

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report

LLA-22-03/CC-22-04

<p>Application No. LLA-22-03 & CC-22-04 (Fields at Alamo Creek GW Holdings)</p> <p>Project Planner: Jeffrey Lum, Senior Planner</p>		<p>Zoning Administrator Hearing of November 3, 2022</p>																									
<p>Property Owner – Parcel 1 G&W Holdings LLC c/o Lee & Bae, CPA's Hawkins Road Vacaville, CA 90036</p>		<p>Property Owner – Parcel 2 Same as Lot 1</p>																									
<p>Action Requested Public Hearing to consider Lot Line Adjustment Application LLA-22-03 and Certificate of Compliance CC-22-04 of G&W Holdings LLC to reconfigure the common property line between two parcels, located near Hawkins Road, within the Exclusive Agriculture "A-40", APN: 0138-010-040.</p>																											
<p>General Plan Designation, Zoning District, and Existing Land Use</p> <table border="1"> <thead> <tr> <th></th> <th>General Plan</th> <th>Zoning</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>Subject Site</td> <td>Agriculture</td> <td>Exclusive Agriculture "A-40"</td> <td>Agriculture</td> </tr> <tr> <td>North</td> <td>Agriculture</td> <td>Exclusive Agriculture "A-40"</td> <td>Agriculture</td> </tr> <tr> <td>South</td> <td>Agriculture</td> <td>Exclusive Agriculture "A-40"</td> <td>Agriculture</td> </tr> <tr> <td>East</td> <td>Agriculture</td> <td>Exclusive Agriculture "A-40"</td> <td>Agriculture</td> </tr> <tr> <td>West</td> <td>Agricultural Buffer & Residential Low Density (City of Vacaville)</td> <td>Residential Low Density (City of Vacaville)</td> <td>Agriculture</td> </tr> </tbody> </table>					General Plan	Zoning	Land Use	Subject Site	Agriculture	Exclusive Agriculture "A-40"	Agriculture	North	Agriculture	Exclusive Agriculture "A-40"	Agriculture	South	Agriculture	Exclusive Agriculture "A-40"	Agriculture	East	Agriculture	Exclusive Agriculture "A-40"	Agriculture	West	Agricultural Buffer & Residential Low Density (City of Vacaville)	Residential Low Density (City of Vacaville)	Agriculture
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<p>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).</p>																											
<p>Recommendation Staff recommends that the Zoning Administrator ADOPT the attached resolution with respect to the enumerated findings and APPROVE Lot Line Adjustment LLA-22-03 subject to the recommended conditions of approval.</p>																											

Environmental Setting

The subject site, Assessor Parcel Number (APN: 0138-010-040), consist of two legal parcels encompasses approximately 62.09 acres, and is located east of the City of Vacaville, south of Hawkins Road, and west of Meridian Road. The parcels' topography is relatively flat and is predominately vacant farmland. The property can be accessed from Hawkins Road from the northern property line or Meridian Road from the eastern property line. Figure 1 below is a vicinity map indicating the location of the subject site.

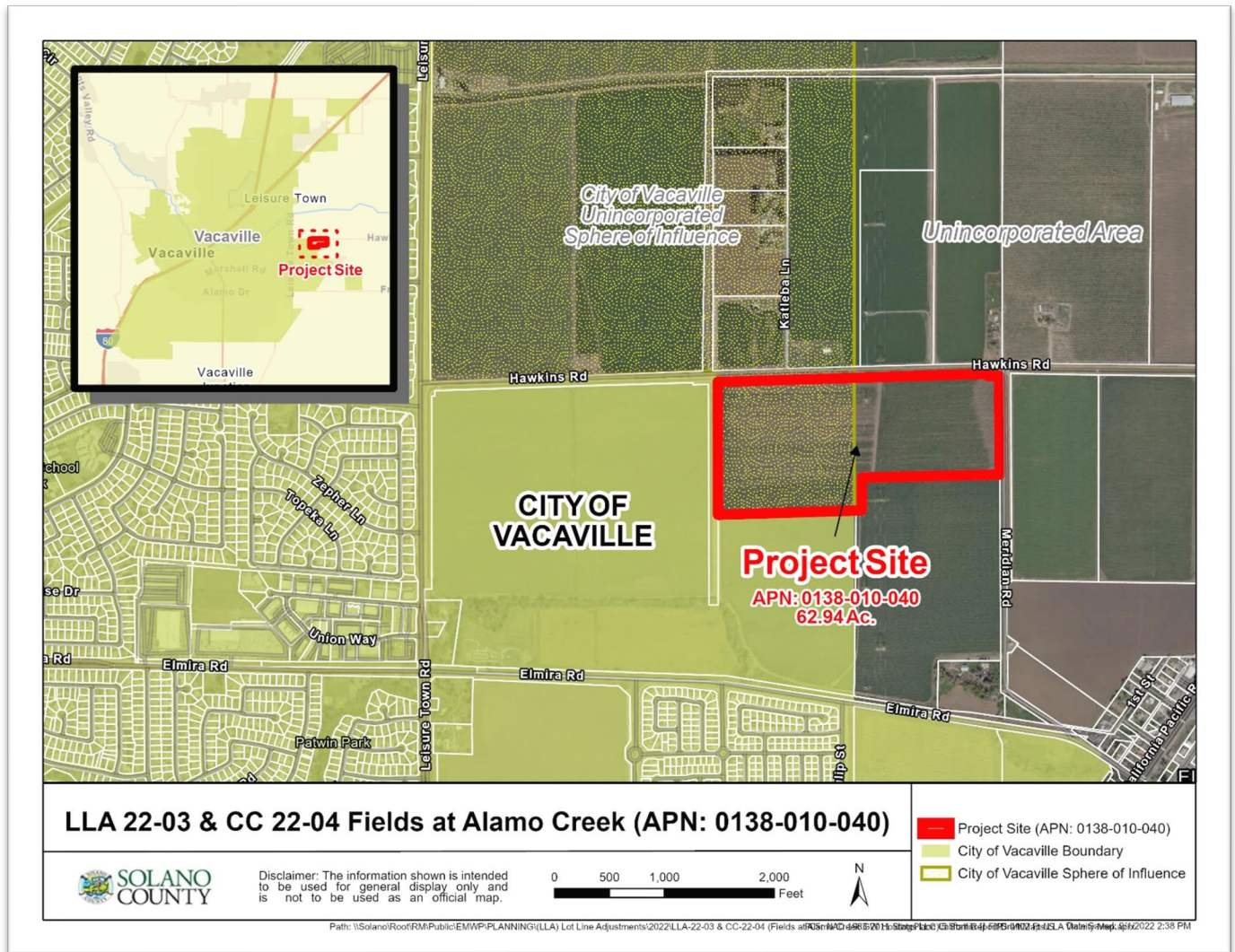


Figure 1 Vicinity Map

Project Description

The intent of the lot line adjustment request is to adjust the common property line to align with the City of Vacaville’s urban limit line and sphere of influence boundary for future annexation to the City.

The lot line adjustment results in a transfer of 1.88 acre between the two legal parcels. Figure 2 is a lot line adjustment map and table.

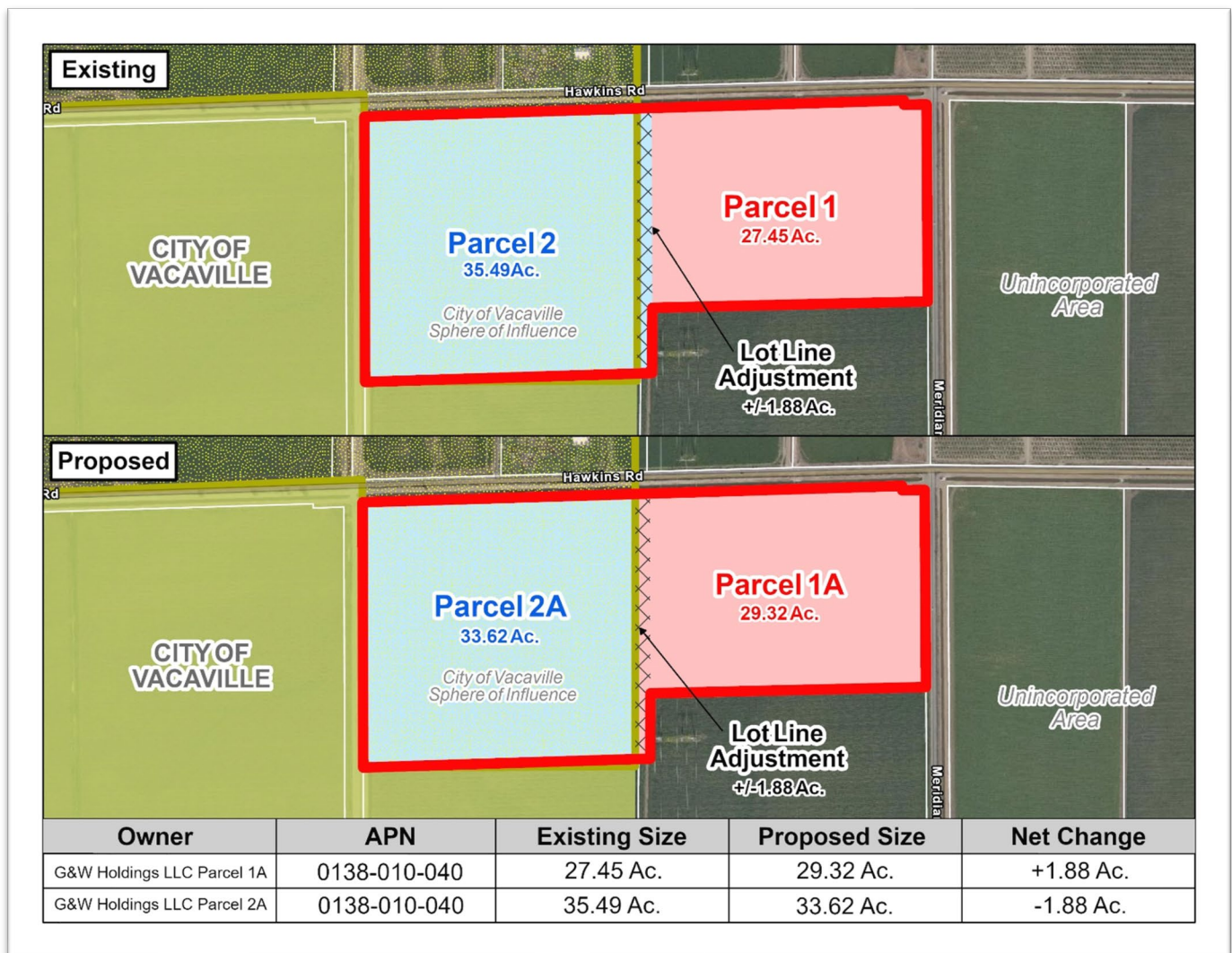


Figure 2 – Lot Line Adjustment Map and Table

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-40” Zoning District. 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-40” Zoning District. The proposal involves the reconfiguration of two legal lots and no additional lots would be created. Further development on parcel 1A will be required to meet all county development standards appropriate at the time of development, and development on parcel 2A is anticipated to be annexed into the City of Vacaville.

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.

Williamson Act

Neither parcel is subject to a Williamson Act contract.

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-22-03 subject to the recommended conditions of approval.

Attachments:

[A - Draft Resolution](#)

[B - Assessor Parcel Map](#)

[C - Vicinity Map](#)

[D - Lot Line Adjustment Map](#)

<p style="text-align: center;">SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX</p>
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WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment application No. LLA-22-03 and Certificate of Compliance No. CC-22-04 Fields at Alamo Creek to reconfigure the common property line between two legal parcels, located east of the City of Vacaville, south of Hawkins Road, and west of Meridian Road, within the Exclusive Agriculture "A-40" Zoning Districts; APN 0138-010-040; 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 November 3, 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. The lot line adjustment will result in a transfer of 1.88 acres between the two legal 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-22-03 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-22-03 dated May 5, 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) 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 November 3, 2022.

TERRY SCHMIDTBAUER, ZONING ADMINISTRATOR
RESOURCE MANAGEMENT

Allan Calder, Planning Services Manager
Department of Resource Management

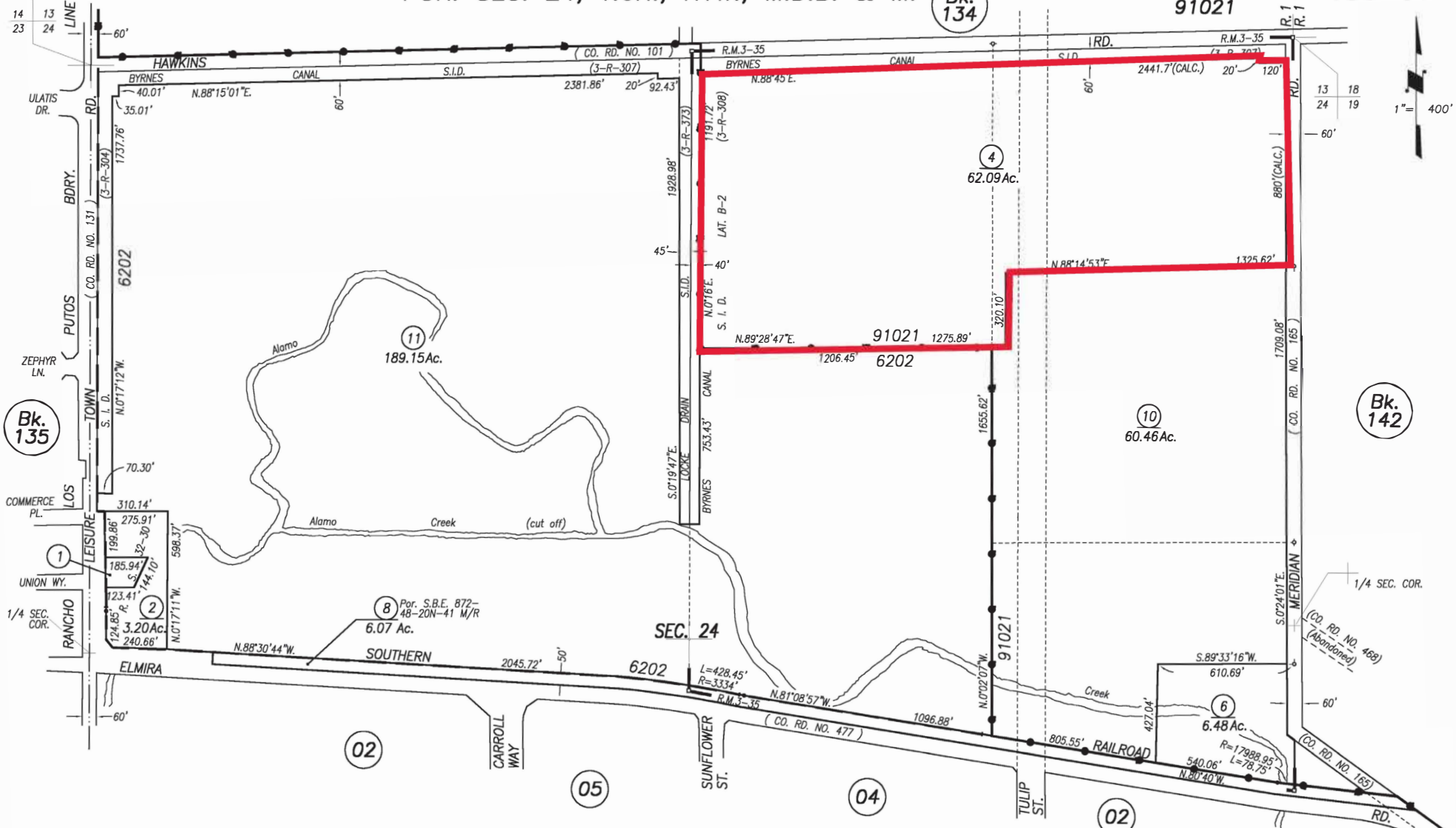
DRAFT

POR. SEC. 24, T.6N., R1W., M.D.B. & M.

Bk. 134

Tax Area Code 91021

138-01



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Survey for M.J. Dorney and others , R.M. Bk.03 Pg. 35

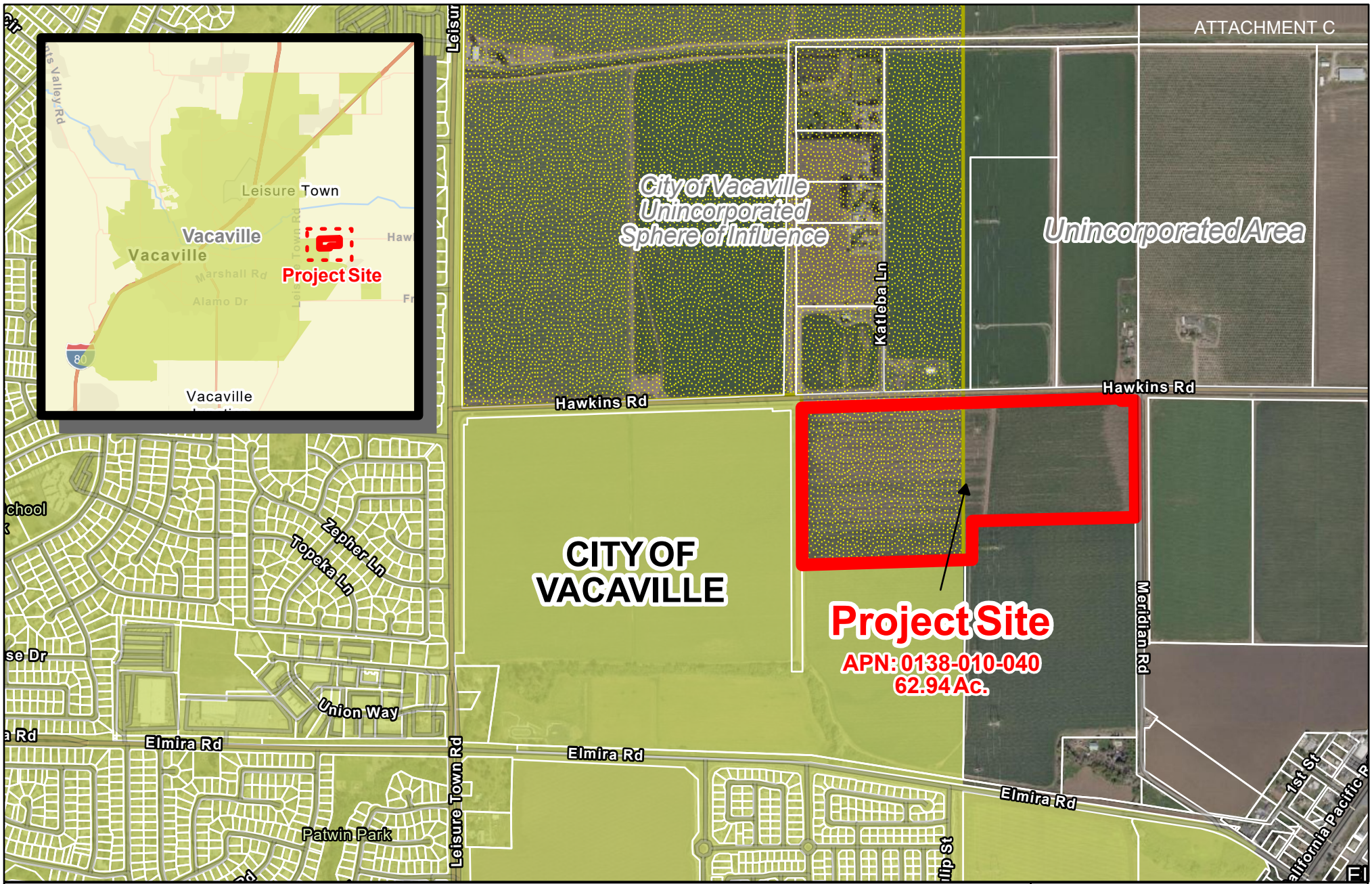
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
SBE 20-001	1-21-20	Cr
010-10&11 (Lja)	4-24-19	DV
010-01&02 (Rs)	9-19-16	DV
Adj. Pgs.04&05(Rm)	9-20-16	DV

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. 138 Pg. 01
County of Solano, Calif.

20-21

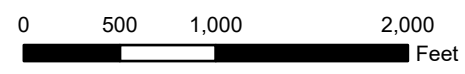


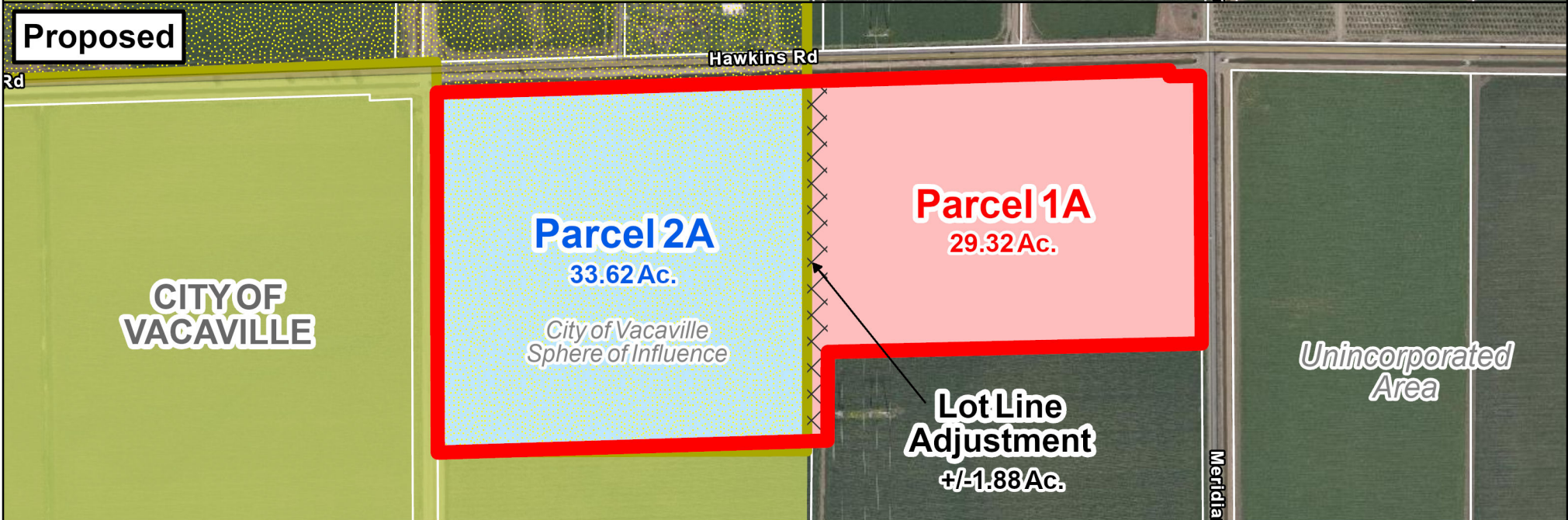
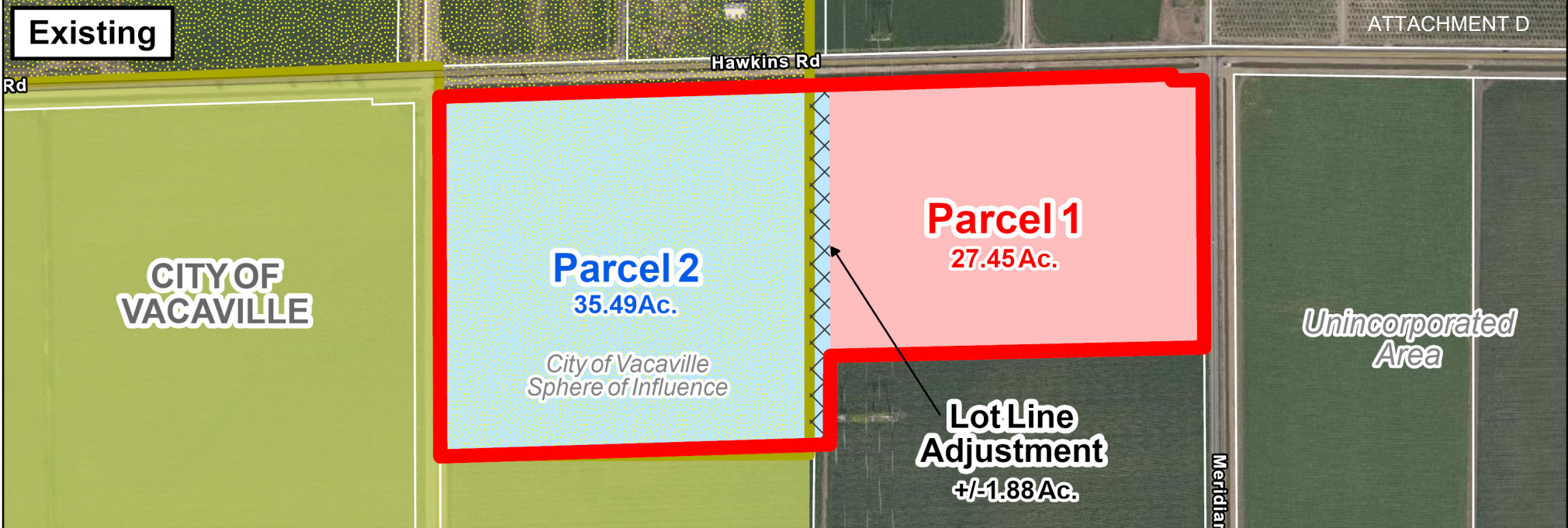
LLA 22-03 & CC 22-04 Fields at Alamo Creek (APN: 0138-010-040)

- Project Site (APN: 0138-010-040)
- City of Vacaville Boundary
- City of Vacaville Sphere of Influence



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





Owner	APN	Existing Size	Proposed Size	Net Change
G&W Holdings LLC Parcel 1A	0138-010-040	27.45 Ac.	29.32 Ac.	+1.88 Ac.
G&W Holdings LLC Parcel 2A	0138-010-040	35.49 Ac.	33.62 Ac.	-1.88 Ac.