



Solano County

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

Agenda Submittal

Agenda #:		Status:	PC-Regular
Type:	PC-Document	Department:	Planning Commission
File #:	PC 25-026	Contact:	Stevie Villatoro
Agenda date:	05/15/2025	Final Action:	
District:			
Attachments:	A - Draft Resolution, B - Public Notice, C- APN Map, D - Project Location Map, E - Existing and Proposed Lot Line Adjustment Maps, F - Lot Summary Table		

Date:	Ver.	Action By:	Action:	Result:
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Published Notice Required? Yes ☒ No ☐
Public Hearing Required? Yes ☒ No ☐

RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing; and
2. Adopt a Resolution to APPROVE Lot Line Adjustment Application LLA-25-02 subject to the findings and conditions of approval contained in Attachment A

SUMMARY:

Calestini Family Trust and Barbara Beckworth Living Trust propose to adjust the common boundary line between two existing parcels totaling 319.6 acres under separate ownership. The adjustment will transfer 8.7 acres from the Calestini Trust (Parcel B) to the Barbara Beckworth Living Trust (Parcel A) to conform the property lines to existing farming operations. Both are considered legal lots, as they meet the minimum zoning requirements for their respective zoning districts. Following the proposed adjustment, they will continue to meet the zoning requirement and remain legal lots. Additionally, a 50-foot-wide access easement from Pedrick Road on Parcel A will be dedicated for the benefit for Parcel B and recorded either prior to or concurrently with the conveyance deeds.

Pursuant to Government Code §51257(a) and the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts (Uniform Rules), Planning Commission approval is required for a lot line adjustment involving parcels under a single land conservation contract and which would not alter the outer perimeter of the land subject to that contract. Both properties are under a single land conservation contract, Williamson Act contract No. 392. The proposal does not alter contract boundaries and does not require replacement contracts.

PROJECT LOCATION

The project site is situated in northern Solano County, approximately 4.9 miles southeast of the City of Dixon.

It is located between Pedrick Road and Robben Road, just north of Binghampton Road. Parcel B is developed and assigned the address 6378 Pedrick Road. Parcel A is currently undeveloped and does not have an assigned address.

As identified by the General Plan, both properties are situated in the Elmira Maine Prairie Agriculture region where agriculture is the primary use, include both irrigated and dryland farming and grazing activities and allows for secondary uses that support the economic viability of agriculture.

The subject properties are zoned Exclusive Agricultural 80-acre minimum. Parcel A is used exclusively for alfalfa cultivation. Parcel B is developed with a primary dwelling with an attached garage and a swimming pool. Aerial imagery also shows there are three additional structures on the property near the primary dwelling. Most of the parcel is utilized for field and rye grass cultivation. Access to Parcel A is via Pedrick Road and access to Parcel B is via Pedrick Road and an existing dirt road through Parcel A.

DISCUSSION:

Project Description

Calestini Family Trust and Barbara Beckworth Living Trust is proposing to adjust the common property line between the two lots, transferring 8.7 acres from parcel the eastern lot to the western lot resulting in New Parcel A (168.3 acres) and New Parcel B (151.3 acres). The lot line adjustment will conform to the existing farming operations. Currently, a ditch and gravel road exist in the southeast corner of Parcel B. This road is primarily used by the agricultural operation on Parcel A, as it provides access along the southern portion of that parcel. The proposed lot line adjustment would transfer this portion of Parcel B to Parcel A, reflecting its primary use of farming purposes associated with Parcel A.

As shown in the Tentative Lot Line Adjustment Map (Exhibit C), the proposed adjustment will result in one parcel of 168.3 acres and another of 151.3 acres, reflecting a net transfer of 8.7 acres between the two. A summary table outlining the existing and proposed parcel sizes is included in Exhibit D.

The subject properties are primarily used for crop production, aligning with the Williamson Act's requirements for commercial agricultural use. Parcel A is exclusively used for agricultural production, while Parcel B contains residential and agricultural development clustering near the western property line. Parcel B includes a primary residence, agricultural accessory structures, and a pool. The proposed lot line adjustment will not impact any existing development on Parcel B.

Access

Both subject parcels are access from Pedrick Road (County Road No.73), a public roadway. Although Parcel B has historically utilized an access route through Parcel A, the proposed lot line adjustment will require the establishment of a formal access easement for the benefit of Parcel B, as specified in Exhibit A of the Draft Resolution.

Utilities

Existing residential development on Parcel B is supported by a domestic water well and a private septic system. Parcel B is not developed with a residence; however, is located within the Maine Prairie District, a water provider for agricultural farmers.

CONSISTENCY ANALYSIS:

General Plan and Zoning

The subject properties are designated as Agriculture by the Solano County General Plan and are in the northeastern portion of the County, an area characterized by active crop production. Parcel A is currently utilized for growing alfalfa, while Parcel B is used for field and rye grass cultivation. In the past, Parcel A also included gas wells that are no longer in operation. Presently, both are used exclusively for agricultural production.

The properties are zoned Exclusive Agriculture (A-80), which requires a minimum size of 80 acres. As referenced in General Plan/Zoning Consistency Table, Table LU-7 of the General Plan, the A-80 zoning district is consistent with the Agricultural land use designation.

The proposed lot sizes, continued agricultural operations, and existing residential development are consistent with both the General Plan and the A-80 zoning requirements.

Subdivision Ordinance

The applicant has supplied adequate information to accompany the lot line adjustment application per County Subdivision Ordinance Section 26-41.1. The proposal is consistent with allowable land uses and development standards of the A-80 district. The proposal involves the reconfiguration of two existing lots and no new lots would be created.

In order to finalize the lot line adjustment, Calestini Family Trust and Barbara Beckworth Living Trust will be required to secure an Access Easement. Details regarding the Access Easement process are described in Condition of Approval No. 4 in the resolution. This step also enables the Certificate of Compliance process which ultimately memorializes an approved lot line adjustment.

Land Conservation Contract

The Williamson Act is a state program that provides a preferential tax advantage to a property owner in exchange for a commitment by the owner to maintain the property in commercial agricultural use. The County has established its Uniform Rules and Procedures to provide local procedures for how the program is to be implemented. The Uniform Rules and Procedures stipulate the procedure for processing lot line adjustments for contracted land, outline specific findings that must be made, and establishes minimum parcel size.

For parcels to be eligible to enter a land conservation contract, amend an existing contract, and to maintain eligibility while under contract, the Uniform Rules must be met. These requirements include:

- The property must be in commercial agricultural use at the time of application, and this must be maintained during the life of the contract.
 - Both parcels are engaged in commercial crop production.
- All land uses on the property must be compatible with the Williamson Act.
 - The agricultural crop production use and residence are compatible with the Williamson Act.; and
- The property must be located within an appropriate General Plan Designation and Zoning District.
 - Both parcels are located within an Agricultural General Plan Designation and Exclusive Agriculture "A-80" zoning district and are therefore eligible to remain under contract.

The proposed lot line adjustment is consistent with the California Land Conservation Act (Williamson Act) and the County's Uniform Rules.

ENVIRONMENTAL REVIEW:

The project qualifies for a Class 5 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Section 15305(a), Minor Alterations in Land use Limitations. The guidelines state that minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density, including but not limited to, minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcels are exempt from CEQA.

The proposed lot line adjustment is on land that is relatively flat, with a slope of less than 20%. The adjustment will not create a new parcel, nor change the use or density of either parcel.

OTHER AGENCY INVOLVEMENT:

A Development Review Committee Meeting was held on February 26, 2025, with participation from Public Works, Environmental Health, and County Counsel. These departments reviewed the project and provided required conditions of approval, as outlined in Exhibit A - Draft Resolution.

PUBLIC HEARING NOTICE:

In accordance with Solano County Zoning Regulations, notice of a public hearing was published at least 15 days before the scheduled hearing in the local newspapers.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution approving Lot Line Adjustment Application No. LLA-25-02, submitted by the Calestini Family Trust and Barbara Beckworth Living Trust. The proposal involves transferring 8.7 acres between two adjacent parcels located at 6378 Pedrick Road, approximately 4.9 miles southeast of Dixon, within the Exclusive Agriculture 80-acre (A-80) zoning district (APNs 0143-100-030 and 0143-100-040). Both parcels are under active Williamson Act Contract No. 392. Find that the project qualifies for a Class 5 Categorical Exemption under CEQA Section 15305(a) for Minor Alterations in Land Use Limitations.

ATTACHMENTS:

- A - Draft Resolution
- B - Public Notice
- C - APN Map
- D - Project Location Map
- E - Existing and Proposed Lot Line Adjustment Maps
- F - Lot Summary Table

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. 25X

WHEREAS, the Solano County Planning Commission has considered Lot Line Adjustment Application No. LLA-25-02 by **Calestini Family Trust and Barbara Beckworth Living Trust** to transfer 8.769 acres of land between two adjacent lots under two different ownerships, Lands of Barbara Beckworth Living Trust (Parcel A) and Lands of Calestini Trust (Parcel B) located at 6378 Pedrick Road, 4.9 miles southeast of the City of Dixon, within the Exclusive Agriculture 80-acre "A-80" zoning district; APN's 0143-100-030 and 0143-100-040; 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 May 15, 2025; and

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

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

No structures are proposed as part of this application and no conforming lot will be made nonconforming in terms of Exclusive Agriculture "A-80" zoning district development standards or minimum parcel size.

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

The lot line adjustment reconfigures two (2) existing legal parcels and will not create any new parcels.

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

A signed Tax Certificate shall be obtained from the County Tax Collector. The Tax Certificate shall be recorded as part of the Certificate of Compliance.

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 and continue to renew every year until 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 a 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.**

New Parcel A (168.335 acres) exceeds the minimum parcel size of 40 acres required for Non-Prime Farmland and New Parcel B (151.356 acres) exceeds 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 crop production land use will remain unchanged and would not compromise the long-term agricultural productivity of the parcels or other agricultural lands.

9. **The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.**

The lot line adjustment will not affect adjacent agricultural lands.

10. **The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.**

There are two (2) existing lots, and the lot line adjustment will not create any new parcels. The property and existing land use are 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-25-02 is 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-25-02, dated March 21,

2025, prepared by Laugenour and Meikle, LS 9215, 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 a Certificate of Compliance, the Deeds of Trusts on the properties shall be revised and recorded to reflect the parcel configurations approved by the lot line adjustment.

Public Works Division

4. The proposed 50-foot-wide access easement on Parcel A for the benefit of Parcel B shall be recorded prior to or concurrently with the conveyance deeds.
5. If any work is to be done within the public right-of-way, the applicant shall apply for, secure, and abide by the conditions of an Encroachment Permit. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roadways.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on May 15, 2025, by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
ABSTAIN:	Commissioners	_____
ABSENT:	Commissioners	_____

By: _____
Hector De La Rosa, Chair
Solano County Planning Commission

Attest:

By: _____
James Bezek, Secretary

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Planning Commission)

NOTICE IS HEREBY GIVEN that the Solano County Planning Commission will hold a PUBLIC HEARING to consider Lot Line Adjustment Application No.: LL-25-02 of Calestini Family Trust and Barbara Beckworth Living Trust to transfer 8.769 acres between two adjacent parcels located at 6378 Pedrick Road, approximately 4.9 miles southeast of Dixon, within the Exclusive Agriculture 80-acre (A-80) zoning district (APNs 0143-100-030 and 0143-100-040). The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5 (Section 15305(a) for Minor Alterations in Land Use Limitations. The property is located at 6378 Pedrick Road, Dixon, CA, 95620 APN: 0143-100-030 and 0143-100-040. (Project Planner: Stevie Villatoro 707-784-6765)

The hearing will be held on **Thursday, May 15 at 6:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.gov under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please contact the 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.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Email/Mail: Written comments can be emailed to PlanningCommission@SolanoCounty.gov or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission and will become a part of the official record but will not be read aloud at the meeting.

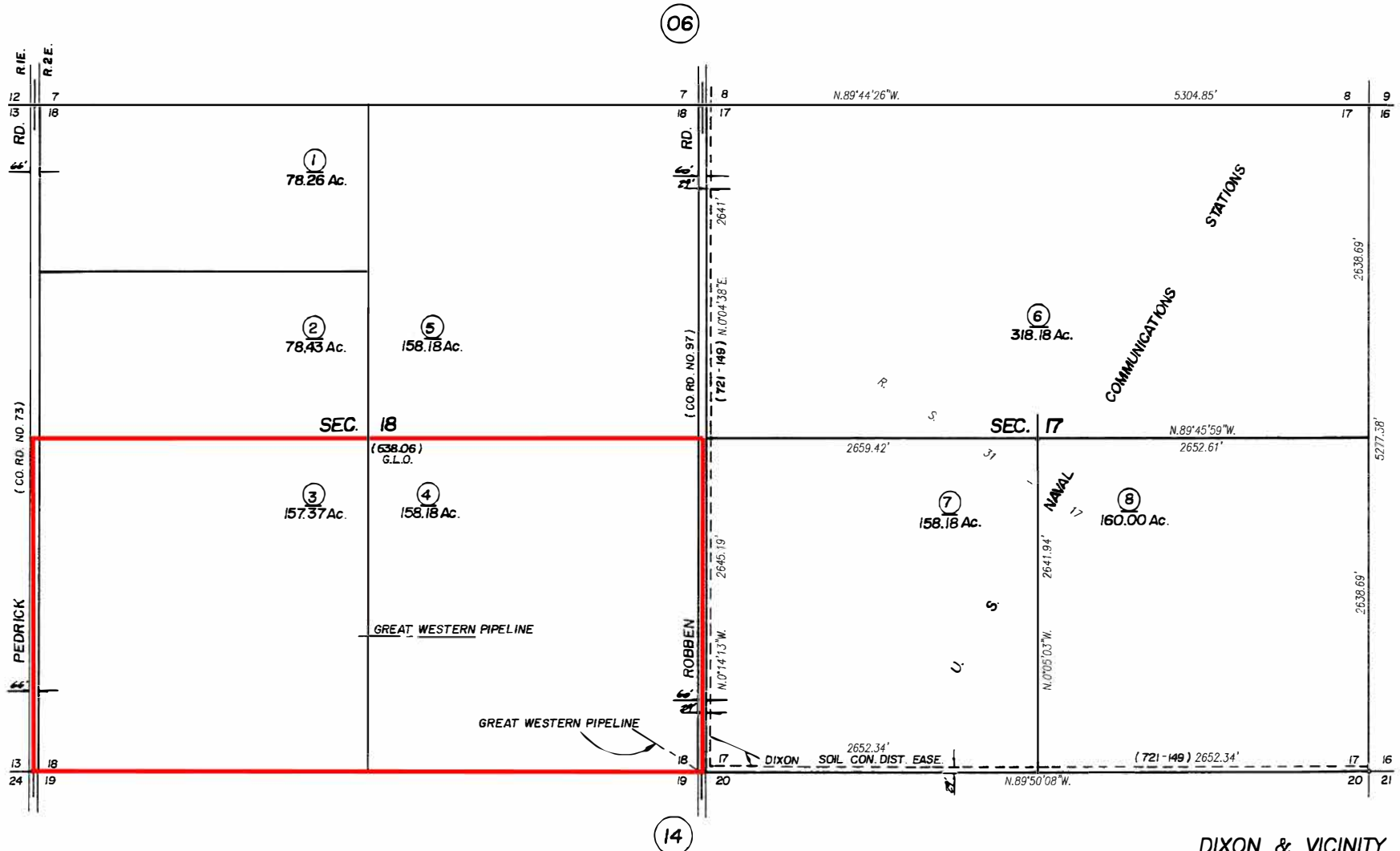
If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday April 30, 2025

SEC'S 17 & 18, T.6N., R.2E., M.D.B. & M.

Tax Area Code
63004
63047

143-10



RS 31-17	2-19-14	DV
SBE 95002	11-1-94	FC
SBE Chg.	7-13-93	SS
SBE P.U.	6-23-92	SS
REVISION	DATE	BY

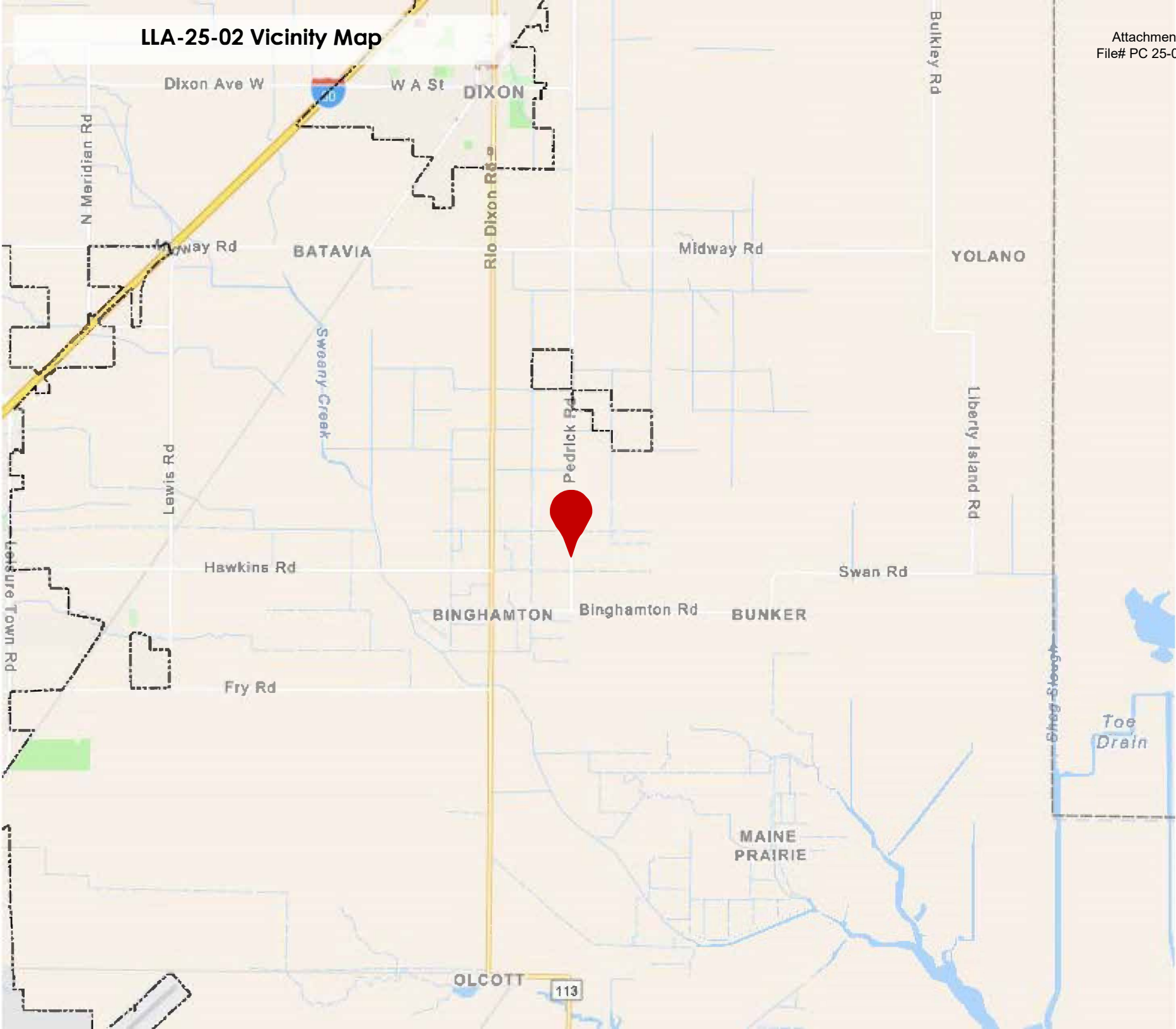
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

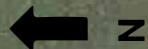
DIXON & VICINITY
Assessor's Map Bk. 143 Pg. 10
County of Solano, Calif.

15-16

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

LLA-25-02 Vicinity Map





EXISTING LOT CONFIGURATION

Parcel B
160.125 AC


0143-100-040

Parcel A
159.566 AC

0143-100-030

Robben Rd.

Pedrick Rd.

 = Lot Boundary

PROPOSED LOT CONFIGURATION



Parcel B
New AC
151.356

0143-100-040

Parcel A
New AC
168.335


0143-100-030

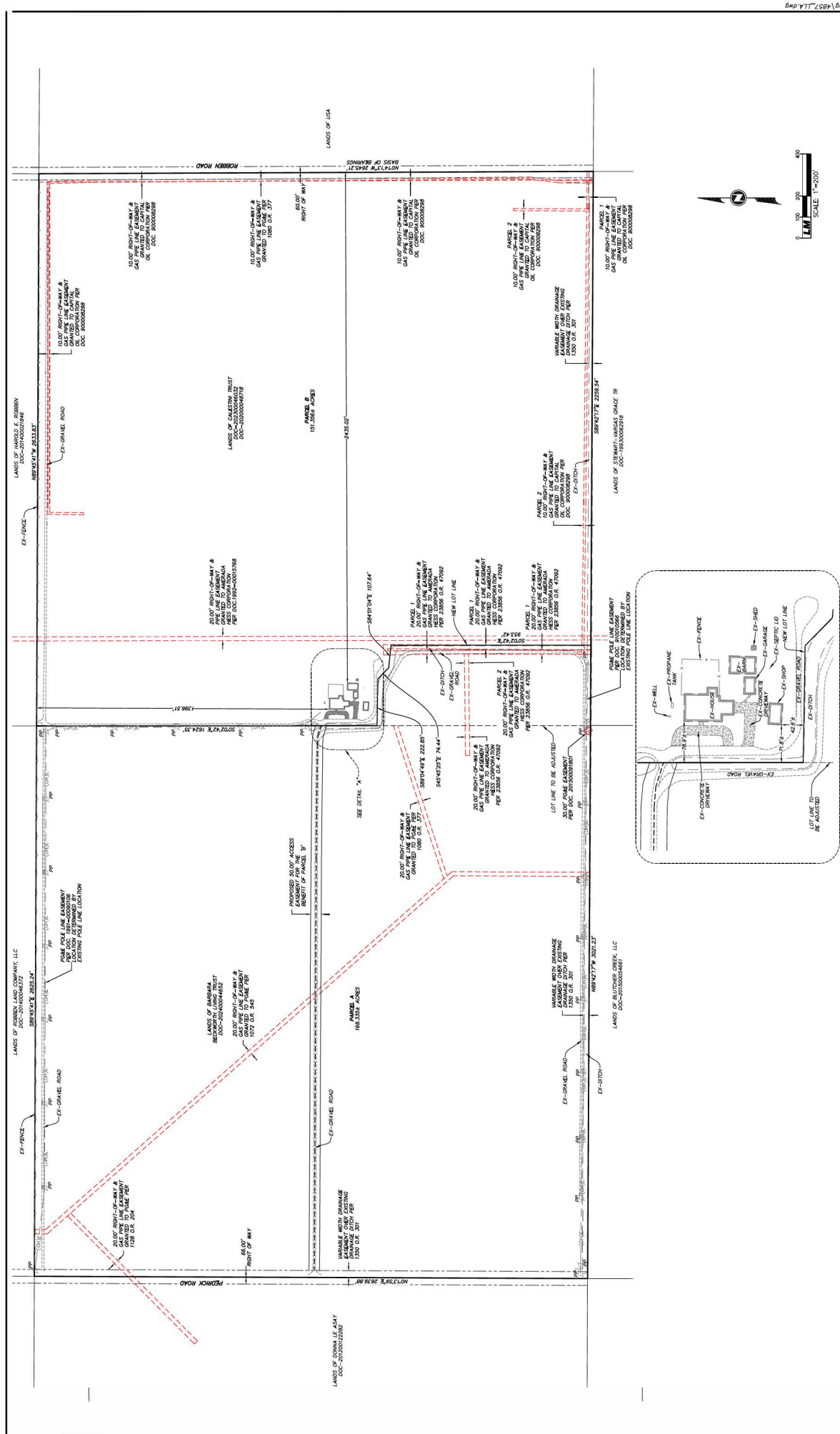
Robben Rd.

Transfer Area
8.769 AC

Pedrick Rd.

 = Lot Boundary

 = Transfer Area



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