

# SOLANO COUNTY ZONING ADMINISTRATOR

Minor Subdivision MS-12-04 Minor Revision No. 1

**Application:** MS-12-04 MR 1 (Stonefield)

**Project Planner:** Nedzlene Ferrario

**Meeting of April 3, 2014**

**Agenda Item No. 1**

## **PROJECT DESCRIPTION:**

Delete condition of approval no. 2 of the approved tentative map for Stonefield Estates.

**APN:** 0153-170-230

**PROPERTY SIZE:** 60.06 acres

**GENERAL PLAN:** Agriculture

**ZONING:** Exclusive Agriculture 'A-20'

## **DISCUSSION:**

The applicant requests amending condition of approval no. 2 of the Stonefield Estates subdivision approved by the Zoning Administrator on September 6, 2012. The condition assumed a future sale of the subdivision and required proof of the change of ownership between the current land owner to a new land owner prior to recording the final parcel map.

However, the current land owner has opted to retain ownership of the subdivision. Public infrastructure improvements are complete, and the remaining conditions of approval have been satisfied.

The prior project approval determined that the subdivision qualifies for an exemption pursuant to CEQA Section 21083.3 and Guideline Section 15183 (a) which provides that projects which are consistent with density established by existing zoning or General Plan for which an EIR was certified and do not trigger additional environmental effects and exempt from CEQA. The project proposes an amendment to the approved conditions of approval which does not present any new, potentially significant environmental effects. No significant impacts were identified.

Planning staff recommends APPROVAL of the applicant's request to remove condition of approval no. 2, and to readopt the findings of the tentative map including the CEQA determination pursuant to the attached Resolution.

## **EXHIBITS**

Exhibit A: Draft Resolution

Exhibit B: Tentative Map

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. XXX**

**WHEREAS**, the Solano County Zoning Administrator has considered a Minor Revision to Minor Subdivision Application No. MS-12-04 MR 1 of **Stonefield Estates (c/o Robert Karn)** to delete condition no. 2 of the prior tentative map approval (Resolution No. 12 – 27) for the Stonefield Estates subdivision located at 4311 Stonefield Lane north of the City of Fairfield in an "A-20" Exclusive Agricultural Zoning District, APN: 0153-170-230, 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 3, 2014 and;

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

1. The proposed tentative parcel map is consistent with the Solano County General Plan.

The property is designated Agriculture and is located within the Western Hills Agricultural Region. The use of the land for cattle grazing, residential development on site, and the proposed twenty acre parcels are consistent with these General Plan designations.

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

The property is designated for Agricultural uses, which allows for incidental residential uses. The design of the proposed subdivision, available road access, provisions for domestic water and wastewater disposal, and the size of the proposed parcels satisfy the intent of the General Plan.

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

No new construction is proposed, however the site is physically suitable for the existing agricultural land use and any future residential development of a primary single family dwelling.

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

No new construction is proposed, however a total of two additional primary dwellings would be feasible under a maximum build-out scenario. Residential development has occurred on proposed parcel C. Site specific soil testing and a domestic drinking water well would be required to be permitted through the Environmental Health Services Division at the time of residential development. Viable cattle grazing remains feasible despite potential for developing each lot with a primary dwelling. The potential footprint

**EXHIBIT A**

of these structures would leave large swaths of rolling hills well-suited for dry land farming.

5. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

No significant environmental impacts were determined to exist based on application review.

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

This application is a proposal for agricultural lots and, as proposed, is in compliance with the General Plan and the Zoning Ordinance. Part I of the Initial Study reviewed the proposal for potential health or environmental problems and none were found to be significant. It is not anticipated that the project will cause public health problems.

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

As is evident on the Tentative Map and the Preliminary Title Report, the proposed subdivision will not conflict with any public easements.

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.

The project site does not front on any public waterway, river, stream, coastline, shoreline, lake or 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.

The project site does not front on any public waterway, public river, or public stream.

11. The parent parcel has not been 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. The Environmental Health Services Division has determined that the subdivision design as conditioned complies with Chapter 25 of the County Code for sewage disposal.
15. The Public Works Engineering Division has determined that the subdivision design, as conditioned, complies with the Road Improvement Standards and Land Development and Subdivision Requirements as required by Chapter 28 of the Solano County Code (Zoning Ordinance) and referred to in Chapter 26 (Subdivision Ordinance).

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Revision No. 1 to Minor Subdivision Application No. MS-12-04 subject to the following recommended conditions of approval:

*Planning Services Division*

1. The Parcel Map to be filed shall be in substantial compliance with the Tentative Parcel Map labeled "Subdivision of Parcel 4 Book 43 Parcel Maps Page 66, SCR", dated May 10, 2012, and prepared by Robert A. Karn & Associates; on file with the Solano County Planning Services Division, except as modified herein.

*Public Works Engineering*

- ~~2. Applicant shall provide proof of ownership change prior to the approval of the Parcel Map.~~
3. The pavement failures in Stonefield Lane shall be repaired along the length of all three lots of the proposed subdivision prior to approval of the Parcel Map. Repairs shall include full dig out of failed base and be replaced to match existing pavement section. Subdivider may make the required repairs with a 5 inch deep section asphalt patch in lieu of full section dig out. All sections to be repaired shall be identified solely by the County of Solano. As a third option the applicant may repair the structural class II aggregate base sections and perform a 2 inch overlay of the entirety of Stonefield Lane along the frontage of the subdivision.
4. Future owners of the three lots shall enter into the existing road maintenance agreement for Stonefield Lane.

5. If the repairs to Stonefield Lane are not completed prior the filing of the Parcel Map the subdivider shall enter into a secured agreement with the County guaranteeing completion of the improvements prior to issuance of a building permit on any of the parcels. The agreement shall be secured as required in Article XI of the Solano If the above improvements are not completed prior to filing the parcel map, County Subdivision Ordinance and a statement shall be placed on the parcel map stating the nature, extent and requirements for the improvements.

*Building & Safety Division*

6. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
7. All buildings and/or structures shall meet the required property line setbacks for Solano County and the most current edition of the California Building Codes.

*Environmental Health Division*

8. A declaration shall be recorded with the final map requiring the use of alternative type on-site sewage disposal systems, based on the submission of soils testing to date. The alternative type systems must be operated, monitored, and maintained in accordance with Solano County Code, Chapter 6.4, Sewage Disposal Standards.

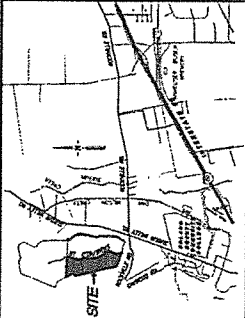
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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 3, 2014.

BILL EMLN, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager



**SITE INFORMATION:**  
 ADDRESS: 431 STONEFIELD LANE  
 APN: 013-170-230  
 ZONING: ASD

**DIRECTIONS:**  
 A.C. CONTRACTING, INC., A CALIFORNIA CORPORATION  
 407 EIGHTH ST., SUITE J  
 FARMFIELD, CA 94535  
 PHONE: (707) 844-3000  
 DIAL: 1-800-800-0000

**CONTACT: JOHN COSTANTO**  
 JOHN A. SURELA COSTANTO  
 1000 S. WILSON AVENUE, SUITE 100  
 FARMFIELD, CA 94535  
 PHONE: (707) 844-3000  
 DIAL: 1-800-800-0000

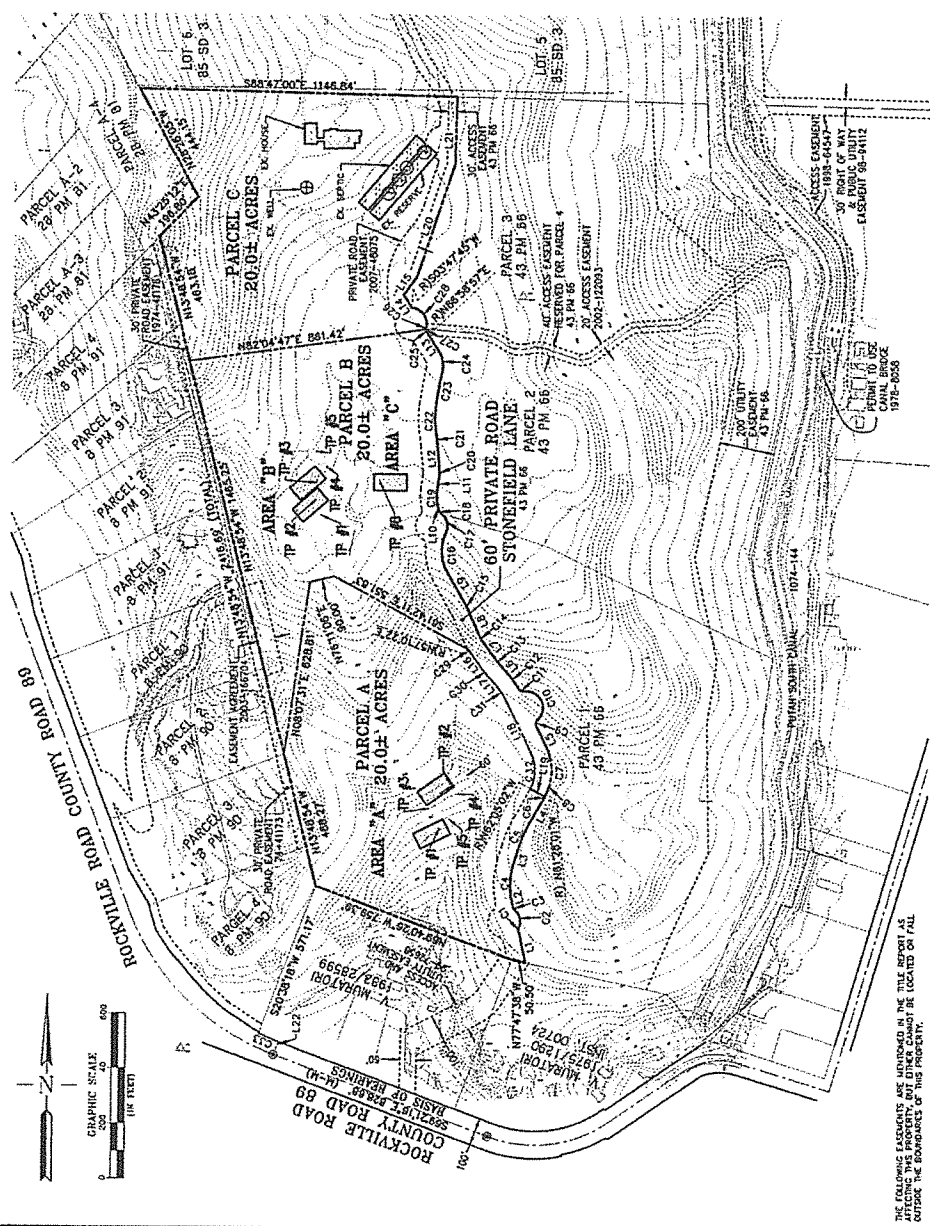
**ENGINEER:** JOHN COSTANTO

**DEVELOPER:**  
 2000 WILSON AVENUE, SUITE 100  
 FARMFIELD, CA 94535  
 PHONE: (707) 844-3000  
 DIAL: 1-800-800-0000

**CONTACT: BOB MARR**

| CURVE | BLDG     | BELEV     | LENGTH  |
|-------|----------|-----------|---------|
| C1    | 58.00'   | 20.5312'  | 71.76'  |
| C2    | 58.00'   | 20.5312'  | 71.76'  |
| C3    | 20.00'   | 15.2625'  | 15.37'  |
| C4    | 20.00'   | 20.2428'  | 134.47' |
| C5    | 412.00'  | 1722.00'  | 96.12'  |
| C6    | 198.00'  | 812.00'   | 4.80'   |
| C7    | 198.00'  | 812.00'   | 188.00' |
| C8    | 20.00'   | 22.0845'  | 174.00' |
| C9    | 60.00'   | 145.2243' | 192.24' |
| C10   | 20.00'   | 69.2431'  | 23.89'  |
| C11   | 20.00'   | 11.9340'  | 78.97'  |
| C12   | 389.00'  | 61.551'   | 39.37'  |
| C13   | 389.00'  | 61.551'   | 39.37'  |
| C14   | 162.00'  | 17.0011'  | 34.41'  |
| C15   | 162.00'  | 17.0011'  | 34.41'  |
| C16   | 160.00'  | 33.1445'  | 140.00' |
| C17   | 58.00'   | 26.8620'  | 78.91'  |
| C18   | 20.00'   | 47.2754'  | 14.862' |
| C19   | 192.00'  | 192.00'   | 55.46'  |
| C20   | 138.00'  | 1272.92'  | 29.81'  |
| C21   | 588.00'  | 436.16'   | 35.26'  |
| C22   | 1175.00' | 47.00'    | 100.72' |
| C23   | 88.00'   | 454.448'  | 20.26'  |
| C24   | 88.00'   | 292.2541' | 10.27'  |
| C25   | 20.00'   | 16.2751'  | 5.72'   |
| C26   | 20.00'   | 45.5331'  | 16.071' |
| C27   | 20.00'   | 99.9902'  | 100.84' |
| C28   | 58.00'   | 63.1641'  | 12.76'  |
| C29   | 472.00'  | 691.351'  | 45.88'  |
| C30   | 138.00'  | 5342.06'  | 34.24'  |
| C31   | 850.00'  | 6315.00'  | 78.16'  |

| LINE | BELEV       | LENGTH  |
|------|-------------|---------|
| L1   | 512.4824'E  | 16.22'  |
| L2   | 512.4824'E  | 20.50'  |
| L3   | 516.3504'W  | 36.86'  |
| L4   | 523.5704'W  | 116.90' |
| L5   | 543.5203'E  | 82.48'  |
| L6   | 543.2010'E  | 24.46'  |
| L7   | 523.5610'E  | 82.48'  |
| L8   | 523.5610'E  | 82.48'  |
| L9   | 523.5610'E  | 10.66'  |
| L10  | 512.25031'E | 15.19'  |
| L11  | 507.3128'W  | 47.60'  |
| L12  | 504.5111'E  | 50.81'  |
| L13  | 533.2844'E  | 47.07'  |
| L14  | 536.7115'W  | 55.20'  |
| L15  | 536.7115'W  | 55.20'  |
| L16  | 535.0619'E  | 67.28'  |
| L17  | 542.2010'E  | 24.46'  |
| L18  | 523.5203'E  | 208.74' |
| L19  | 560.0255'E  | 60.03'  |
| L20  | 510.7038'W  | 278.09' |
| L21  | 510.7038'W  | 454.42' |
| L22  | 502.9342'W  | 26.60'  |



**ABBREVIATIONS:**  
 EX. EXISTING  
 (M) MOUNTAIN  
 (P) PROPOSED  
 (R) ROAD  
 (S) SOLANO COUNTY RECORDS  
 (T) TOTAL  
 (W) WELL  
 (P) TEST PIT

**LEGEND:**  
 BOUNDARY LINE  
 PROPOSED PARCEL LINE  
 ADJACENT PROPERTY LINE  
 EXISTING EASEMENT  
 CENTURIC  
 WELL  
 EXISTING SOIL PROFILE  
 TEST PIT  
 EXISTING SEPTIC & REVERSE JACO.  
 PROPOSED 4" 110' UICB TUBED AREA  
 EXISTING HOUSE SITE

- THE FOLLOWING EASEMENTS ARE UNBROUGHT IN THE TITLE REPORT AS AFFECTING THIS PROPERTY, BUT EITHER CANNOT BE LOCATED OR FALL OUTSIDE THE BOUNDARIES OF THIS PROPERTY.
2. 20' ACCESS EASEMENT RECORDED AUGUST 14, 1978, BOOK 3 PAGE 232, SOLANO COUNTY RECORDS.
  3. POLE LINE EASEMENT FOR TRANSMISSION OF ELECTRICITY, RECORDED AUGUST 31, 1912, BOOK 189 PAGE 603, SOLANO COUNTY RECORDS.
  4. POLE LINE EASEMENT RECORDED JULY 23, 1913, BOOK 189 PAGE 224, SOLANO COUNTY RECORDS.
  5. PRIVATE TELEPHONE EASEMENT, RECORDED MAY 22, 1923, BOOK 274 PAGE 224, SOLANO COUNTY RECORDS.
  6. POLE LINE EASEMENT RECORDED FEBRUARY 6, 1924, INSTRUMENT NO. 192, BOOK 193 PAGE 153 PAGE 317, SOLANO COUNTY RECORDS.
  7. DRAINAGE CHANNEL, GRANT DEED, RECORDED APRIL 7, 1951, INSTRUMENT NO. 7115, BOOK 104 PAGE 144, SOLANO COUNTY RECORDS.
  8. WATER PIPERAGE DRAINAGE CHANNEL, AND ADJACENT ROADWAYS EASEMENT, RECORDED NOVEMBER 10, 1946, INSTRUMENT NO. 20744, BOOK 163 PAGE 641, SOLANO COUNTY RECORDS.
  9. RIGHTS OF WAY AND EASEMENT FOR USE OF NEW BRIDGE, RECORDED FEBRUARY 20, 1951, INSTRUMENT NO. 4131, BOOK 1875 PAGE 6354, SOLANO COUNTY RECORDS.
  10. ACCESS AND EGRESS EASEMENT, RECORDED AUGUST 16, 1968, INSTRUMENT NO. 1924-00041547.

