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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
 COUNTY**

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 Minor Subdivision MS-17-03**

Application No. MS-17-03 Project Planner: Eric Wilberg, Planner Associate		Meeting of July 20, 2017 Agenda Item No. 2	
Applicant Elizabeth Fry P.O. Box 6778 Vacaville, CA 95695		Property Owner same	
Action Requested Consideration and approval of Minor Subdivision MS-17-03 to subdivide a 10 acre parcel into two lots of 5 acres. The property is located along Locke Road 1,000 feet north of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District; APN 0106-210-040.			
Property Information			
Size: 9.72 acres (net), 10 acres (gross)		Location: 7371 Locke Road	
APNs: 0106-210-040			
Zoning: Rural Residential "RR-2.5"		Land Use: Single family dwellings	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: on-site septic & domestic water wells		Access: Locke Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential "RR-2.5"	Residence
South	Rural Residential	Rural Residential "RR-5"	Residence
East	Rural Residential	Rural Residential "RR-2.5"	Residence
West	Rural Residential	Rural Residential "RR-2.5"	Residence
Environmental Review The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), General Rule exemption.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Subdivision MS-17-03 based on the enumerated findings and subject to the recommended conditions of approval.			

SETTING

The property is located along Locke Road 1,000 feet north of the City of Vacaville. The parcel is 9.72 net acres in size and is relatively flat, exhibiting slopes of less than six percent. Storm water runoff drains to the south due to the slight slope of the lot. The parcel is developed with two residential structures and associated private septic systems and domestic water wells. A 1,430 square foot single family residence is located in the southeast corner of the lot and is identified as 7371 Locke Road. A 1,350 square foot single family residence is located at the northeast corner of the lot and is identified as 7391 Locke Road. All necessary encroachments are developed and access is provided off Locke Road. Aside from a few trees surrounding the home sites, the property is generally void of vegetation and covered in grasses.

Rural Residential lots generally ranging between 2.5 – 5 acres surround the project site. Nearly all of the lots in the vicinity of the subject site have been developed with residences and residential accessory structures.

PROJECT DESCRIPTION

The project consists of subdividing a 9.73 acre parcel into two lots. Each of the two new lots would be 4.86 acres (net). When acreage is calculated to include up to the centerline of Locke Road the existing parcel measures 10 acres and each new parcel would be 5 acres (gross). The proposed property line would bisect the 10 acre parcel, running east-west through the lot. The proposed configuration would situate the 1,350 sq. ft. residential structure (7391 Locke Rd.) on Proposed Parcel A and the 1,430 sq. ft. single family residence (7371 Locke Rd.) on Proposed Parcel B. Additional development is not proposed as part of this subdivision. Additional utilities including domestic water wells or private septic systems are not required for the project.

LAND USE CONSISTENCY

General Plan & Zoning

The General Plan Land Use Diagram designates this parcel Rural Residential. In addition, the property is located within the Rural Residential "RR-2.5" Zoning District. As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the RR-2.5 district is consistent with the Rural Residential General Plan Designation. Each proposed parcel is 5 acres (gross) and exceeds the 2.5 acre minimum parcel size required by zoning. Also, each proposed lot maintains the minimum 5 acre parcel size required for lots which utilize private water wells and individual private sewage disposal systems. Both the existing land use and proposed lot sizes are consistent with applicable General Plan designation and zoning district.

Road Improvement and Land Development Standards

The Tentative Parcel Map depicts an existing 40 to 50 foot wide right of way for Locke Road. The County of Solano Road Improvement and Land Development Standards require a roadway width of 20 feet with 4 foot graded shoulders and a right of way width of 60 feet. The roadway meets the County Standards but the right of way width is inadequate. As such, Public Works Engineering recommends the following conditions be placed on any approval of the Tentative Parcel Map:

- 1) The Subdivider shall dedicate to the County of Solano a 10 foot wide right of way easement along the easterly frontage of the subdivision and the westerly right of way line for Locke Road. The dedication shall be contained within the owner's statement of the title sheet on the final recorded Parcel Map.

- 2) The Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Locke Road. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

ENVIRONMENTAL ANALYSIS (CEQA)

A Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), General Rule exemption.

Each proposed parcel is currently developed with a single family residence and would not spur additional residential development on the lots. With no additional development proposed at this time, the setting and physical environmental will remain unchanged from its current state. With no changes to the site, the project would not create additional population dependent impacts such as increased traffic, overuse of public facilities, nor impact community character. The project site is developed with residences and does not contain any major slopes or prominent topographical features; rare, endangered or regionally significant species of native flora and fauna, or known culturally significant archeological sites. The project does not have the potential for causing a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the enumerated findings, and **APPROVE** Minor Subdivision MS-17-03, subject to the recommended conditions of approval.

MANDATORY FINDINGS

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The General Plan Land Use Diagram designates the property Rural Residential. This designation provides for single-family residences on 2.5 to 10 acre parcels. The existing residential development and proposed parcel sizes are consistent with the intent of the Rural Residential designation.

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

The two proposed lots are of sufficient size and shape to continue to accommodate the residential development.

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

The site currently supports residential development and no additional development is proposed with this minor subdivision.

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

The site is improved with two primary single family dwellings. The proposed 5 acre parcel sizes could support secondary dwellings pursuant to building, well, and septic permitting and approval.

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

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

Each lot is developed and no changes are proposed. The subdivision will not cause serious health problems.

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

No public easements have been identified on the tentative map or within the Preliminary Title Report prepared for the property.

8. 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.

Each residence currently utilizes on-site septic systems and would not affect any existing community sewer system.

9. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

10. The proposed subdivision does not front along a public waterway, public river or public stream and does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

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

The subdivision does not involve hazardous waste.

13. 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 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.

ADDITIONAL FINDINGS

14. A Notice of Exemption shall be prepared and filed pursuant to CEQA Guidelines Section 15061(b)(3). The project qualifies for this exemption because the proposal does not involve further development or improvements to the site. Creating an additional lot that has been previously developed with a residence is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

CONDITIONS OF APPROVAL

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Foulk Civil Engineering, Inc. for Elizabeth Fry dated September 2016; on file with the Solano County Planning Division, except as modified herein.

Building & Safety Division

2. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Public Works – Engineering Services Division

3. The Subdivider shall dedicate to the County of Solano a 10 foot wide right of way easement along the easterly frontage of the subdivision and the westerly right of way line for Locke Road. The dedication shall be contained within the owner's statement of the title sheet on the final recorded Parcel Map.
4. The Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Locke Road. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Environmental Health Division

5. Prior to any further residential development on either parcel, the property owner shall comply with Solano County Code Chapter 6.4 and 13.10 relative to water wells and septic systems.

Attachments:

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Tentative Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-17-03 of **Elizabeth Fry** to subdivide one parcel of 10 acres into two 5 acre lots. The project is located at 7371 Locke Road, 1000 feet north of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District, APN: 0106-210-040, and;

WHEREAS, said Zoning Administrator 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 July 20, 2017, and;

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

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The General Plan Land Use Diagram designates the property Rural Residential. This designation provides for single-family residences on 2.5 to 10 acre parcels. The existing residential development and proposed parcel sizes are consistent with the intent of the Rural Residential designation.

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

The two proposed lots are of sufficient size and shape to continue to accommodate the residential development.

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

The site currently supports residential development and no additional development is proposed with this minor subdivision.

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

The site is improved with two primary single family dwellings. The proposed 5 acre parcel sizes could support secondary dwellings pursuant to building, well, and septic permitting and approval.

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

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

Each lot is developed and no changes are proposed. The subdivision will not cause serious health problems.
7. The design of the subdivision and the type of improvements will not conflict with any public easements.

No public easements have been identified on the tentative map or within the Preliminary Title Report prepared for the property.
8. 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.

Each residence currently utilizes on-site septic systems and would not affect any existing community sewer system.
9. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.
10. The proposed subdivision does not front along a public waterway, public river or public stream and does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.
11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.
12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.
13. 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 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.
14. A Notice of Exemption shall be prepared and filed pursuant to CEQA Guidelines Section 15061(b)(3). The project qualifies for this exemption because the proposal does not involve further development or improvements to the site. Creating an additional lot that has been previously developed with a residence is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air

quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-17-03 subject to the following recommended conditions of approval:

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Foulk Civil Engineering, Inc. for Elizabeth Fry dated September 2016; on file with the Solano County Planning Division, except as modified herein.

Building & Safety Division

2. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

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4. The Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Locke Road. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Environmental Health Division

5. Prior to any further residential development on either parcel, the property owner shall comply with Solano County Code Chapter 6.4 and 13.10 relative to water wells and septic systems.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on July 20, 2017.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

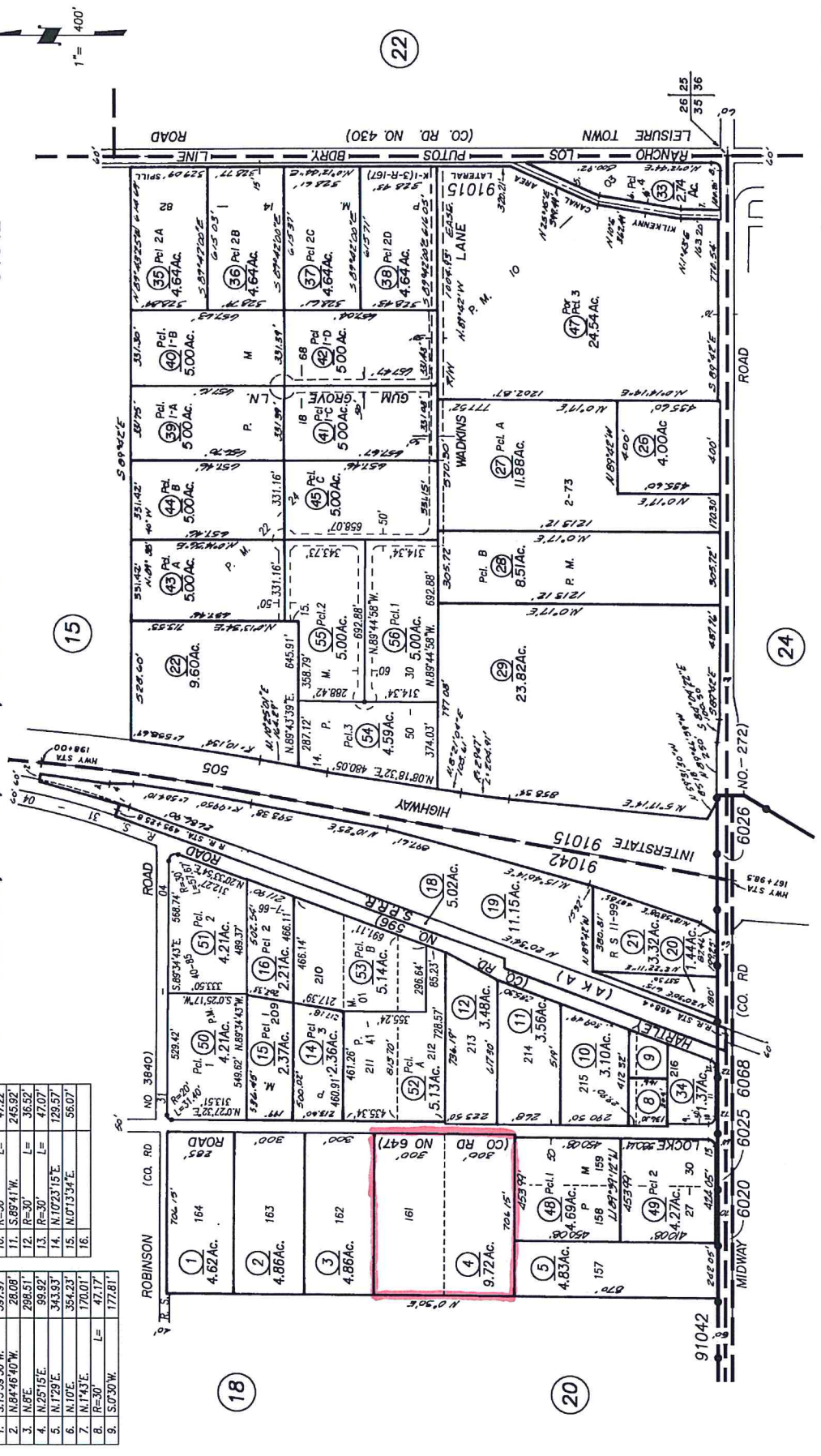
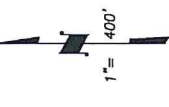
Michael Yankovich
Planning Program Manager

106-21

Tax Area Code
91015
91042

POR. LOT 38, RANCHO LOS PUTOS
POR. SEC. 26, T.7N., R.1W., M.D.B. & M. EXT.

1.	S.15°35'30"W.	387.97'	L=	47.22'
2.	N.64°46'40"W.	28.06'	L=	245.92'
3.	N.8°E.	298.51'	L=	36.52'
4.	N.29°15'E.	99.92'	L=	47.07'
5.	N.1°29'E.	343.93'	L=	129.57'
6.	N.10°E.	354.23'	L=	56.07'
7.	N.1°43'E.	170.01'	L=	47.17'
8.	R=30'	L=	47.17'	
9.	S.0°30'W.	L=	177.81'	



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

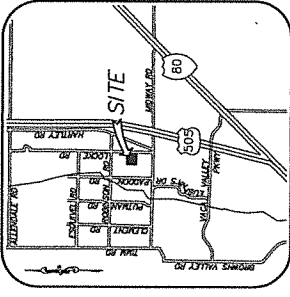
R.S. 31-04	6-21-13	Cr
210-54,55,56 (Pm)	4-6-12	Cr
210-50,63,63 (Pm)	8-4-98	Fo
210-50,63,61 (Pm)	3-2-98	Fo
REVISION	DATE	BY

Locke - Paddon Col. No. 9, R. M. Bk. 5 Pg. 3

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

Assessor's Map Bk. 106 Pg. 21
County of Solano, Calif.

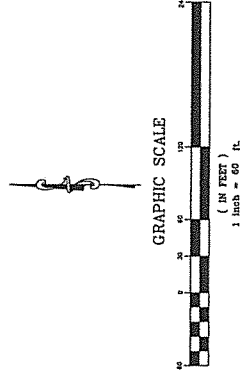
14-15



VICINITY MAP
NOT TO SCALE

- LEGEND**
- CONTOUR ELEVATION LINE
 - PENETER BOUNDARY
 - PROPOSED PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - CENTERLINE
 - EASEMENT LINE
 - EXISTING FENCE
 - FOUND MONUMENT
 - EXISTING EDGE OF PARCELT

- ABBREVIATIONS**
- AB AGGREGATE BASE
 - AC ASPHALT CONCRETE / ACRES
 - CLG CENTERLINE
 - CONC CONCRETE
 - ELEC ELECTRICAL
 - EAS EASEMENT
 - EX/EXIST EXISTING
 - FNFC FENCE
 - OH OVER HEAD ELECTRICAL WIRE
 - OP OVERHEAD POWER
 - PCP REINFORCED CONCRETE PIPE
 - RD ROAD
 - RTYP TYPICAL

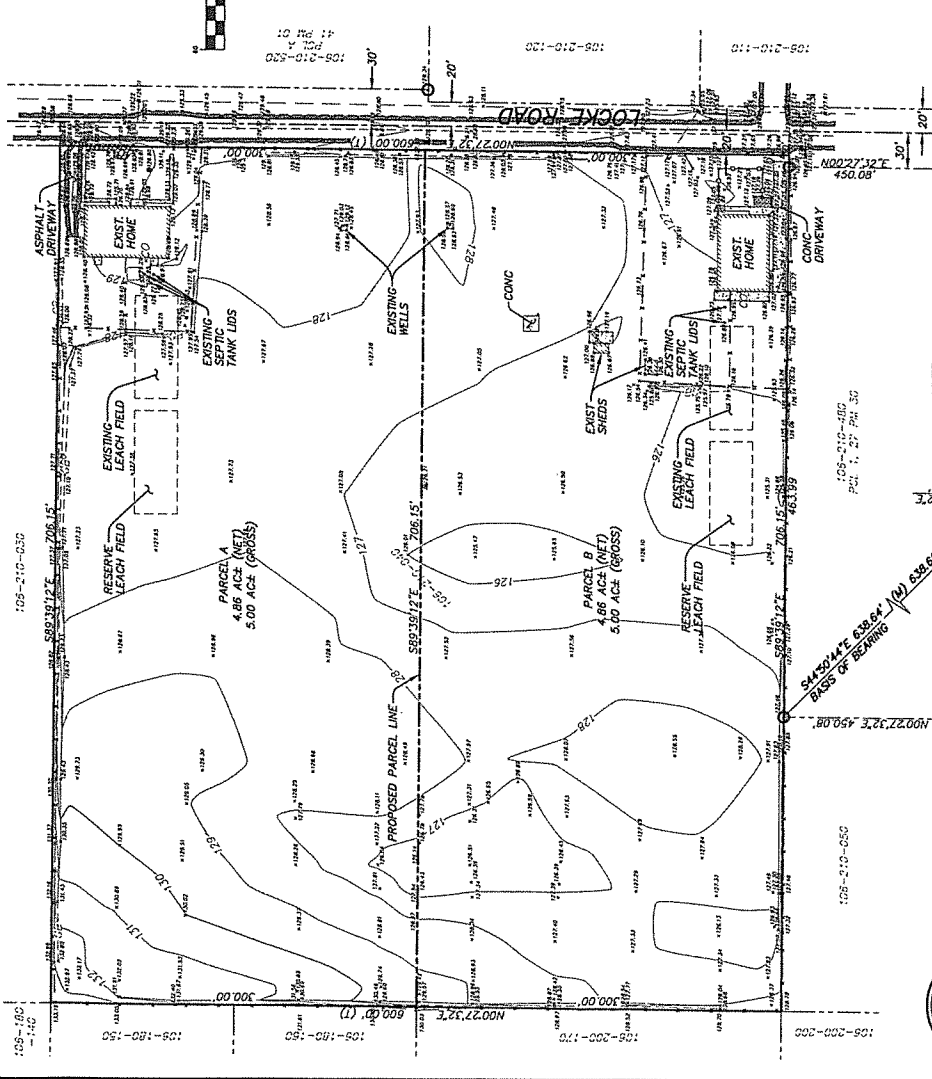


OWNER/APPLICANT
ELIZABETH FRY
P.O. BOX 6778
VACAVILLE, CA 95695

BASIS OF BEARINGS
THE CALCULATED LINE BETWEEN FOUND MONUMENTS AT THE NORTHWEST AND SOUTHEAST CORNERS OF PARCEL 1 PER BOOK 27, PARCEL MAPS, PAGE 30.

PARCEL A AREA = 4.86± AC = 211717.728 SF
PARCEL B AREA = 4.86± AC = 211812.315 SF

BENCHMARK
WELL MONUMENT B0311 AT NORTH SIDE OF MIDWAY ROAD AND EAST SIDE OF PUTAH SOUTH CANAL AS SHOWN ON BOOK 22, SURVEYS, PAGE 10, ELEVATION 132.99 (NAVD 88)



NOTES:

LANDS AREA	10.00± AC GROSS, 9.73± AC NET
# OF PROPOSED PARCELS	2
USE	EXISTING: RURAL RESIDENTIAL PROPOSED: RURAL RESIDENTIAL
ZONING	RR 5.0 AC
WATER SOURCE	ON-SITE WELLS
WASTE WATER DISPOSAL	ON-SITE SEPTIC / LEACH FIELD SYSTEMS

TENTATIVE PARCEL MAP

OF
LANDS OF ELIZABETH FRY
BEING LOTS 180 & 181 OF LOCKE-PADDON COLONY NO. 9
AS SHOWN ON BOOK 5 OF SUBDIVISION MAPS, PAGE 3
SOLANO COUNTY RECORDS
SOLANO COUNTY, CALIFORNIA
SCALE: 1"=60'
SEPTEMBER 2016



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BRADLEY D. FOULK
PLS 7071
12-31-16
EXPIRES