

**BILL EMLÉN**  
Director  
(707) 784-6765

**TERRY SCHMIDTBAUER**  
Assistant Director  
(707) 784-6765

**MIKE YANKOVICH**  
Planning Services Manager  
(707) 784-6765

**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
COUNTY**

675 Texas Street, Suite 5500  
Fairfield, CA 94533-6342  
(707) 784-6765  
Fax (707) 784-4805

[www.solanocounty.com](http://www.solanocounty.com)

Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Tentative Map Time Extension  
Staff Report**

**Application:** MS-09-02-EX1 (Buckeye Equities)  
**Applicant:** Robert Button  
**Project Planner:** Eric Wilberg, Planner Associate

**Meeting of May 4, 2017**  
**Agenda Item No. 2**

**Location:** 6738 Midway Road  
**Assessor Parcel Number:** 0112-080-110

**General Plan:** Agriculture  
**Zoning:** MG ½

**Discussion**

Minor Subdivision MS-09-02 was conditionally approved by the Zoning Administrator on June 7, 2012 for an initial two-year term. The tentative map was extended for an additional two years by State Legislative Action (Assembly Bill AB116).

On May 20, 2016 the subdivider filed a time extension request pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 26-98.2 of the County Subdivision Ordinance prior to tentative map expiration. The applicant is requesting the extension to afford sufficient time to continually develop the access and utility easement and improvements per Public Works – Engineering Conditions of Approval.

**Review and Recommendation**

Staff recommends that the Zoning Administrator approve the requested tentative map time extension of Minor Subdivision MS-09-02 for an additional two year period. There are no proposed changes to Zoning Administrator Resolution No. 12-17 which details the Findings and Conditions of Approval for the project.

**Map Term**

Approval by the Solano County Zoning Administrator of this time extension for Minor Subdivision MS-09-02 is hereby granted for a two-year period from the prior expiration date and will expire on June 7, 2018.

**Attachment**

Solano County Zoning Administrator Resolution No. 12-17

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 12-17**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-09-02 of **Buckeye Equities (c/o Dana Dean)** to divide one parcel into four parcels located at 6738 Midway Road, 1 mile southeast of the City of Dixon in an "MG-1/2" General Manufacturing Zoning District, APN: 0112-080-110, 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 June 7, 2012, and

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

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

The General Plan designation of the property is Agricultural and the Zoning designation is General Manufacturing (MG 1/2). Though the current General Plan designation is Agricultural, the General Plan recognizes that property previously zoned MG 12/ are to continue to be recognized and the existing MG 1/2 zoning may continue. Therefore, the project as proposed is consistent with the Solano County General Plan and Zoning.

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

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.

The type of development proposed is manufacturing which is suitable for the size and topography of the proposed lots, and consistent with the requirements of the zoning district and with surrounding development..

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

The project as proposed can accommodate four general manufacturing sites. Domestic water will be provided by on-site wells, one per parcel. The new lots will utilize alternative on-site sewage disposal systems. The new parcels meet the minimum lot size for the MG 12/ zoning district.

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

There are no significant environmental effects of this project peculiar to this property.

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

The project is a proposal for general manufacturing lots is in compliance with the General Plan and the Zoning Ordinance. 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 as individual on-site septic systems are proposed for each parcel.

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 is located on Midway Road and is not near any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or 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 applicable provisions of the County Hazardous Waste Management Plan.

Any general manufacturing building that is approved on the parcels will be subject to the County's Hazardous Waste management Plan rules and regulations if applicable.

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

13. The Environmental Health Services Division has determined that the subdivision design as conditioned complies with Chapter 25 of the County Code for water and sewage disposal.

14. 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 Subdivision Application No. MS-09-02 subject to the following recommended conditions of approval:

*Planning Services Division*

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map labeled "Tentative Map 6738 Midway Road", dated April 29, 2009, and prepared by

Cullen-Sherry Associates, Inc.; on file with the Solano County Planning Division, except as modified herein.

*Public Works Engineering*

2. The subdivider shall create a 60 foot wide access and utility easement terminating in a 50 foot diameter cul de sac with 30 foot radius returns at the intersection of Midway Road for the proposed private road to serve the four proposed parcels as indicated on the Tentative Map.
3. The applicant indicates upon the face of the Tentative Map that the access easement will be centered on the easterly line of the proposed 4 parcels and the adjacent parcel to the east. The 60 foot wide easement will need to be created by separate document and the recording information placed upon the face of the Parcel Map prior to recording.
4. Should the applicant desire to place the entirety of the 60 foot wide easement and cul de sac on the subject property and not across the property to the east, the easement could be created as part of the Parcel Map and not require creation by separate document prior to Parcel Map recordation.
5. The subdivider shall improve the private access to meet the provisions of Adequate Access. The road will need to be a minimum of 20 feet wide or 12 feet wide with Fire Department turnouts ever 300 feet. The roadway shall have a structural section of 0.67 inches of Class II aggregate base for the full length.
6. The subdivider shall create a road maintenance agreement for the new access and utility easement for the benefit of Parcels 1, 2, 3, & 4 and the adjoining property to the east should the easement be centered on the easterly property line. Should the 60 foot wide easement to be located entirely on the subject property the subdivider shall create a road maintenance agreement for the benefit of parcels, 1, 2, 3, and 4.
7. The new private road will need to be named and signed at the expense of the subdivider.
8. Prior to construction of the private road improvements, the subdivider shall submit improvement drawings for the road improvements to Public Works Engineering. The improvements drawings shall be reviewed and approved by the appropriate official from Public Works Engineering.
9. If the above improvements are not completed prior to filing 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 County Subdivision Ordinance and a statement shall be placed on the parcel map stating the nature, extent and requirements for the improvements.
10. Prior to construction of any driveways or structures the applicant shall apply for and comply with the conditions of an appropriate grading permit.
11. Subdivider must obtain a grading permit from Solano County Public Works Engineering prior to the performance of any grading work associated with the subdivision improvements or individual lot development.

12. Subdivider shall demonstrate the methods by which onsite storm water runoff will be managed, either by the use of a larger retention basin or individual basins for each parcel.

*Building Division*

13. 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. "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."

*Environmental Health*

14. All new drinking water supply wells shall include an annular seal to a minimum depth of 150 feet.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 7, 2012.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

  
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Michael Yankovich  
Planning Program Manager