

James Bezek
Director

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Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO
COUNTY

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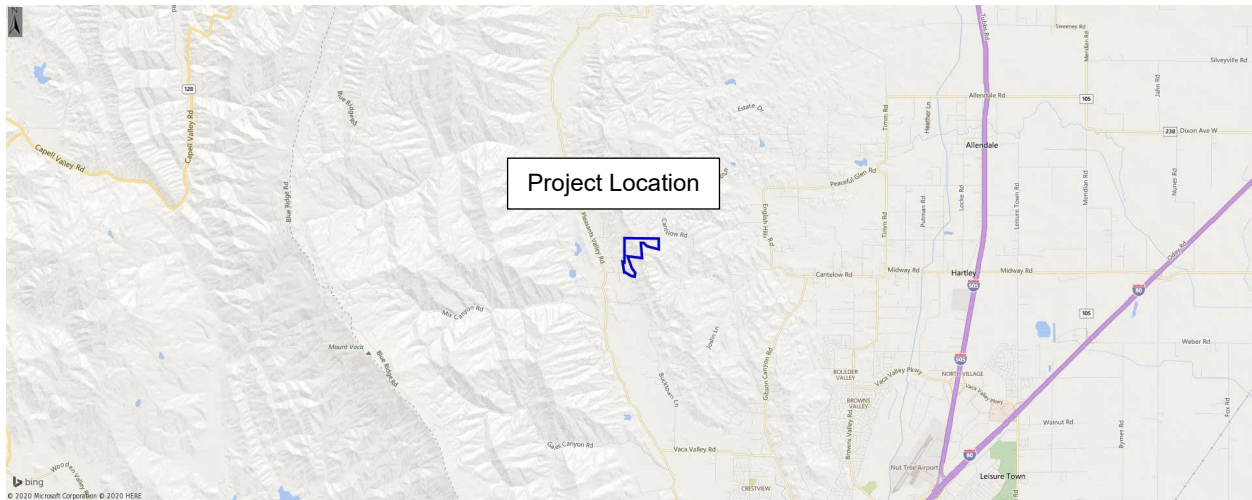
www.solanocounty.com

Planning Services Division

ZONING ADMINISTRATOR
Staff Report
DOUGHTY MINOR SUBDIVISION

Application No. MS-18-06 Project Planner: Nedzlene Ferrario	Meeting of April 18, 2024 Agenda Item No. 2		
Applicant: Sean Tully Phillipi Engineering 425 Merchant Street, Vacaville, CA 95688	Property Owner: Lyle D. Doughty 3523 Brehme Lane Vacaville, CA 95688		
Action Requested Approval of Minor Subdivision MS-18-06 to subdivide 80 acres into two (2) parcels. The property is located at 3523 Brehme Lane, within the Exclusive Agriculture 20-acre minimum zoning district (A-20); APN 0102-090-130			
Property Information			
Size: 80 acres	Location: 3523 Brehme Lane		
APN: 0102-090-130			
Zoning: A-20	Land Use: Residential		
General Plan: Agriculture	Ag. Contract: N/A		
Utilities: Septic system and public water	Access: Brehme Lane		
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	A-20	Rural Residential
South	Agriculture	A-20	Rural Residential
East	Agriculture	A-20	Rural Residential
West	Agriculture	A-40	Rural Residential
Environmental Analysis Determine that the project qualifies for Notice of Exemption per Section 15061(b)(3) Common Sense Exemption, of the California Environmental Quality Act.			
Motion to Approve The Zoning Administrator does hereby APPROVE Minor Subdivision Application No. MS-18-06 is subject to the findings and recommended conditions of approval in the attached Resolution.			

LOCATION MAP



PROJECT DESCRIPTION:

The property is located on the northside of Brehme Lane, a privately maintained road, 0.27 miles east of Pleasants Valley Road. The property is developed with a residence occupied by the property owner. The topography is rolling and hilly; and there are scattered clusters of native trees and shrubs on the property.

The 80-acre property is proposed to be divided into two (2) parcels, Parcel 1-A approximately 20 acres and Parcel 1-B approximately 60 acres in size. Access is off Brehme Lane, a private roadway that connects to Pleasant Valley Road. The existing residence on Parcel 1-A, is connected to the Rural North Vacaville Water District and utilizes a septic system for sewage disposal. Public water connection and septic system are proposed for the new parcel. Wharf fire hydrants (a hydrant with one, two-and-one-half inch (2-1/2") outlet) are proposed for the existing and proposed residences.

LAND USE CONSISTENCY:

The property is designated Agriculture according to the General Plan and zoned Exclusive Agriculture 20 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 Brehme Lane, a private roadway, off Pleasants Valley Road. Brehme Lane is an existing 60-foot wide private easement, paved and in good condition. A new driveway is required to serve the proposed residence on Parcel 1-B. Public Works recommends recordation of a road maintenance agreement prior to Parcel Map recordation.

Water supply: The existing dwelling is connected to an existing 4-inch private water line in the Rural North Vacaville Water District and new service off the proposed 4" water line is proposed for the proposed residence on Parcel 1-B. Water service meter installation is required prior to Parcel Map recordation or sale of the parcel.

Sewage Disposal:

Sewage disposal for the existing home is mapped and approved by the Environmental Health Division. On-site sewage disposal is proposed for Parcel 1-B and Environmental staff recommends leachfield mapping suitable for 4-bedroom home and an engineered on-site sewage disposal system will be required. Design, construction, operations, and maintenance of the system shall comply with Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Firesafe Regulations/State Responsibility Area

The property is within the High to Moderate Fire Risk Area according to Cal Fire. Cal Fire recommends that development on this property shall meet Firesafe Regulations. A new wharf fire hydrant is proposed adjacent to the existing and proposed residence. Conditions of approval require compliance with the Firesafe Regulations.

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 property is developed with one residence and the potential construction of an additional primary single-family residence will not create significant impacts 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 on the environment.

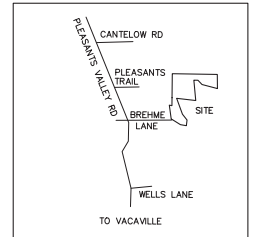
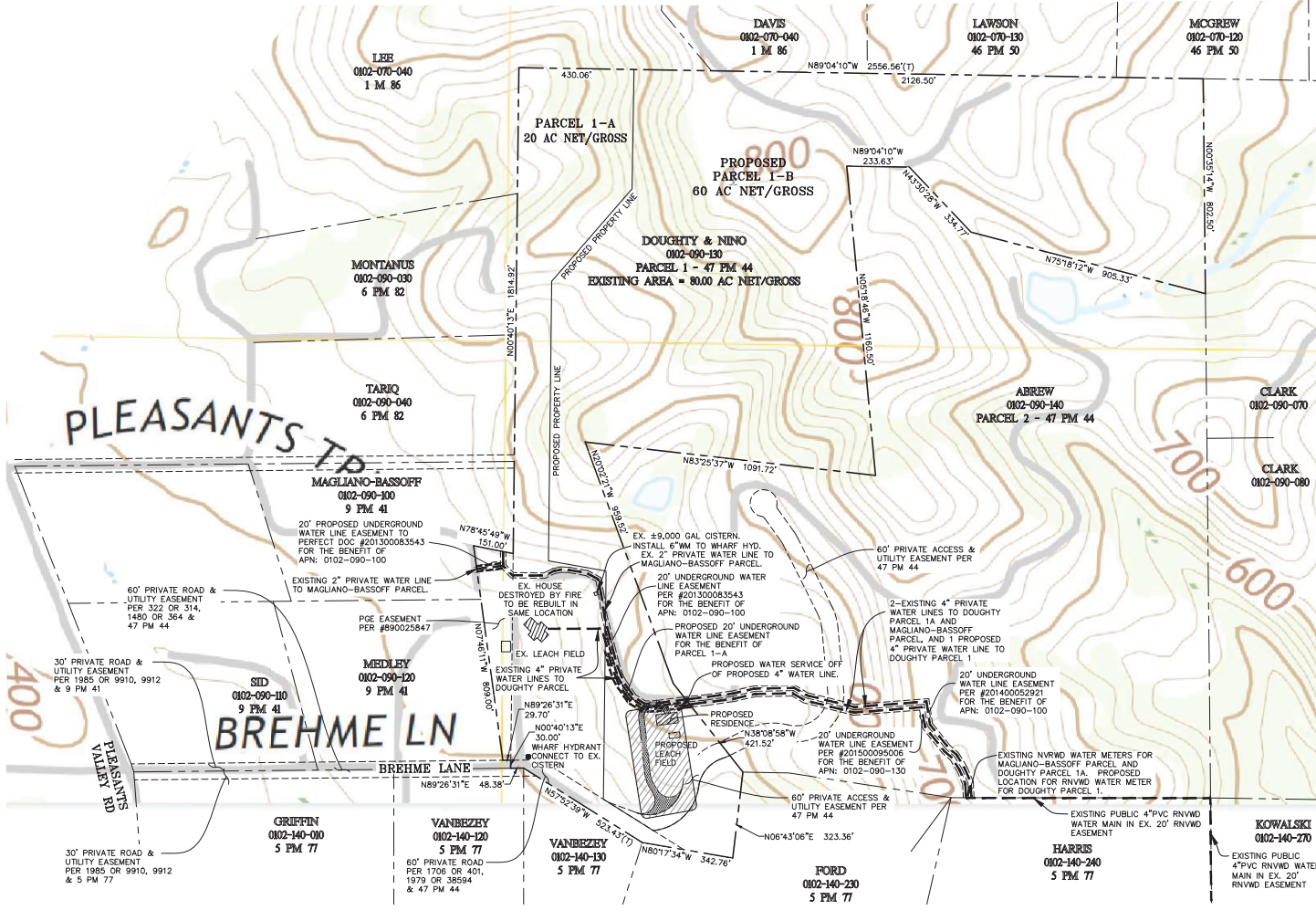
RECOMMENDATION:

Based upon the analysis and findings, staff recommends **APPROVAL** of Application MS-18-06 subject to the conditions and findings in the attached Resolution.

Attachments:

- A. Tentative Parcel Map
- B. Draft Resolution and Conditions of Approval
- C. Notice of Exemption
- D. Public Hearing Notice

TENTATIVE PARCEL MAP DOUGHTY PARCEL VACAVILLE, CA.



VICINITY MAP

PROJECT SUMMARY:
 APN: 0102-090-130
 ACREAGE: 80± AC
 NUMBER OF UNITS: 2
 MIN PARCEL SIZE: 20 AC
 AVERAGE PARCEL SIZE: 40 AC

- LEGEND / ABBREVIATIONS**
- NEW PARCEL LINE
 - - - EXISTING PARCEL LINE
 - - - EXISTING LINE OF ADJOINING PARCELS
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING WATER LINE
 - - - EXISTING AND PROPOSED WATER LINE

OWNER/DEVELOPER
 LYLE D. & JENNIFER C. DOUGHTY (50%)
 KALMAN M. & YONG C. DOUGHTY (25%)
 EDDIE E. & GHADA E. NINO (25%)
 3523 BREHME LANE
 VACAVILLE, CA

ENGINEER
 PHILLIPPI ENGINEERING, INC.
 425 MERCHANT STREET
 VACAVILLE, CA 95668

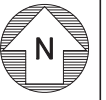
UTILITIES EXISTING
 WATER= 4 CONNECTIONS TO NORTH RURAL
 VACAVILLE WATER DISTRICT
 SEWER= SEPTIC
 ELECTRICITY= PG&E

UTILITIES PROPOSED
 WATER= 4 NORTH RURAL VACAVILLE WATER DISTRICT
 SEWER= SEPTIC
 ELECTRICITY= PG&E

SITE SUMMARY
 EXISTING APN: 0102-090-130
 EXISTING ZONING: A20
 EXISTING FLOOD ZONE: ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

MAP NO. 06095C0150E
 DATE MAY 4, 2009

BASIS OF BEARINGS
 THE BEARINGS, IF SHOWN HEREON, ARE BASED UPON THE MAP ENTITLED "CITY OF VACAVILLE, RECORD OF SURVEY, G.P.S. CONTROL NETWORK", FILED IN BOOK 22 OF SURVEYS, AT PAGE 10, SOLANO COUNTY RECORDS.



SCALE: 1"=200'



PHILLIPPI ENGINEERING, INC.
 425 MERCHANT STREET
 VACAVILLE, CA 95668
 PHONE: (707) 444-1000
 FAX: (707) 444-1000

DESIGNED BY: SWT
 DRAFTED BY: SWT
 CHECKED BY: SWT

TENTATIVE PARCEL MAP
 CALIFORNIA
 VACAVILLE
 DRAWING TITLE: DOUGHTY

NO.	REVISIONS	DESCRIPTION	DATE

DRAWING FILE: 20180330TPM
 ISSUE DATE: 11/22/2023
 PROJECT NO.: 20180330
 SHEET NO.: 1
 OF: 1

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-18-06 of Lyle Doughty to subdivide 80 acres into one 20-acre parcel (Parcel 1-A) and one 60-acre parcel (Parcel 1-B) in the Exclusive Agriculture 20-acre zoning district (A-20). The property is located at 3523 Brehme Lane, on the north side of Brehme Lane, 0.27 miles east of Pleasants Valley Road, within the unincorporated area Vacaville, California. APN: 0102-090-130;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and head testimony relative to the subject application at the duly noticed public hearing held on April 18, 2024, 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.
2. The design of the proposed subdivision is consistent with the Solano County General Plan.
3. The site is physically suitable for the proposed type and density of development.
4. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision will not cause serious public health problems.
6. The design of the subdivision and the type of improvements will not conflict with any public easements.
7. 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.
8. The property does not front on any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.
9. 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.
10. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

11. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan in that the subdivision does not involve hazardous waste.
12. 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
13. The proposed subdivision is located within the High and Moderate Fire Risk Zone and the project is consistent with the requirements of the State Responsibility Area.
14. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3), common-sense exemption.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-18-06 subject to the following recommended conditions of approval:

1. Pursuant to Section 26-98.1 of the Solano County Subdivision Ordinance, a Parcel Map shall be recorded within twenty-four (24) months from the date of approval of the Tentative Subdivision Map. Failure to do so will result in the expiration of the approved Tentative Subdivision Map unless extended pursuant to Section 26-98.2 of the Solano County Subdivision Ordinance.
2. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Phillipi Engineering dated 6.28.2023; on file with the Solano County Planning Division, except as modified herein.

Action Required	With	When	Date	Verified
Comply with the conditions of approval prior to filing Parcel Map	Public Works	Within 24 months of approval		

3. The design of the subdivision and construction of subdivision improvements shall be substantially consistent with the following:
 - a) Minor Subdivision Map (MS-18-060, prepared by Phillipi Engineering, June 2023)
 - b) These conditions of approval.
4. Prior to filing the Parcel Map, provide evidence to the Planning Services Division that water rights from the Rural North Vacaville Water District are secured for each lot.
5. The construction and development of this property shall be subject to the California State Fire Safe Regulations.

Solano County Public Works – Engineering Services Division

6. A Parcel Map shall be filed with the Solano County Surveyor. The map shall conform to the requirements of the State Subdivision Map Act and the Solano County Subdivision Ordinance. The map shall be prepared by a licensed surveyor or civil engineer. Upon the map being filed with the County Recorder the subdivision is valid.

7. Prior to construction of any work within the public right-of-way, the subdivider shall apply for, secure and abide by the conditions of an encroachment permit for any work within the public right-of-way.
8. Prior to the construction of any work related to any driveways and access improvements as shown on the Tentative Map, the subdivider shall apply for, secure, and abide by the conditions of a grading permit as well as any onsite grading.
9. Prior to the filing of the Parcel Map, a road maintenance agreement shall be recorded that requires participation from all lots within the subdivision. The maintenance agreement shall include all roadway improvements, culverts, drainage ditches and stormwater detention ponds within the subdivision. The agreement shall be submitted and approved by Public Works Engineering prior to recordation. The agreement's existence shall be noted on the supplemental map sheet of the Parcel Map.
10. NOTE ON MAP. The following note shall be placed on the supplemental map sheet. "Additional Fire Safe regulations may affect future construction on these parcels."
11. NOTE ON MAP. The following note will be placed on the supplemental map sheet. "A grading permit review will be required before the issuance of a building permit for dwellings or driveways."

Environmental Health Division

12. On-site sewage disposal shall be consistent with the standards specified in Chapter 6.4 of the Solano County Code.
13. Leachfield designations shall be mapped on the site plan to ensure each of the proposed parcels may be developed with onsite sewage disposal systems that meet the requirements of Solano County Code, Chapter 6.4, Sewage Disposal Standards. Soil testing reports for the proposed parcels shall be prepared by a California-licensed soil consultant. The tentative map shall clearly reference the site and soil testing performed in the area mapped for both leachfield primary and reserve areas. Leachfield mapping shall reflect an area suitable in size to support a proposed four-bedroom residence.
14. Prior to the approval of the Parcel Map, the domestic water supplies for each of the proposed parcels shall be identified and mapped, and/or a will-serve letter from a municipal water source shall be provided for each parcel.
15. A declaration shall be recorded with the Parcel Map stating the soil testing to date will require the use of engineered, alternative type on-site sewage disposal systems, and such a system must be operated, monitored, and maintained in accordance with Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Vacaville Fire Protection District

16. Prior to recordation of the Parcel Map, subdivider shall provide to the Solano County Department of Resource Management written verification from the Vacaville Fire Protection District that all required improvements have been installed pursuant to the Fire District's requirements.

Rural North Vacaville Water District

17. The Developer must sign a District Work Order prior to review of the Parcel Map or Improvement Plans. 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(s).
18. The Developer shall pay a plan review deposit of \$5,000.
19. Prior to approval of the Parcel Map, the developer shall obtain a Will Serve letter from the District.
20. Prior to approval of any maps or plans, the Developer(s) must be paid current on all accounts and assessments.
21. Submit a copy of the Title Report for the existing parcel.
22. If the Developer proposes to use District water for the properties, the Developer shall be required to provide a new water service to each of the newly created parcels prior to approval of the Parcel Map.
23. The water district is a rural drinking water system. New residences may need to provide additional on-site storage for in-house fire protection systems. Hydrants within the district are for the filling of fire department tanker trucks (there is no guarantee on flow rate or quantity of water available).
24. The Developer intends to install a new meter adjacent to the meter serving the existing burned house and extend a new private water line to the proposed parcel within the existing private 20-foot water line easement.
25. The new water service shall be installed by the developer in accordance with District standards prior to approval of the final map. The District will furnish, at the Developer's expense, the meter, pressure regulating valve, and backflow prevention device to be installed by the Developer's contractor.
26. The Parcel Map shall include the District's Statement for District approval.
27. After approval of Parcel Map, the Developer's Engineer shall provide the District one (1) PDF copy of the Parcel Map.
28. All costs for project administration, design, review, construction, inspection, and other work related to the project shall be borne by the Developer.
29. District GIS files will be updated accordingly, by the District, and at the Developer's expense.
30. Electronic AutoCAD files are required upon the completion of the project showing "As-Builts" for electronic archiving.

Resolution No. --
MS-18-06 Doughty Minor Subdivision
Page 5 of 5

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 18, 2024.

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Program Manager

Notice of Exemption**Appendix E**

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

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

County Clerk
County of Solano
675 Texas Street, 6th Floor
Fairfield CA 94533

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific: _____

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project: _____

Name of Public Agency Approving Project: Solano County

Name of Person or Agency Carrying Out Project: Solano County Department of Resource Management

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: _____

Reasons why project is exempt: _____

Lead Agency
Contact Person: _____ Area Code/Telephone/Extension: 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: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS HEREBY GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Application No.: MS-18-06 of Lyle Doughty to subdivide 80 acres into two (2) lots in the Exclusive Agriculture 20-acre zoning district. The project has been determined not to have a significant effect on the environment and qualifies for Section 15061 (b) (3) common sense exemption of the California Environmental Quality Act (CEQA). The property is located at 3523 Brehme Lane in the unincorporated area of Solano County. APN: 0102-090-130. (Project Planner: Nedzlene Ferrario, 707-784-6765)

The hearing will be held on **Thursday, April 18, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. **Phone:** You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. **Email/Mail:** Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Monday, April 8, 2024
Vacaville Reporter - legal ad/one time – Tuesday, April 9, 2024