

**DEPARTMENT OF RESOURCE MANAGEMENT**

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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report**

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

<b>Application No.</b> LLA-22-02 & CC-22-03 (Siegal - Ou) <b>Project Planner:</b> Eric Wilberg, Planner Associate		<b>Meeting of August 4, 2022</b> <b>Agenda Item No. 1</b>	
<b>Property Owner – Lot 1</b> Steven Siegal No Situs Fairfield, CA 94534		<b>Property Owner – Lot 2</b> Weiyao (Olivia) Ou 4311 Stonefield Lane Fairfield, CA 94534	
<b>Action Requested</b> Public Hearing to consider Lot Line Adjustment application LLA-22-02 of Steven Siegal and Weiyao Ou to transfer two portions of 8,145 square feet between two lots located at 4311 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 0153-170-190 and 290.			
<b>General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Site</b>	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
<b>Environmental Analysis</b> Staff recommends that the Zoning Administrator find that this lot line adjustment is a ministerial action and is therefore exempt from the provisions of the California Environmental Quality (CEQA) pursuant to CEQA Guidelines Section 21080(b)(1).			
<b>Recommendation</b> Staff recommends that the Zoning Administrator <b>ADOPT</b> the attached resolution with respect to the enumerated findings and <b>APPROVE</b> Lot Line Adjustment LLA-22-02 subject to the recommended conditions of approval.			

### **Project Site**

The subject site consists of two parcels totaling approximately 25 acres, located along Stonefield Lane and Rockville Heights, one-mile northwest of the City of Fairfield. The Siegal owned parcel (APN 0153-170-190) is 4.90 acres and zoned Rural Residential “RR-5”. The Ou owned parcel (APN 0153-170-290) is 20 acres and zoned Exclusive Agriculture “A-20”.

### **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 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. Rezoning Petition Z-22-01 shall be considered by the Planning Commission and 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 two lots and results in no net change in acreage for either lot.

<b>OWNER</b>	<b>APN</b>	<b>EXISTING SIZE</b>	<b>PROPOSED SIZE</b>	<b>NET CHANGE</b>
Siegal	0153-170-190	4.90 ac	4.90 ac	---
Ou	0153-170-290	20.00 ac	20.00 ac	---

### **Land Use Consistency**

#### **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 two lots. As noted, the Siegal parcel is zoned Rural Residential “RR-5” and the Ou parcel 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 parcels remain consistent with their respective general plan designation and zoning district.

#### *Subdivision Ordinance*

Both lots are legal lots created by recorded Parcel Map. The Siegal lot was created September 1985 via Parcel Map Book 28 Page 81. The Ou lot was created May 2014 via Parcel Map Book 50 Page 80.

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.

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 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.**

**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 portions of 8,145 square feet between two lots located at 4311 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 0153-170-190 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 August 4, 2022 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. The subject site is comprised of two legally established parcels. The lot line adjustment will result in an equal transfer of two 8,145 square foot portions of land between the two parcels resulting in no net change of acreage for either parcel.

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

The lot line adjustment reconfigures two (2) existing legal parcels. Additional parcels will not 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.**

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 filed for application no. LLA-22-02 dated March 23, 2022, prepared by Robert A. Karn & Associates, Inc., 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 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.

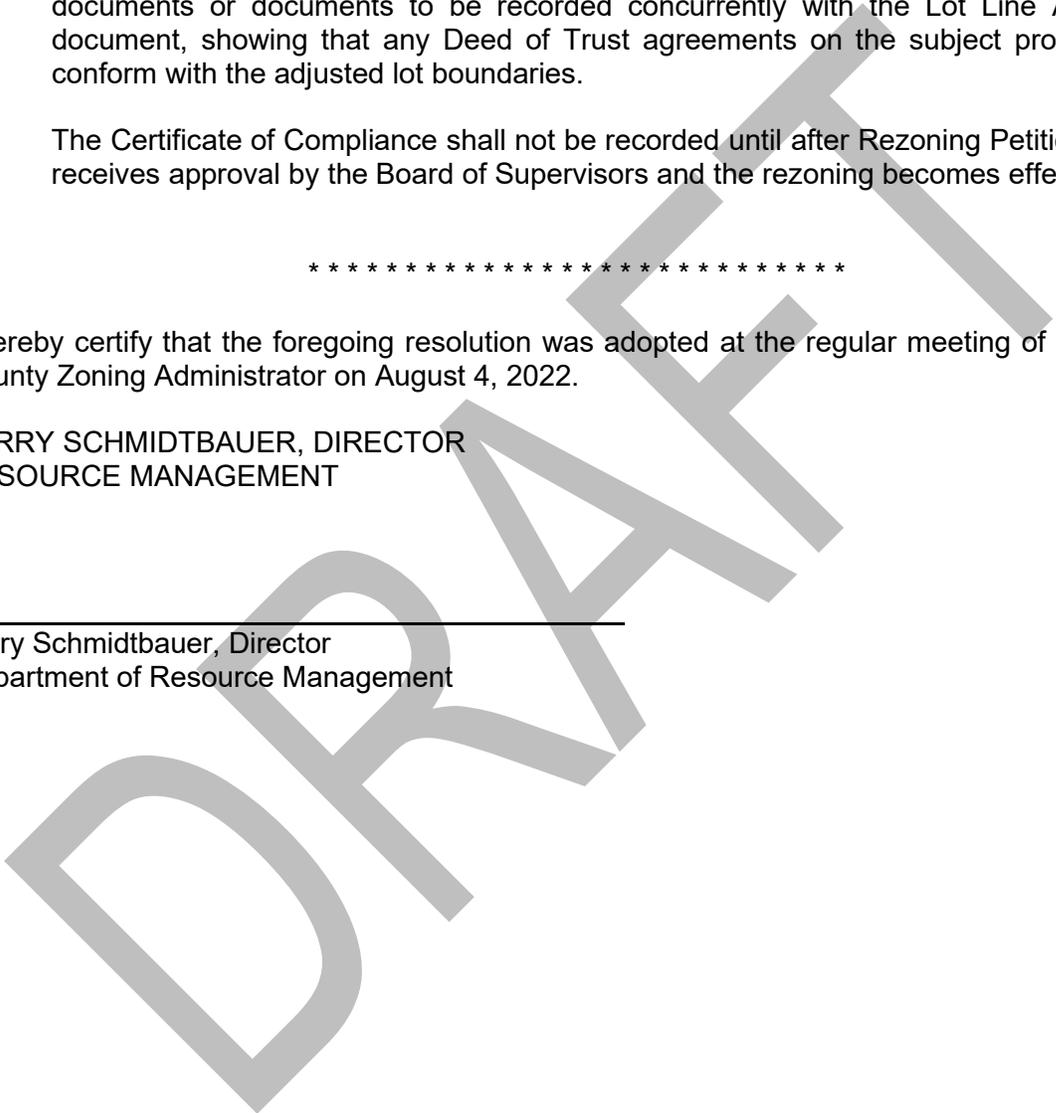
- 3. Deed of Trust agreements which encumber only portions of conforming legal lots are violations of the Subdivision Map Act. Prior to Department of Resource Management approval of the document for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the Lot Line Adjustment document, showing that any Deed of Trust agreements on the subject properties will 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.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 4, 2022.

TERRY SCHMIDTBAUER, DIRECTOR  
RESOURCE MANAGEMENT

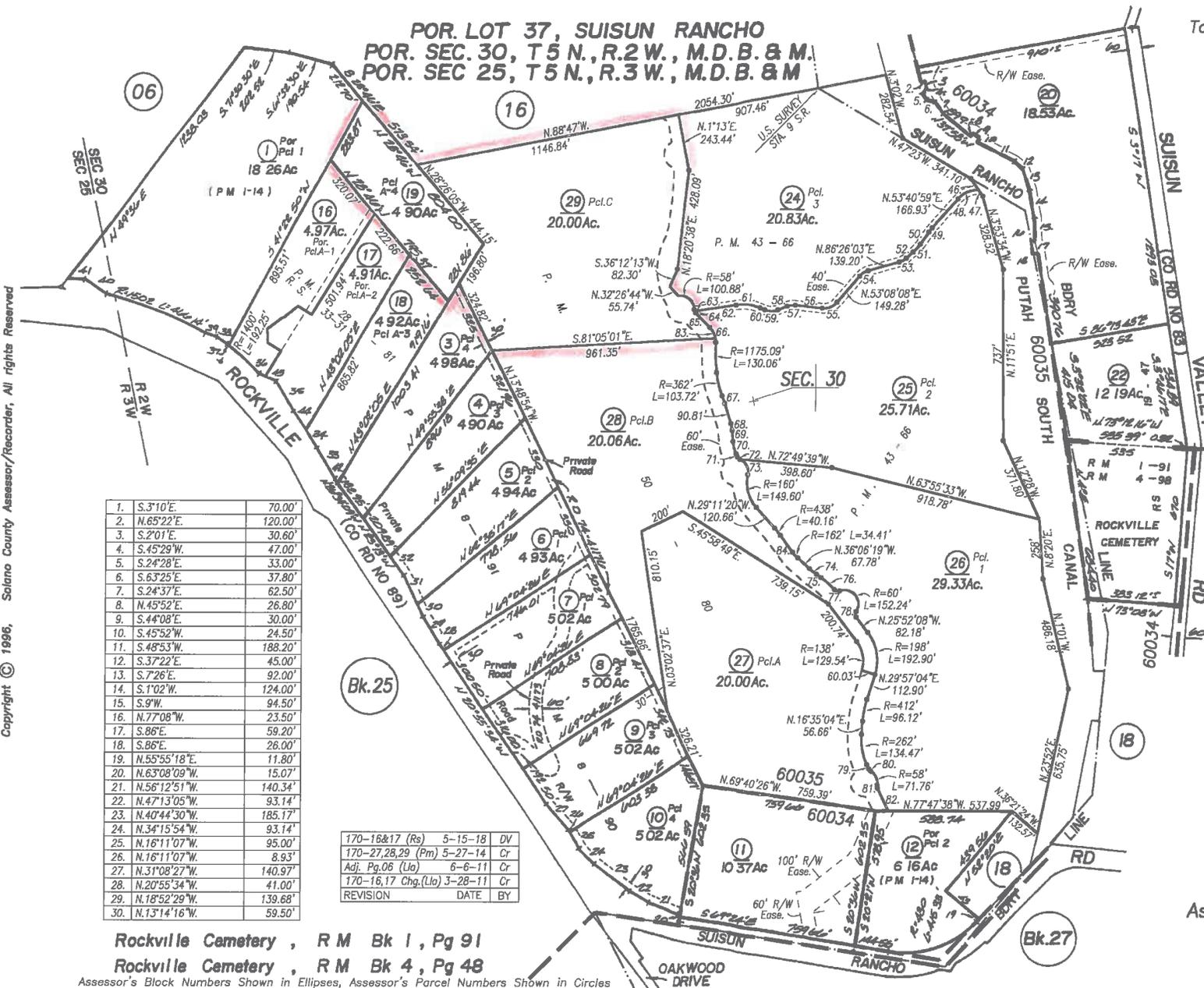
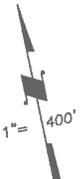
\_\_\_\_\_  
Terry Schmidtbauer, Director  
Department of Resource Management



**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**



1.	S.3°10'E	70.00'
2.	N.85°22'E	120.00'
3.	S.2°01'E	30.60'
4.	S.45°29'W	47.00'
5.	S.24°28'E	33.00'
6.	S.63°25'E	37.80'
7.	S.24°37'E	62.50'
8.	N.45°52'E	26.80'
9.	S.44°08'E	30.00'
10.	S.45°52'W	24.50'
11.	S.48°53'W	188.20'
12.	S.37°22'E	45.00'
13.	S.7°26'E	92.00'
14.	S.1°02'W	124.00'
15.	S.9'W	94.50'
16.	N.7°08'W	23.50'
17.	S.86'E	59.20'
18.	S.86'E	26.00'
19.	N.55°55'18"E	11.80'
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	8.93'
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°14'16"W	59.50'

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

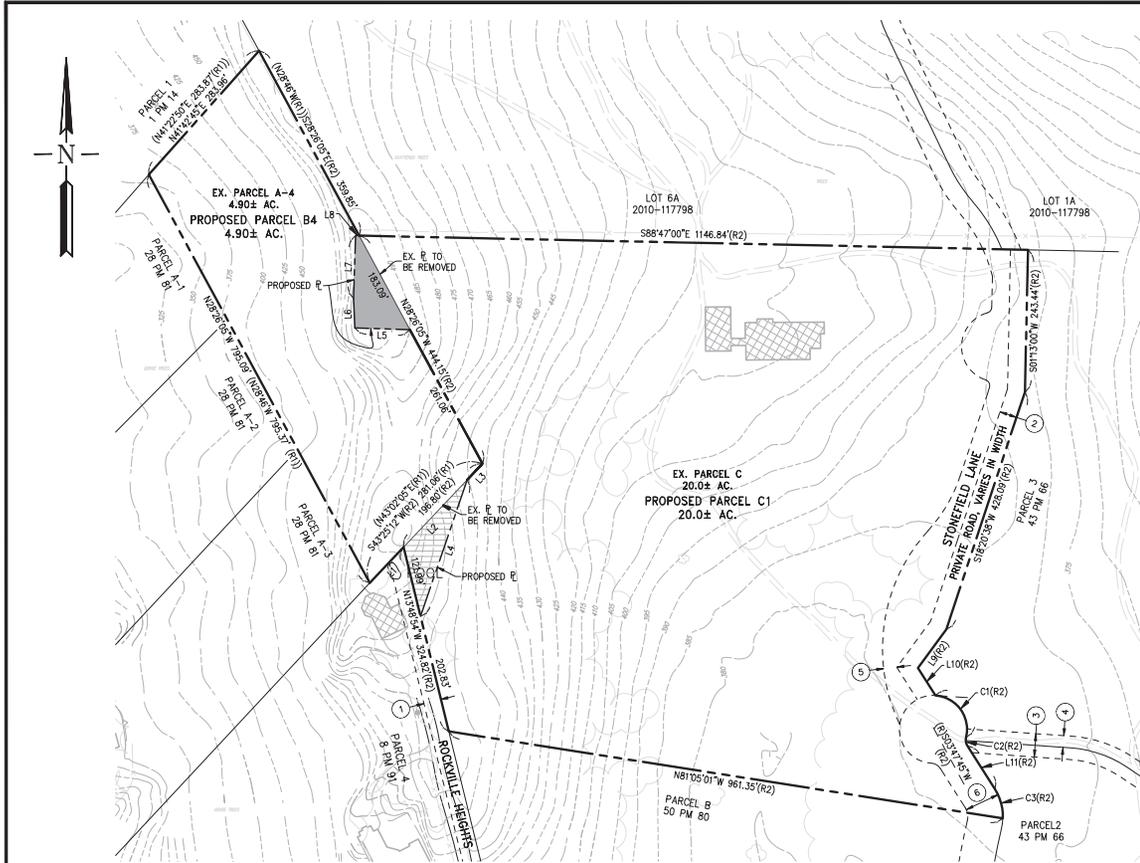
31.	N.13°14'16"W	142.31'
32.	N.13°14'16"W	91.35'
33.	N.17°26'14"W	181.11'
34.	R=1400'	L=75.03'
35.	N.17°37'29"W	150.86'
36.	N.53°44'59"W	35.00'
37.	R=1400'	L=5.45'
38.	N.40°41'06"W	52.33'
39.	N.60°22'58"W	54.43'
40.	N.46°12'25"W	110.11'
41.	N.69°01'20"W	66.24'
42.	N.21°18'41"W	17.94'
43.	N.69°01'20"W	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=86'	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'

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

Assessor's Block Numbers Shown in Ellipses, 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.



**EASEMENTS OF RECORD**

- 1 30' PRIVATE ROAD EASEMENT, DOC. 1974-41176, SCR.
- 2 30' ACCESS EASEMENT, BK. 43 PARCEL MAPS PG. 66, SCR.
- 3 40' ACCESS EASEMENT RESERVED FOR PARCEL 4, BK. 43 PM PG. 66, SCR.
- 4 20' ACCESS EASEMENT, DOC. 2002-122093, SCR.
- 5 PRIVATE ROAD EASEMENT, DOC. 2007-48075, SCR.
- 6 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.

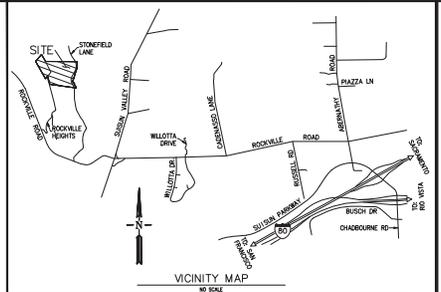
PRELIMINARY REPORT #P-538075 (APN: 0153-170-290)

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.



**SITE INFORMATION:**

APN: 0153-170-190  
PARCEL A-4, 28 PARCEL MAPS 81  
NO SITUS ADDRESS  
EXISTING AREA: 4.9± ACRES  
PROPOSED AREA: 4.9± ACRES

ZONING: RR-5

APN: 0153-170-290  
PARCEL C, 50 PARCEL MAPS 80  
EXISTING AREA: 20.0± ACRES  
PROPOSED AREA: 20.0± ACRES

ZONING: A20

**OWNER:**

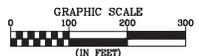
STEVEN SIEGAL  
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SAN FRANCISCO, CA 94103  
EMAIL: STEVENESIEGAL@GMAIL.COM

WEIYAO (OLIVIA) OU  
4311 STONEFIELD LANE  
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



LINE DATA		
LINE	BEARING	DISTANCE
L1	S43°25'12" W	84.26'
L2	S43°25'12" W	158.80'
L3	S43°25'12" W	38.00'
L4	S18°53'36" W	247.12'
L5	N88°14'05" W	94.48'
L6	N02°20'19" W	50.55'
L7	N01°46'00" E	102.76'
L8	S88°47'00" E	6.00'
L9	S36°12'13" W	82.30'
L10	S32°26'44" E	55.74'
L11	S32°26'44" E	67.07'

CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
C1	58.00'	99°59'02"	100.88'
C2	20.00'	45°53'51"	16.02'
C3	88.00'	34°22'57"	52.81'

**LEGEND**

- BOUNDARY LINE
- EXISTING PARCEL LINE
- 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
- DOC. DOCUMENT
- EX. EXISTING
- INST. INSTRUMENT
- NO. NUMBER
- PG. PAGE
- PL PARCEL LINE
- PM PARCEL MAP
- SCR SOLANO COUNTY RECORDS
- (R1) RECORD PER BK. 28 PM PG. 81
- (R2) RECORD PER BK. 50 PM PG. 80

OWNER	APN	EXISTING SIZE	PROPOSED SIZE	NET TRANSFER
STEVEN SIEGAL	0153-170-190	4.90± AC.	4.90± AC.	0 AC.
OLIVIA OU	0153-170-290	20.0± AC.	20.0± AC.	0 AC.



PREPARED UNDER THE DIRECTION OF:

*Robert A. Karn*  
ROBERT A. KARN R.C.E. 33173  
ROBERT A. KARN & ASSOCIATES, INC.

03-23-22 DATE

**ROBERT A. KARN & ASSOCIATES, INC.**  
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PHONE: (707) 435-9999  
WWW.RAKENGINEERS.COM



**TENTATIVE LOT LINE ADJUSTMENT**  
BETWEEN PARCEL A-4, BOOK 28 PARCEL MAPS PAGE 81 & PARCEL C, BOOK 50 PARCEL MAPS PAGE 80, SCR  
**APNS: 0153-170-190 & 290**  
SOLANO COUNTY, CALIFORNIA  
FOR: STEVEN SIEGAL

DATE	BY	CHK	SHEET REVISIONS

SHEET NO. **1**  
OF 1 SHEETS  
JOB NO. A21026

