

RESOLUTION NO. 2025-190

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS APPROVING MINOR SUBDIVISION APPLICATION MS-25-01 OF LUM FAMILY LIMITED PARTNERSHIP

Whereas, the Solano County Board of Supervisors (Board) has considered, in public hearing, Minor Subdivision application No. MS-25-01 by Darlene Foon Lum, Trustee of the Darlene F. Lum Trust dated April 3, 2024, and Charles F. Lum Family Limited Partnership (Lum) to subdivide a 41.17-acre property under Land Conservation Contract No. 1199 into two parcels of 21.15 and 20.02 acres located along Rockville Road, one-mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" zoning district, APNs 0027-030-150 and 0027-251-280 and;

Whereas, the Board has reviewed the applicant's submittal and staff report of the Department of Resource Management, and heard and considered all comments regarding the above referenced application at a duly noticed public hearing held August 26, 2025, and

Whereas, it is the policy of Solano County to encourage the preservation of land for agricultural and open space uses in accordance with the principles set forth in the Land Conservation Contract Act of 1965; and

1. **The property is currently under Land Conservation Contract No. 1199, entered into February 28th, 1978, and is within the Suisun Valley Agriculture "A-SV-20" zoning district.**
2. **The parcels created by the subdivision will be large enough to sustain commercial agricultural production.**

The subject property is identified as Prime Farmland on the most recent (2020) State Department of Conservation Important Farmland Map. Pursuant to Gov. Code §51222, Prime Farmland is presumed sustainable for agricultural production on parcels 10 acres or greater in size. Further, §VII(A) of the County's Uniform Rules supports this finding by requiring that new parcels be at least 20 acres for property zoned A-SV-20.

3. **The subdivision will not result in residential development not incidental to the commercial agricultural use of the land.**

This finding is satisfied by the presumption described in §IV (B)(5) of the Uniform Rules which states that agricultural parcels maintaining their minimum parcel size under applicable zoning do not constitute a residential subdivision. The proposed parcels exceed the 20-acre minimum parcel size required for the A-SV-20 zoning district. In addition, development on contracted land requires verification in the form of a supplemental questionnaire to be completed at the time of building permit application. This process ensures that all development is incidental to and compatible with the rules and regulations of the Williamson Act. The predominant land use on the property is the commercial agricultural production and will remain so after subdivision.

4. **The proposed map is consistent with the Solano County General Plan.**

The General Plan Land Use Diagram designates the project site Agriculture. In addition, the property is located within the Suisun Valley Agricultural Region.

The General Plan (GP) recognizes agriculture as the predominant land use within Suisun

Valley and GP Table AG-3 indicates a minimum lot size of 20 acres is recommended to maintain a farmable unit and to encourage viable agricultural production within the region. The agricultural use of the property is encouraged throughout the Land Use and Agriculture Chapters of the General Plan and the proposed lot sizes are consistent with the Suisun Valley Agricultural Region.

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

The rectangular lot design, farmable area, and access to public roads ensure the optimal usability of each lot for agricultural production, consistent with the Solano County General Plan and Suisun Valley Agricultural Region.

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

The subject property is identified as Prime Farmland on the most recently published (2020) California Department of Conservation Important Farmland Map for Solano County. Prime Farmland is defined as having the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.

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

No development is proposed in conjunction with the minor subdivision. Both lots on the Tentative Parcel Map have demonstrated a buildable area on-site, suitable for potential future development of a primary dwelling, consistent with density of the A-SV-20 district.

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

The design of the subdivision provides for the continued use of agricultural production on-site and will not impact fish or wildlife habitat.

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

The proposed project will not cause serious public health problems.

10. 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.

11. There is no discharge of waste from the proposed subdivision into an existing community sewer system therefore 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 §13000) of the Water Code.

12. The property does not front on a public waterway, public river, or public stream, coastline, shoreline, publicly owned lake or publicly owned reservoir.

13. **The parent parcel is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and the proposed lots to be created are consistent with the minimum residential building site requirements under the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.**

The property is entered into Land Conservation contract No. 1199. The subdivision is consistent with the County's Uniform Rules as well as §66474.4 of the Subdivision Map Act.

14. **The proposed subdivision is not subject to the provisions of a County Hazardous Waste Management Plan.**
15. **The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code §2621 et seq.) and is not subject to the policies and criteria established by the State Mining and Geology Board pursuant to that Act.**

Whereas, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3), common sense exemption.

The subdivision does not propose any changes to the physical environment. The property is cultivated in row crop production. Buildable areas for potential residential development have been identified on each lot; however, no development is proposed as part of the subdivision. With no proposed changes to the site, the project would not create substantial additional population dependent impacts such as increased traffic, overuse of public facilities, nor impact community character. The project site does not contain any major slopes or prominent topographical features; rare, endangered or regionally significant species of native flora and fauna or known culturally significant archeological sites. The project does not have the potential for causing a significant effect on the environment therefore qualifies for the common-sense exemption.

Resolved, that the Solano County Board of Supervisors does hereby approve Minor Subdivision application No. MS-25-01 subject to the following conditions of approval:

1. The Parcel Map to be filed shall be in substantial compliance with the Tentative Parcel Map titled "TENTATIVE PARCEL MAP OF THE LANDS OF THE LUM", prepared by Ty Hawkins LS 7973, dated January 20, 2025, on file with the Department of Resource Management, except as modified by the Board of Supervisors.
2. The applicant shall have a septic site and soil evaluation performed under permit to demonstrate that the property is capable of supporting a septic system and septic reserve area, pursuant to Solano County Code (SCC) Ch. 6.4-32(b) and 6.4-35.
3. Prior to Parcel Map filing, the applicant shall clarify if the overhead utility poles running in a northwest - southeast direction through Proposed Parcel A are for the benefit of the public, or if they are privately owned.
4. A Parcel Map shall be filed with the Office of the Solano County Surveyor. The Map shall conform to the Subdivision Map Act and Solano County Subdivision Ordinance. Said Map

shall be prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice Land Surveying.

5. The following notes shall be placed on a supplemental map sheet:

- a. Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the Public Right-of-Way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.
- b. A grading permit review shall be required before the issuance of a building permit for dwellings and/or driveways.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on August 26, 2025, by the following vote:

AYES:	SUPERVISORS	<u>James, Brown, Williams, Vasquez, and Chair Mashburn</u>
NOES:	SUPERVISORS	<u>None</u>
EXCUSED:	SUPERVISORS	<u>None</u>



MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: 
Alicia Draves, Chief Deputy Clerk