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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report

Minor Subdivision MS-17-05 Time Extension No. 1

Application No. MS-17-05 Extension No. 1 Project Planner: Nedzlene Ferrario		Meeting of July 16, 2020 Agenda Item No. 1	
Applicant Tim Ruff P.O. Box 4188 Davis, CA 95617		Property Owner Ruff Family Trust and Bullseye Land Company P.O. Box 4188 Davis, CA 95617	
Action Requested Consider a two-year Time Extension for Minor Subdivision MS-17-05 of Tim Ruff. The property is located along Mace Blvd. one (1) mile south of the City of Davis within the Exclusive Agriculture "A-40" Zoning District.			
Property Information			
Size: 82.793 ac.		Location: West side of Mace Blvd	
APNs: 0110-080-100			
Zoning: Exclusive Agriculture "A-40"		Land Use: Orchard	
General Plan: Agriculture		Ag. Contract: Not applicable	
Utilities: Irrigation & well water		Access: Mace Blvd.	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Yolo County	Yolo County	Row crop, residence
South	Agriculture	Exclusive Agriculture "A-40"	Row crop, seed company
East	Yolo County	Yolo County	Agriculture, residence
West	Agriculture	Exclusive Agriculture "A-40"	Row crop
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE the Time Extension for Minor Subdivision MS-17-05 subject to the previously adopted conditions of approval.			

PROJECT DESCRIPTION:

The applicant is requesting a two-year extension of the Tentative Parcel Map to create two (2) lots on property zoned Exclusive Agriculture 40 acre minimum (A-40). Each lot is approximately 41-acres in size. Water wells are proposed for domestic water supply and individual septic system is proposed for sewage disposal. The project is consistent with zoning and General Plan policies.

DISCUSSION:

The Zoning Administrator, on April 5, 2018, granted approval to divide the property into two (2) lots. The approval was valid for two years and expired on April 5, 2020. Section 26-98.2 of the Solano County Subdivision Ordinance states that tentative map approvals are valid for two (2) years and an extension may be granted by the County if the project proponent filed a timely request for an extension. The application was received 10 days after the expiration; however, County Counsel determined that the delay is acceptable due to the Coronavirus crisis and office closures during this period.

According to the applicant, additional time to complete the final map recordation process is necessary due to financial difficulties. The extension request was reviewed by the Public Works, Environmental Health, and Yolo County without further comment. Staff recommends APPROVAL of the request without modifications to the adopted conditions of approval.

Environmental Review:

The 2018 approval determined that the project would not cause substantial environmental effects; therefore, the qualified for the exemption under Section 15061(b)(3), General Rule. The site or surroundings has not changed, and the applicant has not proposed any changes to the tentative map; therefore, subsequent or additional environmental review is not required.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the resolution and **APPROVE** Time Extension No. 1 for Minor Subdivision MS-17-05, subject to the previously adopted conditions of approval.

Attachments:

- A - Project Location Map
- B - Draft Resolution
- C - Tentative Parcel Map
- D - 2018 Approval Letter