



**DEPARTMENT OF RESOURCE MANAGEMENT**  
**DEVELOPMENT PERMIT APPLICATION**  
**Planning Services Division**

**RECEIVED**

FEB 20 2018

675 Texas Street, Suite 5500, Fairfield, CA 94533  
Phone (707) 784-6765 Fax (707) 784-4805  
[www.solanocounty.com](http://www.solanocounty.com)

COUNTY OF SOLANO  
RESOURCE MANAGEMENT

Application Type: ☒ New ☐ Extension (maps) ☐ Minor Revision ☐ Map Modification

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Architectural Review (AR)             | <input checked="" type="checkbox"/> Minor Subdivision (MS) | <input type="checkbox"/> Sign Permit (SGN) |
| <input checked="" type="checkbox"/> General Plan Amendment (G) | <input checked="" type="checkbox"/> Major Subdivision (S)  | <input type="checkbox"/> Use Permit (U)    |
| <input type="checkbox"/> Mutual Agreement (MA)                 | <input type="checkbox"/> Performance Standards (PS)        | <input type="checkbox"/> Variance (V)      |
| <input type="checkbox"/> Marsh Development Permit (MD)         | <input type="checkbox"/> Policy Plan Overlay (PP)          | <input type="checkbox"/> Waiver (WA)       |
| <input type="checkbox"/> Mobilehome Storage Permit (MH)        | <input checked="" type="checkbox"/> Rezone (Z)             |  |

For office use only: Application No: MS-18-01 Hrg: ZA PC BOS Date Filed: 2-20-18 Plnr: R

**Project Name:** Lands of Morgan - Tentative Parcel Map

**Subject Site Information**

Site Address: 4005, 4142 Cantelow Road City: Vacaville State: CA Zip: 95688

Assessor's Parcel Number (s): 105-110-070, 100,440,450; 105-160-130; 105-170-150, 010 Size (sq. ft/acre): \*303.4 AC (net)  
(per Assessor)

Preferred Property Access by Staff: ☐ OK to access ☒ Call applicant before access ☒ Call owner before access \*310.5 AC (gross)

**Contact Information**

**Property Owner Name:** William I. Morgan Jr. Revocable Trust

Contact Name: Bill Morgan Phone: 707-451-9588 Email: bill@gunsfishing.com

Mailing Address: 7545B Pleasants Valley Road City: Vacaville State: CA Zip: 95688

**Architect/Engineer/Land Surveyor Company Name:** Foulk Civil Engineering, Inc.

Contact Name: Brad Foulk Phone: (707) 864-0784 Email: brad@foulkce.com

Mailing Address: 4777 Mangels Boulevard City: Fairfield State: CA Zip: 94534

**Applicant/Company Name:** Same as owner

Contact Name : \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Other Contacts:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

The parcel being divided is comprised of several assessor's parcels (0105-110-100,440; 0105-160-130; 0105-170-150) totaling approximately 305.5 acres (gross) south of Cantelow Road being divided into 15, 20-acre (net) (minimum) agricultural parcels and assessor's parcel 0105-170-010 north of Cantelow Road being re-zoned to rural residential (2.5 acres) as parcel 16, a separate legal parcel. It is intended for assessor's parcels 0105-110-070 and 0105-110-450 also north of Cantelow Road to initially be part of parcels 11 and 12 respectively and later, lot line adjusted to be part of assessor's parcel 0105-110-070 and 0105-110-340 respectively. The General Plan is to be amended to re-designate the eastern portion of the property as agricultural, 20 acre parcels. An existing barn is to be removed at the northern portion of the property.

## 2 General Plan, Zoning and Utilities:

**General Plan, Zoning or Williamson Act Contract information** is available at our offices or can be obtained by visiting [www.solanocounty.com](http://www.solanocounty.com). Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Agriculture, Rural Residential Current Zoning: A20

Proposed General Plan Designation: Agriculture, Rural Residential Proposed Zoning: A20 & RR2.5

Current Water Provider: On-site wells

Current Sewage Disposal: Leach Fields

Proposed Water Provider: On-site wells

Proposed Sewage Disposal: N/A

### 3 Williamson Act Contract

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A. Is any portion of the property under Williamson Act Contract?

☐ Yes ☒ No

If yes, Contract No. \_\_\_\_\_ please provide a copy.

If yes, has a Notice of Non-Renewal been filed?

☐ Yes ☒ No

*If yes, please provide a copy.*

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site?  
(such easements do not include Williamson Act contracts)

☐ Yes ☒ No *if yes, please list and provide a copy.*

### 4 Additional Background Information

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A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

☐ Yes ☒ No *If yes, please describe in the project narrative.*

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Tentative parcel map approval

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

None.

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

None.

E. Does the project involve Housing and Urban Development (HUD) federal funding? ☐ Yes ☒ No  
Is HUD funding anticipated? ☐ Yes ☒ No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. ☐ Yes ☒ No

## 5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

The project site is currently used for cattle-grazing and 4 residential home sites. The property lies primarily west of Gibson Canyon Road, east of Steiger Hill Road, and south of Cantelow Road. Mostly rural residential properties north, east, south, and west of the site with some larger parcels used for grazing cattle. Two manufactured homes on property to be moved or brought up to code.

B. Surrounding properties:

Cattle-grazing, rural residential and fallow lands.

C. Existing use of land:

Cattle-grazing and home sites.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	4	
Agricultural	11 (barn; AG sheds)	
Commercial		
Industrial		
Other	3 (water tanks)	

E. Describe existing vegetation on site, including number and type of existing trees.

Rolling hills and grass lands west of Gibson Canyon Road, east of Steiger Hill Road, and south of Cantelow Road with sporadic areas of oak tree forestation.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

Cattle-grazing.

G. Slope of property:

Flat or sloping	(0 - 6% slope)	36 +/-	acres
Rolling	(7 - 15% slope)	66 +/-	acres
Hilly	(16 - 24% slope)	25 +/-	acres
Steep	(> 24% slope)	184 +/-	acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.  
Surface drainage from

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Fallow, grazing, rural residential	South	Fallow, grazing, rural residential
East	Rural residential	West	Rural residential

J. Distance to nearest residence(s) or other adjacent use(s): 100 (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

Overhead power lines (and 4 power line towers) along the southeast portion of APN 105-170-150.

Water tank and water mains at western portion of property.

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

12 - ephemeral water courses

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

None

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

None

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes \_\_\_\_\_ No X Don't Know \_\_\_\_\_ If yes, please list:

P. Describe existing vehicle access(s) to property:

Gibson Canyon Road, Cantelow Road, Steiger Hill Road, and English Hills Water District Access Road to Well Site 3.

- Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

150' wide PG&E Easement through the southeast portion of APN 105-170-150 that benefits parcels to the east and south. (recorded in Book 298, O.R., Page 69, Solano County Records)

- R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

None

## **6 Proposed Changes to the Site**

- A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: N/A %.

ii. Project area (area to be graded or otherwise disturbed): N/A sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

N/A Less than 50 cubic yds<sup>3</sup> \_\_\_\_\_ More than 50 cubic yds<sup>3</sup> \_\_\_\_\_ More than 1000 cubic yds<sup>3</sup>

iv. Estimate amount of soil to be:

Imported N/A yd<sup>3</sup> Exported \_\_\_\_\_ yd<sup>3</sup> Used on site \_\_\_\_\_ yd<sup>3</sup>.

- B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

N/A

- C. Number, type and use of existing structures to be removed, and removal schedule:

1 barn used for cattle (along Cantelow Road frontage) to be removed.

- D. Describe proposed fencing and/or visual screening (landscaping):

N/A

- E. Proposed access to project site (road name, driveway location, etc.):

Existing 12' wide gravel road per County prepared plans entitled "English Hills Road Water District Access Road to Well Site 3" is to be widened to 20' as a part of this parcel split.

- F. Proposed source and method of water supply:

On-site well

- G. Proposed method of sewage disposal (specify agency if public sewer):

On-site septic

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

N/A

I. List hazardous materials or wastes handled on-site:

N/A

J. Duration of construction and/or anticipated phasing:

N/A

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

No

## 7 Proposed Site Utilization

### A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: N/A Multi-family: \_\_\_\_\_ Accessory: \_\_\_\_\_

If multi-family, number of units: \_\_\_\_\_ Maximum height: \_\_\_\_\_

2. Signage: Freestanding: N/A Dimension(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

Attached/Wall \_\_\_\_\_ Dimensions(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

### B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: N/A (sq.ft.) Surfaced area: \_\_\_\_\_ (sq.ft.)

Landscaped or open space: \_\_\_\_\_ (sq.ft.)

2. Total floor area: N/A (sq.ft.)

3. Number of stories: N/A Maximum height: \_\_\_\_\_ (ft.)

4. Proposed hours of operation:

Days: N/A

From : \_\_\_\_\_ a.m./p.m to \_\_\_\_\_ a.m./p.m

Year round: ☐ Yes ☐ No

Months of operation: from \_\_\_\_\_ through \_\_\_\_\_



5. Proposed construction schedule:

Daily construction schedule: from N/A a.m./p.m. to \_\_\_\_\_ a.m./p.m.

Days of construction: \_\_\_\_\_

6. Will this project be constructed in phases? Describe:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

7. Maximum number of people using facilities:

At any one time: N/A Throughout day: \_\_\_\_\_

8. Total number of employees: N/A

Expected maximum number of employees on site: \_\_\_\_\_

During a shift: \_\_\_\_\_ During day: \_\_\_\_\_

9. Number of parking spaces proposed: N/A

10. Maximum number of vehicles expected to arrive at site:

At any one time: N/A day: \_\_\_\_\_

11. Radius of service area: N/A

12. Type of loading/unloading facilities:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

13. Type of exterior lighting proposed:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

15. Describe all proposed uses which may emit odors detectable on or off-site.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.

N/A  
\_\_\_\_\_  
\_\_\_\_\_



## 8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.**

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

## 10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes and as necessary to evaluate potential environmental impacts of the project. **This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: William I. Morgan, Jr. Date: 2/20/18

PRINTED NAME: William I. Morgan, Jr., Trustee

Applicant signature: William I. Morgan, Jr. Date: 2/20/18

PRINTED NAME: William I. Morgan, Jr., Trustee

### For Office Use Only

#### Planning Permit Fee(s)

MS-18-01	\$9,266.00
G-18-01	\$5,196.00
2-18-01	\$3,544.00
-	\$
-	\$

Total \$13,966.00

Total Fees Paid (P + E) \$13,966.00

#### Environmental Review Fees

Initial Study	\$
Archaeological Study (Sonoma State NWIC)	\$
Negative Declaration	\$
CA Fish and Games (ND or EIR)	\$
Initiate EIR	\$
Mitigation Monitoring Plan	\$
Total	\$

Receipt No.: 1053138

Staff verify: Zoning: \_\_\_\_\_ GP Land Use & Consistency: \_\_\_\_\_

Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_