

BILL EMLN
 Director
 (707) 784-6765

TERRY SCHMIDTBAUER
 Assistant Director
 (707) 784-6765

MIKE YANKOVICH
 Planning Services Manager
 (707) 784-6765

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
 COUNTY**

675 Texas Street, Suite 5500
 Fairfield, CA 94533-6342
 (707) 784-6765
 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 Minor Subdivision MS-17-02**

Application No. MS-17-02 Project Planner: Eric Wilberg, Planner Associate		Meeting of October 5, 2017 Agenda Item No. 1	
Applicant Julie & Martin Griffin 7412 Elizabeth Road Vacaville, CA 95688		Property Owner same	
Action Requested Consideration and approval of Minor Subdivision MS-17-02 to subdivide an existing 10 acre parcel into two proposed lots of 5.01 and 5 acres gross. The property is located along Elizabeth Road and De Mello Lane, 0.5 mile north of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District; APN 0109-140-160.			
Property Information			
Size: 10 acres		Location: 7412 Elizabeth Road	
APNs: 0109-140-160			
Zoning: Rural Residential "RR-2.5"		Land Use: Single family dwelling	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: on-site septic & domestic water wells		Access: Elizabeth Rd. and De Mello Ln.	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential "RR-2.5"	Residential
South	Rural Residential	Rural Residential "RR-2.5"	Residential
East	Rural Residential	Rural Residential "RR-2.5"	Residential
West	Rural Residential	Rural Residential "RR-2.5"	Residential
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-17-02 based on the enumerated findings and subject to the recommended conditions of approval.			

SETTING

The property is located along Elizabeth Road and De Mello Lane 0.5 mile north of the City of Vacaville. The parcel is 10 acres in size and is relatively flat, exhibiting slopes of less than six percent. The topography slopes gently to east allowing for sheet drainage to roadside ditches. The western half of the lot is developed with a residence, three accessory structures, and a corral to be removed. Private water well and septic system serve the residential development on-site. The property is accessed via private driveway off Elizabeth Road. Rural residential lots similar to that of the subject site surround the property on all sides. Lots in the vicinity are generally flat, developed with residences, and range between 2.5 -10 acres in size.

PROJECT DESCRIPTION

The project consists of subdividing a 10 acre (gross) parcel into two lots. The proposed property line would bisect the parcel, running north - south through the lot. Proposed Parcel One would retain the existing development and would be 5.01 acres. Proposed Parcel Two is undeveloped and would be 5 acres. The Tentative Parcel map identifies an adequate building site, water well, primary and secondary septic areas, and driveway on Proposed Parcel Two. Access to this lot would be provided via encroachment off De Mello Lane.

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

Access to proposed Parcel One will be from Elizabeth Road, with access to proposed Parcel Two from De Mello Lane. The Solano County Subdivision Ordinance and Road Improvement Standards require the subdivider of each proposed lot that adjoins a County maintained road to make reasonable improvements to the road when property is subdivided. The improvements are limited to the dedication of rights-of-way and the construction of offsite and onsite improvements.

Elizabeth Road when last surveyed in 2009 had an ADT of 284 and has an existing half width of asphalt concrete that is 9 feet wide and a 20 foot half width of right of way. For a road with an ADT of 251 to 750 the Road Standards require a half width of asphalt concrete that is 12 feet wide with 4 foot graded shoulders and a 30 foot half width right of way. De Mello Lane has an ADT of less than 250, an existing half width of asphalt concrete that is 7 feet wide and a 15 foot half width right of way. For a road having an ADT of 250 or less the Road Standards require a half width of asphalt concrete that is 10 feet wide with 4 foot graded shoulders and a 30 foot half width right of way. Public Works Engineering has provided conditions of approval that are placed on any approval of the Tentative Parcel Map.

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.

Proposed Parcel One is developed with a single family residence, various accessory structures, and a corral to be removed. Proposed Parcel Two is undeveloped and could support a single family residence; however no development is proposed at this time. Adequate utilities including on-site domestic water well and areas to accommodate a private septic system have been identified on the Tentative Map.

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 a residence 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-17-02, 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 a primary single family dwelling. The Rural Residential property provides for single-family residences on 2.5 to 10 acre parcels 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.

The project is a proposal for rural residential home sites and, as proposed, is in compliance with the General Plan and the Zoning Ordinance. It is not anticipated that the project will cause public 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 Ty Hawkins LS 7973 for Julie A. and Martin Griffin dated March 2017; 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 westerly frontage of the subdivision and the easterly right of way line for Elizabeth 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 dedicate to the County of Solano a 15 foot wide right of way easement along the easterly frontage of the subdivision and the westerly right of way line for De Mello Lane. The dedication shall be contained within the owner's statement of the title sheet on the final recorded Parcel Map.
5. Prior to filing the Parcel Map, the subdivider shall widen Elizabeth Road along their frontage from the existing edge of pavement east 2 feet, and add a 4 foot graded shoulder. The structural section shall conform to Solano County Road Improvement Standards.
6. Prior to filing the Parcel Map, the subdivider shall widen De Mello Lane along their frontage from the existing edge of pavement west 2 feet, and add a 4 foot graded shoulder. The structural section shall conform to Solano County Road Improvement Standards.
7. Prior to construction of the road improvements, the subdivider shall submit improvement plans to Public Works Engineering. The improvement plans shall include the work to be accomplished and an estimate of the costs to complete the improvements. The improvement plans shall be reviewed and approved by the appropriate official from Public Works Engineering. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.

8. The subdivider shall apply for, secure and abide by the conditions of an encroachment permit for the construction of the required road improvements to Elizabeth Road and De Mello Lane.
9. The subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Elizabeth Road. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.
10. Prior to the issuance of a building permit for proposed Parcel Two the applicant shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to De Mello Lane. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.
11. The access driveway to proposed Parcel Two shall be constructed per County of Solano Road Improvement Standards, section 1-3.1. This condition shall be superseded by comments by the Dixon Fire Protection District whichever is greater.

Environmental Health Division

12. 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.

Solano Irrigation District

13. The Parcel Map shall include the District's Statement for District approval.
14. Per the District's Rules and Regulations, the subdivider is required to provide a water service to all newly created parcels.
15. The SID Engineer, to the extent of existing records, will identify existing SID facilities within the scope of a project. Per the SID record drawings; there is currently an existing 8-inch water service at the southwest corner for the property. The existing service shall be split and an individual service installed to each property.
16. The District shall design and install a new service for proposed Parcel Two at the subdivider's expense.
17. The Parcel Map shall include an easement dedicated to proposed Parcel Two from proposed Parcel One for the installation and maintenance of a private irrigation water conveyance facility.
18. The subdivider must sign a District work order prior to recording of the Parcel Map. The work order is the mechanism to which all fees and charges associated with District staff time and/or materials will be charged for reimbursement from the landowner.
19. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

Dixon Fire Department

20. Any proposed building will need to meet the current California Fire and Building codes. The current proposed driveway is between 151' and 500' long. This would require a turnaround as explained in Appendix D of the 2016 California Fire Code of a 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac and as approved by the Dixon Fire Department.

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-17-02 of **Julie and Martin Griffin** to subdivide an existing 10 acre parcel into two lots of 5.01 and 5 acres. The property is located along Elizabeth and De Mello Roads, 0.5 mile north of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District; APN 0109-140-160, 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 October 5, 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 a primary single family dwelling. The Rural Residential property provides for single-family residences on 2.5 to 10 acre parcels 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.

The project is a proposal for rural residential home sites and, as proposed, is in compliance with the General Plan and the Zoning Ordinance. It is not anticipated that the project will cause public 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

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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-17-02 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 Ty Hawkins LS 7973 for Julie A. and Martin Griffin dated March 2017; 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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7. Prior to construction of the road improvements, the subdivider shall submit improvement plans to Public Works Engineering. The improvement plans shall include the work to be accomplished and an estimate of the costs to complete the improvements. The improvement plans shall be reviewed and approved by the appropriate official from Public Works Engineering. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
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driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

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11. The access driveway to proposed Parcel Two shall be constructed per County of Solano Road Improvement Standards, section 1-3.1. This condition shall be superseded by comments by the Dixon Fire Protection District whichever is greater.

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19. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

Dixon Fire Department

20. Any proposed building will need to meet the current California Fire and Building codes. The current proposed driveway is between 151' and 500' long. This would require a turnaround as explained in Appendix D of the 2016 California Fire Code of a 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac and as approved by the Dixon Fire Department.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 5, 2017.

BILL EMLN, DIRECTOR
RESOURCE MANAGEMENT

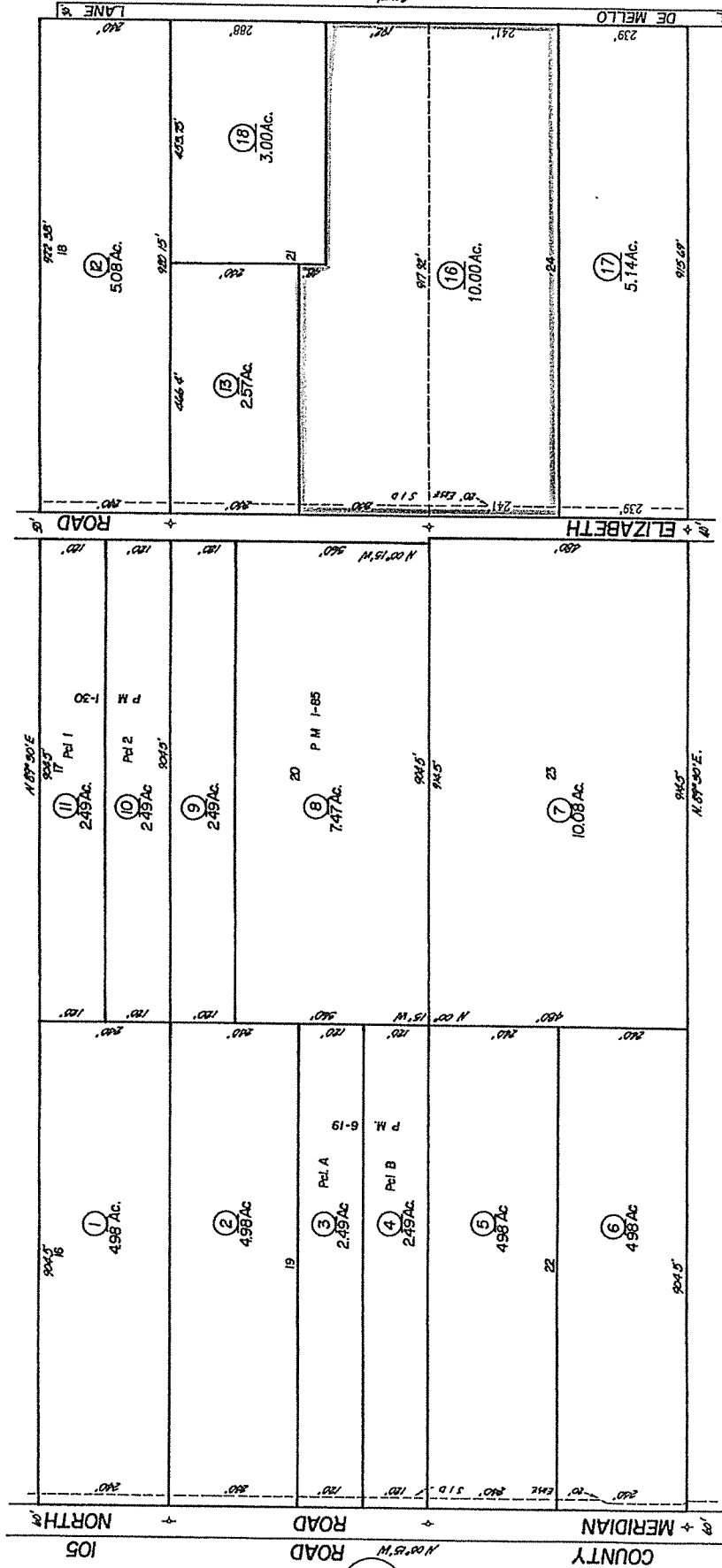
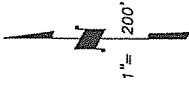
Michael Yankovich
Planning Program Manager

DRAFT

POR. SEC. 30, T.7N., R.1E., M.D.B. & M.

Tax Area Code
63025

109-14



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

REVISION	DATE	BY
140-16417 Chg.(04)	8-2-05	SE
140-18 Cl	10-27-98	FG
SSE 237	9-28-75	DJ

Elsworth Colony R.M. Bk. 3 Pg. 15

Assessor's Map Bk. 109 Pg. 14

County of Solano, Calif.

06-07

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FILE COPY

TENTATIVE PARCEL MAP

OF THE LANDS OF THE

Julie A. and Martin Griffin

Instrument Number 2008-79050

APN 0109-140-100

SOLANO COUNTY

March 2017

Ty Hawkins LS 7973
3636 Oak Canyon Ln.
Yecaville Ca. 94586
(907) 874-8880



Julie A. Griffin and Martin M. Griffin
7412 Elizabeth Road
Vacaville CA 94988
APN 0109-140-100

Rural Residential

RR 2.5

Water - Private Well

Sewer - Private Septic System

Electric - P.U.G.E.

Water - Private Well

Sewer - Private Septic System

Electric - P.U.G.E.

Owner:

Existing Uses:

Existing Utilities:

Proposed Utilities:

FEMA Note:
Community Panel Numbers 06095C0166F dated 09/02/12 & 06095C0167F dated 09/02/12.
This parcel lies within Flood Hazard Zone X.

Notes:
Gross acreage of the parcel described in Inst. No. 2008-79050 is calculated to the center of Elizabeth Road and to the West line of De Mello Road

LEGEND

- Proposed Boundary Line
- - - Existing Boundary Line
- Existing Right of Way
- - - Existing Utility Pole
- Existing Well
- Proposed Septic Area
- Drainage Flow

