RESOLUTION NO. 2026 - ____

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS APPROVING LOT LINE ADJUSTMENT LLA-25-06, RESCINDING LAND CONSERVATION CONTRACT NOS. 775 AND 1021, AND APPROVING REPLACEMENT LAND CONSERVATION CONTRACT NOS. 1394 (ANDERSON) AND 1395 (FLANNERY).

Whereas, the Solano County Board of Supervisors has considered, in a public hearing, Lot Line Adjustment Application No. LLA-25-06 by Flannery Associates LLC and the Paula Arro Anderson and Stan Lee Anderson Living Trust, et al. to transfer 243.67 acres of property from Anderson to Flannery ownership; rescind existing Land Conservation Contract Nos. 775 and 1021; and approve replacement Land Conservation Contract Nos. 1394 and 1395 to be consistent with the boundaries of the newly reconfigured parcels. The Project is located along Collinsville Road, 12 miles southeast of Suisun City; APNs 0090-090-170, 0090-090-190, 0090-110-080; and

Whereas, the Board has reviewed the applicants' submittal and the staff report of the Department of Resource Management, and heard and considered all comments regarding the above referenced application at a duly noticed public hearing held October 6, 2026; and

Whereas, it is the policy of Solano County to encourage the preservation of land for agricultural and open space uses in accordance with principles set forth in the California Land Conservation Act of 1965; and

Whereas, after due consideration, the Board has made the following findings regarding 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 and no conforming lot will be made nonconforming in terms of zoning district development standards or the 160-acre minimum parcel size requirement.

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 additional parcels.

3. Prior to recordation, a letter signed by the Solano County Tax Collector shall be provided stating that there are no liens against the properties for unpaid taxes or special assessments, except taxes or special assessments not yet payable, and that any required security satisfies section 66493 of the Subdivision Map Act.

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

4. Portions of the properties involved in the lot line adjustment are subject to contracts entered into pursuant to the Land Conservation Act of 1965, and the reconfigured parcels are consistent with the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

The properties are currently entered into Land Conservation Contract Nos. 775 and 1021, which are proposed to be rescinded and replaced with Land Conservation Contract Nos. 1394 and 1395, to be consistent with common ownership and legal parcel boundaries.

5. 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 replacement contracts will maintain the existing Williamson Act restrictions, including an initial term for at least as long as the unexpired term of the rescinded contracts, but for not less than 10 years.

6. There is no net decrease in the amount of 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 acreage under replacement contracts is equal to the amount of acreage under the rescinded contracts.

7. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

   The entire acreage of land under conservation contract will remain the same.

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

   Proposed Parcels A and B are subject to land conservation contracts that exceed the 40-acre minimum parcel size applicable to Nonprime Farmland and will be large enough to sustain their agricultural use. Proposed Parcel C is not subject to a land conservation contract and therefore is not subject to the 40-acre minimum parcel size applicable to Nonprime Farmland under the County's Uniform Rules.

9. 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 lot line adjustment will not change the existing agricultural uses and will not compromise the long-term agricultural productivity of the affected parcels or other contracted agricultural lands.

10. 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.

11. 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 parcels, and the lot line adjustment will not create any new parcels. The parcels and existing land uses are consistent with the General Plan.

12. The lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to Public Resources Code section 21080(b)(1). The replacement land conservation contracts are exempt from CEQA pursuant to CEQA Guidelines section 15317.

Resolved, the Solano County Board of Supervisors does hereby approve Lot Line Adjustment Application No. LLA-25-06, subject to the following 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-25-06, dated November 2025, prepared by CBG Civil Engineers LS 7960 on file with the Planning Services Division and as approved by the Board of Supervisors.

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 Board of Supervisors. Failure to record a Certificate of Compliance within one year of Board approval shall render the lot line adjustment null and void.

   Submittal of additional documents is required by the applicant to obtain a Certificate of Compliance from the Department of Resource Management. The applicant shall initiate this step by submitting written legal descriptions and plats for the existing, transfer, and resultant parcels to the Department. The legal descriptions and plats shall be prepared by a registered land surveyor or civil engineer licensed to survey in the State of California and each page must be signed and sealed by the professional preparing the descriptions. Upon review and approval of the legal descriptions and plats by the County Surveyor, 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.

   The following documents shall be recorded concurrently with the Certificate of Compliance:

   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.

   Recordation of the above referenced documents with the Solano County Recorder's Office will finalize the Lot Line Adjustment approval.

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

4. The Certificate of Compliance shall be recorded simultaneously with replacement Land Conservation Contract Nos. 1394 and 1395.

Resolved, the Board of Supervisors approves rescission of Land Conservation Contract Nos. 775 and 1021.

Resolved, the Board of Supervisors approves entering into replacement Land Conservation Contract No. 1394 between Solano County and Paula Arro Anderson and Stan Lee Anderson Living Trust, et al. for real property consisting of ±460.54 acres, in the form recommended to this Board by the Department of Resource Management.

Resolved, the Board of Supervisors approves entering into replacement Land Conservation Contract No. 1395 between Solano County and Flannery Associates LLC for real property consisting of ±744.24 acres, in the form recommended to this Board by the Department of Resource Management.

Resolved, that the Board of Supervisors authorizes and directs its Chairperson to execute said Land Conservation Contract Nos. 1394 and 1395.

Resolved, that the Board of Supervisors directs Land Conservation Contract Nos. 1394 and 1395 to be recorded with the Solano County Recorder's Office simultaneously with the Certificate of Compliance CC-25-09.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on October 6, 2026, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

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MONICA BROWN, Chair
Solano County Board of Supervisors

ATTEST:
IAN M. GOLDBERG, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk