

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
LLA-22-01/CC-22-02**

Application No. LLA-22-01 (Johnson) Project Planner: Matt Walsh, Principal Planner		Meeting of May 19, 2022 Agenda Item No. 1	
Property Owner – Lot 1 Michael Johnson/Quang Ho 6895 Pleasants Valley Rd. Vacaville, CA 95688		Property Owner – Lot 2 Same as Lot 1	
Action Requested Public Hearing to consider Lot Line Adjustment application LLA-22-01 and Certificate of Compliance CC-22-02 of Michael Johnson to reconfigure the common property line between two adjacent lots, located near Pleasants Valley Rd., within the Exclusive Agriculture “A-20” and Watershed “W-160” Zoning Districts; APN’s: 123-050-20, 121-080-17 and 123-050-21, 121-080-18.			
General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
Subject Site	Agriculture/Watershed	Exclusive Agriculture “A-20” and Watershed “W-160”	Residential/Agriculture
North	Agriculture/Watershed	Exclusive Agriculture “A-20” and Watershed “W-160”	Agriculture
South	Agriculture/Watershed	Exclusive Agriculture “A-20” and Watershed “W-160”	Agriculture
East	Agriculture	Exclusive Agriculture “A-40”	Agriculture
West	Watershed	Watershed “W-160”	Undeveloped
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-22-01 subject to the recommended conditions of approval.			

Environmental Setting

The property is located at 6895 Pleasants Valley Road, west of the City of Vacaville. The two parcels effected by the lot line adjustment are comprised of four Assessor's Parcels, 121-080-17 & 123-050-20 (Parcel 1A) and 121-080-18 & 123-050-21 (Parcel 2A). Both parcels have direct access from Pleasants Valley Rd. Parcel 1A is currently developed with a house and accessory structures. The house on Parcel 2A burned down in the LNU Fire. Both parcels have historically been served with potable water through a Point of Entry connection from Solano Irrigation District (SID).

Project Description

The lot line adjustment results in an equal transfer of .90 acre between the two parcels at two separate transfer areas for no net change to the acreage of the parcels.

OWNER	APN	EXISTING SIZE	PROPOSED SIZE	NET CHANGE IN ACREAGE
Johnson	121-080-17 & 123-050-20 (Parcel 1A)	19.89 Ac	19.89 Ac	0 Ac
Johnson	121-080-18 & 123-050-21 (Parcel 2A)	24.64 Ac	24.64 Ac	0 Ac

The intent of the lot line adjustment is to adjust the property lines to correct existing property line encroachment of buildings and to place wells and septic systems on the parcels that they serve.

Land Use Consistency

General Plan and Zoning

Figure LU-1 of the Solano County General Plan designates the project site as Agriculture and Watershed. In addition, the properties are located within the Exclusive Agriculture "A-20" and Watershed "W-160" Zoning Districts. Both parcels are split zoned, however the split zoning does not impact this lot line adjustment application. As shown on the General Plan/Zoning Consistency table (Table LU-7, General Plan) the zoning districts are consistent with the General Plan designations.

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"/Watershed "W-160" Zoning District. The proposal involves the reconfiguration of two legal lots and no additional lots would be created. Further development on either parcel will be required to meet any and all development standards appropriate at the time of development, including working with SID if a new Point of Entry connection is required to rebuild a house on Parcel 2A or drilling a well if needed.

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-22-01 subject to the recommended conditions of approval.

Attachments:

[A - Draft Resolution](#)

[B - Assessor Parcel Map](#)

[C - Lot Line Adjustment Map](#)

[D - Aerial Map](#)

<p style="text-align: center;">SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO.</p>

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment application No. LLA-22-01 and Certificate of Compliance No. CC-22-02 of Michael Johnson to reconfigure the common property line between two adjacent lots located at 6895 Pleasants Valley Rd., within the Exclusive Agriculture "A-20" and Watershed "W-160" Zoning Districts; APNs 123-050-20, 121-080-17 and 123-050-21, 121-080-18, 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 May 19, 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 legally established parcels (each legal parcel consisting of two APNs). The lot line adjustment will result in an equal transfer of .90 acre between the two parcels at two separate transfer areas, for no net change to acreage of the parcels.

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-22-01 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-22-01 dated April 6, 2022, prepared by Phillippi Engineering, 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.

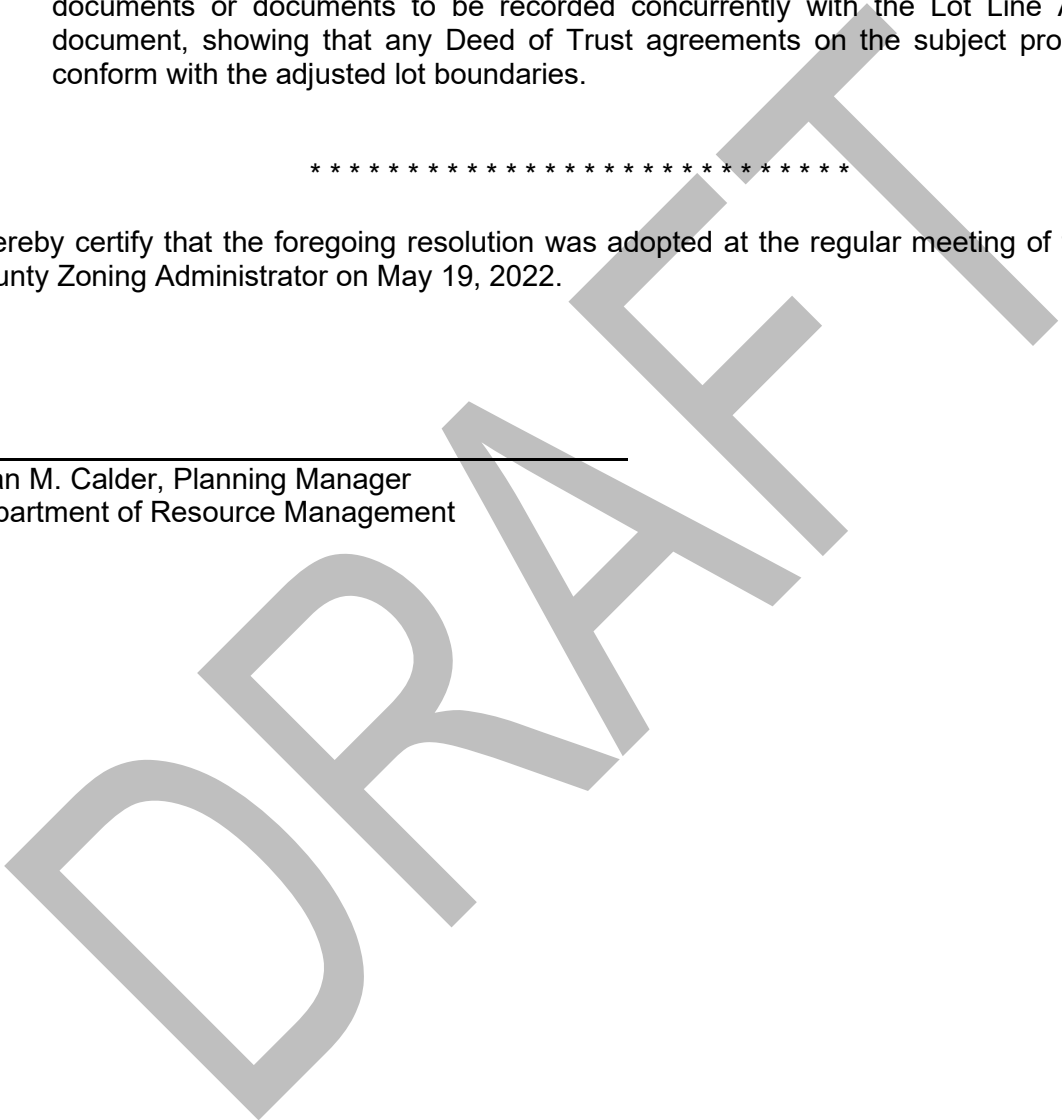
Once all of the necessary documents have been submitted to the Planning Division, a

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 May 19, 2022.

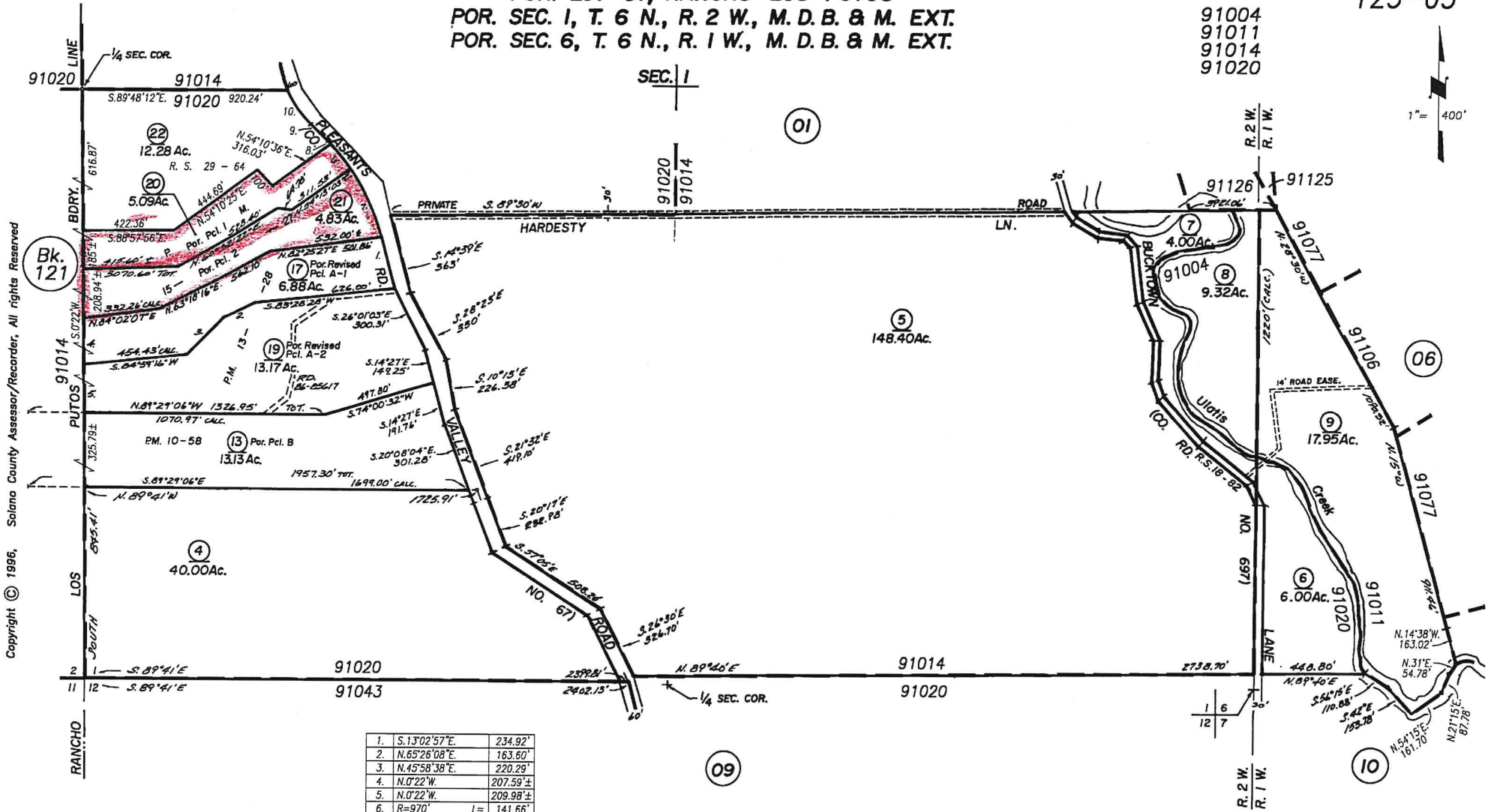
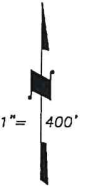
Allan M. Calder, Planning Manager
Department of Resource Management



POR. LOT 37, RANCHO LOS PUTOS
POR. SEC. 1, T. 6 N., R. 2 W., M. D.B. & M. EXT.
POR. SEC. 6, T. 6 N., R. 1 W., M. D.B. & M. EXT.

Tax Area Code **123-05**

91004
 91011
 91014
 91020



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1.	S. 13°02'57"E.	234.92'
2.	N. 65°26'08"E.	163.60'
3.	N. 45°58'38"E.	220.29'
4.	N. 0°22'W.	207.59'±
5.	N. 0°22'W.	209.98'±
6.	R=970'	L= 141.66'
7.	R=970'	L= 325.75'
8.	R=970'	L= 20.09'
9.	N. 44°05'49"W.	98.23'
10.	R=530'	L= 197.65'

SBE 13-006	10-16-12	Cr
050-22 (Rs)	12-17-09	Cr
S.B.E. 04-004	9-11-03	JS
S.B.E. 99-012	1-11-99	BW
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.

Assessor's Map Bk. 123 Pg. 05
 County of Solano, Calif.

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

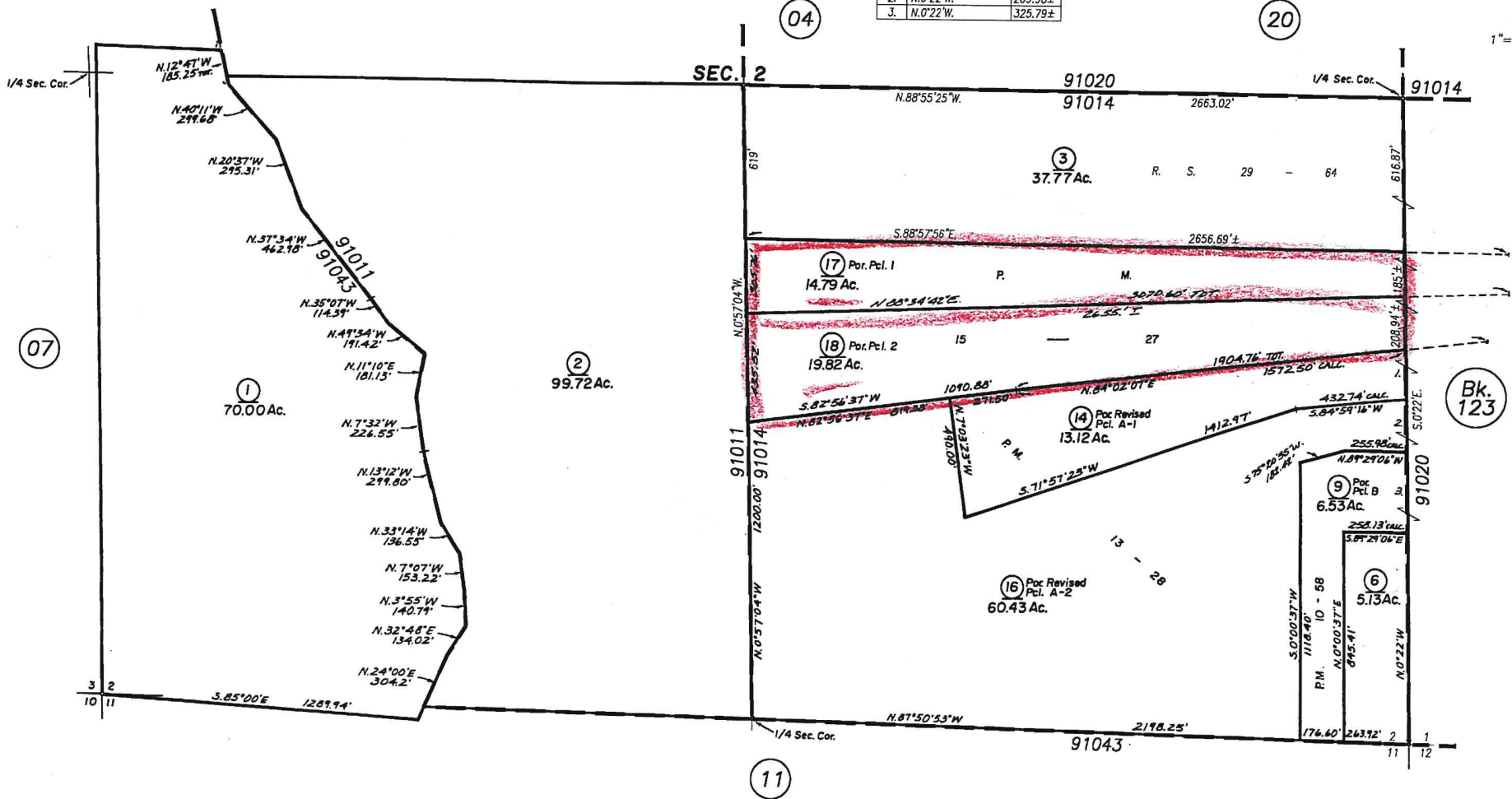
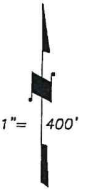
S.1/2 SEC.2, T.6N., R.2W., M.D.B.& M.

Tax Area Code

121-08

91011
91014
91043

1.	N.0°22'W.	207.59±
2.	N.0°22'W.	209.98±
3.	N.0°22'W.	325.79±



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080-03 (Rs)	12-17-09	Cr
SBE 327	1-17-86	DJ
Adj. Pg.20	9-17-84	DJ
080-17 & 18	5-15-78	MRT
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.

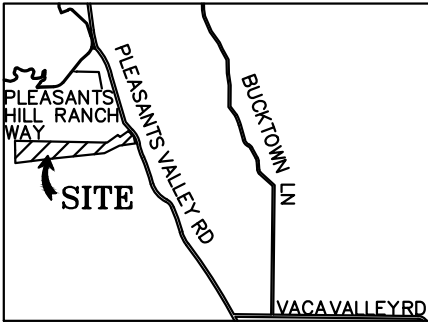
Assessor's Map Bk. 121 Pg. 08
County of Solano, Calif.

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

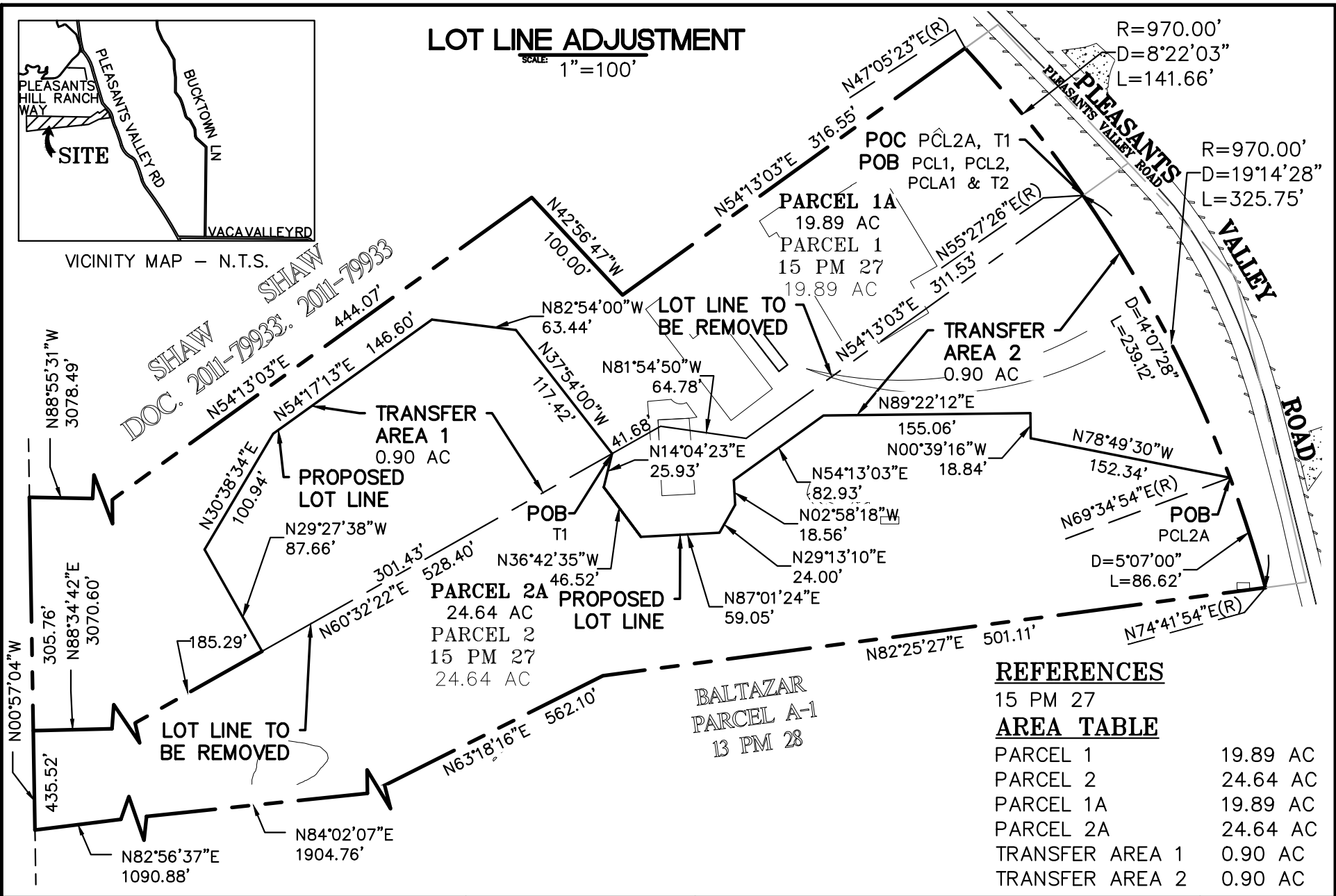
10-11

LOT LINE ADJUSTMENT

SCALE: 1"=100'



VICINITY MAP - N.T.S.



REFERENCES

15 PM 27

AREA TABLE

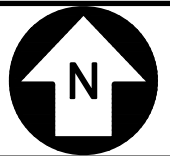
PARCEL 1	19.89 AC
PARCEL 2	24.64 AC
PARCEL 1A	19.89 AC
PARCEL 2A	24.64 AC
TRANSFER AREA 1	0.90 AC
TRANSFER AREA 2	0.90 AC

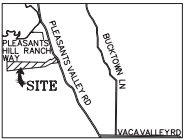
PROJECT NAME/LOCATION:
LOT LINE ADJUSTMENT
 6889 PLEASANTS VALLEY ROAD
 VACAVILLE, CA 95687

DRAFTED BY: DWA
 CHECKED BY: TAP
 PROJECT NO.: 20200790
 DWG NAME: 20200580 LLA
 ISSUE DATE: 04/06/2022



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 OFFICE (707) 451-6556 FAX (707) 451-6555





VICINITY MAP - N.T.S.



CONTEXTUAL EXHIBIT
1"=100'



LOT LINE ADJUSTMENT
OF
6889 PLEASANTS VALLEY ROAD
APN: 123-005-020 & 123-005-021
SOLANO COUNTY, CALIFORNIA
FEBRUARY, 2022

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