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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
 COUNTY**

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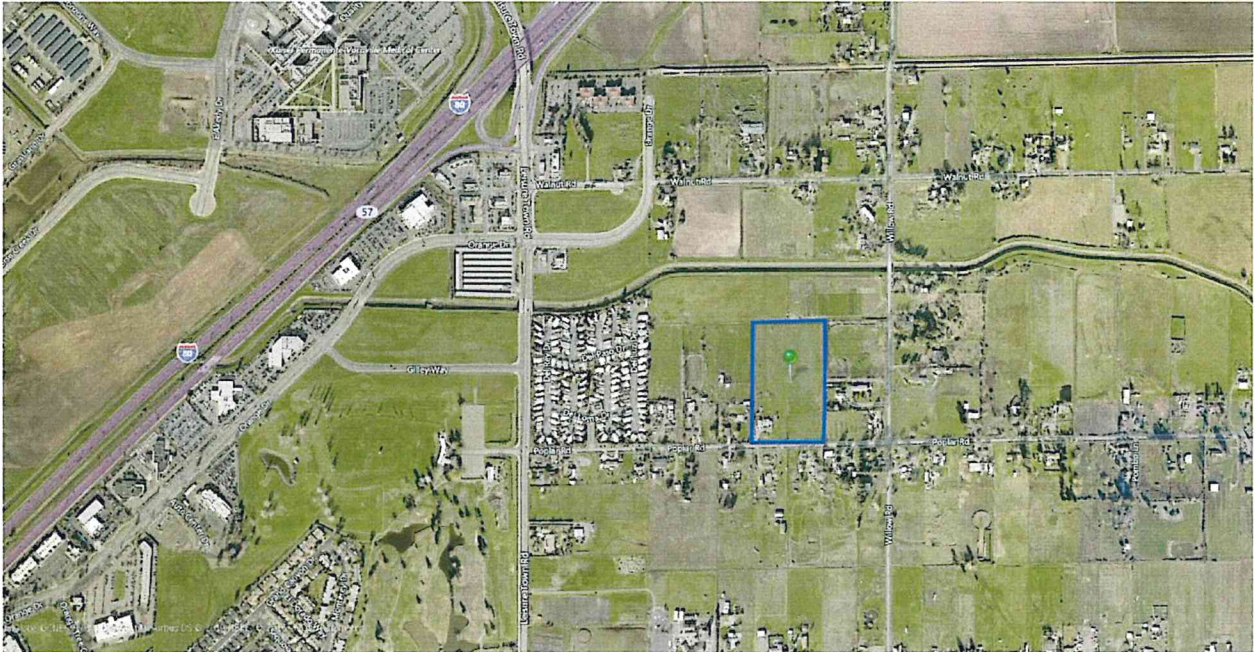
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Planning Services Division

**ZONING ADMINISTRATOR
 Staff Report
 SCHROETER MINOR SUBDIVISION**

Application No. MS-18-03 Project Planner: Nedzlene Ferrario		Meeting of February 7, 2019 Agenda Item No. 1	
Applicant: Sean Tully Phillipi Engineering 425 Merchant Street, Vacaville, CA 95688		Property Owner Ted and Rodica Schroeter 5099 Poplar Road Vacaville, CA 95687	
Action Requested Approval of Minor Subdivision MS-18-03 to subdivide 10 acres in to two (2) – five (5) acre parcels. The property is located at 5099 Poplar Road, 0.3 miles east of the City of Vacaville within the Rural Residential 2.5-acre zoning district (RR 2.5) APN 0133-150-020			
Property Information			
Size: 10 acres		Location: 5099 Poplar Road	
APN: 0133-150-020			
Zoning: RR 2.5		Land Use: Residential	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Septic and well		Access: Poplar Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	RR 2.5	residential
South	Rural Residential	RR 2.5	residential
East	Rural Residential	RR 2.5	residential
West	Rural Residential	RR 2.5	residential
Environmental Analysis Determine that the project qualifies for Notice of Exemption per Section 15061 (b)(3) General Rule, of the California Environmental Quality Act.			
Motion to Approve The Zoning Administrator does hereby APPROVE Minor Subdivision Application No. MS-18-03 based on the findings and recommended conditions of approval in the attached Resolution.			

LOCATION MAP



PROJECT DESCRIPTION:

The property is located on the northside of Poplar Road, approximately 0.3 miles east of Leisure Town Road. The property is developed with a residence and several out buildings currently served by well and on-site septic sewage disposal. The site is relatively flat, minimal vegetation and located in flood Zone X, an area determined to be outside of the floodplain.

The property owners are proposing to divide the 10 acre property in to two (2) five (5) acre parcels, served by a well and on-site sewage disposal. Both parcels will front on Poplar Road.

LAND USE CONSISTENCY

The property is designated Rural Residential according to the General Plan and zoned Rural Residential 2.5 acre minimum. Approval of the subdivision is consistent with the General Plan and zoning.

Access:

Primary access to and from the subject property is via Poplar Road, a County maintained roadway. According to Public Works staff, the existing public road right-of-way is 40 feet wide and an additional 10-foot wide public right of way easement is required along Parcels 1 and 2, prior to recordation of the final map.

Water supply:

The existing dwelling is served by a well and a well is proposed to serve the future dwelling on Parcel 2. According to the Environmental Health Division, the property is not located within area known to be water scarce. Construction of a water well in compliance with Solano County Code, Chapter 6.3 is required prior to construction of Parcel 2.

Sewage Disposal:

On-site sewage disposal is proposed for Parcel 2. According to the Environmental Health Division, the on-site sewage disposal evaluation report prepared by Basix recommends an alternative sewage disposal system Parcel 2. A declaration is required on the parcel map to indicate that an alternative system is required for on-site sewage disposal for Parcel 2. Design, construction, operations and maintenance of the system shall be in compliance with Solano County Code, Chapter 6.4 Sewage Disposal Standards.

ENVIRONMENTAL ANALYSIS (CEQA)

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 an additional primary single-family residence is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

CONDITIONS OF APPROVAL

Planning staff recommends APPROVAL of Minor Subdivision Application No. MS-18-03 subject to the following conditions of approval

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Phillipi Engineering, for Ted and Rodica Schroeter, dated November 16, 2018; 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 recordation of the Parcel Map, the subdivider shall dedicate to the County of Solano a ten foot (10') wide public right of way easement along Parcels 1 & 2 immediately adjacent to Poplar Road.
4. Prior to the issuance of a building permit on the proposed parcels, the owner shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing access connections to Poplar Road. All private access connections to public roads shall be in accordance with Solano County Road Improvement Standards and Land Development Requirements.
5. Prior to the construction of any access connections, private roads, building pads, or issuance of a building permit for either 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 Health Division

6. Prior to recordation of the Parcel Map, a declaration shall be included on the Parcel Map stating that an alternative type onsite wastewater treatment system is required, based on the site and soil findings to date. The alternative type onsite wastewater treatment system shall be operated, monitored and maintained in accordance with the Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Attachments:

- A. Tentative Parcel Map
- B. Draft Resolution
- C. Notice of Exemption

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX
DRAFT**

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-18-03 of Ted and Rodica Schroeter to subdivide 10 acres into two lots of 5 acres each. The property is located at 5099 Poplar Road, 0.3 miles east of the City of Vacaville within the Rural Residential 2.5 acre minimum Zoning District, APN: 0133-150-020, 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 February 7, 2019, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The General Plan Land Use Diagram designates the property Rural Residential. The existing land use and proposed parcel sizes are consistent with the intent of the Rural Residential designation.

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

The two proposed lots are of sufficient size and shape to continue to accommodate rural residential operations on-site.

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

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 residences 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.

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 requested easement by the Public Works Division which aligns with the Solano County half width road right-of-way along Poplar Road.

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.

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 an additional primary single family residence is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-18-03 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 Phillipi Engineering, for Ted and Rodica Schroeter, dated December 14, 2018; 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 recordation of the Parcel Map, the subdivider shall dedicate to the County of Solano a ten foot (10') wide public right of way easement along Parcels 1 & 2 immediately adjacent to Poplar Road.
4. Prior to the issuance of a building permit on the proposed parcels, the owner shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing access connections to Poplar Road. All private access connections to public roads shall be in accordance with Solano County Road Improvement Standards and Land Development Requirements.
5. Prior to the construction of any access connections, private roads, building pads, or issuance of a building permit for either 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 Health Division

6. Prior to recordation of the Parcel Map, include a declaration on the Parcel Map stating that the alternative type onsite wastewater treatment system is required, based on the site and soil findings to date. The alternative type onsite wastewater treatment system shall be operated, monitored and maintained in accordance with the Solano County Code, Chapter 6.4 Sewage Disposal Standards.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 7, 2019.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

NOTICE OF EXEMPTION

To: Office of Planning and Research
P. O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk, County of Solano

From: Solano County
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Project Title & Applicant: Schroeter Minor Subdivision MS-18-03, Ted and Rodica Schroeter

Project Location – Specific: 5099 Poplar Road, Vacaville, CA 95687

Project Location – Vacaville: _____ Project Location – County: Solano

Description of Nature, Purpose and Beneficiaries of Project: Subdivide 10 acres in to 2 - 5 acre parcels, zoned RR 2.5. On-site sewage disposal and well are proposed. There is an existing home on the property, approval would result in 1 additional lot.

Name of Public Agency Approving Project: Solano County

Name of Person or Agency Carrying Out Project: Solano County Department of Resource Management (Planning Division)

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption (State type and section number):
- Statutory Exemptions (State code number):
- General Rule Exemption (Sec. 15061(b)(3)

Reasons why project is exempt: The project qualifies for this exemption because the potential construction of an additional primary single family residence is not significant to create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others. Implementation of recommended conditions of approval would prevent the project from creating significant effects to the environment.

Lead Agency Contact Person: Nedzlene Ferrario

Telephone number: (707) 784-6765

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____

(Form Revised by RM 2017)