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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 Minor Subdivision MS-16-02**

| | | | |
|--|-----------------------------------|-------------------------------------|-----------------|
| Application No. MS-16-02 | | Meeting of April 6, 2017 | |
| Project Planner: Eric Wilberg, Planner Associate | | Agenda Item No. 9 | |
| Applicant Rozzell Hall 130 Horizon Way American Canyon, CA 94503 | | Property Owner same | |
| Action Requested Consideration of Minor Subdivision MS-16-02 to subdivide a 0.35 acre parcel into three lots each exceeding 4,000 square feet. The property is located at the corner of Carquinez Street and Thomas Avenue, adjacent to the City of Vallejo, within the Residential Traditional Community "R-TC-D4" Zoning District; APN 0059-133-240. | | | |
| Property Information | | | |
| Size: 0.35 acres | | Location: 344 and 346 Thomas Avenue | |
| APNs: 0059-133-240 | | | |
| Zoning: R-TC-D4 | | Land Use: Residential, duplex | |
| General Plan: Traditional Community Residential | | Ag. Contract: n/a | |
| Utilities: Municipal water and sewer | | Access: Thomas Ave. & Carquinez St. | |
| Adjacent General Plan Designation, Zoning District, and Existing Land Use | | | |
| | General Plan | Zoning | Land Use |
| North | Traditional Community Mixed Use | R-TC-MU | Residential |
| South | Traditional Community Residential | R-TC-D4 | Residential |
| East | Traditional Community Residential | R-TC-D4 | Residential |
| West | Traditional Community Residential | R-TC-D4 | Residential |
| Environmental Analysis 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-16-02 based on the enumerated findings and subject to the recommended conditions of approval. | | | |

SETTING

The property is located at the northwest corner of the intersection between Carquinez Street and Thomas Avenue. The lot is situated within the Starr Subdivision, an unincorporated island surrounded by the City of Vallejo. The 0.35 acre parcel is developed with a duplex, two residential structures, and curb and sidewalk along both street frontages. Residential development surrounds the project site. Benicia Road, developed with a mix of residences and commercial service uses, is 250 feet north of the site. Interstate 80 is within a ¼ mile east of the site.

PROJECT DESCRIPTION

The project consists of subdividing a 0.35 acre parcel into three lots each exceeding 4,000 square feet. Proposed Parcel A is 5,735 square feet in size and is developed with a 2,171 sq. ft. duplex. Parcel A has developed access off Thomas Avenue to the south. Proposed Parcel B is 4,292 square feet in size and is developed with a 1,547 sq. ft. single family dwelling. Parcel B has existing access off Carquinez Street to the west. Proposed Parcel C is 5,040 square feet in size and is developed with a 1,192 sq. ft. two story single family residence. Parcel C has access via Carquinez Street to the west. Parcel C also has yard access via an alley to the north. All lots are served by municipal utilities including domestic water and sewage systems. Each lot is fully developed and no new construction, site upgrades, or improvements are proposed or required for this project.

LAND USE CONSISTENCY

General Plan & Zoning

The General Plan Land Use Diagram designates the property Traditional Community Residential. The parcel is zoned Residential Traditional Community Duplex "R-TC-D4". As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the R-TC-D4 district is consistent with the Traditional Community Residential General Plan Designation. All proposed parcels exceed the 4,000 square foot minimum parcel size for the district and the existing residential land use and lot sizes are consistent with both the General Plan and Zoning.

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.

The subject site is improved with three residential structures including a duplex on Proposed Parcel A, a single family dwelling on Proposed Parcel B, and a single family dwelling on Proposed Parcel C. Each residence currently receives municipal domestic water and sanitary services. The project does not involve any new construction or additional proposed residences. In addition, proposed lot sizes and existing structures would prohibit further development on the newly created parcels. With no physical changes proposed, the project would not generate effects on traffic, overuse of public facilities, nor impact community character. The project 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 to generate significant effects on the environment, thus qualifying for the exemption.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the enumerated findings, and **APPROVE** Minor Subdivision MS-16-02, 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 Traditional Community Residential. This designation recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. This designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. The existing residential development on-site is consistent with this designation and the Land Use Chapter of the General Plan.

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

The three proposed lots are of sufficient size and shape to maintain current residential character of the area.

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

The site is developed and will continue to be physically suitable for the existing residential improvements.

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

The property is improved with a duplex and two residences. The project would not change density or propose any new development.

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 urban 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 receives municipal sanitation services. No change is proposed.

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.
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 have the potential create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others.

CONDITIONS OF APPROVAL

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Virgil Chavez Land Surveying for Royzell Hall 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. Prior to the construction of the access driveway, any building pads, or issuance of a building permit for any of the parcels the owner of said parcel 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 owner shall submit grading plans for the proposed improvements to Public Works Engineering. Grading plans shall be prepared by a licensed Civil Engineer. The plans shall be reviewed and approved by the appropriate official from Public Works Engineering.

Attachments:

Draft Resolution

Assessor's Parcel Map

Tentative Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-16-02 of **Royzell Hall** to subdivide on existing parcel into three lots, each exceeding 4,000 square feet. The property is located at 344 and 346 Thomas Avenue, adjacent to the City of Vallejo, within the Residential Traditional Community "R-TC-D4" Zoning District, APN: 0059-133-240, 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 April 6, 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 Traditional Community Residential. This designation recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. This designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. The existing residential development on-site is consistent with this designation and the Land Use Chapter of the General Plan.

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

The three proposed lots are of sufficient size and shape to maintain current residential character of the area.

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

The site is developed and will continue to be physically suitable for the existing residential improvements.

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

The property is improved with a duplex and two residences. The project would not change density or propose any new development.

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 urban 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 receives municipal sanitation services. No change is proposed.

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.

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 have the potential create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-16-02 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 Virgil Chavez Land Surveying for Royzell Hall 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. Prior to the construction of the access driveway, any building pads, or issuance of a building permit for any of the parcels the owner of said parcel 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 owner shall submit grading plans for the proposed improvements to Public Works Engineering. Grading plans shall be prepared by a licensed Civil Engineer. The plans shall be reviewed and approved by the appropriate official from Public Works Engineering.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 6, 2017.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

Tax Area Code
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ST. 2
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92012

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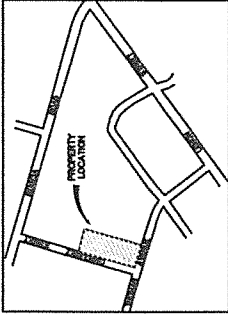
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VICINITY MAP
(NOT TO SCALE)

OWNER
 SUTHER HALL
 130 HICKORY WAY
 AMERICAN CANYON, CA
 94933

SITE ADDRESS 344-348 THOMAS AVENUE
 WALKER, CA
 94983-240

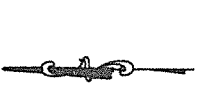
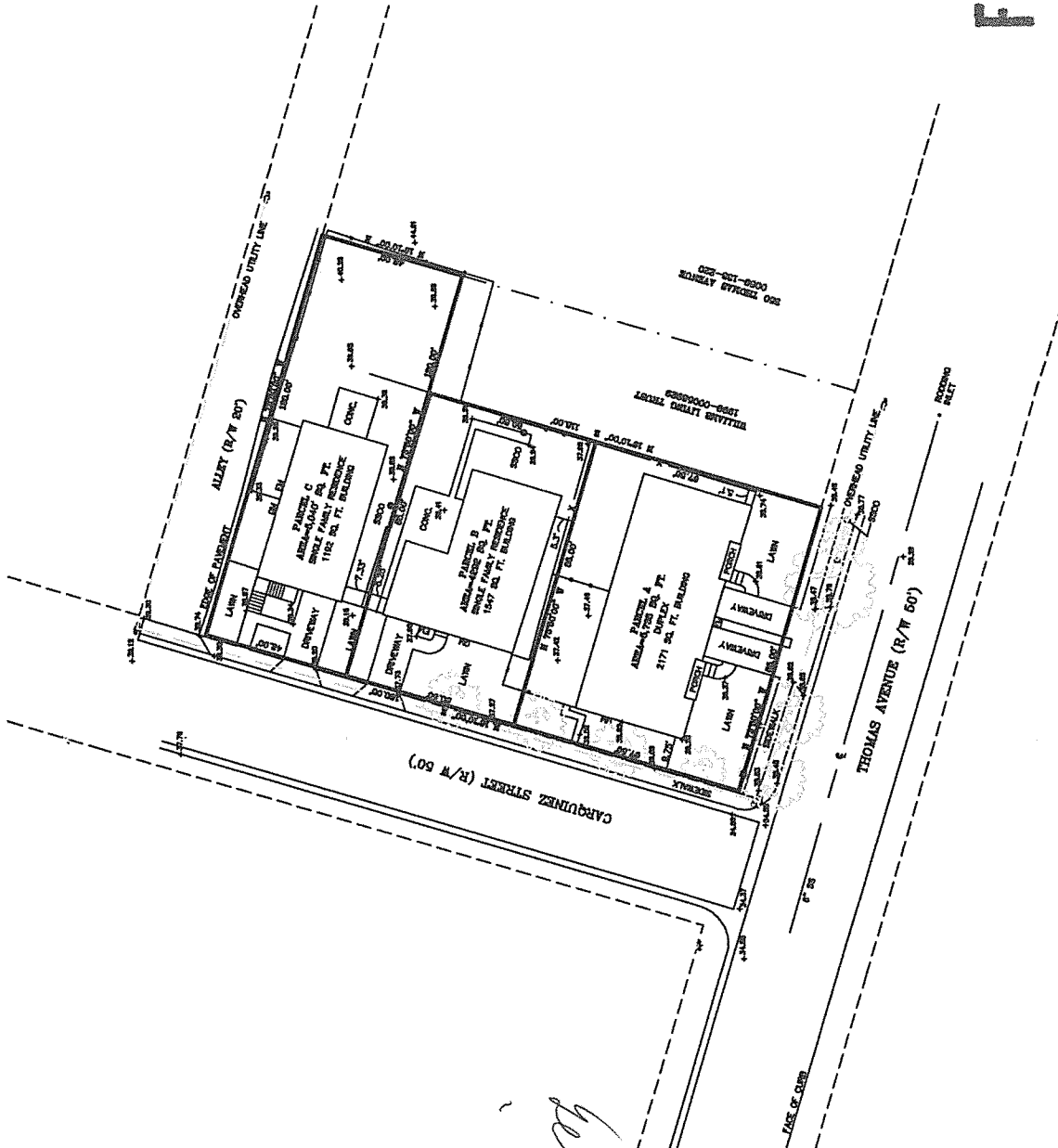
ZONING R10 (MIN. LOTS 4000 S.F.)
 1000 S.F. PER ACRE
 PROPOSED USE: RESIDENTIAL
 PROPOSED NUMBER OF UNITS: FLOODING
 PROPOSED NUMBER OF UNITS: FLOODING
 ELEVATIONS ARE BASED ON MVDMS

FILE COPY
 MS-16-02

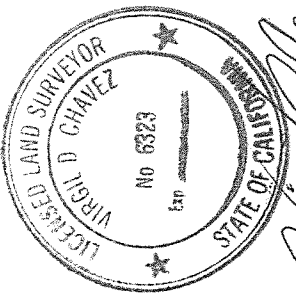
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|-------------|----------|-----------|
| DATE | REEL NO. | SHEET NO. |
| 1/16/02 | 16 | 1 |
| SCALE | 1" = 16' | OF |
| CHECKED | VC | 1 |
| PREPARED BY | VC | 1 |
| PROJECT NO. | MS-16-02 | 1 |

VERGIL CHAVEZ LAND SURVEYING
 721 THOMAS STREET, WALKER, CALIF. 94980
 PHONES (707) 653-8470
 FAX (707) 653-8588

TENTATIVE PARCEL MAP
 A RESUBDIVISION OF PORTIONS OF LOT 90, BLOCK 9
 OF THE STATE ADDITION BOOK 5 OF MAPS, PAGE 20
 COUNTY OF SOLANO, STATE OF CALIFORNIA



SCALE 1"=16'



Virgil Chavez

- LEGEND/ABBREVIATIONS**
- ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING SANITARY SEWER CLEANOUT
 - ⊖ DRAINAGE INLET
 - ⊗ POLE AS NOTED
 - ⊘ WATER METER
 - ⊙ GAS METER
 - ⊙ ASPHALT/CONCRETE
 - ⊙ PRE-HYDRANT
 - ⊙ VALVE
 - ⊙ WATER VALVE
 - ⊙ PROPERTY LINE
 - ⊙ RIGHT OF WAY LINE