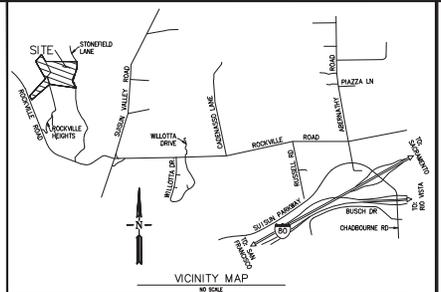
EASEMENTS AS SHOWN HEREON AND THOSE REFERENCED IN THE ABOVE NOTE AS EITHER CANNOT BE LOCATED OR FALL OUTSIDE THE BOUNDARIES OF THIS PROPERTY ARE ALSO MENTIONED IN TITLE ITEM NUMBERS 17, 18, 19, 20 & 21.

LINE DATA

LINE	BEARING	DISTANCE
L1	S43°25'12"W	84.20'
L2	S43°25'12"W	158.80'
L3	S43°25'12"W	38.00'
L4	S18°53'56"W	247.12'
L5	N88°14'05"W	94.48'
L6	N02°20'19"W	50.55'
L7	N01°46'00"E	107.76'
L8	S88°47'00"E	6.00'
L9	S36°12'13"W	82.30'
L10	S32°26'44"E	55.74'
L11	S32°56'44"E	87.07'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH
C1	58.00'	99°59'02"	100.88'
C2	20.00'	44°53'31"	16.02'
C3	88.00'	34°22'57"	52.81'



SITE INFORMATION:

APN: 0153-170-030
 PARCEL 4, 8 PARCEL MAPS 91
 4303 ROCKVILLE HEIGHTS
 EXISTING AREA: 4.98± ACRES
 ZONING: RR-5

APN: 0153-170-190
 PARCEL A-4, 28 PARCEL MAPS 81
 NO SITUS ADDRESS
 EXISTING AREA: 4.90± ACRES
 ZONING: RR-5

PROPOSED PARCEL B AREA: 9.88± ACRES

APN: 0153-170-290
 PARCEL C, 50 PARCEL MAPS 80
 4311 STONEFIELD LINE
 EXISTING AREA: 20.0± ACRES
 ZONING: A20

PROPOSED PARCEL C1 AREA: 20.0± ACRES

OWNER:

STEVEN SEGAL
 465 10TH STREET #401
 SAN FRANCISCO, CA 94103
 EMAIL: STEVENSEGAL@GMAIL.COM

WEIYAO (OLIVIA) OU
 4311 STONEFIELD LINE
 FAIRFIELD, CA 94534
 EMAIL: OUGREAT@HOTMAIL.COM

ENGINEER:

ROBERT A. KARN & ASSOC., INC.
 707 BECK AVENUE
 FAIRFIELD, CA 94533
 PHONE: (707) 435-9999
 EMAIL: RAK@RAKENGINEERS.COM

CONTACT: BOB KARN

OWNER	APN	EXISTING SIZE	PROPOSED SIZE	NET TRANSFER
STEVEN SEGAL	0153-170-030,190	9.88± AC.	9.88± AC.	0 AC.
OLIVIA OU	0153-170-290	20.0± AC.	20.0± AC.	0 AC.



PREPARED UNDER THE DIRECTION OF:
Robert A. Karn 02/22/23
 ROBERT A. KARN R.C.E. 33173 DATE
 ROBERT A. KARN & ASSOCIATES, INC.

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 707 BECK AVENUE
 FAIRFIELD, CA 94533
 PHONE: (707) 435-9999
 WWW.RAKENGINEERS.COM

RAK
 CIVIL ENGINEERS
 6000 ROCKVILLE HEIGHTS, FAIRFIELD, CA 94533

TENTATIVE MERGER/LOT LINE ADJUSTMENT BETWEEN PARCEL A, BK. 8 PM PG. 81, PARCEL A-4, BK. 28 PM PG. 81 AND PARCEL C, BK. 50 PM PG. 80, ALL BEING OF SCR APNS: 0153-170-030, 190 & 290

FOR: STEVEN SEGAL

SHEET NO.	TOTAL SHEETS
1	1

A21026

