

Solano County

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



Agenda - Final

Thursday, March 15, 2018

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 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 Sowards, 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

[PC 18-005](#) February 1, 2018 PC Minutes

Attachments: [draft 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

- 1 [PC 18-007](#) PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-91-17 of D/K Dixon for the continuation of the hazardous waste storage and transfer facility that collects, stores and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. In addition, D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do today (used oil, oily wastewater and waste antifreeze) and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way .25 miles east of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0109-230-170. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery) STAFF RECOMMENDATION: Continue to the April 19, 2018 regularly scheduled Planning Commission meeting
- 2 [PC 18-006](#) PUBLIC HEARING to consider Lot Line Adjustment Application No. LLA-18-01 of Hudson Greer Corp. to reconfigure the common parcel boundary between two adjacent lots located at 820 Robben Road, within the Exclusive Agriculture "A-40" Zoning District; APN's: 0111-050-070 and 080. The two properties are entered into Williamson Act Contract No. 309. (Project Planner: Nedzlene Ferrario) STAFF RECOMMENDATION: Approval
- Attachments: [A - PC Resolution](#)
 [B - Lot Line Adjustment](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of April 5, 2018 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA



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Agenda Submittal

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 18-005 **Contact:** Kristine Sowards
Agenda date: 3/15/2018 **Final action:**
Title: February 1, 2018 PC Minutes

Governing body:

District:

Attachments: [draft minutes](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of February 1, 2018

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

PRESENT: Commissioners Rhoads-Poston, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: Commissioner Walker

STAFF PRESENT: Mike Yankovich, Planning Program Manager and Kristine Sowards, 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

Chairperson Cayler announced that Item No. 2 has been withdrawn from the agenda and would not be discussed at this time. The change was noted and the agenda was approved unanimously.

Approval of the Minutes

The minutes of the regular meeting of September 21, 2017 were approved as prepared.

Items from the Public

Kelly Ryan (*spelling not confirmed*) appeared before the Commission. She voiced her concern about a structure located in the rural area between the cities of Fairfield and Benicia. She noted that the structure is situated on Goodyear Road at the freeway entrance and exit of Goodyear and Parish Roads. Ms. Ryan said the building was constructed in July and houses chickens; it is a ramshackle, hastily thrown together eyesore that is not in keeping with the rest of the bucolic scene, nor is it in keeping with the other buildings and structures in the area. She noted that there are several severe animal cruelty matters being investigated by Animal Control. Ms. Ryan stated that her focus is with regard to what permits may be required to erect a building in that area and whether the property owner is meeting the legal requirements. She asked if an inquiry could be undertaken by the county to check into this matter. Ms. Ryan submitted photos of the subject property. Mike Yankovich informed Ms. Ryan that staff would look into the matter.

Regular Calendar

Item No. 1

SELECTION of a representative from the Planning Commission to serve on the Solano County Art Committee

Kanon Artiche, Assistant Director, General Services briefly spoke to the purpose of the Art Committee. He stated the action requested is for the Planning Commission to identify a representative that will serve as one of seven sitting members of the Solano County Art Committee per Chapter 5 of the Solano County Public Art Committee and Program, Section 5.3 of the Solano County Code. The Solano County Public Art Program pertains to County owned facilities. The Art Committee has historically met on an as-needed basis to support the need of the Solano County Public Art Program.

Mr. Artiche explained that the Solano County Art Committee is an advisory Committee to the Board of Supervisors and is responsible for the administration of the Public Art Program. The Art Committee is responsible for: 1) Developing policies and procedures to implement the Public Art Program; 2) Administering the art exhibit guidelines and policies; 3) Reviewing the public art plan; 4) Approving public art project budgets; 5) Selecting artists for art to be commissioned; and 6) Negotiating artist contracts.

Commissioner Bauer volunteered to sit on the Art Committee and Commissioner Cayler volunteered to be an alternate.

Item No. 2

CONTINUANCE request regarding Minor Revision No. 5 to Use Permit No. U-79-34 and Marsh Development Permit No. MD-79-04 of **Dennis P. Smith**. (Project Planner: Eric Wilberg)

This item was withdrawn from the agenda.

Item No. 3

NOMINATION and ELECTION of Chairperson and Vice Chairperson for the ensuing year

It was motioned and seconded to nominate Commissioners Cayler and Rhoads-Poston as Chairperson and Vice Chairperson, respectively. The motion passed unanimously.

ANNOUNCEMENTS and REPORTS

There were no announcements and reports.

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



Agenda Submittal

| | | | |
|---------------------|---|----------------------|---------------------|
| Agenda #: | 1 | Status: | PC-Regular |
| Type: | PC-Document | Department: | Planning Commission |
| File #: | PC 18-007 | Contact: | kristine sowards |
| Agenda date: | 3/15/2018 | Final action: | |
| Title: | <p>PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-91-17 of D/K Dixon for the continuation of the hazardous waste storage and transfer facility that collects, stores and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. In addition, D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do today (used oil, oily wastewater and waste antifreeze) and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way .25 miles east of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0109-230-170. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery) STAFF RECOMMENDATION: Continue to the April 19, 2018 regularly scheduled Planning Commission meeting</p> | | |

Governing body:

District:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Published Notice Required? Yes X No ___
 Public Hearing Required? Yes X No ___

DISCUSSION:

The Planning Commission agenda for March 15, 2018 regular meeting includes an item to consider Amendment No. 1 to Use Permit U-91-17 of DK Dixon for the continuation of the hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. In addition, DK Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes (used oil, oily wastewater and waste antifreeze) and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located off Midway Road at 7300 Chevron Way, .25 miles east of the City of Vacaville in and 'A-40" Exclusive Agricultural Zoning District; APN: 0109-230-170.

A Negative Declaration was prepared and circulated for public review with the public review period ending February 26, 2018. Three comment letters were received. The Department of Resource Management is requesting that the Commission continue agenda item No. 1 to the April 19, 2018 regularly scheduled Commission meeting. This request is being made to give staff sufficient time to respond to comment letters received during the environmental review process for this project.



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Agenda Submittal

Agenda #: 2 **Status:** PC-Regular
Type: PC-Document **Department:** Planning Commission
File #: PC 18-006 **Contact:** kristine sowards
Agenda date: 3/15/2018 **Final action:**
Title: PUBLIC HEARING to consider Lot Line Adjustment Application No. LLA-18-01 of Hudson Greer Corp. to reconfigure the common parcel boundary between two adjacent lots located at 820 Robben Road, within the Exclusive Agriculture "A-40" Zoning District; APN's: 0111-050-070 and 080. The two properties are entered into Williamson Act Contract No. 309. (Project Planner: Nedzlene Ferrario) STAFF RECOMMENDATION: Approval

Governing body:

District:

Attachments: [A - PC Resolution](#)
[B - Lot Line Adjustment](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Published Notice Required? Yes No
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-18-01 subject to the recommended conditions of approval.

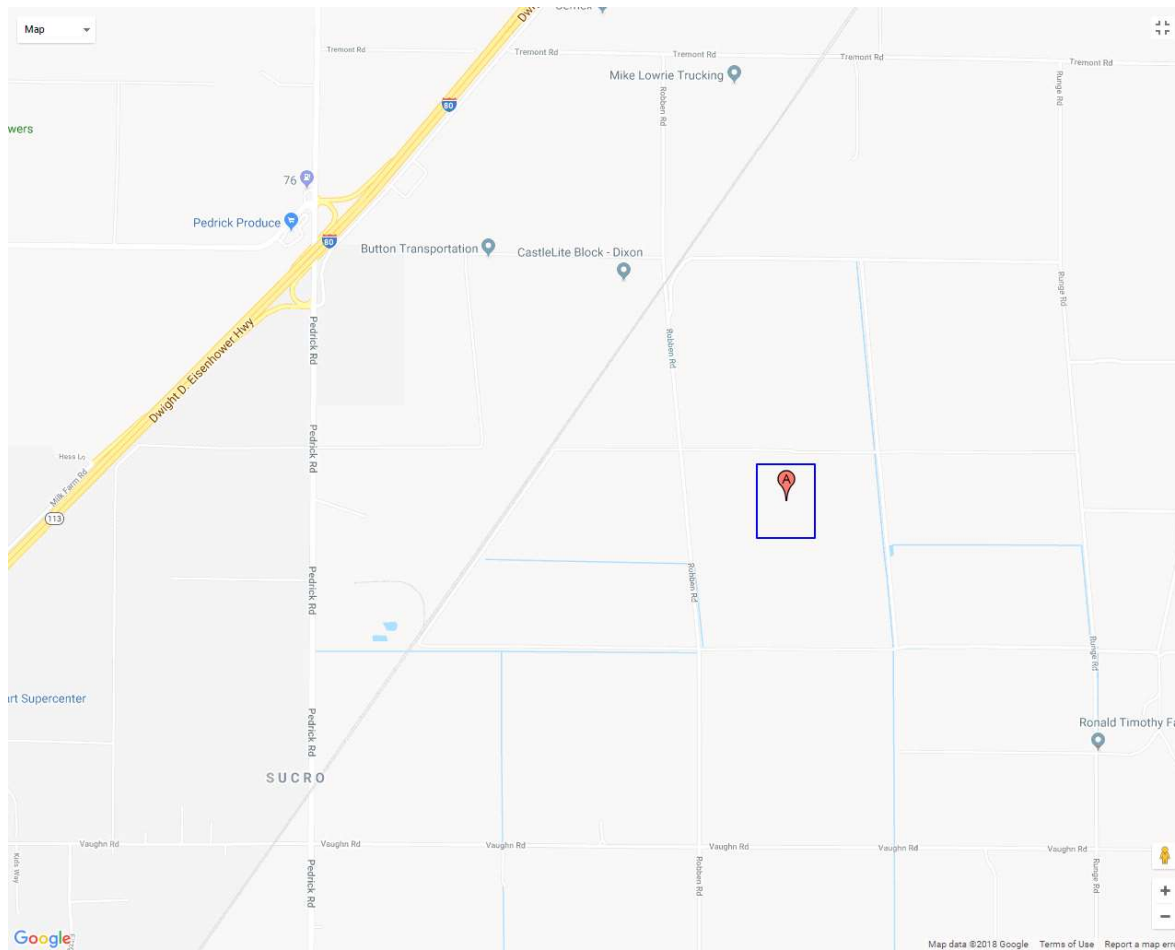
EXECUTIVE SUMMARY:

The property owner, Hudson Greer Corporation, is proposing to adjust the common parcel line between two adjacent lots. The lot line adjustment will result in a net transfer of 1.39 acres from lot 2 to 1. Both lots entered in to an active Land Conservation Contract (Contract Number 309); therefore, Planning Commission is the appropriate approval authority. The current boundary bisects the existing agricultural well and the adjustment would allow the well to be entirely on lot 1.

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).

PROJECT LOCATION MAP:



BACKGROUND:

- A. Prior approvals:** Contract number 309
- B. Applicant/Owner:** Hudson Greer Group Corporation
- C. General Plan Land Use Designation/Zoning:** Agriculture/A-40
- D. Existing Use:** Orchard and residence
- E. Adjacent Zoning and Uses:**
 - North:** A-40/Agriculture
 - South:** A-40/Agriculture
 - East:** A-40/Agriculture
 - West:** A-40/Agriculture

A. PROJECT DESCRIPTION:

The proposal involves adjusting the common property line between APN 0111-050-070 and 080. Both parcels are currently owned by Hudson Greer Corporation. The resulting configuration will transfer 1.39 acres of land from lot 2 to lot 1. The table below details lot information and acreages.

| LOT | APN | EXISTING ACREAGE | PROPOSED ACREAGE | NET TRANSFER |
|-----|-----|---------------------|---------------------|-----------------|
|-----|-----|---------------------|---------------------|-----------------|

| | | | | |
|---|--------------|--------------|--------------|-------|
| 1 | 0111-050-070 | 75.68 acres | 77.07 acres | +1.39 |
| 2 | 0111-050-080 | 237.91 acres | 236.52 acres | -1.39 |

There are three agricultural wells on lot 2 and the lot line adjustment will allow 1 agricultural well to be located on Lot 2. The proposed adjustment would not change access for the existing residence or adjacent orchard. The proposed lots have been determined legal by the County

B. GENERAL PLAN & ZONING CONSISTENCY:

The property is designated Agriculture on the Land Use Diagram and zoned Exclusive Agriculture - 40 acre minimum. The proposal is consistent with the General Plan. The existing boundary lines have been determined legal by the County Surveyor and the reconfiguration will not result in non-conforming lots and continue to meet the minimum lot sizes as zoned.

C SUBDIVISION ORDINANCE CONSISTENCY:

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 A-SV-20 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 applicants shall secure signed Tax Certificate letters 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.

D. LAND CONSERVATION CONTRACT CONSISTENCY:

Land Conservation Contract (Williamson Act Contract No. 309) was approved in 1969 for the purposes of retaining commercial agriculture on the land in exchange for reduced property taxes. 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 size.

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.

A majority of the 313.5 acre site is identified as Prime Farmland on the latest State Department of Conservation Farmland map. A small portion of the land, approximately 10.21 acres, is designated non-prime. The Williamson Act Rules and Procedures establish a minimum parcel size of 10 acres for Prime Farmland. Proposed Lot 1 (77.07 acres) and Lot 2 (236.52 acres) will continue to exceed the 10 acre minimum parcel size for Prime Farmland

The continued commercial agricultural use and existing residential development on-site are consistent with State and County Land Conservation Contract requirements.

E. 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 A-40 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 two (2) 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 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.

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.

Lot 1 (77.07 acres) and Lot 2 (236.52 acres) exceed the minimum parcel size of 10 acres required for Prime Farmland.

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.

There are two (2) existing lots, and the lot line adjustment will not create any new 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)].

F. 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-18-01, dated January 18, 2018 prepared by Harris Land Surveying, Inc, on file with the Planning Services Division and as approved by the Planning Commission.

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. 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.

ATTACHMENTS:

Exhibit A - Draft Resolution

Exhibit B - Lot Line Adjustment Exhibit

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Lot Line Adjustment Application No. LLA-18-01 of **Hudson Greer Corporation** to reconfigure the common parcel boundary between two adjacent lots located at 8520 Robben Road, within the Exclusive Agriculture 40 acre "A-40" zoning district; APNs 0111-050-070 and 080, 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 March 15, 2018, 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 A-40 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 two (2) 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 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.

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.

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

Lot 1 (77.07 acres) and Lot 2 (236.52 acres) exceed the minimum parcel size of 10 acres required for Prime Farmland.

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.**

There are two (2) existing lots, and the lot line adjustment will not create any new parcels. The property and existing land use is consistent with the General Plan.

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-18-01 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-18-01, dated January 18, 2018 prepared by Harris Land Surveying, Inc, on file with the Planning Services Division and as approved by the Planning Commission.

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. 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:

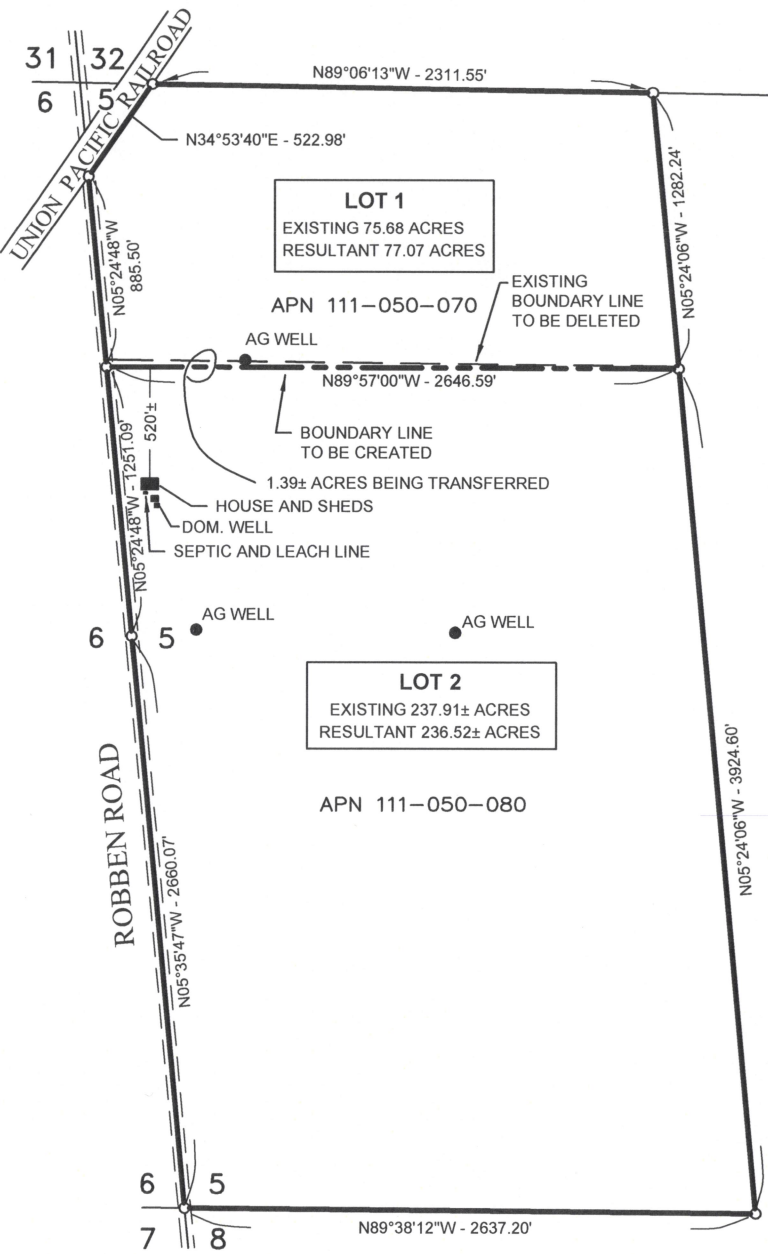
- a) Grant Deed(s) that convey the adjustment area(s) between the parcel owners.
- b) Any conveyance documents that may be required for the relocation and/or extensions of existing utilities and easements.
- c) A statement, certificate, or security indicating there are no liens against the properties 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.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on March 15, 2018 by the following vote:

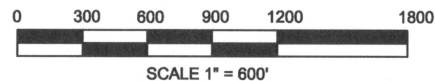
| | | |
|----------|---------------|-------|
| AYES: | Commissioners | _____ |
| | | _____ |
| NOES: | Commissioners | _____ |
| EXCUSED: | Commissioners | _____ |

By: _____
Bill Emlen, Secretary

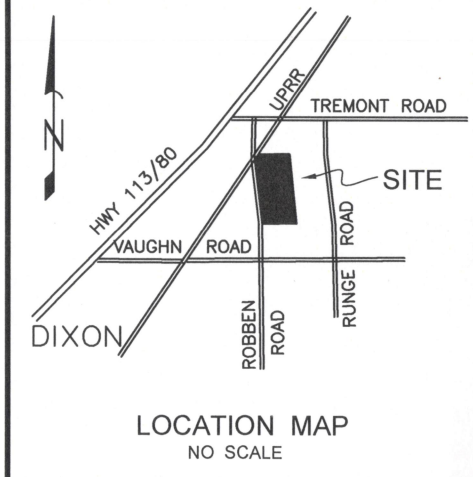


MAP LEGEND

- PROPERTY BOUNDARY
- PROPOSED NEW BOUNDARY
- BOUNDARY LINE TO BE DELETED



NOTE:
EXISTING ACREAGES SHOWN FOR LOT 1 AND 2 AS SHOWN DIFFER FROM THE CURRENT ASSESSOR ACREAGES. THE AREA SHOWN HEREON WAS DETERMINED FROM A FIELD SURVEY.



LOT LINE ADJUSTMENT

BEING THE A PORTION OF THE WEST HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST; SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

JANUARY 2018

HUDSON GREER CORP,
a California Corporation
O.R. Document 2016-00085018



01-16-2018

Thomas E. Harris
PREPARED BY:

THOMAS E. HARRIS
LAND SURVEYOR
908 6TH STREET, ORLAND, CA. 95963

SHEET 1 OF 1 SHEETS

18008

REDUCED PRINT