

Solano County

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



Agenda - Final

Thursday, December 19, 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 Teresa Schow, 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 19-044](#)

Attachments: [October 3, 2019 PC Minutes \(Draft\)](#)
[December 5, 2019 PC Minutes \(Draft\)](#)

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 19-043](#) Planning Commission consideration of Lot Line Adjustment Application No. LLA-19-04 (CC-19-10) of Russell & Kathleen Lester and George & Cynthia Lester to adjust the property lines between APN 0107-110-060 and 070; 0107-130-110 and 120 into three (3) parcels in the Exclusive Agriculture 40 acre minimum "A-40" zoning district, under Williamson Act contract no. 12. The property is located on the northside of Sievers Road and southside of Campbell Road, within unincorporated Dixon. (Project Planner: Nedzlene Ferrario)

Attachments: [A Draft Resolution](#)
 [B Lot Line Adjustment](#)
 [C NOE](#)
 [D Project Location](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of January 2, 2020 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 #:
Type: PC-Document
File #: PC 19-044
Agenda date: 12/19/2019
Title:

Status: PC Minutes
Department: Planning Commission
Contact: Nedzlene Ferrario 707-784-6765
Final action:

Governing body: Planning Commission

District:

Attachments: [October 3, 2019 PC Minutes \(Draft\)](#)
[December 5, 2019 PC Minutes \(Draft\)](#)

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

Meeting of October 3, 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, Cayler, Hollingsworth, Bauer, and Chairman Walker

EXCUSED: Commissioner Rhoads-Poston

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner, Jim Laughlin, Deputy County Counsel; and Sheila Hearon, Planning Commission Clerk

Chairman Walker 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 August 1, 2019 were unanimously approved.

Commissioner Cayler made note that she was excused from the last Planning Commission meeting and the minutes of the meeting of September 19, 2019 were approved as amended

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No.

PUBLIC HEARING Use Permit Application U-19-06 to establish a temporary public service facility to provide contract services to PG&E for the repair of PG&E transmission towers, poles and lines as part of the Wildfire Safety Inspection Program. Project includes utilizing an existing 10,000 square foot warehouse for storage and repair of equipment, indoor office space in a separate building, and outdoor equipment storage including vehicles. The use of a temporary office trailer may be utilized within the outdoor storage area. The property is located in the Industrial Agricultural Service "I-AS" zone at 8358 Pedrick Road, adjacent to the boundaries of the City of Dixon, APN 0111-100-180.

Karen Avery provided an overview of staff's written report. PAR Electric has been contracted by PG&E to inspect and repair PG&E transmission towers, poles, and lines throughout California as part of PG&E's Wildfire Safety Inspection Program which was approved by the California Public Utilities Commission (CPUC). The subject site is located at 8358 Pedrick Road, which is adjacent to the boundaries of the City of Dixon to the west. The property is situated in an Industrial Agricultural Service District. The land uses to the east include the Southern Pacific Railroad and agricultural production. PAR Electric is requesting a temporary Use Permit for five years to operate a temporary public service facility at 8358 Pedrick Road. PAR Electric will be using existing structures on the property and the outdoor fenced yard for outdoor storage of vehicles and equipment used in the inspection and repair of PG&E transmission towers, poles and lines. PAR Electric will be using the 10,000 sq. ft. building located adjacent to Pedrick Road for the storage of equipment including tools. There is a second metal building of approximately 6,000 sq. ft. located behind the 10,000 sq. ft. building. PAR Electric is proposing to use the office portion of that building to store an on-site computer and printer that is not exposed to dust. PAR Electric is requesting the use of a temporary commercial office trailer if more office space is needed in an emergency situation.

The report went on to say that a use permit (U-91-41) for an agricultural equipment repair business was approved by the Solano County Planning Commission on September 3, 1992. The permit was issued for five years to September 3, 1997. It appears that no extensions to this permit were applied for or granted since 1992. The Planning Commission adopted a Negative Declaration for the project as part of the use permit approval.

Staff finds this current project consistent with the general plan and zoning regulations. There is a domestic water well on site and an existing septic system in place with portable restrooms. There are no hazardous materials stored in any amount that would require a hazardous materials business plan. There is a fire sprinkler in the warehouse building that may need some repair and the current property manager and fire department is working together to solve the issue. The Environmental Review finds the project exempt from CEQA because the buildings are already there, on site. Staff recommends approval of the project.

Since there were no questions of staff, Chairman Walker opened the public hearing.

The applicant, Larry Wilbanks, appeared before the commission. Mr. Wilbanks provided information about the contract services PAR Electric has with PG&E and gave an overview of their proposed project.

Commissioner Hollingsworth asked the applicant how many people they are bringing in. Mr. Wilbanks responded that at the most they will have 1,800 line man in the state of California but at this moment they are experiencing a temporary draw back because of budget issues with the state. They are currently in between 900-1,000 line man but after January 1, 2020 it should ramp back up. Commissioner Hollingsworth asked if they were scattered all over the state and not all in Dixon. Mr. Wilbanks responded correct, he explained that at one point he was running 25 different yards from Eureka down to San Luis Obispo, but because of the budget cuts they are currently consolidating yards and when it picks back up they will reopen the yards. He added that they are performing emergency work, so it depends on the fires and the need for repairs.

Commissioner Bauer asked how many people will be in Dixon. Mr. Wilbanks responded that Dixon will run only about 8-10 staff members. He added that they are using the location as a central hub for their tools and to inspect the onboarding and offboarding of their vehicles.

A motion was made by Commissioner Cayler and seconded by Commissioner Bauer to determine that the project qualifies for Section 15301 existing facilities, Class 1 Categorical Exemption from CEQA and adopt the mandatory and suggested findings and approve Use Permit Application No. U-19-06, subject to the recommended conditions of approval. The motion passed unanimously (Resolution No. 4679)

ANNOUNCEMENTS and REPORTS

Chairman Walker disclosed ex parte communication regarding extensive communications he received from someone in the Suisun-Valley area regarding the last Planning Commission meeting. He stated that he recommended that she go through the Board of Supervisors as the elected representative for her area instead of her contacting him directly. Commissioner Bauer stated that she was also part of those email threads.

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

DRAFT

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of December 5, 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 Rhoads-Poston, Cayler, Hollingsworth, Bauer, and Chairman Walker

EXCUSED: None

STAFF PRESENT: Bill Emlen, Director Resource Management, Matt Walsh, Principal Planner, Nedzlene Ferrario, Senior Planner Paris Stovell, Planning commission Clerk, and Teresa Schow, Administrative Assistant II

Chairman Walker 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 from the October 3, 2019 meeting were not available for approval.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Amendment No. 1 to Use Permit no. U-99-04 to allow 40 additional temporary horse stalls, a horse walker, commercial coach and storage building for the existing public horse stable and Variance to allow horse stalls within the 200-foot setback from the property line. The property is located at 6954 Lewis Road, in the unincorporated portion of Vacaville and zoned Exclusive Agriculture 40 acre minimum "A - 40", APN.: 0141-020-140. Staff recommendation: Approval

Nedzlene Ferrario, project planner, provided an overview of staff's written report. She noted that this is a public hearing to consider Amendment No. 1 to Use Permit no. U-99-04 to allow 10 additional temporary horse stalls, a horse walker, commercial coach and storage building

for the existing public horse stable and Variance to allow horse stalls within the 200-foot setback from the property line. Approval of the application will legalize the expansion of the Christiane Noelting Dressage Center. Several structures were constructed without permits and the requested Variance allows the Planning Commission to consider the special circumstances applicable to a subject property, including size, shape, topography, location or surroundings when applying the strict application of development standards in the Zoning Ordinance. The applicant is requesting a Variance to deviate from the required 200-foot setback for structures that provide shelter for 10 or more horses. The subject site is constrained by the long and narrow shape of the parcel, and due to a 100-foot wide Gibson Creek Canyon and 40-foot wide Kilkenny Canal located on the front portion of the property; thereby, restricting areas for circulation, parking and structures. The other required finding, according to state law, is that granting of the Variance shall not constitute a special privilege that is inconsistent with limitations upon other properties in the vicinity and zoning district in which the property is located. In this case, the planning staff finds that the grant is not a special privilege and that the physical circumstances are unique to the property.

The Use Permit is conditioned to limit the number of people and events, which is listed under condition number 2. If Ms. Noelting would like to expand these activities, a Use Permit amendment and an additional CEQA analysis would be required.

Staff recommends that the project qualify for a class 1 categorical exemption per CEQA and recommends that the resolution is adopted to approve the Use Permit Amendment and a Variance subject to the findings and conditions of approval.

Since there were no further questions, Chairman Walker opened the public hearing.

The applicant, Christiane Noelting, stated that she has been the proud owner of the Dressage Center for twenty years. She has invested a lot of heart and soul into the business and is an asset to the community. She stated that she works closely with the City of Vacaville and offers popular horsemanship classes and summer camps for children. She would like to continue these activities. She requested that the commission approve the staff's recommendation.

Several people spoke in favor of the project. Their names are as follows: Cynthia Lang, Sacramento, Richard and Toni Maddox, Vacaville, Janet Wyllie, Vallejo, and Tim Chizauskie, Vacaville. The speakers stated that Ms. Noelting is an asset to the community and an amazing person. They noted that the property is well run and maintained. Richard Maddox noted that he is Christiane's neighbor with and that the center has no impact on him and that the center has increased his property value. He really appreciates how exquisite the property is maintained. He noted that it is a nationally renowned equestrian center and it is fabulous to have it in the neighborhood. Ms. Wyllie noted that she has been with the center for 14 years and it is the best place that she has ever boarded a horse. Mr. Chizauskie noted the temporary barns, that are in question, have been used to house horses, that were displaced due to recent wildland fires. The shelters are important for the safety of horses in the area.

Dave Mariano of 3915 Denver Road, Hwy 12, stated that he was concerned about buildings that are being built without proper permits. He wondered about the process to remedy the situation. Commissioner Roads-Posten recommended that staff address the issue

after the meeting, since the buildings that he referred to are not related to the application. Bill Emlen noted, that the buildings on the Noelting property came to the attention of the planning department during a regular 5 year compliance review process. He stated that the department receives complaints about illegal buildings. The planning department investigates the complaints and typically can resolve the issues and. Mr. Emlen will investigate the buildings that concern Mr. Marino.

Since there were no further speakers, Chairman Walker closed the public hearing

Commissioner Hollinsworth would like to agree with everyone that spoke about the property. He noted that the property is an asset to the community. He reached out to members of the community who are in his district and noted that everyone had wonderful things to say about the exceptionally maintained property.

Chairman Walker noted that he drove past the property and recognized how narrow parts of the property are. He thanked Ms. Noelting for her service to the community.

A motion was made by Commissioner Hollinsworth and seconded by Commissioner Cayler to adopt the resolution with respect to the mandatory and suggested findings and approve Use Permit Application No. U-99-04 and Variance No. V-19-03 subject to the recommended conditions of approval as amended by staff. The motion passed unanimously. (Resolution No. 4680)

ANNOUNCEMENTS and REPORTS

Bill Emlen informed the commission that Mike Yankovich, the planning program manager retired. He noted that Terry Schmidtbauer, the assistant director of the department is the acting planning manager, until the vacancy is filled. Mr. Emlen noted that either he, Terry Schmidtbauer, Matt Walsh, or Jim Leland will attend the meetings.

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

- 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

PROJECT DESCRIPTION:

The proposal involves property totaling 1,127.56 acres and adjustment of the common property lines of three legal lots, comprised of multiple assessor’s tax parcels, in the A-40 zoning district. County Surveyor review confirmed that the property comprises of three legal parcels. The resulting configuration will transfer about 533.15 acres between Proposed Parcel 1 and 2. Proposed Parcel 3 is currently a triangular parcel but will change into rectangular in shape and remain the same acreage. Access to the property is off Garnett Lane, Sievers and Campbell Roads. The table below details lot information and the acreages:

LOT	APN	EXISTING ACREAGE	PROPOSED ACREAGE	NET TRANSFER
1	0107-130-110 & 120	1044.41	511.26	-533.15
2	0107-110-060(por) & 070	61.39	594.56	+533.15
3	0107-110-060(por)	13.89	13.89	0

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. Proposed Lot 1 and 2 exceed the zoning minimum size; however, Proposed Parcel 3 is a legal non-conforming lot that will remain non-conforming.

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-40 zoning district. The proposal involves the reconfiguration of three 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.

In addition, the property is encumbered by several Deeds of Trust. The applicant is required to record new Deeds of Trusts which reflect the new configuration prior to recording the certificate of compliance.

WILLIAMSON ACT (LAND CONSERVATION) CONTRACT CONSISTENCY:

Land Conservation Contract (Williamson Act Contract No. 12) was approved in 1969 for the purposes of retaining commercial agriculture on the land in exchange for a reduction in 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.

The entire property is identified as Prime Farmland on the latest State Department of Conservation Farmland map. The Williamson Act Rules and Procedures establish a minimum parcel size of 10 acres for Prime Farmland. The proposed parcels sizes satisfy the 10-acre minimum parcel size.

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

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 created nonconforming in terms of A-40 Zoning District development standards or minimum parcel size. Lot 3 is a legal non-conforming lot and will remain non-conforming, with no reduction in size.

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

The lot line adjustment reconfigures three (3) existing legal parcels and will not create any new parcels.

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

A signed Tax 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.**

The proposed lot sizes 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 three (3) existing legal 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)].**

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-19-04, dated September 4, 2019 prepared by Hawkins 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.

3. Prior to recording the Certificate of Compliance, the Deeds of Trust recorded for the subject property shall be revised and recorded to reflect the parcel configurations approved by the lot line adjustment.

ATTACHMENTS:

- Exhibit A - Draft Resolution
- Exhibit B - Lot Line Adjustment Exhibit
- Exhibit C - Notice of Exemption
- Exhibit D - Project Location

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XXX

WHEREAS, the Solano County Planning Commission has considered Lot Line Adjustment Application No. LLA-19-04 of **Russell and Kathleen Lester, and George and Cynthia Lester**, to reconfigure the common parcel boundary between adjacent lots located at north side of Sievers Road and southside of Campbell Road, within the Exclusive Agriculture 40 acre "A-40" zoning district; APNs 0107-110-060, 070; 130-110, 120, 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 December 19, 2019, 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 created nonconforming in terms of A-40 Zoning District development standards or minimum parcel size. Lot 3 is a legal non-conforming lot and will remain non-conforming, with no reduction in size.

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

The lot line adjustment reconfigures three (3) existing legal parcels and will not create any new parcels.

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

A signed Tax 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.**

The proposed lot sizes 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 three (3) existing legal 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-19-04 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-19-04, dated September 4, 2019 prepared by Hawkins 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.

3. Prior to recording the Certificate of Compliance, the Deeds of Trust recorded for the subject property shall be revised and recorded to reflect the parcel configurations approved by the lot line adjustment.

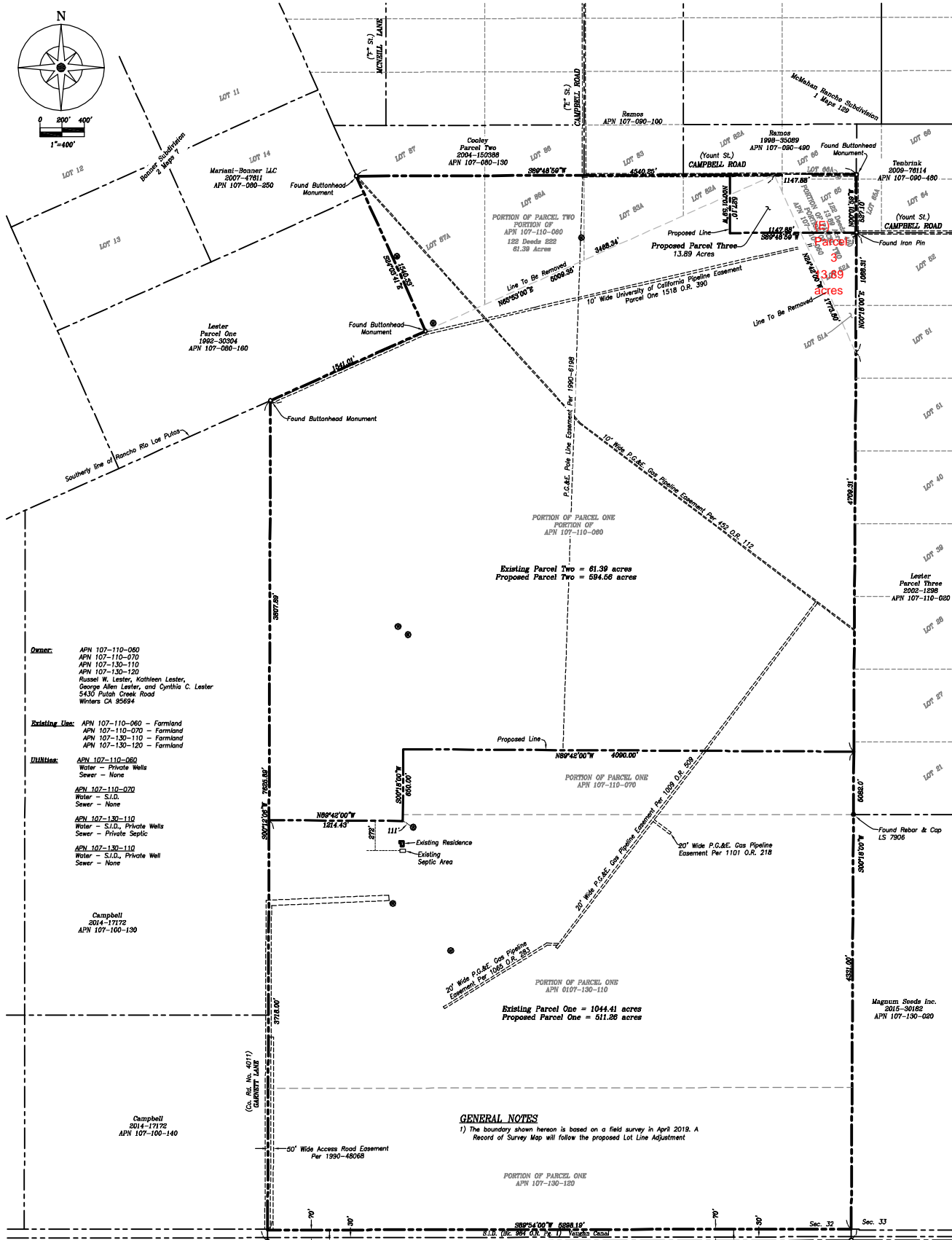
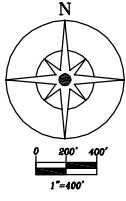
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on December 19, 2019 by the following vote:

AYES: Commissioners

NOES: Commissioners

EXCUSED: Commissioners

By: _____
Bill Emlen, Secretary



- Owner:**
- APN 107-110-060
 - APN 107-110-070
 - APN 107-130-110
 - APN 107-130-120
 - Russell W. Lester, Kathleen Lester, George Allen Lester, and Cynthia C. Lester
5430 Putah Creek Road
Winters CA 95694
- Existing Line:**
- APN 107-110-060 - Farmland
 - APN 107-110-070 - Farmland
 - APN 107-130-110 - Farmland
 - APN 107-130-120 - Farmland
- Utilities:**
- APN 107-110-060
Water - Private Wells
Sewer - None
 - APN 107-110-070
Water - S.I.D.
Sewer - None
 - APN 107-130-110
Water - S.I.D., Private Wells
Sewer - Private Septic
 - APN 107-130-120
Water - S.I.D., Private Well
Sewer - None
- Campbell**
2014-17172
APN 107-100-130

Existing Parcel Two = 61.39 acres
Proposed Parcel Two = 594.56 acres

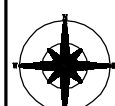
Existing Parcel One = 1044.41 acres
Proposed Parcel One = 511.86 acres

GENERAL NOTES
1) The boundary shown hereon is based on a field survey in April 2012. A Record of Survey Map will follow the proposed Lot Line Adjustment

BASIS OF BEARINGS
The bearings shown hereon are based upon the found monuments on the Westerly line of the Subdivision Map of the McManus Rancho filed for record in Book 1 of Maps of Page 96, in the Office of the Solano County Recorder. Said bearing taken as North 0°18'00" East.

- LEGEND**
- Existing Boundary Line
 - Proposed Boundary Line
 - Existing Easement
 - Existing Well / Pump

PROPOSED LOT LINE ADJUSTMENT
Lands of Lester
Parcel One and Parcel Two
Instrument Number 2002-1298
A.P.N.S 107-110-060, 107-110-070,
107-130-110, & 107-130-120
A Portion of Rancho Rio De Los Putos
and Rancho Los Putos
Solano County California



Ty Hawkins LS 7973
3636 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 974-9890

09/04/19	Additional Parcel Per old Deeds	Job # 18011
09/26/18	Revised Proposed Lines	Scale: 1"=400'
		Date: 09/04/19
		Sheet 1
		of 1

NOTICE OF EXEMPTION

To: Office of Planning and Research
P. O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk, County of Solano

From: Solano County
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Project Title & Applicant: Lot Line Adjustment Application No. LLA-19-04 of **Russell and Kathleen Lester, and George and Cynthia Lester**, Attn: Russ Lester, 5430 Putah Creek Road, Winters, CA 95694.

Project Location – Specific: Located at Northside of Sievers Road and south of Campbell Road within the Exclusive Agriculture 40 acre "A-40" zoning district; APNs 0107-110-060, 070; 130-110, 120.

Project Location – City: Dixon Project Location – County: Solano

Description of Nature, Purpose and Beneficiaries of Project: To reconfigure the common parcel boundary between adjacent lots

Name of Public Agency Approving Project: Solano County

Name of Person or Agency Carrying Out Project: Solano County Department of Resource Management (Planning Division)

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption (State type and section number);
- Statutory Exemptions (State code number);
- General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: The proposed lot line adjustment is a ministerial action; therefore, not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080 (b) (1)].

Lead Agency Contact Person: Nedzlene Ferrario Telephone number: (707) 784-6765

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: December 20, 2019 Title: Senior Planner
Nedzlene Ferrario

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____

(Form Revised by RM 2017)

