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Planning Services Division

**ZONING ADMINISTRATOR
Staff Report
Lands of Seibel Minor Subdivision**

Application No. MS-21-02 Project Planner: Travis Kroger		Meeting of January 19, 2023 Agenda Item No. 1	
Applicant/Owner: Scott Seibel 7181 Shelton Lane Vacaville, CA 95688		Engineer: West & Associates Engineers, Inc Brian West 865 Cotting Lane "F" Vacaville, CA 95688	
Action Requested Approval of Minor Subdivision Application No. MS-21-02 of Scott Seibel to subdivide an existing 5.2-acre parcel into two (2) lots 2.7 and 2.5 acres in size contingent upon the approval of accompanying rezone application Z-21-01 to rezone the property from Rural Residential 5 acre minimum (RR-5) to Rural Residential 2.5 acre minimum (RR 2.5). The property is located at 7181 Shelton Lane, northwest of the intersection of Shelton Lane and Cromwell Lane, 0.3 miles north of the City of Vacaville; APN: 0105-180-650.			
Property Information			
Size: 5.2 acres (gross)		Location: Northwest of the intersection of Shelton Land and Cromwell Lane	
APN: 0105-180-650		Zoning: RR-5	
General Plan: Rural Residential		Land Use: residential	
Utilities: On-site septic and RNVWD public water		Ag. Contract: N/A	
State Responsibility Area (SRA): Moderate-Risk Zone		Access: Shelton Lane and Cromwell Lane	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	RR-2.5	Residential
South	Rural Residential	RR-5	Residential
East	Rural Residential	RR-5	Residential
West	Rural Residential	RR-5	Residential
Environmental Analysis This project is covered by the common-sense exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3).			

Motion to Approve

The Zoning Administrator does hereby **APPROVE** Minor Subdivision Application No. MS-21-02, based on the findings and recommended conditions of approval in the attached resolution.

LOCATION MAP



BACKGROUND/SETTING

The property is located northwest of the intersection of Shelton Lane and Cromwell Lane, 0.3 miles north of the City of Vacaville in unincorporated Solano County. The parcel is 5.2 gross acres in size and is relatively flat, exhibiting slopes of less than six (6) percent. Storm water runoff drains to the northeast due to the slight slope of the lot. The parcel is developed with three (3) dwellings, a swimming pool, and several accessory structures including a garage. The existing 1,968 square foot dwelling at 7181 Shelton Lane, was permitted in 1984 by Building Permit B-2973. The shop building was permitted in 1988 by Building Permit B-4840; and appears to have been converted into a dwelling without a permit. An existing Accessory Dwelling Unit (ADU) was permitted in 1980 by Building Permit B-4141 and is located on proposed Parcel B. Currently, domestic water is supplied by two (2) on-site wells and a Rural North Vacaville water connection, and the dwellings are connected to on-site septic systems.

Trees are planted along the southern property line and the southern half of the easterly property line, and adjacent to the existing shop and dwellings. A small vineyard is planted at the southeast corner of

the property, and the remaining undeveloped portions of the property are grass or bare ground. A 150-foot wide PG&E easement for overhead electrical transmission lines crosses the northern portion of the property.

Rural residential lots generally ranging between 2.5 – 5 acres surround the project site, with one larger Exclusive Agriculture (A-20) zoned parcel to the northwest. Nearly all the lots in the vicinity of the subject site have been developed with residences and residential accessory structures.

PROJECT DESCRIPTION:

The project applicant proposes to subdivide the 5.2-acre property into two (2) parcels, Parcel A (2.5 acres) and Parcel B (2.7 acres). Both parcels will retain public street frontage on Shelton Lane. Access driveways are off Shelton Lane (a public road) and Cromwell Lane (a private road) and changes are not proposed. The applicant has obtained a ‘will serve’ letter from the Rural North Vacaville water district to add a second public water service and on-site sewage disposal is proposed.

A Zoning Petition (Z-21-01) to rezone the property to RR-2.5 accompanies the subdivision request and subdivision approval is contingent upon the zone change. The Planning Commission heard the Zoning Petition on November 3, 2022, 7:00 pm and recommended that the Board of Supervisors approve the request. Z-21-01 is scheduled to be heard by the Board of Supervisors on January 24, 2023.

Unpermitted structures

The existing structure labeled “SHOP” on proposed Parcel A has been converted to residential use without approval of a Building Permit. Prior to recordation of the Final Map, a Building Permit must be obtained to either permit this structure as an ADU on proposed Parcel A or convert it back to a residential accessory structure for storage as originally permitted. The Rural Residential zoning district does not permit more than two dwellings per parcel so the additional as-built dwelling cannot be permitted without approval of this subdivision. The existing horse stalls along the eastern property line must also be properly permitted or removed.

The configuration of the proposed parcel line will result in the existing permitted ADU becoming the Primary Dwelling on Parcel B. The dwelling on Parcel B was properly permitted at the time of construction and will be considered existing non-conforming since Parcel B does not have a garage, so future additions of 25% or more or other modifications to this structure would be subject to Section 28.114 of the Solano County Code unless an enclosed two car garage is constructed or a Neighborhood Compatibility Waiver is approved. The dwelling is over 1,000 square feet in size and meets all requirements for a primary dwelling.

Land Use Consistency

The property is designated Rural Residential with an allowable density of one (1) dwelling unit per 2.5 acres to one (1) dwelling unit per 10 acres, according to the Solano County General Plan, and zoned Rural Residential five (5) acre minimum (RR-5). Subdivision approval would allow an additional developable parcel and increase the density. A rezoning petition (Z-21-01) is being processed separately to rezone the property to Rural Residential 2.5 acre minimum (RR-2.5). The project meets the minimum lot size, public street frontage and the allowable density. Approval of the subdivision is contingent upon Board of Supervisors approval.

Access

Primary access to and from the subject property is via Shelton Lane (a public road) and Cromwell Lane (a private road). The project proposes to use the two existing driveways as access to the newly created parcels. The Tentative Parcel Map shows access to Parcel A via Shelton Lane, and access to Parcel B via Cromwell Lane.

Water supply

The property currently has two existing wells one located on proposed Parcel A and one on proposed Parcel B, and a public water service connection from the Rural North Vacaville Water District serving the primary dwelling located on proposed Parcel A. The applicant has proposed the addition of a second public water service connection by the Rural North Vacaville Water District for proposed Parcel B to provide public water service to both lots as required by Section 26.82 of the Solano County Subdivision Ordinance.

Public water service connection would ensure adequate water supply for the project in a groundwater scarce area. The Rural North Vacaville Water District has approved the sale of one (1) additional water right for a total of two (2) to serve the proposed parcels. The District requires that all improvements be designed, engineered and installed by the subdivider in accordance with the District Rules and Regulations prior to recording the Parcel Map or sale of individual lots.

Sewage Disposal

Individual on-site sewage disposal is proposed for the project. According to the Environmental Health Division, site and soil tests were conducted on the property by West & Associates Engineers, Inc. Site testing allows for development of an alternative type onsite wastewater treatment systems. Given the amount of existing development on site, including the PG&E easement and setbacks to water wells, the location to place the required reserve sewage disposal area is limited on Parcel B. Staff have conditioned the tentative map to locate the reserve area for proposed Parcel B behind (north of) the existing dwelling, which will require destruction of the existing domestic well if construction of a new leach field is necessary in the future. Replacement leach fields shall be installed in compliance with Solano County Code, Chapter 6.4 Sewage Disposal Standards.

Garage Requirement on Parcel B:

The subdivision will also allow the existing Accessory Dwelling Unit (ADU) on proposed Parcel B to be on its own lot. This ADU meets the minimum size requirement for a primary dwelling but does not have a two (2) car garage. After recordation of the Final Map, this residence will be considered an existing non-conforming primary dwelling on Parcel B, and any future additions or modifications will be subject to Section 28.114 of the Solano County code unless an enclosed two (2) car garage is constructed or a Neighborhood Compatibility Waiver approved.

Fire Safe Regulations

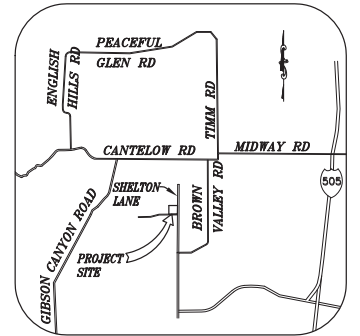
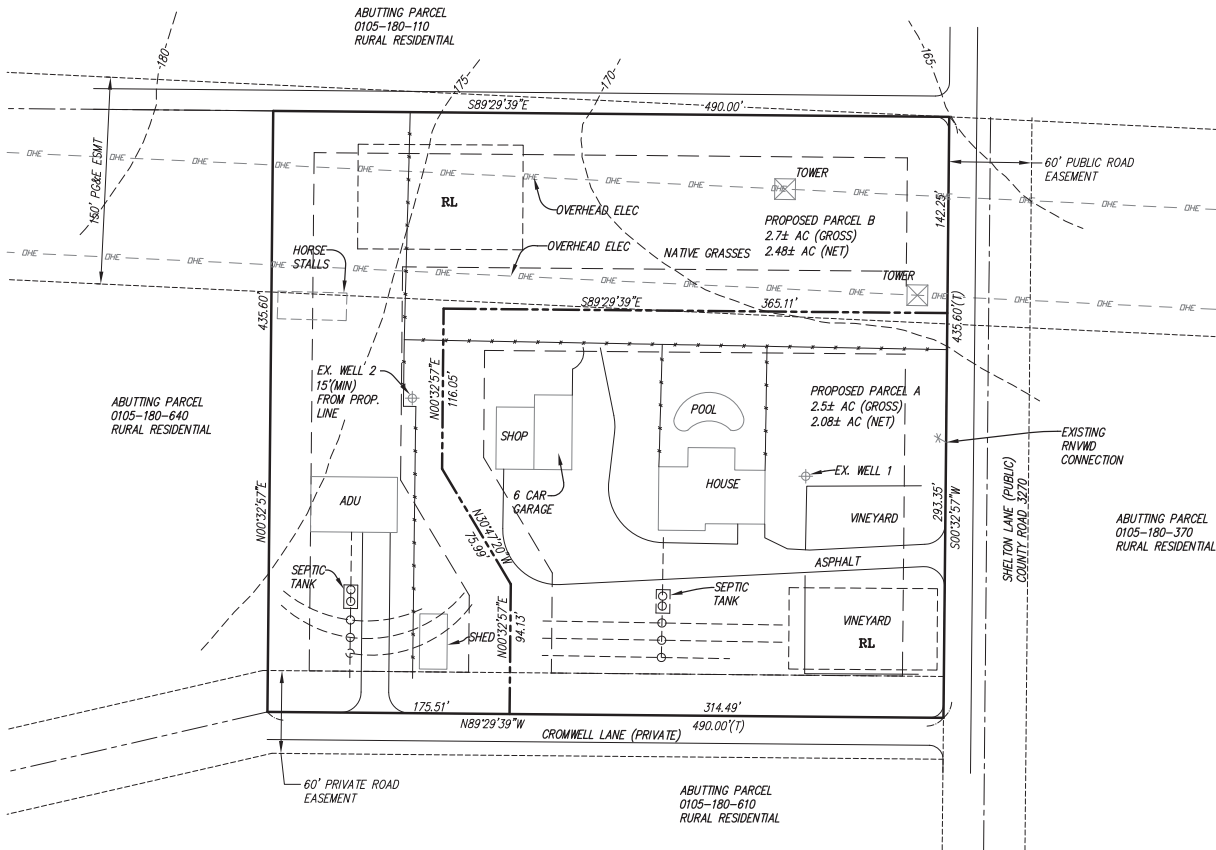
The proposed subdivision is in the Moderate zone of the State Responsibility Area. All future development will be reviewed for compliance with all applicable regulations. A fire hydrant is located at the southeastern corner of the property at the intersection of Shelton Lane and Cromwell Lane.

ENVIRONMENTAL ANALYSIS (CEQA)

This project is covered by the “common-sense” Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3). No new development is proposed as part of this project, the parent parcel is currently developed with a primary dwelling and an accessory dwelling unit, and the proposed subdivision will result in the separation of the existing dwellings by the new parcel boundary. Approval of the subdivision could allow future development of each parcel with an accessory dwelling unit, but current and potential future uses of the land will otherwise remain unchanged.

Attachments:

- A. [Tentative Parcel Map](#)
- B. [Draft Resolution and conditions of approval](#)



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOURS
- EXISTING BOUNDARY LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- CENTER LINE OF RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING FENCE
- 30' CAL FIRE STATE RESPONSIBILITY AREA(SRA) BUILDING SETBACK
- EXISTING LEACH LINES
- EXISTING BUILDING
- REPLACEMENT LEACH FIELD

NOTES:

LAND AREA	5.2± AC(GROSS) 4.56± AC(NET)
# OF PROPOSED PARCELS	2
USE	EXISTING: RURAL RESIDENTIAL PROPOSED: NO CHANGE
ZONING	RR 2.5 AC
WATER SOURCE	RURAL NORTH VACAVILLE WATER DISTRICT
WASTE WATER DISPOSAL	ON-SITE SEPTIC

NET ACREAGE EXCLUDES LAND WITHIN SHELTON LANE AND CROMWELL LANE EASEMENTS

OWNERS

LANDS OF SEIBEL
7181 SHELTON LANE
VACAVILLE, CA 95688

TENTATIVE PARCEL MAP
OF
LANDS OF SEIBEL
BEING A DIVISION OF PARCEL 1-D AS
SHOWN ON THE PARCEL MAP OF THE MORALES
PROPERTY, RECORDED IN THE BOOK 26 OF
PARCEL MAPS, PAGE 12, SOLANO COUNTY RECORDS
APN 0105-180-650
SOLANO COUNTY, CALIFORNIA
AUGUST 2022
SCALE: 1"=60'

WEST & ASSOCIATES ENGINEERS, INC.
Vacaville, Ca, Phone (707) 761-2307

V:\P\0105-180-650\0105-180-650-001\0105-180-650-001.dwg, PLOT DATE: 08/22/2022 11:48:09 AM

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-21-02 of Scott Seibel to subdivide an existing 5.2-acre parcel into two (2) lots 2.7 and 2.5 acres in size, contingent upon the approval of accompanying rezone application Z-21-01 to change the current zone, Rural Residential 5 acre minimum (RR-5) to Rural Residential 2.5 acre minimum (RR 2.5). The property is located at 7181 Shelton Lane, northwest of the intersection of Shelton Lane and Cromwell Lane, 0.3 miles north of the City of Vacaville; APN: 0105-180-650, 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 January 19, 2023 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 applicable general and specific plans as specified in Section 65451 of the Government Code.

The General Plan Land Use Diagram designates the property Rural Residential one (1) dwelling unit/2.5 acres – one (1) dwelling unit/10 acres. The design of the subdivision allocates appropriate densities consistent with the Rural Residential land use designation. As conditioned, the proposed map is consistent with applicable policies of the General Plan.

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

a. The property is designated by the General Plan for rural residential development, which allows for single family residences and accessory uses. The design of the proposed subdivision and provisions for domestic water supply, wastewater disposal and the development density satisfy the intent of the General Plan.

b. As proposed and conditioned, the design of the subdivision is in conformance with the provisions of Article VII (Design Requirements) of the Solano County Subdivision Ordinance.

- Due to the location of the existing development and PG&E easement the proposed lots are constrained to an irregular shape, so an exception to the normal design standards is warranted as allowed by section 26-72.3(e) of the Solano County Subdivision Ordinance.
- Due to the location of the existing development and PG&E easement, proposed Parcel B will have frontage on both Shelton Lane (a public road) and Cromwell Lane (a private road). This proposed design is consistent with Section 26-75.2(a) of the Solano County Subdivision Ordinance.
- The location of the proposed lots does not require street lighting to be provided.

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

The parcels as proposed and conditioned can accommodate the existing and proposed home sites, driveways and individual septic disposal systems.

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

The project site can accommodate the proposed subdivision with two (2) existing primary homes on 5.2 acres, resulting in a development density of one primary dwelling unit per 2.5 acres. The proposed parcels meet the minimum lot size allowed by the RR-2.5 zoning district.

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

Both parcels are currently developed, with no new development, disturbance or increased activity proposed. The project is also located outside of all Priority Habitat areas identified in Figure RS-1 of the Solano County General Plan.

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

Each proposed lot is currently developed, and no changes are proposed. Existing dwellings will be served by a public water system and on-site sewage disposal system. As proposed and conditioned, the subdivision will not cause serious health problems.

7. The design of the subdivision and the type of improvements will not conflict with any public easements.

The project as conditioned and as evident on the Parcel Map 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.

Each primary single-family residence would utilize on-site septic systems and would not affect any existing community sewer system.

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

10. The proposed subdivision does not front along a public waterway, public river or public stream and dedication of a public easement along a portion of the bank of the private waterway, river or stream bordering or lying within the subdivision is required.

11. The property or property owner has not entered into contract with Solano County California Land Conservation Act; therefore, the provisions of the California Land Conservation Act do not apply.

12. **The project does not involve hazardous waste; therefore, consistency with the County Hazardous Waste Management Plan is not required.**
13. **The proposed subdivision is not located within a special studies zone established pursuant to the Alquist-Priolo Special Studies Zone Act (Public Resources Code Section 2621 et seq.)**
14. **The proposed subdivision is consistent with the State Board of Forestry and Fire Protection's State Responsibility Area (SRA) Fire Safe Regulations.**

The proposed subdivision is in the Moderate zone of the State Responsibility Area. All future development will be reviewed for compliance with all applicable regulations.

15. **A Notice of Exemption shall be prepared and filed pursuant to CEQA Guidelines Section 15061(b)(3). The project qualifies for this exemption because the proposal does not have the potential create effects on environmental resources such as transportation, noise, biological, cultural, hydrology, air quality, or others.**

This project is covered by the common-sense Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3). No new development is proposed as part of this project, the parent parcel is currently developed with a primary dwelling and an accessory dwelling unit, and the proposed subdivision will result in the separation of the existing dwellings by the new parcel boundary. Approval of the subdivision will allow future development of each parcel with an accessory dwelling unit, but current and potential future uses of the land will otherwise remain unchanged.

RESOLVED, the Zoning Administrator approves Minor Subdivision Application No. MS-21-02 subject to the following conditions of approval:

General Conditions

1. This Tentative Map approval will not go into effect until 30 days following approval of Rezoning Petition Z-21-02 by the Solano County Board of Supervisors.
2. Pursuant to Section 26-98.1 of the Solano County Subdivision Ordinance, a Parcel Map shall be recorded within twenty-four (24) months from the date of approval of the Tentative Parcel Map. Failure to do so will result in the expiration of the approved Minor Subdivision MS-21-02 unless extended pursuant to Section 26-98.2 of the Solano County Subdivision Ordinance.
3. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by West & Associates Engineering, Inc, for Scott Siebel and received by the Solano County Planning Division on August 30, 2022, except as modified herein.
4. Prior to Parcel Map recordation, secure a building permit from the Building and Safety Division for the existing unpermitted Accessory Dwelling Unit (ADU) labeled "SHOP" on proposed Parcel A. This as-built ADU shall either be properly permitted for the current use or converted back to a shop/storage building and final inspection of the building permit completed prior to Final Parcel Map recordation.

- The property is located in the Moderate Risk State Responsibility Area (SRA). Delineate on the Parcel Map 30 foot defensible space setback measured from property lines as required by CAL FIRE Fire Safe Regulations (SRA).

General - Action Required:	When:	Date Completed:	Verified by:
Record Final Parcel Map or file for extension (COA #2)	Within 24 months of Tentative Map approval		
Permit existing ADU or convert back to storage (COA #4)	Prior to recordation of Parcel Map		

Solano County Public Works – Engineering Services Division

- A Parcel Map shall be filed with the Solano County Surveyor. The map shall conform to the requirements of the State Subdivision Map Act and the Solano County Subdivision Ordinance. The map shall be prepared by a licensed surveyor or civil engineer. Upon the map being filed with the County Recorder the subdivision is valid.
- Each lot shall be limited to one connection to a public road.
- NOTE ON THE MAP. The following note shall be placed on the supplemental map sheet. "Each lot is limited to one connection to a public road."
- NOTE ON THE MAP. The following note shall be placed on the supplemental map sheet. "Payment of the English Hills Transportation Impact Fee will be required before the issuance of building permits for all dwelling units."
- NOTE ON THE MAP. The following note shall be placed on the supplemental map sheet. "Additional Fire Safe regulations may affect future construction on these parcels."
- NOTE ON THE MAP. The following note will be placed on the supplemental map sheet. "A grading permit review will be required before the issuance of a building permit for dwellings or driveways."

Public Works - Engineering - Action Required:	When:	Date Completed:	Verified by:
Add notes 9-11 on Final Parcel Map	Prior to recordation of Parcel Map		

Environmental Health Division

- The area as designated in the general vicinity of the domestic water well on proposed Parcel B shall serve as leach field replacement area with the understanding if the area is needed for construction of a replacement leach field, the existing water well shall be destroyed by a California Contractor specialty license C-57 Well Driller, prior to construction of the replacement leach field.

13. NOTE ON THE MAP. Sufficient area is not available on proposed Parcel B for a replacement leach field. Destruction of an existing domestic water well will be required to meet setbacks of 100 feet from a leach field to a water well if development of a replacement leach field is necessary due to the failure of the existing leach field currently serving the existing dwelling on proposed Parcel B.

Location, design and construction of septic systems and reserve areas shall comply with Chapter 6.4 of Solano County Code.

14. A permit shall be obtained to permit a new septic system (or modify the existing system) to serve the existing unpermitted 3rd dwelling which will be permitted as an ADU on proposed Parcel A with the existing ADU becoming the primary dwelling on proposed Parcel B.

Environmental Health - Action Required:	When:	Date Completed:	Verified by:
Revise Tentative Parcel Map to show a septic reserve area on proposed Parcel B per COA #12.	Prior to recordation of Parcel Map		
Obtain a permit for the septic system for the as-built secondary dwelling conversion on proposed Parcel A (COA #14)	Prior to recordation of Parcel Map		

Rural North Vacaville Water District

- 15. The Developer has signed a District Work Order prior to review of the Parcel Map or Improvement Plans. The work order is the mechanism to which all fees and charges associated with District staff time and/or materials will be charged for reimbursement from the landowner(s).
- 16. Prior to approval of the Parcel Map, the developer shall obtain a Will Serve letter from the District.
- 17. Prior to approval of any maps or plans, the Developer(s) must be paid current on all accounts and assessments.
- 18. If the Developer proposes to use District water for the properties, the Developer shall be required to provide a new water service to each of the newly created parcels prior to approval of the Parcel Map.
- 19. The water district is a rural drinking water system. New residences may need to provide additional on-site storage for in-house fire protection systems. Hydrants within the district are for the filling of fire department tanker trucks (there is no guarantee on flow rate or quantity of water available).
- 20. The Developer shall have their Engineer design the necessary system improvements to accommodate service to each newly created parcel.

21. Construction:

- a. All improvements shall be constructed by the Developer's contractor and inspected by the District.
- b. The Developer's contractor shall be required to secure a District Encroachment Permit prior to any construction.
- c. A preconstruction field meeting must be held with the Developer, the Developer's contractor, and District staff.
- d. The Developer's contractor shall submit material specification sheets for all materials required for the proposed improvements. The District must review and approve the material submittals prior to material procurement.
- e. The District will furnish, at the Developer's expense, the meter, pressure regulating valve, and backflow prevention device to be installed by the Developer's contractor.

22. The Parcel Map shall include the District's Statement for District approval.

23. All construction shall be complete prior to approval of the Parcel Map.

24. After approval of Parcel Map, the Developer's Engineer shall provide the District with two(2) copies of the Parcel Map, and one (1) PDF copy of the Parcel Map.

25. All costs for project administration, design, review, construction, inspection, and other work related to the project shall be borne by the Developer.

26. District GIS files will be updated accordingly, by the District, and at the Developer's expense.

27. Electronic AutoCAD files are required upon the completion of the project showing "As- Builds" for electronic archiving.

Rural North Vacaville Water District - Action Required:	When:	Date Completed:	Verified by:
Obtain Will-Serve letter (COA #16)	Already provided	N/A	TK
Provide new water service to Parcel B (COA #18)	Prior to recordation of Parcel Map		
Obtain encroachment permit (COA #21)	Prior to construction of improvements		
Provide copies of Parcel Map per COA #22	Following Parcel Map approval		
Provide AutoCAD files per COA #25	Following project completion		

Vacaville Fire Protection District

28. Comply with the Vacaville Fire Protection District rules and regulations.

Resolution No. --
MS-21-02, Seibel
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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on January 19, 2023.

TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Program Manager

DRAFT