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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-16-01**

Application No. MS-16-01		Meeting of January 19, 2017	
Project Planner: Eric Wilberg, Planner Associate		Agenda Item No. 1	
Applicant Pride & Joy LLC Ron Fike 3942 Foothill Drive Vacaville, CA 95688		Property Owner same	
Action Requested Consideration of Minor Subdivision MS-16-01 to subdivide a 50.03 acre parcel into two lots of 26.27 and 23.76 acres. The property is located along Foothill Drive, adjacent to the City of Vacaville within the Exclusive Agriculture "A-20" Zoning District; APN's 0126-010-140 and 150.			
Property Information			
Size: 50.03 acres		Location: 3942 Foothill Drive	
APNs: 0126-010-140 and 150			
Zoning: Exclusive Agriculture 'A-20'		Land Use: Residence, cattle grazing	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: on-site septic, domestic water wells, SID		Access: Foothill Drive	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture 'A-40'	Open space
South	Agriculture	Exclusive Agriculture 'A-20'	Open space
East	City of Vacaville	City of Vacaville	Urban residential
West	Agriculture	Exclusive Agriculture 'A-40'	Creek, grazing, rural 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-16-01 based on the enumerated findings and subject to the recommended conditions of approval.			

SETTING

The property is located at the southeast corner of the intersection between Pleasants Valley Road and Foothill Drive. The project site is comprised of two Assessor's Parcels totaling 50.03 acres characterized by rolling hills with grass land and scattered oak trees. The northern boundary of the property fronts on the south side of Foothill Drive. Beginning at Foothill Dr., a 30 foot wide access easement granted to the City of Vacaville traverses the site in a north-south direction. The eastern property line follows Vacaville City limits and existing residential development within the city. The southern property line is shared with a 41 acre undeveloped parcel owned by the City of Vacaville. An 80 foot wide Pacific Gas and Electric tower line easement and associated towers and power lines pass through the southeastern corner of the site. Encinosa Creek runs along the northwest boundary of the site.

Cattle grazing is the predominant agricultural use of the property. Proposed Parcel A-1 is developed with a temporary caretaker residence (Use Permit U-95-20) and extensive residential landscaping near the northwest corner of the lot. The tentative map depicts an existing water well and septic system on proposed Parcel A-1. Parcel A-1 is developed with access off Foothill Drive. Proposed Parcel A-2 is undeveloped with the exception of an existing water well near the southwest corner of the lot.

PROJECT DESCRIPTION

History

The 50.03 acre parent parcel was created by Minor Subdivision MS-04-02 approved by the Board of Supervisors December 14, 2004. The subsequent Parcel Map was recorded December 7, 2005.

Current

The project consists of subdividing a 50.03 acre parcel into two lots of 26.27 and 23.76 acres. Residential development on proposed Parcel A-1 utilizes an existing private septic system and is entered into an "Agreement to Supply Raw Surface Water" with the Solano Irrigation District to supply domestic water service (Attachment D). Parcel A-1 has developed access off Foothill Drive serving residential development on-site.

The Average Daily Traffic (ADT) for Foothill Drive when last measured in 2003 was 1,769. Per the County of Solano Road Improvement and Land Development Standards, roads that have an ADT of 751 to 4000 require a roadway width of 24 feet with 4 foot graded shoulders. The tentative parcel map shows the existing roadway and the current right of way width for Foothill Drive. The roadway for Foothill Drive is not constructed to the current Solano County Road Improvement and Land Development Standards. A letter dated October 4, 2016 sent to Public Works from Robert A. Karn & Associates, Inc. requesting that a finding be made that there is no impact to Foothill Drive associated with this proposed development, that the impact falls to Wykoff Drive in the City of Vacaville, and that an adequate right of way width had previously been dedicated to the County with the preceding subdivision. Public Works approved this request and the Subdivider is not required to improve their half width of Foothill Drive with this proposed subdivision.

Proposed Parcel A-2 is undeveloped. The subdivision would allow this lot to be developed with a primary residence in the future. The tentative map indicates a primary and alternate home site, along with primary and alternate leach field locations. An existing water well is located at the southwest corner of the lot. Issuance of well, septic, and building permits would be required by this Department prior to residential development on-site. The map also depicts proposed access to the home sites via private driveway and encroachment off Wykoff Drive. The City of Vacaville has jurisdiction of Wykoff Drive and has submitted

comments which indicate that the City would approve the proposed access provided the driveway meets current City slope and sight distance standards.

LAND USE CONSISTENCY

General Plan

The General Plan Land Use Diagram designates this parcel Agriculture. The property is also located within the Pleasants Valley Agriculture Region which provides for a 20 acre minimum parcel for parcels currently zoned A-20. In addition, the property is identified as "Grazing Land" on the General Plan Important Farmland Map (Figure AG-1). Both Proposed Parcels A-1 and A-2 exceed the 20 acre minimum parcel size endorsed by the General Plan. In addition, the existing grazing land use is encouraged throughout the Land Use Chapter of the General Plan. The land use and lot sizes are consistent with the Land Use and Agriculture Chapters of the General Plan.

Zoning

The property is located within the Exclusive Agriculture "A-20" Zoning District. As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the A-20 district is consistent with the Agricultural General Plan Designation. Both proposed Parcel A-1 (26.27 acres) and proposed Parcel A-2 (23.76 acres) exceed the 20 acre minimum parcel size specified under zoning. Both the existing land use and proposed lot sizes are consistent with the zoning district.

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 project has the potential to develop one additional single family residence (primary dwelling) as proposed Parcel A-2 is currently undeveloped. The increase of one additional residence is not significant to create additional population dependent impacts such as increased traffic, overuse of public facilities, nor impact community character. The project site is utilized for cattle grazing 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. Any development would be subject to the latest 2013 California Building Code and comply with FEMA flood zone determination for the subject site. The project, as conditioned, does not have the potential to generate significant effects on the environment.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the enumerated findings, and **APPROVE** Minor Subdivision MS-16-01, 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 Agriculture. The property is also located within the Pleasants Valley Agriculture Region which provides for a 20 acre minimum parcel for parcels currently zoned A-20. In addition, the property is identified as "Grazing Land" on the General Plan Important Farmland Map (Figure AG-

- 1). Both Proposed Parcels A-1 and A-2 exceed the 20 acre minimum parcel size endorsed by the General Plan. In addition, the existing grazing land use is encouraged throughout the Land Use Chapter of the General Plan. The land use and lot sizes are consistent with the Land Use and Agriculture Chapters of the General Plan.
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 maintain current agricultural operations on-site.
3. The site is physically suitable for the proposed type of development.

The cattle grazing and residential land use will remain unchanged. Any further residential development would require issuance of well, septic, and building permits.
4. The site is physically suitable for the proposed density of development.

The project could accommodate one additional primary residence on proposed Parcel A-2. Access is provided off Foothill Drive and would need to be developed off Wykoff Drive upon development. Utilities will also need to be constructed upon residential development. The map identifies suitable home sites and primary and alternate leach fields.
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 propose any development at this time. The proposed primary and alternate home sites are not located near any creek or within a resource conservation overlay identified on Figure RS-2 of the General Plan.
6. The design of the subdivision will not cause serious public health problems.

The project is a proposal for one additional agricultural lot and is in compliance with the General Plan and the Zoning Ordinance. The development potential of one additional primary residence will not generate impacts to public health.
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.

The project will not result in the discharge of waste from the proposed subdivision into an 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 agricultural 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 is not significant enough 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 Robert A. Karn & Associates Inc. for Pride and Joy Ranch revised August 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.

4. Prior to the construction of the access driveway the owner shall apply for, secure and abide the conditions of an encroachment permit through the City of Vacaville for all work within the right of way of Wykoff Drive. The future driveway connection to Wykoff Drive shall have proper sight distance.
5. Subdivider shall be limited to one access driveway connection to Wykoff Drive, in the location shown on the Tentative Parcel Map.
6. The access driveway to proposed Parcel A-2 shall be constructed per County of Solano Road Improvement Standards, section 1-3.1. Access roads having a grade between 12% and 18% shall be designed to have a finished surface of grooved concrete or rough asphalt to hold a 75,000 pound traction load. Grades less than 12% shall be constructed of at least 0.67 feet of compacted class II aggregate base and an all-weather surface built to hold a 75,000 pound traction load. 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 maximum grade of all roads shall be 18%.

Environmental Health Division

7. Prior to residential development on proposed Parcel A-2, 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 (SID)

8. The District maintains an existing agricultural irrigation service to APN 0126-010-140. Water service may continue to this portion of proposed Parcel A-1.
9. APN 0126-010-150 is outside of the District boundary. Per District Rules and Regulations, water cannot be served to properties outside of the District boundary. As such, water from the existing agricultural irrigation service may not be used on this portion of proposed Parcel A-1.
10. The District is not currently accepting annexation applications. As a result, the landowner shall enter into an agreement with the District outlining the terms of continued agricultural irrigation service. The agreement shall be drafted by the District, executed by the landowner, and recorded on the property.
11. 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.
12. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

City of Vacaville

13. The Pride and Joy Ranch is located within the City's Sphere of Influence, but outside the City's Urban Growth Boundary. As such, should the project applicant or future property owner(s) desire to be annexed into the City at a future date, but before March 2028, the sites may only be annexed as Hillside Agriculture. This land use designation limits development to one dwelling unit per 20 acres and other accessory uses associated with agriculture.
14. The City shall approve the proposed access off Wykoff Drive provided the driveway meets current City slope and sight distance standards.
15. The proposed parcel map illustrates possible locations for a future residential unit on Parcel A-2. Please be aware that the City development standards for areas designated as Hillside Agriculture prohibits grading and structures, excluding communication towers, from being constructed on slopes at or exceeding 25 percent for a vertical distance of 25 feet or greater. The main purpose of this requirement is to ensure City fire vehicles can access structures on site.
16. Prior to a future home or structure being approved on Parcel A-2, the City requests to receive a project referral. The City wants to ensure that the future home can be served by the City's Fire Department as part of mutual aide agreement between the City and County.

Attachments:

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Tentative Parcel Map
- D – S.I.D Agreement to Supply Raw Surface Water

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-16-01 of **Pride and Joy LLC** to subdivide a 50.03 acre legal lot into two parcels of 26.27 and 23.76 acres. The property is located along Foothill Drive adjacent to the City of Vacaville within the Exclusive Agricultural "A-20" Zoning District, APN's 0126-010-140 and 150, 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 January 19, 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 Agriculture. The property is also located within the Pleasants Valley Agriculture Region which provides for a 20 acre minimum parcel for parcels currently zoned A-20. In addition, the property is identified as "Grazing Land" on the General Plan Important Farmland Map (Figure AG-1). Both Proposed Parcels A-1 and A-2 exceed the 20 acre minimum parcel size endorsed by the General Plan. In addition, the existing grazing land use is encouraged throughout the Land Use Chapter of the General Plan. The land use and lot sizes are consistent with the Land Use and Agriculture Chapters of the General Plan.

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 maintain current agricultural operations on-site.

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

The cattle grazing and residential land use will remain unchanged. Any further residential development would require issuance of well, septic, and building permits.

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

The project could accommodate one additional primary residence on proposed Parcel A-2. Access is provided off Foothill Drive and would need to be developed off Wykoff Drive upon development. Utilities will also need to be constructed upon residential development. The map identifies suitable home sites and primary and alternate leach fields.

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 propose any development at this time. The proposed primary and alternate home sites are not located near any creek or within a resource conservation overlay identified on Figure RS-2 of the General Plan.

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

The project is a proposal for one additional agricultural lot and is in compliance with the General Plan and the Zoning Ordinance. The development potential of one additional primary residence will not generate impacts to public health.

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.

The project will not result in the discharge of waste from the proposed subdivision into an 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 agricultural 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 is not significant enough 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-16-01 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 Robert A. Karn & Associates Inc. for Pride and Joy Ranch revised August 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.
4. Prior to the construction of the access driveway the owner shall apply for, secure and abide the conditions of an encroachment permit through the City of Vacaville for all work within the right of way of Wykoff Drive. The future driveway connection to Wykoff Drive shall have proper sight distance.
5. Subdivider shall be limited to one access driveway connection to Wykoff Drive, in the location shown on the Tentative Parcel Map.
6. The access driveway to proposed Parcel A-2 shall be constructed per County of Solano Road Improvement Standards, section 1-3.1. Access roads having a grade between 12% and 18% shall be designed to have a finished surface of grooved concrete or rough asphalt to hold a 75,000 pound traction load. Grades less than 12% shall be constructed of at least 0.67 feet of compacted class II aggregate base and an all-weather surface built to hold a 75,000 pound traction load. 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 maximum grade of all roads shall be 18%.

Environmental Health Division

7. Prior to residential development on proposed Parcel A-2, 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 (SID)

8. The District maintains an existing agricultural irrigation service to APN 0126-010-140. Water service may continue to this portion of proposed Parcel A-1.
9. APN 0126-010-150 is outside of the District boundary. Per District Rules and Regulations, water cannot be served to properties outside of the District boundary. As such, water from the existing agricultural irrigation service may not be used on this portion of proposed Parcel A-1.
10. The District is not currently accepting annexation applications. As a result, the landowner shall enter into an agreement with the District outlining the terms of continued agricultural irrigation service. The agreement shall be drafted by the District, executed by the landowner, and recorded on the property.
11. 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.
12. Electronic AutoCAD files are required upon the completion of the project showing "as-built" for electronic archiving.

City of Vacaville

13. The Pride and Joy Ranch is located within the City's Sphere of Influence, but outside the City's Urban Growth Boundary. As such, should the project applicant or future property owner(s) desire to be annexed into the City at a future date, but before March 2028, the sites may only be annexed as Hillside Agriculture. This land use designation limits development to one dwelling unit per 20 acres and other accessory uses associated with agriculture.
14. The City shall approve the proposed access off Wykoff Drive provided the driveway meets current City slope and sight distance standards.
15. The proposed parcel map illustrates possible locations for a future residential unit on Parcel A-2. Please be aware that the City development standards for areas designated as Hillside Agriculture prohibits grading and structures, excluding communication towers, from being constructed on slopes at or exceeding 25 percent for a vertical distance of 25 feet or greater. The main purpose of this requirement is to ensure City fire vehicles can access structures on site.

16. Prior to a future home or structure being approved on Parcel A-2, the City requests to receive a project referral. The City wants to ensure that the future home can be served by the City's Fire Department as part of mutual aid agreement between the City and County.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on January 19, 2017.

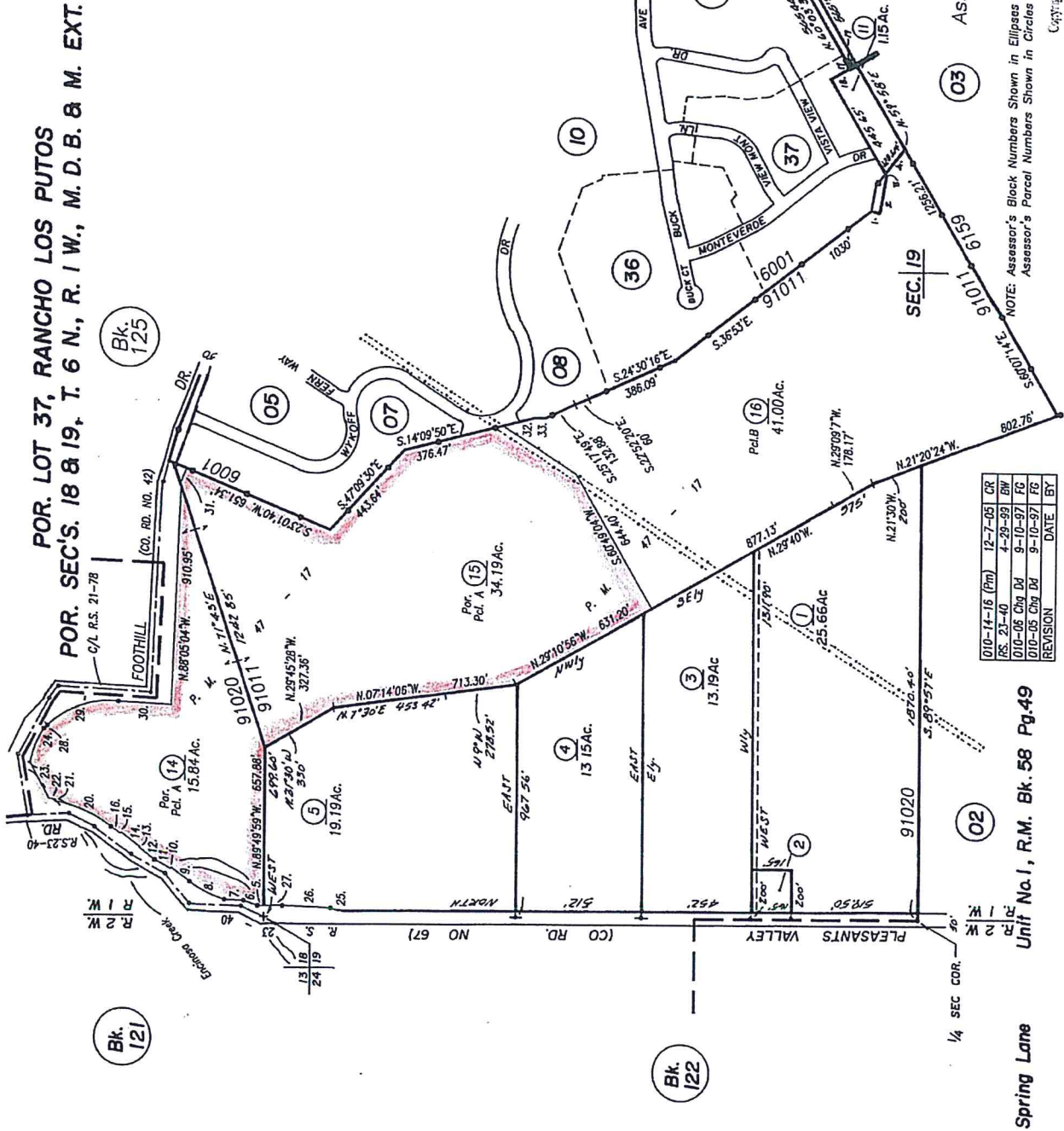
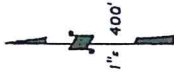
BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

DRAFT

Tax Area Code
6001
91011
91020

126-01



1.	S. 7° 10' W.	30.00'
2.	S. 26° 13' 12\" E.	138.90'
3.	N. 60° 59' E.	10.00'
4.	S. 32° 07' E.	126.12'
5.	S. 0° 19' 28\" W.	3.95'
6.	S. 20° 11' 04\" W.	68.28'
7.	S. 3° 35' 31\" W.	77.77'
8.	R=429.79'	L=
9.	S. 38° 27' 24\" W.	91.65'
10.	S. 51° 32' 58\" E.	6.63'
11.	S. 30° 47' 04\" W.	73.20'
12.	S. 38° 27' 24\" W.	60.19'
13.	N. 51° 32' 58\" W.	3.28'
14.	S. 38° 27' 24\" W.	98.42'
15.	S. 51° 32' 58\" E.	6.56'
16.	S. 38° 27' 24\" W.	45.02'
17.	N. 60° 03' 50\" E.	64.00'
18.	S. 29° 56' 30\" E.	119.20'
19.	S. 29° 56' 30\" E.	30.68'
20.	N. 78° 46' 11\" W.	254.12'
21.	R=541.34'	L=
22.	R=541.34'	L=
23.	S. 62° 42' 37\" W.	166.21'
24.	R=442.91'	L=
25.	S. 19° 44' 04\" W.	34.79'
26.	S. 2° 42' 35\" W.	196.98'
27.	S. 0° 19' 28\" W.	75.59'
28.	R=442.91'	L=
29.	R=165.00'	L=
30.	S. 0° 19' 28\" W.	370.36'
31.	N. 85° 50' 40\" W.	214.32'
32.	S. 14° 09' 50\" E.	57.12'
33.	S. 0° 35' 06\" W.	43.54'

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
010-14-16 (Pm)	12-7-05	CR
RS 23-40	4-20-09	BM
010-06 Chg 04	9-10-97	FG
010-05 Chg 04	9-10-97	FG

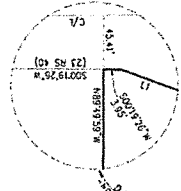
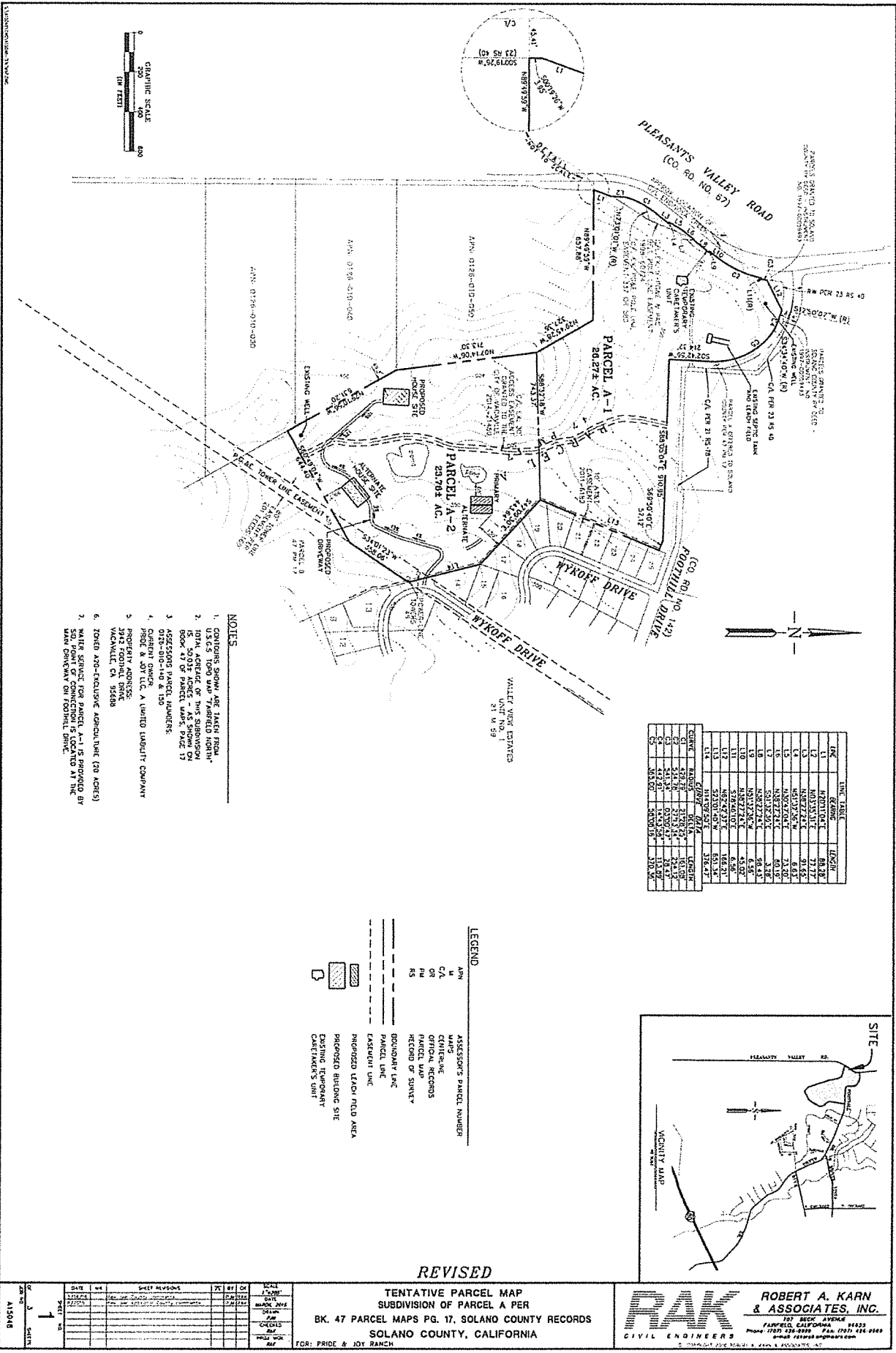
Spring Lane
Unit No. 1, R.M. Bk. 58 Pg. 49

Assessor's Map Bk. 126 Pg. 01
County of Salano, Calif.

06-07

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FILE COPY
MCS-11-5-1

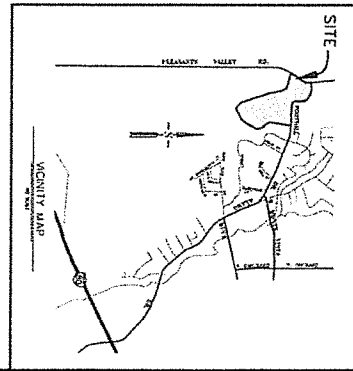


- NOTES**
1. CONTOURS SHOW ARE TAKEN FROM U.S.G.S TOPOG MAP THREDFIELD NORTH-10741.
 2. TOTAL ACRES OF THIS SUBDIVISION IS 23.276 ACRES.
 3. ASSESSORS PARCEL NUMBERS: 0120-010-140 & 150
 4. CURRENT OWNER: PARCELS A-1 & A-2, A LIMITED LIABILITY COMPANY
 5. PROPERTY ADDRESS: 211 N 59th VALLEJO, CA 94588
 6. TOWN AND EXCLUSIVE AGRICULTURE (20 ACRES) WATER SERVICE FOR PARCEL A-1 IS PROVIDED BY MAIN DRIVEWAY ON FOOTBALL DRIVE.

LINE TABLE

LINE NO.	BEARING	LENGTH
L1	N 89° 52' 00" W	11.72
L2	S 89° 52' 00" E	11.72
L3	N 89° 52' 00" W	11.72
L4	S 89° 52' 00" E	11.72
L5	N 89° 52' 00" W	11.72
L6	S 89° 52' 00" E	11.72
L7	N 89° 52' 00" W	11.72
L8	S 89° 52' 00" E	11.72
L9	N 89° 52' 00" W	11.72
L10	S 89° 52' 00" E	11.72
L11	N 89° 52' 00" W	11.72
L12	S 89° 52' 00" E	11.72
L13	N 89° 52' 00" W	11.72
L14	S 89° 52' 00" E	11.72
L15	N 89° 52' 00" W	11.72
L16	S 89° 52' 00" E	11.72
L17	N 89° 52' 00" W	11.72
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L90	S 89° 52' 00" E	11.72
L91	N 89° 52' 00" W	11.72
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L98	S 89° 52' 00" E	11.72
L99	N 89° 52' 00" W	11.72
L100	S 89° 52' 00" E	11.72

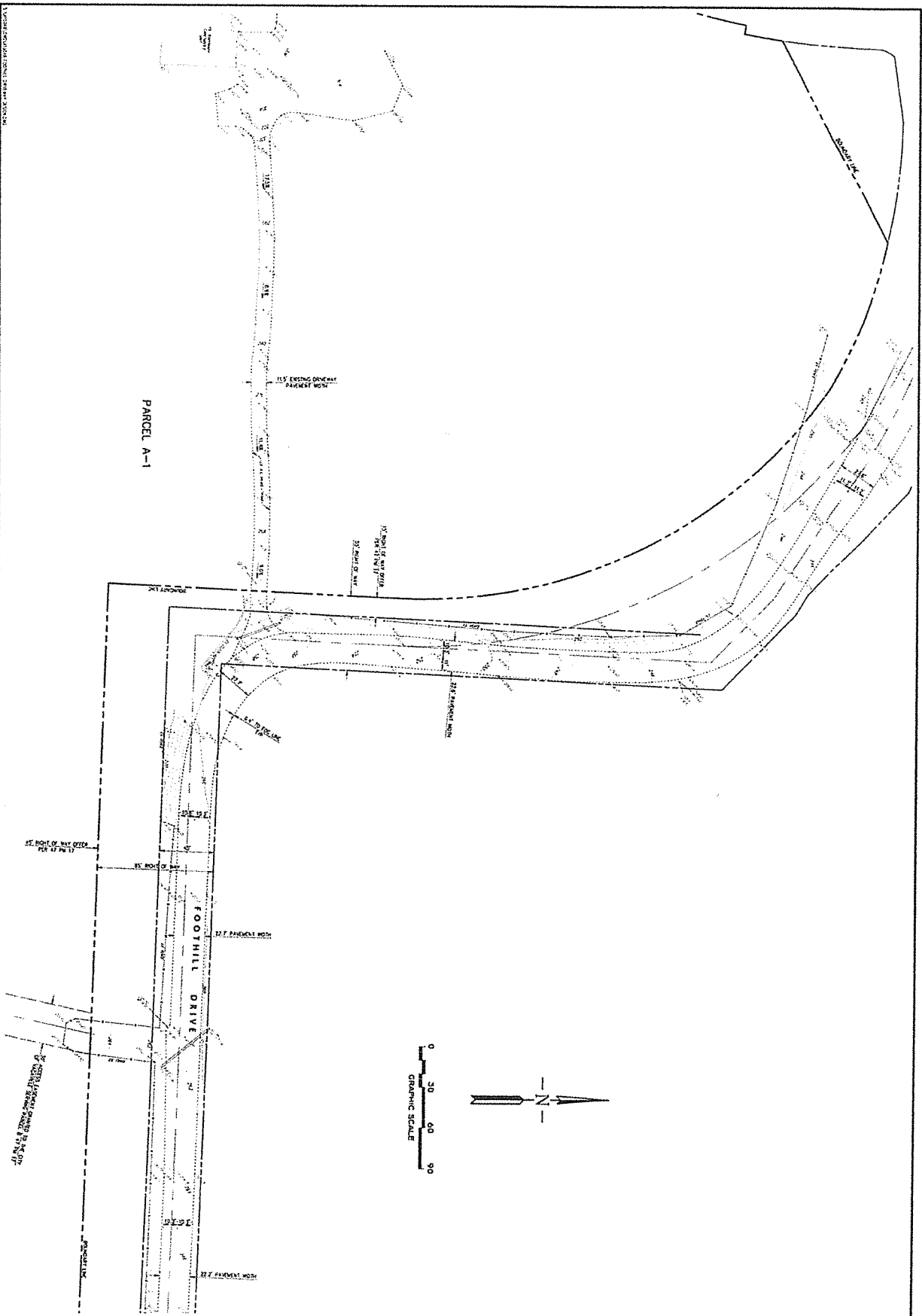
- LEGEND**
- ASSASSOR'S PARCEL NUMBER
 - CENTRIE LINE
 - OFFICIAL RECORDS
 - PARCEL MAP
 - METHOD OF SURVEY
 - BOUNDARY LINE
 - PARCEL LINE
 - ESSENTIAL LINE
 - PROPOSED LEACH FIELD AREA
 - PROPOSED BUILDING SITE
 - EXISTING TEMPORARY CARETAKER'S UNIT



REVISED

TENTATIVE PARCEL MAP
 SUBDIVISION OF PARCEL A PER
 BK. 47 PARCEL MAPS PG. 17, SOLANO COUNTY RECORDS
 SOLANO COUNTY, CALIFORNIA
 FOR: PRICE & JOY RANCH

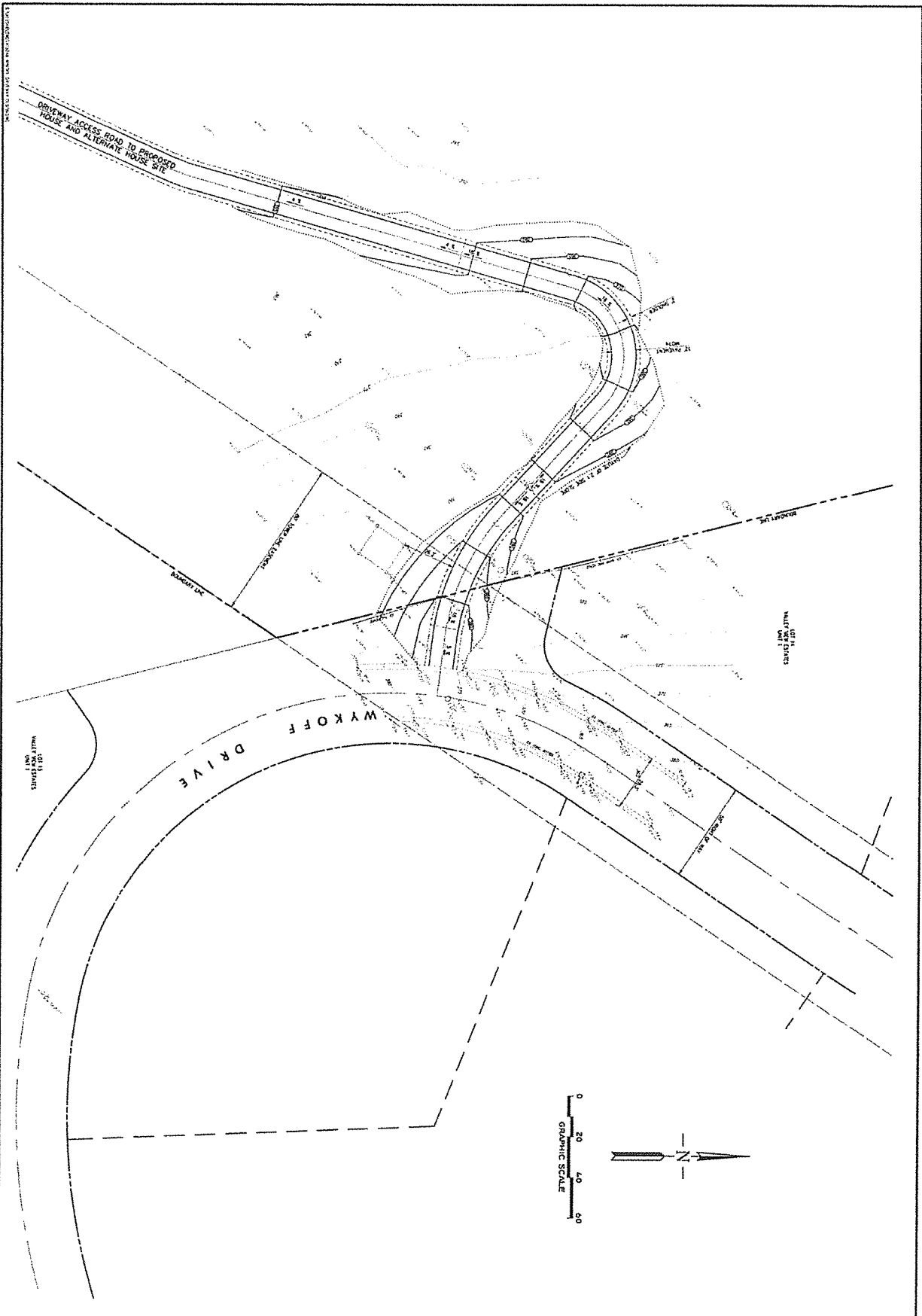
RAK ROBERT A. KARN & ASSOCIATES, INC.
 CIVIL ENGINEERS
 707 BEECH AVENUE
 FAYETTEVILLE, CALIFORNIA 95632
 Phone: (707) 239-8888 Fax: (707) 236-0998
 e-mail: rarak@earthlink.net



NO.	DATE	BY	REVISIONS	DATE	BY	NO.	DATE	BY	REVISIONS
1									
2									

EXISTING DRIVEWAY AND FRONTAGE SERVING PARCEL A-1
PRIDE & JOY RANCH
 SOLANO COUNTY, CALIFORNIA
 FOR: PRIDE & JOY RANCH, LLC

RAK ROBERT A. KARN & ASSOCIATES, INC.
 CIVIL ENGINEERS
 307 BUCK AVENUE
 FAIRFIELD, CALIFORNIA 94533
 Phone: (707) 434-8800 Fax: (707) 435-8800
 Email: rak@rakengr.com



DATE	BY	REVISIONS	XC	BT	DR

DRIVEWAY ACCESS CONCEPT OF PARCEL A-2
PRIDE & JOY RANCH
 SOLANO COUNTY, CALIFORNIA
 FOR: PRIDE & JOY RANCH, LLC

RAK ROBERT A. KARN & ASSOCIATES, INC.
 CIVIL ENGINEERS
 107 BELLA AVENUE
 SAN RAFAEL, CALIFORNIA 94903
 Phone: (415) 452-8888 Fax: (415) 452-8888
 Email: rak@rak-engineers.com

Wilberg, Eric J.

From: Justin Hopkins <jhopkins@SIDWater.org>
Sent: Tuesday, May 10, 2016 8:04 AM
To: Wilberg, Eric J.
Subject: Pride & Joy MS Comments

May 10, 2016

Eric Wilberg
Solano County
Resource Management
675 Texas Street, Suite 5500
Fairfield, California 94533

Subject: *Project Review of Pride & Joy Ranch Minor Subdivision (MS-16-01) APN 0126-010-140 & -150*

Dear Eric:

We are in receipt of the proposed minor subdivision for the above referenced project. The project is located at the southeast corner of the intersection of Foothill Drive and Pleasants Valley Road in the Vacaville area. A portion of the subject property is located within the Solano Irrigation District Boundary, and is therefore subject to the Rules and Regulations of the District. The following are the District's comments:

1. The District maintains an existing agricultural irrigation service to APN 0126-010-140. Water service may continue to this portion of the proposed Parcel A-1.
2. APN 0126-010-150 is outside of the District boundary. Per District Rules and Regulations, water cannot be served to properties outside of the District boundary. As such, water from the existing agricultural irrigation service may not be used on this portion of proposed Parcel A-1.
3. The District is not currently accepting annexation applications. As a result, the landowner shall enter into an agreement with the District outlining the terms of continued agricultural irrigation service. The agreement shall be drafted by the District, executed by the landowner, and recorded on the property.
4. 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.
5. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

Thank you for the opportunity to review and comment on this project. Please feel free to contact me should you have any questions or require additional information.

Respectfully,

Justin Hopkins, P.E.
Associate Civil Engineer
Solano Irrigation District 707.455.4007
Fax: 707.452.8557
jhopkins@sidwater.org

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