

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
LLA-20-03/CC-20-08**

Application No. LLA-20-03 (Dawkins Family Trust) Project Planner: Eric Wilberg, Planner Associate		Meeting of July 15, 2021 Agenda Item No.	
Applicant (Property Owners) Ed and Bev Dawkins Family Trust c/o Lyndsay Dawkins 2730 Temple Drive Davis, CA 95618		same	
Action Requested Public Hearing to consider Lot Line Adjustment application LLA-20-03 of the Ed and Bev Dawkins Family Trust to reconfigure a common property line between two adjacent lots located at 4048 Central Lane, three miles southwest of the City of Winters, within the Rural Residential "RR-2.5" Zoning District; APNs 0103-040-040 and 050.			
General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
Subject Site	Rural Residential	Rural Residential "RR-2.5"	Residential
North	Rural Residential	Rural Residential "RR-2.5"	Residential
South	Rural Residential	Rural Residential "RR-5"	Residential
East	Rural Residential	Rural Residential "RR-2.5"	Residential
West	Rural Residential	Rural Residential "RR-5"	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-20-03 subject to the recommended conditions of approval.			

SETTING

The subject properties are situated within the Western Hills Agricultural Region, three miles southwest of the City of Winters. In general, this region is characterized by grasslands, oak woodlands, and mountain plateaus. The subject site is within a rural residential area just south of Putah Creek.

The subject site is comprised of two legal lots, both owned by the Dawkins Family Trust. Both lots were created in 1971 via Land Division No. 291. The western parcel, APN 0103-040-040 is 10-acres and is undeveloped. The eastern parcel, APN 0103-040-050 is 28.49-acres and is developed with two Single Family Dwellings and accessory barn structure. Existing domestic water wells and private septic systems support the residential development on-site.

PROJECT DESCRIPTION

The proposal involves adjusting the common property line between the two lots, resulting in a land transfer of 15.66-acres from the eastern lot to the western lot. As a result, Proposed Parcel A will be 25.66 acres. and Proposed Parcel B will be 12.83 acres.

Reference Attachment C, LLA-20-03 Map

Access

Access to the residential development on-site is provided via private driveway which extends southerly from an existing 30-foot-wide access easement. The access easement begins at Central Lane (a public County road) approximately 400 feet to the north, traverses APN 0103-040-380, and serves the subject site.

Both Proposed Parcel A and Proposed Parcel B will continue to utilize the existing 30-foot-wide access easement. An extension of the access easement will need to be granted across Proposed Parcel B to serve Proposed Parcel A should ownership change for either parcel.

The lot line adjustment will also afford utilization of an existing 60-foot-wide access and utility easement near the northwest corner of the lots. This access is identified as Quail Lane which also connects to Central Lane to the north. Quail Lane is currently not improved in its entirety, terminating just north of the subject site.

Development and Utilities

Both properties suffered damage by the LNU Lightning Complex fires of August 2020; however, residential development remains on-site.

LAND USE CONSISTENCY

General Plan and Zoning

Figure LU-1 of the Solano County General Plan designates the project site Rural Residential. In addition, the entire site is located within the Rural Residential "RR-2.5" Zoning District. As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan) the RR-2.5 district is consistent with the Rural Residential General Plan designation.

The existing residential development along with proposed parcel sizes (exceeding two and one-half acres) are consistent with the General Plan and RR-2.5 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 Rural Residential "RR-2.5" Zoning District. The proposal involves the reconfiguration of two legal lots and no new lots would be created.

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-20-03 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. 21-08

WHEREAS, the Solano County Zoning Administrator has considered Lot Line Adjustment application No. LLA-20-03 and Certificate of Compliance No. CC-20-08 of the Ed and Bev Dawkins Family Trust to reconfigure a common property line between two adjacent lots located at 4048 Central Lane, three miles southwest of the City of Winters, within the Rural Residential "RR-2.5" Zoning District; APNs 0103-040-040 and 050, 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 July 15, 2021 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 38.49-acre subject site is comprised of two legal parcels created via Parcel Map in July 1971. The lot line adjustment proposes to transfer 15.66 acres from APN 0103-040-050 to APN 0103-040-040 resulting in Proposed Parcel A, 25.66 acres, and Proposed Parcel B, 12.83 acres. Both proposed lots exceed the 2.5-acre minimum lot size requirement and the adjustment will not create any nonconforming lot.

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. 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 Lot Line Adjustment application LLA-20-03 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-20-03 dated November 2020, prepared by Foulk Civil Engineering, Inc., 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

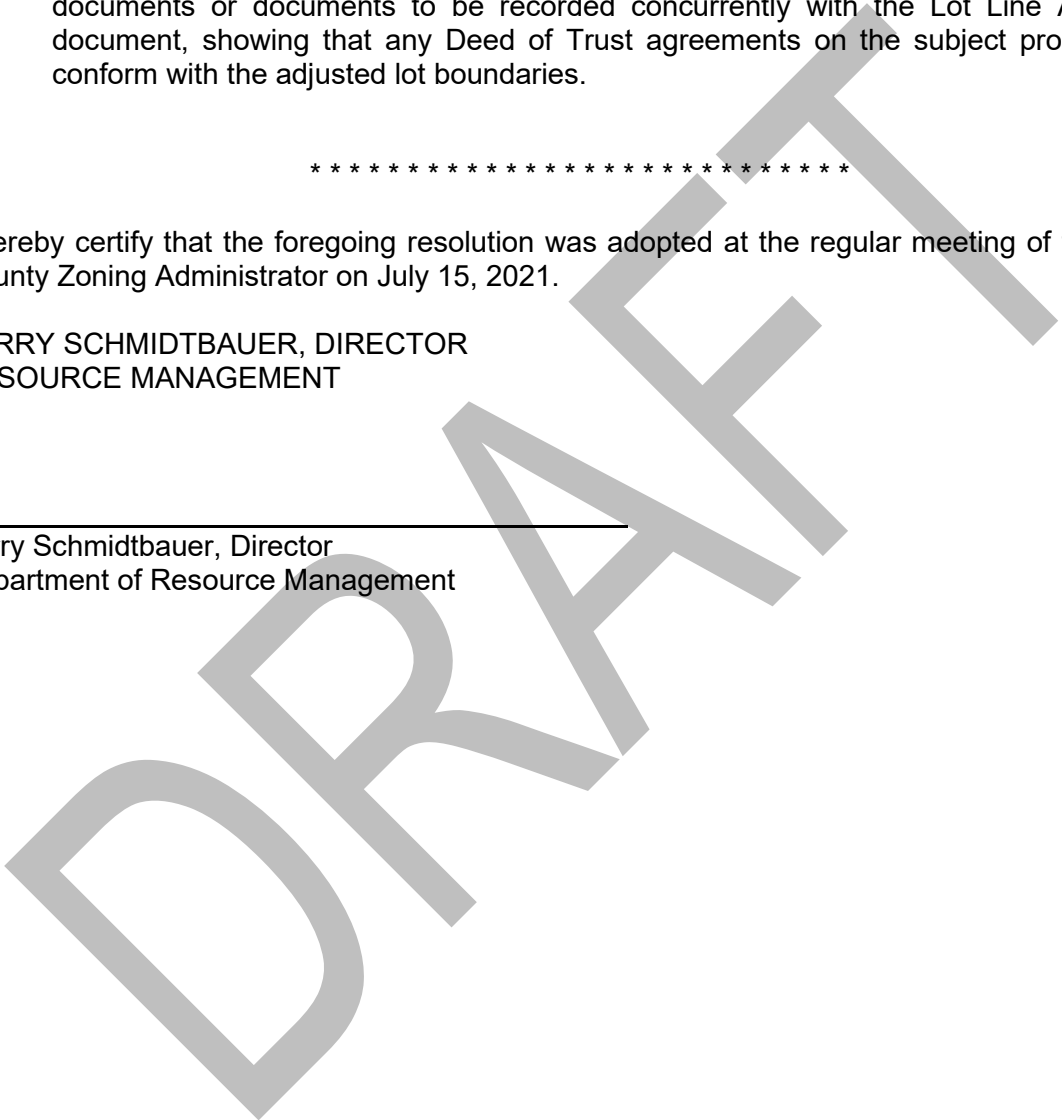
Certificate of Compliance package will be prepared and transmitted to the applicant's title company with instruction for recordation with the Solano County Recorder, thus completing the Lot Line Adjustment approval process.

3. 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 July 15, 2021.

TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

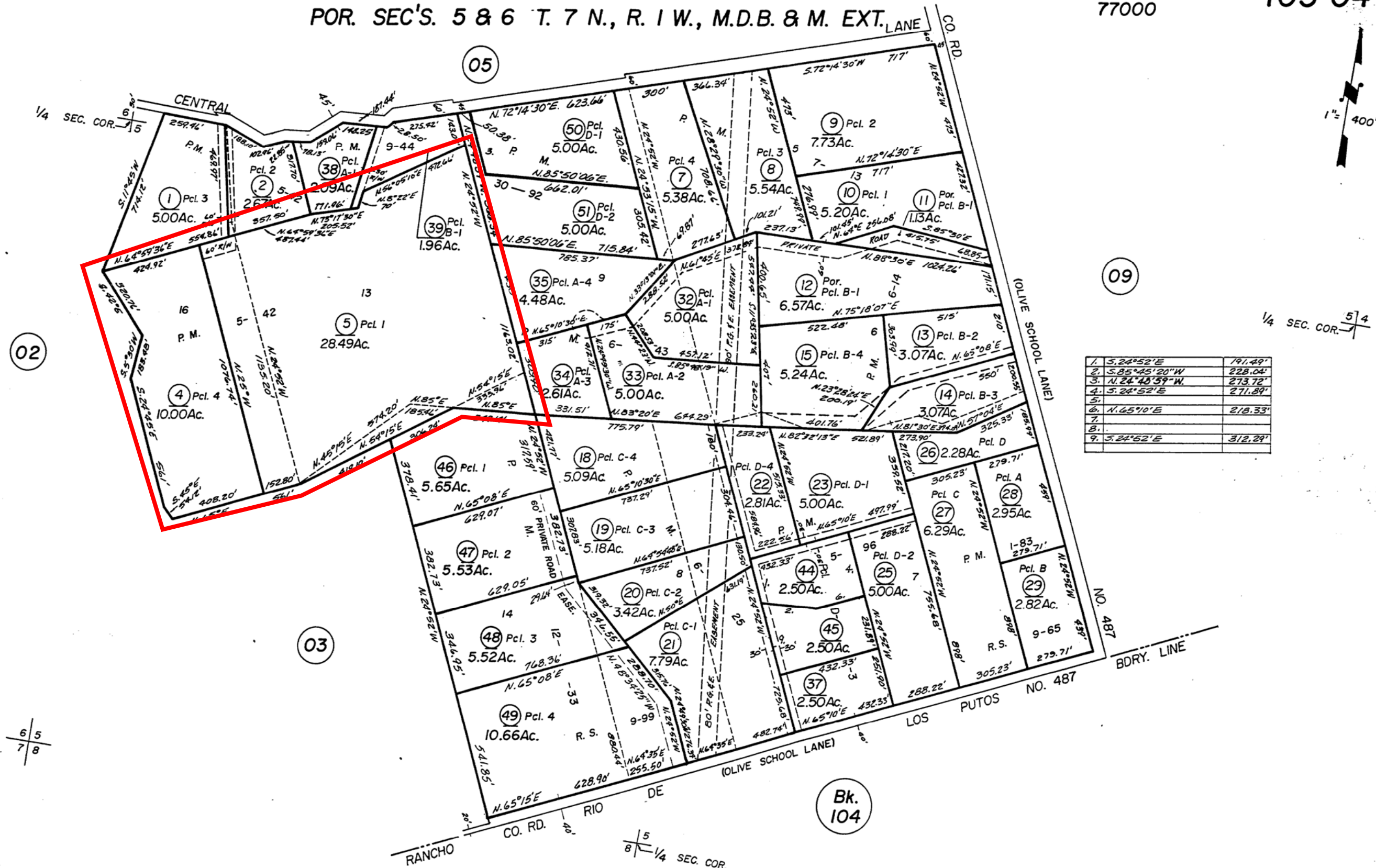
Terry Schmidtbauer, Director
Department of Resource Management



POR. LOT 37 RANCHO RIO DE LOS PUTOS
 POR. SEC'S. 5 & 6 T. 7 N., R. 1 W., M.D.B. & M. EXT. LANE

Tax Area Code
77000

103-04



1.	S. 24° 52' E	191.49'
2.	S. 85° 45' 20" W	228.04'
3.	N. 84° 40' 59" W	273.72'
4.	S. 24° 52' E	271.89'
5.		
6.	N. 65° 10' E	218.33'
7.		
8.		
9.	S. 24° 52' E	312.29'

6 5
7 8

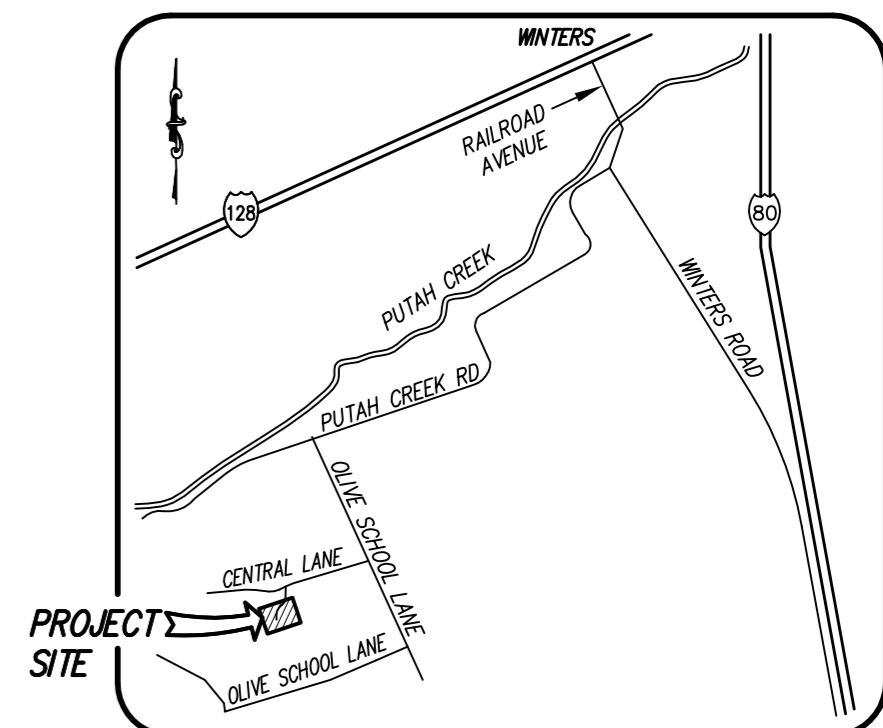
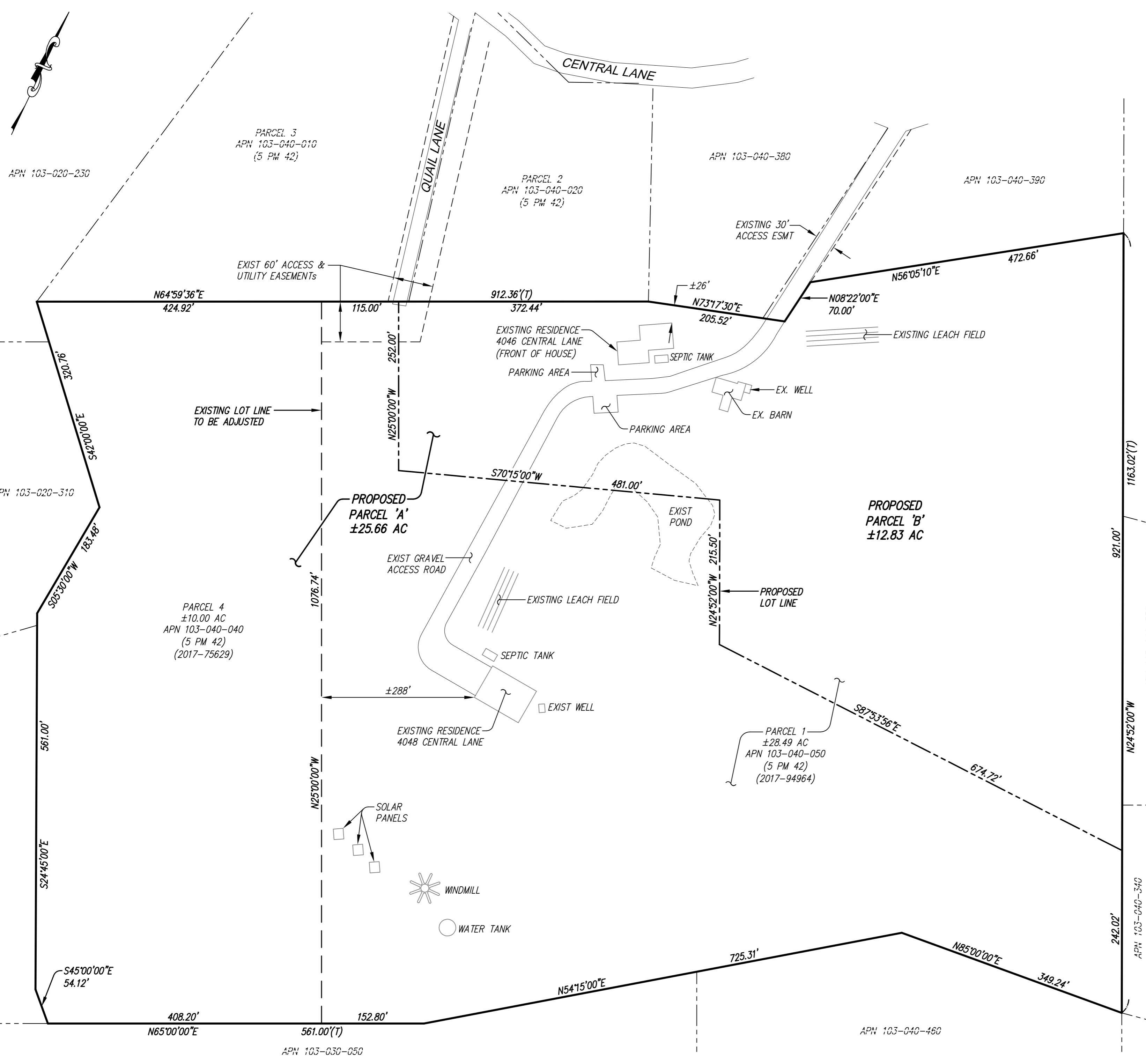
Susan Wolfskill , R.M. Bk. 2 Pg. 43 & 44

040-50151	2-23-87	PD
140-44 thru 49	3-9-77	M.R.
REVISION	DATE	BY

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

Assessor's Map Bk. 103 Pg. 04
 County of Solano, Calif.

87-88



VICINITY MAP
NOT TO SCALE

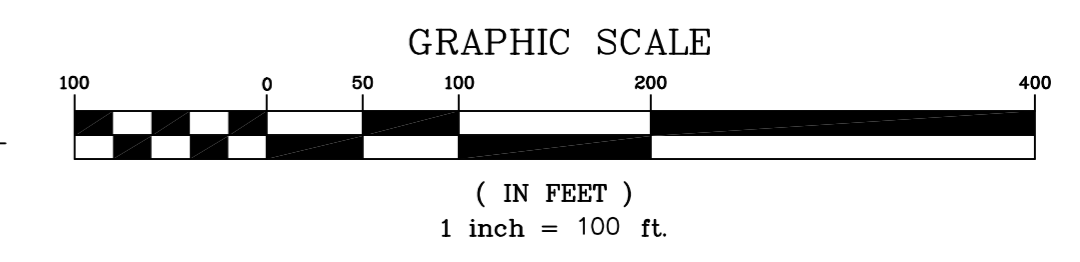
OWNER/APPLICANT
 LINDSAY DAWKINS, TRUSTEE (APN's 103-040-040 & 050)
 2730 TEMPLE DRIVE
 DAVIS, CA 95618

LINE LEGEND

	DISTINCT BORDER
	EXISTING LOT LINE TO BE ADJUSTED
	PROPOSED LOT LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	EXISTING ROAD/DRIVEWAY

ABBREVIATIONS

DOC	DOCUMENT
ESMT	EASEMENT
EX./EXIST	EXISTING
O.R.	OFFICIAL RECORD
PM	PARCEL MAP
RM	RECORD MAP
RS	RECORD OF SURVEY
R/W	RIGHT-OF-WAY
SEP	SEPARATE
(T)	TOTAL
TYP	TYPICAL



LANDS OF DAWKINS
LOT LINE ADJUSTMENT SITE PLAN
 PARCELS 1 & 4 AS SHOWN IN BOOK 5, MAPS, PAGE 42
 BEING WITHIN THE LOS PUTOS RANCHO
 SOLANO COUNTY, CALIFORNIA
 NOVEMBER 2020

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