



Minor Subdivision MS-19-01

Lanza Vineyards Inc.

- 4777 Suisun Valley Road, Fairfield
- Divide 90 acres under Land Conservation Contract into four parcels

Presented to Board of Supervisors
on April 28, 2020
Department of Resource Management

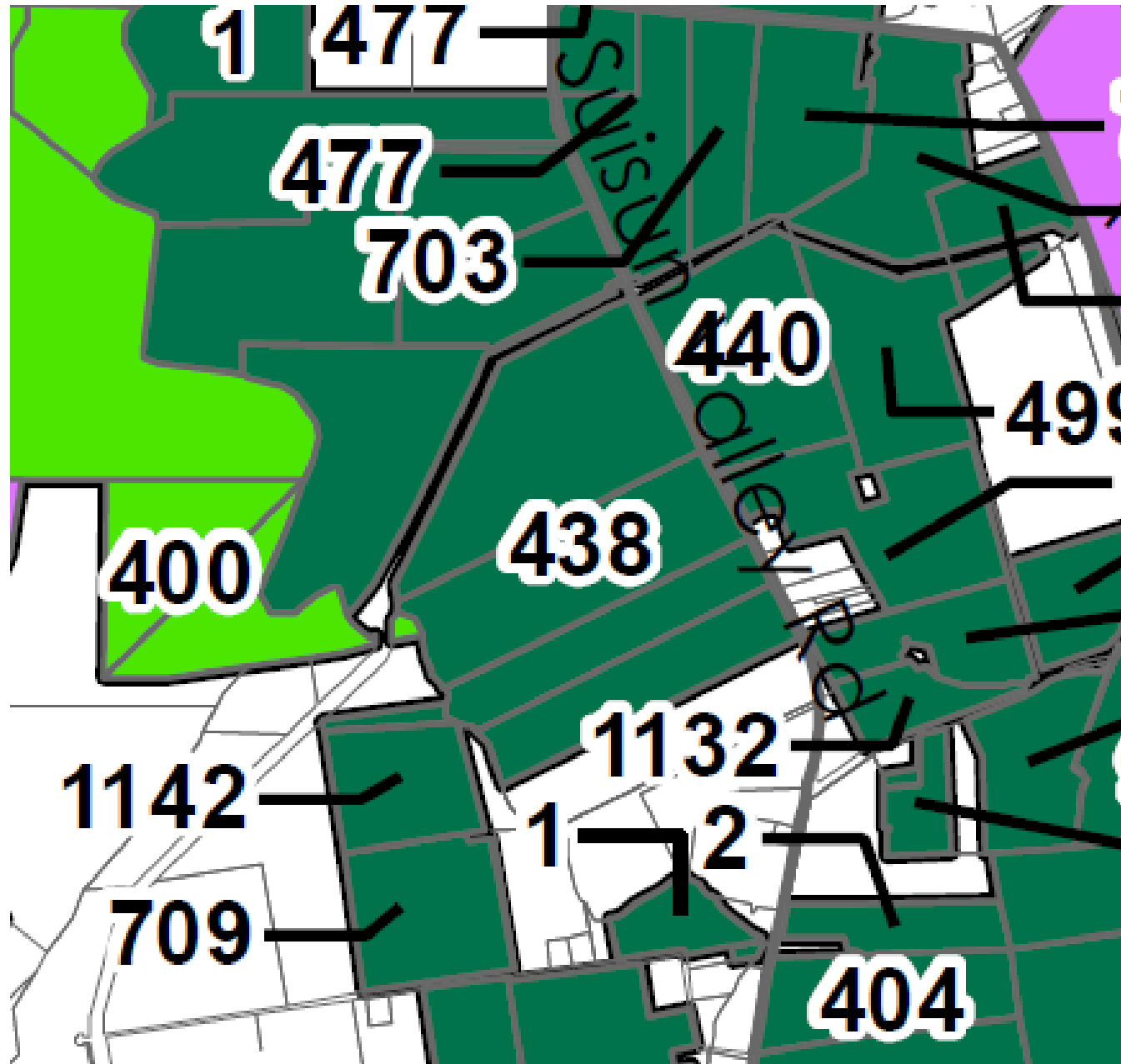




Project Description

- Subdivide 2 parcels totaling 90.31 acres into 4 lots
- Property under Land Conservation Contract, Planted in vineyards
- Board of Supervisors approval required to subdivide property under Williamson Act contract.

Williamson Act Contract No. 438



TENTATIVE PARCEL MAP

OF THE LANDS OF THE
Lanza Vineyards Inc.

Parcel 2B & 2C
Blk. 1986 O.R., Pg. 53025
APN 0153-110-070 & 0153-110-080
SOLANO COUNTY
March 2019



Ty Hawkins LS 7973
3638 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 974-8890

Owner: Lanza Vineyards Inc.
4758 Suisun Valley Road
Fairfield CA 94534
APN 0153-110-070
APN 0153-110-080

Existing Use: Vineyard/ Rural Residential

Existing Zoning: A-20

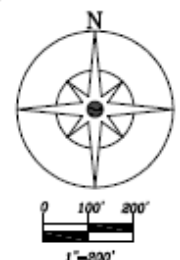
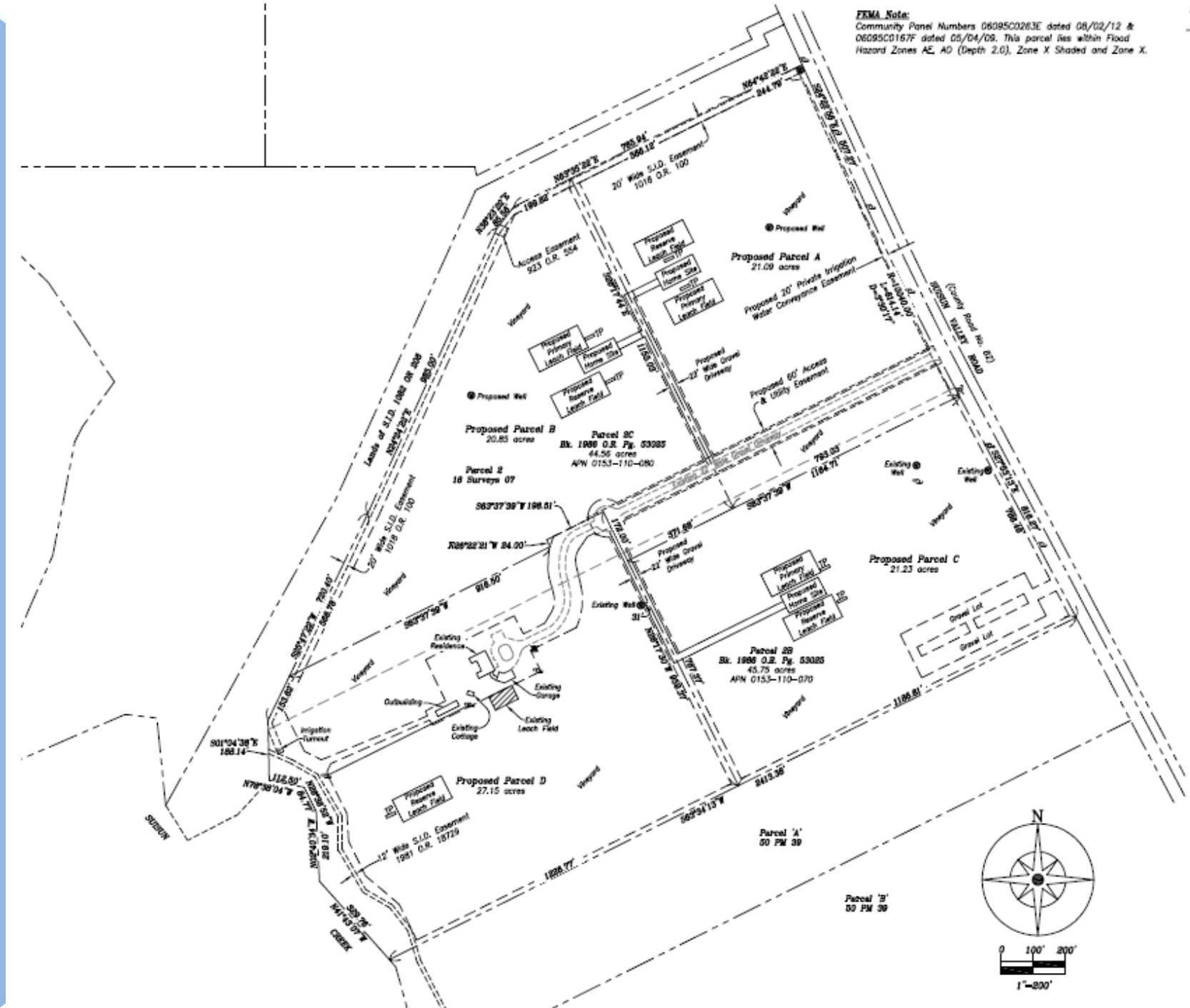
Existing Utilities: Water - Private Well, S.I.D.
Sewer - Private Septic System
Electric - P.G.&E.

Proposed Utilities: Water - Private Well, S.I.D.
Sewer - Private Septic System
Electric - P.G.&E.

LEGEND

- Existing Boundary Line
- Proposed Boundary Line
- Existing Right of Way
- Existing Utility Pole
- Existing Well
- Existing Fire Hydrant
- Soils Test Pit
- Drainage Flow

FEMA Note:
Community Panel Numbers 06095C0263E dated 08/02/12 &
06095C0167F dated 05/04/05. This parcel lies within Flood
Hazard Zones AE, A0 (Depth 2.0), Zone X Shaded and Zone X.





Consistency Analysis

- The project is consistent with the Agriculture land use designation of the General Plan.
- The project is consistent with the Suisun Valley Agriculture "A-SV-20" Zoning 20 acre minimum parcel size.
- The project is consistent with the Williamson Act Contract.
- Project conditioned to meet County standards regarding access, agriculture and domestic water supply, and sewage disposal.



RECOMMENDATION

ADOPT a Resolution to:

- Determine that the Negative Declaration prepared pursuant to the California Environmental Quality Act is adequate and complete; and
- APPROVE Minor Subdivision application No. MS 19-01 to subdivide 90.31 acres under Williamson Act contract No. 438 into four parcels, zoned A-SV-20, subject to the findings and conditions of approval