

Item # 15
File # 20-178



Lands of Morgan Subdivision

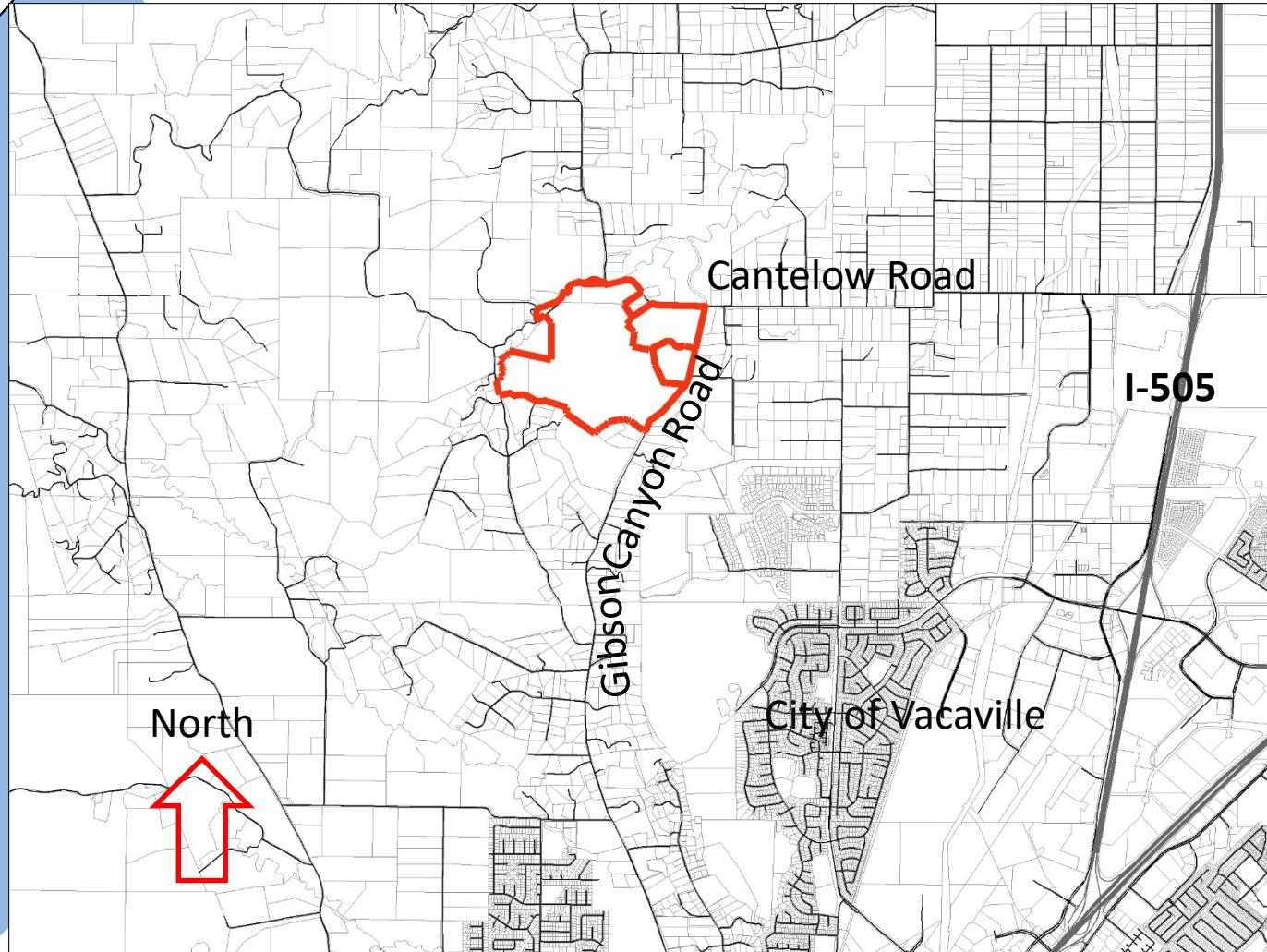
Application No. GP-18-01, Z-18-01 & S-18-02

- General Plan Amendment, Rezone and Subdivision applications
- Applicant/Owner: Bill Morgan
- Proposal includes 19 rural residential lots on 310.5 acres
- Subdivision would be implemented in 3 phases

Presented to Board of Supervisors
on May 12, 2020
Department of Resource Management



LOCATION/BACKGROUND



- Property known as Pippo Ranch
- Part of the English Hills Ridgeline
- Rolling hills and steep slopes (184 acres > 25% slope)
- English Creek and intermittent streams
- Oak trees and riparian vegetation
- 2 Stock ponds, PG&E Transmission Line
- Rural North Vacaville Water Tank

English Hills Ridgeline View

Legend





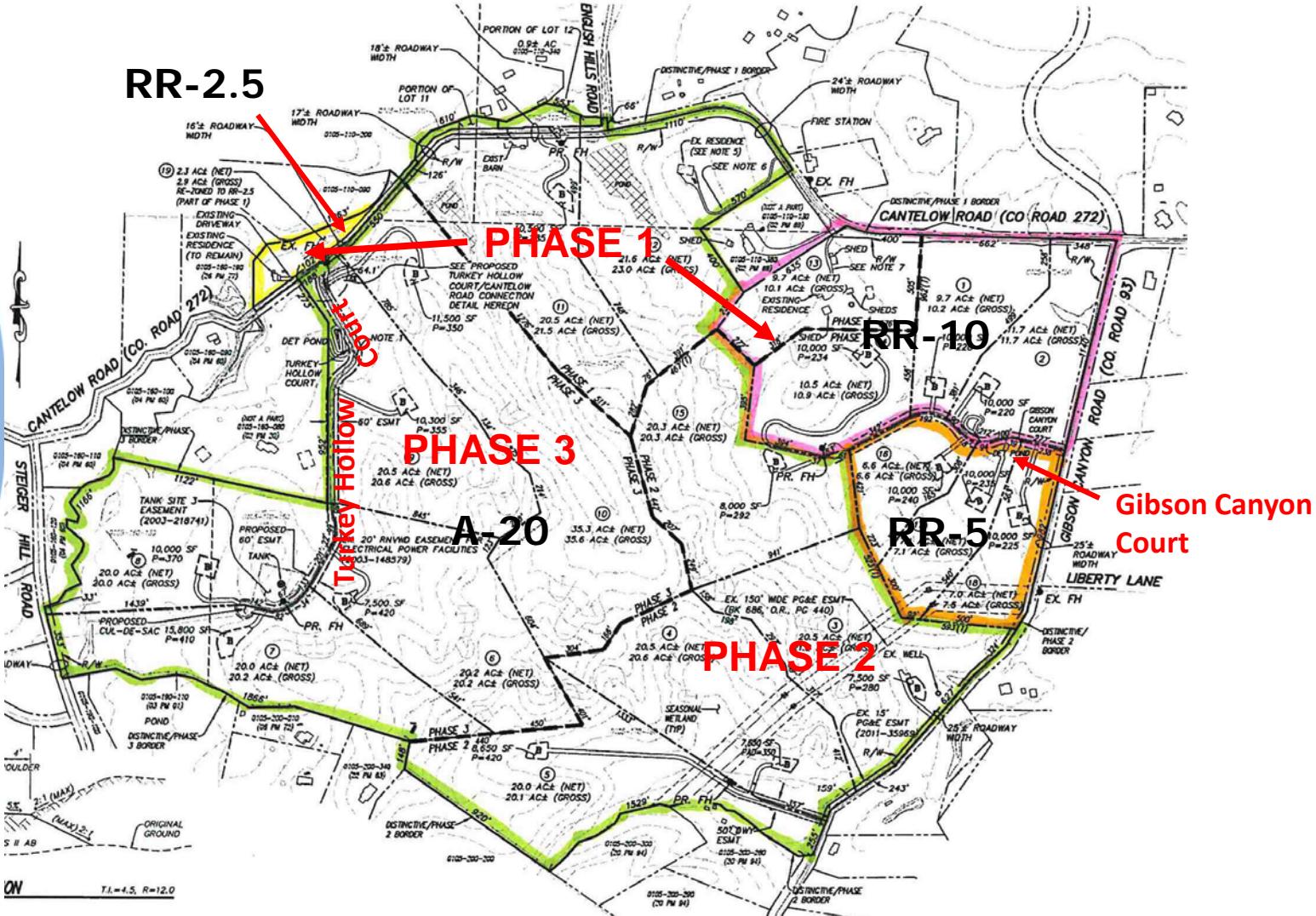
PROJECT SUMMARY

- Subdivide 310.5 acres into 19 lots, mix of lot sizes that range between 2.9 – 35 acres in size
- Mix of A-20, RR-2.5, RR-5, RR-10 zones
- Amend the General Plan Land Use Designation & Rezone portions of the property consistent with the Agricultural and Rural Residential Designations

General Plan/Zoning	Total Lots	Acres	Density
Agriculture/A-20	11	243	1 unit/22 acres
Rural Residential/RR-10	4	42.9	1 unit/10.7 acres
Rural Residential/RR-5	3	21.2	1 unit/7.06 acres
Rural Residential/RR-2.5	1	2.9	1 unit/2.9 acres
Total	19	310.5	



PROPOSED SUBDIVISION & ZONING & PHASES





PROJECT DESCRIPTION

- The lot sizes and distribution over the property reflects the terrain constraints with smaller lot sizes on the flatter areas and the 20 acre or larger lots over the steeper terrain
- The lot layouts propose minimal grading, conforms to natural landforms, protects the English Hills Ridgeline by complying with the Hillside and Visually Sensitive Design Guidelines of County Code
- Property within a groundwater scarce area, public water service will be provided by the Rural North Vacaville Water District to ensure adequate domestic water supply
- One proposed exception to public water service - Lot 3 due to an existing well. If pump tests fail, then public water connection will also be required
- Public Water System Plan proposed. Infrastructure installation subject to RNVWD approval, and evidence of water rights for each lot is required prior to each phased Final Map recordation or Sale of Lots
- Owner owns 3 water rights and has reserved 16 via an agreement with RNVWD - Expires August 14, 2020



PROJECT DESCRIPTION

- Property is within the State Responsibility Area (SRA) for fire safety. Adequate infrastructure for fire suppression and access are proposed
- Two new private roads are proposed – Gibson Canyon Court and Turkey Hollow Court 60-foot wide easement built to County standards
- Homes, septic systems, and detention ponds to be constructed by individual home buyers. Soil profile and evaluation tests were conducted to verify feasibility
- Development is proposed in 3 phases. Phase 1 – August 2020 (Lot 11, 12, 13 & 19) Phase 2 & 3 – timing unknown. Lot specific development tables are attached to the report
- Project is conditioned to install infrastructure and mitigate environmental impacts prior to each phased Final Map and Sale of Lots



DEVELOPMENT PHASING

PHASE 1			
Lot Number	Acres	General Plan Land Use Designation	Zone
11	21.5	Agriculture	A-20
12	23	Agriculture	A-20
13	10.1	Rural Residential	RR-10
19	2.9	Rural Residential	RR 2.5

PHASE 1
Total Lots = 4
Total Acreage = 57.5 acres

PHASE 2			
Lot Number	Acres	General Plan Land Use Designation	Zone
1	10.2	Rural Residential	RR-10
2	11.7	Rural Residential	RR-10
3	21.2	Agriculture	A-20
4	20.6	Agriculture	A-20
5	20.1	Agriculture	A-20
14	10.9	Rural Residential	RR-10
15	20.3	Agriculture	A-20
16	6.6	Rural Residential	RR-5
17	7.1	Rural Residential	RR-5
18	7.5	Rural Residential	RR-5

PHASE 2
Total Lots = 10
Total Acreage = 136.2 acres

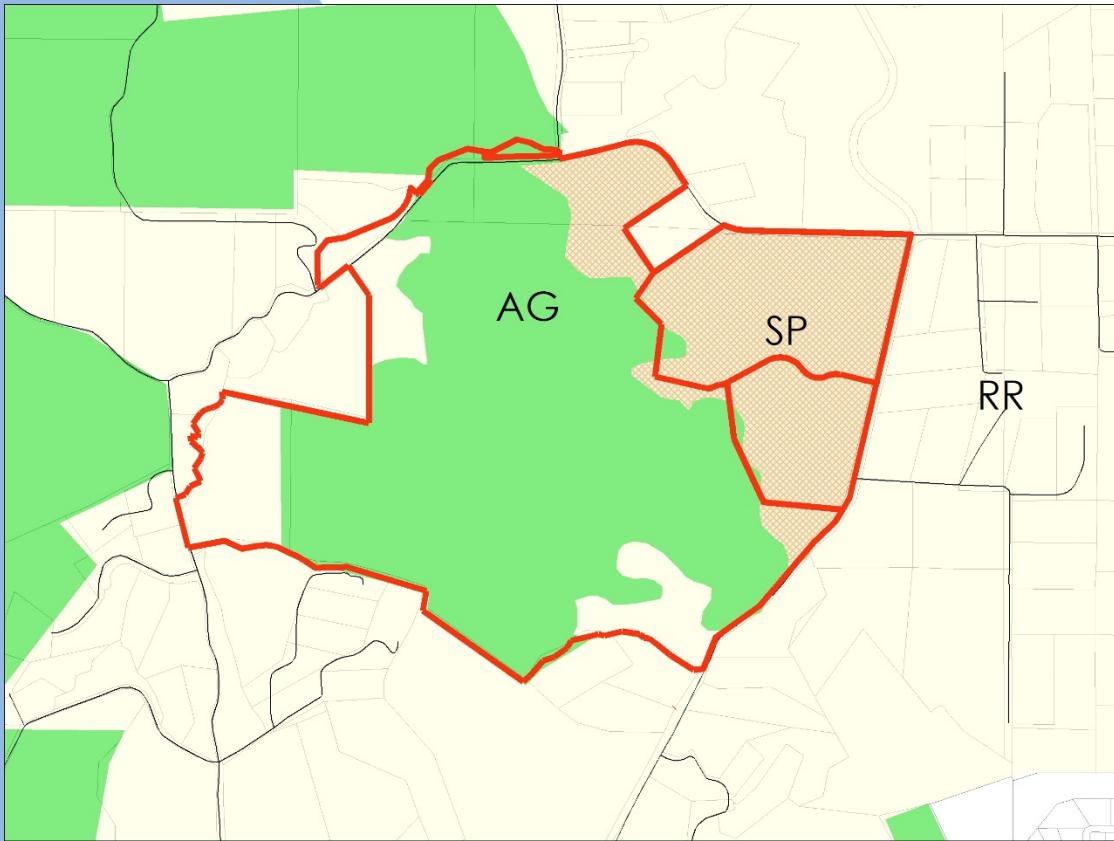
PHASE 3			
Lot Number	Acres	General Plan Land Use Designation	Zone
6	20.2	Agriculture	A-20
7	20.2	Agriculture	A-20
8	20	Agriculture	A-20
9	20.6	Agriculture	A-20
10	35.6	Agriculture	A-20

PHASE 3
Total Lots = 5
Total Acreage = 116.6 acres

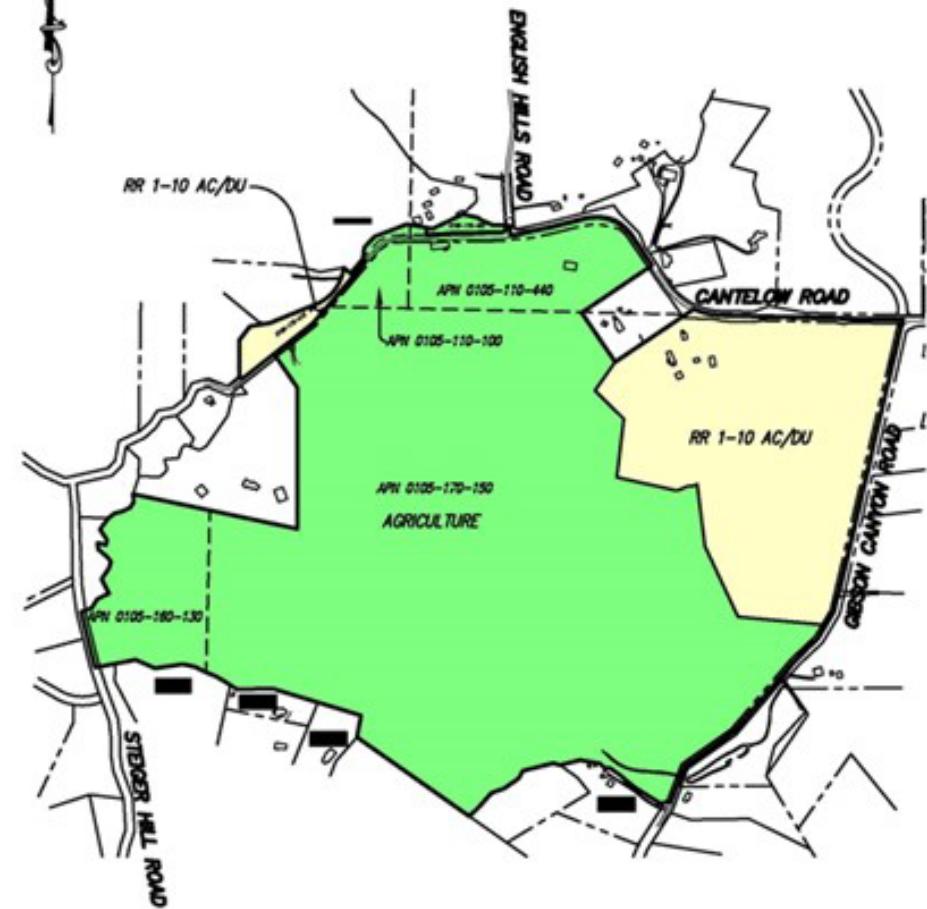


GENERAL PLAN AMENDMENT

EXISTING



PROPOSED





GENERAL PLAN AMENDMENT

Request to change:

- Specific Project Area (88 ac) to Agriculture (24 ac) and Rural Residential (64 ac);
- Rural Residential (18 ac) to Agriculture
- 200 acres of Agriculture remain unchanged
- Specific Project Area is General Plan policy that provides for comprehensive planning approach prior to development i.e. Specific Plan, to study land use distribution, densities & constraints
- Project meets the intent by addressing groundwater issues with Public Water Service Plan; design layout that protects the English Hills Ridgeline by avoiding mass grading; and mitigation for environmental impacts.
- Consistent with allowable densities of the Agriculture and Rural Residential designations
- Approval of the General Plan Amendment includes updates to the Land Use Diagram and text amendments to the Land Use Chapter of the General Plan



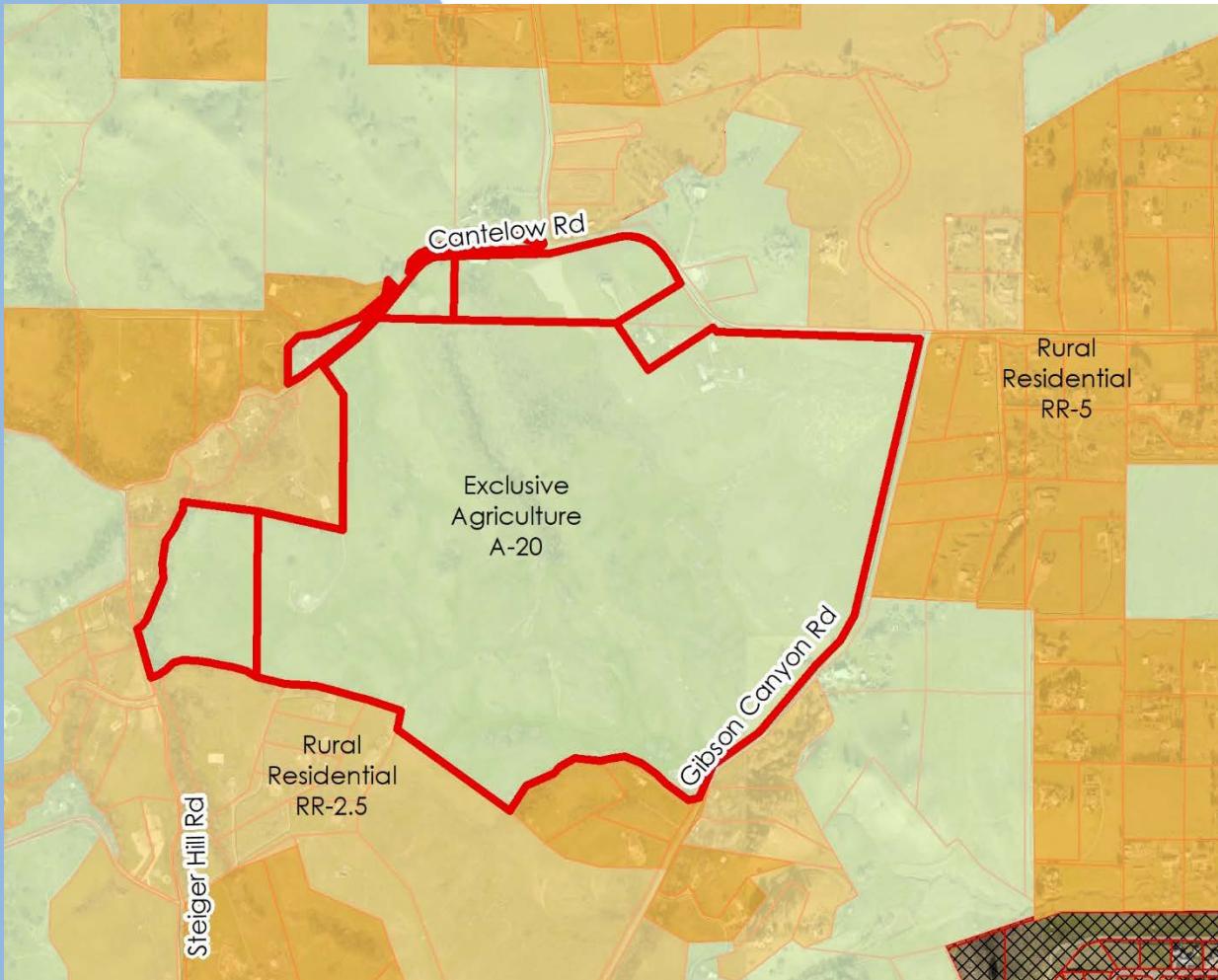
Proposed General Plan Amendment – Land Use Breakdown

Existing General Plan	Acres	Proposed Land Use Designation	Acres
Specific Project Area	88.53	Rural Residential	64.1
		Agriculture	24.43
Total	88.53		88.53
Rural Residential	18.2	Agriculture	18.2
Rural Residential	2.9	Rural Residential	2.9
Agriculture	200.87	Agriculture	200.87
Total	310.5		310.5
		Proposed	
		Rural Residential	67
		Agriculture	243.5
		Total	310.5



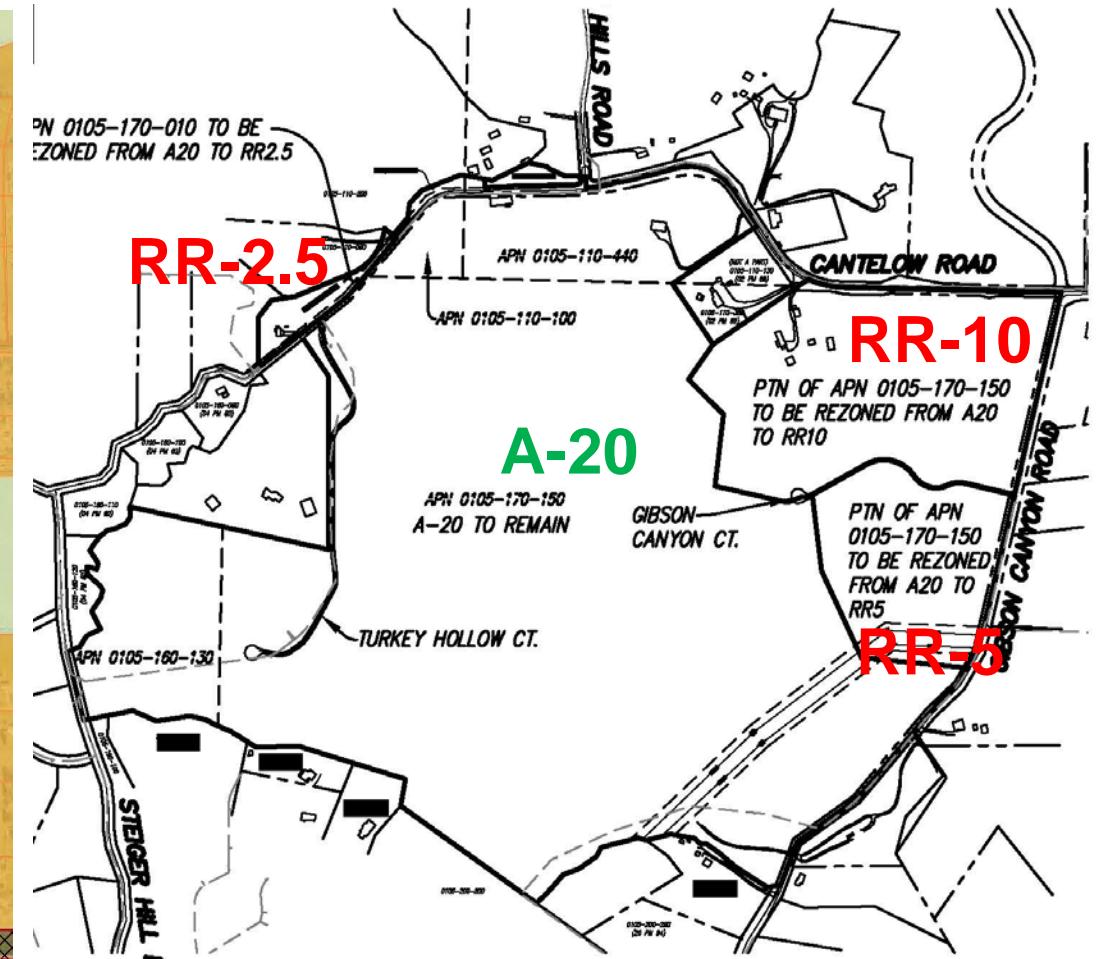
REZONE PETITION

EXISTING ZONING



May 12, 2020

PROPOSED ZONING

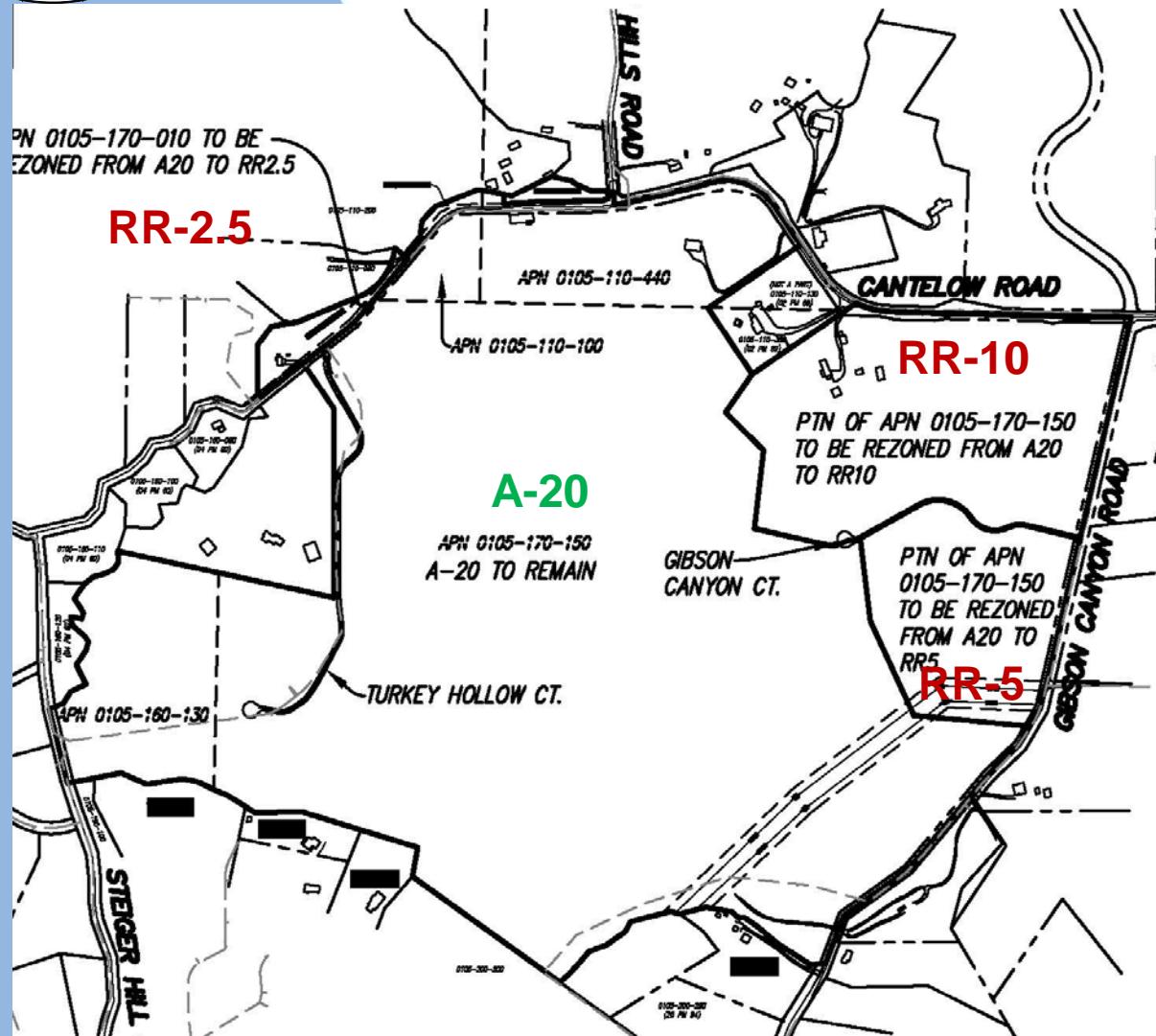


Lands of Morgan Subdivision

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REZONE PETITION



- Existing zoning A-20
- Proposing to rezone to Rural Residential for portions of the property

Zone	Total Lots	Acres
RR-2.5	1	2.9
RR-5	3	21.21
RR-10	4	42.9
A-20	11	243.3

- Proposed zoning is consistent with density & lot sizes and compatible with surrounding zoning



SUBDIVISION DESIGN

- Design was challenging due to the steep terrain, susceptibility to landsliding, location along the creeks & English Hills Ridgeline. Earlier designs had greater potential impact to the natural landforms and could result in mass grading and visual intrusion
- The current tentative map complies with the Hillside & Visually Sensitive Design Guidelines & future home siting will be evaluated for compliance with the standards
- Street lighting is not proposed in keeping with the rural character
- Subdivision consistent with lot design standards and access requirements of Chapter 26 of County Code



ENVIRONMENTAL IMPACTS

- Initial Study/Mitigated Negative Declaration circulated for 30-days identified impacts relative to:
 - Groundwater supply, biological resources, landslide susceptibility, stormwater, archeological and construction noise & air quality impacts
- Mitigation Monitoring & Reporting Program are recommended and incorporated as conditions of approval
- Received one comment letter, in opposition, preferred A-20 or A-40 zoning only, concerned about traffic and water supply



FINDINGS

- The project land use distribution and densities are consistent with the intent of the 2008 General Plan
- The project is consistent with the allowable densities of the Agriculture and Rural Residential designations
- The project is consistent with zoning lot sizes, compatible with adjacent zoning and in keeping with the rural character
- The project is consistent with the subdivision design standards of County Code
- The project is consistent with the State Responsibility Area Fire Safe Regulations



RECOMMENDATION

Planning Commission & Airport Land Use Commission

- On February 20, 2020, Planning Commission voted unanimously to forward a recommendation of APPROVAL. Minutes are attached to the report.
- On April 9 , 2020, Airport Land Use Commission determined the project consistent with the Travis Airport Land Use Compatibility Plan



RECOMMENDATION

- **WAIVE** the reading of the Rezone Ordinance
- **ADOPT** the Initial Study/Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program
- **APPROVE** the General Plan amendment (GP-18-01), Rezone (Z-18-01) and Major Subdivision (S-18-02) as recommended, subject to the findings and conditions of approval attached to the report



QUESTIONS