File #: 26-696, **Version:** 1

Conduct a noticed public hearing to consider Lot Line Adjustment Application No. LLA-25-06 to reconfigure three parcels owned by Flannery Associates LLC and the Paula Arro Anderson and Stan Lee Anderson Living Trust, et al.; Adopt a resolution approving LLA-25-06, rescinding Land Conservation Contract Nos. 775 and 1021, and approving replacement Land Conservation Contract Nos. 1394 and 1395; Find that the lot line adjustment is not subject to CEQA pursuant to Public Resources Code section 21080(b)(1) and the replacement land conservation contracts are exempt pursuant to CEQA Guidelines section 15317

Published Notice Required? Yes __X__ No ___
Public Hearing Required? Yes __X__ No _ _

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors:

1. Conduct a noticed public hearing to consider Lot Line Adjustment Application No. LLA-25-06;

2. Adopt a resolution (Attachment A) approving Lot Line Adjustment Application No. LLA-25-06, rescinding Land Conservation Contract Nos. 775 and 1021, and approving replacement Land Conservation Contract Nos. 1394 and 1395; and

3. Find the lot line adjustment is not subject to the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(b)(1) and that the replacement land conservation contracts are exempt pursuant to CEQA Guidelines section 15317.

SUMMARY:

Flannery Associates LLC (Flannery) and the Paula Arro Anderson and Stan Lee Anderson Living Trust, et al. (Anderson) request approval of a lot line adjustment involving three existing legal parcels along Collinsville Road. Attachments B and C illustrate the project vicinity and parcels involved in the proposed lot line adjustment. The adjustment will maintain three legal parcels while transferring approximately 243.67 acres from Anderson to Flannery, resulting in parcels of approximately 343.91, 232.60, and 5.03 acres. No additional parcels or new development will be created.

Because the adjustment changes the boundaries of property subject to existing Land Conservation Contract Nos. 775 and 1021, Government Code §51257 and the County's Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts require Board approval to rescind and replace the existing contracts. Replacement Contract Nos. 1394 and 1395 will align the Williamson Act contract boundaries with the adjusted parcel boundaries and ownership while maintaining the contracted acreage and agricultural restrictions.

Both existing contracts contain additional parcels outside the scope of the proposed lot line adjustment. These additional parcels are included in their respective replacement contracts, which will align the contract boundaries with the adjusted parcel boundaries and ownership. Approximately three acres under Anderson

ownership, identified as APN 0090-110-300, are not subject to an existing or replacement land conservation contract.

FINANCIAL IMPACT:

The applicants have paid the filing fees associated with the LLA application and replacement land conservation contracts. The costs associated with preparing the agenda item are nominal and absorbed by the Department's FY2026/27 Working Budget.

DISCUSSION:

Project Description
The applicants are requesting this lot line adjustment to reconfigure the common property boundary between the Anderson and Flannery properties and relocate an existing 2.44-acre legal parcel to create a 5.03-acre homestead parcel around the existing residence west of Collinsville Road. The adjustment would transfer approximately 243.67 acres from Anderson to Flannery while maintaining three legal parcels. No additional parcels or development are proposed as part of the LLA.

The lot line adjustment involves multiple Assessor's Parcels comprising two legal parcels owned by Anderson and one legal parcel owned by Flannery, as illustrated on the Lot Line Adjustment Map (Attachment C):

Existing
- Flannery (Parcel A) - 100.24 acres
- Anderson (Parcel B) - 478.86 acres
- Anderson (Parcel C) - 2.44 acres

Proposed
- Flannery (Parcel A) - 343.91 acres
- Anderson (Parcel B) - 232.60 acres
- Anderson (Parcel C) - 5.03 acres

General Plan, Zoning, and Land Use
The 581.54-acre project site is designated Agricultural by the 2008 Solano County General Plan. The subject site is also situated within the Montezuma Hills Agricultural Region which is described by the General Plan as a mix of grazing land, cropland and energy production.

A portion of the project site east of Collinsville Road is zoned Exclusive Agricultural (A-160) and the area west of Collinsville Road is zoned Suisun Marsh Agricultural (A-SM-160). Both districts have a 160-acre minimum parcel size.

Reconfigured Parcels A and B exceed the 160-acre minimum parcel size at approximately 343.91 and 232.60 acres, respectively. Existing Parcel C is a 2.44-acre legal nonconforming parcel. The LLA would relocate Parcel C west of Collinsville Road and increase it to approximately 5.03 acres to encompass the existing residence. Parcel C will remain a legal nonconforming parcel because it will continue to be less than the applicable 160-acre minimum parcel size.

The predominant use of the project site is for grain production and sheep grazing. The parcels are developed with commercial wind energy production facilities and internal access roads. Residential and agricultural accessory development is clustered near the southerly end of the subject site, along Collinsville Road.

Subdivision Map Act and County Subdivision Ordinance
The proposed LLA would reconfigure three existing legal parcels without creating any additional parcels. Pursuant to section 26-43(a)(2) of the County Subdivision Ordinance, no conforming parcel will be made nonconforming with applicable zoning requirements.

A Certificate of Compliance demonstrating that the subject parcel boundaries have been adjusted in accordance 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. The applicants will be required to secure a signed Tax Certificate letter from the Solano County Tax Collector as part of the Certificate of Compliance process.

Land Conservation Contracts
Portions of the properties involved in the LLA are subject to Land Conservation Contract Nos. 775 and 1021. The LLA will alter the boundaries of the properties subject to the existing contracts, requiring replacement contracts to align the contract boundaries with the adjusted parcel boundaries and ownership. Existing Contract No. 775, held by Anderson, will be replaced by Contract No. 1394, and Existing Contract No. 1021, held by Flannery, will be replaced by Contract No. 1395. Approximately 243.67 acres will transfer from Anderson to Flannery as part of the LLA. Inclusive of other parcels already subject to the respective existing contracts, replacement Contract No. 1394 will encompass approximately 460.54 acres and replacement Contract No. 1395 will encompass approximately 744.24 acres. The replacement contracts will not result in a net reduction in contracted acreage.

Notarized replacement land conservation contracts submitted by each property owner are provided in Attachments D and E.

Maps illustrating the existing and replacement Williamson Act contract boundaries are included as Attachments G and H, respectively.

The replacement contracts will maintain the existing Williamson Act restrictions for a not less than 10 years, and will automatically renew annually unless a notice of nonrenewal is filed in accordance with state law. Government Code §51257 requires the Board to make seven findings before rescinding and simultaneously entering into replacement land conservation contracts in connection with a lot line adjustment. These findings include that the replacement contracts will remain in effect for at least the required term; there will be no net decrease in contracted acreage; at least 90 percent of the formerly contracted land will remain under contract; the resulting contracted parcels will remain large enough to sustain agricultural use; the adjustment will not compromise long-term agricultural productivity or result in the removal of adjacent land from agricultural use; and the adjustment will not create a greater number of developable parcels or result in a parcel inconsistent with the General Plan. The required findings are included in the proposed resolution.

As proposed, the lot line adjustment and replacement land conservation contracts are consistent with the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts (Uniform Rules).

Environmental Review (CEQA)
The lot line adjustment is a ministerial action and therefore is not subject to 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.

Public Notice
In accordance with the Solano County Subdivision Ordinance, notice of the public hearing was published at least 10 days before the scheduled hearing in the Fairfield Daily Republic. Notice was also mailed to all owners of real property, as shown on the latest equalized assessment roll, within 300 feet of the subject property and to all persons requesting notice.

ALTERNATIVES:

The Board of Supervisors may also choose to:

1. Continue this item to another hearing date for further consideration. This is at the Board's discretion and may be necessary if additional specific information is required that cannot be obtained during this public hearing; or

2. Deny the request to approve Lot Line Adjustment Application No. LLA-25-06, rescind Land Conservation Contract Nos. 775 and 1021, and approve replacement Land Conservation Contract Nos. 1394 and 1395. This action is not recommended because the proposed LLA and replacement land conservation contracts are consistent with the General Plan, Zoning Ordinance, Subdivision Ordinance, Williamson Act, and the County's Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

OTHER AGENCY INVOLVEMENT:

None.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION