ORDINANCE NO. 1138

AN ORDINANCE AMENDING CHAPTER 26 OF THE
SOLANO COUNTY CODE, IMPOSING ADDITIONAL CONDITIONS
FOR APPROVAL OF TENTATIVE PARCEL MAPS
INVOLVING PROPERTIES ZONED "R-R10"

The Board of Supervisors of the County of Solano, State of
California, does ordain as follows:

SECTION I.

Chapter 26, Section 25-205A of the Solano County Code
entitled "Additional Conditions for Approval of Tentative Parcel
Map Affecting Properties Zoned 'R-R5'" is amended to read as
follows:

Section 26-205A. ADDITIONAL CONDITIONS FOR APPROVAL OF
TENTATIVE PARCEL MAP AFFECTING PROPERTIES ZONED R-R5 AND R-R10.

A. In addition to the conditions set forth in Section 26-
203, the Subdivision Review Committee may approve, or conditionally
approve, a tentative parcel map affecting properties zoned R-R5
and R-R10 established pursuant to Chapter 28 of the Solano
County Code only when the following minimum conditions are
found:

1. The proposed subdivision shall be of acceptable
design and shall be based upon an approved circulation plan to
provide maintained county road or private road frontage to each
and every potential parcel as allowed by existing zoning, whether
within the maintained mileage system or otherwise; shall observe
the circulation element of the County General Plan; and shall
extend proposed roads to contiguous property to facilitate
through roads where appropriate.

2. The proposed subdivision shall provide that each
parcel to be created thereby shall abut an existing county road
within the maintained mileage system or abut a state highway
which affords access to the subdivision, or abut a proposed
road. All such proposed roads, including county roads not
within the maintained mileage system, shall provide for a direct
connection to an existing county road within the maintained
mileage system or state highway. All proposed roads shall be no
less than deeded private easements improved pursuant to stand-
ards for private roads established by the Board of Supervisors.
Roadway grading and drainage shall be as required by county
standards for county-maintained roads. The requirements for the
construction of said road improvements shall be noticed by a
certificate on the parcel map, or by separate instrument, and
shall be recorded on, concurrently with, or prior to the parcel
map being filed for record.

3. The proposed subdivision shall provide for dedi-
cation and offering for acceptance by the subdivider to the
County of Solano of additional rights-of-way when abutting a
county road of substandard width, whether such road is within
the maintained system or otherwise.

4. In cases where a narrow strip is employed in the
subdivision design to accommodate a driveway access to a buil-
ding site, the driveway strip shall not be less than 30 feet in
width, nor greater than 1000 feet in length, nor contrary to
acceptable design standards. The driveway width shall not be
used in a computation of the minimum parcel area requirement
unless it is also included in the minimum average width compu-
tation.

5. The proposed subdivision shall provide for instal-
lations or construction of water facilities for fire suppression
available within 1000 feet of each parcel at a flow rate of 200
gallons per minute for 20 minutes at a point easily accessible
to fire apparatus.

6. The proposed subdivision shall provide for dedi-
cation of drainage easements and the construction of drainage
improvements, at the expense of the subdivider, to the extent
deemed reasonable by the Subdivision Review Committee to protect
public and private improvements from the possible damage from a
flood that could be expected to occur once in 100 years on the
average.
SECTION II.

This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the Dixon Tribune, a newspaper of general circulation, printed and published in the County of Solano, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

ATTEST:

RICHARD BRANN, Chairman
Board of Supervisors

JOHN S. BLACKLOCK
Clerk of the Board
of Supervisors

By ______________ Deputy
Deputy Clerk

I, JOHN S. BLACKLOCK, Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting held September 22, 1981.

On motion of Supervisor Brazelton, Seconded by Supervisor Cunningham, this Ordinance was adopted at a regular meeting of said Board on September 29, 1981, by the following vote:

AYES: SUPERVISORS: Brazelton, Cunningham, and CHAIRMAN

NOES: SUPERVISORS: None

ABSTAINED: SUPERVISORS: None

ABSENT: SUPERVISORS: Davis, HEMITT

WITNESS my hand and the Seal of said Board this 29th day of September, 1981.

JOHN S. BLACKLOCK, Clerk of the Board of Supervisors

By ______________ Deputy
Deputy Clerk