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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report
LLA-22-04/CC-22-09

Application No. LLA-22-04/ CC-22-09 (Bowman, Alexander & Oberbauer)		Meeting of December 15, 2022	
Project Planner: Jeffrey Lum, Senior Planner			
Property Owner – Parcel 1 David and Deborah Bowman Carmelita Way Vacaville, CA 95688	Property Owner – Parcel 2 John and Christy Alexander 7677 Camelita Way Vacaville, CA 95688	Property Owner – Parcel 3 Anita Oberbauer 3749 Ciarlo Ln. Vacaville, CA 95688	
Action Requested Lot Line Adjustment Application No. LLA-22-04 and Certificate of Compliance No. CC-22-09 of Bowman, Alexander and Oberbauer for an adjustment of property boundaries between three adjoining property owners. The properties are located in the English Hills area of unincorporated Vacaville, within the Exclusive Agriculture “A-20”, APNs: 0102-030-200,-300, and 0105-010-520.			
General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
Subject Site	Agriculture	Exclusive Agriculture “A-20”	Rural Residential
North	Agriculture	Exclusive Agriculture “A-20”	Rural Residential
South	Agriculture	Exclusive Agriculture “A-20”	Rural Residential
East	Agriculture	Exclusive Agriculture “A-20”	Rural Residential
West	Agriculture	Exclusive Agriculture “A-20”	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).			
Recommendation Staff recommends that the Zoning Administrator ADOPT the attached resolution with respect to the enumerated findings and APPROVE Lot Line Adjustment LLA-22-04 subject to the recommended conditions of approval.			

Environmental Setting

The applicant, Deborah Bowman, proposes an adjustment of property boundaries between three adjoining property owners. The resulting configuration would result in one 80.88 parcel and two parcels at 20.13 and 20.92 acres.

The subject site is situated along Carmelita Way approximately three miles northwest of the City of Vacaville, within the Exclusive Agriculture “A-20” zoning district, APNs: 0102-030-200,-300, and 0105-010-520. The topography of the subject site 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. Surrounding properties exhibit characteristics like 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.

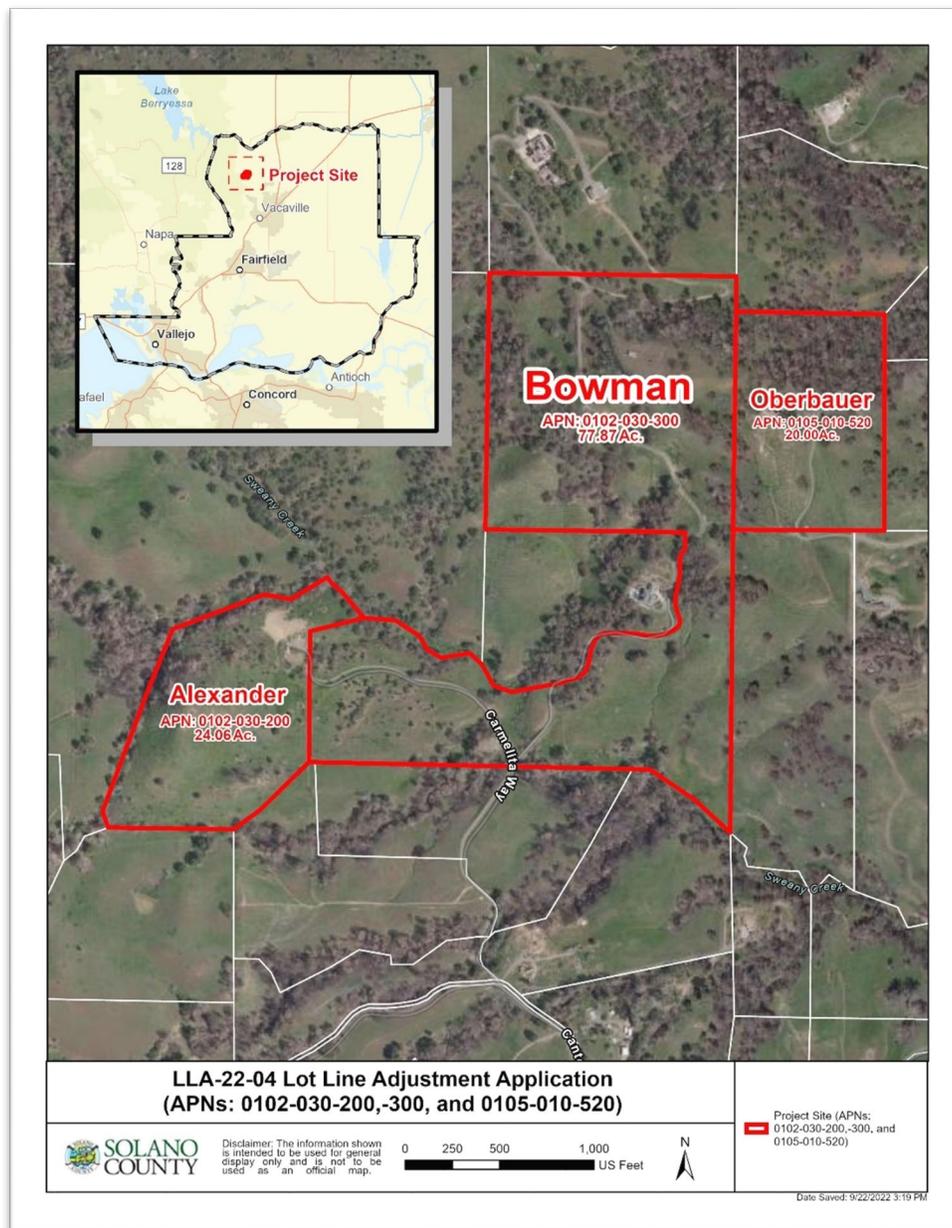


Figure 1 Vicinity Map

Project Description

The proposed lot line adjustment will adjust the boundary lines between the three parcels for estate planning purposes. Figure 2, the lot line adjustment map and related table below show the existing and proposed parcels configuration. The adjustment would transfer 3.93 acres from Alexander to Bowman and 0.92 acres from Bowman to Oberbauer. The net change from Bowman’s parcel is an increase by 3.01 acres; Alexander’s parcel is a decrease by 3.93 acres; and Oberbauer’s parcel is an increase by 0.92 acres. All three parcels will continue to meet the 20-acre minimum lot size after the proposed lot line adjustment.

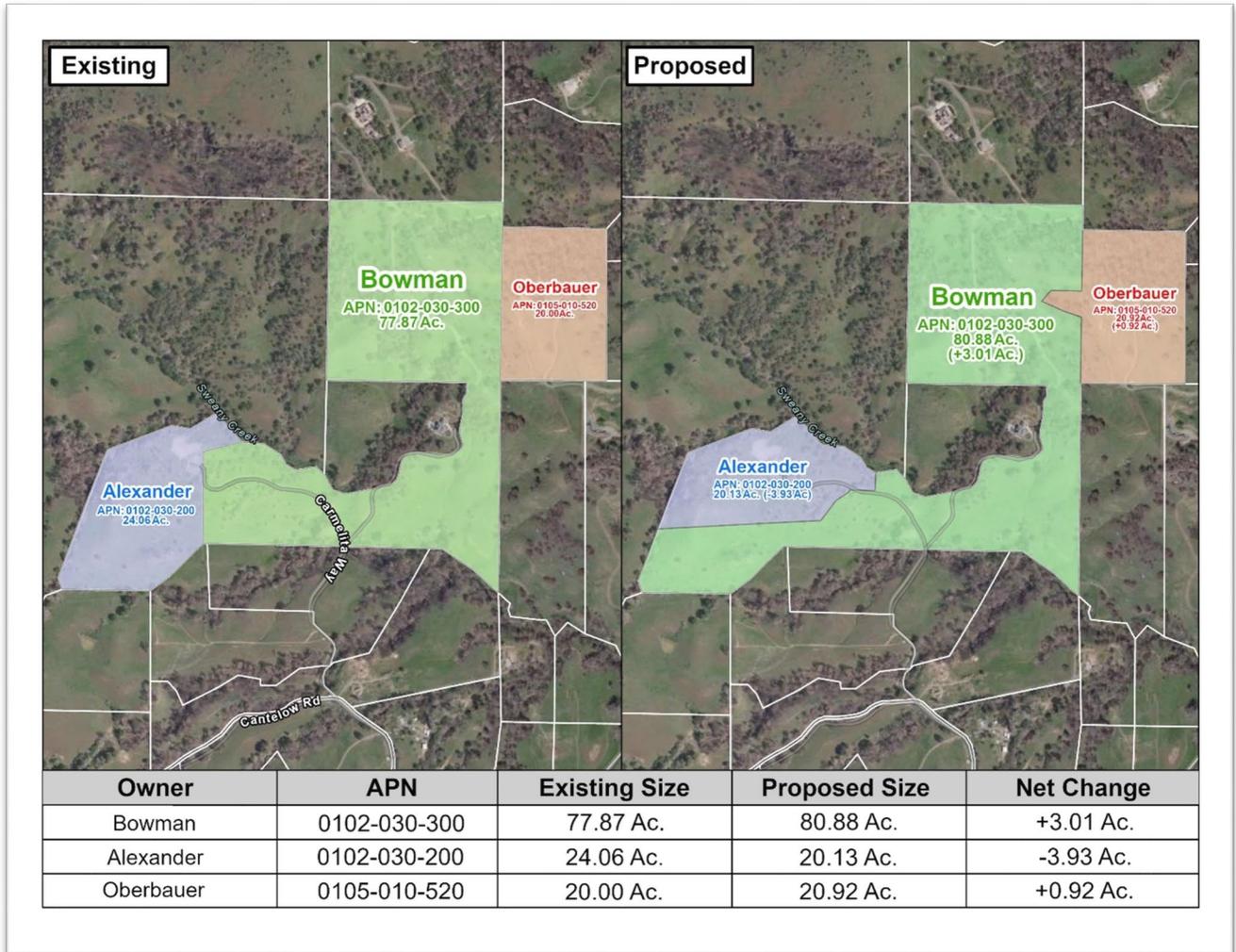


Figure 2 – Lot Line Adjustment Map and Table

Land Use Consistency

General Plan and Zoning

Solano County General Plan designates the project site as Agriculture. In addition, the properties are located within the Exclusive Agriculture “A-20” Zoning Districts. As shown on the General Plan/Zoning Consistency table (Table LU-7, General Plan) the zoning districts are consistent with the General Plan designations. The resulting parcels will meet the minimum parcel size.

All existing structures meet the minimum set back requirements for residential structures and accessory buildings within the Exclusive Agricultural (A-20) zoning district, 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 Exclusive Agriculture "A-20" Zoning District. The proposal involves adjustment of boundary lines between three parcels and no additional lots would be created. Further development on all three parcels will be required to meet all county development standards appropriate 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. 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-22-04 subject to the recommended conditions of approval.

ATTACHMENTS:

[A - Draft Resolution](#)

[B - Assessor Parcel Maps](#)

[C - Vicinity Map](#)

[D - Lot Line Adjustment Map and Table](#)

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 22-XX**

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment application No. LLA-22-04 and Certificate of Compliance No. CC-22-09 Bowman, Alexander, and Oberbauer for an adjustment of property boundaries between three contiguous property owners located along Carmelita Way approximately three miles northwest of the City of Vacaville, within the Exclusive Agriculture “A-20” Zoning Districts; APN 0102-030-200, -300, and 0105-010-520; 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 December 15, 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 project is consistent with applicable building ordinances and zoning requirements for the Exclusive Agricultural “A-20” zoning district.

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

Three existing parcels are involved in the lot line adjustment and no new parcels will 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-22-04 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-22-04 dated July 10, 2022, prepared by Ty Hawkins LS, 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 December 15, 2022.

TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder, Planning Services Manager
Department of Resource Management

DRAFT

SEC'S 23 & 24, POR. SEC. 25, T.7N., R.2W., M.D.B. & M.

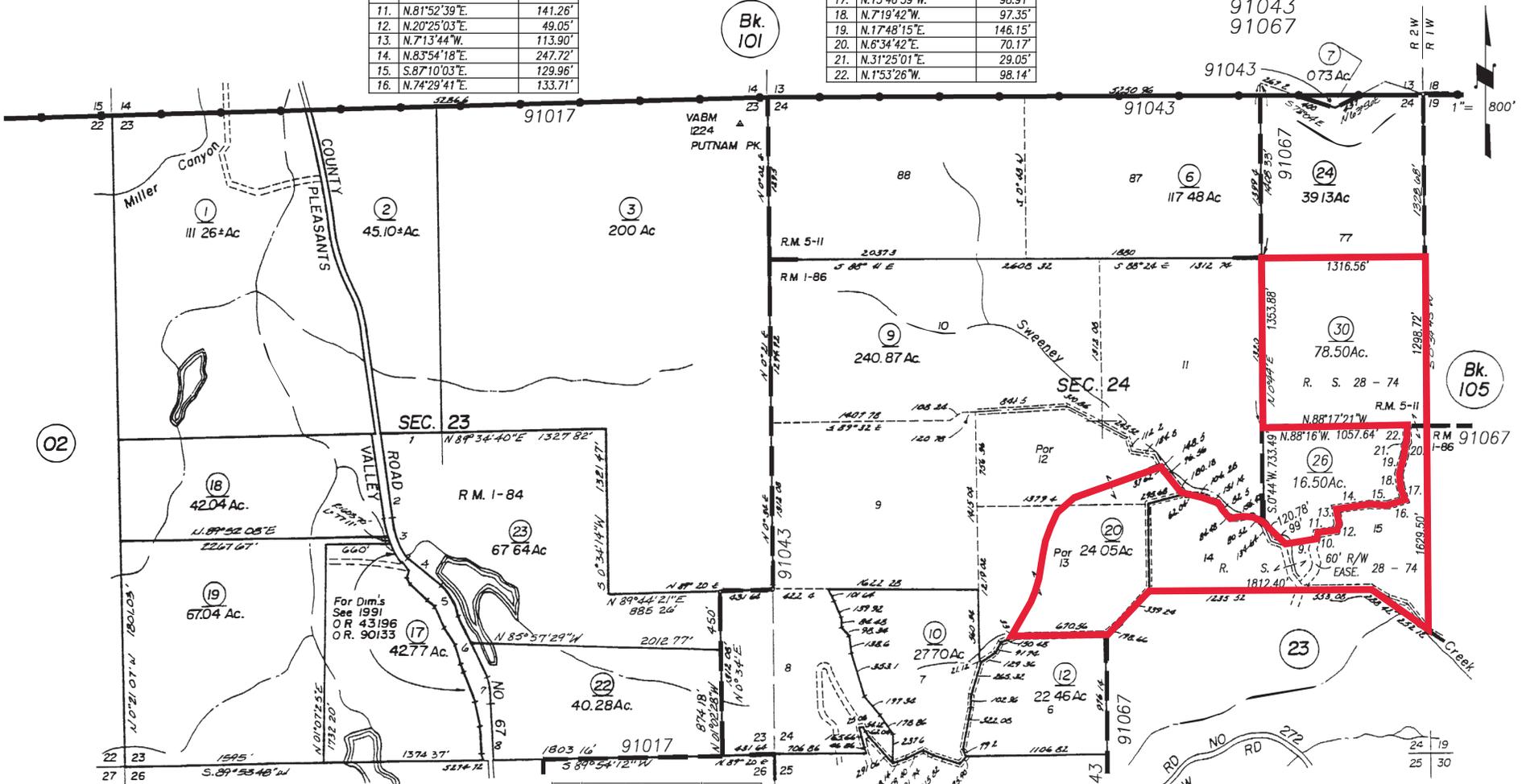
Tax Area Code

102-03

91017
91043
91067

10.	N.13°11'57"E.	43.00'
11.	N.81°52'39"E.	141.26'
12.	N.20°25'03"E.	49.05'
13.	N.7°13'44"W.	113.90'
14.	N.83°54'18"E.	247.72'
15.	S.87°10'03"E.	129.96'
16.	N.74°29'41"E.	133.71'

17.	N.15°46'39"W.	98.91'
18.	N.7°19'42"W.	97.35'
19.	N.17°48'15"E.	146.15'
20.	N.6°34'42"E.	70.17'
21.	N.31°25'01"E.	29.05'
22.	N.1°53'26"W.	98.14'



1.	N.89°44'22"E.	474.20'
2.	N.6°41'38"W.	681.67'
3.	R=543.70'	L= 354.27'
4.	N.44°01'38"W.	324.04'
5.	R=603.70'	L= 232.86'
6.	N.21°55'38"W.	532.80'

7.	R=603.70'	L= 201.95'
8.	N.2°45'38"W.	523.78'
9.	N.80°03'25"E.	236.50'

Map Corr.	1-02-08	JS
030-30 (Rs)	5-23-08	JS
030-30 Dm	1-2-02	FG
030-28&29 Dd	1-2-02	FG
REVISION	DATE	BY

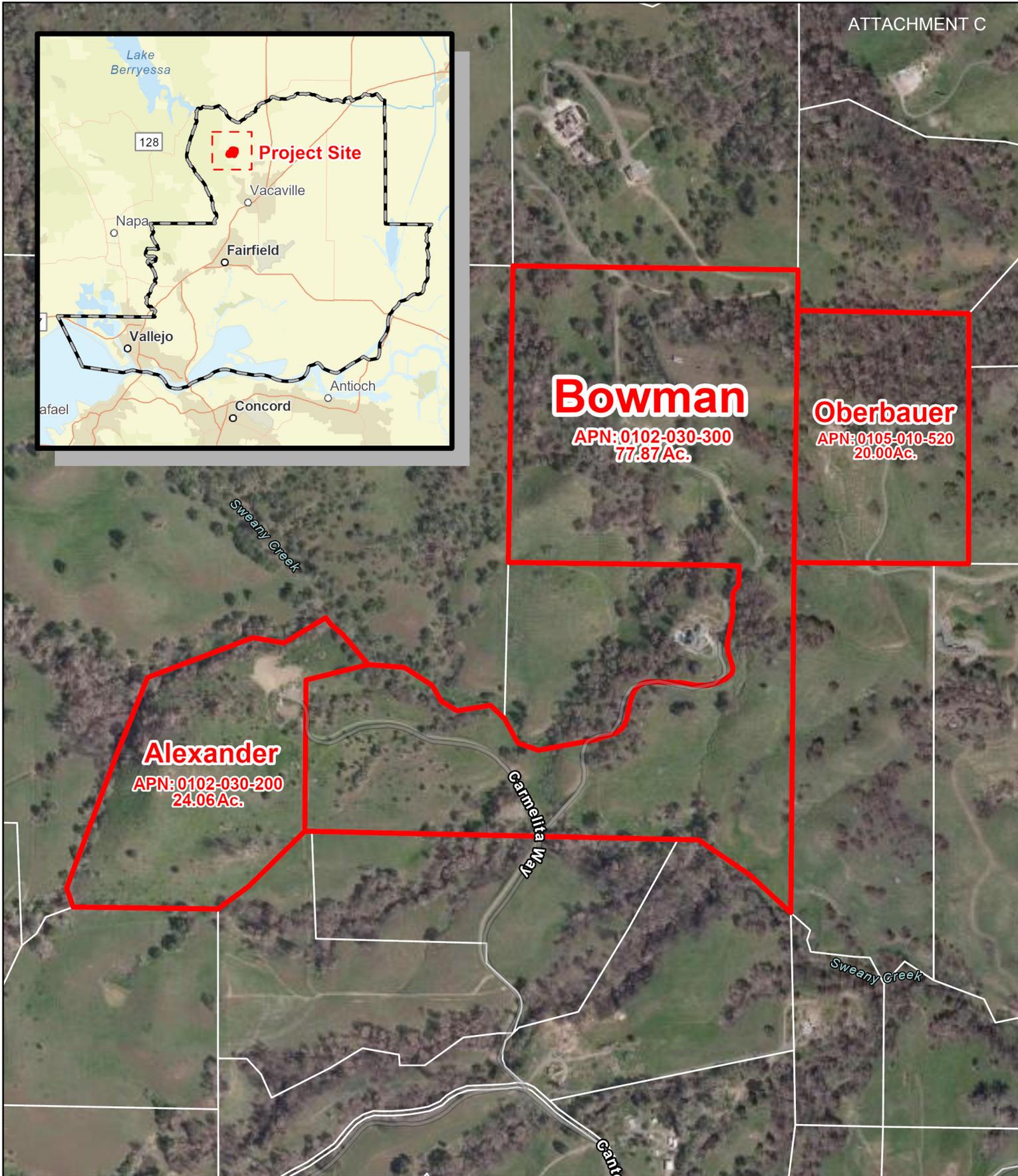
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Cantelow Ranch - R.M. Bk.1, Pg.86
Early Zone Fruit Farms - R.M. Bk.5, Pg.11

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

Assessor's Map Bk.102 Pg. 03
County of Solano, Calif.

09-10



**LLA-22-04 Lot Line Adjustment Application
(APNs: 0102-030-200,-300, and 0105-010-520)**



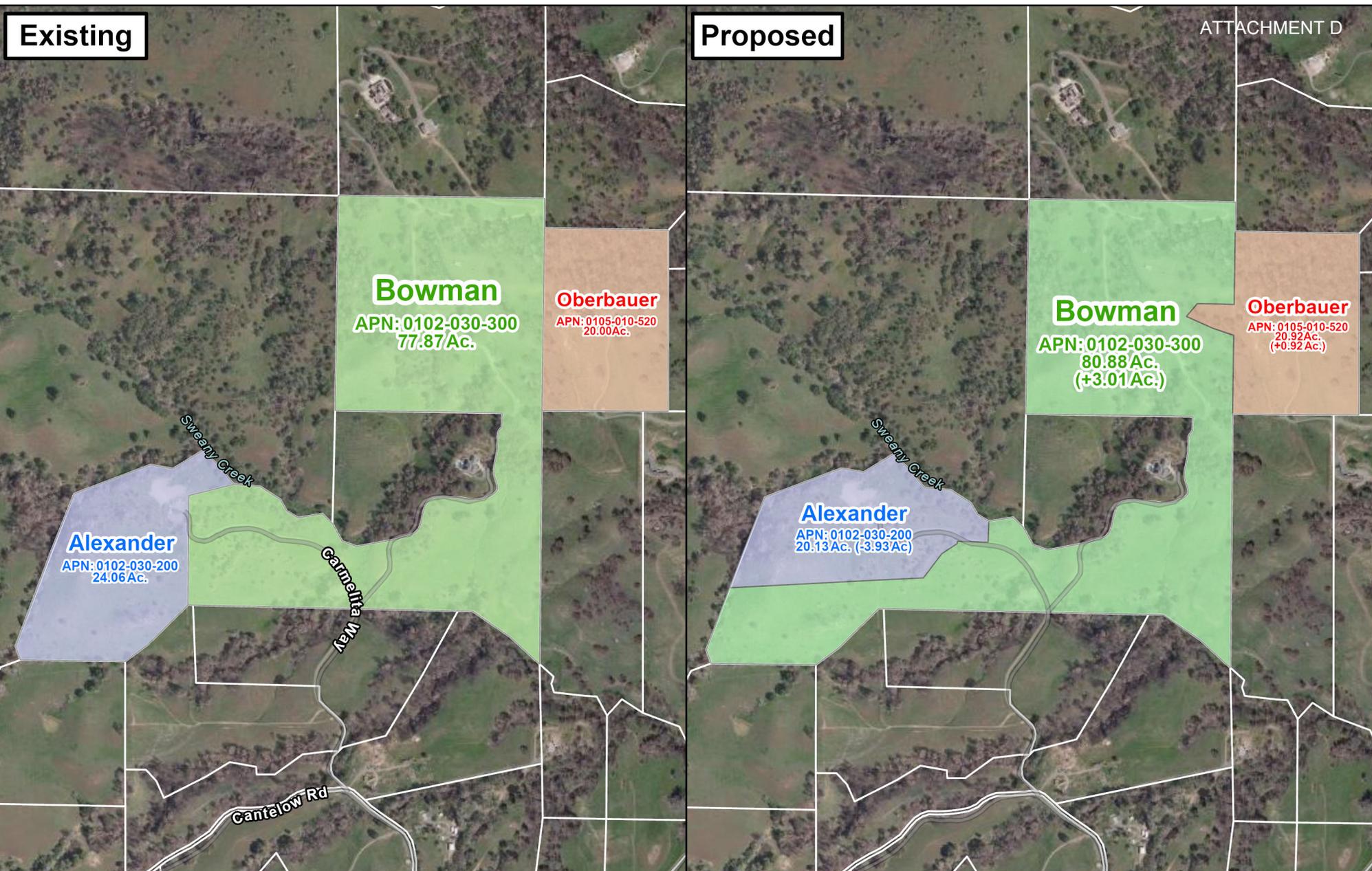
Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



Project Site (APNs: 0102-030-200,-300, and 0105-010-520)

Existing

Proposed



Owner	APN	Existing Size	Proposed Size	Net Change
Bowman	0102-030-300	77.87 Ac.	80.88 Ac.	+3.01 Ac.
Alexander	0102-030-200	24.06 Ac.	20.13 Ac.	-3.93 Ac.
Oberbauer	0105-010-520	20.00 Ac.	20.92 Ac.	+0.92 Ac.