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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 LLA-17-05/CC-17-08**

Application No. LLA-17-05 (Donald Wilson Realty Inc.) Project Planner: Eric Wilberg, Planner Associate		Meeting of September 21, 2017 Agenda Item No. 2	
Applicant (Property Owner) Donald A Wilson Realty Inc. 1695 Broadway Redwood City, CA			
Action Requested Zoning Administrator consideration and approval of Lot Line Adjustment LLA-17-05 to reconfigure common property lines between three adjacent lots.			
Property Information			
Size: 60.16 acres		Location: 3 mi. NW Vacaville	
APNs: 0102-230-110, 12, 13, and 14			
Zoning: Exclusive Agriculture "A-20"		Land Use: grazing, undeveloped	
General Plan: Agriculture		Ag. Contract: Not under contract	
Utilities: n/a		Access: Carmelita Way	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture "A-20"	Grazing, Residential
South	Agriculture	Exclusive Agriculture "A-20"	Grazing, Residential
East	Agriculture	Exclusive Agriculture "A-20"	Grazing, Residential
West	Agriculture	Exclusive Agriculture "A-20"	Grazing, Residential
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-17-05 based on the enumerated findings and subject to the recommended conditions of approval.			

SUMMARY

The property owner, Donald A. Wilson Realty, proposes to realign parcel boundaries of three adjacent lots under common ownership. Four Assessor's parcels comprise the three legal lots. The resulting configuration would result in three lots of 20 acres or greater. The properties are not subject to Land Conservation Contract, thus action may be taken by the Zoning Administrator.

SETTING

The subject site is situated along Cantelow Road and Carmelita Way approximately 3 miles northwest of the City of Vacaville. The subject site is 60.16 acres in size and consists of three legal lots which are comprised of four Assessor's parcels. The topography is generally rolling hills exhibiting slopes between 7 – 15%. Vegetation consists of grassland with scattered oak trees and some riparian areas in the lower elevations. The site is undeveloped with portions utilized for cattle grazing. Surrounding properties exhibit characteristics similar to that of the subject site with rolling grasslands and oaks dominating the landscape. Parcels are generally 20 acres in size and some lots are developed with single family residences.

PROJECT DESCRIPTION

The proposed lot line adjustment would reconfigure interior parcel lines between three adjacent lots. The adjustment would transfer equal portions of land between the lots resulting in no net acreage change for any lot. The lots were created via recorded Parcel Map for Minor Subdivision MS-88-11. The table below identifies each legal lot along with existing and proposed acreages.

Existing Legal Lot	Existing Acreage	Proposed Acreage	Net Change (acres)
0102-230-110	20.00	20.00	No Change
0102-230-120	20.00	20.00	No Change
0102-230-130 and -140	20.16	20.16	No Change

ANALYSIS

Land Use Consistency

Figure LU-1 of the Solano County General Plan designates the project site Agriculture. As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan), the Exclusive Agriculture "A-20" Zoning District is consistent with the General Plan designation. Each proposed lot meets or exceeds the 20 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.

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" 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-17-05 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 20 acre minimum parcel size required by the A-20 Zoning District.

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-17-05, prepared by Ty Hawkins LS 7973, dated July 6, 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.

Attachments:

- A - Draft Resolution
- B - Assessor Parcel Map
- 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-17-05 and Certificate of Compliance No. CC-17-08 of **Donald A. Wilson Realty, Inc.** to transfer acreage between three adjacent lots located along Carmelita Way, 3.5 miles northwest of the City of Vacaville within the Exclusive Agriculture "A-20" Zoning District, APN's: 0102-230-110, 120, 130, and 140, 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 September 21, 2017, 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.**

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 20 acre minimum parcel size required by the A-20 Zoning District.

- 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.

- 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 the application subject to the following recommended 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-17-05, prepared by Ty Hawkins LS 7973, dated July 6, 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.

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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.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 21, 2017.

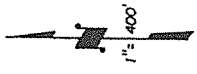
BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

Tax Area Code
 91067
 91090

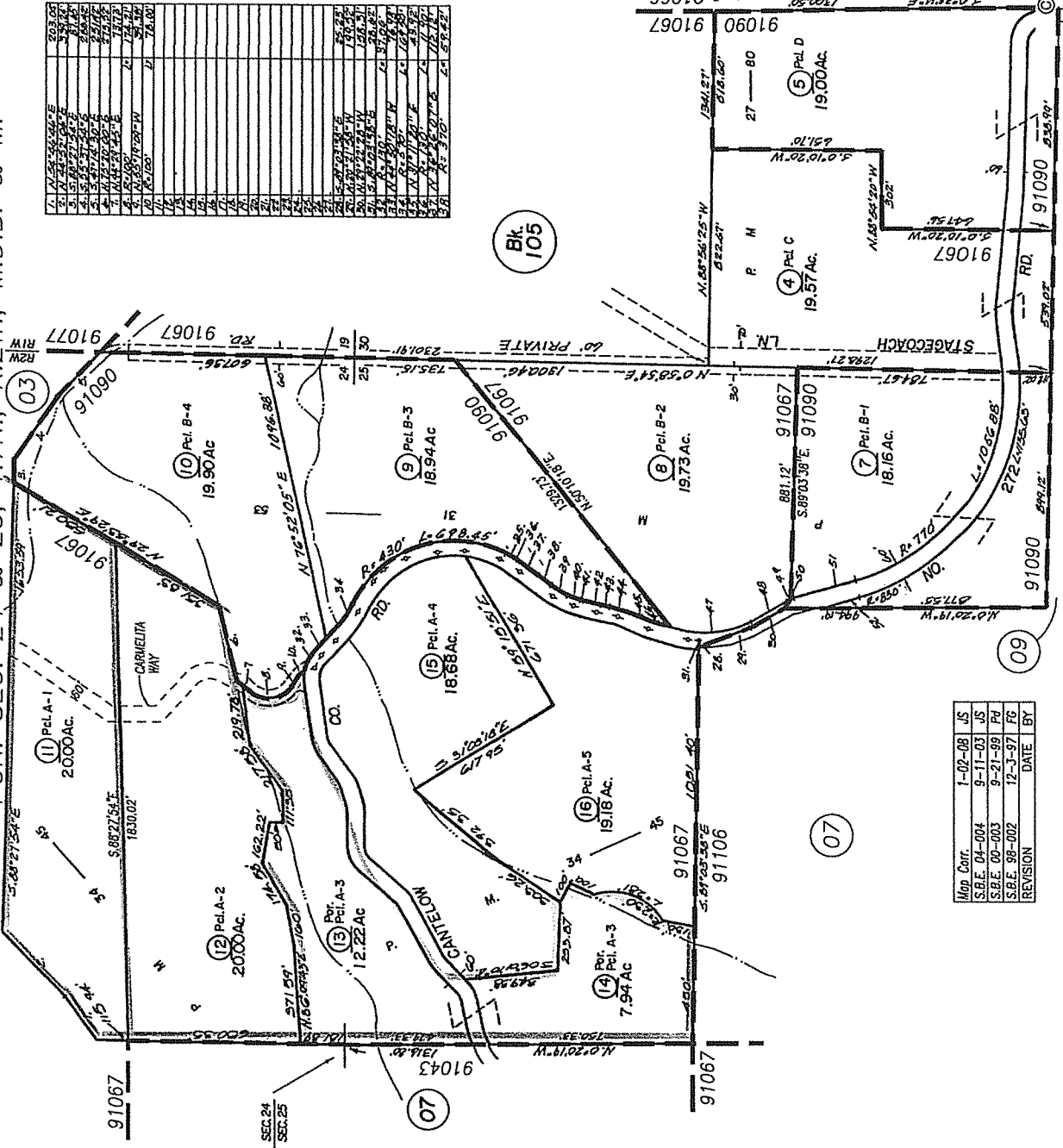
POR. SEC. 30, T.7N., R.1W., M.D.B. & M.
 POR. SEC. 24 & 25, T.7N., R.2W., M.D.B. & M.

102-23



1	N 25° 55' 00" E	1	72.00'
2	N 12° 58' 00" E	1	61.50'
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28	N 12° 58' 00" E	1	61.50'
29	N 12° 58' 00" E	1	61.50'
30	N 12° 58' 00" E	1	61.50'



NOTE:
 Pct. E, PM. 27-80 (8.69 Ac.) is the Total Area within Canterlow Road.
 See PM. 27-80 for all Dim. on this Page Not shown.

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.

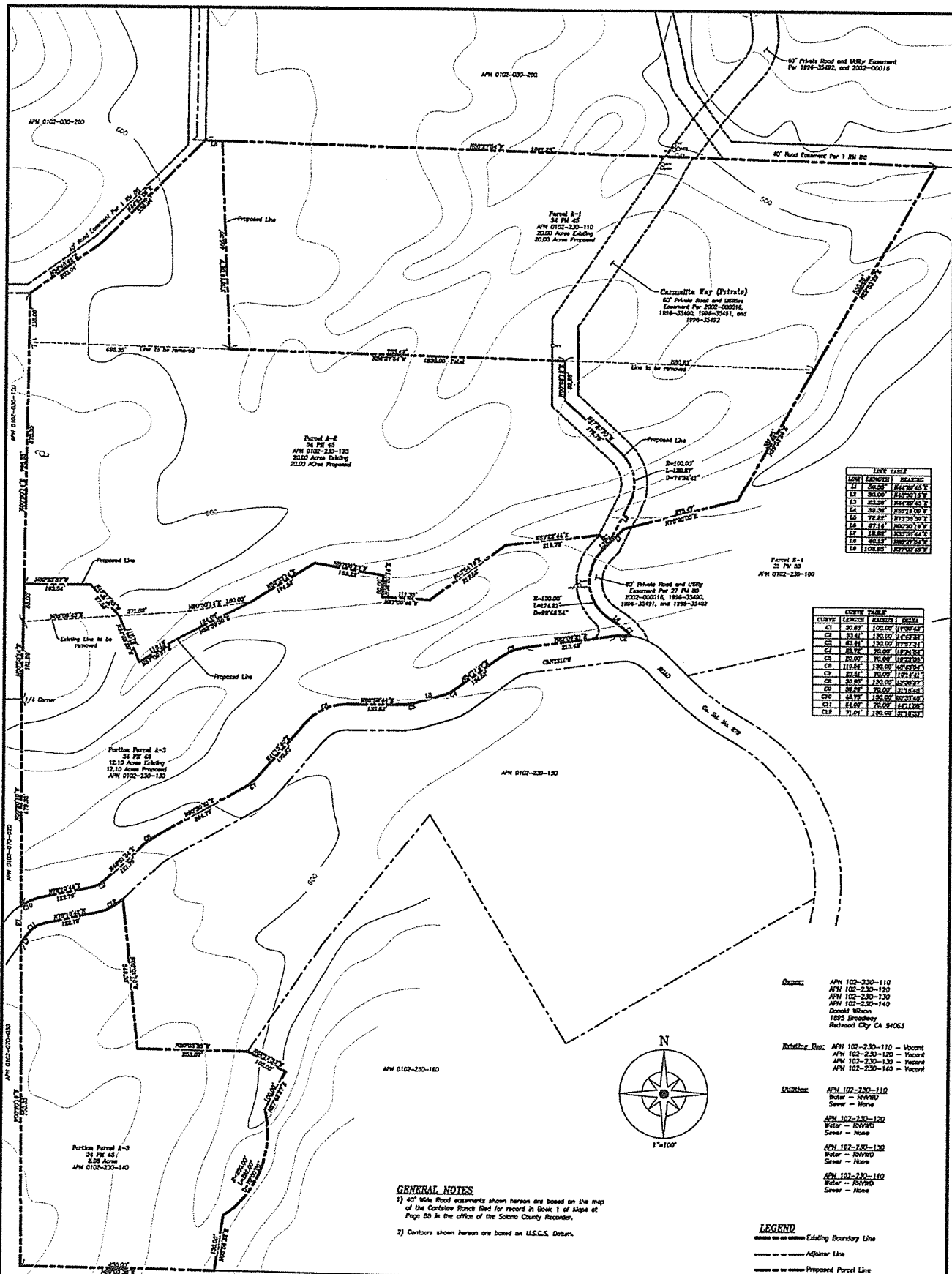
Assessor's Map Bk. 102 Pg. 23
 County of Solano, Calif.

09-10

Mod. Corr.	REVISION	DATE	BY
1-02-08	1	08	JS
9-11-03	2	03	JS
9-21-99	3	99	PH
12-3-97	4	97	FG

FILE COPY

LLA-17-05



LINE	LENGTH	BEARING
L1	26.20'	N127°23'45\"
L2	25.00'	N127°23'45\"
L3	25.00'	N127°23'45\"
L4	26.20'	N127°23'45\"
L5	25.00'	N127°23'45\"
L6	27.14'	N127°23'45\"
L7	18.88'	N127°23'45\"
L8	42.15'	N127°23'45\"
L9	102.85'	N127°23'45\"

CORNER	LENGTH	BEARING	DATA
C1	30.82'	102.00'	N127°23'45\"
C2	23.41'	120.00'	N127°23'45\"
C3	23.72'	75.00'	N127°23'45\"
C4	110.55'	120.00'	N127°23'45\"
C5	23.41'	75.00'	N127°23'45\"
C6	23.72'	75.00'	N127°23'45\"
C7	23.41'	120.00'	N127°23'45\"
C8	23.72'	75.00'	N127°23'45\"
C9	23.72'	120.00'	N127°23'45\"
C10	23.41'	75.00'	N127°23'45\"
C11	23.72'	75.00'	N127°23'45\"
C12	23.41'	120.00'	N127°23'45\"

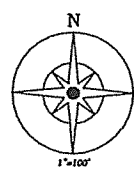
- OWNER:** APN 102-230-110
 APN 102-230-120
 APN 102-230-130
 APN 102-230-140
 Donald Wilson
 1825 Broadway
 Redwood City CA 94063
- Right-of-Way:** APN 102-230-110 - Vacant
 APN 102-230-120 - Vacant
 APN 102-230-130 - Vacant
 APN 102-230-140 - Vacant
- Utilities:** APN 102-230-110
 Water - ROWNO
 Sewer - None
- APN 102-230-120
 Water - ROWNO
 Sewer - None
- APN 102-230-130
 Water - ROWNO
 Sewer - None
- APN 102-230-140
 Water - ROWNO
 Sewer - None

GENERAL NOTES

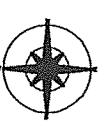
- 40' Wide Road easements shown hereon are based on the map of the Cobblers Ranch Road for record in Book 1 of Maps of Page 89 in the Office of the Solano County Recorder.
- Contours shown hereon are based on U.S.C.S. Datum.

BASIS OF BEARINGS

The bearings shown hereon are based upon the Parcel Map filed for record in Book 34 of Parcel Maps of Page 43, in the Office of the Solano County Recorder.



PROPOSED LOT LINE ADJUSTMENT
 Lands of Wilson
 Parcel A-1, A-2 & A-3
 34 PM 45
 A.P.N.s 102-230-110, 102-230-120,
 102-230-130, & 102-230-140
 Solano County California



Ty Hawkins LS 7973
 3636 Oak Canyon Ln.
 Vacaville Ca. 95688
 (707) 974-9890

Job #	17611
Scale:	1"=100'
Date:	07/06/17
Sheet	1
Of	1

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