

**City of Fairfield Planning Commission**

**RESOLUTION NO. 2021-07**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD  
DETERMINING THAT THE PROPOSED TRANSFER OF THE SEM YETO  
PROPERTY (APN 0030-275-010) TO THE FAIRFIELD HOUSING AUTHORITY AS  
CONSISTENT WITH THE GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD HEREBY RECITES, FINDS, DETERMINES, ORDERS, AND RESOLVES AS FOLLOWS:

SECTION 1. The City of Fairfield is proposing to dispose of the Sem Yeto Property, comprised of the block between Taylor Street, Delaware Street, Madison Street, and Broadway Street (APN 0030-285-010) as described and depicted in Exhibit A attached in order to facilitate development of housing consistent with the Heart of Fairfield Plan and the Fairfield General Plan.

SECTION 2. The Fairfield Housing Authority is proposing to accept the parcel in order to facilitate said development.

SECTION 3. The Planning Commission has held a duly noticed public meeting regarding the conformity of the proposed property disposal to the General Plan pursuant to Government Code Section 65402.

SECTION 4. City staff has presented substantial factual information in written and oral report on the proposed property disposal regarding conformance to the General Plan.

SECTION 5. The Planning Commission has considered all public testimony and information presented during the public meeting regarding this item.

SECTION 6. The Planning Commission of the City of Fairfield hereby accepts the report finding the disposal of properties described in the attached Exhibit A as consistent with the General Plan and the Heart of Fairfield Plan.

SECTION 7. The record of proceedings shall be located at the City's Community Development Department and the Director of Community Development shall be the custodian of such documents.

PASSED AND ADOPTED this 24th day of March, 2021.

AYES: COMMISSIONERS: Jerome CHILDS / Michael COAN / Melissa CRUZEN / Lerecia EVANS / Chris MATTHEWS (Vice) / William WESLEY / Charles WOOD (Chair)

NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

  
CHARLES WOOD, Chairperson

ATTEST:

  
DAVID FEINSTEIN, Secretary



The City of Fairfield, a California municipal corporation  
1000 Webster St., 2nd floor  
Fairfield, CA 94533

Date: February 8, 2018

To our valued customer,

Enclosed please find the title insurance policy for your property located at

**421 Madison Street, Fairfield, CA 94533**

Please review this policy in its entirety. In the event that you find any discrepancy, or if you have any questions regarding your final title policy, you may contact the Policy Department at:

Email: solanopolicies@placertitle.com  
Telephone: (707)429-2211  
Fax: (707)429-1230

Please refer to our **Order No. P-140064**.

We will retain a copy of this policy so we will be able to provide future products and services to you quickly and efficiently. Thank you for giving us the opportunity to serve you.

Sincerely,

**Placer Title Company**  
1300 Oliver Road, Suite 120  
Fairfield, CA 94534



Policy No.: JT-2-CA1000-6200446

**POLICY OF TITLE INSURANCE**  
**CLTA STANDARD COVERAGE – 1990 (04-08-14)**  
**Issued By**  
**WESTCOR LAND TITLE INSURANCE COMPANY**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS AND STIPULATIONS, WESTCOR LAND TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of right of access to and from the land; and in addition, as to an insured lender only:
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

*In Witness Whereof*, WESTCOR LAND TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A.

**Issued By:**

Placer Title Company  
1300 Oliver Road, Suite 120  
Fairfield, CA 94534  
Agent ID: CA1001

  
Authorized Countersignature

**WESTCOR LAND TITLE INSURANCE COMPANY**



By:   
President  
Attest:   
Secretary

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulations (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

## CONDITIONS AND STIPULATIONS

### **1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes:

## CONDITIONS AND STIPULATIONS (continued)

- (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);
  - (ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;
  - (iii) the parties designated in Section 2(a) of these Conditions and Stipulations.
  - (iv) Subject to any rights or defenses the Company would have had against the named insured, (A) the spouse of an insured who receives title to the land because of dissolution of marriage, (B) the trustee or successor trustee of a trust or any estate planning entity created for the insured to whom or to which the insured transfers title to the land after the Date of Policy or (C) the beneficiaries of such a trust upon the death of the insured.
- (b) "insured claimant": an insured claiming loss or damage.
  - (c) "insured lender": the owner of an insured mortgage.
  - (d) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.
  - (e) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.
  - (f) "land": the land described or referred to in Schedule [A] [C], and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule [A] [C], nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.
  - (g) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
  - (h) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
  - (i) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

## 2. CONTINUATION OF INSURANCE

- (a) After Acquisition of Title by Insured Lender. If this policy insures the owner of the indebtedness secured by the insured mortgage, the coverage of this policy shall continue in force as of Date of Policy in favor of (i) such insured lender who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly-owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insureds; and (iii) any governmental agency or governmental instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage.
- (b) After Conveyance of Title by an Insured. The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from an insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to an insured.

### CONDITIONS AND STIPULATIONS (continued)

(c) Amount of Insurance. The amount of insurance after the acquisition or after the conveyance by an insured lender shall in neither event exceed the least of:

- (i) The amount of insurance stated in Schedule A;
- (ii) The amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or
- (iii) The amount paid by a governmental agency or governmental instrumentality, if the agency or the instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

### 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

An insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to that insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

### 4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE.

- (a) Upon written request by an insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of such insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of such insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The company will not pay any fees, costs or expenses incurred by an insured in the defense of those causes of action which allege matters not insured against by this policy.
- (b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to an insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.
- (d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, an insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for this purpose. Whenever requested by the Company, an insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured.

## CONDITIONS AND STIPULATIONS (continued)

If the Company is prejudiced by the failure of an insured to furnish the required cooperation, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

### **5. PROOF OF LOSS OR DAMAGE.**

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by each insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of an insured claimant to provide the required proof of loss or damage, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, an insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by an insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of an insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that insured for that claim.

### **6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.**

In case of a claim under this policy, the Company shall have the following additional options:

#### **(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.**

- (i) to pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or
- (ii) in case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, to purchase the indebtedness secured by the insured mortgage for the amount owing thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor. Upon the exercise by the Company of the option provided for in paragraph a(i), all liability and obligations to the insured under this policy, other than to make the payment required in that paragraph, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

### **CONDITIONS AND STIPULATIONS (continued)**

Upon the exercise by the Company of the option provided for in paragraph a(ii) the Company's obligation to an insured Lender under this policy for the claimed loss or damage, other than the payment required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

(b) To Pay or Otherwise Settle with Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs b(i) or b(ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

### **7. DETERMINATION AND EXTENT OF LIABILITY.**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy to an insured lender shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2 (c) of these Conditions and Stipulations;

(ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as limited or provided under Section 8 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or

(iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured lender has acquired the estate or interest in the manner described in Section 2(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(c) The liability of the Company under this policy to an insured owner of the estate or interest in the land described in Schedule A shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(d) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

### **8. LIMITATION OF LIABILITY.**

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

### **CONDITIONS AND STIPULATIONS (continued)**

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, or, if applicable, to the lien of the insured mortgage, as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company shall not be liable to an insured lender for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy, except construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

#### **9. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.**

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of insurance pro tanto. However, as to an insured lender, any payments made prior to the acquisition of title

to the estate or interest as provided in Section 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of insurance afforded under this policy as to any such insured, except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.

(b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.

(c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured lender except as provided in Section 2(a) of these Conditions and Stipulations.

#### **10. LIABILITY NONCUMULATIVE.**

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

The provisions of this Section shall not apply to an insured lender, unless such insured acquires title to said estate or interest in satisfaction of the indebtedness secured by an insured mortgage.

#### **11. PAYMENT OF LOSS.**

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

## CONDITIONS AND STIPULATIONS (continued)

### **12. SUBROGATION UPON PAYMENT OR SETTLEMENT.**

#### **(a) The Company's Right of Subrogation**

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated (i) as to an insured owner, to all rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss; and (ii) as to an insured lender, to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

#### **(b) The Insured's Rights and Limitations.**

Notwithstanding the foregoing, the owner of the indebtedness secured by an insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of an insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

#### **(c) The Company's Rights Against Non-insured Obligors.**

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of an insured mortgage by an obligor (except an

obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

### **13. ARBITRATION**

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is \$1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under

## **CONDITIONS AND STIPULATIONS (continued)**

the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

### **14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.**

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

### **15. SEVERABILITY**

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

### **16. NOTICES, WHERE SENT**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at: 875 Concourse Parkway South, Ste. 200, Maitland, Florida 32751 (866) 629-5842

**CLTA STANDARD COVERAGE POLICY  
SCHEDULE A**

Order No.: **P-140064**

Policy No.: **JT-2-CA1000-6200446**

Date of Policy: **February 7, 2018 at 8:00AM**

Liability: **\$575,000.00**

Premium: **\$1,538.00**

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1. Name of Insured:

**The City of Fairfield, a California municipal corporation**

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

**The City of Fairfield, a California municipal corporation**

4. The land referred to in this policy is described as follows:

**See Exhibit "A" Attached for Legal Description**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land described herein is situated in the State of California, County of Solano, City of Fairfield, described as follows:

Lots 1 through 12, of Block 61, as said lots and block are shown upon the map of the City of Fairfield filed for record in Book 1 of Maps, at page 46, Solano County Records and the 20 foot wide Parcel of Land lying Northerly of the Northerly boundary line of said Lots 7 through 12 and Southerly of the Southerly boundary line of said Lots 1 through 6 and bounded on the East by the Westerly boundary line of Madison Street (80 feet wide) and on the West by the Easterly boundary line of Taylor Street (80 feet wide).

A.P.N. 0030-275-010

## SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

### PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### Part II

7. Taxes, special and general, assessment districts and service areas for the Fiscal Year 2017-2018:

1st Installment: \$0.00    Cancelled  
2nd Installment: \$0.00    Cancelled  
Parcel Number: 0030-275-010  
Code Area:        3104  
Land Value:       \$0.00  
Imp. Value:       \$0.00  
Total Value:       \$0.00  
Exemption Amount:

Note: First Installment is due November 1 and delinquent December 10. Second Installment is due February 1 and delinquent April 10.

8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5, (commencing with Section 75) of the Revenue and Taxation Code, of the State of California.

9. Municipal and any unpaid charges for the City of Fairfield, if any. For amounts due, please contact the City of Fairfield, 100 Webster Street, Fairfield, CA 94533.

\*\*\* Submit demands via email to Sheila Yu at [fmua@fairfield.ca.gov](mailto:fmua@fairfield.ca.gov) - Phone: 707-428-7346

10. The fact that said land is included within a project area of the City Center Redevelopment Project, and that proceedings for the redevelopment of said project have been instituted under the redevelopment law, such redevelopment to proceed only after the adoption of the redevelopment (Plan) as disclosed by a document recorded July 7, 1982, as (instrument) 24810 (book) 1982 (page) 43637, Official Records.

California Health and Safety Code Section 34172 provides for the dissolution of Redevelopment Agencies.

11. An easement over said land for Electrical Facilities and incidental purposes, as granted to Pacific Gas and Electric Company, a California corporation, in deed recorded May 10, 1985, (instrument) 19906 (book) 1985 (page) 39282, Official Records.

Affects: The Southerly 8 feet of said 20 foot wide parcel of land and the Northerly 3 feet of said Lots 7 through 12

No representation is made as to the current ownership of said easement.

PENNSYLVANIA

(23)

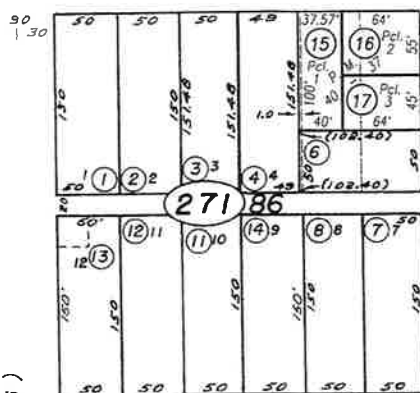
DELAWARE

POR. LOT 37, SUISUN RANCHO  
POR. SEC. 26, T.5N., R.2W., M.D.B.& M. EXT.

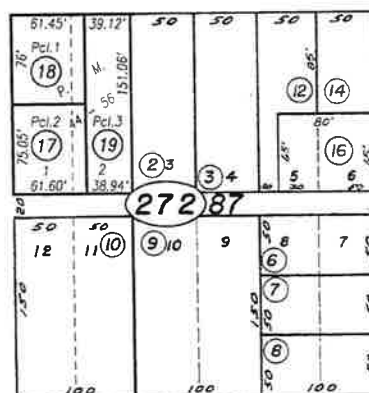
23

Tax Area Code 3104

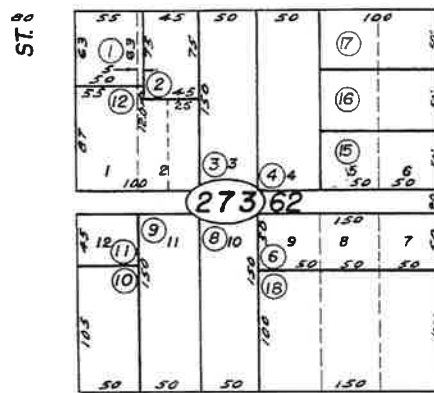
**30-27**



100' BROADWAY



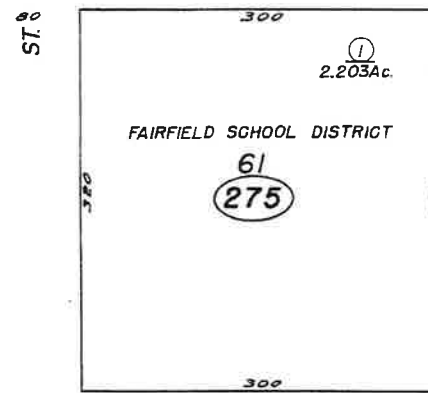
OHIO



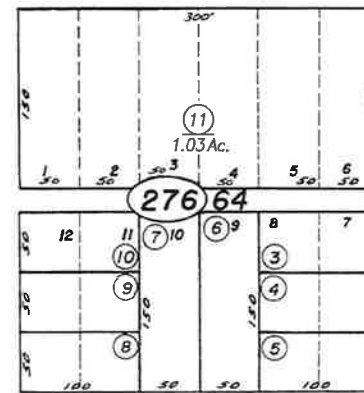
**00 GREAT JONES**



(30)



TAYLOR



ST. S

CITY OF FAIRFIELD

Assessor's Map Bk. 30 Pg. 27  
County of Solano, Calif.

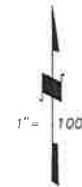
04-05

Fairfield, City of, R.M. Bk.01 Pg. 46

|                 |            |      |
|-----------------|------------|------|
| 272-17 thru 19  | Pm 6-23-03 | SF   |
| 276-11 Ac. Cor. | 11-16-00   | DJ   |
| 271-15-17 Pm    | 3-10-97    | S.W. |
| 274-17          | 3-3-92     | S.S. |
| REVISION        | DATE       | BY   |

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles Copyright © 1996, Solano County Assessor/Recorder, All rights Reserved



# STAFF REPORT

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Meeting

Date: March 24, 2021

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM A: GENERAL PLAN CONSISTENCY DETERMINATION OF SEM YETO**

Resolution No. 2021-07

Special Study (SS2021-01)

Location: Sem Yeto Property

Applicant: City of Fairfield

Property Owners: City of Fairfield

Report to Planning Commission identifying sale (transfer) of the Sem Yeto property located in the block between Taylor, Delaware, Madison, and Broadway Streets (APN 0030-275-010) as consistent with the General Plan. (Planner: Brian K. Miller, 707-428-7446, [bkmiller@fairfield.ca.gov](mailto:bkmiller@fairfield.ca.gov))

## BACKGROUND

Section 65402 of the California Government Code requires the Planning Commission to determine General Plan conformance whenever local government proposes to acquire or dispose of property. A finding of consistency is made when the proposed use of the property conforms to the policies of the General Plan. This report is provided in order to facilitate the anticipated future disposition of various parcels by the City in order to encourage development consistent with the General Plan, Specific Plan, and Zoning Ordinance as well as overall City of Fairfield goals.

## ANALYSIS FOR PLANNING COMMISSION: GENERAL PLAN CONSISTENCY

The 2.2-acre property in question comprises the former location of Fairfield-Suisun Unified School District's Sem Yeto Continuation High School. In 2017, the City Council amended the General Plan designation for the site to: "Special Study Area", and adopted the Heart of Fairfield Specific Plan to establish the intended land use for the property. The Heart of Fairfield Plan designates the property as RM, intended for medium to high density residential development. The parcel was subsequently rezoned as HR (Heart of Fairfield Residential) which implements the Specific Plan land use designation. The HR zoning allows residential development between 8 (eight) and 35 (thirty-five) units per acre.

The City acquired the property from the School District with the intent of facilitating the development of housing on the site. The City now proposes to transfer the property to the Fairfield Housing Authority (FHA). FHA will then sell or enter into a partnership to/with a private developer to construct housing on the site. This development is consistent with the Specific Plan as well as other policies supporting the development of infill housing in the General Plan.

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**City of Fairfield**  
**Community Development Department**

Prepared by: BKM

Reviewed by: DF

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Redevelopment of the currently vacant site also supports the economic development and redevelopment goals of the Heart of Fairfield Plan and General Plan.

#### ENVIRONMENTAL REVIEW

A General Plan Consistency Finding is not considered a “project” or subject to the California Environmental Quality Act (CEQA).

#### CORRESPONDENCE

Public notice is not required.

#### RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2021-07, attached hereto, accepting this report and finding the proposed land sales consistent with the General Plan.

#### Attachments:

1. Planning Commission Resolution No. 2021-07, with attached Exhibit A: Title Report and Parcel Map - Sem Yeto Property
2. Exhibit B: General Plan Land Use Exhibit
3. Exhibit C: Heart of Fairfield Exhibit

**CITY OF FAIRFIELD  
PLANNING COMMISSION  
M I N U T E S**

Via Teleconference

March 24, 2021  
Regular Meeting  
6:00 p.m.

**I. ROLL CALL**

Present: Chairperson WOOD, Chuck  
Vice-Chairperson MATTHEWS, Chris  
Commissioner CHILDS, Jerome  
Commissioner COAN, Michael  
Commissioner CRUZEN, Melissa  
Commissioner EVANS, Lerecia  
Commissioner WESLEY, William

Absent: None

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Coan.

**III. INFORMATION ON SPEAKER CARDS**

**IV. APPROVAL OF AGENDA**

Commissioner Childs made a motion to approve the agenda as proposed. The motion was seconded by Commissioner Cruzen. Voting was done by roll call, and the motion was approved unanimously.

**V. APPROVAL OF MINUTES OF FEBRUARY 24, 2021**

Commissioner Coan made a motion to approve the minutes of February 24, 2021. The motion was seconded by Commissioner Childs. Voting was done by roll call, and the motion was approved unanimously.

**VI. PUBLIC COMMENTS**

No persons spoke during Public Comments, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

**VII. SCHEDULED MATTERS**

**ITEM A      GENERAL PLAN CONSISTENCY DETERMINATION OF SEM YETO  
PROPERTY TRANSFER**

#### RESOLUTION 2021-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD DETERMINING THAT THE PROPOSED TRANSFER OF THE SEM YETO PROPERTY (APN 0030-275-010) TO THE FAIRFIELD HOUSING AUTHORITY AS CONSISTENT WITH THE GENERAL PLAN

Associate Planner Brian Miller made a presentation on the item and answered questions. Housing Project Manager Jesus Morales also answered questions.

No persons spoke during the public comment period and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

During discussion by the Commission, Commissioners expressed desire that the site be developed with a mixture of uses in addition to housing. The Commission suggested uses such as Live-Work, artist workspace and small retail such as a coffee shop on the first floor, with housing located above.

Vice-Chairperson Matthews made a motion to adopt Resolution 2021-07. The motion was seconded by Commissioner Wesley. Voting was done by roll call, and the motion was approved unanimously.

### **ITEM B NEIGHBORHOOD 8 OF TSSP PLANNING AREA 4**

#### RESOLUTION 2021-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD GRANTING MASTER PLANNED UNIT DEVELOPMENT PERMIT AMENDMENT TO FACILITATE A TENTATIVE SUBDIVISION MAP (TS2020-001) TO SUBDIVIDE AND DEVELOP A ±9.2-ACRE PORTION OF A ±21.74-ACRE PARCEL, AT THE NORTHWEST CORNER OF ONE LAKE DRIVE AND VANDEN ROAD (PORTION OF APN: 0166-420-370), INTO 56 DETACHED SINGLE-FAMILY LOTS (DR2020-003) AND ASSOCIATE INFRASTRUCTURE WITHIN PLANNING AREA 4 OF THE TRAIN STATION SPECIFIC PLAN

Senior Planner Meily Sheehan made a presentation on the item and answered questions. Planning Division Manager Dave Feinstein also answered questions.

The following person spoke during the Public Hearing:

- Steve Riter, applicant

No comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Commissioner Childs made a motion to adopt Resolution 2021-4. The motion was seconded by Commissioner Evans. Voting was done by roll call, and the motion was approved unanimously.

## **VIII. INFORMATION AND COMMUNICATIONS**

### **A. DIRECTOR'S REPORT AND COMMISSIONER'S COMMENTS**

**CITY OF FAIRFIELD  
PLANNING COMMISSION  
MINUTES**

Via Teleconference

March 24, 2021  
Regular Meeting  
6:00 p.m.

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Commissioner CHILDS, Jerome  
Commissioner COAN, Michael  
Commissioner CRUZEN, Melissa  
Commissioner EVANS, Lerecia  
Commissioner WESLEY, William

Absent: None

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Planning Division Manager Dave Feinstein provided an update on the City Council's discussion of potential changes to Commissioners' term length and an attendance standard. He also reminded the Commission of the upcoming League of California Cities' Planning Commissioners Academy. In addition, he highlighted development of the lake, Lake Park and affordable housing in the One Lake Neighborhood in Northeast Fairfield. Finally, Mr. Feinstein noted that there are items tracking for the next meeting on April 14, and that the meeting would be via Zoom, with the expectation that meetings afterwards would be in person unless the Covid protocols preclude in person meetings.

**IX. ADJOURNMENT TO NEXT MEETING OF APRIL 14, 2021**

Respectfully submitted,

DAVID FEINSTEIN  
Planning Commission Secretary

DRAFT

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