

Solano County

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



Agenda - Final

Thursday, March 21, 2019

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 19-015](#) February 21, 2019 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 19-016](#) PUBLIC HEARING to consider Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie et. al. to subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road within the Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" Zoning Districts, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Approval

Attachments: [A - PC Resolution](#)
 [B - Vicinity Map](#)
 [C - Tentative Parcel Map](#)
 [D - Rezoning Exhibit](#)
 [E - Easement and Deed Documents](#)
 [F - Assessors Parcel Map](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of April 4, 2019 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

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 19-015 **Contact:** Kristine Sowards, 784.6765
Agenda date: 3/21/2019 **Final action:**
Title: February 21, 2019 PC Minutes

Governing body: Planning Commission

District:

Attachments: [draft minutes](#)

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

Meeting of February 21, 2019

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 Walker, Hollingsworth, Bauer, and Vice-Chairperson Rhoads-Poston

EXCUSED: Commissioner Cayler

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

Vice-Chairperson Rhoads-Poston 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 January 17, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Use Permit Application No. U-18-04 of **The Timbers-Silveyville Christmas Tree and Pumpkin Farm** (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: defer this matter to a future Planning Commission meeting date

Mike Yankovich stated that staff recommends the commission defer this matter to a future meeting date. He explained that additional time is necessary to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project.

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

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to continue this matter to the meeting of April 18, 2019. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider and make a recommendation to the Board of Supervisors on Rezoning Petition No. Z-17-04 of **Hubert & Aurelia Goudie and William & Sylvia Marshalonis** to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5". The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Recommend that the Board of Supervisors approve the Rezoning Petition

Eric Wilberg provided a brief presentation of the written staff report. The applicant is requesting a rezoning petition to convert 15.69 acres of land currently split zoned Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5". The extent of the proposed Rural Residential zoning would align with existing residential development on-site as well as Sweeny Creek which meanders through the property.

The applicant is also pursuing a minor subdivision application which would create one additional parcel within the area to be rezoned RR-5. Final design of the tentative parcel map for that application, MS-17-06, is still be considered by the applicant and will be heard by the Planning Commission at a later hearing date.

Vice 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 Bauer to recommend the Board of Supervisors approve Rezoning Petition No. Z-17-04 and make the finding that the project qualifies for a categorical exemption pursuant to CEQA Guidelines Section 15061(b)(3). The motion passed unanimously. (Resolution No. 4668)

Item No. 3

PUBLIC HEARING to consider and make a recommendation to the Board of Supervisors on a proposed Ordinance, **Zone Text Amendment No. ZT-17-03**, to amend Chapter 28 of the Solano County Code relating to legal, nonconforming churches within the Suisun Valley Agriculture "A-SV-20" and Agricultural Tourist Center "ATC" zoning districts to allow for the expansion of such uses subject to discretionary approval via the use permit amendment process. (Project Planner: Eric Wilberg) Staff Recommendation: Recommend the Board of Supervisors approve the zone text amendment

Eric Wilberg provided an overview of the staff report. The report indicated that Solano County Zoning Regulations currently prohibit new religious facilities from locating within Agricultural zoning districts. In addition, existing legal nonconforming churches within these districts are limited to the terms and conditions of an approved use permit pursuant to the Nonconforming Uses section of the Zoning Regulations (County Code Section 28.114). In general,

nonconforming uses of land and buildings are limited to the size, scope, and intensity of that which was lawfully established and existing prior to the adoption of any provision of the Zoning Regulations that renders such uses nonconforming.

The Guru Nanak Sikh Temple located at 2948 Rockville Road has filed a Zone Text Amendment to amend the Nonconforming Uses section of the County Zoning Regulations to set forth a discretionary permitting process for legal, nonconforming churches within the Suisun Valley Agriculture zoning districts to pursue an expansion or intensification.

Commissioner Walker mentioned that he took a recent tour of the site and commented that it is a very cool place and that the renderings are going to be impressive. He said he looks forward to reviewing the use permit when it comes before the commission in the future.

Vice-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 Hollingsworth to recommend the Board of Supervisors consider the proposed Zoning Text Amendment No. ZT-17-03 to amend Chapter 28 of the Solano County Code relating to legal, nonconforming churches within the Suisun Valley Agriculture "A-SV-20" and Agricultural Tourist Center "ATC" zoning districts to allow for the expansion of such uses subject to discretionary approval via the use permit amendment process. The motion passed unanimously. (Resolution No. 4669)

Item No. 4

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

It was motioned and seconded to nominate Commissioner Walker and Commissioner Bauer as Chairperson and Vice-Chairperson, respectively. The motion passed unanimously.

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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

and Exclusive Agriculture “A-20” to Rural Residential “RR-5”. A recommendation to approve Rezoning Petition Z-17-04 was forwarded onto the Board of Supervisors by the Planning Commission at its February 21, 2019 meeting.

PROPERTY INFORMATION:

A. Applicant and Owners:

Hubert & Aurelia Goudie and William & Sylvia Marshalonis
4428 Peaceful Glen Road
Vacaville, CA 95688

B. Surrounding General Plan, Zoning and Land Uses:

	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential “RR-5”	Residential
South	Rural Residential	Exclusive Agriculture “A-20”	Seasonal dry crop
East	Rural Residential	Exclusive Agriculture “A-20”	Seasonal dry crop
West	Rural Residential	Rural Residential “RR-5” & “RR-2.5”	Residential

ANALYSIS:

A. Environmental Setting

The subject site is located along Peaceful Glen Road, 2.5 miles north of the City of Vacaville. The site is bound to the north by Peaceful Glen Road; to the east by a parcel in agricultural production (seasonal dry crop); to the south by a parcel in agricultural production (seasonal dry crop); and to the west by residential home sites. The site is situated predominantly within a swath of agricultural land southeast of Sweeny Creek, utilized for seasonal dry crop production. Rural residential home-sites on parcels ranging in size between 2.5 - 5 acres surround the agricultural area. Generally, the area identified as English Hills is located north and west of the subject site and the Allendale area is located to the east and south.

A majority of the 61.86 acre site is relatively flat exhibiting slopes of less than six percent. Sweeny creek meanders through the property, generally in a north-south direction. All development on-site is located northwest of the creek and consists of two residences and two residential accessory structures (carport and pole barn). Utilities including domestic water wells and private septic systems support the residential development on-site. Access to the property is provided via private driveway encroachment off Peaceful Glen Road (County Road No. 457).

Reference Vicinity Map, Attachment B

B. Project Description

The objective of the project is to subdivide two existing parcels into three lots. The intent is to isolate residential development on the northwest side of Sweeny Creek, generally the dividing line between the Rural Residential and the Agricultural zoned areas of the property. The property currently functions with two single family dwellings and associated residential accessory structures on the northwest side of the creek and agricultural production taking place on the southeast side. The

subdivision would create a second rural residential lot on the northwest side of the creek.

Reference Tentative Parcel Map, Attachment C

Proposed Parcel 1 will increase to 5.69 acres. This lot is developed with a single family dwelling, car port, and supporting domestic water well and private septic system. The lot has frontage along Peaceful Glen Road and a developed encroachment and private driveway to the public road. Parcel 1 will be rezoned Rural Residential "RR-5".

Proposed Parcel 2 will be 46.17 acres in size. The lot is undeveloped and utilized for seasonal dry farming. The intent is to keep the parcel in agricultural production and no development is proposed as part of this project. The lot will be accessed via 60 foot wide access easement extending from Timm Road through the adjacent parcel to the east (APN 0105-060-240). Parcel 2 will maintain its existing Exclusive Agriculture "A-20" Zoning.

Proposed Parcel 3 will be 10 acres in size. This lot is developed with a single family dwelling, pole barn, and supporting domestic water well and private septic system. The lot will be accessed via 60 foot wide access easement extending from Peaceful Glen Road through Proposed Parcel 1. Parcel 3 will be rezoned Rural Residential "RR-5".

In order to facilitate the subdivision, the applicant has also filed a rezoning petition to align the Rural Residential zoning district boundaries with the two proposed residential lots. The existing parcels are currently split zoned Rural Residential "RR-2.5" and Exclusive Agriculture "A-20". The proposal will rezone 15.69 acres Rural Residential "RR-5" and maintain the remaining 46.17 acres of the subject site as Exclusive Agriculture "A-20".

Reference Rezoning Exhibit, Attachment D

LAND USE CONSISTENCY

General Plan

The General Plan Land Use Diagram designates the subject site Rural Residential. The Rural Residential designation provides for single-family residences on parcels ranging in sizes between 2.5 - 10 acres. Table LU-5 of the General Plan establishes minimum density standards for dwelling units per acre for each land use designation. The minimum density standard for the Rural Residential designation is one dwelling unit per 2.5 acres (1 du/2.5 ac.). Each of the proposed lots exceeds 5 acres and are consistent with the General Plan density standards for dwelling units per acre.

In addition, the Roadway Diagram (General Plan page TC-13) depicts a Planned Collector roadway at or near the vicinity of the project site. Page TC-10 of the General Plan defines Collector Roads as linking local and collector roads with arterials, freeways, and other collector roads which usually have moderate but not congested volume. The Planned Collector roadway in the vicinity of the project is referred to as the "east-west connector" for the transportation network within the English Hills area of unincorporated Vacaville. The objective of the east-west connector is to link Timm Road in the east with English Hills Road in the west. Specific details regarding location, alignment, and construction of the roadway are not provided in the General Plan; however a 60 foot right of way was granted to Solano County for public purposes via recorded Parcel Map 44 - 32 on nearby Assessor's Parcel No. 0105-090-150, south of the project site.

The project's proposed access easement from Timm Road has the potential to serve as a future public road for two reasons. As discussed, the alignment of the easement is similar to that of the depicted alignment in the General Plan for the east-west connector, a planned public road. Secondly, the project site has the potential to serve 10 or more lots. Potential lot counts are calculated based on parcel acreage divided by the density standard set by the General Plan designation. The project site and adjoining parcels carry the Rural Residential General Plan designation which has a minimum density standard of one dwelling unit per 2.5 acres. At a minimum, the proposed access easement from Timm Road will serve Proposed Parcel 2 (46.18 acres) and the adjacent APN 0105-090-040 (10 acres) and therefore have the potential to serve twenty-two lots should rezoning and subdivision applications be pursued in the future. Section 1-3.1 of the Solano County Road Improvement Standards and Land Development Requirements states "for projects serving more than ten potential parcels, the structural section shall be the same as that required for public road. The number of potential parcels shall be determined based on the County General Plan".

Zoning

The site is currently split zoned Rural Residential "RR-2.5" and Exclusive Agriculture "A-20". As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the two existing zoning districts, as well as the proposed Rural Residential "RR-5" zoning change, are consistent with the general plan designation. Each of the three proposed parcels meets or exceeds the minimum parcel size required by their respective zoning district. The two Rural Residential lots will maintain a minimum of 5 acres and the Exclusive Agriculture lot will maintain a 20 acre parcel size. Existing residential development and agriculture use of the property are allowable land uses under each lots respective zoning.

Road Improvement Standards and Land Development Requirements

Parcel 1 - Proposed Parcel 1 fronts Peaceful Glen Road and has adequate access.

Parcel 2 - Access to Proposed Parcel 2 is provided from Timm Road by a proposed 60 foot wide private access easement across APN 0105-060-240.

Parcel 3 - Access to Proposed Parcel 3 is provided from Peaceful Glen Road by a proposed 60 foot wide private access easement across Parcel 1.

Adjacent Parcel - A question has been raised whether a parcel immediately to the south of the proposed subdivision (APN 0105-090-040) is landlocked and should be provided access as part of this subdivision.

At the Planning Commission hearing on November 1, 2018 the applicant's representative submitted a diagram and several documents purporting to show this adjacent parcel has two routes of access to Timm Road (*Reference Attachment E*). After review of those documents as well as Parcel Map 44 PM 22 (2002), Department of Resource Management staff along with the acting County Surveyor have determined that adjacent APN 0105-090-040 does not have "adequate access" pursuant to sections 26-72.5 and 26-75.1(a) of the Solano County Subdivision Ordinance and as defined in section 1-3.5 of the Solano County Road Improvement Standards and Land Development Requirements. In summary, the circulation plan for a proposed subdivision shall provide public or private road frontage to each lot, shall conform to the circulation element of the General Plan, and any other applicable circulation plan as may be adopted by the County, and shall extend proposed roads to contiguous property to facilitate through

roads.

Since November 2018 Department staff has worked with the applicants and their representatives to ensure adequate access will be provided to APN 0105-090-040. As seen on the revised Tentative Parcel Map dated February 5, 2019 the subdivider has extended the proposed access easement from Timm Road across APN 0105-060-240, through Proposed Parcel 2, and ending in a cul-de-sac at the easement's westerly terminus at APN 0105-090-040. The proposed easement from Timm Road resolves any concerns regarding adequate access for the proposed subdivision and the adjacent parcel.

All proposed easements are shown on the revised Tentative Parcel Map dated February 5, 2019. As discussed the proposed easement from Timm Road has the potential to serve as a future public road therefore must also be provided as an irrevocable offer of dedication for future potential use as a public road.

Public Works Engineering recommends the following conditions be placed on any approval of the Tentative Parcel Map:

1. Subdivider shall be limited to one private roadway connection to Peaceful Glen Road and one private roadway connection to Timm Road, within the proposed private access easements at the locations shown on the Tentative Parcel Map.
2. The final Parcel Map shall provide a sixty-foot (60') wide private access easement across Parcel 1 providing adequate access to Parcel 3, as shown on the Tentative Map.
3. The final Parcel Map shall provide a sixty-foot (60') wide private access easement across the parcel identified as APN 0105-060-240 providing access to Parcel 2 at the location shown on the Tentative Map.
4. The final Parcel Map shall provide a sixty-foot (60') wide Irrevocable Offer of Dedication (IOD) for a public road across the parcel identified as APN 0105-060-240 at the location of the proposed private access easement from Timm Road, as shown on the Tentative Map.
5. The final Parcel Map shall provide a sixty-foot (60') wide Irrevocable Offer of Dedication (IOD) across Parcel 2 (extension of the IOD across the parcel identified as APN 0105-060-240) to provide access to the parcel identified as APN 0105-090-040 at the location of the proposed private access easement shown on the Tentative Map. The turnaround must be shown dimensionally within Parcel 2, though the easement must provide at least 60 feet of width at its interface with APN 0105-090-040.
6. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway from Peaceful Glen Road in accordance with County of Solano Road Improvement Standards. The private roadway shall be constructed from the connection to Peaceful Glen Road, across Parcel 1, and within the private access easement as shown on the Tentative Map.
7. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway from Timm Road to Parcel 2 in accordance with County of Solano Road Improvement Standards. The private roadway shall be constructed from the connection to Timm Road, across the parcel identified as APN 0105-060-240 to Parcel 2 within the IOD and proposed private access easement shown on the Tentative Map.
8. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway within the IOD and proposed private access easement across Parcel 2 shown on the Tentative Map in accordance with County of Solano Road Improvement Standards providing access to the parcel identified as APN 0105-090-040.

9. Subdivider shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way including, but not limited to, access connections with Peaceful Glen Road and Timm Road. The new access connections shall include paved aprons.
10. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the access improvements at Timm Road and Peaceful Glen Road, as shown on the Tentative Map, as well as any onsite grading.
11. Prior to the filing of the final Parcel Map, road maintenance agreement(s) shall be recorded that requires all lot owners within the subdivision to participate in the maintenance of the private roadways. The maintenance agreement(s) shall include all roadway improvements, including culverts and drainage ditches. The agreement(s) shall be submitted and approved by Public Works Engineering prior to recordation. The agreement(s) shall be noted in a supplemental sheet on the Parcel Map for the subdivision, and shall include the private roadways across Parcel 1 of the Tentative Map and the parcel identified as 0105-060-240.

ENVIRONMENTAL ANALYSIS (CEQA)

The two proposed residential lots are developed with primary residences. The project has the potential to accommodate one additional primary residence intended to support agricultural operations on Proposed Parcel 2; however no residential development is proposed as part of the project. With no additional development, the setting and physical environment will remain unchanged from its current state. With no changes to the site, the project will not create additional population dependent impacts such as significant increased traffic, overuse of public facilities, nor impact community character. The project site does not contain any major slopes or prominent topographical features; rare, endangered or regionally significant species of native flora and fauna, or known culturally significant archeological sites. The project does not have the potential for causing a significant effect on the environment; therefore a Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), General Rule exemption.

FINDINGS

Subdivision Ordinance

- 1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.**

The General Plan Land Use Diagram designates the property Rural Residential. This designation provides for single-family residences on parcels 2.5 - 10 acres in size. The existing residential development and proposed parcel sizes are consistent with the intent of the Rural Residential designation. As seen on General Plan / Zoning Consistency Table (Table LU-7) of the Solano County General Plan, the Exclusive Agricultural Zoning District and agricultural use of Proposed Parcel 2 is also consistent with the General Plan designation.

- 2. The design of the proposed subdivision is consistent with the Solano County General Plan.**

The three proposed lots are of sufficient size and shape to continue to accommodate

residential development and agricultural operations on-site.

3. The site is physically suitable for the proposed type of development.

Proposed Parcel 2 is undeveloped however is of sufficient size, relatively flat, and not located within a water scarce area therefore may accommodate a primary dwelling to be constructed on-site. Proposed Parcels 1 and 3 contain existing residential development.

3. The site is physically suitable for the proposed density of development.

Each of the three proposed lots may accommodate up to one primary single family dwelling. Proposed Parcels 1 and 3 are developed with such residence types. The site is physically suitable to accommodate a primary dwelling on Proposed Parcel 2.

3. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

6. The design of the subdivision will not cause serious public health problems.

The subdivision will not cause serious health problems.

7. The design of the subdivision and the type of improvements will not conflict with any public easements.

Any improvements resulting from the subdivision would be located outside any easements on-site.

7. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

Each primary single family residence would utilize on-site septic systems and would not affect any existing community sewer system.

7. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

10. The proposed subdivision does not front along a public waterway, public river or public stream and does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.

13. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.) and is in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act

The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act.

California Environmental Quality Act

14. The project does not have the potential for causing a significant effect on the environment; therefore a Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), General Rule exemption.

A Notice of Exemption shall be prepared and filed pursuant to CEQA Guidelines Section 15061(b)(3). The project qualifies for this exemption because the potential construction of one additional primary single family residence incidental to agricultural operations is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

In addition, the zoning change represents a downzoning for this area, whereas a permitted density of housing and development is reduced. The balance of the rezone area is currently zoned Exclusive Agriculture; however this area has historically functioned for residential purposes. The rezoning would be reflective of the existing physical environment and would not result in a loss of productive agricultural land.

CONDITIONS OF APPROVAL

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map for Goudie et. al. prepared by Laugenour and Meikle, dated February 5, 2019; on file with the Solano County Planning Division, except as modified herein.
2. Approval of the Tentative Parcel Map for Minor Subdivision application No. MS-17-06 is contingent upon the effective date for Rezoning Petition Z-17-04, as approved by the Board of Supervisors. The rezoning petition shall take effect no earlier than 30 days from the Board of Supervisors approval of said petition.

Building & Safety Division

3. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Environmental Health Division

4. Prior to any residential development, the property owner shall comply with Solano County Code Chapter 6.4 and 13.10 relative to water wells and septic systems.

Public Works - Engineering Division

5. Subdivider shall be limited to one private roadway connection to Peaceful Glen Road and one private roadway connection to Timm Road, within the proposed private access easements at the locations shown on the Tentative Parcel Map.
6. The final Parcel Map shall provide a sixty-foot (60') wide private access easement across Parcel 1 providing adequate access to Parcel 3, as shown on the Tentative Map.
7. The final Parcel Map shall provide a sixty-foot (60') wide private access easement across the parcel identified as APN 0105-060-240 providing access to Parcel 2 at the location shown on the Tentative Map.
8. The final Parcel Map shall provide a sixty-foot (60') wide Irrevocable Offer of Dedication (IOD) for a public road across the parcel identified as APN 0105-060-240 at the location of the proposed private access easement from Timm Road, as shown on the Tentative Map.
9. The final Parcel Map shall provide a sixty-foot (60') wide Irrevocable Offer of Dedication (IOD) across Parcel 2 (extension of the IOD across the parcel identified as APN 0105-060-240) to provide access to the parcel identified as APN 0105-090-040 at the location of the proposed private access easement shown on the Tentative Map. The turnaround must be shown dimensionally within Parcel 2, though the easement must provide at least 60 feet of width at its interface with APN 0105-090-040.
10. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway from Peaceful Glen Road in accordance with County of Solano Road Improvement Standards. The private roadway shall be constructed from the connection to Peaceful Glen Road, across Parcel 1, and within the private access easement as shown on the Tentative Map.
11. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway from Timm Road to Parcel 2 in accordance with County of Solano Road Improvement Standards. The private roadway shall be constructed from the connection to Timm Road, across the parcel identified as APN 0105-060-240 to Parcel 2 within the IOD and proposed private access easement shown on the Tentative Map.
12. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway within the IOD and proposed private access easement across Parcel 2 shown on the Tentative Map in accordance with County of Solano Road Improvement Standards providing access to the parcel identified as APN 0105-090-040.
13. Subdivider shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way including, but not limited to, access connections with Peaceful Glen Road and Timm Road. The new access connections shall include paved aprons.
14. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the access improvements at Timm Road and Peaceful Glen Road, as shown on the Tentative Map, as well as any onsite grading.

15. Prior to the filing of the final Parcel Map, road maintenance agreement(s) shall be recorded that requires all lot owners within the subdivision to participate in the maintenance of the private roadways. The maintenance agreement(s) shall include all roadway improvements, including culverts and drainage ditches. The agreement(s) shall be submitted and approved by Public Works Engineering prior to recordation. The agreement(s) shall be noted in a supplemental sheet on the Parcel Map for the subdivision, and shall include the private roadways across Parcel 1 of the Tentative Map and the parcel identified as 0105-060-240.

Attachments:

- A - Draft Resolution
- B - Vicinity Map
- C - Tentative Parcel Map
- D - Rezoning Exhibit
- E - Easement & Deed Documents
- F - Assessor's Parcel Map

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Minor Subdivision Application No. MS-17-06 of **Hubert and Aurelia Goudie et. al.** to subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, within the Rural Residential and Exclusive Agriculture Zoning Districts; APN's 0105-060-390 and 40, 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 21, 2019, and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

Subdivision Ordinance

- 1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.**

The General Plan Land Use Diagram designates the property Rural Residential. This designation provides for single-family residences on parcels 2.5 – 10 acres in size. The existing residential development and proposed parcel sizes are consistent with the intent of the Rural Residential designation. As seen on General Plan / Zoning Consistency Table (Table LU-7) of the Solano County General Plan, the Exclusive Agricultural Zoning District and agricultural use of Proposed Parcel 2 is also consistent with the General Plan designation.

- 2. The design of the proposed subdivision is consistent with the Solano County General Plan.**

The three proposed lots are of sufficient size and shape to continue to accommodate residential development and agricultural operations on-site.

- 3. The site is physically suitable for the proposed type of development.**

Proposed Parcel 2 is undeveloped however is of sufficient size, relatively flat, and not located within a water scarce area therefore may accommodate a primary dwelling to be constructed on-site. Proposed Parcels 1 and 3 contain existing residential development.

- 4. The site is physically suitable for the proposed density of development.**

Each of the three proposed lots may accommodate up to one primary single family dwelling. Proposed Parcels 1 and 3 are developed with such residence types. The site is physically suitable to accommodate a primary dwelling on Proposed Parcel 2.

- 5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

6. The design of the subdivision will not cause serious public health problems.

The subdivision will not cause serious health problems.

7. The design of the subdivision and the type of improvements will not conflict with any public easements.

Any improvements resulting from the subdivision would be located outside any easements on-site.

8. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

Each primary single family residence would utilize on-site septic systems and would not affect any existing community sewer system.

9. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

10. The proposed subdivision does not front along a public waterway, public river or public stream and does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.

13. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.) and is in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act

The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act.

California Environmental Quality Act

14. The project does not have the potential for causing a significant effect on the environment; therefore a Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), General Rule exemption.

A Notice of Exemption shall be prepared and filed pursuant to CEQA Guidelines Section 15061(b)(3). The project qualifies for this exemption because the potential construction of one additional primary single family residence incidental to agricultural operations is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

In addition, the zoning change represents a downzoning for this area, whereas a permitted density of housing and development is reduced. The balance of the rezone area is currently zoned Exclusive Agriculture; however this area has historically functioned for residential purposes. The rezoning would be reflective of the existing physical environment and would not result in a loss of productive agricultural land.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby approve Minor Subdivision Application No. MD-17-06 subject to the following recommended conditions of approval:

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map for Goudie et. al. prepared by Laugenour and Meikle, dated February 5, 2019; on file with the Solano County Planning Division, except as modified herein.
2. Approval of the Tentative Parcel Map for Minor Subdivision application No. MS-17-06 is contingent upon the effective date for Rezoning Petition Z-17-04, as approved by the Board of Supervisors. The rezoning petition shall take effect no earlier than 30 days from the Board of Supervisors approval of said petition.

Building & Safety Division

3. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Environmental Health Division

4. Prior to any residential development, the property owner shall comply with Solano County Code Chapter 6.4 and 13.10 relative to water wells and septic systems.

Public Works – Engineering Division

5. Subdivider shall be limited to one private roadway connection to Peaceful Glen Road and one private roadway connection to Timm Road, within the proposed private access easements at the locations shown on the Tentative Parcel Map.
6. The final Parcel Map shall provide a sixty-foot (60') wide private access easement across Parcel 1 providing adequate access to Parcel 3, as shown on the Tentative Map.

7. The final Parcel Map shall provide a sixty-foot (60') wide private access easement across the parcel identified as APN 0105-060-240 providing access to Parcel 2 at the location shown on the Tentative Map.
8. The final Parcel Map shall provide a sixty-foot (60') wide Irrevocable Offer of Dedication (IOD) for a public road across the parcel identified as APN 0105-060-240 at the location of the proposed private access easement from Timm Road, as shown on the Tentative Map.
9. The final Parcel Map shall provide a sixty-foot (60') wide Irrevocable Offer of Dedication (IOD) across Parcel 2 (extension of the IOD across the parcel identified as APN 0105-060-240) to provide access to the parcel identified as APN 0105-090-040 at the location of the proposed private access easement shown on the Tentative Map. The turnaround must be shown dimensionally within Parcel 2, though the easement must provide at least 60 feet of width at its interface with APN 0105-090-040.
10. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway from Peaceful Glen Road in accordance with County of Solano Road Improvement Standards. The private roadway shall be constructed from the connection to Peaceful Glen Road, across Parcel 1, and within the private access easement as shown on the Tentative Map.
11. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway from Timm Road to Parcel 2 in accordance with County of Solano Road Improvement Standards. The private roadway shall be constructed from the connection to Timm Road, across the parcel identified as APN 0105-060-240 to Parcel 2 within the IOD and proposed private access easement shown on the Tentative Map.
12. Prior to the recordation of the final Parcel Map, the Subdivider shall construct a private roadway within the IOD and proposed private access easement across Parcel 2 shown on the Tentative Map in accordance with County of Solano Road Improvement Standards providing access to the parcel identified as APN 0105-090-040.
13. Subdivider shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way including, but not limited to, access connections with Peaceful Glen Road and Timm Road. The new access connections shall include paved aprons.
14. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the access improvements at Timm Road and Peaceful Glen Road, as shown on the Tentative Map, as well as any onsite grading.
15. Prior to the filing of the final Parcel Map, road maintenance agreement(s) shall be recorded that requires all lot owners within the subdivision to participate in the maintenance of the private roadways. The maintenance agreement(s) shall include all roadway improvements, including culverts and drainage ditches. The agreement(s) shall be submitted and approved by Public Works Engineering prior to recordation. The agreement(s) shall be noted in a supplemental

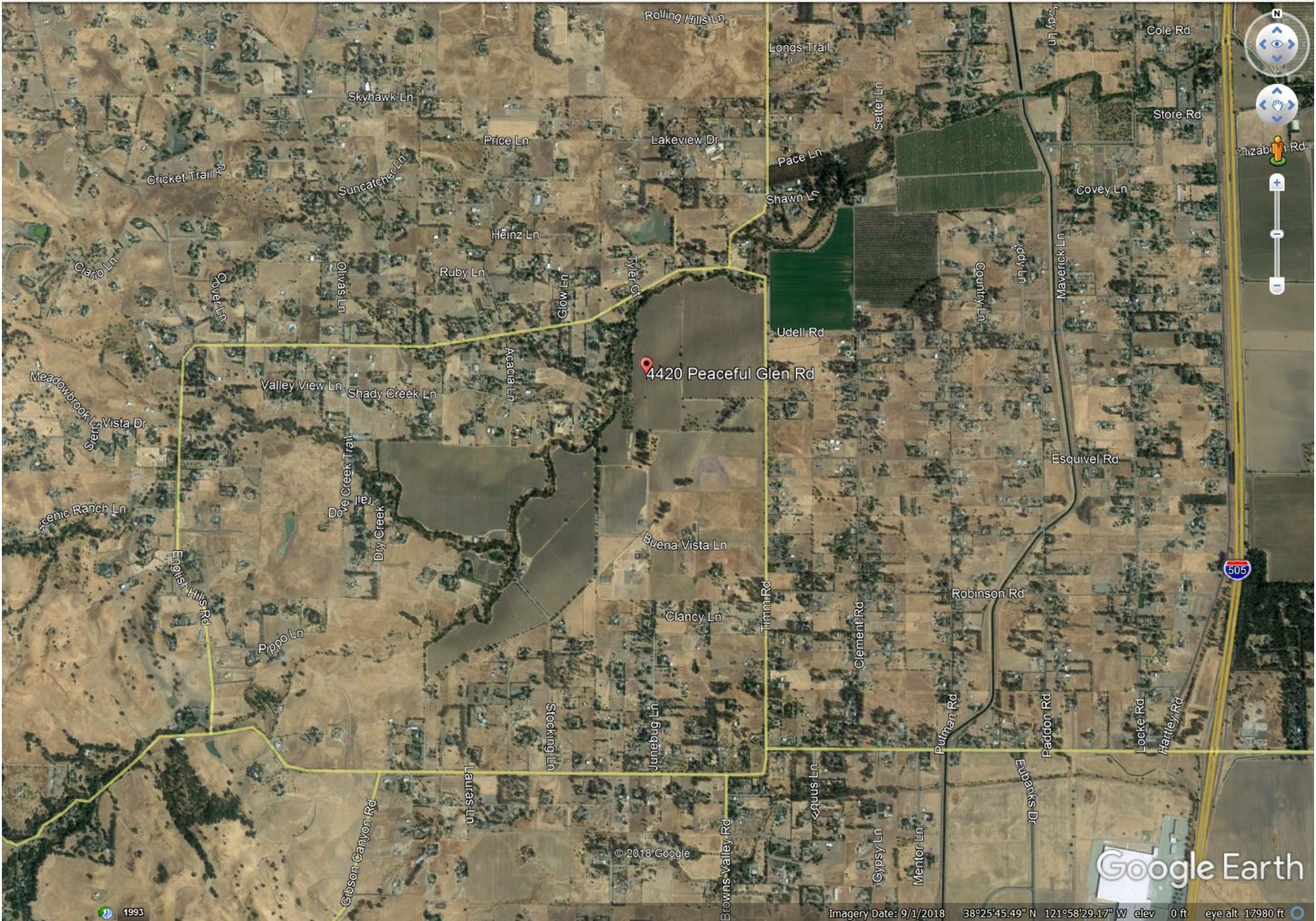
sheet on the Parcel Map for the subdivision and shall include the private roadways across Parcel 1 of the Tentative Map and the parcel identified as 0105-060-240.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on March 21, 2019 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary



4420 Peaceful Glen Rd



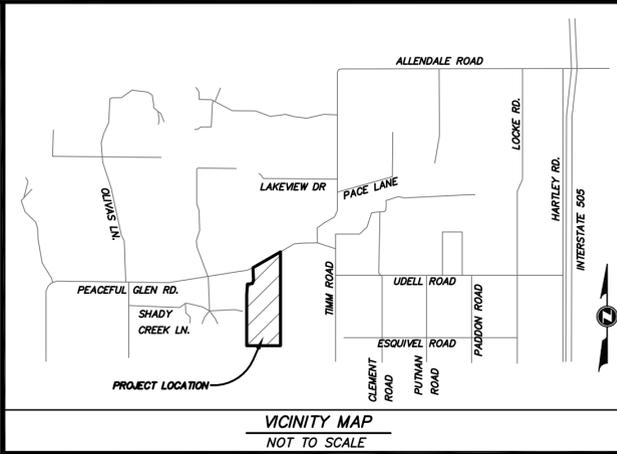
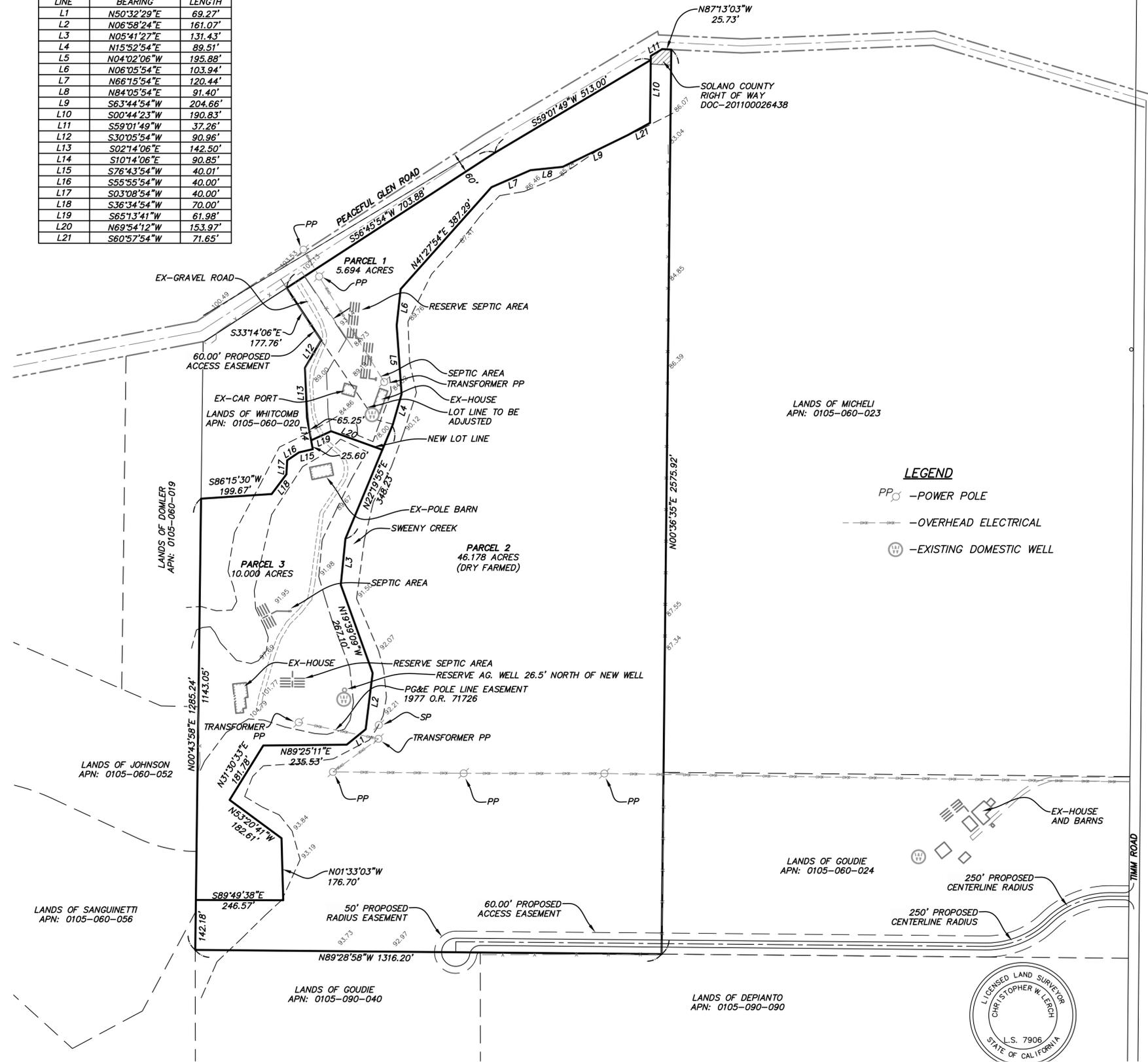
Google Earth

© 2018 Google

1993

Imagery Date: 9/1/2018 38°25'45.49" N 121°58'29.17" W elev 0 ft eye alt 17980 ft

LINE	BEARING	LENGTH
L1	N50°32'29"E	69.27'
L2	N06°58'24"E	161.07'
L3	N05°41'27"E	131.43'
L4	N15°52'54"E	89.51'
L5	N04°02'06"W	195.88'
L6	N06°05'54"E	103.94'
L7	N66°15'54"E	120.44'
L8	N84°05'54"E	91.40'
L9	S63°44'54"W	204.66'
L10	S00°44'23"W	190.83'
L11	S59°01'49"W	37.26'
L12	S30°05'54"W	90.96'
L13	S02°14'06"E	142.50'
L14	S10°14'06"E	90.85'
L15	S76°43'54"W	40.01'
L16	S55°55'54"W	40.00'
L17	S03°08'54"W	40.00'
L18	S36°34'54"W	70.00'
L19	S65°13'41"W	61.98'
L20	N69°54'12"W	153.97'
L21	S60°57'54"W	71.65'

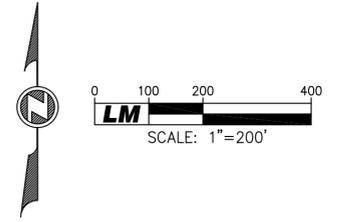
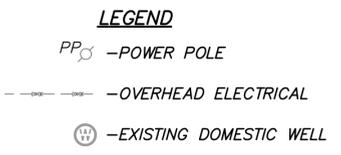


OWNER/SUBDIVIDER: GOUDIE ETAL
4420 & 4428 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
PHONE: (707) 448-3819

ENGINEER/SURVEYOR: LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
608 COURT STREET
WOODLAND, CA. 95695
PHONE: (530) 662-1755

ASSESSOR'S NUMBER: 0105-060-390 AND 400

EXISTING USE: RURAL HOMESITE & AGRICULTURE
PROPOSED USE: RURAL HOMESITE & AGRICULTURE
EXISTING ZONING: RR2.5 & A20
PROPOSED ZONING: RR2.5 & A20
SEWER SERVICE: EXISTING SEPTIC AND LEACH FIELD
DRAINAGE SERVICE: OVERLAND TO SOUTHEAST
WATER SERVICE: PRIVATE WELL
ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
GAS SERVICE: NONE
TELEPHONE SERVICE: AT&T
FLOOD ZONES: ZONE X, 06095C0161F
GROSS AREA: 61.872± ACRES



TENTATIVE PARCEL MAP
FOR
GOUDIE ETAL
BEING A PORTION OF SECTION 21 TOWNSHIP 7 NORTH,
RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN
UNINCORPORATED AREA OF, SOLANO COUNTY, CALIFORNIA

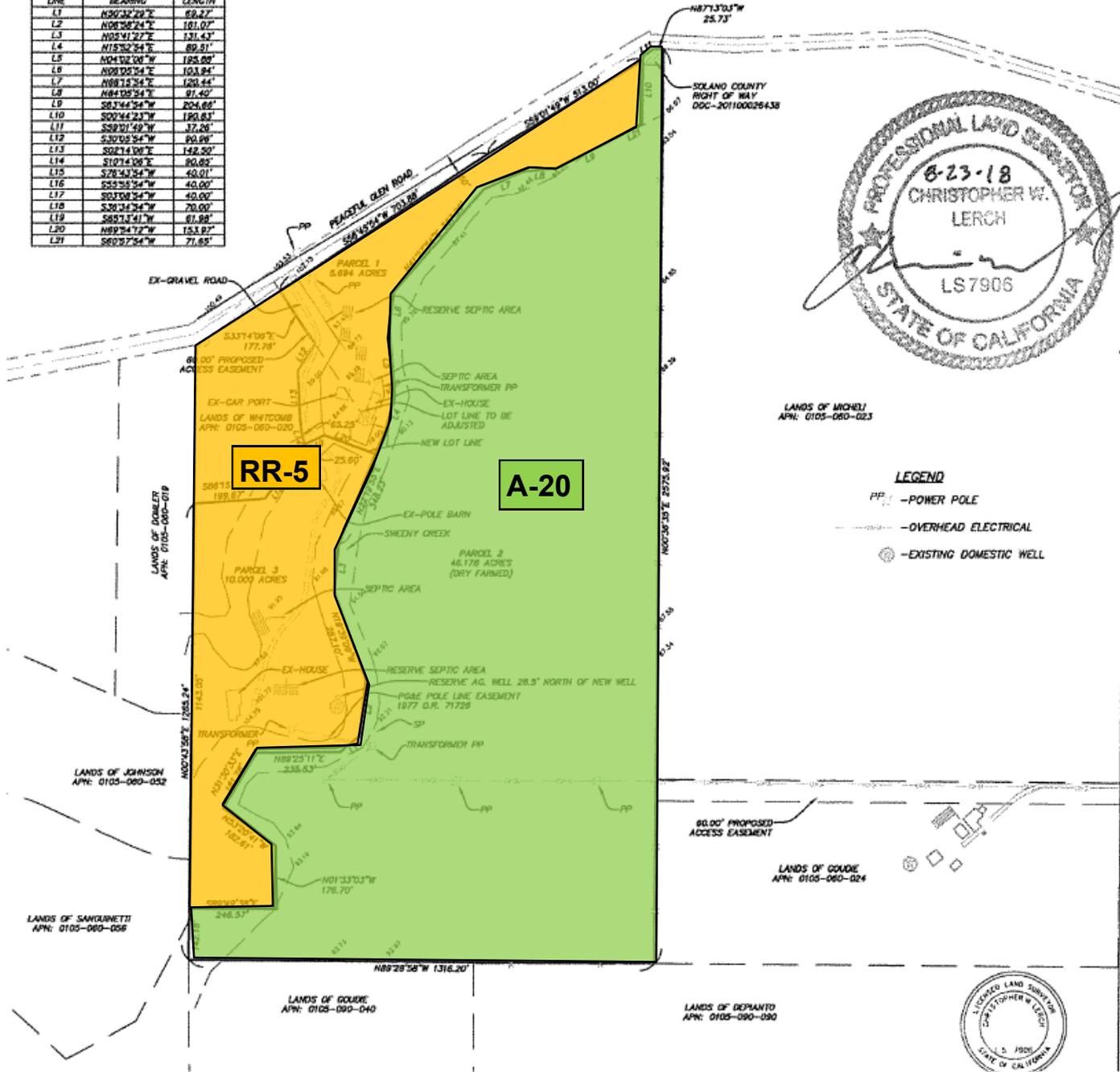


LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

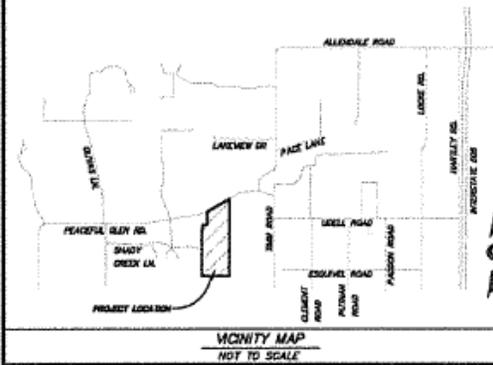
SHEET 1 OF 1 FEBRUARY 05, 2019

#4244

LINE	BEARING	LENGTH
L1	N50°32'22"E	69.27'
L2	N08°58'24"E	161.07'
L3	N05°41'27"E	121.43'
L4	N15°52'24"E	89.51'
L5	N04°02'00"W	125.89'
L6	S98°02'34"E	103.84'
L7	N88°12'24"E	128.54'
L8	N88°12'24"E	81.60'
L9	S8°14'54"W	204.66'
L10	S00°44'21"W	120.83'
L11	S59°11'59"W	37.26'
L12	S30°02'54"W	80.50'
L13	S02°14'00"E	142.50'
L14	S10°14'00"E	80.82'
L15	S78°42'24"E	48.01'
L16	S85°31'24"E	43.00'
L17	S03°02'54"W	40.00'
L18	S38°34'34"W	70.00'
L19	S85°14'41"W	61.88'
L20	N89°24'12"W	153.87'
L21	S60°27'54"W	71.85'



LEGEND
 PP - POWER POLE
 --- OVERHEAD ELECTRICAL
 (Symbol) - EXISTING DOMESTIC WELL

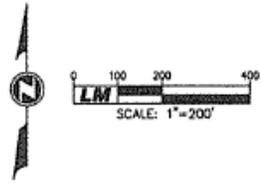


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 VACAVILLE, CA 95888
 PHONE: (707) 448-3819

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 CIVIL ENGINEERS
 808 COURT STREET
 WOODLAND, CA 95695
 PHONE: (530) 662-1755

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 808 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755
 P.O. BOX 512, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-1802





November 1, 2018

Solano County Planning Commission
675 Texas Street
Fairfield, California 94533

Attn: Michael Yankovich, Eric Wilberg

Re: MS-17-06 11/1/18 PC Hearing (Goudie Parcel Map – Karn Issue)

Dear Commissioners and Staff,

The subject parcel map was continued from the October 4th meeting to allow staff the time to rewrite condition 8 as well as other related conditions. Those have been rewritten and are acceptable as presented on tonight's hearing agenda.

This week, the applicant was informed that staff was considering the request of southerly neighbor Mr. Karn by his attorney Charles Wood to add another condition to the subject map. A number of claims were alleged by attorney Wood as shown in communications shared to the county and the applicant. The claims are categorically false and will be addressed as a Civil matter outside this planning commission venue. Mr. Karn's property lies approx.. 970' to the south of the Goudie parcel map.

Notable among the claims are that another of the applicant's properties are without public access and should be addressed and conditioned by the subject parcel map. To the contrary, the Goudie parcel to the south already has recorded easement access to Timm Road. The attached information documents that existing access and the applicant has every intention of dealing with this nearby issue.

Respectfully submitted are:

- Background Exhibit Aerial Photo
- Exhibit A – 151 Deeds 306
- Exhibit B – 1903 Subdivision Map
- Exhibit C – 151 Deeds 308
- Notice of Intent to Preserve Interest

Dan Figueroa

This Indenture, made this Twenty-first day of January 1903 in the year of our Lord one thousand nine hundred

Between James F. Talbot of the County of Humboldt State of California the part of of the first part, and

Ida B. Buckley of the County of Solano State of California the part of of the second part,

Witnesseth: That the said part of of the first part, for and in consideration of the sum of Ten DOLLARS,

Gold Coin of the United States of America, to him in hand paid by the said part of of the second part, the receipt whereof is hereby acknowledged, ~~has granted, bargained, sold, conveyed & confirmed~~ do by these presents, grant, bargain, sell and convey unto the said part of of the second part, and to her heirs and assigns forever, all the certain lot, piece or parcel of land situate, lying and being in the County of Solano, State of California, and bounded and particularly described as follows, to wit:

The North Half (N. 1/2) of Lot Number Three (3) containing Ten (10) acres, as shown on a Map of the James F. Talbot subdivision of the North-east Quarter of section Twenty-eight (28), Township Seven (7) North, Range One (1) West, M.D.B. & M. said map being filed in the office of the county Recorder of said Solano county, to which map reference is made for a more complete description.

Also a right of way twenty feet wide along the south side of the North line of Lot No. 2, of said subdivision, to the 20 foot road as shown on said map. Reserving from said Lot hereby conveyed a right of way 20 feet wide along the west side of the East line, for the use and benefit of the south Half of said lot.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues and profits thereof.

To Have and to Hold, all and singular the said premises, together with the appurtenances, unto the said part of of the second part, and to her heirs and assigns forever.

In Witness Whereof, the said part of of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James F. Talbot SEAL

SEAL

SEAL

SEAL

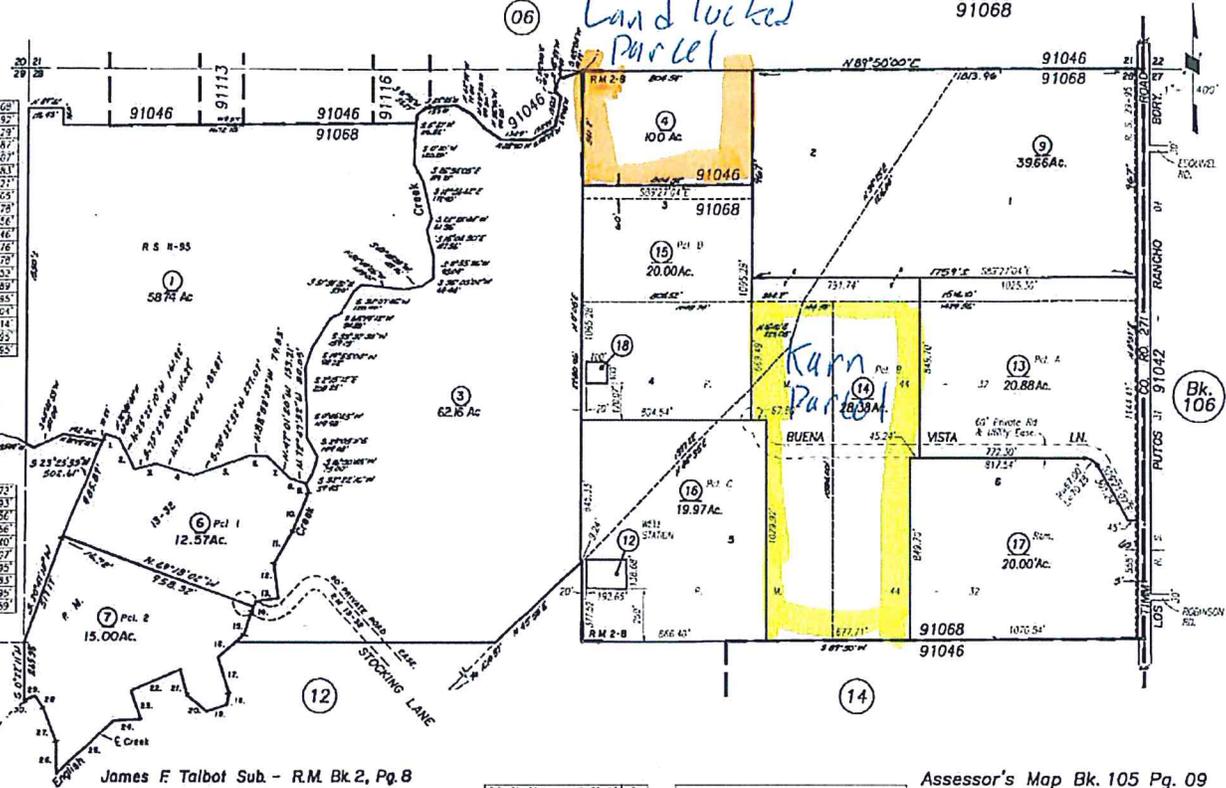
EX. "A"

Land locked Parcel

1. N. 22° 00' 41" W	67.68'
2. N. 44° 42' 00" W	161.93'
3. S. 70° 22' 55" W	176.25'
4. N. 72° 28' 55" W	187.67'
5. S. 71° 22' 35" W	277.67'
6. N. 88° 13' 50" W	29.83'
7. N. 49° 21' 57" W	151.21'
8. N. 72° 22' 25" W	80.65'
9. N. 19° 29' 16" W	41.78'
10. N. 23° 22' 10" E	199.56'
11. N. 31° 44' 37" E	175.46'
12. N. 21° 41' 58" W	158.76'
13. N. 82° 01" E	171.78'
14. N. 24° 33' 24" E	52.52'
15. N. 61° 09' 29" E	175.89'
16. N. 48° 44' 33" E	152.85'
17. N. 16° 42' 22" W	130.64'
18. N. 9° 01' 47" E	50.14'
19. N. 7° 15' 51" E	103.22'
20. S. 47° 35' 28" E	123.92'

37. S. 9° 23' 53" E	122.72'
38. N. 68° 29' 40" E	253.93'
39. N. 19° 21' 35" W	132.56'
40. N. 88° 44' 52" E	130.86'
41. N. 48° 23' 24" E	164.40'
42. N. 02° 28' 53" E	156.67'
43. S. 20° 43' 02" E	165.95'
44. S. 34° 30' 05" E	71.83'
45. N. 65° 42' 51" E	64.95'
46. N. 35° 44' 25" E	9.89'

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James F. Talbot Sub. - R.M. Bk 2, Pg. 8

R.S. 31-04	6-21-13	CY
050-127.16	09-21-11	CY
6-6-23-25	10-21-10	CY
494 St. Name	5-15-04	CS
REVISION	04-E	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.

Assessor's Map Bk. 105 Pg. 09
County of Solano, Calif.

14-15

Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles

EXHIBIT C

This Indenture, made this Twenty first day of January AD 1903, in the year of our Lord one thousand nine hundred

Between James F. Talbot of the County of Humboldt, State of California

Samuel W. Bentley of the County of Solano, State of California

Witnesseth: That the said party of the first part, for and in consideration of the sum of Ten DOLLARS,

Gold Coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, confirmed, do^g by these presents grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Solano, State of California, and bounded and particularly described as follows, to wit:

The south Half (S. 1/2) of Lot Number Three (3) containing Ten (10) acres, as shown on a Map of the James F. Talbot Subdivision of the North-east Quarter of Section Twenty-eight Township Seven North, Range One (1) West, M.D.M. & M. Said Map being filed in the office of the County Recorder of said Solano County, to which map reference is made for a more complete description.

Also a right of way twenty feet wide along the West side of the East line of the North Half of said Lot three, and along the South side of the North line of Lot No. 2 of said Subdivision, to 30 foot road as shown of said Map. Reserving from said lot hereby conveyed a right of way 30 feet wide along the West side of the East line for the use and benefit of the North half of said Lot.

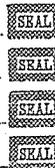
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues and profits thereof.

To Have and to Hold, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James F. Talbot



EX. "C" P-1

State of California,

County of Humboldt

On this 21st day of January A.D. in the year one thousand nine hundred 23
before me H. H. Barnard a Notary Public in and for said Humboldt County
residing therein, duly commissioned and sworn, personally appeared

James F. Talbot

James F. Talbot personally appeared before me to be the person described in, whose name is subscribed to and who executed the within instrument, and acknowledged to me that he executed the same.



In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Humboldt the day and year in this certificate first above written. H. H. Barnard

Notary Public

in and for Humboldt County, State of California.

Ex. "C" P-2

A true copy, recorded at request of R. A. P. Latt
Feb 2nd A. D. 1903, at 12 minutes past 8 o'clock A.M.
N. V. Costello County Recorder.
By Deputy Recorder.

RECORDING REQUESTED BY

And

WHEN RECORDED MAIL TO

NAME H. A. Goudie & A. R. Goudie

MAILING ADDRESS 4428 Peaceful Glen Road

CITY, STATE ZIP CODE Vacaville, CA 95688

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

P GOUDIE

Doc#: 200700033026



3/20/2007
1:12 PM
AR16
3U

Titles: 1	Pages: 5
Fees	19.00
Taxes	0.00
Other	0.00
PAID	\$19.00

(SPACE ABOVE RESERVED FOR RECORDER'S USE ONLY)

APN: 0105-090-004

NOTICE OF INTENT TO PRESERVE INTEREST

NOTICE OF INTENT TO PRESERVE INTEREST
(CIVIL CODE §880.340)

This notice is intended to preserve an interest in real property from extinguishment pursuant to Title 5 (commencing with Section 880.020) of Part 2 of Division 2 of the Civil Code (Marketable Record Title).

Claimants: Hubert A. Goudie and Aurelia R. Goudie
4428 Peaceful Glen Road
Vacaville, California 95688

Interest: Easements, Right-of-Ways and Roads

Character: Right-of-Ways for road, utility, and access purposes

Record location of documents creating or evidencing interest in claimant:

1. Volume 2 of Maps at Page 8. Recorded January 19, 1903 in the Solano County Recorders Office, Solano County, California.
2. Volume 151 of Deeds at Page 306. Recorded February 2, 1903 in the Solano County Recorders Office, Solano County, California
3. Volume 151 of Deeds at Page 308. Recorded February 2, 1903 in the Solano County Recorders Office, Solano County, California

Real Property - Dominant Tenement:

The real property described in Exhibit "A", attached hereto and incorporated herein by reference the same as if particularly set forth herein.

Real Property – Servient Tenement:

The real property over, under and upon which the aforementioned right-of-ways, roads, and easements burden are described in Exhibit "B", attached hereto and incorporated herein by reference the same as if particularly set forth herein.

The claimants hereto reserve the right to revoke and/or partially revoke this Notice at any time. If this Notice is revoked in full, or partially revoked as to a portion of said real property, then Claimants intend for such revocation to act as though the within "Notice of Intent To Preserve Interest" was never recorded for the real property described in any such revocation.

The undersigned assert under penalty of perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the

The undersigned assert under penalty of perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the information contained in this notice is true. If this notice is made on behalf of a claimant, I assert under penalty of perjury that I am authorized to act on behalf of the claimant.

By: [Signature] Dated: 3-16-07
Hubert A. Goudie

By: [Signature] Dated: 3/16/07
Aurelia R. Goudie

State of California)
County of Solano) SS.

On 3-16-07, before me [Signature], a Notary Public
Name and title of officer

Personally appeared Hubert A. Goudie and Aurelia R. Goudie

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Signature]
Signature of the Notary Public

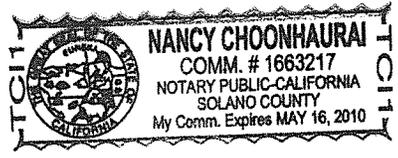


Exhibit "A"

All that property situate in Solano County, State of California, more particularly described as follows:

The North one half (1/2) of Lot 3, as the same is shown on that certain map entitled: "James F. Talbot Subdivision", which map was filed for record in the Office of the County Recorder of Solano County, California, January 19, 1903 in Book 2 of Maps, page 8.

Exhibit "B"

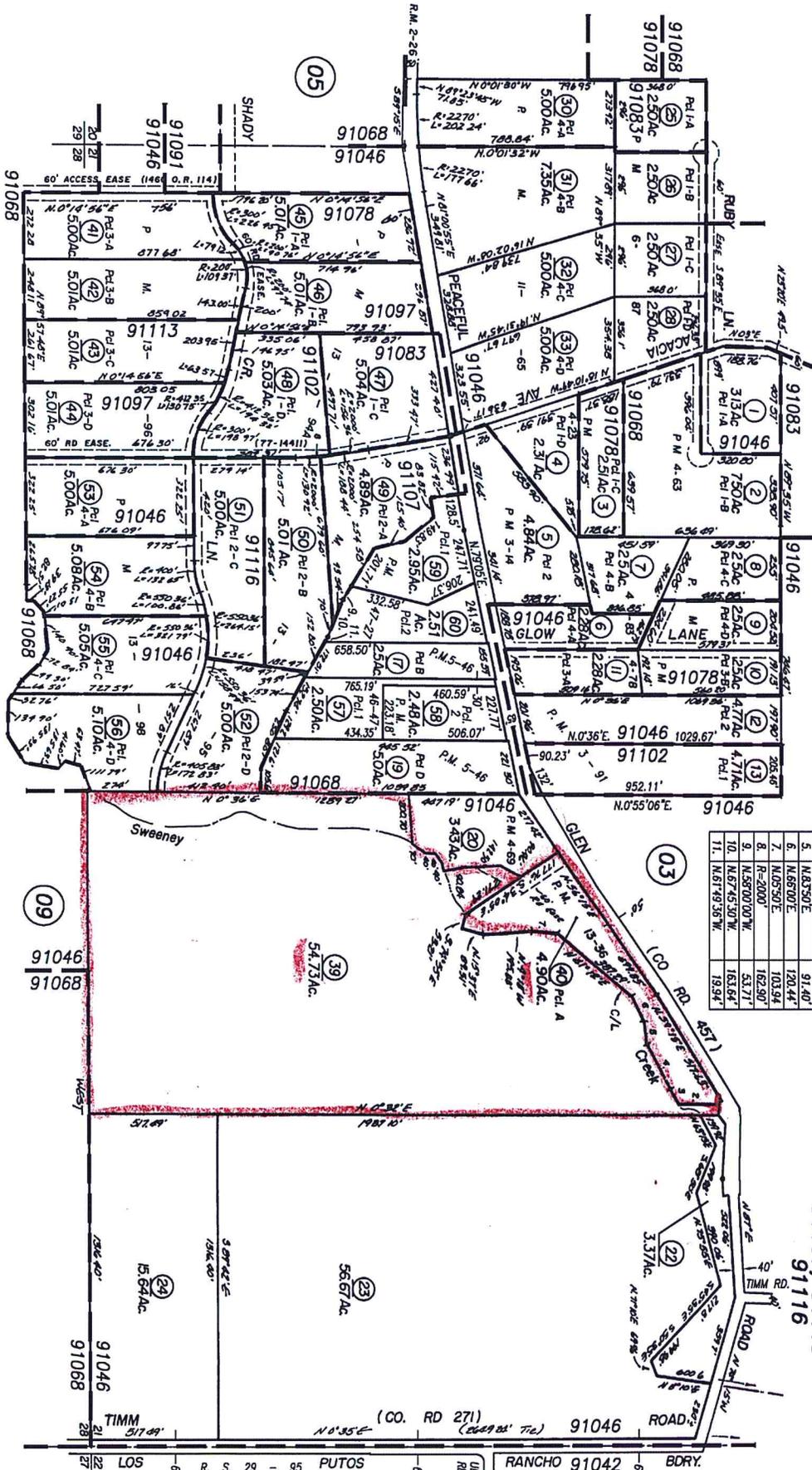
All that property situate in Solano County, State of California, more particularly described as follows:

Lots 1, 2, 3, 5, and 6 as the same is shown on that certain map entitled: "James F. Talbot Subdivision", which map was filed for record in the Office of the County Recorder of Solano County, California, January 19, 1903 in Book 2 of Maps, page 8.

POR. SEC. 21,21 & 28, T.7N., R.1W., M.D.B. & M.

105-06

Tax Area Code
 91046, 91068
 91078, 91083
 91097, 91102
 91107, 91113
 91116



2.	N.00°32'E.	178.93'
3.	N.67°42'E.	73.16'
4.	N.63°29'E.	204.66'
5.	N.63°50'E.	91.40'
6.	N.65°00'E.	120.44'
7.	N.65°30'E.	103.94'
8.	R=200'	162.90'
9.	N.57°00'00"W.	53.71'
10.	N.67°45'30"W.	163.64'
11.	N.61°49'36"W.	19.94'

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles
Esquivel Sub. No. 2, R.M. Bk. 02 Pg. 26

060-39 Chg. (D)	3-28-11	CR
060-22 Chg. (D)	3-25-11	CR
63-29-95	10-21-10	CR
Chg. Dwn. (Mm)	11-30-10	JS
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.

Assessor's Map Bk. 105 Pg. 06
 County of Solano, Calif.
 11-12

Bk. 106