

**TERRY SCHMIDTBAUER**  
Director

**JAMES BEZEK**  
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**ALLAN CALDER**  
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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
COUNTY**

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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report**

**LLA-17-07/CC-17-11**

<b>Application Number:</b>	LLA-17-07/CC-17-11	<b>Hearing Date:</b>	February 16, 2023
<b>CAMS Site Number(s):</b>	181707/141711	<b>Project Planner:</b>	Travis Kroger, Associate Planner
<b>Applicant:</b>	Robert A. Karn & Associates, Inc 707 Beck Avenue Fairfield, CA 94533	<b>Property Owner:</b>	Ralph Perkins 7044 Steiger Hill Road Vacaville, CA 95688

**Action Requested**

Conduct a noticed public hearing to consider Lot Line Adjustment Application No. LLA-17-07 and proposed Certificate of Compliance No. CC-17-11 of Ralph Perkins to reconfigure the common property line between a 23.04-acre parcel (APN 0105-200-460) and an 0.41-acre parcel (APN 0105-200-180) to create two buildable parcels of 16.03 and 7.42 acres, located at 7044 Steiger Hill Road, 0.7 miles west of the City of Vacaville in the Rural Residential (RR-5 & RR-2.5) zoning districts, and determine that this Lot Line Adjustment qualifies for an exemption from the California Environmental Quality Act (CEQA) Guidelines Section 21080(b)(1).

**General Plan Designation, Zoning District, and Existing Land Use**

	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Site</b>	Rural Residential	Rural Residential (RR-5/RR-2.5)	Rural Residential
North	Rural Residential	Rural Residential (RR-2.5)	Rural Residential
South	Rural Residential	Rural Residential (RR-5)	Rural Residential
East	Rural Residential	Rural Residential (RR-2.5)	Rural Residential
West	Rural Residential	Rural Residential (RR-5/RR-2.5)	Rural Residential

**Environmental Analysis**

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).

**Staff Recommendation**

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings and **APPROVE** Lot Line Adjustment LLA-17-07 subject to the recommended conditions of approval.

## **DISCUSSION**

### *Setting*

The subject site is located 0.7 miles west of the City of Vacaville and southeast of the intersection of Steiger Hill Road and Joslin Lane (see Figure 1). The property consists of two parcels, Parcel 1-A (APN, 0105-200-460) zoned RR-5, 23.04 acres in size and developed with a primary dwelling (7044 Steiger Hill Road), a private septic system, and receives public water service from the Rural North Vacaville Water District (RNVWD). Parcel 1-B (APN: 0105-200-180), is zoned RR-2.5, 0.41 acres in size, undeveloped, and located outside of the RNVWD sphere of influence. Both parcels are in the “Moderate” zone of the 2007 Cal Fire State Responsibility Area (SRA) map. The parcels are in an area of relatively steep topography, with over half of the parcel exhibiting slopes of greater than 25%, and generally drains in the direction of Joslin Lane to the north. Vegetation consists of native grasses and scattered oak trees. Existing access is via encroachment from Steiger Hill Road, and a PG&E utility easement is located along the southeastern property line. Parcel 1-A was created by parcel map (PM 44-10), and Parcel 1-B was created by an existing deed.

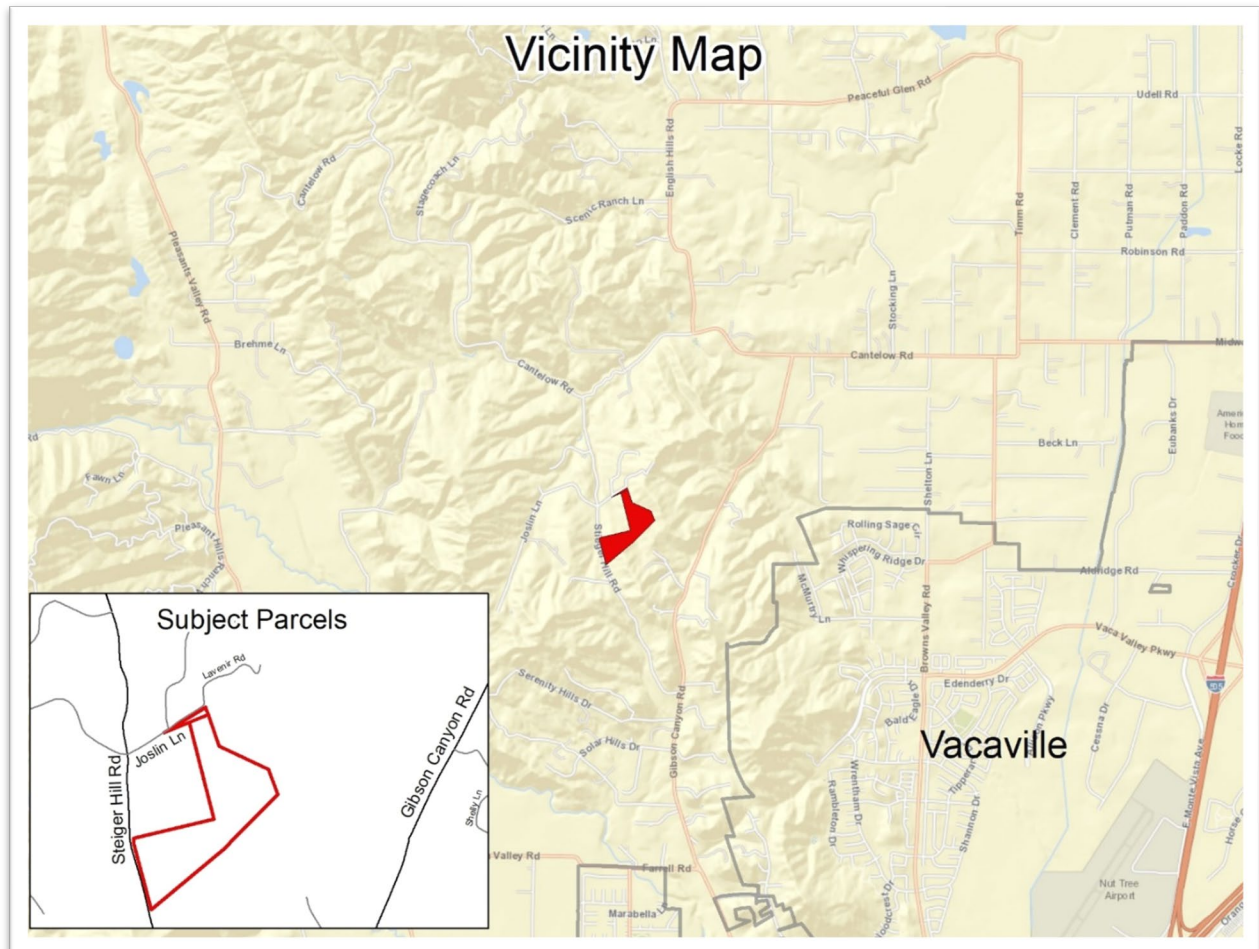


Figure 1: Vicinity map and subject parcels

*Project Description*

The proposed lot line adjustment will reconfigure the common property line between Parcel 1-A and Parcel 1-B, a legal non-conforming parcel according to the County Surveyor. The adjustment would transfer 7.01 acres from Parcel 1-A to Parcel 1-B to increase the size of the non-conforming parcel. Parcel 1-A will decrease from 23.04 acres to 16.03 acres (see Figure 3). Table 1 below summarizes the exchange and Figure 2 shows the existing and proposed property lines.

Table 1 – Parcel size and acreage transferred

	APN	Existing (acres)	Proposed (acres)	Net change (acres)
Parcel 1-A	0105-200-460	23.04	16.03	-7.01
Parcel 1-B	0105-200-180	0.41	7.42	+7.01

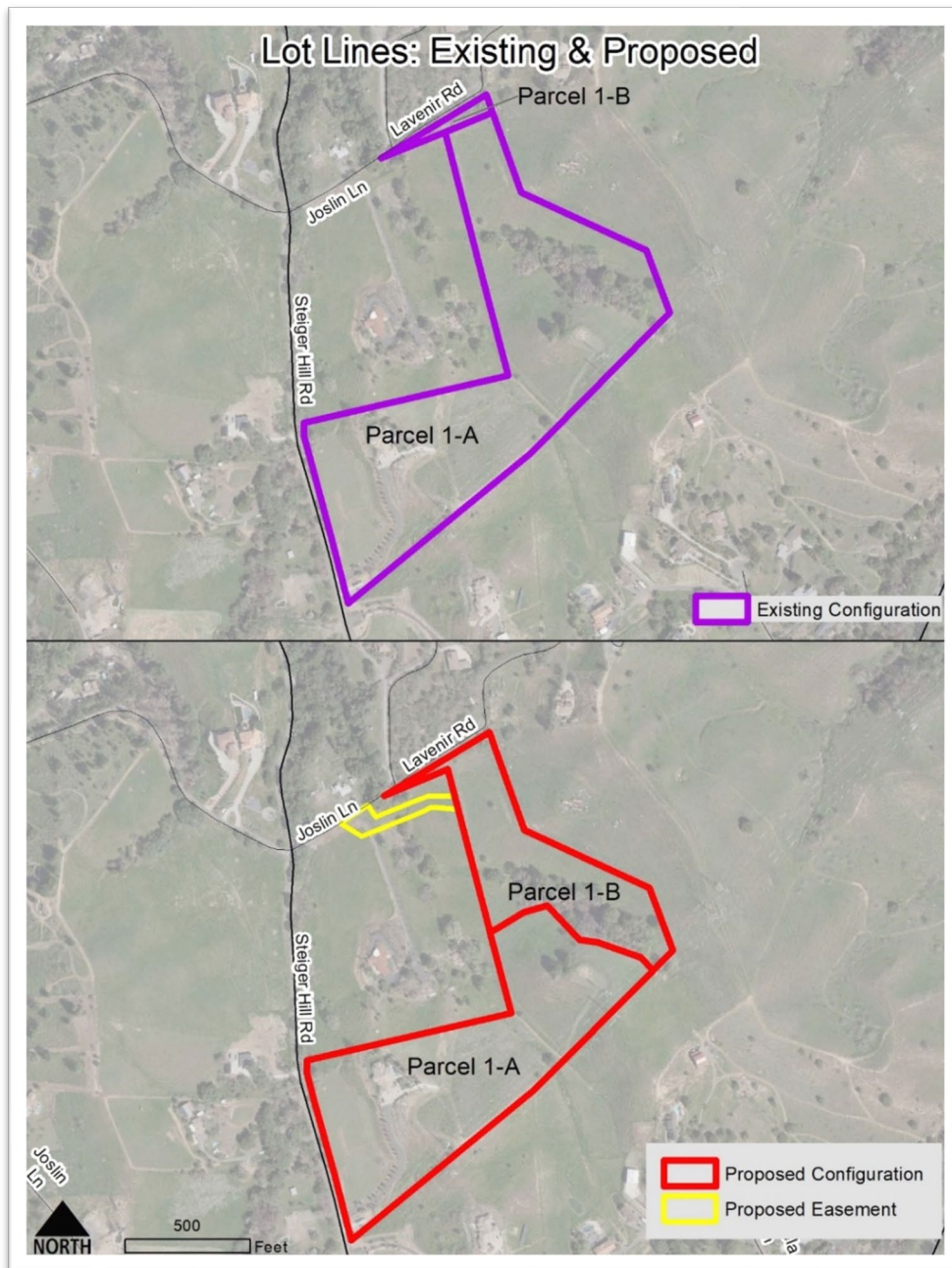


Figure 2: Existing and proposed configuration

### *Access*

Parcel 1-B does not have frontage on a public road; therefore, a 20-foot wide access easement will be required to access the parcel from the northwest via Joslin Lane across the adjacent property (APN 0105-200-440) owned by Brilliant Corners as shown on the tentative lot line adjustment map (Attachment C). The proposed easement is conditioned to meet all access requirements of the Solano County Building and Public Works Divisions, the Vacaville Fire Protection District, and Cal Fire State Responsibility Area (SRA) standards and shall be recorded prior to the recordation of this Lot Line Adjustment.

### *Public Water Service & Annexation into Rural North Vacaville Water District*

Parcel 1-A is located within the Rural North Vacaville Water District (RNVWD) and is currently served by a public water connection; however, Parcel 1-B is located outside of the RNVWD, and outside of the sphere of influence. Prior to development and provision of public water service to Parcel 1-B, the entire parcel must be annexed to the RNVWD. The RNVWD has adopted a resolution (Attachment D) to request that the Solano Local Annexation Formation Commission (LAFCO) initiate proceedings to annex Parcel 1-B to the district. The annexation is currently on hold pending LAFCO approval of the proposed update to the RNVWD Sphere of Influence, at which point the annexation is expected to proceed without significant issues.

The Lot Line Adjustment is conditioned to require that annexation be approved and completed prior to the recordation of the proposed Certificate of Compliance CC-17-11.

### *Sewage Disposal*

Per the declaration on the recorded parcel map (PM 44-10), a soils report was completed as part of the subdivision which identified suitable leach field areas and states that an alternative sewage disposal system is required for development.

### **Land Use Consistency**

#### *General Plan and Zoning*

Solano County General Plan designates the project site as Rural Residential. In addition, the properties are located within the Rural Residential (RR-5 and RR-2.5) Zoning Districts. As shown on the General Plan/Zoning Consistency table (Table LU-7, General Plan) the existing zoning districts are consistent with the General Plan designations. The resulting parcels will meet the minimum parcel size.

The existing development will continue to meet the minimum setback requirements for residential structures within the Rural Residential zoning districts upon approval of the proposed lot line adjustment.

#### *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 Rural Residential (RR-5 & RR-2.5) Zoning Districts. The proposal involves the adjustment of boundary lines between two (2) parcels and no additional lots will be created. Further development on both parcels will be required to meet all county development standards applicable at the time of development.

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.4. This step also requires 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).

### **Staff Recommendation**

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings and **APPROVE** Lot Line Adjustment LLA-17-07 subject to the recommended conditions of approval.

### **ATTACHMENTS:**

- A. [Draft Resolution](#)
- B. [Assessor's Parcel Map](#)
- C. [Lot Line Adjustment Map](#)
- D. [RNVWD Resolution 2021-50](#)

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

**WHEREAS**, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-17-07 and proposed Certificate of Compliance No. CC-17-11 of Ralph Perkins to reconfigure the common property line between a 23.04-acre parcel (APN 0105-200-460) and an 0.41-acre parcel (APN 0105-200-180) to create two buildable parcels of 16.03 and 7.42 acres, located at 7044 Steiger Hill Road, 0.7 miles west of the City of Vacaville in the Rural Residential (RR-5 & RR-2.5) zoning districts; 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 February 16, 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 the Solano County General Plan and with applicable building ordinances, no conforming lot will be made nonconforming with applicable zoning requirements, and the adjustment will not reduce the aggregate area of any affected lot which does not meet the minimum area requirements of the zoning district, pursuant to Section 66412(d) of the Subdivision Map Act.**

The project is consistent with applicable building codes and ordinances and neither lot will be made non-conforming with regard to zoning regulations. The subject site is comprised of two legal parcels, 0105-200-460 was created by parcel map (PM 44-10) recorded February 21, 2003, and 0105-200-180 by a pre-existing deed. Both parcels will meet zoning requirements for the Rural Residential (RR-5 & RR-2.5) zoning districts.

- 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-17-07 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-17-07 dated February 25, 2022, prepared by Robert A. Karn & Associates, Inc, and as approved by the Solano County Zoning Administrator.
2. Approval of the Lot Line Adjustment and Certificate of Compliance is contingent on the entire property being included within the boundaries of the Rural North Vacaville Water District. Annexation shall be approved and completed prior to recordation of the Certificate of Compliance (CC).

Action Required:	When:	Date Completed:	Verified by:
Annexation approval by LAFCO into RNVWD	Within one (1) year of LLA approval		

3. 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 the following additional documents for review by the Planning Services division is required by the applicant in order to obtain a Certificate of Compliance.
  - a) Written legal descriptions of the parcels as adjusted. 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.
  - b) A 20-foot wide access easement from the adjacent property APN 0105-200-440 owned by Brilliant Corners for access to Parcel 1-B (APN 0105-200-180) stating that the easement is irrevocable, and that the proposed access shall meet all requirements of the Solano County Building and Public Works Divisions, Vacaville Fire Protection District, and Cal Fire State Responsibility Area standards.

Upon review and approval of the legal descriptions and easement 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.

Action Required:	When:	Date Completed:	Verified by:
Condition #3: Submit items a & b above	Within one (1) year of LLA approval		

4. In order to obtain a Certificate of Compliance package that is ready for recordation, the applicant shall submit the following documents to their Title Company to complete the Certificate of Compliance package:
  - a) 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.
  - b) Deed of Trust agreements which encumber only portions of conforming legal lots are violations of the Subdivision Map Act. Prior to the Department of Resource Management’s 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.

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

Action Required:	When:	Date Completed:	Verified by:
Condition #4: Submit items a & b above	Within one (1) year of LLA approval		
Record CC	Within one (1) year of LLA approval		

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 16, 2022.

TERRY SCHMIDTBAUER, DIRECTOR  
 RESOURCE MANAGEMENT

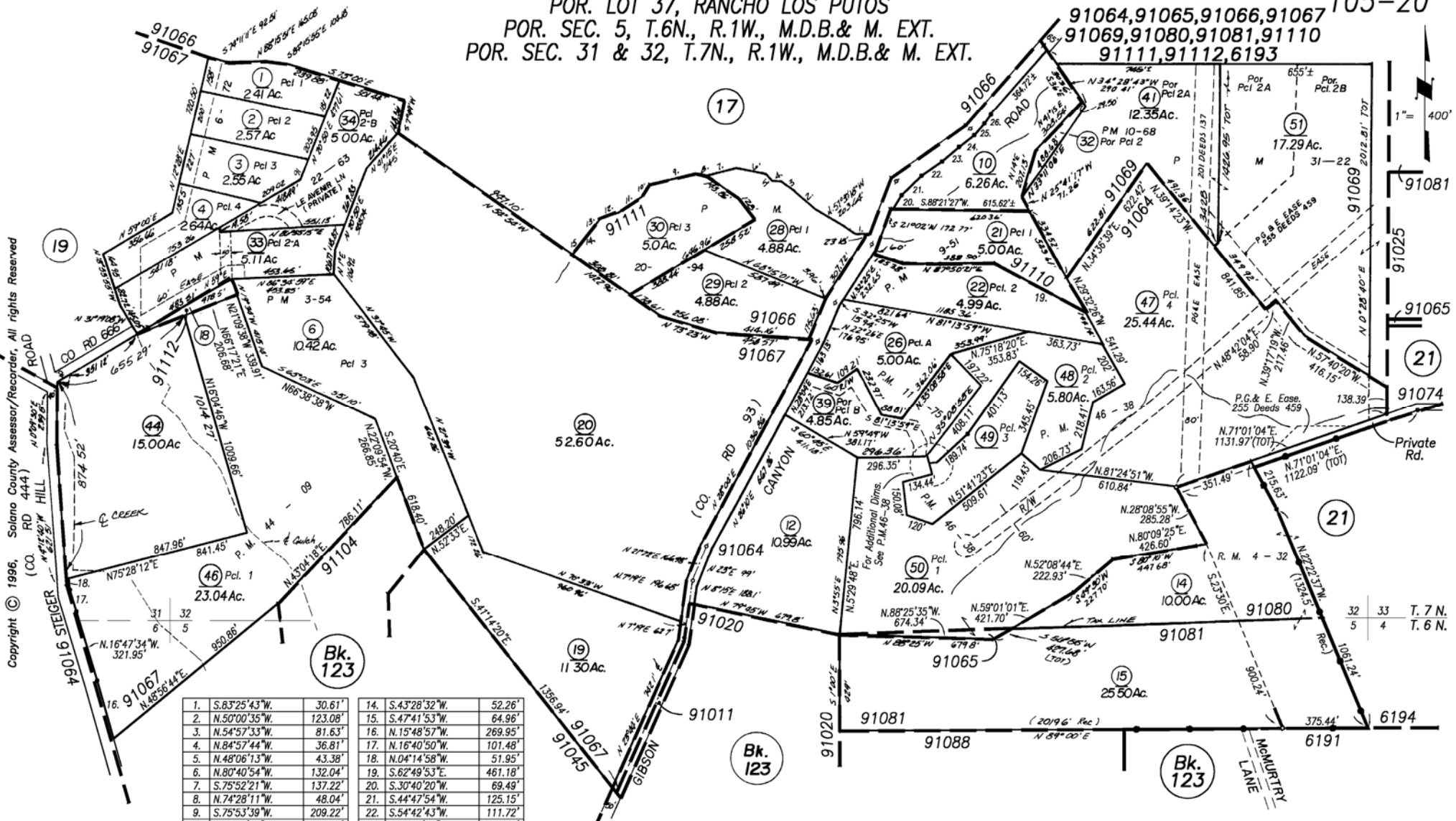
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Allan Calder, Planning Services Manager  
 Department of Resource Management



POR. LOT 37, RANCHO LOS PUTOS  
 POR. SEC. 5, T.6N., R.1W., M.D.B. & M. EXT.  
 POR. SEC. 31 & 32, T.7N., R.1W., M.D.B. & M. EXT.

Tax Area Code 105-20  
 91064, 91065, 91066, 91067  
 91069, 91080, 91081, 91110  
 91111, 91112, 6193



1. S.83°25'43"W. 30.61'	14. S.43°28'32"W. 52.26'
2. N.50°00'35"W. 123.08'	15. S.47°41'53"W. 84.96'
3. N.54°57'33"W. 81.63'	16. N.15°48'57"W. 269.95'
4. N.84°57'44"W. 36.81'	17. N.16°40'50"W. 101.48'
5. N.48°06'13"W. 43.38'	18. N.04°14'58"W. 51.95'
6. N.80°40'54"W. 132.04'	19. S.62°49'53"E. 461.18'
7. S.75°52'21"W. 137.22'	20. S.30°40'20"W. 69.49'
8. N.74°28'11"W. 48.04'	21. S.44°47'54"W. 125.15'
9. S.75°53'39"W. 209.22'	22. S.54°42'43"W. 111.72'
10. S.28°49'12"W. 58.00'	23. S.48°29'52"W. 100.48'
11. S.55°20'04"W. 118.59'	24. S.51°14'31"W. 86.43'
12. S.70°13'28"W. 90.95'	25. S.40°53'30"W. 68.94'
13. S.40°50'21"W. 98.21'	26. S.35°09'35"W. 50.10'

Essie L. Troutman, R.M. Bk. 04 Pg. 32

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

200-10 Chg. (Dd)	7-27-11	Cr
200-51 (Dm)	12-5-08	JS
Map Corr.	10-06-08	DV
200-16 to Pg.21	3-3-06	JS
REVISION	DATE	BY

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. 105 Pg. 20  
 County of Solano, Calif.

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**LEGEND**

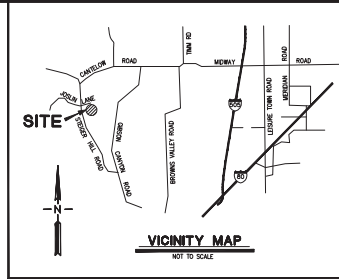
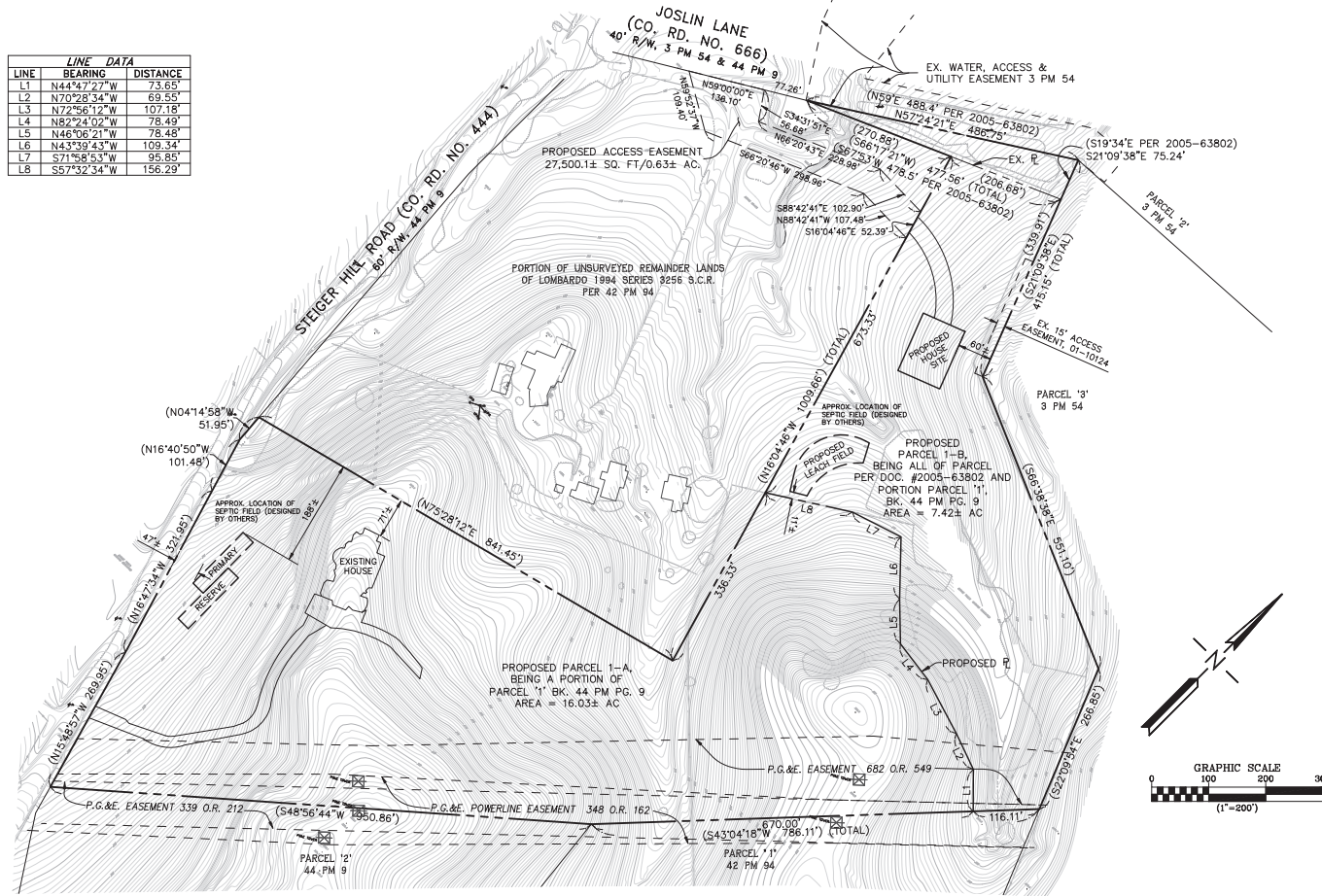
BOUNDARY LINE	---
EXISTING PARCEL LINE	---
PROPOSED PARCEL LINE	---
ADJACENT PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---

**ABBREVIATIONS**

BK.	BOOK
EX.	EXISTING
PG.	PAGE
R	PARCEL LINE
PM	PARCEL MAP
S.C.R.	SOLANO COUNTY RECORDS
( )	RECORD PER 44 PM 9, UNLESS OTHERWISE NOTED

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N44°47'27"W	73.65'
L2	N70°28'34"W	69.55'
L3	N72°56'12"W	107.18'
L4	N82°24'02"W	78.49'
L5	N46°06'21"W	78.48'
L6	N43°39'43"W	109.34'
L7	S71°58'53"W	95.85'
L8	S57°32'34"W	156.29'



**SITE INFORMATION:**

A.P.N.: 0105-200-180  
(PARCEL PER DOC. #200500063802)  
ADDRESS: JOSLIN ROAD  
EXISTING AREA: 0.41± ACRES  
PROPOSED AREA: 7.42± ACRES

EXISTING ZONING: RR-2.5

A.P.N.: 0105-200-460  
(PARCEL '1', 44 PM 9)  
ADDRESS: 7044 STEIGER HILL ROAD  
EXISTING AREA: 23.04± ACRES  
PROPOSED AREA: 16.03± ACRES

EXISTING ZONING: RR-5

PORTION PARCEL '1', 44 PM 9 BEING ADJUSTED TO PARCEL PER DOC. #200500063802  
AREA: 7.01± ACRES

**OWNER:**  
RALPH PERKINS  
7044 STEIGER HILL ROAD  
VACAVILLE, CA 95688  
PHONE: (707) 448-7676  
EMAIL:

CONTACT: RALPH PERKINS

**ENGINEER:**  
ROBERT A. KARN & ASSOC., INC.  
707 BECK AVENUE  
FAIRFIELD, CA 94533  
PHONE: (707) 435-9999  
FAX: (707) 435-9988  
EMAIL: RAK@RAKENGINEERS.COM

CONTACT: BOB KARN

**ROBERT A. KARN & ASSOCIATES, INC.**  
707 BECK AVENUE  
FAIRFIELD, CA 94533  
PHONE: (707) 435-9999  
FAX: (707) 435-9988  
WWW.RAKENGINEERS.COM

**RAK**  
CIVIL ENGINEERS

**TENTATIVE MAP**  
LOT LINE ADJUSTMENT BETWEEN PARCEL '1', BK 44 PARCEL MAPS, PG 9 AND PARCEL PER DOC. #200500063802, S.C.R.  
SOLANO COUNTY, CALIFORNIA

DATE	BY	CHK	SCALE	REVISIONS
4/14/21	RAK	RAK	AS SHOWN	1. PRELIMINARY LAYOUT WITH PERMITS
5/27/21	RAK	RAK	AS SHOWN	2. PERMITS
6/17/21	RAK	RAK	AS SHOWN	3. PERMITS
7/1/21	RAK	RAK	AS SHOWN	4. PERMITS
7/1/21	RAK	RAK	AS SHOWN	5. PERMITS
7/1/21	RAK	RAK	AS SHOWN	6. PERMITS
7/1/21	RAK	RAK	AS SHOWN	7. PERMITS
7/1/21	RAK	RAK	AS SHOWN	8. PERMITS
7/1/21	RAK	RAK	AS SHOWN	9. PERMITS
7/1/21	RAK	RAK	AS SHOWN	10. PERMITS
7/1/21	RAK	RAK	AS SHOWN	11. PERMITS
7/1/21	RAK	RAK	AS SHOWN	12. PERMITS
7/1/21	RAK	RAK	AS SHOWN	13. PERMITS
7/1/21	RAK	RAK	AS SHOWN	14. PERMITS
7/1/21	RAK	RAK	AS SHOWN	15. PERMITS
7/1/21	RAK	RAK	AS SHOWN	16. PERMITS
7/1/21	RAK	RAK	AS SHOWN	17. PERMITS
7/1/21	RAK	RAK	AS SHOWN	18. PERMITS
7/1/21	RAK	RAK	AS SHOWN	19. PERMITS
7/1/21	RAK	RAK	AS SHOWN	20. PERMITS

SHEET NO. **1** OF 1 SHEETS  
JOB NO. A05052

S:\A05052\DWG\REVISED PERKINS TENT LIA 2-25-22.DWG (LAYOUT TENT MAP)

**RESOLUTION 2021-50**

**A RESOLUTION OF APPLICATION BY THE  
RURAL NORTH VACAVILLE WATER DISTRICT  
REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION TO  
INITIATE PROCEEDINGS FOR THE CHANGE OF ORGANIZATION OF TERRITORY**

**WHEREAS**, the Rural North Vacaville Water District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with the section 56000 of the California Government Code, for a reorganization which would annex territory to the Rural North Vacaville Water District; and,

**WHEREAS**, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification; and,

**WHEREAS**, the principal reasons for the proposed change of organization is to allow for the sale of a domestic water right and service connection as provided for under section 21 of the District Rules and Regulations and this **Resolution 2021-50**; and,

**WHEREAS**, no other agency or agencies would be affected by the proposed jurisdictional changes, and,

**WHEREAS**, the territory proposed for a change of organization is **Joslin Lane and La Venir Lane APN# 0105-200-180**, the landowner **Perkins**, requested and agree to be annexed to the District; and,

**WHEREAS**, the District Board of Directors authorizes the preparation of a map and description of the boundaries of the territory known as the **Perkins property APN# 0105-200-180, Vacaville, CA 95688** to be submitted to LAFCO as part of the District's application; and,

**WHEREAS**, it is desired to provide that the proposed change of organization be subject to the following terms and conditions: ("None"); and,

**WHEREAS**, this proposal is consistent with the adopted sphere of influence for the agencies subject to this reorganization; and,

**WHEREAS**, this Board of Directors certifies that the project is Exempt under Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and,

**NOW, THEREFORE**, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Rural North Vacaville Water District, and the Local Agency Formation of Solano County is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**PASSED AND ADOPTED** the 13<sup>th</sup> day of April 2021, By the Board of Directors of the Rural North Vacaville Water District, County of Solano, State of California, by the following vote:

**AYES:** Chris, Bob, Patrick, Steven, Elizabeth  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

DocuSigned by:  
*Chris Calvert*  
1BF93E8E38264BC...  
Chris Calvert, President  
RNVWD Board of Directors

**ATTEST:** *Nancy Veerkamp*  
Nancy Veerkamp  
RNVWD Board Clerk

