

# **Solano County**

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



## **Agenda - Final**

**Thursday, June 2, 2016**

**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 16-016](#)      April 7, 2016 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

- 2      [PC 16-018](#)      Public hearing to consider Lot Line Adjustment Application No. LLA-16-01 and Certificate of Compliance No. CC-16-01 of the Timothy Family Trust to adjust property boundaries between three contiguous parcels located at 8550 Runge Road, Dixon. The properties are entered into an active Williamson Act Contract, within the Exclusive Agriculture "A-160" Zoning District, APN's 0110-180-110, 120, and 0111-060-010. 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)

**Attachments:**    [A - PC Resolution](#)  
                              [B - Assessor Maps](#)  
                              [C - Tentative map](#)

## ANNOUNCEMENTS AND REPORTS

### ADJOURN

*To the Planning Commission meeting of June 16, 2016 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



# Solano County

675 Texas Street  
Fairfield, California 94533  
www.solanocounty.com

## Agenda Submittal

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<b>Agenda #:</b>	1	<b>Status:</b>	PC Minutes
<b>Type:</b>	PC-Document	<b>Department:</b>	Planning Commission
<b>File #:</b>	PC 16-016	<b>Contact:</b>	
<b>Agenda date:</b>	6/2/2016	<b>Final action:</b>	
<b>Title:</b>	April 7, 2016 PC minutes		

**Governing body:**

**District:**

**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of April 7, 2016**

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1<sup>st</sup> floor), 675 Texas Street, Fairfield, California.

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

**EXCUSED:** Commissioner Castellblanch

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

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

### Approval of the Agenda

The Agenda was approved with no additions or deletions.

### Approval of the Minutes

The minutes of the regular meeting of March 17, 2016 were approved as written.

### Items from the Public

There was no one from the public wishing to speak.

### Regular Calendar

Item No. 1 -

**PUBLIC HEARING** to consider Minor Use Permit Application No. MU-15-08 of **Verizon Wireless** to co-locate a wireless communication facility on an existing PG&E utility tower located at 5210 Hawkins Road, 3.5 miles east of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0134-300-020. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures. (Project Planner: Eric Wilberg)

Eric Wilberg gave a brief presentation of the written staff report. On April 20, 2000 the Zoning Administrator granted Land Use Permit U-00-07 to Sprint for the construction and operation of wireless communication facility mounted on a 113' tall PG&E tower. On February 9, 2012 a revision was granted to allow modifications to the Sprint antennas and equipment. In order to provide clear, consistent mobile communications service to the area of eastern Vacaville, Verizon Wireless is requesting use permit approval to construct a co-located

telecommunication facility on an existing PG&E transmission tower. The facility consists of installing six (6) panel type antennas, six (6) remote radio units (RRU's) and two (2) surge protectors on a six (6) foot tall top hat extension above the existing Sprint antennas. The project would increase the overall height of the tower to 125'3". The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures. Staff recommended approval of the project.

Since there were no questions or comments, Chairperson Cayler opened the public hearing.

Aaron Salars, On Air, LLC, spoke on behalf of the applicant stating that they concur with staff's report and the conditions of approval. He commented that this is a good project and co-location is always a preferable choice.

Since there were no further speakers, the public hearing was closed.

A motion was made by Commissioner Walker and seconded by Commissioner Rhoads-Poston to adopt the resolution and approve Minor Use Permit Application No. MU-15-08 based on the findings and subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4637)

#### **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

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



## Agenda Submittal

**Agenda #:** 2 **Status:** PC-Regular  
**Type:** PC-Document **Department:** Planning Commission  
**File #:** PC 16-018 **Contact:**  
**Agenda date:** 6/2/2016 **Final action:**  
**Title:** Public hearing to consider Lot Line Adjustment Application No. LLA-16-01 and Certificate of Compliance No. CC-16-01 of the Timothy Family Trust to adjust property boundaries between three contiguous parcels located at 8550 Runge Road, Dixon. The properties are entered into an active Williamson Act Contract, within the Exclusive Agriculture "A-160" Zoning District, APN's 0110-180-110, 120, and 0111-060-010. 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)

**Governing body:**

**District:**

**Attachments:** [A - PC Resolution](#)  
[B - Assessor Maps](#)  
[C - Tentative map](#)

Date	Ver.	Action By	Action	Result
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Public Hearing Required? Yes  No

**RECOMMENDATION:**

The Department of Resource Management recommends that the Planning Commission **ADOPT** the attached resolution with respect to the findings, and **APPROVE** Lot Line Adjustment LLA-16-01 subject to the recommended conditions of approval.

**EXECUTIVE SUMMARY:**

The Timothy Family Trust proposes to reconfigure interior property lines between three contiguous parcels under their ownership. The adjustment would realign parcel boundaries to better follow existing layout of agricultural fields on-site. The lots are entered into an active Williamson Act Contract, therefore requiring action to be taken by the Planning Commission.

**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).

**BACKGROUND:**

- A. **Prior approvals:** Williamson Act Contract No. 414 (January 13, 1970)
- B. **Applicant/Owner:** Ronald and Jacqueline Timothy

- C. General Plan Land Use Designation/Zoning:** Agriculture/Exclusive Agriculture
- D. Existing Use:** Almonds and field crops
- E. Adjacent Zoning and Uses:**
  - North:** Field crop
  - South:** Field crop
  - East:** Field crop
  - West:** Field crop

## **ANALYSIS:**

### **A. Project Description:**

The applicant proposes to reconfigure interior property lines of three (3) contiguous parcels under common ownership. The adjustment would realign parcel boundaries to better follow existing layout of agricultural fields on-site. As indicated on the lot line adjustment map, the reconfiguration will result in the following lot sizes:

- Parcel 1 - 82.60 ac.
- Parcel 2 - 83.00 ac.
- Parcel 3 - 150.20 ac.

#### *Access*

The proposed Lot Line Adjustment does not propose changes to the access routes to the existing parcels. The adjustment is not expected to generate any additional traffic in the area as no development is being proposed. Each newly configured parcel will have access from an existing public right of way. Parcel One will have access to Runge Road from the West and Tremont Road in the North. Parcel Two and Parcel Three will have access to Runge Road from the West.

#### *Utilities*

Proposed Parcel 3 has been developed with an existing water well and septic system serving the residence on-site. At such time as residential development occurs on proposed Parcels 1 and 2, a potable water source and private septic system would be required.

### **B. Land Use Consistency:**

#### *General Plan and Zoning*

Figure LU-1 of the Solano County General Plan designates the project site Agriculture. In addition, the entire site is located within the Exclusive Agriculture "A-40" Zoning District. 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.

Residential development on-site is limited to proposed Parcel 3, which consists of one 2,986 square foot dwelling and one agricultural accessory structure. The predominant agricultural land use, residential development, and proposed parcel configuration is consistent with the A-40 Zoning District.



**C. Subdivision Ordinance Consistency:**

The applicant has supplied Grant Deed documentation recorded November 19, 1956 which separately describe and convey the legal lots pursuant to the California Subdivision Map Act and Solano County Subdivision Ordinance.

**D. Land Conservation Contract Consistency:**

On January 13, 1970 all parcels were entered into land conservation contract, Williamson Act Contract No. 414. 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.

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.

For parcels of land defined as Prime Land, the minimum parcel size within a land conservation contract is 10 acres. All of the newly configured lots exceed 10 acres. Almond and field crop production will remain the primary land use on-site.

**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 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 three (3) 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. The contract will remain in effect for a minimum of ten (10) years until such time as a non-renewal or cancellation application is initiated.

- 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.**

Parcels that are classified as Prime Land are required to maintain a minimum parcel size of 10 acres. At 82.60, 83, and 150.20 Proposed Parcels 1, 2, and 3 will exceed the minimum lot size. Almond and field crop production on-site will remain unchanged.

- 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.**

The existing agricultural land use will remain unchanged 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; there are three existing 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)].**

**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-15-06, dated October 27, 2015 prepared by NK Engineering and Surveying Co., Inc., on file with the Planning Services Division.
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 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.

**ATTACHMENTS:**

- A - Draft Resolution
- B - Assessor's Parcel Maps
- C - Tentative Lot Line Adjustment Map

# 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-16-01 and Certificate of Compliance No. CC-16-01 of **Timothy Family Trust** to adjust property boundaries between three contiguous parcels located at 8550 Runge Road, Dixon. The properties are entered into an active Williamson Act Contract, within the Exclusive Agriculture "A-160" Zoning District, APN's 0110-180-110, 120, and 0111-060, 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 June 2, 2016, 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 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 three (3) 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. The contract will remain in effect for a minimum of ten (10) years until such time as a non-renewal or cancellation application is initiated.

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.**

Parcels that are classified as Prime Land are required to maintain a minimum parcel size of 10 acres. At 82.60, 83, and 150.20 Proposed Parcels 1, 2, and 3 will exceed the minimum lot size. Almond and field crop production on-site will remain unchanged.

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.**

The existing agricultural land use will remain unchanged 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; there are three existing 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-16-01 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-15-06, dated October 27, 2015 prepared by NK Engineering and Surveying Co., Inc., on file with the Planning Services Division.
  
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 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 June 2, 2016 by the following vote:

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

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



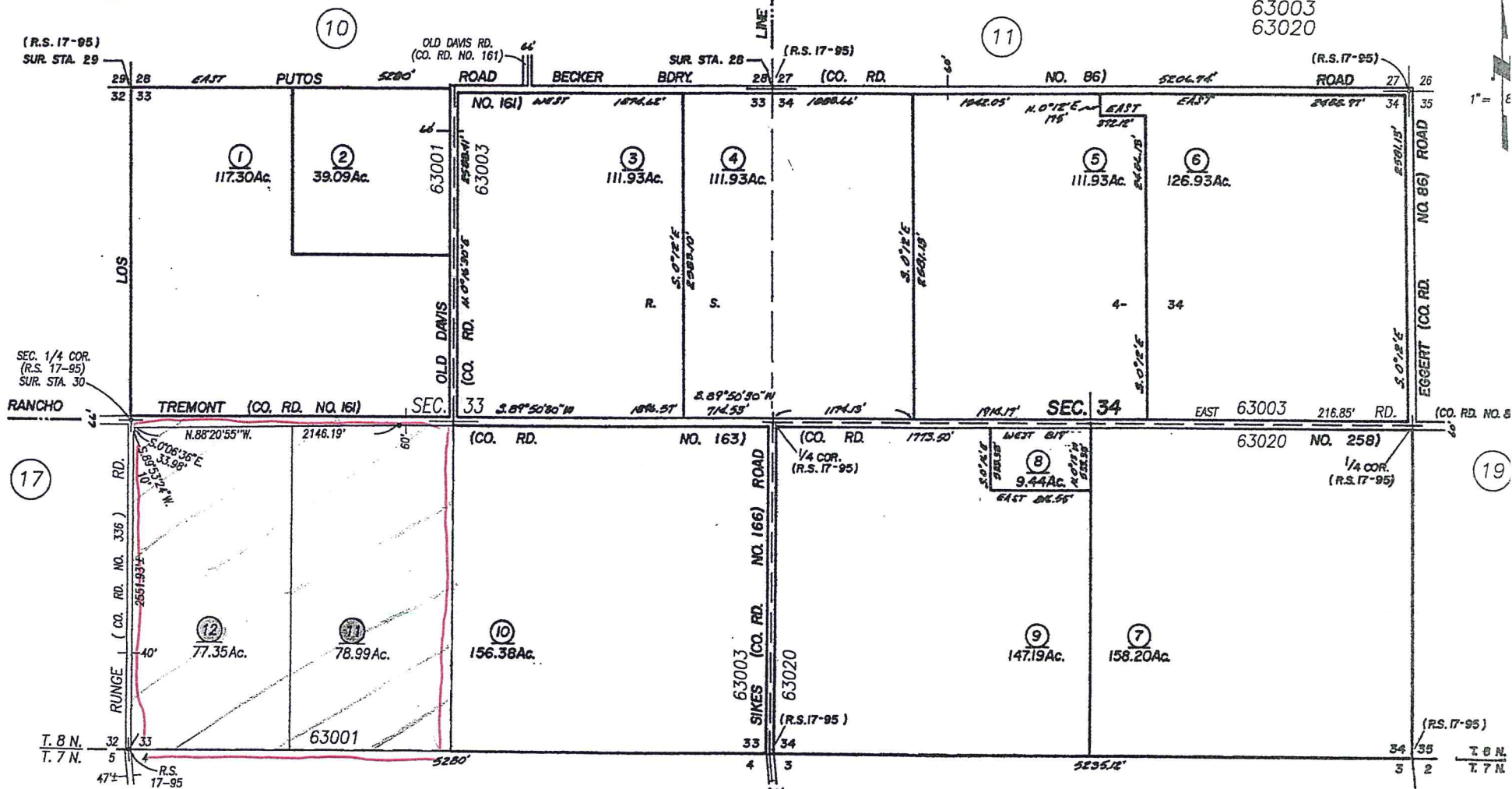
**FILE COPY**  
 LA-16-01

SEC. 33 & 34, T.8N., R.2E., M.D.B.& M.

Tax Area Code

110-1E

63001  
 63003  
 63020



Bk.  
 111

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Assessor's Map Bk. 110 Pg. 18  
 County of Solano, Calif.

03 04

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

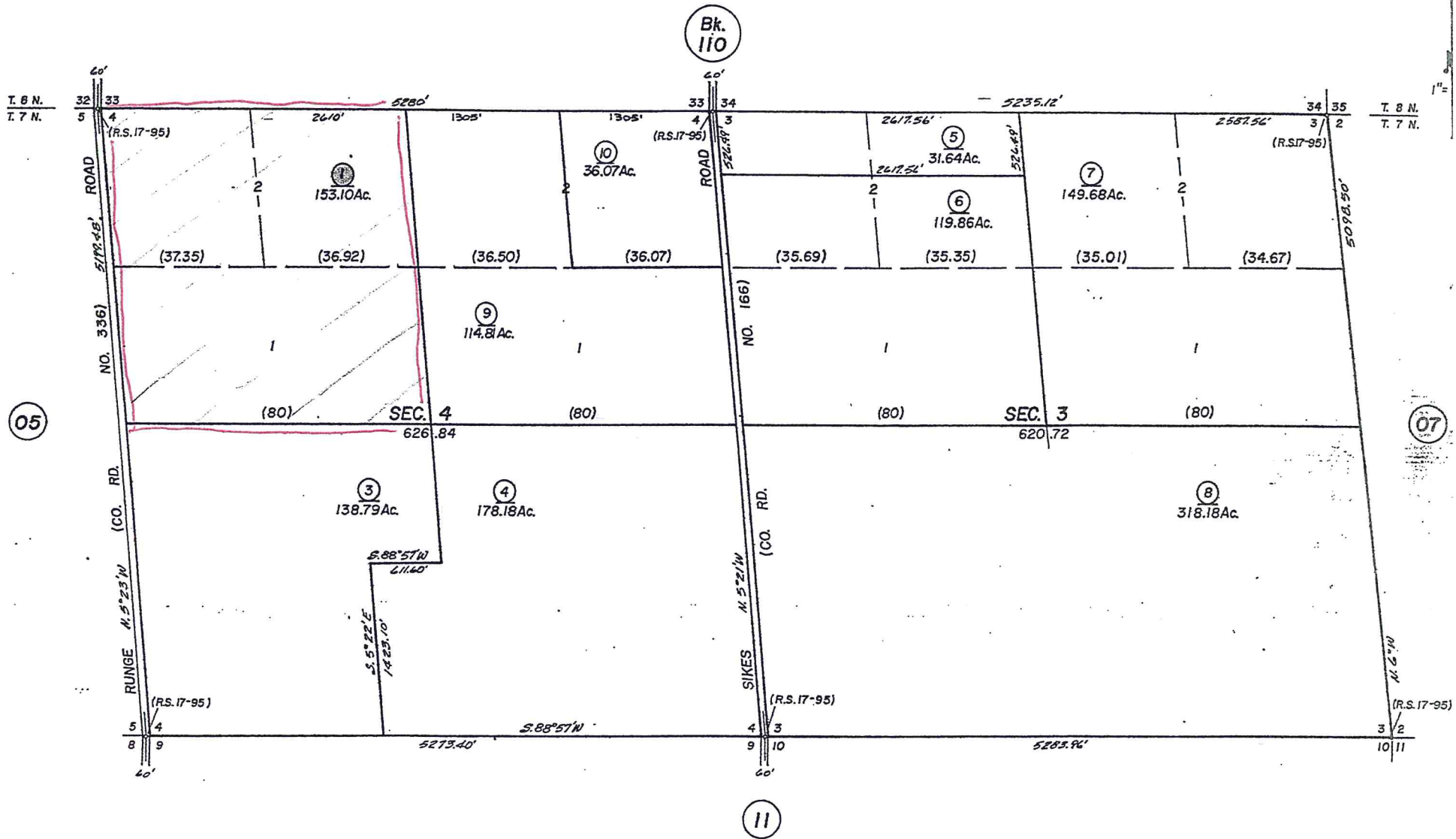
180-11,12,Rd.(Chg.Dd) 7-11-02	Pd
R.S.17-95	12-4-85 DJ
REVISION	DATE BY



SEC'S. 3 & 4, T. 7 N., R. 2 E., M.D.B. & M.

Tax Area Code  
63003

111-06



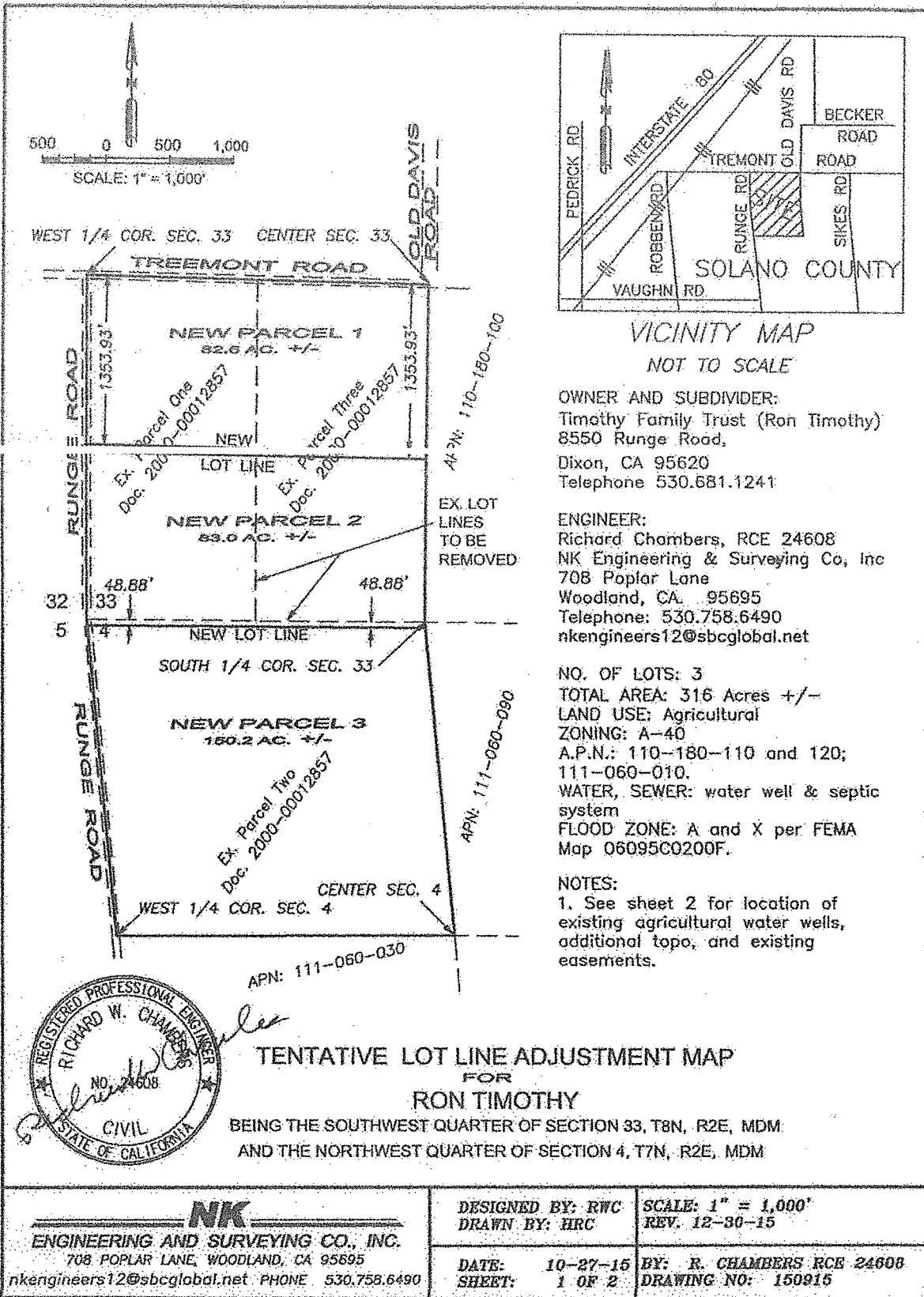
REVISION	DATE	BY
RS 17-95	12-4-95	JSJ
M&E CORR.	11-17-96	DSJ
MR 000-07	6-4-95	DEW
MR 000-94	5-21-95	DEW

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

Assessor's Map Bk. III Pg. 06  
County of Solano, Calif.

5/8/97

EMAIL: [nkengineers12@sbcglobal.net](mailto:nkengineers12@sbcglobal.net)

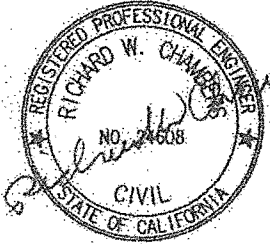


OWNER AND SUBDIVIDER:  
 Timothy Family Trust (Ron Timothy)  
 8550 Runge Road,  
 Dixon, CA 95620  
 Telephone 530.681.1241

ENGINEER:  
 Richard Chambers, RCE 24608  
 NK Engineering & Surveying Co, Inc  
 708 Poplar Lane  
 Woodland, CA 95695  
 Telephone: 530.758.6490  
 nkengineers12@sbcglobal.net

NO. OF LOTS: 3  
 TOTAL AREA: 316 Acres +/-  
 LAND USE: Agricultural  
 ZONING: A-40  
 A.P.N.: 110-180-110 and 120;  
 111-060-010.  
 WATER, SEWER: water well & septic  
 system  
 FLOOD ZONE: A and X per FEMA  
 Map 06095C0200F.

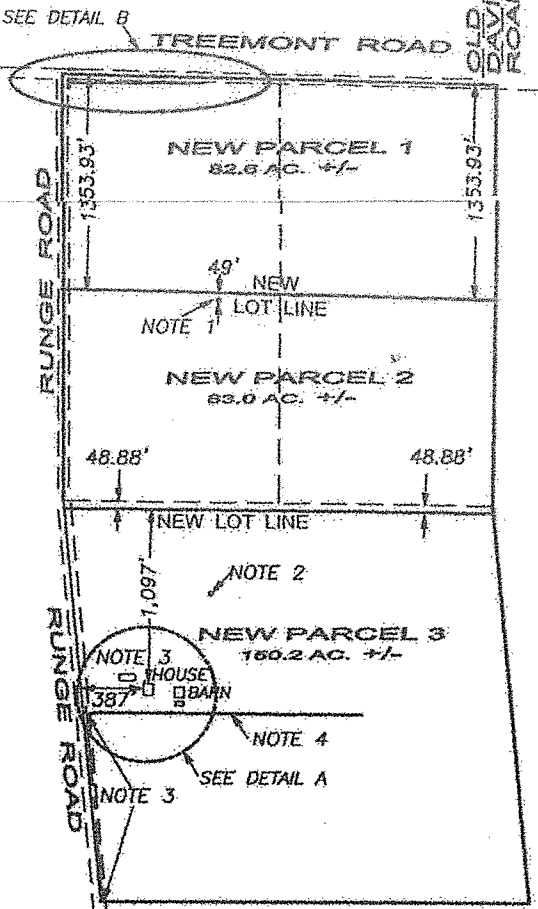
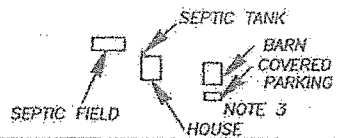
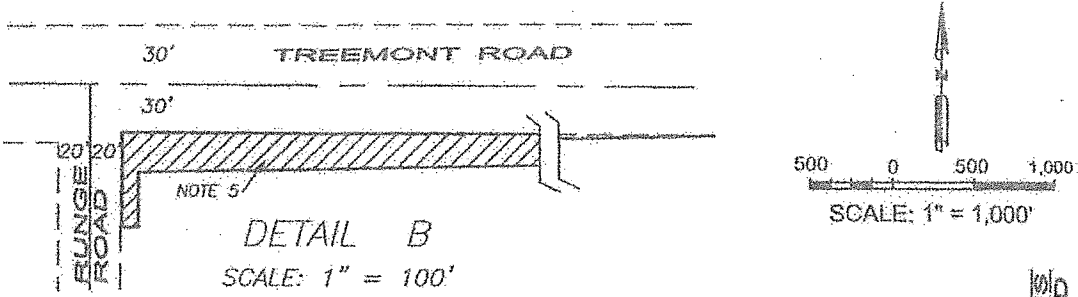
NOTES:  
 1. See sheet 2 for location of  
 existing agricultural water wells,  
 additional topo, and existing  
 easements.



**TENTATIVE LOT LINE ADJUSTMENT MAP  
 FOR  
 RON TIMOTHY**

BEING THE SOUTHWEST QUARTER OF SECTION 33, T8N, R2E, MDM.  
 AND THE NORTHWEST QUARTER OF SECTION 4, T7N, R2E, MDM

<b>NK</b> <b>ENGINEERING AND SURVEYING CO., INC.</b> 708 POPLAR LANE, WOODLAND, CA 95695 nkengineers12@sbcglobal.net PHONE 530.758.6490	DESIGNED BY: RWC DRAWN BY: HRC	SCALE: 1" = 1,000' REV. 12-30-15
	DATE: 10-27-15 SHEET: 1 OF 2	BY: R. CHAMBERS RCE 24608 DRAWING NO: 150915



- NOTES:
1. Existing agricultural water well.
  2. Location of PG&E easement as Instrument No. 3928 in Bk 187 Pg 441 Solano County Official Records is not plottable.
  3. Approximate location of centerline of PG&E easement as Instrument No. 6082 in Bk 391 Pg 44 Solano County Official Records.
  4. Approximate location of PG&E easement as Instrument No. 890033660 in Solano County Official Records.
  5. Location of Grant Deed Exemption as Document No. 2002-87080 Solano County Records.
  6. See sheet 1 for additional details.



**TENTATIVE LOT LINE ADJUSTMENT MAP  
FOR  
RON TIMOTHY**  
BEING THE SOUTHWEST QUARTER OF SEC. 33, T8N, R2E, MDM  
AND THE NORTHWEST QUARTER OF SEC. 4, T7N, R2E, MDM

<b>NK</b> <b>ENGINEERING AND SURVEYING CO., INC.</b> 708 POPLAR LANE, WOODLAND, CA 95695 nkengineers12@sbcglobal.net PHONE 530.758.6490	DESIGNED BY: RWC DRAWN BY: HRC	SCALE: 1" = 1,000' REV. 12-30-15
	DATE: 10-27-15 SHEET: 2 OF 2	BY: R. CHAMBERS RCE 24608 DRAWING NO: 150915

R. W. CHAMBERS



DAVIS  
WOODLAND  
WEST SACRAMENTO

**ENGINEERING & SURVEYING CO., INC.**

**LAND DESCRIPTION  
AFTER LOT LINE ADJUSTMENT  
FOR RON TIMOTHY**

**PARCEL 1**

All that land situated in the State of California, County of Solano, being a portion of the Southwest Quarter of Section 33, T8N, R2E, MDM described as follows: all that portion of the Grant Deed recorded on February 17, 2000 as Document No. 2000-00012857 in Solano County Records described as the Northerly 1,353.93 feet of Parcel One and Parcel Three of said Grant Deed,

Excepting therefrom the land conveyed to the County of Solano as described in the Grant Deed recorded July 11, 2002, as instrument No. 2002-87080, of Solano County Records;

Comprising 82.6 acres more or less.

Richard W. Chambers  
Richard W. Chambers  
RE 24608

Date: 12-30-15

timothyPARCEL1(12-30-15)



LAND DESCRIPTION  
AFTER LOT LINE ADJUSTMENT  
FOR RON TIMOTHY

PARCEL 2

All that land situated in the State of California, County of Solano, being a portion of the Southwest Quarter of Section 33, T8N, R2E, MDM and a portion of the Northwest Quarter of Section 4, T7N, R2E, MDM described as follows: all that portion of the Grant Deed recorded on February 17, 2000 as Document No. 2000-00012857 in Solano County Records described as all of Parcel One and Parcel Three of said Grant Deed,

Excepting therefrom the Northerly 1,353.93 feet of said Parcels One and Three of said Grant Deed,

And excepting therefrom the land conveyed to the County of Solano as described in the Grant Deed recorded July 11, 2002, as instrument No. 2002-87080, of Solano County Records;

Together with the Northerly 48.88 feet of Parcel Two of said Grant Deed,

Comprising 83.0 acres more or less.

Richard W. Chambers  
Richard W. Chambers  
RE 24608

Date: 12-30-15

timothyPARCEL2(12-30-15)



R. W. CHAMBERS

**NK**

DAVIS  
WOODLAND  
WEST SACRAMENTO

ENGINEERING & SURVEYING CO., INC.

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708 Poplar Lane  
Woodland, CA. 95695  
Phone:  
530.758.6490  
Email: [nkenineers12@sbcglobal.net](mailto:nkenineers12@sbcglobal.net)

December 30, 2015

**LAND DESCRIPTION  
AFTER LOT LINE ADJUSTMENT  
FOR RON TIMOTHY**

**PARCEL 3**

All that land situated in the State of California, County of Solano, being a portion of the Northwest Quarter of Section 4, T7N, R2E, MDM described as follows:

all that portion of the Grant Deed recorded on February 17, 2000 as Document No. 2000-00012857 in Solano County Records described as all of Parcel Two of said Grant Deed,

Excepting therefrom the Northerly 48.88 feet of said Parcel Two,

Comprising 150.2 acres more or less.

*Richard W. Chambers*

Richard W. Chambers  
RE 24608

timothyPARCEL3(12-30-15)



Date: 12-30-15

R. W. CHAMBERS

**NK**

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1

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December 30, 2015