

RESOLUTION NO. 2020 - _____

**RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS
APPROVING MAJOR SUBDIVISION APPLICATION S-18-02 OF
BILL MORGAN FOR THE LANDS OF MORGAN PROJECT**

Whereas, the Solano County Board of Supervisors has duly considered, in public hearing, an application requesting approval of a Tentative Subdivision Map to subdivide approximately 310.5 gross acres of land into 19 lots consisting of one approximately 2.9-acre parcel, three lots ranging in size between 6.3 – 7.5 acres, four lots ranging in size between 10.1 – 11.7 acres, and eleven lots ranging in size between 20 - 35.6 acres; and

Whereas, a Mitigated Negative Declaration was prepared and made available for public review and the Board has conducted a public hearing on the Mitigated Negative Declaration and has read, considered, and adopted the Mitigated Negative Declaration; and

Whereas, the Board has reviewed the applicant's submittal and the staff report of the Department of Resource Management, read and considered the minutes and positive recommendation of the Planning Commission, and heard and considered all comments regarding the application at the public hearing held on May 12, 2020; and

Whereas, after due consideration, the Board has made the following findings in regard to the application and pursuant to the criteria described in the Subdivision Map Act and the Solano County Subdivision Ordinance:

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

- a. The proposed subdivision is consistent with the Agriculture and proposed Rural Residential land use designations, which allow residential development on lots of the sizes proposed in the tentative map. The design of the subdivision allocates appropriate densities consistent with proposed land use designations. As conditioned, the proposed map is consistent with all applicable policies of the General Plan.
- b. The proposed development is in scale and harmonious with existing and future development adjacent to the site and in the vicinity, and with the land forms, natural features and vegetation in the vicinity of the site. The applicant proposes to develop the site as a residential subdivision that is compatible with the surrounding residential development.

2. The design and improvement of the proposed subdivision are consistent with the Solano County General Plan.

- a. The property is designated by the General Plan for agricultural and rural residential development, which allows for single family residences and accessory uses. The design of the proposed subdivision, construction of new roads, provisions for domestic water supply and wastewater disposal, and the development density satisfy the intent of the General Plan.
- b. As proposed and conditioned, the design of the subdivision is in conformance with the provisions of Article VII (Design Requirements) of the Solano County Subdivision Ordinance.

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

The project as proposed can accommodate the proposed home sites, particularly regarding roadway development, grading, building pad development and installation of on-site sewage disposal systems. Additionally, the site is located in a groundwater scarce area and public water is to be provided by the Rural North Vacaville Water District, which would ensure adequate domestic water supply for 19 homes.

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

The project site can accommodate the proposed subdivision with 19 homes, resulting in a development density of one primary dwelling unit per 16.34 acres. The new parcels will utilize RNVWD water for domestic purposes. All residential parcels will utilize on-site sewage disposal systems meeting County standards. The new parcels meet the minimum lot size allowed by the proposed zoning.

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

A Mitigated Negative Declaration was drafted and circulated for public review and comment. Mitigation measures recommended by the Mitigated Negative Declaration are implemented by and incorporated into Conditions of Approval attached hereto. With implementation of these recommended mitigation measures, the project will not cause significant adverse impacts to the environment.

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

The project is a new subdivision with nineteen (19) residential lots and as proposed is in compliance with the General Plan and Zoning Regulations, as proposed to be amended, and the Subdivision Ordinance. The Mitigated Negative Declaration reviewed the project for possible health or environmental problems and with mitigation as proposed the project will not cause serious public health problems.

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

The project as conditioned and evident on the Tentative Subdivision Map will not conflict with any public easements.

8. The proposed subdivision will not discharge waste into a community sewer system.

9. The property does not front on or along any public waterway, public river, public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

10. No portion of the parent parcel is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

11. The proposed subdivision is consistent with the County Hazardous Waste Management Plan.

The Solano County Hazardous Waste Management Plan has no provisions applicable to residential subdivisions.

12. The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act.

13. The proposed subdivision comprises of steep topography and large lots; thereby, undergrounding of power lines would be unreasonably costly and not feasible. Overhead power lines are permitted for the subdivision.
14. The proposed subdivision is consistent with the State Board of Forestry and Fire Protection's SRA Fire Safe Regulations.
15. Structural fire protection and suppression services will be available for the subdivision through the Vacaville Fire Protection District.
16. The Mitigated Negative Declaration prepared by the Department of Resource Management is adequate and complete. Implementation of the mitigation measure described in the Mitigated Negative Declaration will mitigate all potentially significant impacts of the project to less than significant levels, and the adopted Mitigation Monitoring and Reporting Plan ensures that those mitigation measures will be implemented.

Resolved, the Solano County Board of Supervisors approves Major Subdivision Application No. S-18-02, subject to the conditions of approval described in Exhibit A, attached hereto and incorporated herein by reference.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on May 12, 2020 by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

ERIN HANNIGAN, Chairwoman
Solano County Board of Supervisors

ATTEST:

BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By: _____
Jeanette Neiger, Chief Deputy Clerk