

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
LLA-21-04/CC-21-08**

Application No. LLA-21-04 (Guzman, Cubol, & City of Vacaville)		Meeting of February 17, 2022 Agenda Item No. 1	
Project Planner: Eric Wilberg, Planner Associate			
Property Owner – Lot 1 Hugo & Mariana Guzman Janet & Francisco Cubol 3942 Foothill Drive Vacaville, CA 95688		Property Owner – Lot 2 City of Vacaville 650 Merchant Street Vacaville, CA 95688	
Action Requested Public Hearing to consider Lot Line Adjustment application LLA-21-04 and Certificate of Compliance CC-21-08 of Hugo & Mariana Guzman and Janet & Francisco Cubol and the City of Vacaville to reconfigure the common property line between two adjacent lots, located near Foothill Drive, adjacent to the City of Vacaville, within the Exclusive Agriculture “A-20” Zoning District; APN’s: 0126-010-160 and 190.			
General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
Subject Site	Agriculture	Exclusive Agriculture “A-20”	Residential
North	Agriculture	Exclusive Agriculture “A-20”	Residential
South	City of Vacaville	City of Vacaville	Fallow, undeveloped
East	City of Vacaville	City of Vacaville	Residential
West	Agriculture	Exclusive Agriculture “A-40”	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).			
Recommendation Staff recommends that the Zoning Administrator ADOPT the attached resolution with respect to the enumerated findings and APPROVE Lot Line Adjustment LLA-21-04 subject to the recommended conditions of approval.			

Environmental Setting

The property is located near the southeast corner of the intersection between Pleasants Valley Road and Foothill Drive, west of the City of Vacaville. The site is comprised of two Assessor’s Parcels, 0126-010-190 (Guzman & Cubol, 23.76 acres) and 0126-010-160 (City of Vacaville, 41 acres). The subject site is relatively hilly, reaching elevations of 440 feet above mean sea level. An existing 30-foot wide access easement affords access to the site from Foothill Drive. An existing 80-foot wide Pacific Gas and Electric tower line easement and associated towers and power lines pass through the center of the subject site. The properties are undeveloped; however, there is a water well near the center of the site and is the subject of the proposed lot line adjustment.

Agricultural properties interspersed with developed homesites surround the subject site to the north, south, and west. Residential development along Wykoff Drive within the City of Vacaville borders the site to the east.

Project Description

The lot line adjustment results in the transfer of 3,796 square feet from the City of Vacaville owned parcel to the Guzman & Cubol parcel.

OWNER	APN	EXISTING SIZE	PROPOSED SIZE	NET TRANSFER
GUZMAN & CUBOL	0126-010-190	23.76 AC	23.85 AC	+0.09 AC
CITY OF VACAVILLE	0126-010-160	41 AC	40.91 AC	-0.09 AC

The land being transferred to the Guzman & Cubol property is located near the southwest corner of the property, and is being transferred to encompass the existing 5” PVC water well.

Reference Attachment C, LLA-21-04 Map

Land Use Consistency

General Plan and Zoning

Figure LU-1 of the Solano County General Plan designates the project site Agriculture. In addition, the properties are located within the Exclusive Agriculture “A-20” Zoning District. As shown on the General Plan/Zoning Consistency table (Table LU-7, General Plan) the zoning district is consistent with the General Plan designation.

The proposed parcel sizes (exceeding twenty acres) are consistent with the General Plan and Exclusive Agriculture 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 two legal lots and no additional lots would be created.

In order to finalize the lot line adjustment, the applicants 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-21-04 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-21-04 and Certificate of Compliance No. CC-21-08 of Hugo & Mariana Guzman and Janet & Francisco Cubol and the City of Vacaville to reconfigure the common property line between two adjacent lots located near Foothill Drive, adjacent to the City of Vacaville, within the Exclusive Agriculture "A-20" Zoning District; APNs 0126-010-160 and 190; 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 17, 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 legal parcels created via Parcel Map (51 PM 87) recorded June 27, 2017 and Parcel Map (47 PM 17) recorded December 7, 2005 respectively. The lot line adjustment proposes to transfer 0.09 acres to the Guzman and Cubol parcel from the City of Vacaville owned parcel. The reconfiguration will result in the Guzman and Cubol parcel at 23.85 acres in size and the City of Vacaville parcel at 40.91 acres in size. Both proposed lots exceed the 20-acre minimum lot size requirement.

- 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-21-04 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-21-04 dated October 22, 2020, 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.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 17, 2022.

Allan M. Calder, Planning Services Manager
Department of Resource Management

POR. LOT 37, RANCHO LOS PUTOS
 POR. SEC'S. 18 & 19, T. 6 N., R. 1 W., M. D. B. & M. EXT.

Tax Area Code
 6001
 91011
 91020

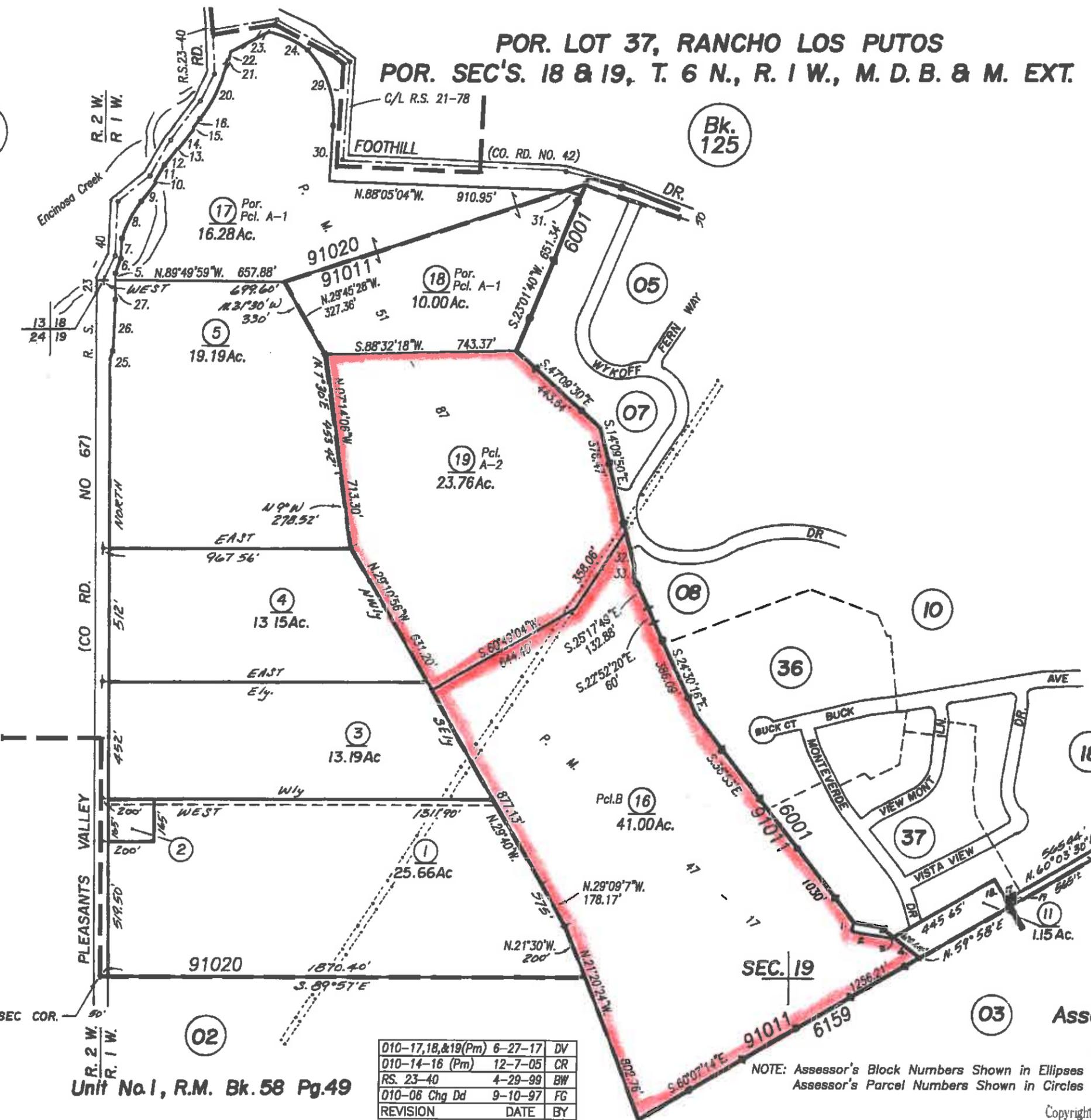
126-01

1" = 400'

Bk. 121

Bk. 125

Bk. 122



1.	S.7°30'W.	30.00'
2.	S.79°13'12"E.	139.99'
3.	N.59°58'E.	10.00'
4.	S.52°07'E.	126.12'
5.	S.0°19'26"W.	3.95'
6.	S.20°11'04"W.	88.28'
7.	S.3°35'31"W.	77.77'
8.	R=429.79'	L= 161.08'
9.	S.38°27'24"W.	91.65'
10.	S.51°32'36"E.	6.63'
11.	S.30°47'04"W.	73.20'
12.	S.38°27'24"W.	80.19'
13.	N.51°32'36"W.	3.28'
14.	S.38°27'24"W.	98.42'
15.	S.51°32'36"E.	6.56'
16.	S.38°27'24"W.	45.02'
17.	N.60°03'30"E.	64.00'
18.	S.29°56'30"E.	119.20'
19.	S.29°50'34"E.	30.68'
20.	R=534.78'	L= 254.12'
21.	N.78°46'11"W.	6.56'
22.	R=541.34'	L= 28.46'
23.	S.62°42'37"W.	166.21'
24.	R=442.91'	L= 113.89'
25.	S.19°44'04"W.	34.79'
26.	S.2°42'35"W.	196.98'
27.	S.0°19'26"W.	75.59'
28.		
29.	R=365.00'	L= 370.36'
30.	S.02°42'56"W.	214.32'
31.	N.69°50'40"W.	57.12'
32.	S.14°09'50"E.	135.80'
33.	S.0°35'06"W.	43.54'

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. 126 Pg. 01
 County of Solano, Calif.

18-19

Copyright © 1996, Solano County Assessor/Recorder, All rights Reserved

010-17,18,&19(Pm)	6-27-17	DV
010-14-16 (Pm)	12-7-05	CR
RS. 23-40	4-29-99	BW
010-06 Chg Dd	9-10-97	FG
REVISION	DATE	BY

NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Spring Lane

Unit No. 1, R.M. Bk. 58 Pg. 49

FOOTHILL DRIVE

PARCEL A-1
51 PM 87

PROPOSED PARCEL A-3
BEING ALL OF
PARCEL A-2 (51PM87) &
PORTION PARCEL B (47PM17)
EXISTING = 23.76± ACRES
PROPOSED = 23.85± ACRES

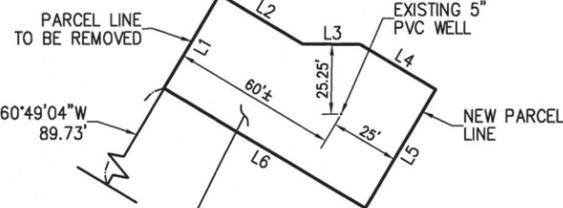
VACANT LAND
APN: 0126-010-190

- EASEMENTS OF RECORD
- ① EXISTING 80' PG&E TOWER LINE EASEMENT, 201-160
 - ② EXISTING 10' AT&T EASEMENT, 2011-6182
 - ③ EXISTING 30' ACCESS EASEMENT GRANTED TO THE CITY OF VACAVILLE, 2014-21450

SITE

VICINITY MAP
NO SCALE

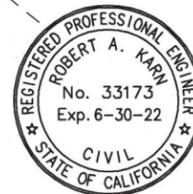
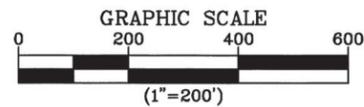
LINE	BEARING	DISTANCE
L1	N60°49'04"E	39.50'
L2	S29°10'56"E	35.00'
L3	S59°12'17"E	20.99'
L4	S29°10'56"E	32.00'
L5	S60°49'04"W	50.00'
L6	N29°10'56"W	85.17'



PORTION OF PARCEL B
BEING TRANSFERRED
TO PARCEL A-2
= 3,796± SQ. FT.
0.09± AC.

DETAIL
1"=40'

OWNER	APN	EXISTING SIZE	PROPOSED SIZE	NET TRANSFER
RON FIKE	0126-010-190	23.76± AC.	23.85± AC.	+0.09 AC.
CITY OF VACAVILLE	0126-010-160	41.00± AC.	40.91± AC.	-0.09± AC.



PREPARED UNDER THE DIRECTION OF:

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

10-22-20
DATE

TENTATIVE LOT LINE ADJUSTMENT BETWEEN
PARCELS A-2, BK. 51 PARCEL MAPS PG. 87
& PARCEL B, BK. 47 PARCEL MAPS PG. 17
SOLANO COUNTY, CALIFORNIA

SCALE 1"=200'	DATE OCT. 22, 2020	DRAWN PJM	CHECKED BAK	PROJ. MGR. BAK
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SHEET NO.

1

OF 1 SHEETS
JOB NO.

A15048

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KARN
CIVIL ENGINEERS

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