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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-17-01**

Application No. MS-17-01		Meeting of January 18, 2018	
Project Planner: Eric Wilberg, Planner Associate		Agenda Item No. 1	
Applicant James & Laura Snyder 1184 Belmont Ave. Vallejo, CA 94591		Property Owner same	
Action Requested Consideration of Minor Subdivision MS-17-01 to subdivide a 0.56 acre parcel into two parcels both exceeding 11,000 square feet. The property is located at 1184 Belmont Avenue within unincorporated Solano County adjacent to the City of Vallejo within the Residential Traditional Community "RTC-10" Zoning District; APN 0074-251-110.			
Property Information			
Size: 0.56 acre		Location: 1180 & 1184 Belmont Ave	
APNs: 0074-251-110			
Zoning: RTC-10"		Land Use: Residential	
General Plan: Traditional Community Residential		Ag. Contract: n/a	
Utilities: Municipal water and sewer		Access: Belmont Ave. & Carrot Lane	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Traditional Community Residential	RTC-10	Residential
South	Traditional Community Residential	RTC-10	Residential
East	Traditional Community Residential	RTC-10	Residential
West	Traditional Community Residential	RTC-10	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-17-01 based on the enumerated findings and subject to the recommended conditions of approval.			

SETTING

The property is situated within an unincorporated island surrounded by the City of Vallejo. The lot has double frontage along Belmont Avenue and Carrot Lane. The 0.56 acre parcel is developed with two single family residences, a garage, and various small residential accessory structures (storage sheds). The parcel is supplied with municipal water and sanitation services from the City of Vallejo. Residential development surrounds the project site. Interstate 780 is within a ¼ mile north of the site.

PROJECT DESCRIPTION

The project consists of subdividing a 0.56 acre parcel into two lots each exceeding 11,000 square feet. Proposed Parcel A is 13,694 square feet in size and is developed with a 2,082 sq. ft. single family residence and a detached garage. Parcel A has developed access off Belmont Avenue to the south. Proposed Parcel B is 11,473 square feet in size and is developed with a 1,226 sq. ft. single family dwelling. Parcel B has developed access off Carrot Lane to the north.

Each lot is developed with a residence and no new construction is proposed. Each lot will be served by municipal utilities including domestic water and sanitary sewer. The applicant has provided a Will Serve letter from the City of Vallejo (Attachment D).

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 "R-TC-10". As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the R-TC-10 district is consistent with the Traditional Community Residential General Plan Designation. Both proposed parcels exceed the 10,000 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.

ROAD IMPROVEMENT AND LAND DEVELOPMENT STANDARDS

The Tentative Parcel Map depicts an existing 50 foot wide right of way for Belmont Avenue. The County of Solano Road Improvement and Land Development Standards require a roadway width of 22 feet with 4 foot graded shoulders and a right of way width of 60 feet. The roadway meets the County Standards; however the right of way width is inadequate.

The Tentative Parcel Map depicts an existing 40 foot wide right of way for Carrot Lane. The County of Solano Road Improvement and Land Development Standards require a roadway width of 22 feet with 4 foot graded shoulders and a right of way width of 60 feet. The roadway meets the County Standards; however the right of way width is inadequate.

Public Works Engineering has supplied conditions to be placed on any approval of the Tentative Parcel Map and are incorporated herein.

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 two single family dwellings. Each residence currently receives municipal domestic water and sanitary services. The project does not involve any new construction or

additional proposed residences. 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-17-01, 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 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 two 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 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 A.C.K. Engineering & Surveying for James and Laura Snyder, dated April 2014 and revised November 2017; on file with the Solano County Planning Division, except as modified herein.

2. The approved or conditionally approved tentative map shall expire 24 months from approval date. Unless a parcel map is filed with the County Surveyor prior to expiration of the corresponding tentative map, all proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new tentative map. Said application shall be identified as a previously approved, but now expired map. A parcel map may be filed for record after the expiration date of the tentative map if said parcel was filed with the County Surveyor, respectively, prior to the expiration date.
3. At any time prior to expiration of an approved or conditionally approved tentative map, the subdivider may submit to the Planning Services Division an application for an extension of the 24 month initial time period, pursuant to Section 66452.6(e) of the Subdivision Map Act, for the tentative map and, if the application is timely, the Advisory Agency that approved or conditionally approved the subdivision may grant the extension. There shall be no other extensions of the time period for the tentative map except as required by Section 66452.6 or Section 66463.5 of the Subdivision Map Act.
4. Approval of a minor or major modification of a previously approved or conditionally approved tentative map shall not affect the expiration date of a tentative map.

Building & Safety Division

5. 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

6. The Subdivider shall dedicate to the County of Solano a 5 foot wide right of way easement along the southerly frontage of the subdivision and the northerly right of way line for Belmont Avenue. The dedication shall be contained within the owner's statement of the title sheet on the final recorded Parcel Map.
7. The Subdivider shall dedicate to the County of Solano a 10 foot wide right of way easement along the northerly frontage of the subdivision and the southerly right of way line for Carrot Lane. The dedication shall be contained within the owner's statement of the title sheet on the final recorded Parcel Map.
8. The Subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Belmont Ave. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.
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 Carrot Lane. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.
10. The Subdivider shall identify easements upon the map sheet of the final recorded Parcel Map for any access or utility encroachments that exist across the proposed parcel line. The easements shall also be contained within the owner's statement of the title sheet on

the final recorded Parcel Map.

City of Vallejo – Water Department

11. The Subdivider shall supply payment for new water service connection (tap and meter set), applicable connection fees, and backflow prevention device prior to recordation of the final Parcel Map.
12. The Subdivider shall secure a new Water Service Agreement for each newly created parcel prior to recordation of the final Parcel Map.
13. The Subdivider shall submit a residential building site plan for the City's review and approval showing the proposed water service meter and meter location as it relates to the driveway, curb and gutter, sidewalk, existing water main and closest existing fire hydrant.
14. The Subdivider shall secure an approved Encroachment Permit.

Attachments:

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Tentative Parcel Map
- D – City of Vallejo Will Serve Letter

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-17-01 of **James and Laura Snyder** to subdivide one 0.56 acre parcel into two parcels both exceeding 11,000 square feet in size. The project is located at 1184 Belmont Avenue within unincorporated Solano County adjacent to the City of Vallejo within the Residential Traditional Community "RTC-10" Zoning District, APN: 0074-251-110. This consideration is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), 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 18, 2018, 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 two 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 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-17-01 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 A.C.K. Engineering & Surveying for James and Laura Snyder, dated April 2014 and revised November 2017; on file with the Solano County Planning Division, except as modified herein.
2. The approved or conditionally approved tentative map shall expire 24 months from approval date. Unless a parcel map is filed with the County Surveyor prior to expiration of the corresponding tentative map, all proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new tentative map. Said application shall be identified as a previously approved, but now expired map. A parcel map may be filed for record after the expiration date of the tentative map if said parcel was filed with the County Surveyor, respectively, prior to the expiration date.
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City of Vallejo – Water Department

11. The Subdivider shall supply payment for new water service connection (tap and meter set), applicable connection fees, and backflow prevention device prior to recordation of the final Parcel Map.
12. The Subdivider shall secure a new Water Service Agreement for each newly created parcel prior to recordation of the final Parcel Map.
13. The Subdivider shall submit a residential building site plan for the City's review and approval showing the proposed water service meter and meter location as it relates to the driveway, curb and gutter, sidewalk, existing water main and closest existing fire hydrant.
14. The Subdivider shall secure an approved Encroachment Permit.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on January 18, 2018.

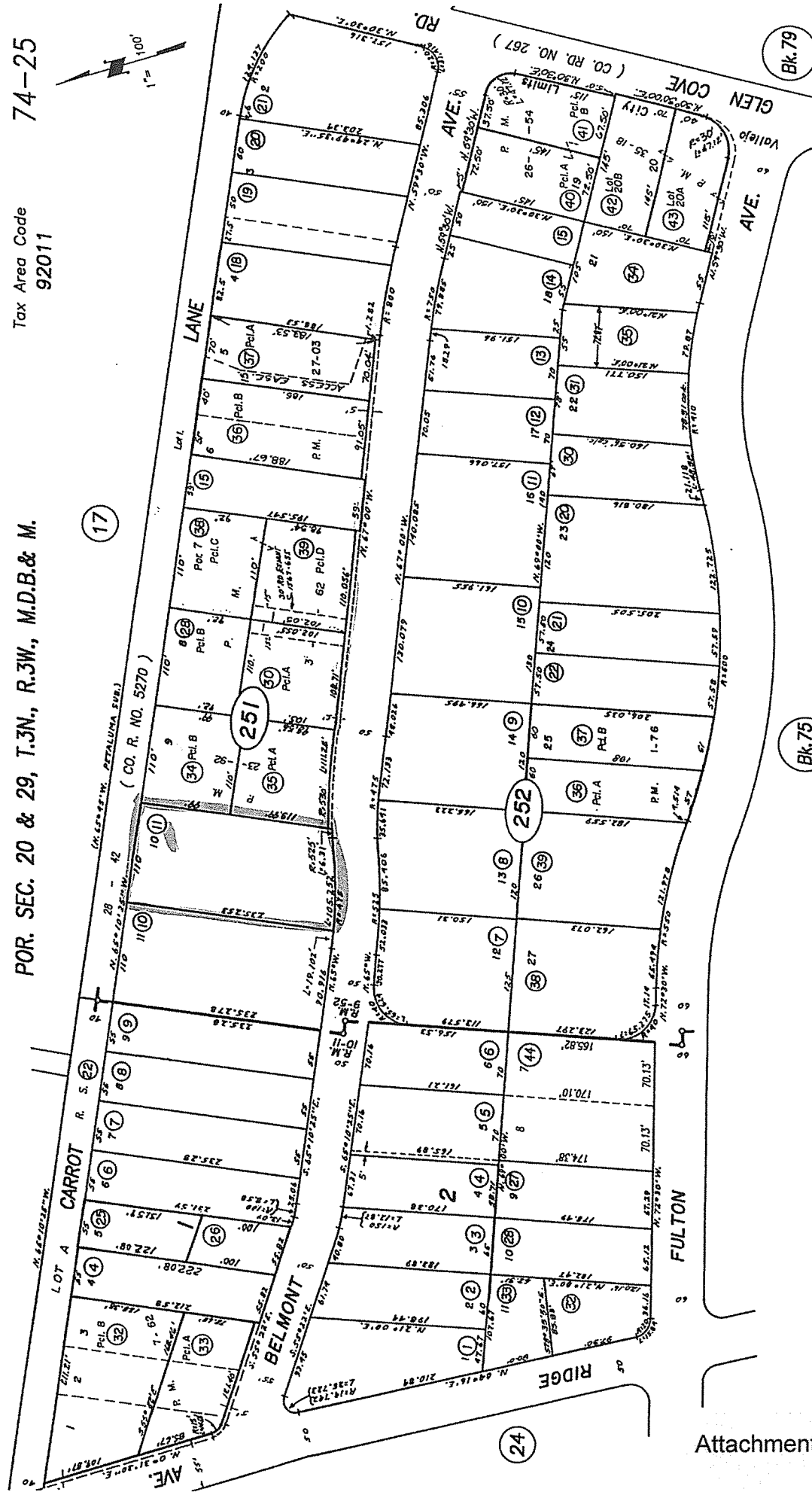
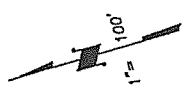
BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

Tax Area Code
92011

POR. SEC. 20 & 29, T.3N., R.3W., M.D.B. & M.

LOT A CARROT R. S. 22



VICINITY OF VALLEJO
Assessor's Map Bk. 74 Pg. 25
County of Solano, Calif.

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

REVISION	DATE	BY
R.S. 28-42	12-27-07	DW
252-44 (CR)	8-17-09	PG
252-42 & 43	4-30-90	FG

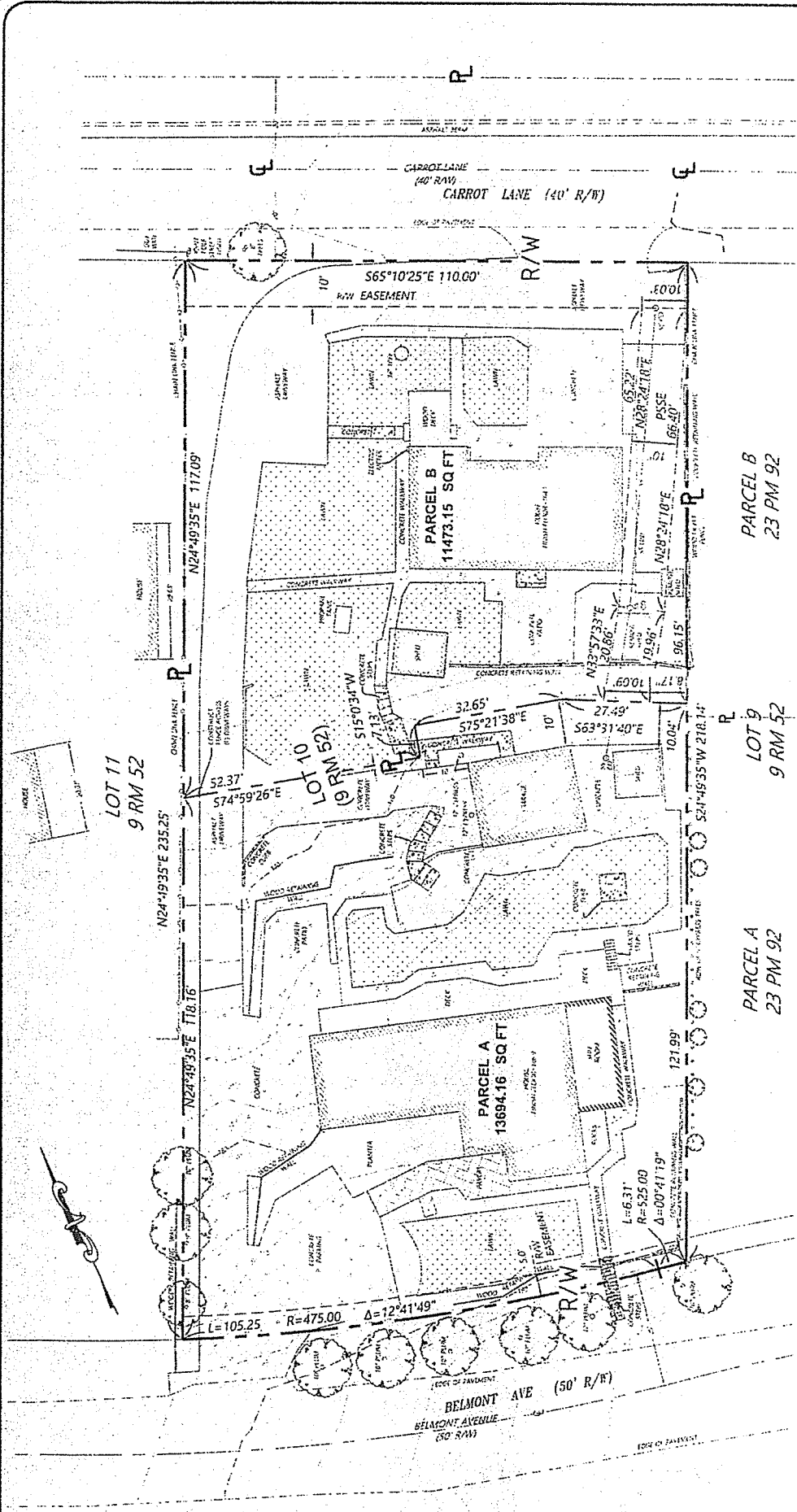
Dos Reis Half Acres Unit No.1, R.M. Bk.9, Pg.52
Dos Reis Quarter Acres Sub., R.M. Bk.10, Pg.11
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

TENTATIVE PARCEL MAP

1180 / 1184 BELMONT AVENUE
 SOLANO COUNTY CALIFORNIA
 ASSASSOR PARCEL NUMBER = 0073-0021-011

SCALE AS SHOWN
 10/20/09 10:40:00 AM
 A.C.K. ENGINEERING & SURVEYING
 300 PEDIANVILLE STREET
 707-462-2414 (TEL) 707-411-2411 (FAX) www.ackengineering.com

SHEET 1



SITE PLAN
 SCALE: 1"=10'

PARCEL B
 23 PM 92

LOT 9
 9 RM 52

PARCEL A
 23 PM 92

LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	EXIST. ASPHALT DRIVE
(Symbol)	EXIST. CONCRETE DRIVE
(Symbol)	EXIST. ASPHALT DRIVE
(Symbol)	EXIST. CONCRETE DRIVE
(Symbol)	EXIST. ASPHALT DRIVE
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(Symbol)	EXIST. ASPHALT DRIVE
(Symbol)	EXIST. CONCRETE DRIVE

LEGAL DESCRIPTION:

THE ABOVE PARCEL MAP IS A TENTATIVE PARCEL MAP FOR THE CITY OF SAN FRANCISCO. IT IS NOT TO BE CONSIDERED A FINAL PARCEL MAP UNTIL IT IS APPROVED BY THE CITY OF SAN FRANCISCO.

ABBREVIATIONS:

ASPH - ASPHALT DRIVE
 CONC - CONCRETE DRIVE
 CONC - CONCRETE DRIVE
 CONC - CONCRETE DRIVE

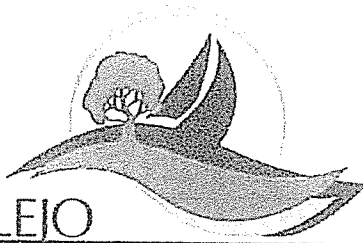
SHEET INDEX:

SHEET 1 TENTATIVE PARCEL MAP

NOTES:

- LEGAL OWNER: JAMES WHELAN, JUNIOR & SONS, 1180 BELMONT AVENUE, SOLANO COUNTY, CALIFORNIA
- PREPARED BY: JAMES WHELAN, JUNIOR & SONS, 1180 BELMONT AVENUE, SOLANO COUNTY, CALIFORNIA
- ENGINEER: A.C.K. ENGINEERING & SURVEYING, 300 PEDIANVILLE STREET, SOLANO COUNTY, CALIFORNIA
- DATE: 10/20/09
- PROJECT: 1180 BELMONT AVENUE, SOLANO COUNTY, CALIFORNIA
- SCALE: AS SHOWN
- DATE: 10/20/09

BY: [Signature]
 DATE: 10/20/09



August 14, 2017

James and Laura Snyder
1180 Belmont Avenue
Vallejo, CA 94591

SUBJECT: Will Serve Letter for a Residential Lot with APN 0074-251-110;
Minor Subdivision
File: (GF) Water Service Charges/Availability – Volume 7

Dear Mr. & Ms. Snyder:

This letter is in response to your in-person request at Fleming Hill Water Treatment Plant for a will serve letter for potable water on the subject parcel in support of your Minor Subdivision. The City of Vallejo will provide potable water from Vallejo's Water System for the resulting new parcel upon the following conditions:

1. Payment for new water service connection (tap and meter set), applicable connection fees, and backflow prevention device (if necessary);
2. A new Water Service Agreement for this parcel;
3. Submittal of the residential building site plan for the City's review and approval showing the proposed water service and meter location as it relates to the driveway, curb and gutter, sidewalk, existing water main and closest existing fire hydrant; and
4. Approved Encroachment Permit.

If you have any other questions, I can be reached at (707) 551-2120.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Gonzalez", written in a cursive style.

Victor Gonzalez
Associate Engineer

cc: Mike Malone, Water Director

Attachment D