

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Agenda - Final**

**Thursday, November 19, 2015**

**7:00 PM**

**Board of Supervisors Chambers**

**Planning Commission**

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at [www.solanocounty.com](http://www.solanocounty.com) under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Letterman, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

## **AGENDA**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

- 1      [PC 15-033](#)      September 17, 2015 PC Minutes  
*Attachments:*    [minutes](#)
  
- 2      [PC 15-036](#)      November 5, 2015 PC minutes  
*Attachments:*    [minutes](#)

**ITEMS FROM THE PUBLIC:**

*This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.*

**REGULAR CALENDAR**

- 3**      [PC 15-035](#)      Public Hearing to consider Lot Line Adjustment Application No. LLA-15-07 and Certificate of Compliance No. CC-15-10 of Chiala Properties, LLC for an adjustment of property lines with the purpose of isolating an existing agricultural air strip on an 80 acre parcel. The parcels included in the lot line adjustment are located near 6711 State Highway 113, Dixon. APN's: 0141-060-030 & 040 are located within an "A-40" Exclusive Agricultural Zoning District and 0141-100-130 & 140 are located within an "A-80" Exclusive Agricultural Zoning District. 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). (Project Planner: Karen Avery)

**Attachments:**    [A - PC Resolution](#)  
                              [B - APN Map](#)  
                              [C - Zoning Map](#)  
                              [D - DeedPatents](#)  
                              [E - After Lot Line Adjustment](#)

**ANNOUNCEMENTS AND REPORTS****ADJOURN**

*To the Planning Commission meeting of December 3, 2015 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of September 17, 2015**

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

**PRESENT:** Commissioners Cayler, Hollingsworth, Castellblanch, and Chairperson Rhoads-Poston

**EXCUSED:** Commissioner Walker

**STAFF PRESENT:** Mike Yankovich, Planning Program Manager; Jim Leland, Principal Planner; Jim Laughlin, Deputy County Counsel; Matt Tuggle, Engineering Manager, and Kristine Letterman, Planning Commission Clerk

### Approval of the Agenda

The Agenda was approved with no additions or deletions.

1. **The Minutes** of the regular meeting of September 3, 2015 were approved as prepared.

### Items from the Public:

There was no one from the public wishing to speak.

2. **PUBLIC HEARING** to consider the **Woodcreek66 project** which would permit 66 residential lots on 33 acres of land southwest of the intersection of Rockville Road and Suisun Valley Road. The project includes consideration of a Final Environmental Impact Report, a Rezoning Petition (Z-11-01) to rezone 33 acres from R-TC-1AC to R-TC-10, with a Policy Plan Overlay District (PP-11-01) and a 66 lot Major Subdivision Application (No. S-11-01) (Project Planner: Jim Leland)

Chairperson Rhoads-Poston announced that the applicant has submitted a request asking that this matter be continued to the next regularly scheduled meeting. The applicant indicated that due to circumstances beyond their control, some of their design team members were not available to attend tonight's meeting. Ms. Rhoads-Poston noted that the meeting will proceed with staff providing a brief summary of the project, public testimony will be taken and then the commission will vote to continue the matter.

Jim Leland introduced the item and gave a brief presentation of the written staff report. Woodcreek Homes has filed applications to allow the development of 66 homes on 33 acres southwest of the intersection of Rockville Road and Suisun Valley Road. The proposal in front of the commission includes the following entitlement requests: 1) An Environmental Impact Report, 2) A Rezoning and Policy Plan Overlay, and 3) A Tentative Subdivision Map.

The report states that the project, at two dwelling units per acre, is consistent with the Solano County General Plan Land Use Element which designates this neighborhood as Traditional Community – Residential with a density range of 1-4 dwelling units per acre. The project is served by public streets and public water and sanitary sewer services. It will be subject to design review for the residential architecture as well as the public landscape and hardscape areas and features. Residential design standards are included in the policy plan overlay. A financing district will be formed to finance the maintenance and replacement of public streets, sidewalks, public landscaping, and sanitary sewer and stormwater drainage facilities.

A Final Environmental Impact Report has been prepared for the proposed project which identifies potentially significant environmental impacts which have been mitigated to less than significant, as well as potentially significant impacts which cannot be mitigated to less than significant. The project has been reviewed by the county as well as affected outside agencies. Each of those agencies has submitted their requirements for the development of the property. The proposed conditions of approval for the tentative map address each of those requirements and are included in the staff report.

Chairperson Rhoads-Poston opened the public hearing.

Linda Ellis, 4151 Oakwood Drive, Fairfield, said that as a resident of Oakwood Drive she objected to the proposal. She said that the view from their residence will be compromised by the proposal for the construction of a brick wall. Ms. Ellis said that she felt there is a better way to make a project that fits with the community. She opposed the rezoning and did not believe the proposed project fits within the intent of the general plan.

Jerry Moore, 4129 Oakwood Drive, Fairfield, stated that he opposes the project. He noted that the initial proposal was for 33 homes but now has been increased to 66 homes. He felt this was retaliation on the developer's part due to previous neighborhood opposition to the project. He said that 66 homes is too many for the area and that Oakwood Drive would not benefit in any way from this development and the project will have environmental impacts.

David Martin, 4064 Suisun Valley Road, Fairfield, voiced his concerns with regard to public safety. He said that there will be increased residential traffic to and from the development as well as contributing elements from the nearby college, travelers to Lake Berryessa, agricultural activities, and visitors to the area. The traffic back up could potentially extend to Rockville Corners commercial area. Mr. Martin also noted that approximately 200 yards to the south on Suisun Valley Road is a housing project that is currently being built by the city which will produce additional traffic. He said the increase in foot and bicycle traffic makes this an enormous safety issue. Mr. Martin suggested that the developer widen Suisun Valley Road to 3 lanes with a middle turn lane. He noted that when his home was built 34 years ago they were required to contribute monies to the county capital improvements fund for future improvements to Suisun Valley Road and he assumed that other developments along the road had to do the same. He said to ignore an immediate future safety and traffic problem with a patch job is not a solution to the problem, it is not wise or cost effective nor is it safe, especially to the local residents. Mr. Martin proposed that the commission deny the rezoning of the project as presented and that the property should remain at 1 acre per unit, otherwise the widening of Suisun Valley Road from the community college to Rockville Corners should be included in the project.

Meredith McKown, 4143 Oakwood Drive, Fairfield, stated that in the Final EIR while it offers many mitigation strategies for most concerns, it glosses over the groundwater concerns. She referred to page 38 saying that the reduction of water to the aquifer due to the housing project is both significant and unavoidable. It completely ignores the fact that all homes along Oakwood Drive rely upon well water. Ms. McKown stated that they do not have other water options available and being that this is the 4<sup>th</sup> year of a record breaking drought this development further threatens their water source. Ms. McKown said that she opposes the rezoning because 66 homes will not sustain the rural character of the community. She stated that she could support the continuation of the 1 acre zoning currently in place. She asked the commission to vote against rezoning the property and ask the developers to address the groundwater concerns before moving forward.

John Martin, 354 Zachary Drive, Vacaville, stated that he became aware of this project through various agencies. He said that it is disappointing that this could reach the level where the commission is considering it and that someone needs to protect the rights of the people who whom have chosen a place to live and raise their families away from city living. It should not be all about the people who have a vision of making more money for a piece of land. Mr. Martin asked that the commission vote no and keep the property at the 1 acre minimum.

John Nelson, 68 Willotta Drive, Fairfield, stated that it does not seem to make sense for a housing development of this size in this area. He said that some years back Solano County had talked about wanting to attract visitors by creating small hubs such as the Iwama Market which sits across from Willotta Drive. He said by placing 66 homes in the area would be the beginning of the destruction of that idea. Mr. Nelson said the valley should be treated like the jewel that it is and in keeping with the agricultural nature.

Larry Welch, 2266 Rockville Road, Fairfield, spoke in opposition to the project. He said that this development project will destroy the jewel that is the valley.

Roy Pearson, 4167 Oakwood Drive, Fairfield, spoke to the inevitable increase in traffic. He said this is a terrible project and the increase from 33 to 66 homes is retribution by the developer because he chose to rally for an entrance on Rockville Road at the time the EIR was before the commission. He said that this is a rural community and should remain that way. He said the proposed sound wall will be unsightly and the developer is not doing anything to benefit the residents who reside on Oakwood Drive, Suisun Valley Road or Rockville Road.

Art Denio, 2458 Rockville Road, Fairfield, stated that he supports keeping Rockville rural. He said that he bought his property with family in mind and enjoys the rural environment and the wildlife that roams the area. He noted that this project is close to Rockville Park and there are many cyclists who ride in the area and the increased traffic can become a safety issue. Mr. Denio spoke about the culvert on his property. He said that when it rains water drains from the hill across Rockville Road where it becomes a swampy mess which attracts mosquitos and frogs and other wildlife that are not healthy. Mr. Denio said that in reading through the summary of the report he realized that there are some serious mitigation issues with regard to water and drainage and the threat to groundwater is an important concern.

Robert Valdez, 248 Plantation Way, Vacaville, spoke about loss of cultural resources and possible and potential significant loss of wildlife within and outside the project area. He stated

that he is concerned with the potential impacts on habitat. He said this area contains significant Native American burial sites and the county is losing this resource because of all of the cumulative development. Mr. Valdez said that the community will endure a tremendous loss if this project is approved. He said the corridors need to be kept open for bird and wildlife species.

Trudy Weins, 4121 Oakwood Drive, Fairfield, spoke to her past experience with construction in the area and how she was negatively impacted. She voiced her concerns regarding potential impacts to groundwater, drainage, and sewer. She felt that the rural nature of the area should be maintained. Ms. Weins commented on the aesthetics of the proposed brick wall saying that it would be unsightly. She said that this area is home to Native American burial grounds and that it is disrespectful to disrupt that. Ms. Weins said that there are other locations that are better suited for this development.

Teri Luchini, 2140 Rockville Road, Fairfield, stated that she has a working knowledge and understanding of the local watershed, wildlife and public usage at Rockville Park. She commented that late in the season the project site is still inundated with standing water and it remains until midsummer. She said the 10 acre meadow next to Mr. Pearson's residence is not passible until June or July, and there is already an existing problem with flooding on Mr. Pearson's property. The overreaching concern with the water is if the project is actually constructed what will happen to the water table in that area. Ms. Luchini stated that the area residents are dependent upon wells and it is a huge concern. She said the cliffs above the project site are nesting habitat for various birds of prey and the light pollution from the proposed project site will be a significant impact to those animals. She said other small mammals and predators are dependent on those corridors as well as the open areas for rearing and feeding, so the meadow has habitat value and the loss of that meadow would be a significant impact to local wildlife. She said that traffic is also a huge concern. The entrance/exit onto Rockville Road has blind corners on both sides. The amount of traffic and cyclists that utilize that road is significant. The speed limit is exceeded significantly by motorists that are coming from Green Valley using Rockville Road to travel into town or over to Suisun Valley Road. Ms. Luchini asked the commission to make the right decision and not allow the development to occur as it is currently being proposed.

A motion was made by Commissioner Cayler and Seconded by Commissioner Hollingsworth to continue this matter to October 1, 2015. The motion passed unanimously.

### 3. **ANNOUNCEMENTS and REPORTS**

Mike Yankovich welcomed Ramon Castellblanch to the Planning Commission who will be representing District 2.

4. Since there was no further business, the meeting was **adjourned**.





# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

## **Meeting of November 5, 2015**

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

**PRESENT:** Commissioners Cayler, Walker and Chairperson Rhoads-Poston

**EXCUSED:** Commissioners Hollingsworth and Castellblanch

**STAFF PRESENT:** Mike Yankovich, Planning Program Manager; Eric Wilberg, Associate Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

### Approval of the Agenda

The Agenda was approved with no additions or deletions.

**The Minutes** of the regular meeting of September 17, 2015 were carried over to the next regular meeting to allow for a majority of those in attendance at that meeting to vote on their approval. The minutes of October 1, 2015 were approved as prepared.

### Items from the Public:

There was no one from the public wishing to speak.

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-15-06 and Certificate of Compliance No. CC-15-09 of **Eric Ian Anderson** for an adjustment of property located at 5966 Birds Landing Road, Birds Landing, in an "A-160" Exclusive Agricultural Zoning District, APN's: 0090-070-310; 0090-090-350. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Eric Wilberg)

Eric Wilberg provided a brief presentation of staff's written report. The applicant proposes to reconfigure interior property lines between two adjacent parcels under common ownership. The purpose of the adjustment is to facilitate the transfer of proposed parcel A. The two parcels are zoned Exclusive Agriculture 'A-160'. In addition, the parcels are entered into an active Williamson Act Contract, therefore requiring action to be taken by the Planning Commission. The report indicated that the project is consistent with the General Plan and Zoning, Subdivision Ordinance, and the Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts. Staff recommended approval of the project.

Commissioner Walker commented that in his time on the commission in hearing these ministerial type applications the commission has never received public opposition to, or had

reason to recommend denial of these projects. He said that he understands they come before the commission due to their Williamson Act status and he inquired if there is a possibility at some point in the future the Board of Supervisors could consider making these a Zoning Administrator level approval to save the applicant's time.

Mike Yankovich stated that it is a good possibility and is something the commission could direct staff to pursue. He said that periodically staff will recommend to the Board of Supervisors a number of changes with regard to zoning code amendments and could suggest an amendment to the procedures for Williamson Act contracts.

Charles Capp, engineer for the project, spoke on behalf of the applicant. He stated that he prepared the application for the property owner and has worked with county staff in developing the project information. Mr. Capp stated that the applicant is in agreement with the conditions of approval as listed in the report.

Chairperson Rhoads-Poston opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Walker and seconded by Commissioner Cayler to approve Lot Line Adjustment Application No. LLA-15-06 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4630)

2. Use Permit Application No. U-14-01 of **Venoco, Inc. (Hunters Point)** to drill three exploratory natural gas wells over a three year period and, if successful, install the required production equipment including a 5.8 mile natural gas pipeline. The property is located approximately 5.0 miles northwest of the proposed well site at the southeast corner of the intersection of Chadbourne Road and Cordelia Road, Fairfield, APN's: 0046-080-030; 0046-060-140, 030, 060; 0046-010-110, 120, 160. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Eric Wilberg)

Eric Wilberg reviewed staff's written report. The applicant proposes to construct the Hunter's Point well site and drill three exploratory natural gas wells from the site over a three year period. If economical quantities of natural gas are discovered production facilities would be installed. A new natural gas pipeline would then be constructed to connect the Hunter's Point site to an existing gas pipeline located at the southeast corner of the intersection of Chadbourne Road and Cordelia Road in the City of Fairfield. The pipeline alignment generally runs in a south-north direction travelling from the well site to the tie in location near the Fairfield Wastewater Treatment Facility. An initial study was completed which resulted in the preparation of a mitigated negative declaration that was circulated for a thirty day public review period ending June 9, 2015. The report indicates that the project is consistent with zoning, the policies and regulations contained in the Suisun Marsh Local Protection Program and Williamson Act policies. Staff recommended approval of the project.

Commissioner Walker referred to the missive from the California State Lands Commission (CSLC) and their input with regard to a mitigation monitoring program and reference to a final mitigated negative declaration. Mr. Wilberg explained that there is no preparation of a final mitigated negative declaration, if the commission adopts the negative declaration tonight that

would become the final document. Mr. Wilberg noted that the majority of the CSLC's comments were administrative. He said that at the request of the CSLC the county has incorporated language into the conditions of approval that a qualified biologist per the California State Department of Fish and Wildlife shall be utilized.

In response to Commissioner Walker's inquiry about the issue of bats, the applicant, Tom Clark, stated that CSLC withdrew their recommendations under the fact that the jurisdictional issues they had brought up in the past are no longer pertinent. He said that CSLC declined any further comment on their recommendations. Mr. Clark stated that this project was previously approved in 2012 and no comments with regard to this issue were received from the CSLC. Venoco believes that this project is a duplicate of what was previously proposed. The time period expired because they were pursuing other environmental obligations and diligently pursuing the purchase of the Lang Tule Ranch for the development of salt marsh harvest mouse restoration. He said that they are finalizing that project with the Army Corps of Engineers. Mr. Clark stated that they believe their obligations on the environmental issues have been met.

Commissioner Walker stated that he appreciated the efforts that Venoco has made to reduce the impacts by combining the project activities onto one central parcel. Mr. Walker presented several questions that the applicant proceeded to answer with regard to where the water for the production phase will come from and its means of disposal, possible emittance of pollutants into the area, and the decommissioning of an abandoned well site.

Since there was no one from the public wishing to speak, Chairperson Rhoads-Poston closed the public hearing.

A motion was made by Commissioner Cayler and seconded by Commissioner Walker to adopt the mitigated negative declaration and approve Use Permit Application No. U-14-01. The motion passed unanimously. (Resolution No. 4631)

### 3. **ANNOUNCEMENTS and REPORTS**

There were no announcements and reports.

4. Since there was no further business, the meeting was **adjourned**.



- B. Applicant/Owner:** Chiala Properties, LLC
- C. General Plan Land Use Designation/Zoning:** Agriculture/Exclusive Agriculture
- D. Existing Use:** Seasonal Row Crops/Agricultural Airstrip
- E. Adjacent Zoning and Uses:**
  - North:** Agriculture/Row Crops
  - South:** Agriculture/Row Crops
  - East:** Agriculture/Row Crops
  - West:** Agriculture/Row Crops

### **INTRODUCTION:**

The lot line adjustment application is being heard by the Planning Commission pursuant to the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts Section 6 (C), which specifies that the Planning Commission is required to take action on lot line adjustments under a single land conservation contract which would not alter the outer perimeter of the land subject to that contract. Because the contract runs with the land and applies to the newly configured parcels, no replacement contract is required.

### **SITE DESCRIPTION:**

The property is located off State Highway 113 outside the city limits of Dixon. The land is flat and has been historically farmed with row crops. There is an agricultural airstrip that runs north to south along Highway 113 on one of the parcels. The airstrip was previously used for a crop dusting business.

### **PROJECT DESCRIPTION:**

The primary purpose of the lot line adjustment is to reconfigure the boundaries of the parcels to isolate the agricultural air strip into a separate parcel. The property owners recently identified three historic parcels within APNs 0141-100-140, 130 and 0141-060-040/030. The historic deed and patents have been reviewed by both County Counsel and the acting County Surveyor and found to meet the standards required for recognition by the County as legal, separate parcels. The applicant is requesting that Solano County recognize and reconfigure the boundaries of these parcels.

Attachment D outlines the parcels identified by deed and patents: 66 Deed 454 describes 80 acres, 1 Patents 283 describes 160 acres and 4 Patents 1 describes 160 acres.

Attachment E shows the properties after the lot line adjustment with the former airstrip located within Parcel 2.

During this lot line adjustment process, it was determined that APN 0141-060-030 is not a separate legal parcel. APN 0141-060-040 and 030 were assigned two APNs due to differing tax rates assigned by the Tax Assessor. Staff is recommending that a Certificate of Compliance be filed on this remaining parcel for clarification.

### **ANALYSIS:**

#### **A. Land Use Consistency:**

##### General Plan and Zoning

Figure LU-1 of the Solano County General Plan designates the project site Agriculture. The parcels involved in the lot line adjustment are zoned Exclusive Agricultural "A-80" and "A-40". As seen on the General

Plan/Zoning Consistency table (Table LU-7, General Plan) the Exclusive Agriculture district is consistent with the Agricultural General Plan designation.

**C. Subdivision Ordinance Consistency:**

Subdivision Ordinance

Each lot has been established as legal lots pursuant to the California Subdivision Map Act and Solano County Subdivision Ordinance. Attachment D identifies the parcels as described by Deeds and Patents.

**D. Land Conservation Contract Consistency:**

Williamson Act

On February 3, 1970, all of the parcels were entered into land conservation contract, Williamson Act Contract No. 198. The Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts stipulates the procedure for processing lot line adjustments for contracted land, outlines specific findings, and establishes minimum parcel sizes.

As mentioned above, the Planning Commission is the hearing authority for this application because the lot line adjustment involves parcels under a single land conservation contract and the adjustment would not alter the outer perimeter of the contract. Replacement contracts are not required.

Parcels that are classified as Prime Land are required to maintain a minimum parcel size of 10 acres. All of the parcels will continue to exceed the minimum lot size per the Williamson Act and agricultural uses will remain the primary land use on the parcels.

**LOT LINE ADJUSTMENT 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.**

No new structures are proposed as part of this application and no conforming lot will be made nonconforming in terms of zoning district development standards or minimum parcel size.

**2. Approval of the lot line adjustment will not create a greater number of parcels than originally existed.**

The lot line adjustment reconfigures the boundaries of 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 Collector's Certificate shall be obtained from the Tax Collector. This document shall be included with the Certificate of Compliance at the time of recordation.

**WILLIAMSON ACT FINDINGS per GOVERNMENT CODE SECTION 5127(a)**

- 4. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.**

The terms of the existing contract will remain unchanged. Active contracts remain in effect for a minimum of ten (10) years.

- 5. There is no net decrease in the amount of the acreage restricted. In cases where the parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.**

The amount of land under restricted contract will not change.

- 6. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.**

The entire acreage under contract will remain the same.

- 7. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use.**

All parcels meet the required minimum parcel size of 10 acres for Prime Farmland as all of the parcels are greater than 80 acres. Agriculture will remain the primary land use of the parcels.

- 8. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.**

Agricultural land use will remain and would not compromise the long-term agricultural productivity of the parcels or other agricultural lands.

- 9. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.**

The lot line adjustment will not affect adjacent agricultural lands.

- 10. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.**

The lot line adjustment will not create a greater number of developable parcels. The property and existing land use is consistent with the general plan.

**SUGGESTED FINDINGS**

- 11. 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)].**

**VIII. RECOMMENDED CONDITIONS OF APPROVAL:**



1. The lot line adjustment shall be in substantial compliance with the map submitted with lot line adjustment application LLA-15-07, dated October 5, 2015 prepared by Laugenour and Meikle on file with the Planning Services Division.
2. A Certificate of Compliance demonstrating that the subject lot line has been adjusted according to the State of California Subdivision Map Act and 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. In order to obtain a Certificate of Compliance from the Planning Division, submittal of additional documents is required. To initiate this step, written legal descriptions of the parcels as adjusted, prepared by a registered land surveyor or civil engineer licensed to survey in the State of California, shall be submitted to the Planning Services Division. Each page of the legal description 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 the Planning Division:

- 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 finalizing the Lot Line Adjustment process.

#### **ATTACHMENTS:**

- A - Draft Resolution
- B - Assessor Parcel Map
- C - Zoning Map
- D - Lot Line Adjustment Map with Deeds/Patents Shown
- E - Lot Line Adjustment Map After Adjustment

# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. XX

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**WHEREAS**, the Solano County Planning Commission has considered Lot Line Adjustment Application No. LLA-15-07 and Certificate of Compliance No. CC-15-10 of **Chiala Properties, LLC** for an adjustment of property lines with the purpose of isolating an existing agricultural air strip on an 80 acre parcel. The parcels included in the lot line adjustment are located near 6711 State Highway 113, Dixon. APN's: 0141-060-030 & 040 are located within an "A-40" Exclusive Agricultural Zoning District and 0141-100-130 & 140 are located within an "A-80" Exclusive Agricultural Zoning District, and;

**WHEREAS**, the Commission 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 November 19, 2015, and;

**WHEREAS**, after due consideration, the Planning Commission 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.**

No new structures are proposed as part of this application and no conforming lot will be made nonconforming in terms of zoning district development standards or minimum parcel size.

2. **Approval of the lot line adjustment will not create a greater number of parcels than originally existed.**

The lot line adjustment reconfigures the boundaries of 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 Collector's Certificate shall be obtained from the Tax Collector. This document shall be included with the Certificate of Compliance at the time of recordation.

### **WILLIAMSON ACT FINDINGS per GOVERNMENT CODE SECTION 5127(a)**

4. **The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.**

The terms of the existing contract will remain unchanged. Active contracts remain in effect for a minimum of ten (10) years.

5. **There is no net decrease in the amount of the acreage restricted. In cases where the parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.**

The amount of land under restricted contract will not change.

6. **At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.**

The entire acreage under contract will remain the same.

7. **After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use.**

All parcels meet the required minimum parcel size of 10 acres for Prime Farmland as all of the parcels are greater than 80 acres. Agriculture will remain the primary land use of the parcels.

8. **The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.**

Agricultural land use will remain and would not compromise the long-term agricultural productivity of the parcels or other agricultural lands.

9. **The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.**

The lot line adjustment will not affect adjacent agricultural lands.

10. **The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.**

The lot line adjustment will not create a greater number of developable parcels. The property and existing land use is consistent with the general plan.

## **SUGGESTED FINDINGS**

11. **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 Planning Commission of the County of Solano does hereby approve Lot Line Adjustment Application No. LLA-15-07 subject to the following recommended conditions of approval:

1. The lot line adjustment shall be in substantial compliance with the map submitted with lot line adjustment application LLA-15-07, dated October 5, 2015 prepared by Laugenour and Meikle on file with the Planning Services Division.
  
2. A Certificate of Compliance demonstrating that the subject lot line has been adjusted according to the State of California Subdivision Map Act and County Subdivision Ordinance regulations shall be recorded with the Solano County Recorder's Office within one (1) year of the tentative approval by the Planning Commission. In order to obtain a Certificate of Compliance from the Planning Division, submittal of additional documents is required. To initiate this step, written legal descriptions of the parcels as adjusted, prepared by a registered land surveyor or civil engineer licensed to survey in the State of California, shall be submitted to the Planning Services Division. Each page of the legal description 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 the Planning Division:
  - 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 finalizing the Lot Line Adjustment process.

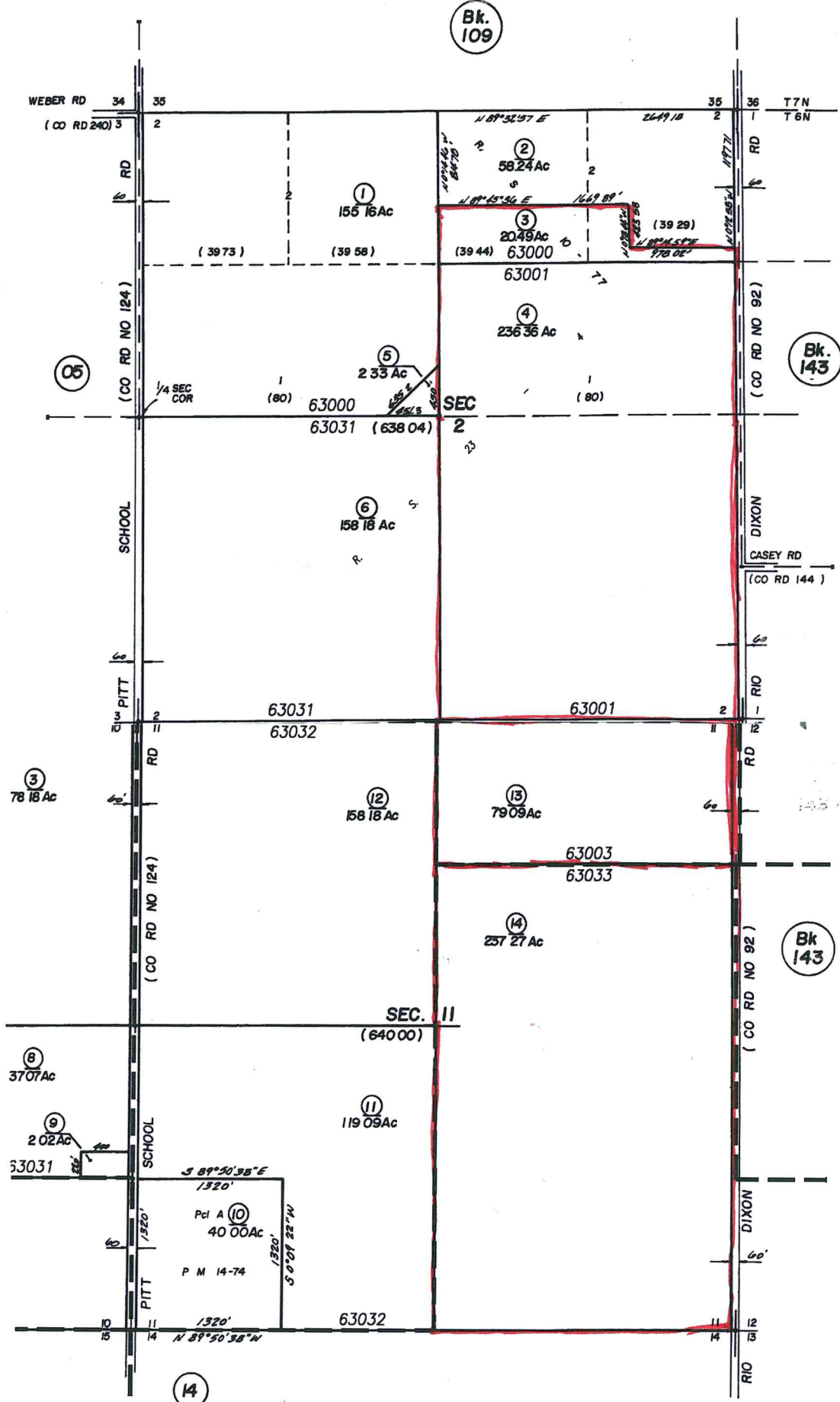
\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on November 19, 2015 by the following vote:

AYES:	Commissioners	_____
		_____
NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: \_\_\_\_\_  
Bill Emlen, Secretary

SEC. 2, T.6N., R.1E., M.D.B. & M.



Bk. 109

Bk. 143

Bk. 143

100-01 Chg (Dd)	11-25-09	JS
Map Corr. (TAC #s)	1-2-03	Pd
Sec 10 Rs	12-21-98	FG
100-15&16	3-7-86	DEW
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.

# Zoning

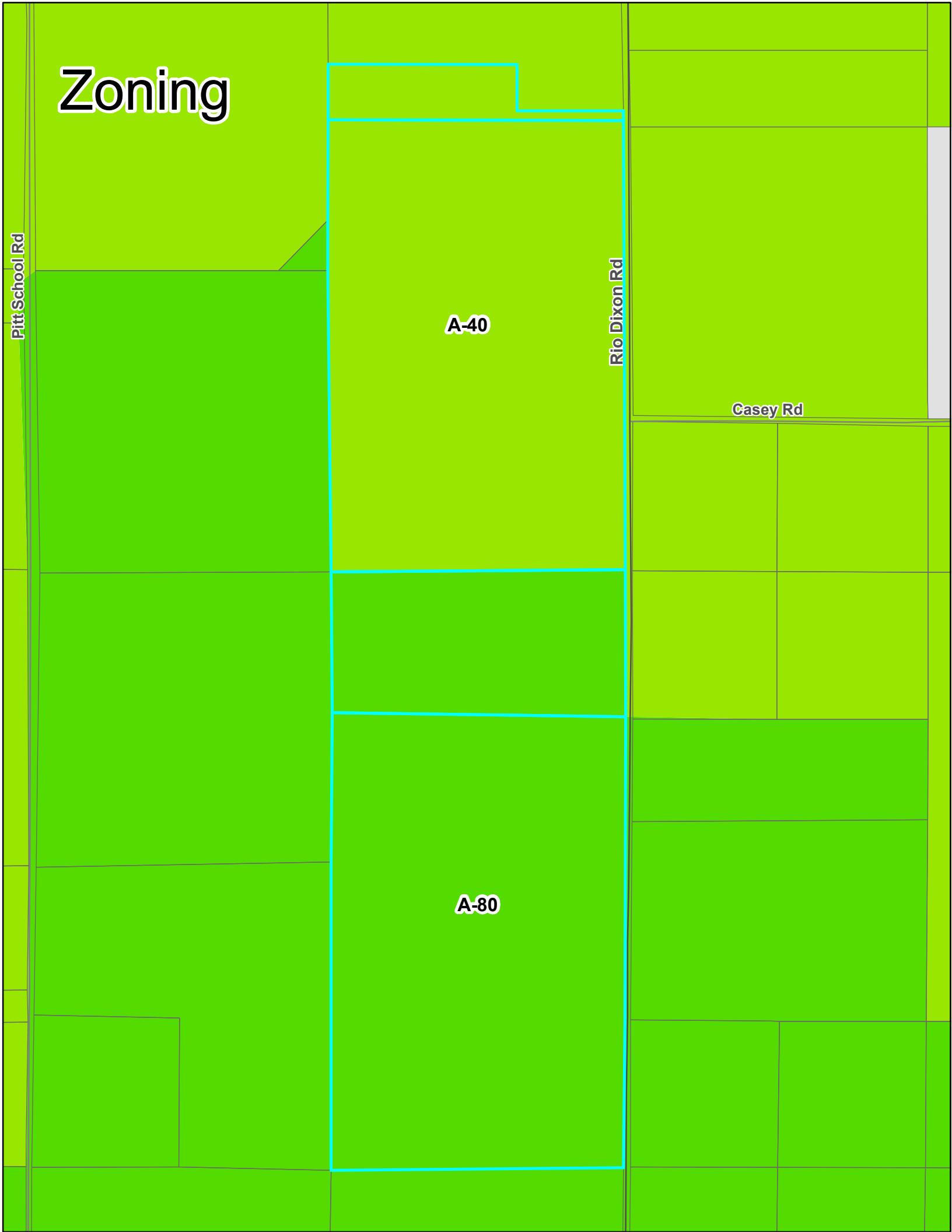
Pitt School Rd

A-40

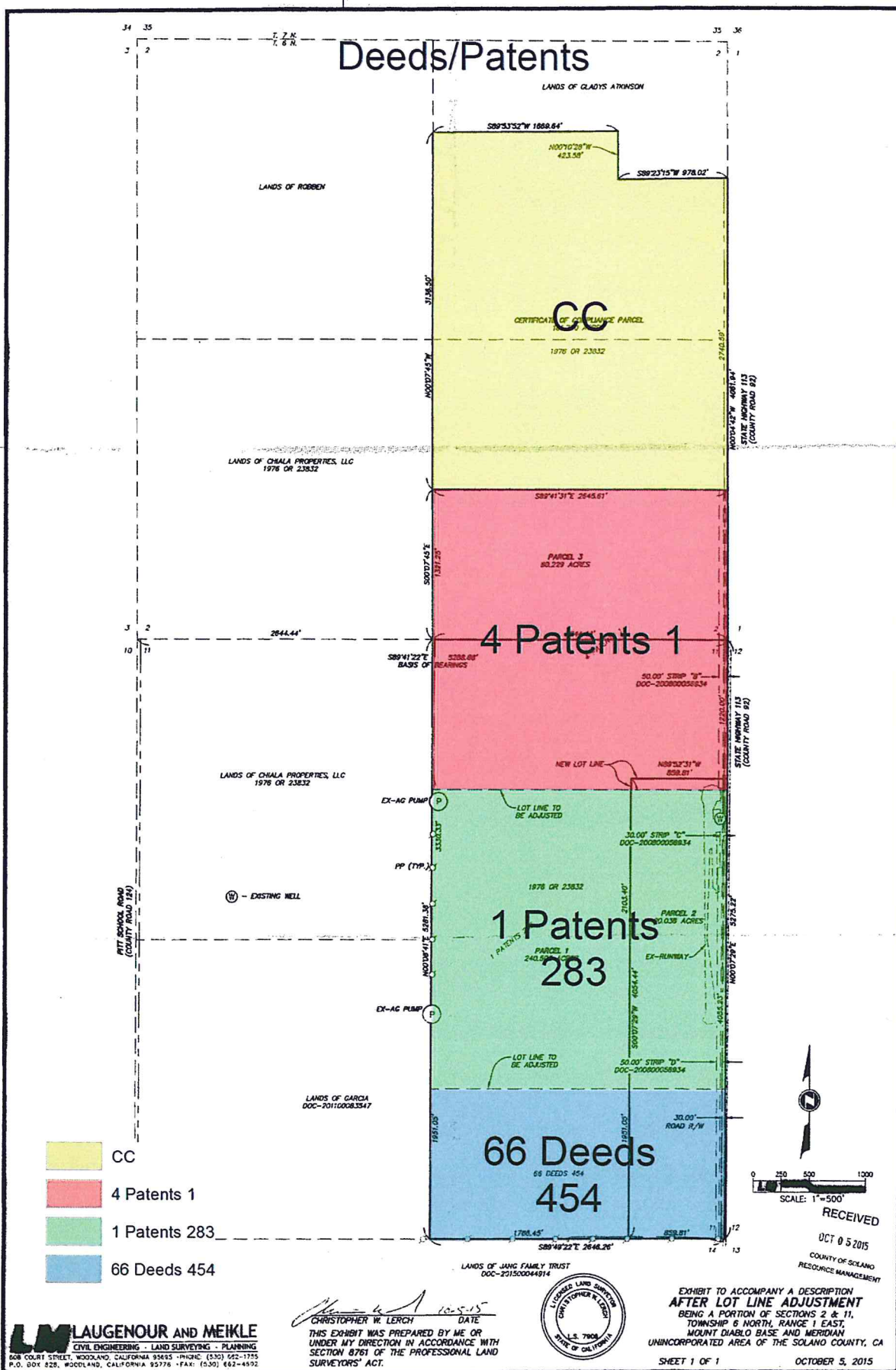
Rio Dixon Rd

Casey Rd

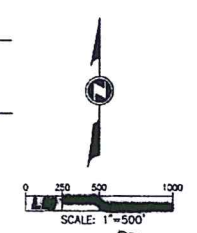
A-80



# Deeds/Patents



- CC
- 4 Patents 1
- 1 Patents 283
- 66 Deeds 454



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COUNTY OF SOLANO  
RESOURCE MANAGEMENT

**LAUGENOUR AND MEIKLE**  
CIVIL ENGINEERING - LAND SURVEYING - PLANNING  
808 COURT STREET, WOODLAND, CALIFORNIA 95663 • PHONE: (530) 922-1755  
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4592

*Christopher W. Lerch* 10-5-15  
CHRISTOPHER W. LERCH DATE  
THIS EXHIBIT WAS PREPARED BY ME OR  
UNDER MY DIRECTION IN ACCORDANCE WITH  
SECTION 8761 OF THE PROFESSIONAL LAND  
SURVEYORS' ACT.



EXHIBIT TO ACCOMPANY A DESCRIPTION  
AFTER LOT LINE ADJUSTMENT  
BEING A PORTION OF SECTIONS 2 & 11,  
TOWNSHIP 6 NORTH, RANGE 1 EAST,  
MOUNT Diablo BASE AND MERIDIAN  
UNINCORPORATED AREA OF THE SOLANO COUNTY, CA  
SHEET 1 OF 1 OCTOBER 5, 2015



