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DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO COUNTY

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR
Staff Report
DeWolf Lot Line Adjustment

Application No. LLA-19-05		Meeting of October 17, 2019	
Project Planner: Nedzlene Ferrario		Agenda Item No. 2	
Applicant: Virgil Chavez Land Surveying 721 Tuolumne Street Vallejo, CA 94590		Property Owners William and Joan DeWolf 1048 Orchard Avenue Vallejo, CA 94591	
Action Requested: Approval to adjust a common property line between two adjacent legal lots. The lot line adjustment will result in a net transfer of 22, 632 sq. ft between APN 0071310220 and 0071310210 in the RTC-20 zoning district.			
Property Information			
Size: 0.29 and 1.01 acres		Location: 1048 and 1050 Orchard Avenue	
APNs: 0071-310-220 and 210			
Zoning: RTC-20		Land Use: Residential	
General Plan: Residential		Ag. Contract: N/A	
Utilities: City of Vallejo		Access: Orchard Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Traditional Community Residential	RTC-20	Residential
South	Traditional Community Residential	RTC-20	Residential
East	Traditional Community Residential	RTC-20	Residential
West	Traditional Community Residential	RTC-20	Residential
Environmental Analysis Lot line adjustments are ministerial actions; and therefore, exempt from the provisions of CEQA per CEQA Section 21080 (b)(1)			
Motion to Approve: APPROVE Lot Line Adjustment LLA-19-05 subject to the findings and recommended conditions of approval contained in this report.			

PROJECT DESCRIPTION:

The application involves adjusting the common property line between APN 0071-310-220 and 210, owned by William and Joan DeWolf. The property is developed with two separate houses. The purpose of the application is to reduce the size of the larger parcel and add area to the smaller parcel. By adjusting the common property line, there is an added benefit of eliminating an encroachment of a portion of the existing driveway.

OWNER	APN	EXISTING	PROPOSED	NET TRANSFER
DeWolf	0071310210	1.01	21, 465 sq. ft (Parcel B)	-22, 632 sq. ft
DeWolf	0071310220	0.29	35, 359 sq. ft (Parcel A)	+22, 632 sq. ft

The properties are encumbered by several Deeds of Trust. The deeds shall be revised to reflect the new property descriptions and recorded prior to the recordation of the Certificate of Compliance for the new parcels.

GENERAL PLAN AND ZONING CONSISTENCY

Both properties are zoned Rural Residential Traditional Community and designated Traditional Community Residential on the Land Use Diagram. The existing and proposed properties meet the zoning standards, and consistent with the General Plan.

ENVIRONMENTAL ANALYSIS (CEQA)

Lot line adjustments are ministerial actions; and therefore, exempt from the provisions of CEQA per CEQA Section 21080 (b)(1).

RECOMMENDATION

APPROVE Lot Line Adjustment LLA-19-05 subject to the findings and recommended conditions of approval below.

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.**

The proposal is consistent with applicable regulations.

- 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 and will not create any new parcels.

- 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)].**

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-19-05 dated September 2018, prepared by Virgil Chavez Land Surveying, on file with the Planning Services Division 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:

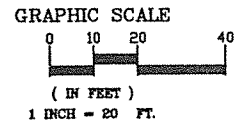
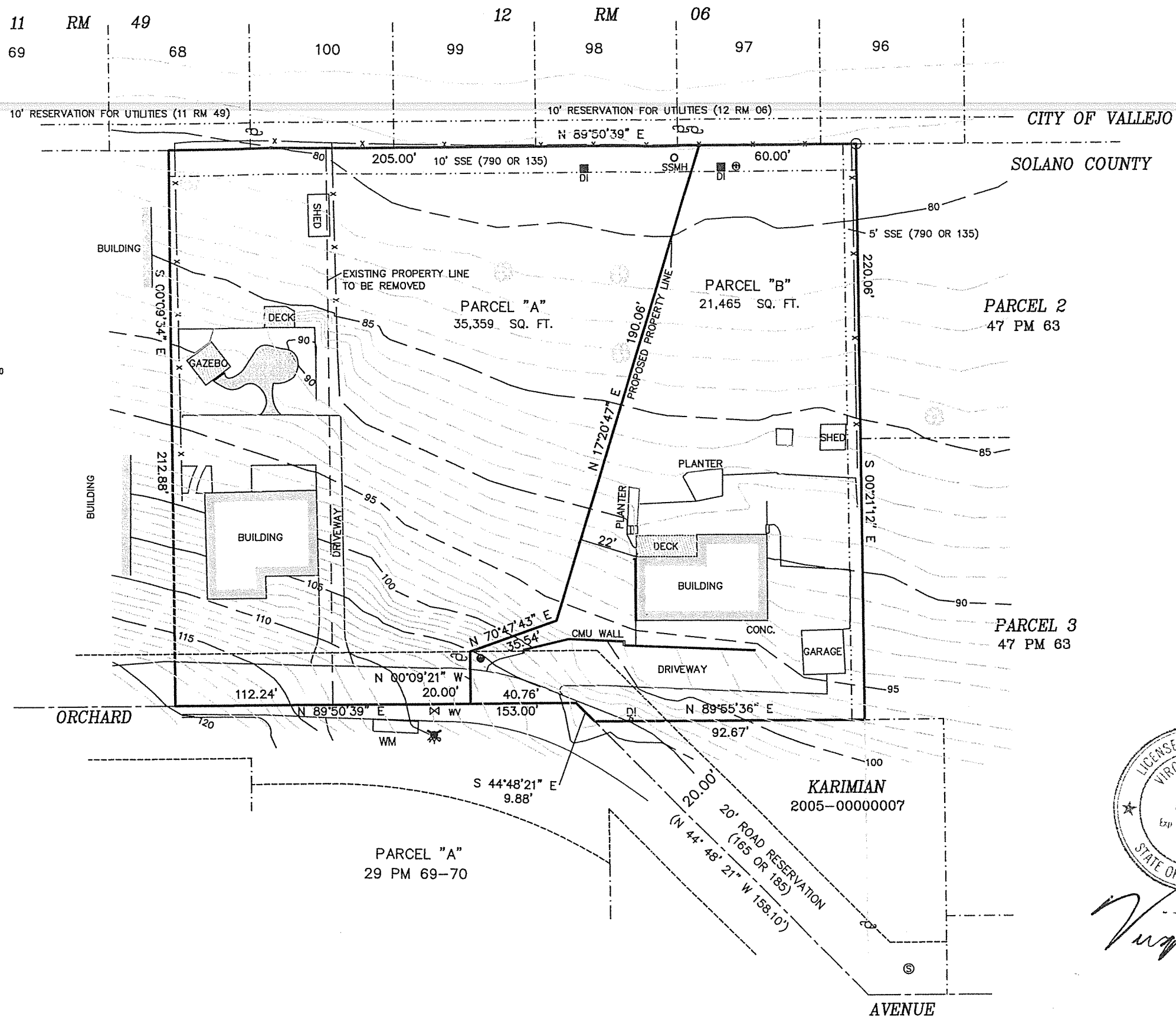
- a) Grant Deed(s) that convey the adjustment area(s) between the parcel owners.
- b) Any conveyance documents that may be required for the relocation and/or extensions of existing utilities and easements.
- c) A statement, certificate, or security indicating there are no liens against the properties 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 a Certificate of Compliance, the following Deeds of Trust shall be revised and recorded to reflect the parcel configurations approved by the lot line adjustment: 201300028526; 1994-00017690; 200900081095.

Attachments:

Exhibit A – Lot Line Adjustment
Exhibit B - Location Map

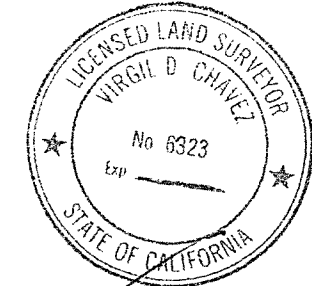


NOTES

OWNERS: WILLIAM P. DEWOLF & JOAN C. DEWOLF
 1048 ORCHARD AVENUE
 VALLEJO, CA.
 SITE ADDRESS: 1048 & 1050 ORCHARD AVE
 ZONING: RTC-20 - 1/2 ACRE MINIMUM
 FLOOD ZONE: "C" - AN AREA OF MINIMAL FLOODING
 PROPOSED USE: RESIDENTIAL
 ELEVATIONS ARE BASED ON NAVD88.

LEGEND & ABBREVIATIONS

- SSMH SANITARY SEWER MANHOLE
- DI DRAIN INLET
- ⊙ STORM DRAIN MANHOLE
- ⊕ JOINT POLE
- ⊙ WATER METER
- - - - LOT LINE
- — — — PROPERTY LINE
- - - - RIGHT OF WAY



Virgil D. Chavez

LOT LINE ADJUSTMENT SURVEY

1048 & 1050 ORCHARD AVE.
 UNINCORPORATED VALLEJO,
 SOLANO COUNTY, CALIFORNIA

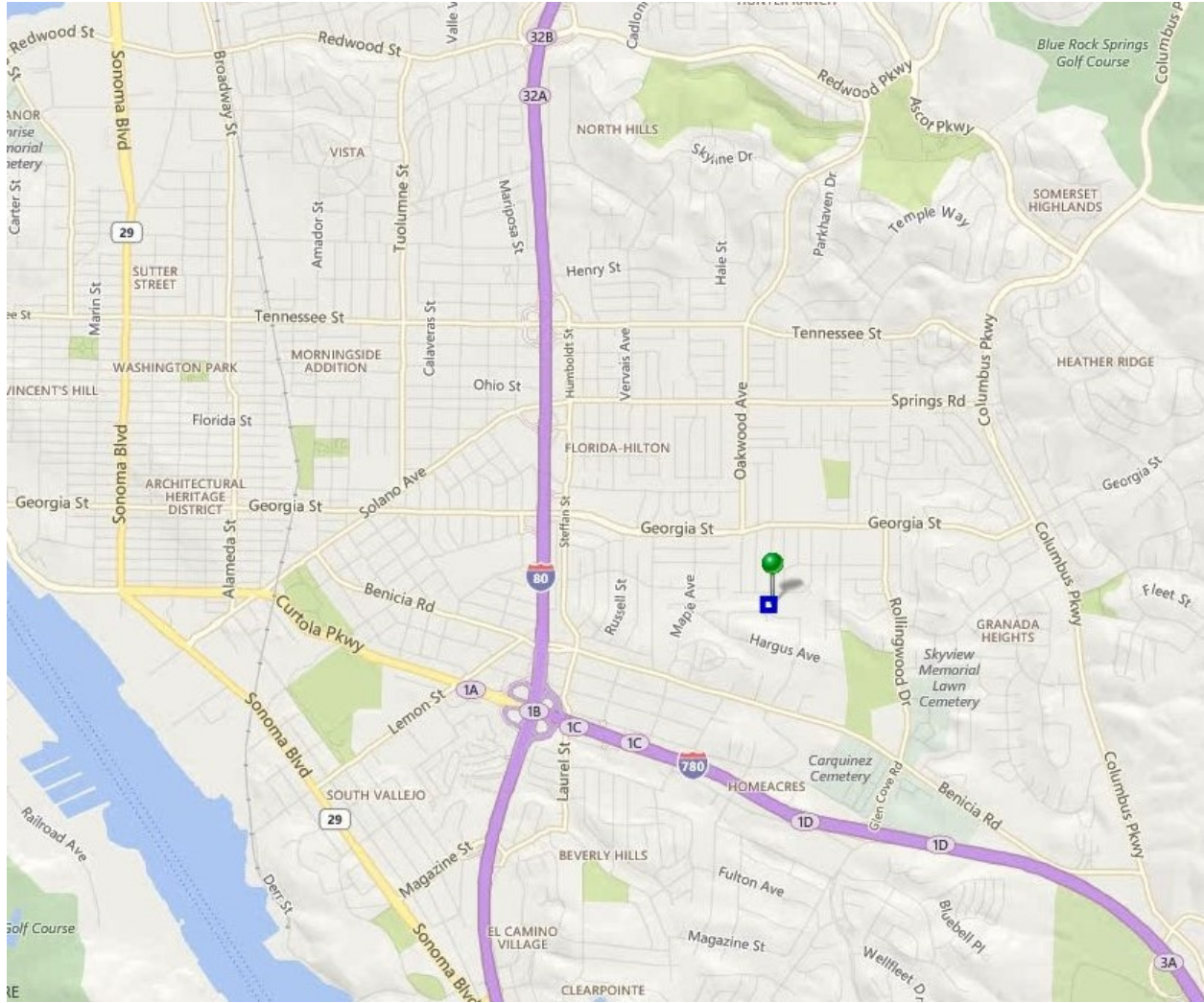
VIRGIL CHAVEZ LAND SURVEYING

721 TUOLUMNE STREET, VALLEJO, CALIF. 94590
 PHONE: (707) 553-2476

DATE:	SEPTEMBER, 2018
DRAWN BY:	RRS
SCALE:	1" = 20'
CHECKED:	VC
PROJ. MGR:	VC DC FILE: 3207
PROJ. NO. 3207-00	CAD FILE: 3207

SHEET NO.
 1
 OF
 1 SHEETS

EXHIBIT B - LOCATION MAP



SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 19-XX

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-19-05 and Certificate of Compliance No. CC-19-12 of **William and Joan DeWolf** to reconfigure APN's: 0071310220 and 0071310210. The property is located at 1048 and 1050 Orchard Avenue, Vallejo, within the Residential Traditional Community 20, 000 square foot minimum, "RTC-20" Zoning District 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 October 17, 2019 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 regulations.

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 and will not create any new parcels.

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 --- 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-19-05 dated September 2018, prepared by Virgil Chavez Land Surveying, on file with the Planning Services Division 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.

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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.

3. Prior to recording a Certificate of Compliance, the following Deeds of Trust shall be revised and recorded to reflect the parcel configurations approved by the lot line adjustment: 201300028526; 1994-00017690; 200900081095.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 17, 2019.

BILL EMLER, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

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