

TERRY SCHMIDTBAUER
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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
Minor Subdivision MS-22-04**

| | | | |
|---|---------------------|--|-----------------|
| Application No. MS-22-04 Project Planner: Jeffrey Lum, Senior Planner | | Meeting of August 3, 2023 | |
| Applicant Julie & Martin Griffin 7412 Elizabeth Road Vacaville, CA 95688 | | Property Owner same | |
| Action Requested Consideration and approval of Minor Subdivision MS-22-04 to subdivide an existing 10-acre parcel into two proposed lots of 5.01- and 5-acres gross. The property is located along Elizabeth Road and De Mello Lane, 0.5 mile north of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District; APN 0109-140-160. | | | |
| Property Information | | | |
| Size: 10 acres | | Location: 7412 Elizabeth Road | |
| APNs: 0109-140-160 | | | |
| Zoning: Rural Residential "RR-2.5" | | Land Use: Single family dwelling | |
| General Plan: Rural Residential | | Ag. Contract: n/a | |
| Utilities: On-site septic & domestic water wells | | Access: Elizabeth Rd. and De Mello Ln. | |
| Adjacent General Plan Designation, Zoning District, and Existing Land Use | | | |
| | General Plan | Zoning | Land Use |
| North | Rural Residential | Rural Residential "RR-2.5" | Residential |
| South | Rural Residential | Rural Residential "RR-2.5" | Residential |
| East | Rural Residential | Rural Residential "RR-2.5" | Residential |
| West | Rural Residential | Rural Residential "RR-2.5" | Residential |
| Environmental Review The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption. | | | |
| Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Subdivision MS-22-04 based on the enumerated findings and subject to the recommended conditions of approval. | | | |

SETTING

The property is located along Elizabeth Road and De Mello Lane 0.5 mile north of the City of Vacaville. The parcel is ten (10) acres in size and is relatively flat, exhibiting slopes of less than six percent. The topography slopes gently to east allowing for sheet drainage to roadside ditches. The western half of the lot is developed with a residence, three accessory structures, and a corral to be removed. A private water well and septic system serve the residential development on-site. The property is accessed via private driveway off Elizabeth Road. Rural residential lots like the subject site surround the property on all sides. Lots in the vicinity are generally flat, developed with residences, and range between 2.5 -10 acres in size.

PROJECT DESCRIPTION

The applicant is proposing to subdivide a ten-acre (gross) parcel into two lots. The proposed property line would bisect the parcel, running north - south through the lot. Proposed Parcel One would retain the existing development and would be 5.01 acres. Proposed Parcel Two is undeveloped and would be five (5) acres. The Tentative Parcel map identifies an adequate building site, water well, primary and secondary septic areas, and driveway on Proposed Parcel Two. Access to this lot would be provided via encroachment off De Mello Lane.

LAND USE CONSISTENCY

General Plan & Zoning

The General Plan Land Use Diagram designates this parcel Rural Residential. In addition, the property is located within the Rural Residential "RR-2.5" Zoning District. As seen on the General Plan/Zoning Consistency Table (Table LU-7 General Plan), the RR-2.5 district is consistent with the Rural Residential General Plan Designation. Each proposed parcel is 5 acres (gross) and exceeds the 2.5-acre minimum parcel size required by zoning. Also, each proposed lot maintains the minimum 5-acre parcel size required for lots which utilize private water wells and individual private sewage disposal systems. Both the existing land use and proposed lot sizes are consistent with applicable General Plan designation and zoning district.

Road Improvement and Land Development Standards

Access to proposed Parcel One will be from Elizabeth Road, with access to proposed Parcel Two from De Mello Lane. The Solano County Subdivision Ordinance and Road Improvement Standards require the subdivider of each proposed lot that adjoins a County maintained road to make reasonable improvements to the road when property is subdivided. The improvements are limited to the dedication of rights-of-way and the construction of offsite and onsite improvements.

Elizabeth Road when last surveyed in 2009 had an average daily traffic (ADT) count of 284 and has an existing half width of asphalt concrete that is nine (9) feet wide and a 20-foot half width of right of way. For a road with an ADT count of 251 to 750 the Road Standards require a half width of asphalt concrete that is 12 feet wide with four (4)-foot graded shoulders and a 30-foot half width right of way. De Mello Lane has an ADT count of less than 250, an existing half width of asphalt concrete that is seven (7) feet wide and a 15-foot half width right of way. For a road having an ADT count of 250 or less the Road Standards require a half width of asphalt concrete that is ten (10) feet wide with four (4)-foot graded shoulders and a 30-foot half width right of way. Public Works Engineering has provided conditions of approval that are placed on any approval of the Tentative Parcel Map.

ENVIRONMENTAL ANALYSIS (CEQA)

A Notice of Exemption shall be prepared for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), Common Sense Exemption.

Proposed Parcel One is developed with a single-family residence, various accessory structures, and a corral to be removed. Proposed Parcel Two, currently undeveloped, has been identified for the proposed construction of a new primary single-family residence. Adequate utilities including on-site domestic water well and areas to accommodate a private septic system have been identified on the Tentative Map.

The existing project site is developed with a residence and 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.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the enumerated findings, and **APPROVE** Minor Subdivision MS-22-04, subject to the recommended conditions of approval.

MANDATORY FINDINGS

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. This designation provides for single-family residences on 2.5 to 10-acre parcels. The existing residential development and proposed parcel sizes are consistent with the intent of the Rural Residential designation.

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

The two proposed lots are of sufficient size and shape to continue to accommodate the residential development.

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

The site currently supports residential development and no additional development is proposed with this minor subdivision.

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

The site is improved with a primary single-family dwelling. The Rural Residential property provides for single-family residences on 2.5 to 10-acre parcels pursuant to building, well, and septic permitting and approval.

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.

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

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

The project is a proposal for rural residential home sites and, as proposed, follows 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.

No public easements have been identified on the tentative map or within the Preliminary Title Report prepared for the property.

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 residence currently utilizes 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 does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.

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.) and is in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act.

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

ADDITIONAL FINDINGS

14. 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 proposed development will not significantly impact resources such as transportation, noise, biological, cultural, hydrology, or air quality. The development will entail the construction of a new single-family residence on the lot, which is in line with the existing land use in the area. The implementation of the

recommended conditions of approval will further ensure that the project does not cause significant environmental impacts.

CONDITIONS OF APPROVAL

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Ty Hawkins LS 7973 for Julie A. and Martin Griffin dated April 28, 2023; on file with the Solano County Planning Division, except as modified herein.

Building & Safety Division

2. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

Public Works – Engineering Services Division

3. 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.
4. Prior to recording the Parcel Map, the subdivider shall implement the road construction and drainage plan dated March 9, 2022, prepared by Foulk Civil Engineering. This includes:
 - a. The widening of Elizabeth Road to 12.00 feet from the centerline, with four-foot (4') graded shoulders.
 - b. The widening of De Mello Lane to 10.00 feet from the centerline, also with four-foot (4') graded shoulders.
 - c. The installation of drainage facilities for the road as specified in the plan.
 - d. The construction of detention basins as outlined in the plan.
5. Prior to recording the Parcel Map, the subdivider shall dedicate to the County of Solano a roadway easements. The easements shall be 30.00 feet from the centerlines of Elizabeth Road and De Mello Lane. The dedication shall be shown on the Parcel Map. The roadway easement shall be widened as necessary to contain the road base, all cuts and fills, and the required roadside drainage.
6. Prior to recording the Parcel Map, the subdivider 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.
7. Water lines and/or other underground utilities under roadways shall be constructed/installed prior to the final surfacing of all road improvements.
8. Prior to recordation of the Parcel Map, the public and private road improvements shall be completed.
9. The following note shall be placed on the supplemental map sheet. "Additional Fire Safe regulations may affect future construction on these parcels."

10. 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."

Environmental Health Division

11. Solano County Code, Sections 6.4-32, 6.4-81, 6.4-81.1, and 6.4-81.2, requires that all parcels proposed to be created and supported by on-site sewage disposal systems be tested for adequacy of such systems. Soil testing shall be performed on each of the proposed parcels and shall be submitted to designate and map the primary and reserve area leachfields for each of the proposed parcels. All existing On-site Wastewater Treatment Systems shall be mapped and included on the tentative parcel map as existing leachfields and existing leachfield reserve areas.

If the primary or reserve leachfield areas for the proposed parcels require the use of an alternative type septic system, then a declaration shall be recorded with the final map that states the soil testing data submitted to date requires the use of an alternative type septic system, and that such a system must be operated, monitored, and maintained in accordance with the standards set forth Solano County Code Chapter 6.4: Sewage Standards. The declaration shall state on which lots soil testing indicates an alternative system is necessary

Solano Irrigation District

12. The Parcel Map shall include the District's Statement for District approval.
13. Per the District's Rules and Regulations, the subdivider is required to provide a water service to all newly created parcels prior to recording the Parcel Map.
14. The SID Engineer, using existing records, will identify existing SID facilities within the scope of a project. Per the SID record drawings; there is currently an existing 8-inch water service at the southwest corner for the property. The subdivider shall split the existing irrigation service to service each parcel independently.
15. The subdivider shall design and install the new facilities at their sole cost.
16. The irrigation service work shall be complete prior to District approval of Parcel Map.
17. The Parcel Map shall include a private easement over proposed Parcel One for the installation and maintenance of a private irrigation water conveyance facility in favor of proposed Parcel Two. If a private easement cannot be shown on the Parcel Map, a separate easement shall be submitted to the District for review and approval and shall be recorded concurrently with Parcel Map at subdivider's expense.
18. The subdivider shall sign a District work order prior to or concurrent with submittal of water design 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.
19. Electronic AutoCAD files are required upon the completion of the project showing "as-builts" for electronic archiving.

Dixon Fire Department

20. Any proposed building will need to meet the current California Fire and Building codes. The current proposed driveway is between 151' and 500' long. This would require a turnaround as explained in Appendix D of the 2016 California Fire Code of a 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac and as approved by the Dixon Fire Department.

Attachments:

[A – Draft Resolution](#)

[B – Assessor's Parcel Map](#)

[C – Tentative Parcel Map](#)

[D – Road Improvements Plan](#)

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Subdivision Application No. MS-22-04 of **Julie and Martin Griffin** to subdivide an existing 10 acre parcel into two lots of 5.01 and 5 acres. The property is located along Elizabeth and De Mello Roads, 0.5 mile north of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District; APN 0109-140-160; 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 August 3, 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. This designation provides for single-family residences on 2.5 to 10 acre parcels. The existing residential development and proposed parcel sizes are consistent with the intent of the Rural Residential designation.

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

The two proposed lots are of sufficient size and shape to continue to accommodate the residential development.

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

The site currently supports residential development and no additional development is proposed with this minor subdivision.

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

The site is improved with a primary single family dwelling. The Rural Residential property provides for single-family residences on 2.5 to 10 acre parcels pursuant to building, well, and septic permitting and approval.

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.

The subdivision does not involve any changes to the existing setting, therefore does not include any environmental damages or changes to any habitat(s).

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

The project is a proposal for rural residential home sites and, as proposed, 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.

No public easements have been identified on the tentative map or within the Preliminary Title Report prepared for the property.

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 residence currently utilizes 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 does not provide for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

11. The proposed subdivision is not entered into a contract pursuant to the California Land Conservation Act of 1965.

12. The proposed subdivision is consistent with applicable provisions of the County Hazardous Waste Management Plan.

The subdivision does not involve hazardous waste.

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.) and is in accordance with the policies and criteria established by the State Mining and Geology Board pursuant to that Act.

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

14. 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 proposed development will not significantly impact resources such as transportation, noise, biological, cultural, hydrology, or air quality. The development will entail the construction of a new single-family residence on the lot, which is in line with the existing land use in the area. The implementation of the recommended conditions of approval will further ensure that the project does not cause significant environmental impacts.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Subdivision Application No. MS-22-04 subject to the following recommended conditions of approval:

1. The Parcel Map to be recorded shall be in substantial compliance with the Tentative Parcel Map prepared by Ty Hawkins LS 7973 for Julie A. and Martin Griffin dated April 28 2023; on file with the Solano County Planning Division, except as modified herein.

Building & Safety Division

2. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence, gate, or retaining wall regulated by the Solano County Building Code. The applicant shall submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.

| Action Required | When | Date Completed | Verified by |
|---|-----------------------|----------------|-------------|
| File building permit application per COA #2 | Prior to construction | | |

Public Works – Engineering Services Division

3. 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.

| Action Required | When | Date Completed | Verified by |
|---|---|----------------|-------------|
| File a parcel map with the Solano County Surveyor per COA#3 | Upon the map being filed with the County Recorder | | |

4. Prior to recording the Parcel Map, the subdivider shall implement the road construction and drainage plan dated March 9, 2022, prepared by Foulk Civil Engineering. This includes:
 - a. The widening of Elizabeth Road to 12.00 feet from the centerline, with four-foot (4') graded shoulders.
 - b. The widening of De Mello Lane to 10.00 feet from the centerline, also with four-foot (4') graded shoulders.
 - c. The installation of drainage facilities for the road as specified in the plan.
 - d. The construction of detention basins as outlined in the plan.

| Action Required | When | Date Completed | Verified by |
|---|-----------------------------------|----------------|-------------|
| Implement the road construction and drainage plan COA#4 | Prior to recording the Parcel Map | | |

5. Prior to recording the Parcel Map, the subdivider shall dedicate to the County of Solano a roadway easements. The easements shall be 30.00 feet from the centerlines of Elizabeth Road and De Mello Lane. The dedication shall be shown on the Parcel Map. The roadway easement shall be widened as necessary to contain the road base, all cuts and fills, and the required roadside drainage.

| Action Required | When | Date Completed | Verified by |
|--|-----------------------------------|----------------|-------------|
| Dedicate to the County of Solano a roadway easements per COA#5 | Prior to recording the Parcel Map | | |

6. Prior to recording the Parcel Map, the subdivider 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.

| Action Required | When | Date Completed | Verified by |
|--|-----------------------------------|----------------|-------------|
| Apply for an encroachment permit per COA#6 | Prior to recording the Parcel Map | | |

7. Water lines and/or other underground utilities under roadways shall be constructed/installed prior to the final surfacing of all road improvements.
8. The public and private road improvements shall be completed before the recordation of the Parcel Map.
9. The following note shall be placed on the supplemental map sheet. "Additional Fire Safe regulations may affect future construction on these parcels."
10. 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."

Environmental Health Division

11. Solano County Code, Sections 6.4-32, 6.4-81, 6.4-81.1, and 6.4-81.2, requires that all parcels proposed to be created and supported by on-site sewage disposal systems be tested for adequacy of such systems. Soil testing shall be performed on each of the proposed parcels and shall be submitted to designate and map the primary and reserve area leachfields for each of the proposed parcels. All existing On-site Wastewater Treatment Systems shall be mapped and included on the tentative parcel map as existing leachfields and existing leachfield reserve areas.

If the primary or reserve leachfield areas for the proposed parcels require the use of an alternative type septic system, then a declaration shall be recorded with the final map that states the soil testing data submitted to date requires the use of an alternative type septic system, and that such a system must be operated, monitored, and maintained in accordance with the standards set forth Solano County Code Chapter 6.4: Sewage Standards. The declaration shall state on which lots soil testing indicates an alternative system is necessary

Solano Irrigation District

- 12. The Parcel Map shall include the District’s Statement for District approval.
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- 14. The SID Engineer, to the extent of existing records, will identify existing SID facilities within the scope of a project. Per the SID record drawings; there is currently an existing 8-inch water service at the southwest corner for the property. The developer shall split the existing irrigation service to service each parcel independently.
- 15. The subdivder shall design and install the new facilities at their sole cost.
- 16. The irrigation service work shall be complete prior to District approval of Parcel Map.
- 17. The Parcel Map shall include a private easement over proposed Parcel One for the installation and maintenance of a private irrigation water conveyance facility in favor of proposed Parcel Two. If a private easement cannot be shown on the Parcel Map, a separate easement shall be submitted to the District for review and approval, and shall be recorded concurrently with Parcel Map at subdivider’s expense.
- 18. The subdivder shall sign a District work order prior to or concurrent with submittal of water design 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.

| Action Required | When | Date Completed | Verified by |
|--------------------------------|--|----------------|-------------|
| Sign SID Work Order per COA#18 | Prior to or concurrent with submittal of water design plans. | | |

- 19. Electronic AutoCAD files are required upon the completion of the project showing “as-builts” for electronic archiving.

Dixon Fire Department

- 20. Any proposed building will need to meet the current California Fire and Building codes. The current proposed driveway is between 151’ and 500’ long. This would require a turnaround as explained in Appendix D of the 2016 California Fire Code of a 120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac and as approved by the Dixon Fire Department.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 3, 2023.

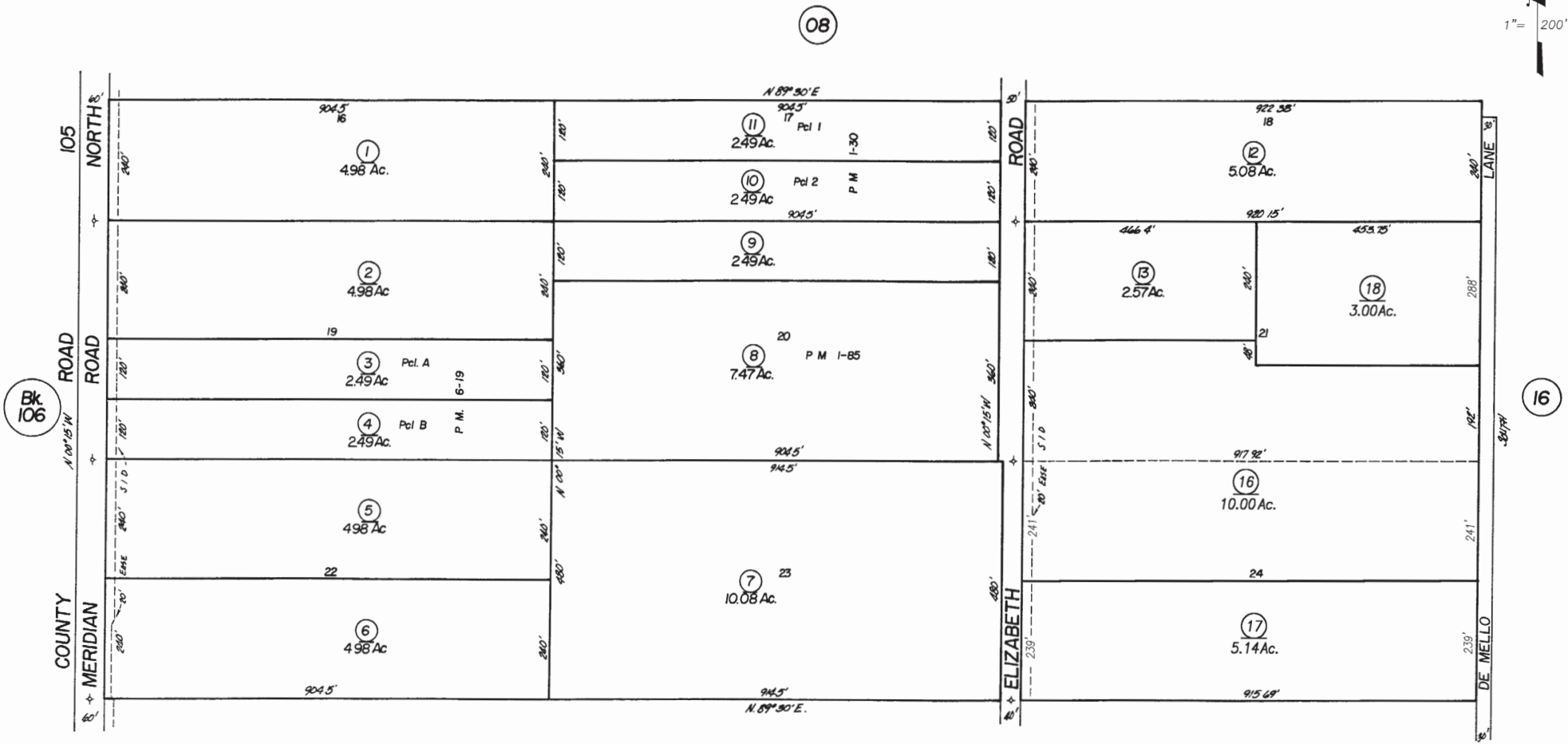
TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

Allan M. Calder, Planning Services Manager
Department of Resource Management

POR. SEC. 30, T.7N., R.1E., M.D.B. & M.

Tax Area Code
63025

109-14



Bk. 106

15

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Ellsworth Colony R.M. Bk. 3 Pg. 15

| REVISION | DATE | BY |
|--------------------|----------|----|
| 140-16&17 Chg.(Dd) | 8-2-05 | SE |
| 140-18 Cr | 10-27-98 | FC |
| SBE 237 | 9-26-75 | DJ |

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 109 Pg. 14
County of Solano, Calif.

06-07

LEGEND

- Existing Boundary Line
- - - Proposed Boundary Line
- - - Existing Right of Way
- ⊕ Existing Utility Pole
- ⊙ Existing Well
- Proposed Septic Area
- Test Pit
- Test Pit Per Soil Evaluation Report by Dewalder Engineering Dated 06/16/2005
- Drainage Flow

FEMA Note:

Community Panel Numbers 06095C0166F dated 08/02/12 & 06095C0167F dated 08/02/12. This parcel lies within Flood Hazard Zone X.

Note:

Gross acreage of the parcel described in Inst. No. 2008-79050 is calculated to the center of Elizabeth Road and to the West line of De Mello Road

Owner:

Julie A. Griffin and Martin M. Griffin
7412 Elizabeth Road
Vacaville CA 95688
APN 0109-140-160

Existing Use:

Rural Residential

Existing Zoning:

RR 2.5

Existing Utilities:

Water - Private Well
Sewer - Private Septic System
Electric - P.G.&E.

Proposed Utilities:

Water - Private Well
Sewer - Private Septic System
Electric - P.G.&E.

TENTATIVE PARCEL MAP

OF THE LANDS OF THE

Julie A. and Martin Griffin

Instrument Number 2008-79050

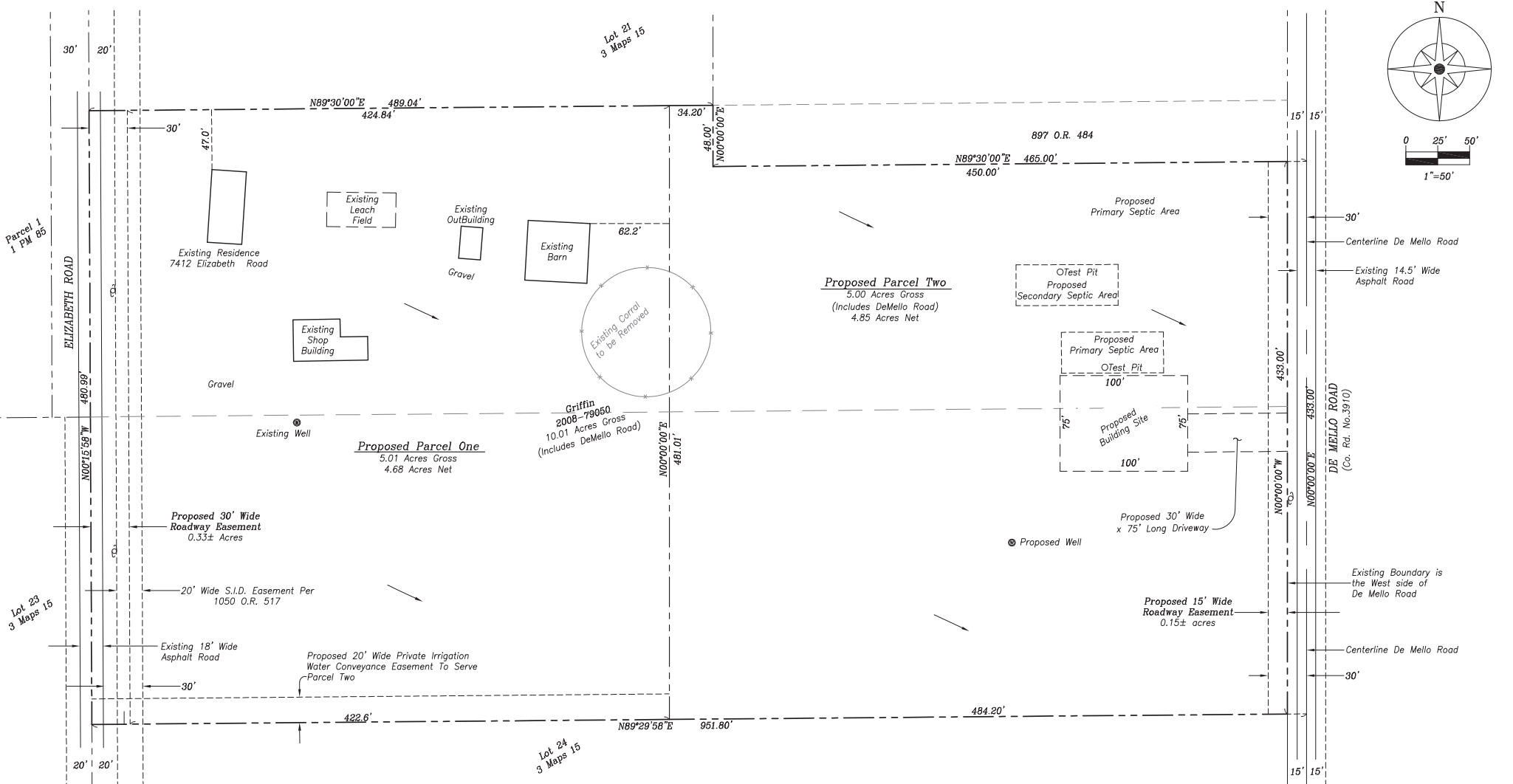
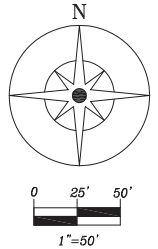
APN 0109-140-160

SOLANO COUNTY

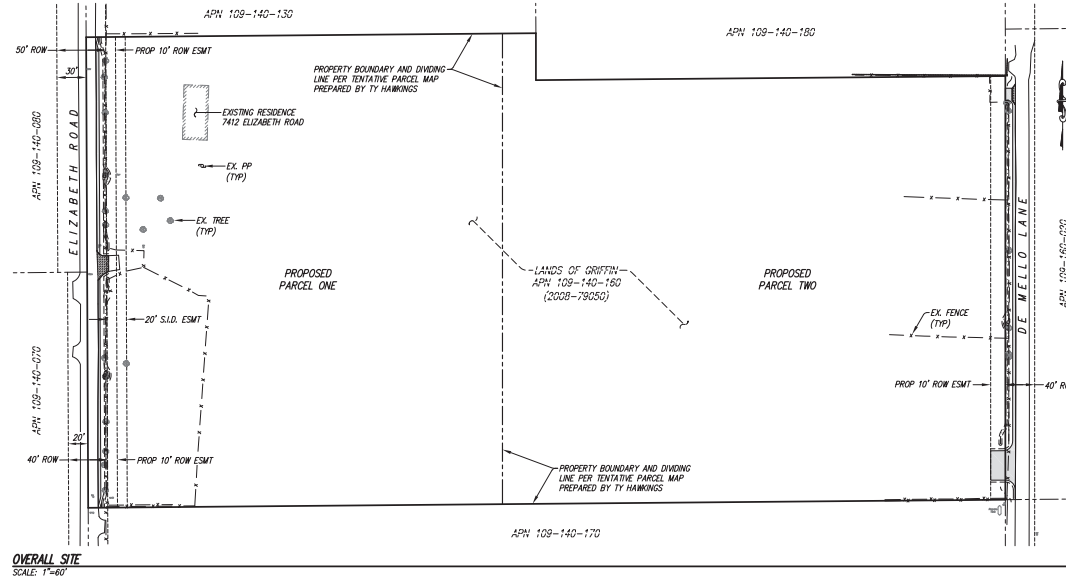
April 2023



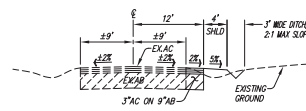
Ty Hawkins LS 7973
3838 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 974-9890



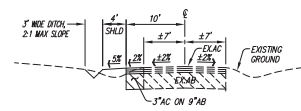
LANDS OF GRIFFIN - MINOR SUBDIVISION 22-04 PROPOSED FRONTAGE ROAD IMPROVEMENTS 7412 ELIZABETH ROAD, SOLANO COUNTY, CA



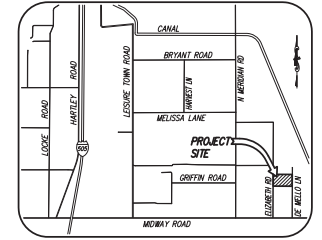
OVERALL SITE
SCALE: 1"=60'



TYPICAL ELIZABETH ROAD WIDENING SECTION
NOT TO SCALE



TYPICAL DE MELLO LANE WIDENING SECTION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1. PRELIMINARY TITLE SHEET, NOTES & DETAILS
2. PRELIMINARY PUBLIC ROAD IMPROVEMENTS PLAN

OWNER

WATKIN GRIFFIN
7412 ELIZABETH ROAD
VACAVILLE, CA 95688

CIVIL ENGINEER

FOULK CIVIL ENGINEERING, INC.
4777 MANGELS BOULEVARD
FAIRFIELD, CA 94534
PHONE: (707) 864-0784

LEGEND

| PROPOSED | EXISTING | CONTOURS |
|----------|----------|--|
| | | 160 |
| | | 155 |
| | | DISTRICT BORDER |
| | | PROPERTY LINE |
| | | CENTERLINE |
| | | EASEMENT |
| | | TOP OF SLOPE / TOE OF SLOPE |
| | | GRADEBREAK / RIDGE |
| | | FLOWLINE |
| | | EDGE OF PAVEMENT |
| | | STORM DRAIN, MANHOLE SIZE AND SLOPE DIRECTION |
| | | SPOT ELEVATION |
| | | DOWNWARD SLOPE DIRECTION |
| | | RRAP ENERGY DISSIPATOR |

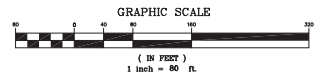
ABBREVIATIONS

| | | | |
|------|-----------------------------|--------|-------------------|
| AC | ASPHALT CONCRETE | MH | MANHOLE |
| BLDG | BUILDING | PIP | PROJECT IN PLACE |
| BOL | BOLLARD | PP | POWER POLE |
| BOV | BLOW UP VALVE | PROP | PROPOSED |
| BS | BOTTOM OF STEP | PMT | PAVEMENT |
| CD | CLEANDOUT | REQ'D | REQUIRED |
| CONC | CONCRETE | ROW | RIGHT-OF-WAY |
| DDCV | DOUBLE DETECTOR CHECK VALVE | RSR | RISER |
| DI | DRAINAGE INLET | SD | STORM DRAIN |
| DIRT | DIRT FILE | S.I.D. | SOLID ORIENTATION |
| EB | ELECTRIC BOX | SS | SANITARY SENSE |
| EP | EDGE OF PAVEMENT | STD | STANDARD |
| ESMT | EASEMENT | TRANS | TRANSFORMER |
| EX | EXISTING | WTR | WATER |
| FH | FIRE HYDRANT | WV | WATER VALVE |
| INV | INVERT | | |

NOTES

1. SCOPE OF WORK - OFF-SITE PUBLIC ROAD WIDENING AND DRAINAGE IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAYS.
2. STORMWATER DETENTION - THE AREA OF PROPOSED PARCEL 1 IS FULLY DEVELOPED WITH A HOME, BARN AND OTHER STRUCTURES. THE AREA OF PROPOSED PARCEL 2 IS CURRENTLY FALLOW. IF ON-SITE IMPERVIOUS SURFACES ASSOCIATED WITH PRIVATE ON-SITE DEVELOPMENT OF PARCEL 2 EXCEEDS 5,000 SQUARE FEET, ON-SITE DETENTION WILL BE REQUIRED PURSUANT TO SOLANO COUNTY'S POLICY FOR MITIGATING INCREASED RUNOFF, DATED MARCH 8 & MARCH 11, 2011.

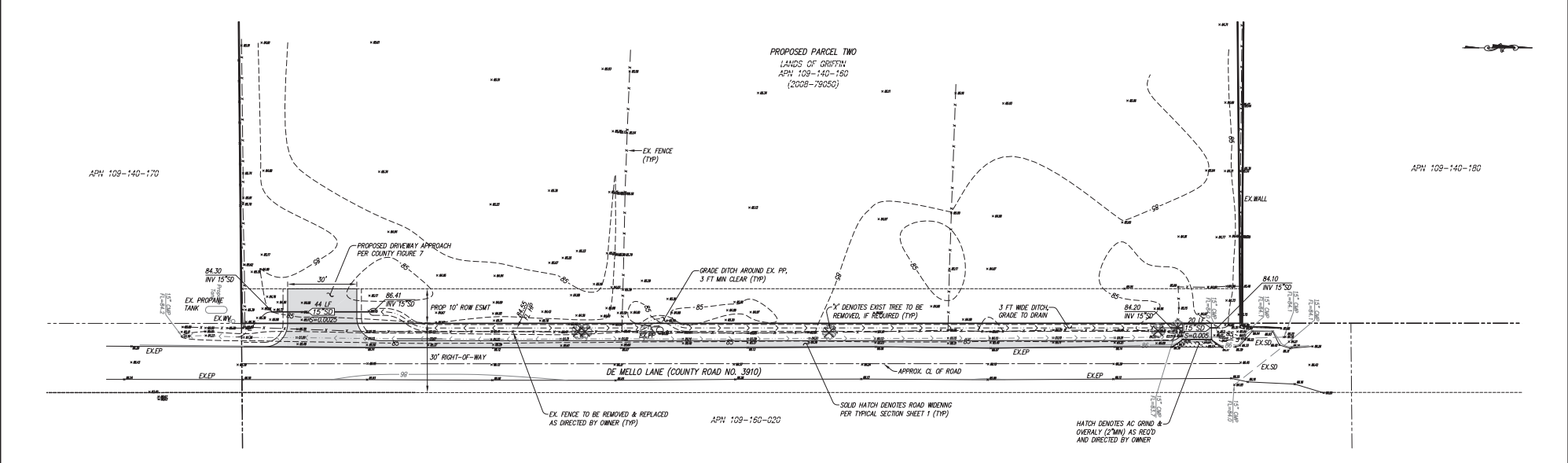
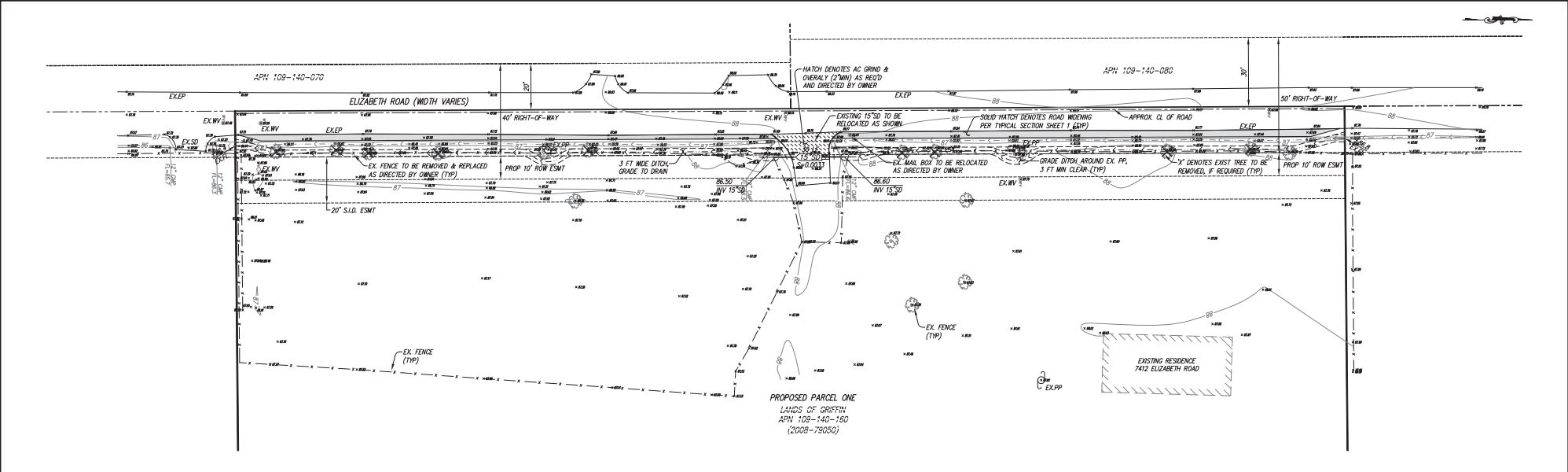
DESIGNED BY: A.H.
DRAFTED BY: A.H.
CHECKED BY: BDF
ISSUE DATE: 03/09/22



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| REV. | DATE | DESCRIPTION | BY | APPROVED |
|------|------|-------------|----|----------|
| | | | | |

| | | | |
|---------------|---|-------|---|
| PROJECT: | LANDS OF GRIFFIN - MINOR SUBDIVISION 22-04 PUBLIC OFF-SITE ROAD IMPROVEMENTS 7412 ELIZABETH ROAD, SOLANO COUNTY, CA | SHEET | 1 |
| SHEET TITLE: | PRELIMINARY TITLE SHEET, NOTES & DETAILS | OF | 2 |
| SCALE: 1"=60' | DWG: 23-002 JOB NO: 23-002 REF: 23-002-Topo (TY) | | |



| | | | | | | | | | | | |
|-----------------------------|--|--|------|------|-------------|----|----------|----------|---|-------|------|
| DESIGNED BY: <u>A.H.</u> | <p>GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.</p> | <p>FCE FOULK CIVIL ENGINEERING, INC. Civil Engineering Land Surveying Planning 4777 Mangels Boulevard, Fairfield, CA 94534 (707)864-0764 fax (707)864-0763 e-mail: foulke@gmail.com</p> | REV. | DATE | DESCRIPTION | BY | APPROVED | PROJECT: | <p>LANDS OF GRIFFIN - MINOR SUBDIVISION 22-04 PUBLIC OFF-SITE ROAD IMPROVEMENTS 7412 ELIZABETH ROAD, SOLANO COUNTY, CA</p> <p>SHEET TITLE: PRELIMINARY PUBLIC ROAD IMPROVEMENTS PLAN</p> <p>SCALE: 1"=20' DWG: 23-002 JOB NO: 23-002 XREF: 23-002-Tapp (TY)</p> | SHEET | |
| DRAFTED BY: <u>A.H.</u> | | | | | | | | | | | 2 |
| CHECKED BY: <u>BDF</u> | | | | | | | | | | | OF 2 |
| ISSUE DATE: <u>03/09/22</u> | | | | | | | | | | | |