

BILL EMLÉN
 Director
 (707) 784-6765

TERRY SCHMIDTBAUER
 Assistant Director
 (707) 784-6765

Planning Services Manager
 (707) 784-6765

DEPARTMENT OF RESOURCE MANAGEMENT



675 Texas Street, Suite 5500
 Fairfield, CA 94533-6342
 (707) 784-6765
 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 LLA-19-10/CC-19-23**

Application No. LLA-19-10 (Sack Holdings/Gill) Project Planner: Eric Wilberg, Planner Associate		Special Meeting of April 23, 2020 Agenda Item No. 1	
Applicants (Property Owners) Sack Holdings, LLC 37874 County Road 28 Woodland, CA 95695		Kamaljit Singh Gill Pedrick Road Dixon, CA 95620	
Action Requested Zoning Administrator consideration and approval of Lot Line Adjustment LLA-19-10 to reconfigure a common property line between two adjacent parcels.			
Property Information			
Size: 19.88 & 10 acres		Location: 2 miles NE City of Dixon	
APNs: 0110-140-030 and 06			
Zoning: Exclusive Agriculture "A-40"		Land Use: Agriculture, Agricultural Trucking	
General Plan: Service Commercial		Ag. Contract: Not under contract	
Utilities: Private well and septic		Access: Pedrick Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture "A-40"	Row Crops
South	Urban Commercial	Exclusive Agriculture "A-40"	Orchard
East	Limited Industrial	Commercial Service	Row Crops
West	Agriculture	Exclusive Agriculture "A-40"	Orchard
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-19-10 based on the enumerated findings and subject to the recommended conditions of approval.			

SUMMARY

The property owners are proposing to reconfigure a common property line which would transfer two equal areas of 12,504 square feet between the two lots. The lot line adjustment would effectively transfer agricultural land to Proposed Parcel B and existing driveway access to Proposed Parcel A. Resulting lot sizes would remain unchanged. 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 Pedrick Road approximately 2 miles northeast of the City of Dixon. The project area is comprised of two lots, the 19.88-acre Sack Holdings parcel identified as Parcel A and the 10 acre Gill parcel identified as Parcel B.

The northern half of Parcel A is developed with an Agricultural Trucking Facility comprised primarily of graveled areas for truck and trailer parking as well as 7,500 square feet of agricultural accessory structures served by on-site domestic water well and private septic system. The southern half of Parcel A is planted in vegetable crops. Parcel B is undeveloped and planted entirely in vegetable crops. The entire 30-acre site is relatively flat, exhibiting slopes of less than six percent. Surrounding parcels exhibit characteristics similar to that of the subject site. Parcels are relatively flat, cultivated in row crops and orchards and range in size from 10 – 80 acres typical of the Exclusive Agriculture Zoning Districts and Dixon Ridge Agricultural Region.

PROJECT DESCRIPTION

The proposed lot line adjustment would reconfigure a common parcel line and transfer two equal areas of 12,504 square feet between the two lots.

ANALYSIS

Land Use Consistency

Figure LU-1 of the Solano County General Plan designates the project site 'Service Commercial'. As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan), the Exclusive Agriculture 'A-40' zoning of the properties is consistent with the General Plan designation.

Both lots will remain legal, conforming with respect to the minimum parcel size of forty acres within the "A-40" Zoning District. Both reconfigured lots will retain their original acreage due to equal transfer areas and no lot will be made more nonconforming by decreasing in size. The existing agricultural land uses remain consistent with A-40 district and existing development on APN 0110-140-030 exceeds the minimum development standards (setback requirements) to the reconfigured parcel boundaries.

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 two 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-19-10 subject to the recommended conditions of approval.

Attachments:

- A - Draft Resolution
- B - Assessor Parcel Map
- C - Lot Line Adjustment Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO.

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment application No. LLA-19-10 and Certificate of Compliance No. CC-19-23 of Sack Holdings, LLC and Kamaljit Singh Gill to reconfigure a common property line and transfer two equal portions of 12,504 square feet between two adjacent lots. The properties are located along Pedrick Road, 2 miles northeast of the City of Dixon, within the Exclusive Agriculture "A-40" Zoning District; APN's: 0110-140-030 and 06, 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 April 23, 2020 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 adjustment will not reduce the aggregate lot area of any nonconforming lot.

1. 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.

2. 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.

3. 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-19-10 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-19-10 dated October 31, 2019, prepared by Laugenour and Meikle, and as approved by the 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. Prior to recording the Certificate of Compliance, the Deeds of Trust recorded for the subject property shall be revised and recorded to reflect the parcel configurations approved by the lot line adjustment.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 23, 2020.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Terry Schmidtbauer, Assistant Director
Department of Resource Management

DRAFT

POR. LOT 38, RANCHO LOS PUTOS
 POR. SEC. 36, T.8N., R.1E., M.D.B. & M. EXT.

Tax Area Code
 63000

110-14

SIEVERS		
1. R=340'	112.68'	
2. S.43°02'W	65.07'	
3. N.69°32'04"W	265.06'	
4. N.46°21'54"W	160.95'	
5. N.69°32'04"W	34.71'	
6. S.2°41'12"W	34.09'	
7. S.46°32'12"W	187.57'	
8. S.36°06'18"E	72.70'	
9. S.49°29'42"W	13.37'	
10. S.38°45'24"E	97.53'	
11. S.27°56'W	30.00'	
12. N.0°27'56"E	30.00'	
13. S.45°4'28"W	64.47'	
14.		
15.		
16. S.43°02'W	187.10'	
17. N.5°38'10"W	184.82'	
18. N.43°02'E	237.16'	
19. S.1°00'47"W	5.05'	
20. N.89°06'48"W	10.88'	
21. S.1°00'47"W	94.95'	
22. S.0°02'W	126.17'	

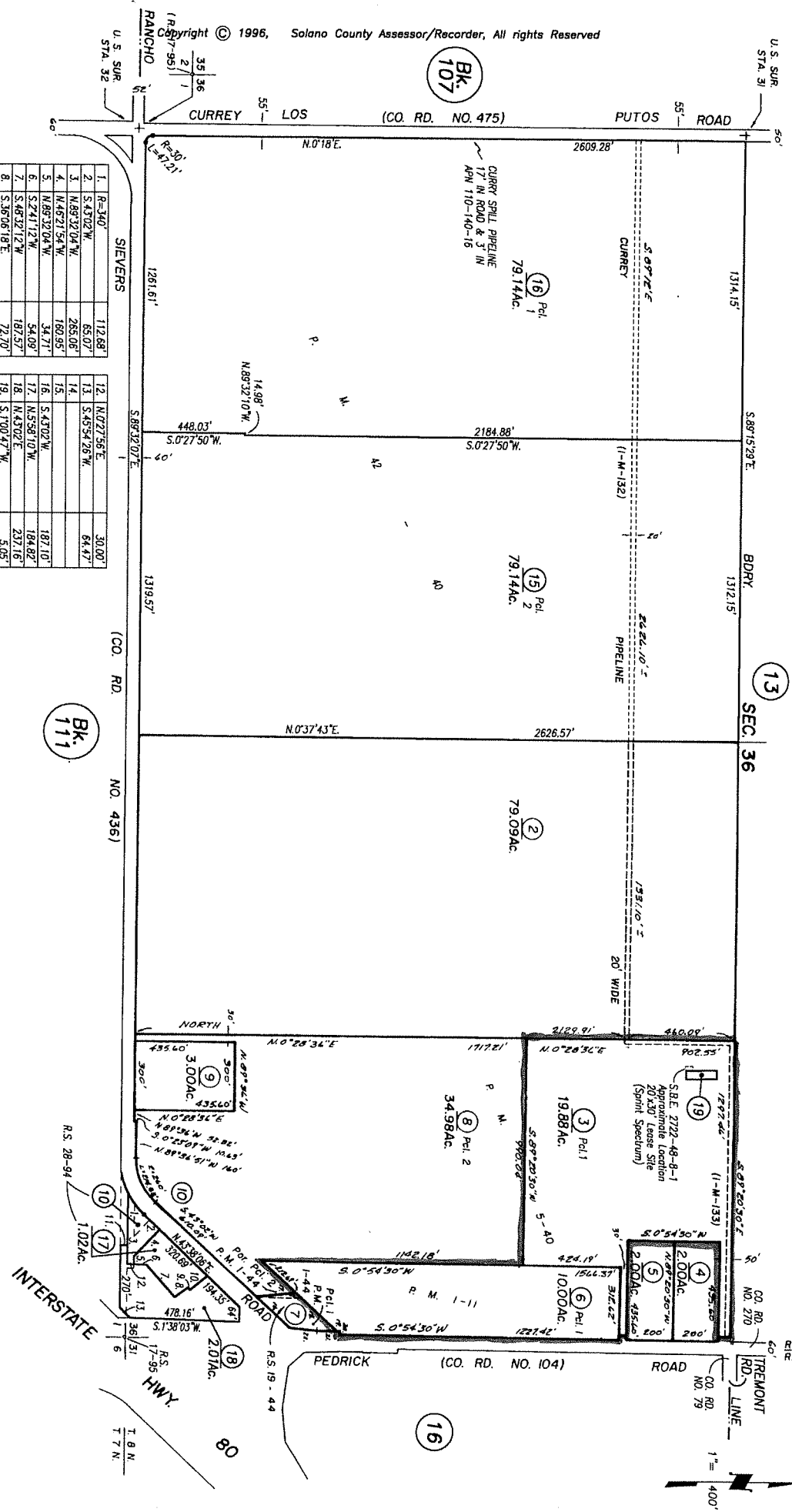
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

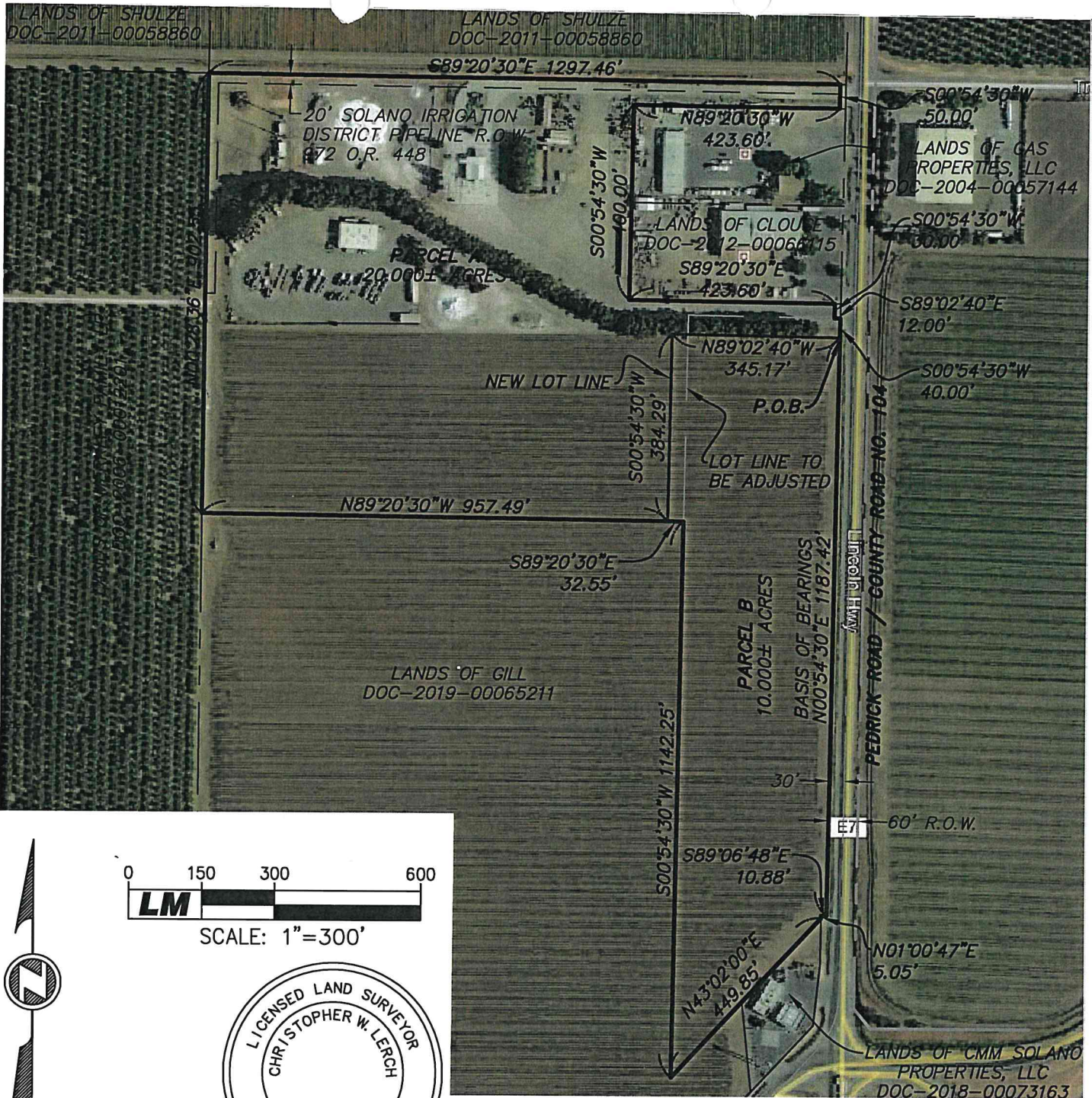
REVISION	DATE	BY
140-19 (00)	2-8-17	Cr
140-10-17 (00)	12-04-08	DV
140-10-18 (00)	10-25-07	Cr
100-178/18 (00)	10-7-04	SE

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. 110 Pg. 14
 County of Solano, Calif.

18-19





FOR ILLUSTRATION PURPOSES

BEING A PORTION OF THE EAST 1/2
 OF THE SOUTHEAST 1/4, OF
 SECTION 36, TOWNSHIP 8 NORTH,
 RANGE 1 EAST, MOUNT DIABLO BASE & MERIDIAN,
 SOLANO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

Christopher W. Lerch
 CHRISTOPHER W. LERCH

10-31-19
 DATE

THIS EXHIBIT WAS PREPARED BY ME
 OR UNDER MY DIRECTION IN
 ACCORDANCE WITH SECTION 8761 OF
 THE PROFESSIONAL LAND SURVEYORS'
 ACT.

