

**SOLANO COUNTY ZONING ADMINISTRATOR
MINOR SUBDIVISION
Resource Management Staff Report**

Application No. MS-14-04
Project Planner: Nedzlene Ferrario

**Meeting of May 7, 2015
Agenda Item No. 4**

Applicant/Owner:

Name: Edward Biggs
Address: 4341 – A Abernathy Road
Suisun, CA 94585

Engineers:

Name: Foulk Civil Engineering
Address: 4777 Mangels Blvd
Fairfield, CA 94534
Contact: Brad Foulk

Action Requested: Subdivide 57.77 acre in to 20 acre and 37.77 acre parcel on property zoned A-SV-20.

Site Information:

Size: 57.77 acre

Location: 4321 Abernathy Road

APN: 0027-040-230

Zoning: A-SV-20

Land Use Type: Agriculture

General Plan: Agriculture

Ag. Contract: None

Utilities: on-site well and septic

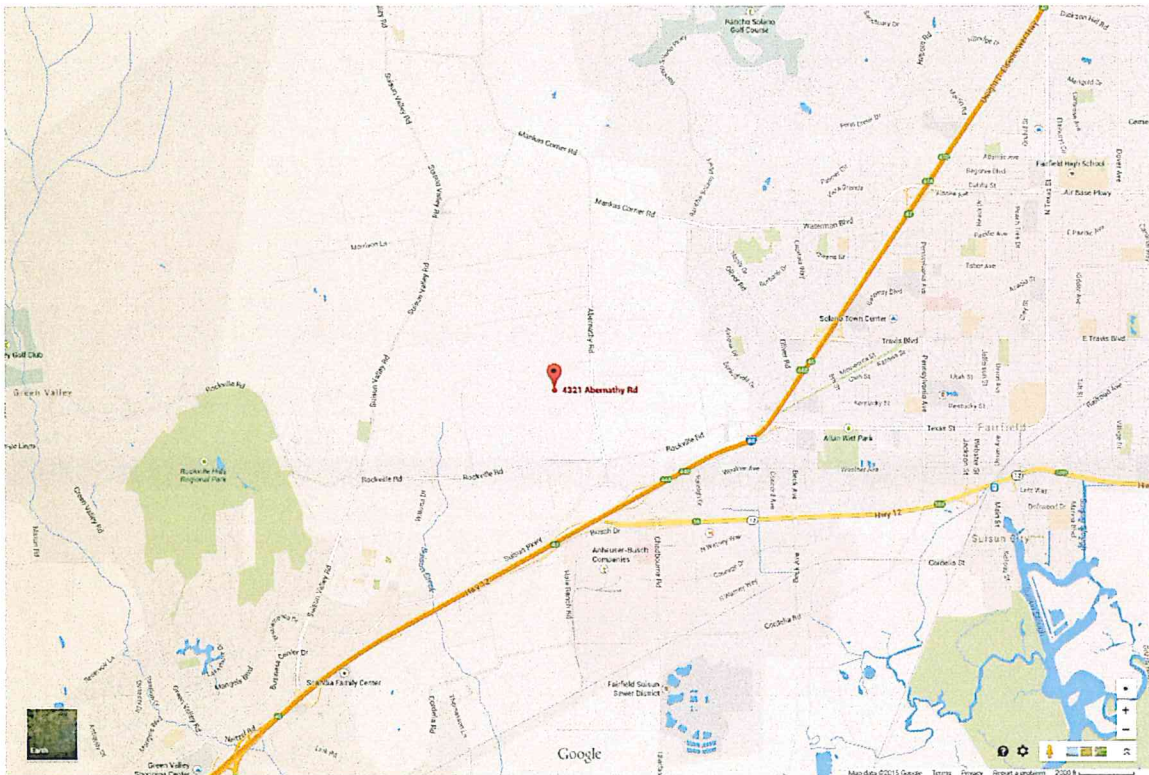
Access: Abernathy Road

Adjacent General Plan Designations, Zoning and Existing Land Uses

	General Plan	Zoning	Land Use
North	Agriculture	A-SV-20	Agriculture
South	Agriculture	A-SV-20	Agriculture
East	Agriculture	A-SV-20	Agriculture
West	Agriculture	A-SV-20	Agriculture

Environmental Analysis: A Notice of Exemption under CEQA Section 15061.b.3 was prepared as the project qualifies for Section 15061.b.3 in that the project proposes a project which is not significant enough to create effects such as traffic or biological or cultural resource. The implementation of standard County conditions of approval would prevent the project from creating significant effects to the environment.

LOCATION



RECOMMENDATION

1. Determine that the project qualifies for General Rule Exemption (Section 15061.b.3) pursuant to the California Environmental Quality Act.
2. **APPROVE** Application MS 14-04 subject to the findings and conditions as recommended in the Draft Resolution (attached).

ANALYSIS

Project Description:

The applicant proposes to divide the 57.7 acre property in to two parcels, Parcel A – 20 acres and Parcel B - 37.77 acres. There are two dwellings and farm labor housing (U-97-24) and structures on the southeast corner of the property and the proposed subdivision separates the existing structures from the northern portion and will allow a future home site on Parcel A. Proposed Parcel A is a flag shaped lot that fronts on Abernathy Road. Access for both properties remain off Abernathy Road.

Currently private wells and septic systems serve the existing dwellings. A well and septic system will be required to serve future development on Parcel A.

General Plan and Zoning Consistency:

The property is designated Agriculture according to the General Plan and zoned Agriculture – Suisun Valley 20 acre minimum (A-SV-20). Approval of the subdivision is consistent with the General Plan and Zoning.

Access:

According to Public Works Engineering, Abernathy Road is a 40-foot County easement and improved according to County standards. The additional dwelling unit will not add a significant amount of trips and the roadway has adequate capacity. A 12-foot wide driveway to serve the future home on Parcel A will be required prior to building permit issuance.

Water supply:

Currently, two private wells serve Parcel B and a new well is proposed for Parcel A. The property is not located in a water scarce area; therefore, a test well is not required prior to final map approval. However, construction of a water well which demonstrates satisfying minimum flow standards is required prior to residential construction consistent with Solano County Code, Chapter 6.3.

Sewage Disposal:

On-site sewage disposal is proposed and a Soil Profile report prepared by F & R Soil Testing was submitted for the subject site. According to Environmental Health Division, conventional septic systems are appropriate. Design, construction, operations and maintenance of the system shall be in compliance with Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Solano Irrigation District:

Solano Irrigation District provides irrigation water to the subject site and maintains irrigation pipelines on the western and northern portions of the property. In addition, the subject property is currently served through 3 irrigation services. The District is concerned that such easements are not identified on the map and requires verification that each new parcel will have a minimum of 1 irrigation water service. The applicant will be required to show the easements on the final map and provide verification prior to final map recordation, as conditioned.

Attachments:

Exhibit A:	Draft Resolution
Exhibit B:	Tentative Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XXX

WHEREAS, the Solano County Zoning Administrator has considered, in public hearing, Minor Subdivision Application No. MS-14-04 of Edward & Loretta Biggs to subdivide 57.77 acres into 2 parcels ranging between 20 and 37.7 acres in size. The properties are located at 4321 Abernathy Road, Fairfield in an "A-SV-20" Agricultural Suisun Valley 20 acre minimum Zoning District, APN's: 0027-040-230, and;

WHEREAS, said Zoning Administrator has reviewed the applicant's submittal and staff report of the Department of Resource Management and the Notice of Exemption, and:

WHEREAS, said Zoning Administrator has heard and considered all comments regarding the application at a duly notice public hearing held May 7, 2015, and:

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

1. The resulting parcels be large enough to support their agricultural use, using the presumption described in Gov. Code Section 51222, is satisfied by the requirement in Section VII.A of the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts that resulting parcels be at least 41 or 80 acres in size;

The proposed parcels range between 20-37.7 acres in size, thus, exceeds the minimum acreage requirements and of adequate size and shape for agricultural purposes.

2. The subdivision will not result in residential development not incidental to the commercial agricultural use of the land is satisfied by the presumption described in Section IV. B5 of the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

The subject site is not encumbered by an Agricultural Preserve or Land Conservation Contract.

3. The proposed map is consistent with the Solano County General Plan.

The property is designated Agriculture. This proposal is consistent with the existing Agriculture-Suisun Valley 20 acre minimum zoning district, allowing for one single family dwelling and one accessory dwelling unit per parcel.

4. The design of the proposed subdivision is consistent with the Solano County General Plan.

The property is designated for Agricultural uses, which allows for single family uses. The design of the proposed subdivision, available road access, provisions water well and septic system disposal, and the size of the proposed parcels is consistent with the General Plan.

5. The site is physically suitable for the proposed type of development

The subdivision design and improvements have been evaluated for drainage, access, septic systems and water supply. Compliance with conditions of approval will ensure that the project is suitable for the proposed density.

6. The site is physically suitable for the proposed density of development.

The subdivision design and improvements have been evaluated for drainage, access, septic systems and water supply. Compliance with conditions of approval will ensure that the project is suitable for the proposed density.

7. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project does not propose a significant impact on the environment.

8. The design of the subdivision will not cause serious public health problems.

Compliance with the recommended conditions of approval will not cause public health problems.

9. The design of the subdivision and the type of improvements will not conflict with any public easements.

As is evident on the Tentative Map and the Preliminary Title Report, the proposed subdivision will not conflict with any public easements.

10. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

The project will not result in the discharge of waste from the proposed subdivision into an existing community sewer system.

11. The property fronts on a public waterway, public river, or public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir, and the proposed subdivision provides, or has available, reasonable public access by fee or easement from a public highway to that portion of the bank of the waterway, river, stream, lake, or reservoir bordering or lying within the proposed subdivision, or to land below the ordinary high-water mark on any bay shoreline within the subdivision; or alternate reasonable public access is available within a reasonable distance from the subdivision.

The subject site does not front on or located nearby any public waterway; therefore, reasonable public access is not required.

12. The proposed subdivision is consistent with a contract entered into pursuant to the California Land Conservation Act of 1965 and the proposed lots to be created from the

parent parcel are consistent with the minimum residential building site requirements under the Policy and Uniform Regulations Governing Administration of Agricultural Preserves in Solano County and under Section 66474.4 of the Subdivision Map Act.

The subject site is not encumbered by Agricultural Preserve or Land Conservation Contract.

13. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The project does not propose use of Hazardous Materials.

14. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.) and is not in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act

The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act.

15. A Notice of Exemption under CEQA Section 15061.b.3 was prepared as the project qualifies for Section 15061.b.3 in that the project proposes a project which is not significant enough to create effects such as traffic or biological or cultural resource. Implementation of standard County conditions of approval would prevent the project from creating significant effects to the environment.

BE IT THEREFORE RESOLVED, the Zoning Administrator of the County of Solano determines that the project qualifies for a Notice of Exemption pursuant to California Environmental Quality Act prepared for Minor Subdivision Application No. MS 14-04.

BE IT FURTHER RESOLVED, the Zoning Administrator of the County of Solano does hereby determine that the project qualifies for the Notice of Exemption and APPROVE Minor Subdivision Application No. MS-14-04 subject to the findings and following conditions of approval:

1. The Parcel Map to be filed shall be in substantial compliance with the Tentative Parcel Map labeled "TENTATIVE PARCEL MAP of the LANDS OF EDWARD AND LORETTA BIGGS REVOCABLE TRUST", dated February 9, 2015 and prepared by Foulk Civil Engineering; on file with the Solano County Planning Services Division, except as modified herein.

Public Works Division

2. Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for all work within the right of way of Abernathy Road. The future driveway connection to Abernathy road shall have proper sight distance.
3. Subdivider shall apply for, secure and abide by the conditions of a grading permit for the construction of the private driveway and all onsite grading related to the subdivision. The

subdivider shall submit plans prepared by a registered Civil Engineer to Public Works Engineering for review and approval as part of this process.

4. Prior to issuance of the building permit on Parcel A, construct a private driveway per County of Solano Road Improvement Standards, section 1-3.1. The driveway shall be constructed of 0.67 feet of compacted class II aggregate base. The width of the road shall be 12 feet, with 60 foot long by 8 foot wide turnouts every 300 feet (for roads over 300 feet long), plus 2 foot graded shoulders, and shall have an unobstructed width of 20 feet. The width of the flag lot proposed for Parcel A shall be 40 feet, as shown on the Tentative Map.
5. The subdivider shall dedicate to the County of Solano in fee a minimum 35 foot right of way half width for Abernathy Road along the frontage of the subject property.

Solano Irrigation District

6. The Parcel Map shall identify the 20 foot wide easement maintained by the Solano Irrigation District on the westerly property line, and a 20-foot wide easement along the northerly property line, beginning at the northeast corner and extending approximately 420feet west.
7. Prior to final recordation of the parcel map, submit verification from Solano Irrigation District that the each of the newly created parcels have a minimum of 1 irrigation service.

Environmental Health

8. Comply with the onsite sewage disposal systems pursuant to the Solano County Code, Chapter 6.4, Sewage Disposal Standards.
9. Comply with the water supply requirements pursuant to the Solano County Code, Chapter 6.3 Building Standards and Code.

Suisun Fire Protection District

10. Comply with the Suisun Fire Protection District rules and regulations.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 7, 2015.

BILL EMLER, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

LEGEND

- PERIMETER BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- CONTOUR ELEVATION LINE
- ◇ SEPTIC EVALUATION TEST PIT LOCATIONS

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- BLDG BUILDING
- CL CENTERLINE
- CONC CONCRETE
- ELEC ELECTRICAL
- EX EXISTING
- FNC FENCE
- OH OVER HEAD ELECTRICAL WIRE
- PC POWER POLE
- RCP REINFORCED CONCRETE PIPE
- RD ROAD

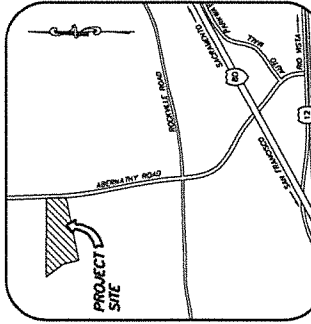
OWNER/APPLICANT

EDWARD BIGGS
 4321 ABERNATHY RD
 FAIRFIELD, CA 94534
 (707) 481-3338

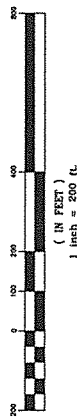
BASIS OF BEARINGS

BEARINGS ARE BASED ON BOOK 16, SURVEYS, PAGE 90,
 SOLANO COUNTY RECORDS.

PARCEL A AREA= 20,004 AC (GROSS)
 19,984 AC (NET)
 PARCEL B AREA= 37,774 AC (GROSS)
 37,462 AC (NET)



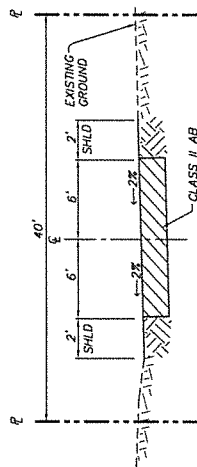
GRAPHIC SCALE



LANDS AREA	57.77 AC± GROSS
# OF PROPOSED PARCELS	2
USE	EXISTING: HOMESTEAD / AGRICULTURAL
	PROPOSED: HOMESTEAD / AGRICULTURAL
ZONING	ASV-20
WASTE WATER DISPOSAL	ON-SITE SEPTIC / LEACH FIELD
FLOOD ZONE	USGS & GROUND TOPOGRAPHY
	ZONE X & ZONE X SHADED
DOMESTIC WATER SOURCE	ON-SITE WELL

NOTES:

- 1. LANDS AREA = 57.77 AC± GROSS
- 2. # OF PROPOSED PARCELS = 2
- 3. USE = EXISTING: HOMESTEAD / AGRICULTURAL
- 4. PROPOSED: HOMESTEAD / AGRICULTURAL
- 5. ZONING = ASV-20
- 6. WASTE WATER DISPOSAL = ON-SITE SEPTIC / LEACH FIELD
- 7. FLOOD ZONE = USGS & GROUND TOPOGRAPHY
- 8. FLOOD ZONE = ZONE X & ZONE X SHADED
- 9. DOMESTIC WATER SOURCE = ON-SITE WELL



TYPICAL 12' DRIVEWAY CROSS SECTION (PARCEL A)
 NOT TO SCALE

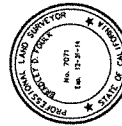
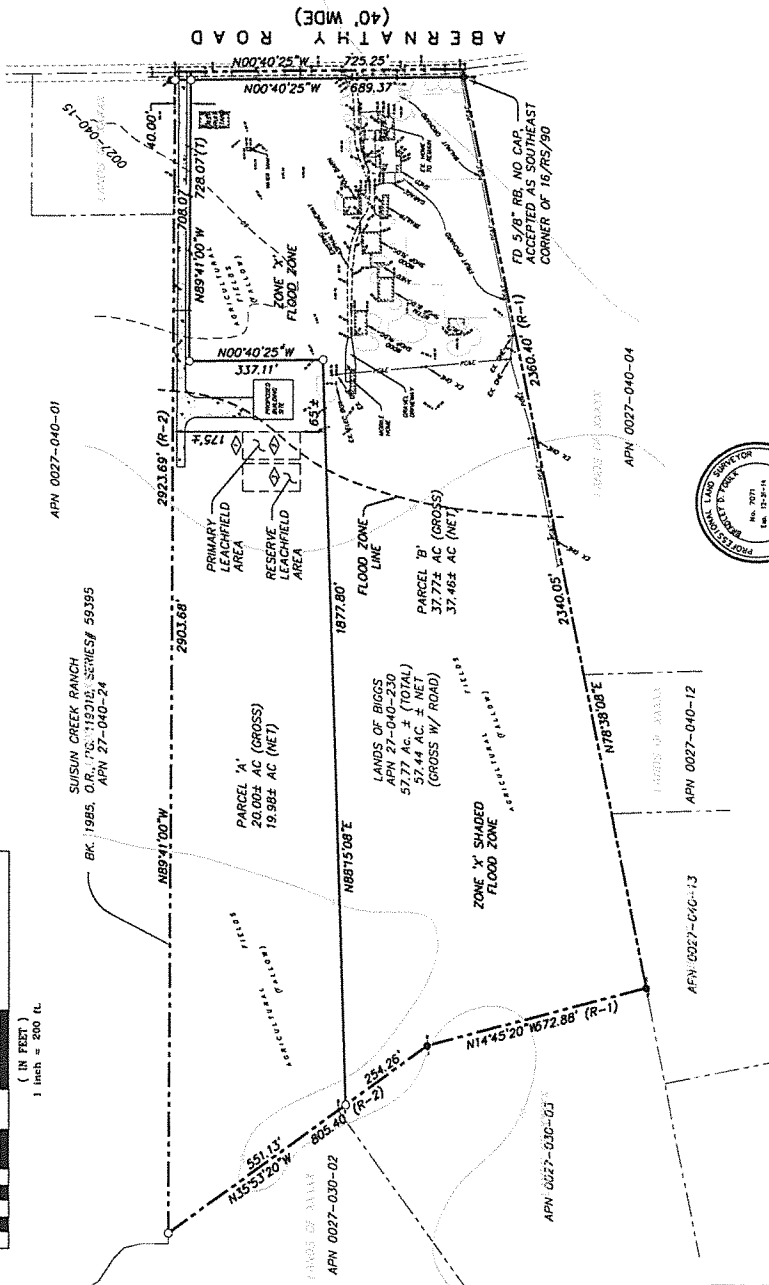
TENTATIVE PARCEL MAP
 OF THE LANDS OF THE
EDWARD AND LORETTA BIGGS
REVOCABLE TRUST
 4321-4341 ABERNATHY RD, FAIRFIELD CA
 DESCRIBED IN DOCUMENT NO.201300112636
 SOLANO COUNTY RECORDS

SCALE: 1"=200'



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 Civil Engineering Land Surveying Planning
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 (707)864-0284 fax (707)864-0793 e-mail: foulkcee@gmail.com

UPDATED: 2/9/15 04-047



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 EXPIRES
 PLS 7071
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