



Lot Line Adjustment

LLA-23-01

Solano Land Trust & Azevedo Family

- Rescind and Replace Land Conservation
Contract Nos. 559, 1014, 1078, and 1292

Presented to the Solano County Board of Supervisors
On March 11, 2025
By Department of Resource Management
Eric Wilberg, Senior Planner



Vicinity Map/Lynch Canyon Open Space





Project Summary

- **Lot line adjustment to transfer 7.45 acres of property from the Azevedo family to the Solano Land Trust (SLT)**
 - Existing pond (Lynch Reservoir) split by property line. Adjustment will place entire pond under SLT ownership, simplifying dam maintenance and repair
 - Azevedo to retain water rights for cattle grazing
- **Rescind and Replace land conservation contract**
 - Adjustment will alter the exterior boundary of contracts
 - Replacement contracts will align with legal lots and ownership

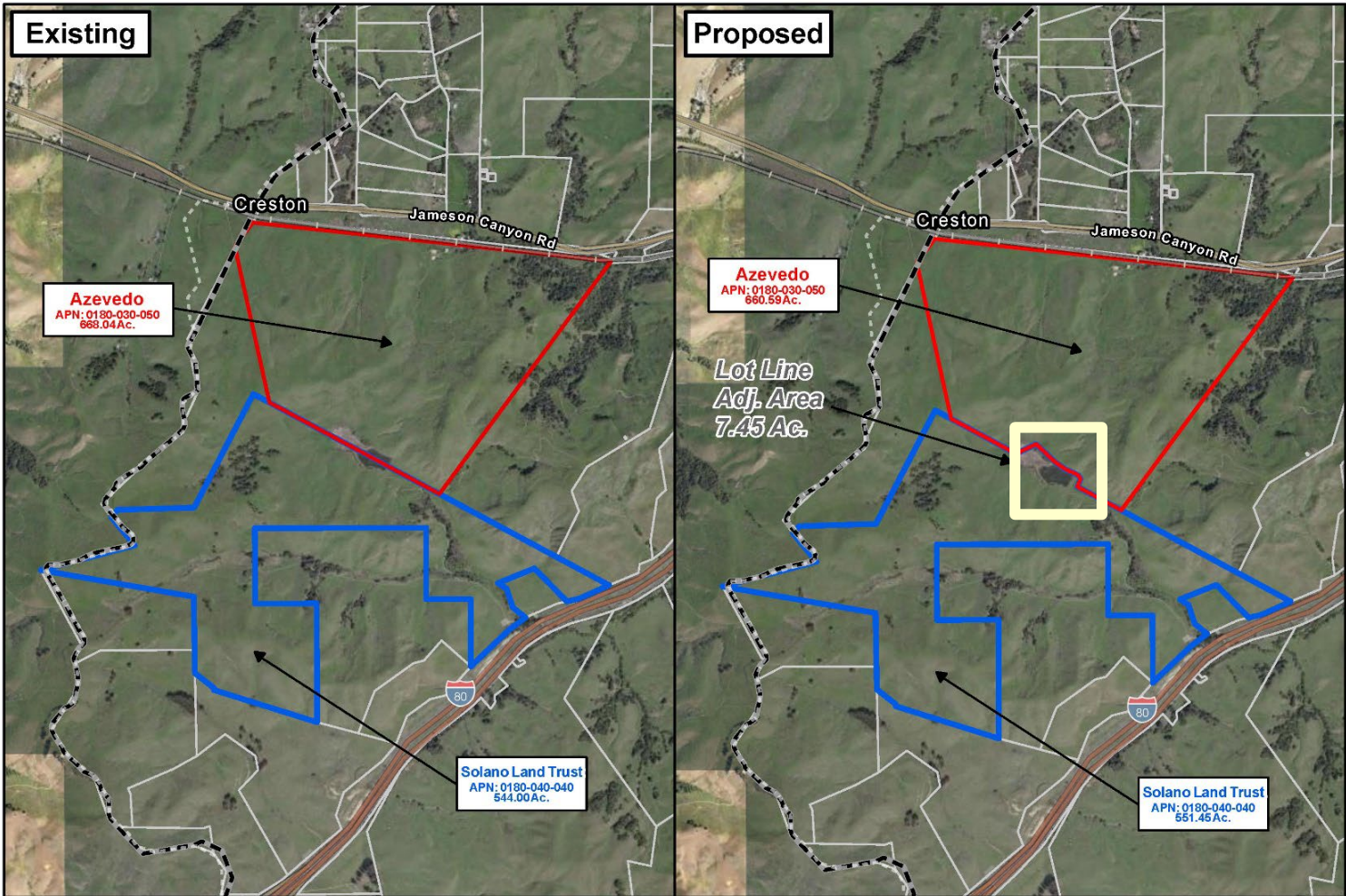


Background

- **Application initially brought to the Board for consideration September 12, 2023**
 - SLT and Azevedo properties involved larger contiguous ownership, consisting of multiple APNs and Williamson Act contracts
 - Contract No. 1078 included additional owner, Julian Ramirez
- **Item continued to unspecified date**
 - Time to assess legal and procedural implications of multiple contracts which did not align with legal lot boundaries



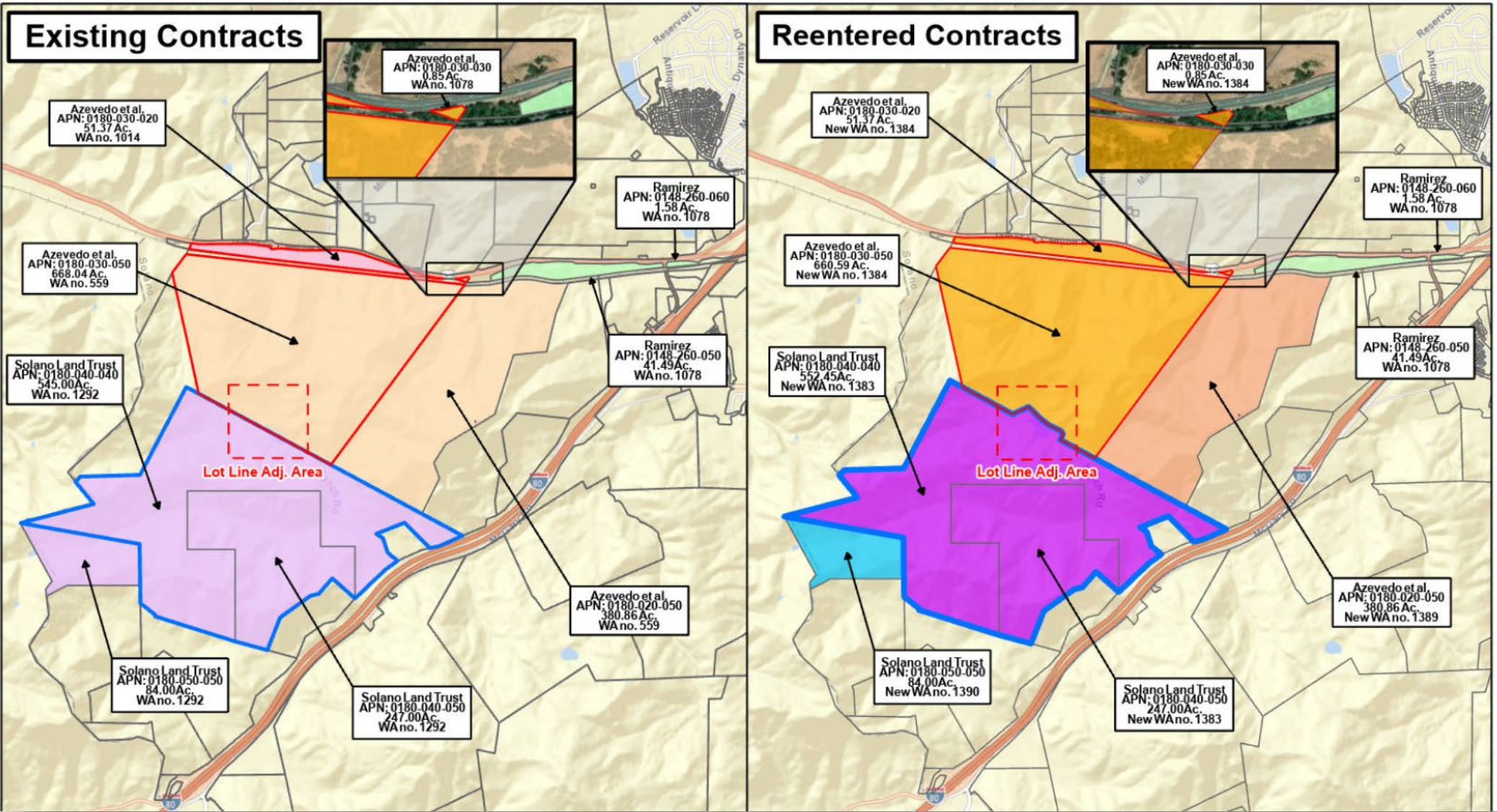
Existing and Proposed LLA Adjustment Map



Owner	APN	Existing Size	Proposed Size	Net Change
Solano Land Trust	0180-040-040	544.00 Ac.	551.45 Ac.	+7.45 Ac.
Azevedo et. al.	0180-030-050	668.04 Ac.	660.59 Ac.	-7.45 Ac.



Ownership, APNs, and Land Conservation Contracts





Subdivision Ordinance Consistency

- **Reconfiguration of two existing lots**
 - No new lot being created
- **Resulting lots sufficient size to maintain cattle grazing and open space operations**
 - Exceed 20-acre min. Exclusive Agriculture "A-20"
 - Exceed 40-acre min. Non-Prime Farmland
- Conditions of Approval require recordation of the Certificate of Compliance and requisite Tax Certificate to finalize the lot line adjustment



Williamson Act Consistency

Consistent with the County's Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts, the Replacement Contracts will:

- Include an initial 10-year term, which auto-renews annually
- No net decrease in the amount of contracted acreage
- Sufficient acreage to sustain cattle grazing and open space operations

APN	Assessee	Previous Size	Adjusted Size	Net Change	Existing WA Contract No.	Reentered WA Contract No.
0148-260-050	Ramirez	41.49 Ac.	---	No Change	1078	1078
0148-260-060	Ramirez	1.58 Ac.	---	No Change	1078	1078
0180-020-050	Azevedo et al.	380.86 Ac.	---	No Change	559	1389
0180-030-020	Azevedo et al.	51.37 Ac.	---	No Change	1014	1384
0180-030-030	Azevedo et al.	0.85 Ac.	---	No Change	1078	1384
0180-030-050	Azevedo et al.	668.04 Ac.	660.59 Ac.	-7.45 Ac.	559	1384
0180-040-040	Solano Land Trust	545.00 Ac.	552.45 Ac.	+7.45 Ac.	1292	1383
0180-040-050	Solano Land Trust	247.00 Ac.	---	No Change	1292	1383
0180-050-050	Solano Land Trust	84.00 Ac.	---	No Change	1292	1390



California Environmental Quality Act

The Project is exempt from the provisions of CEQA pursuant to Guideline Sections:

- §15268 relating to ministerial projects such as this lot line adjustment, and
- §15317 relating to the establishment of land conservation contracts.



Recommendation

1. Conduct a noticed public hearing; and
2. Adopt a resolution to approve Lot Line Adjustment application LLA-23-01, rescind Land Conservation Contract Nos. 559, 1014, a portion of 1078, and 1292, and approve replacement Land Conservation Contract Nos. 1383, 1384, 1389, and 1390.