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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-17-05**

Application No. MS-17-05		Meeting of April 5, 2018	
Project Planner: Eric Wilberg, Planner Associate		Agenda Item No. 3	
Applicant Tim Ruff P.O. Box 4188 Davis, CA 95617		Property Owner Ruff Family Trust and Bullseye Land Company P.O. Box 4188 Davis, CA 95617	
Action Requested Consideration and approval of Minor Subdivision MS-17-05 to subdivide an 82.79 acre parcel into two lots of 41.39 acres each. The property is located along Mace Blvd. 1 mile south of the City of Davis within the Exclusive Agriculture "A-40" Zoning District; APN 0110-080-100.			
Property Information			
Size: 82.79 ac. (gross)		Location: Mace Blvd.	
APNs: 0110-080-100			
Zoning: Exclusive Agriculture "A-40"		Land Use: Agriculture (Walnut orchard)	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: Irrigation water well		Access: Mace Blvd.	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Yolo County	Yolo County	Row crop, residence
South	Agriculture	Exclusive Agriculture "A-40"	Row crop, seed company
East	Yolo County	Yolo County	Agriculture, residence
West	Agriculture	Exclusive Agriculture "A-40"	Row crop
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-17-05 based on the enumerated findings and subject to the recommended conditions of approval.			

SETTING

The property is located on Mace Blvd., 1 mile south of the City of Davis, along the Solano – Yolo County border. The parcel is 82.79 acres in size and is relatively flat, exhibiting slopes of less than six percent. Storm water runoff drains to the southeast due to the slight slope of the lot. The parcel is planted with a walnut orchard and is undeveloped. An existing water well located along the northern parcel boundary provides irrigation water to agricultural operations on-site. A dirt farm road located near the northeast corner of the property provides access to the site off Mace Blvd. Parcels within the vicinity of the subject site are generally 40 acres or greater in size and are engaged in agricultural production.

PROJECT DESCRIPTION

The project consists of subdividing the rectangular shaped 82.79 acre parcel into two lots. Each of the two proposed lots would be 41.39 acres in size. The proposed property line would bisect the parcel, running east-west through the parent parcel. No development is proposed as part of the project; however a suitable home site along with primary and reserve leach fields have been identified on each lot should residential development be pursued in the future.

LAND USE CONSISTENCY

General Plan & Zoning

The General Plan Land Use Diagram designates the subject property Agriculture. In addition, the parcel is located within the Exclusive Agriculture “A-40” Zoning District. As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the A-40 district is consistent with the Agriculture General Plan Designation. Each proposed lot is 41.39 acres and exceeds the 40 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 agricultural land use and proposed lot sizes are consistent with the applicable General Plan designation and zoning district.

Road Improvement and Land Development Standards

Access to the parcels will be by proposed private driveways from Mace Boulevard. Mace Blvd. adjoining the proposed subdivision currently has a half width of thirty feet for road right-of-way. The center of the road is the easterly boundary of the proposed subdivision and also the easterly boundary of Solano County. All of the road right of way is maintained by Yolo County. The Yolo County Public Works Division was solicited for comment and recommended the following condition of approval be placed on any approval of the Tentative Parcel Map:

1. To provide a right of way for County Road 104 to match Mace Boulevard to the north, applicant shall dedicate on the parcel map to Yolo County an easement for road and utility purposes on the west side of the existing right-of-way for County Road 104, where necessary to create a minimum half-street easement of sixty feet along all County Road 104 frontage.

Solano County Public Works Engineering recommends the following conditions be placed on any approval of the Tentative Parcel Map:

1. Prior to the issuance of a building permit for any of the proposed parcels the applicant shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Mace Blvd. All private

driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

2. Any access driveway to the proposed parcels 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.
3. Prior to the construction of any the access driveways, 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 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.

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 entire property is utilized for agricultural purposes and planted in walnut orchard. No development is proposed as part of the project; however a suitable home site along with primary and reserve leach fields have been identified on each lot. The project could accommodate one primary residence per parcel, in support of agricultural operations on-site. With no additional development, 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 significant increased traffic, overuse of public facilities, nor impact community character. The project site 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-17-05, 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. This designation provides for the continued utilization of the site for walnut orchard production as well as incidental residential development. The existing land use and proposed parcel sizes are consistent with the intent of the Agricultural 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 agricultural operations on-site.

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

The site currently supports agricultural production. Home sites and septic leach fields have been identified on the Tentative Parcel Map to accommodate any future residential development.

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

The acreage is suitable to support a primary single family residence on each proposed lot. Future residential development would be subject 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 subdivision will not cause serious health problems. Agricultural production would continue on-site.

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

Proposed home sites and septic fields are located outside the 30 foot wide requested easement by Yolo County Public Works which aligns with the Solano County half width road right-of-way along Mace Blvd.

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 primary single family residence would utilize 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 potential construction of a primary single family residence on each of the two lots incidental to agricultural operations 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 Laugenour and Meikle, for Ruff Family Trust & Bullseye Land Company, LLC dated August 15, 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.

Solano County Public Works – Engineering Services Division

3. Prior to the issuance of a building permit for any of the proposed parcels the applicant shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Mace Blvd. All private driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.
4. Any access driveway to the proposed parcels 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.
5. Prior to the construction of any the access driveways, 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 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.

Yolo County Public Works Division

6. To the satisfaction of Yolo County Public Works and prior to recordation of the Parcel Map, the subdivider shall dedicate by separate instrument an easement for road and utility purposes to Yolo County. Recording information shall be placed on the face of the Parcel Map.

Environmental Health Division

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

Attachments:

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

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-17-05 of **Tim Ruff (Bullseye Land Company)** to subdivide an 82.79 acre parcel into two lots of 41.39 acres each. The property is located along Mace Blvd., 1 mile south of the City of Davis within the Exclusive Agriculture "A-40" Zoning District, APN: 0110-080-100, 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 5, 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 Agriculture. This designation provides for the continued utilization of the site for walnut orchard production as well as incidental residential development. The existing land use and proposed parcel sizes are consistent with the intent of the Agricultural 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 agricultural operations on-site.

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

The site currently supports agricultural production. Home sites and septic leach fields have been identified on the Tentative Parcel Map to accommodate any future residential development.

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

The acreage is suitable to support a primary single family residence on each proposed lot. Future residential development would be subject 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 subdivision will not cause serious health problems. Agricultural production would continue on-site.

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

Proposed home sites and septic fields are located outside the 30 foot wide requested easement by Yolo County Public Works which aligns with the Solano County half width road right-of-way along Mace Blvd.

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 primary single family residence would utilize 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.

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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 potential construction of a primary single family residence on each of the two lots incidental to agricultural operations 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-17-05 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 Laugenour and Meikle, for Ruff Family Trust & Bullseye Land Company, LLC dated August 15, 2017; on file with the Solano County Planning Division, except as modified herein.

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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.

Solano County Public Works – Engineering Services Division

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Yolo County Public Works Division

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Environmental Health Division

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

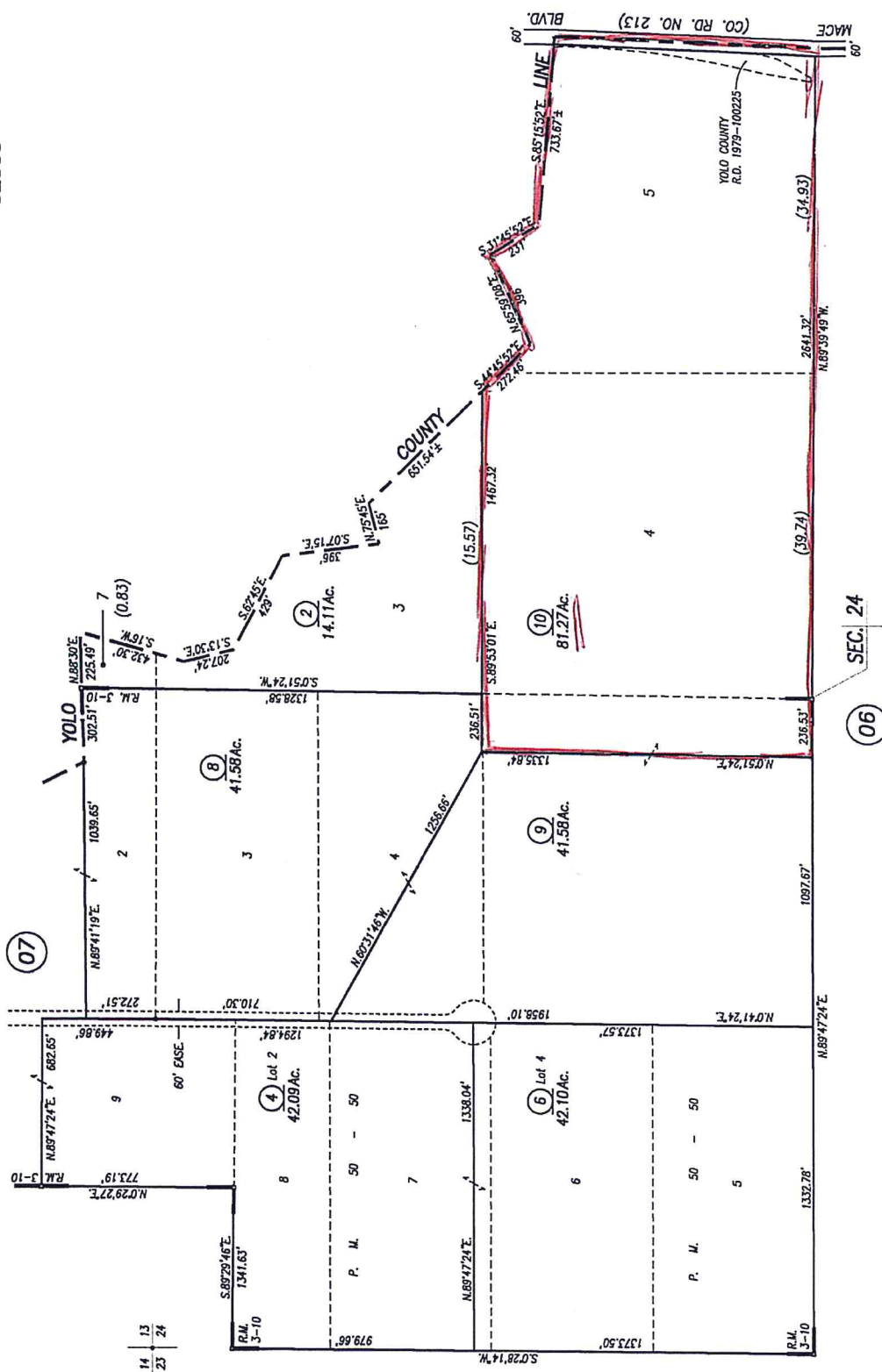
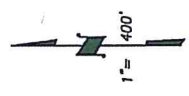
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 5, 2018.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

R:\PLANNING\ALL ZONING ADMINISTRATOR STAFF REPORTS\2018\April 5, 2018\MS-17-05 (Tim Ruff)\MS-17-05 (Ruff) ZA Resolution.docx(March 28, 2018)

DRAFT

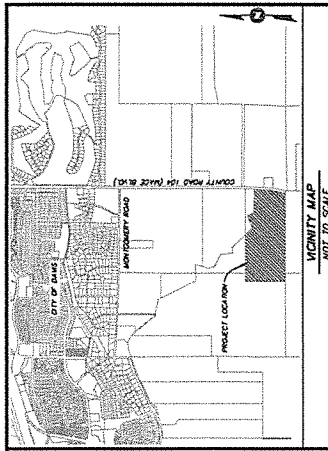


NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
080-08,09,10 (L)	12-1-15	Cr
080-04,06,07 (Fm)	12-20-12	Cr

16-17

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

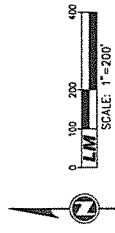


OWNER/SUBOWNER:
RUFF FAMILY TRUST & BULLSEYE LAND COMPANY, LLC
P.O. BOX 4188
DANA, CA 94017
PHONE: (530) 502-1418

ENGINEER/SURVEYOR:
LAUGENOUR AND MEIKLE
608 COURT STREET
WOODLAND, CA 95695
PHONE: (530) 662-1755

ASSESSOR'S NUMBER:
0110-080-010

- EXISTING USE:** ORCHARD
- PROPOSED USE:** ORCHARD
- EXISTING ZONING:** A40
- PROPOSED ZONING:** A40
- SEWER SERVICE:** NONE
- DRAINAGE SERVICE:** OVERLAND TO SOUTHEAST
- WATER SERVICE:** PRIVATE WELL
- ELECTRIC SERVICE:** PACIFIC GAS & ELECTRIC
- GAS SERVICE:** NONE
- TELEPHONE SERVICE:** AT&T
- FLOOD ZONES:** 0609500100E ZONE X
- GROSS AREA:** 82.793 ACRES

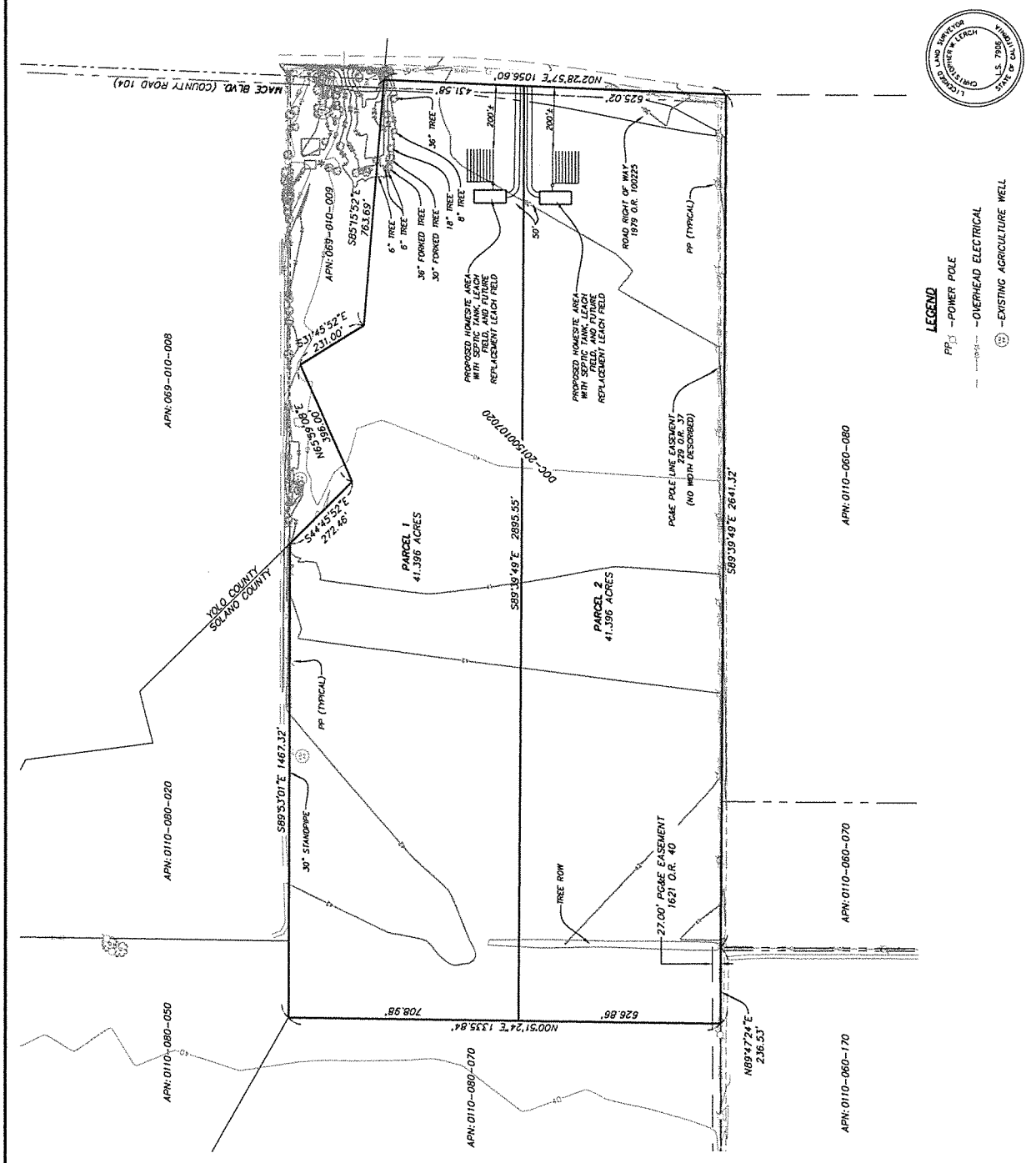


TENTATIVE PARCEL MAP

FOR
RUFF FAMILY TRUST, &
BULLSEYE LAND COMPANY, LLC
BEING A PORTION OF SECTION 24, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MOUNT Diablo BASE AND MERIDIAN
UNINCORPORATED AREA OF SOLANO COUNTY, CALIFORNIA

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1755
P.O. BOX 4188, DANA, CALIFORNIA 94017 - PHONE: (530) 502-1418

SHEET 1 OF 1 **AUGUST 15, 2017**



LEGEND

PP - POWER POLE

--- - OVERHEAD ELECTRICAL

⊙ - EXISTING AGRICULTURE WELL