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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
 COUNTY**

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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
 LLA-17-02/CC-17-04**

<b>Application No.</b> LLA-17-02/CC-17-04 SMGD Ranch (formerly owned by A&T Ranches)		<b>Meeting of February 21, 2019 Agenda Item No. 2</b>	
<b>Project Planner:</b> Karen Avery, Senior Planner			
<b>Applicant (Property Owner)</b> SF Florin LP 1860 Sierra Gardens Dr. Ste. 57 Roseville, CA 95661			
<b>Action Requested</b> Zoning Administrator consideration and approval of Lot Line Adjustment LLA-17-02 to reconfigure common property lines between two legal lots.			
<b>Property Information</b>			
Size: 315.11 and 634.35		Location: off Meridian Road/near McCrory Road	
APNs: 0042-010-130, 220, 230, 260, 270, 340			
Zoning: Exclusive Agriculture "A-80"		Land Use: Agriculture/almonds/grazing	
General Plan: Agriculture/Travis AFB Reserve Overlay		Ag. Contract: Not under contract	
Utilities: n/a		Access:	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture/Travis AFB Reserve Overlay	Exclusive Agriculture "A-80"	Agricultural/Grazing
<b>South</b>	Agriculture/Travis AFB Reserve Overlay	Exclusive Agriculture "A-80"	Travis AFB
<b>East</b>	Agriculture/Travis AFB Reserve Overlay	Exclusive Agriculture "A-80"	Agricultural/Grazing
<b>West</b>	Agriculture/Travis AFB Reserve Overlay	Exclusive Agriculture "A-80"	Agricultural/Almonds
<b>Environmental Analysis</b> 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).			

### Motion to Approve

The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Lot Line Adjustment No. LLA-17-02 based on the enumerated findings and subject to the recommended conditions of approval.

### SUMMARY

The property owner, SF Florin LP, proposes to realign parcel boundaries of two adjacent lots under common ownership. Six Assessor's parcels comprise the two legal lots. The resulting configuration would result in two lots greater than 80 acres in size. The properties are not subject to a Land Conservation Contract; thus action may be taken by the Zoning Administrator.

### SETTING

The subject site is located south of McCrory Road and east of Meridian Road adjunct to the northeast end of the Travis Air Force Base (AFB) runway. The property is located 4 miles east of the City of Fairfield. The subject site is a total of 949.46± acres in size and consists of two legal lots which are comprised of six assessor's parcels. Small portions of the two legal lots are located on the other side of a 100' railroad right-of-way that runs along the southern boundary. The topography is generally flat. Most of the parcels are developed with almond trees or utilized for cattle grazing. There are two PG&E transmission easements approximately 200' wide and multiple USA easements that are located within the two legal lots. The USA easements pertain to the siting of approach lights for the Travis AFB runway.

### PROJECT DESCRIPTION

The proposed lot line adjustment would reconfigure a parcel line between the two legal parcels. The adjustment would transfer 489.03± acres between the lots. The table below identifies each legal lot along with existing and proposed acreages.

Existing Legal Lot	Existing Acreage	Proposed Acreage	Net Change (acres)
Parcel 1 – 0042-010-230, 270	315.11±	804.14±	+489.03±
Parcel 2 – 0042-010-220, 130, 260, 340	634.35±	145.32±	-489.03±

### ANALYSIS

#### *Land Use Consistency*

Figure LU-1 of the Solano County General Plan designates the project site Agriculture. As seen on the General Plan/Zoning Consistency table (Table LU-7, General Plan), the Exclusive Agriculture "A-80" Zoning District is consistent with the General Plan designation. After the proposed lot line adjustment, each parcel will exceed the 80-acre minimum parcel size specified under zoning. The existing land use and proposed parcel sizes are consistent with the General Plan designation and Zoning District regulations.

### *Subdivision Ordinance*

The applicant has supplied adequate information to accompany the lot line adjustment application per County Subdivision Ordinance Section 26-41.1. The proposal is consistent with allowable land uses and development standards of the Exclusive Agriculture "A-80" Zoning District. The proposal involves the reconfiguration of two legal lots and no new lots would be created. In order to finalize the lot line adjustment, the applicant shall secure a signed Tax Certificate letter from the Solano County Tax Collector. Details regarding the Tax Certificate process are described in Condition of Approval No. 2. This step also enables the Certificate of Compliance process which ultimately memorializes an approved lot line adjustment.

### **ENVIRONMENTAL REVIEW**

The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1).

### **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings, and **APPROVE** Lot Line Adjustment LLA-17-02 subject to the recommended conditions of approval.

### **LOT LINE ADJUSTMENT MANDATORY 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 with respect to minimum parcel size required under zoning. Each newly configured lot will exceed the 80-acre minimum parcel size required by the A-80 Zoning District.

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

The lot line adjustment will result in two legal lots, the same number of lots as existed prior to this application.

- 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.

## SUGGESTED FINDINGS

4. **The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1).**

## CONDITIONS OF APPROVAL

1. The lot line adjustment shall be in substantial compliance with the tentative lot line adjustment map submitted with lot line adjustment application LLA-17-02, prepared by Welty Engineering, dated May 11, 2017, on file with the Planning Services Division.
2. Site and soil testing shall be performed under Environmental Health permit to determine a suitable primary and reserve septic area prior to building permit approval on either parcel.
3. A Certificate of Compliance demonstrating that the subject lot line has been adjusted in accord with the State of California Subdivision Map Act and Solano County Subdivision Ordinance regulations shall be recorded with the Solano County Recorder's Office within one (1) year of the tentative approval by the Zoning Administrator. Failure to record a Certificate of Compliance within one year of Hearing Authority approval shall render the Lot Line Adjustment null and void.

Submittal of additional documents is required by the applicant in order to obtain a Certificate of Compliance from the Planning Division. The applicant shall initiate this step by submitting written legal descriptions and plats for the final parcels to be created and legal descriptions of the portions to be transferred between the properties to the Planning Services Division. The legal descriptions shall be prepared by a registered land surveyor or civil engineer licensed to practice surveying 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:**

A - Draft Resolution

B - Assessor Parcel Map

C - Lot Line Adjustment Map

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 19-XX**

**WHEREAS**, the Solano County Zoning Administrator has considered Lot Line Adjustment Application No. LLA-17-02 and Certificate of Compliance No. CC-17-04 of **SMGD Ranch (SF Florin LP)** to adjust two parcels into a 145.32-acre parcel and an 804.14-acre parcel. The property is located Off Meridian Road/near McCrory Road at the northeast end of the Travis Air Force Base runway, in the Exclusive Agricultural "A-80" Zoning District, APN's: 0042-010-130, 220, 230, 260, 270, and 340, and;

**WHEREAS**, said Zoning Administrator 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 February 21, 2019, and;

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The adjustment is consistent with applicable building ordinances and no conforming lot will be made nonconforming with applicable zoning requirements, and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designations, pursuant to Section 66412(d) of the Subdivision Map Act.**

No structures are proposed as part of this application and no conforming lot will be made nonconforming with respect to minimum parcel size required under zoning. Each newly configured lot will exceed the 80-acre minimum parcel size required under A-80 zoning.

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

The lot line adjustment will result in two legal lots, the same number of lots as existed prior to this application.

- 3. A letter signed by the Solano County Tax Collector, stating that there are no liens against the properties or any part thereof for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, and stating that security has been filed with the Clerk of the Board of Supervisors for the estimated taxes which are a lien on the property but not yet payable for taxes and special assessments, and stating that security satisfy the requirements of Section 66493 of the Subdivision Map Act will be provided.**

A signed Tax Certificate shall be obtained from the County Tax Collector. This document shall be provided by the applicant to the Planning Services Division. The Tax Certificate shall be recorded as part of the Certificate of Compliance package.

- 4. The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1).**

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Lot Line Adjustment Application No. LLA-17-01 subject to the following recommended conditions of approval:

1. The lot line adjustment shall be in substantial compliance with the tentative lot line adjustment map submitted with lot line adjustment application LLA-17-02, prepared by Welty Engineering, dated May 11, 2017, on file with the Planning Services Division.
2. Site and soil testing shall be performed under Environmental Health permit to determine a suitable primary and reserve septic area prior to building permit approval on either parcel.
3. A Certificate of Compliance demonstrating that the subject lot line has been adjusted in accord with the State of California Subdivision Map Act and Solano County Subdivision Ordinance regulations shall be recorded with the Solano County Recorder's Office within one (1) year of the tentative approval by the Zoning Administrator. Failure to record a Certificate of Compliance within one year of Hearing Authority approval shall render the Lot Line Adjustment null and void.

Submittal of additional documents is required by the applicant in order to obtain a Certificate of Compliance from the Planning Division. The applicant shall initiate this step by submitting written legal descriptions of the parcels as adjusted to the Planning Services Division. The legal descriptions shall be prepared by a registered land surveyor or civil engineer licensed to survey in the State of California and each page of the legal descriptions must be signed and sealed by the professional preparing the descriptions. Upon review and approval of the legal descriptions by the Planning Division, a Certificate of Compliance will be prepared and forwarded by the Planning Services Division to the Title Company/Escrow Officer identified on the Lot line Adjustment application, with instruction to the Title Company/Escrow Officer to prepare new grant deeds reflecting the property boundaries as adjusted.

In order to obtain a Certificate of Compliance package that is ready for recordation, the permittee shall submit the following documents to their Title Company to complete the Certificate of Compliance package:

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- 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.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 21, 2019.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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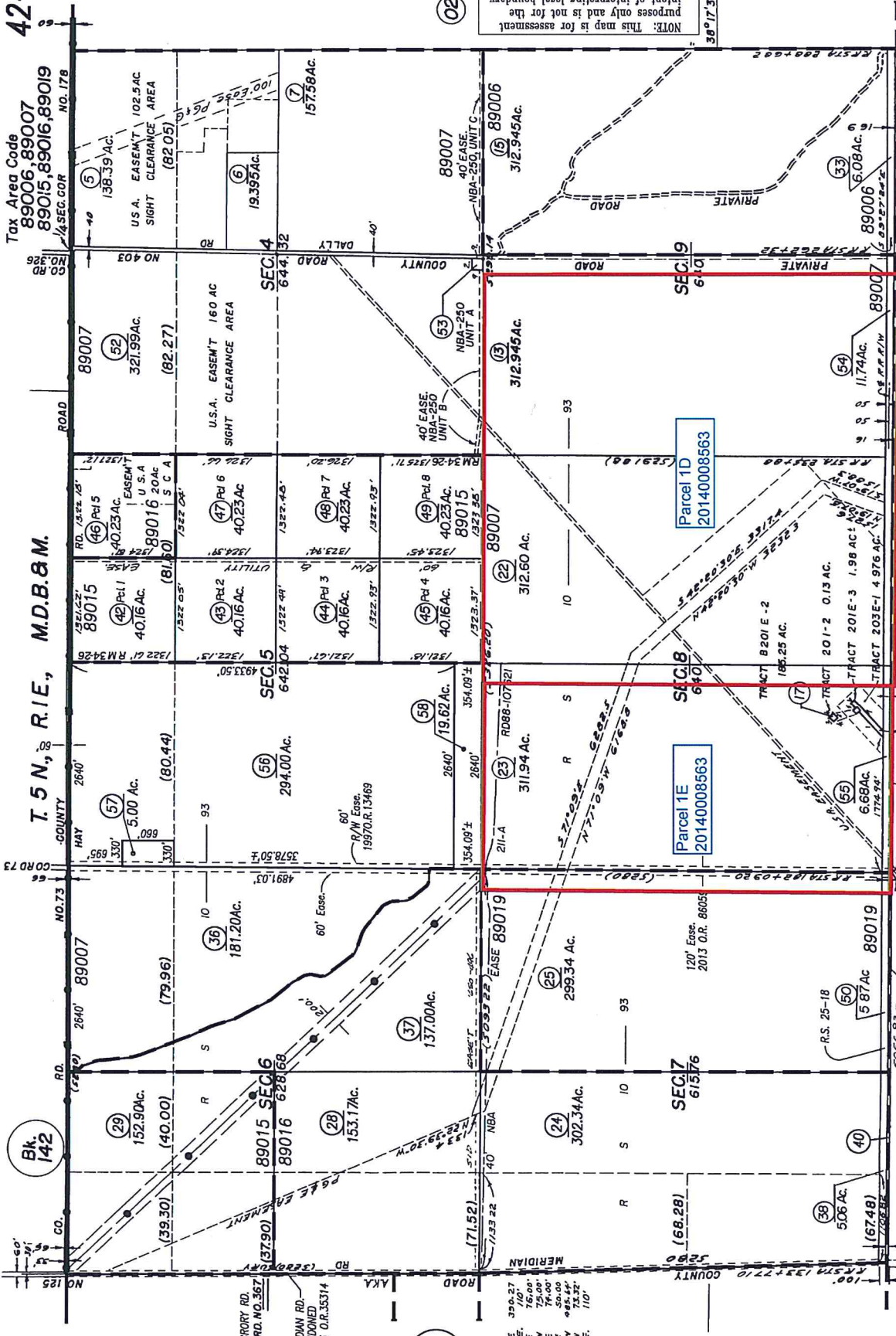
Michael Yankovich  
Planning Program Manager



42-01

Tax Area Code  
89006, 89007  
89015, 89016, 89019  
1/4 SEC. COR. NO. 178

T. 5 N., R. 1 E., M.D.B.&M.



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.

Bk. 142

Bk. 166

Assessor's Map Bk. 42 Pg. 01  
County of Solano, Calif.

15-16

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

Bk. 174

Box R Ranch Subd. R.M. Bk. 34 Pg. 26

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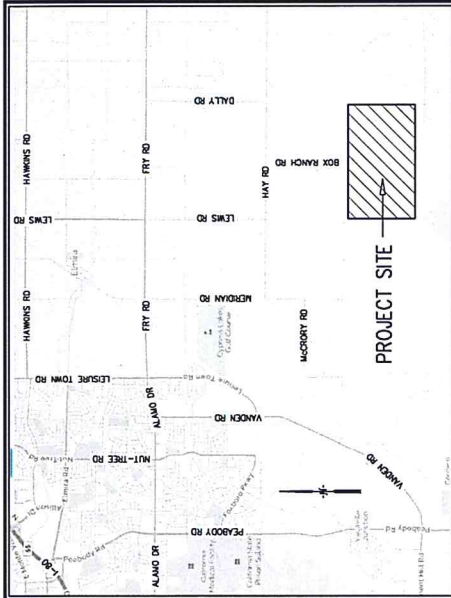
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- 2 N 87° 30' 01" E 100.00
- 3 N 47° 32' 52" E 75.00
- 4 N 42° 27' 08" W 75.00
- 5 S 42° 27' 08" E 50.00
- 6 S 47° 32' 52" W 95.44
- 7 N 87° 32' 52" W 73.32
- 8 N 87° 27' 54" W 110.00
- 9 N 1° 00' 05" E 110.00
- 10 1/2"

Parcel 1D  
20140008563

Parcel 1E  
20140008563

REVISION	DATE	BY
010-36837 Chg(Lib) 9-22-14 DV		
010-232527-36.37.41		
Easement 8-30-13 C		
010-56,57&58(04) 10-26-07 JS		

Attachment B



VICINITY MAP

**OWNERS NAME & ADDRESS:**

PARCELS 1 & 2  
A & T RANGES  
P O BOX 1120  
HUGHSON, CA 95326

**ZONING:**

APNs 0042-010-230 & 270, ZONED EXCLUSIVE AGRICULTURAL ABO

**PARCEL 2:**

APN: 0042-010-220, 260, 130 & 340, ZONED EXCLUSIVE AGRICULTURAL ABO

**REFERENCES:**

- (A) BOOK 10 OF SURVEYS, PAGE 93, SCR
- (B) DOCUMENT # 201400085630, SCR
- (C) BOOK 26 OF SURVEYS, PAGE 21, SCR



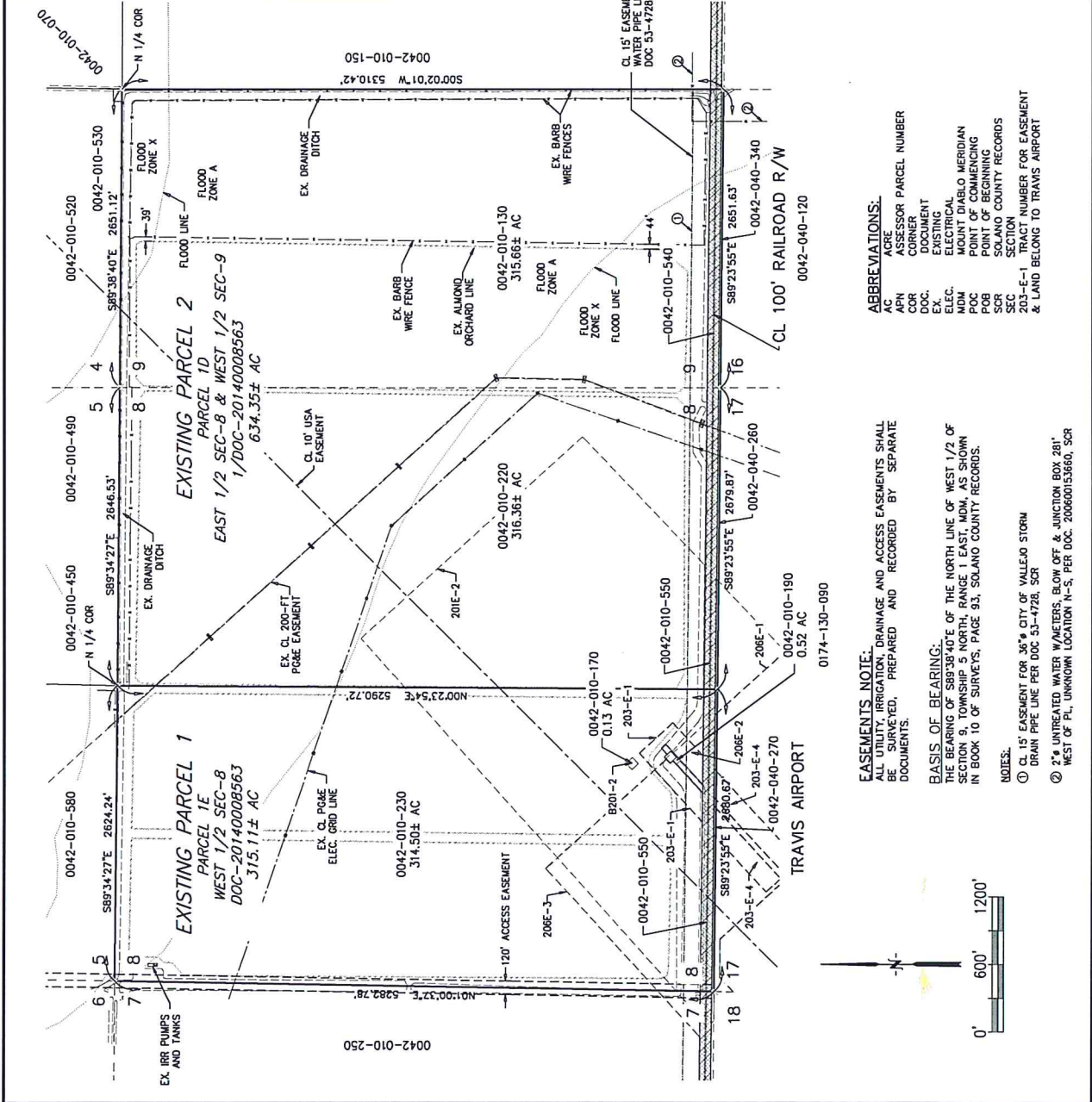
**EXHIBIT C BEFORE ADJUSTMENT  
LOT LINE ADJUSTMENT**

BEING A PORTION OF SECTION 8 AND THE WEST HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 EAST, MDM, SOLANO COUNTY, STATE OF CALIFORNIA



521 13TH STREET MODESTO, CA. 95354  
PHONE- (209) 526-1515 FAX- (209) 523-3383

JOB NO. 13193, DATE: MAY 11, 2017



- ABBREVIATIONS:**
- AC ACRES
  - APN ASSESSOR PARCEL NUMBER
  - COR CORNER
  - DOC DOCUMENT
  - EX EXISTING
  - ELEC ELECTRICAL
  - MDM MOUNT DIABLO MERIDIAN
  - POB POINT OF BEGINNING
  - SCR SOLANO COUNTY RECORDS
  - SEC SECTION
  - 203-E-1 TRACT NUMBER FOR EASEMENT & LAND BELONG TO TRAVIS AIRPORT

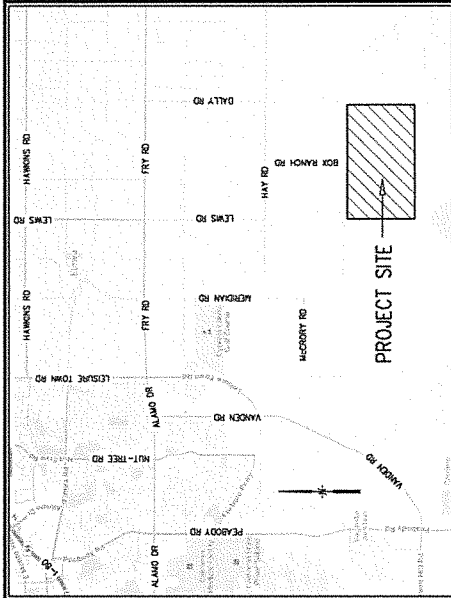
**EASEMENTS NOTE:**  
ALL UTILITY, IRRIGATION, DRAINAGE AND ACCESS EASEMENTS SHALL BE SURVEYED, PREPARED AND RECORDED BY SEPARATE DOCUMENTS.

**BASIS OF BEARING:**  
THE BEARING OF S89°38'40"E OF THE NORTH LINE OF WEST 1/2 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 EAST, MDM, AS SHOWN IN BOOK 10 OF SURVEYS, PAGE 93, SOLANO COUNTY RECORDS.

**NOTES:**

- ① CL 15' EASEMENT FOR 36" CITY OF VALLEJO STORM DRAIN PIPE LINE PER DOC 53-4728, SCR
- ② 2" UNTREATED WATER W/ METERS, BLOW OFF & JUNCTION BOX 281' WEST OF PL. UNKNOWN LOCATION N-5, PER DOC. 200600153660, SCR





**VICINITY MAP**

**PROJECT SITE**

**OWNERS NAME & ADDRESS:**

PARCELS 2, 3, 4,  
A & T RANCHES  
P O BOX 1120  
HUGHSON, CA 95326

**ZONING:**

AGRICULTURAL ABO  
APN: 0042-010-230 & 270, ZONED EXCLUSIVE AGRICULTURAL ABO

**PARCEL 2:**

APN: 0042-010-220, 260, 130 & 340, ZONED EXCLUSIVE AGRICULTURAL ABO

**REFERENCES:**

- (A) BOOK 10 OF SURVEYS, PAGE 93, SCR
- (B) DOCUMENT # 20140005630, SCR
- (C) BOOK 26 OF SURVEYS, PAGE 21, SCR



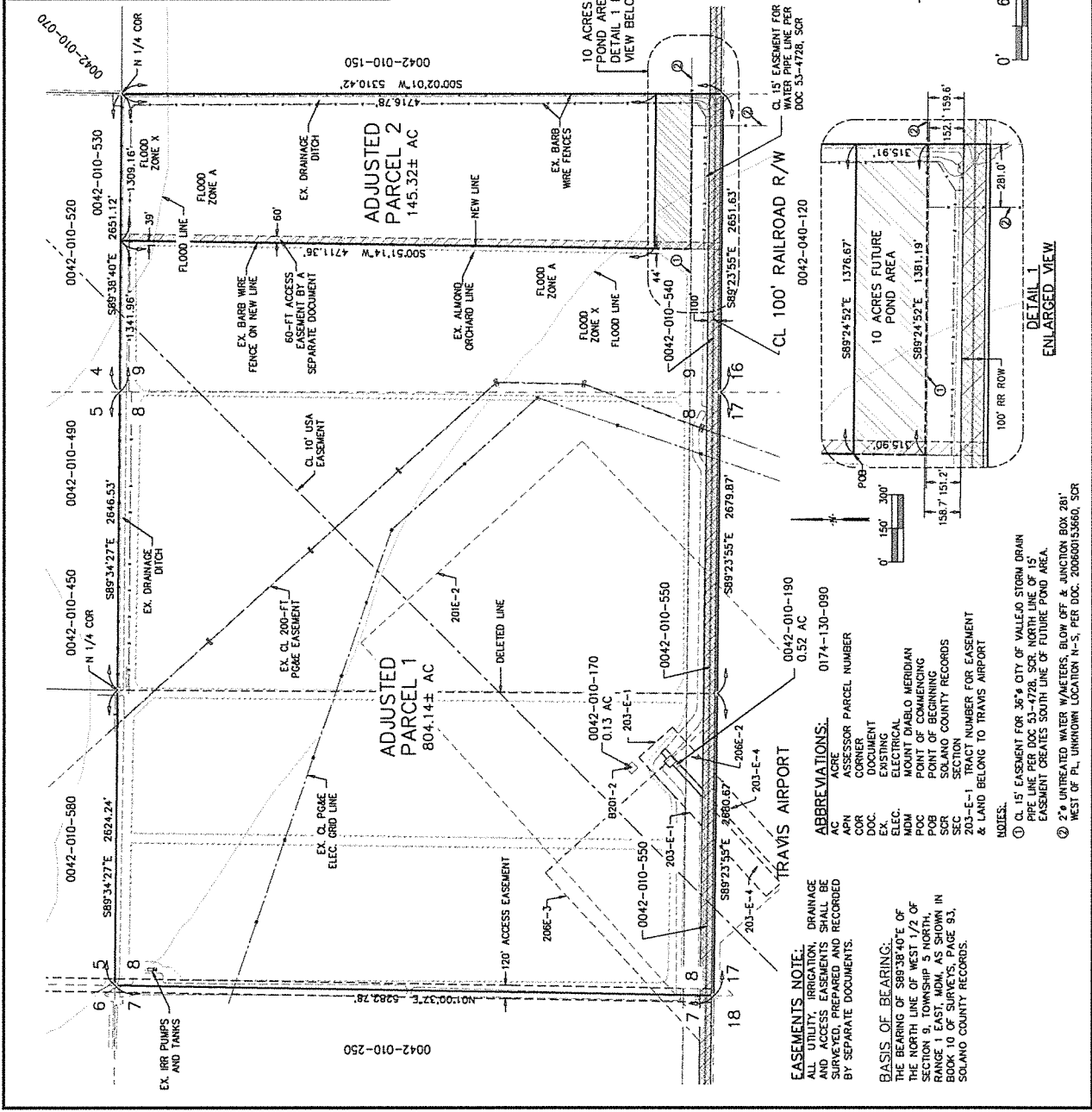
**EXHIBIT C AFTER ADJUSTMENT  
LOT LINE ADJUSTMENT**

BEING A PORTION OF SECTION 8 AND THE WEST HALF OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 EAST, MDM, SOLANO COUNTY, STATE OF CALIFORNIA



521 13TH STREET MODESTO, CA 95354  
PHONE - (209) 526-1515 FAX - (209) 523-3383

JOB NO. 13193, DATE: MAY 11, 2017



**EASEMENTS, NOTE:**  
ALL UTILITY, IRRIGATION, DRAINAGE AND ACCESS EASEMENTS SHALL BE SURVEYED, PREPARED AND RECORDED BY SEPARATE DOCUMENTS.

**BASIS OF BEARING:**  
THE BEARING OF S893427E OF THE NORTH LINE OF WEST 1/2 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 EAST, MDM, AS SHOWN IN BOOK 10 OF SURVEYS, PAGE 93, SOLANO COUNTY RECORDS.

**ABBREVIATIONS:**  
AC ACRES  
N/CORNER CORNER  
DOC DOCUMENT  
EX. EXISTING  
ELEC. ELECTRICAL  
MDM MOUNT DIABLO MERIDIAN  
POB POINT OF BEGINNING  
SCR SOLANO COUNTY RECORDS  
203-E-1 TRACT NUMBER FOR EASEMENT & LAND BELONG TO TRAVIS AIRPORT

**NOTES:**  
① CL 15' EASEMENT FOR 36" CITY OF VALLEJO STORM DRAIN PIPE LINE PER DOC 53-4728, SCR, NORTH LINE OF 15' EASEMENT CREATES SOUTH LINE OF FUTURE POND AREA.  
② 2" UNTREATED WATER W/METERS, BLOW OFF & JUNCTION BOX 281' WEST OF PL. UNKNOWN LOCATION N-S, PER DOC. 200680153660, SCR