ORDINANCE NO. 169

AN ORDINANCE OF THE COUNTY OF SOLANO,
STATE OF CALIFORNIA, ADOPTING SUB­
DIVISION REGULATIONS FOR SAID COUNTY
IN ACCORDANCE WITH THE PROVISIONS OF
LAW.

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

SECTION 1. PURPOSE OF ORDINANCE

This ordinance is adopted for the purpose of adopting subdivision regulations, in
accordance with the provisions of the Subdivision Map Act. The County Planning Commission,
hereinafter referred to as the Planning Commission, of the County of Solano, State of Calif­
ornia, hereinafter referred to as the County, is hereby designated as the advisory agency with
respect to subdivisions, as provided in said act, and shall have all the powers and duties
with respect to subdivisions, the maps thereof and the procedure relating thereto which are
specified by law and by this ordinance.

SECTION 2. TENTATIVE MAP

Every tentative map of a subdivision filed with the Planning Commission shall be
clearly and legibly drawn on tracing cloth or tracing paper of good quality. It shall be
of such size, preferably eighteen by twenty-six inches, and of such scale, preferably of one
inch equals one hundred feet, at to show clearly all details thereof, and shall contain the
following information:

(a) The tract name or other designation.
(b) Sufficient description to define the location and the boundaries of the pro­
posed tract.
(c) Names and addresses of record owner and subdivider, name, address and license
number or seal of engineer or surveyor.
(d) Locations, names and present widths of adjacent streets, highways and ways.
(e) The locations, names, widths and approximate existing and finished grades of
all streets, highways and ways in the subdivision. All grades shall be shown by center line
profiles, preferably referred to mean sea level datum as established by the United States
Geological Survey, or to datum plane designated by the County Surveyor.
(f) The locations and approximate widths of all easements for drainage, sewerage or
public utilities.
(g) Approximate radii of all curves.
(h) Approximate dimensions of all lots.
(i) Approximate boundaries of areas which, prior to the completion of the proposed
street improvements in the tract, are subject to inundation or storm water overflow or which
are covered by water and the location and direction of flow of all water courses, living or
dry, existing prior to such street improvements.
(j) The kind and approximate location of all trees within existing or proposed
rights of way.
(k) Existing use or uses of the property.
(l) Proposed uses of the property and an outline of proposed deed restrictions.
(m) Source and adequacy of water supply and proposed water distribution system.
(n) Provisions for sewerage and sewage disposal, drainage and flood control which
are proposed.
(o) Public areas proposed, if any.
(p) Statement as to tree planting plan, if any.
(q) A contour map of the entire tract, with contour lines indicating vertical
intervals of ten feet or less.
(r) Statement of the improvements proposed to be made or installed and of the
time at which such improvements are proposed to be made or completed.
(s) Statement as to whether the subdivider intends to file a final map of the subdivision or a record of survey map thereof.
(t) Date, north point and scale.
(u) A blank space, 8x11 inches in size, for certifications approvals, etc.

Such of the foregoing information as may not practically be shown on the map shall be shown on separate sheets or contained in a written statement accompanying the same.

SECTION 2. FILING OF TENTATIVE MAP

The subdivider shall file with the Planning Commission five copies of the tentative map, made in accordance with the requirements of Section 2 of this ordinance, together with such additional copies as may be required by the Planning Commission in accordance with the provisions of this section or for transmittal to the designated official of any adjoining city or county which has requested the same, as provided in the Subdivision Map Act. The subdivider shall, at the time of filing the tentative map, pay a filing fee of Ten Dollars, which fee shall be deposited in the Treasury of the County.

Such of the foregoing information as may not practicably be shown on the map shall be shown on separate sheets or contained in a written statement accompanying the same.

SECTION 3. FILING OF TENTATIVE MAP

The subdivider shall file with the Planning Commission five copies of the tentative map, made in accordance with the requirements of Section 2 of this ordinance, together with such additional copies as may be required by the Planning Commission in accordance with the provisions of this section or for transmittal to the designated official of any adjoining city or county which has requested the same, as provided in the Subdivision Map Act. The subdivider shall, at the time of filing the tentative map, pay a filing fee of Ten Dollars, which fee shall be deposited in the Treasury of the County.

The time of filing a tentative subdivision map shall be construed to be the time at which the same is accepted by the officer designated in the rules of the Planning Commission for that purpose. Such officer shall examine any such map upon presentation of the same to him and shall not accept such map unless the same is in full compliance with the provisions of law and of this ordinance as to form and as to the data and information required to be shown thereon or furnished therewith.

If the subdivision or any part thereof adjoins any State Highway, the Planning Commission shall, within three days after the filing of the tentative map, transmit two additional copies thereof to the District Engineer of the State Division of Highways, with a statement that said Commission will consider any recommendation which said District Engineer may care to make with respect to such subdivision within fifteen days after receipt by him of the copies of the map.

SECTION 4. ACTION ON TENTATIVE MAP.

The Planning Commission shall, within thirty days after the filing of the tentative map, approve, conditionally approve or disapprove the same, and shall at the same time designate the improvements which will be required under the provisions of Section 11 of this ordinance. The Commission shall report such action direct to the subdivider and shall also transmit to the County Surveyor a copy of the tentative map and a memorandum setting forth the action of the Commission thereon.

SECTION 5. SURVEY AND MONUMENTS

In making the survey for the subdivision, the engineer or surveyor shall set permanent monuments at all angle and curve points on the exterior boundaries of the subdivision, in all street intersections, at all angle points of street lines and at all curve points, both simple and compound, of street lines. Monuments in street intersections and at angle points of street lines shall be offset five feet from the point of intersection of street center lines, as specified by the County Surveyor. A permanent monument shall not be less substantial and enduring than a rich Portland cement concrete post at least eight (8) inches in diameter by thirty inches long with a non-corroding metal marker embedded in the top thereof bearing the exact marked point thereon and otherwise conforming to law. Said permanent monument shall be set in ground, upright, with said metal marker two (2) feet below the finished street grade, by excavating a hole and pouring the same full of concrete. When streets are required to be paved, the location of such monument and access thereto shall be given by a suitable concrete sliding sleeve surmounted by a circular cast iron frame and lid at street surface. In case the monument is not on a street said metal marker may be set flush with the existing ground surface.

The engineer or surveyor shall also set at all lot corners and at all curve points on lot boundary lines, a stake not less substantial and enduring than a redwood hub two inches square by twelve inches long driven flush with the existing ground surface marked with a non-corroding metal tack driven in the top at the exact marked point.
In case it is impracticable to place any of said monuments or stakes in the locations required in this section, the County Surveyor may authorize in lieu thereof, the placing of the same in offset locations.

All monuments shall be subject to inspection and approval by the County Surveyor. In case the street improvement work in the subdivision is proposed to be installed subsequent to the recordation of the map, the agreement for the improvement work, as provided in Section 11 of this ordinance, shall require the placing of the permanent monuments required by this section.

A traverse of the boundaries of the tract and of all lots and blocks must close within a limit of error of one foot to five thousand feet of perimeter, except that where the ground slope exceeds ten per cent, the limit of error shall be one foot to three thousand feet of perimeter.

SECTION 6. FORM OF FINAL MAP

The final map of any subdivision shall be clearly and legibly drawn in black water-proof India ink on tracing cloth of good quality and all signatures shall be in black water-proof India ink, but affidavits, certificates and acknowledgements may be legibly stamped or printed on the map with opaque waterproof ink. The map shall be so made and shall be in such condition when filed that good legible blueprints and negatives can be made therefrom. The size of the sheets of tracing cloth shall be twenty-six inches in length, plus a three inch binding edge at the left of each sheet (which binding edge shall be deemed not to be a part of the sheet) by eighteen inches in width. Complete marginal lines shall be drawn one inch from the edges of each sheet. The name, title or other designation and all drawings, affidavits, certificates, acknowledgements, endorsements, acceptances of dedication and notarial seals shall be within said marginal lines. The boundaries of the tract being subdivided shall be clearly designated by an exterior shaded border, which must not obliterate figures or other data. All land within said boundary lines which is not a part of the subdivision shall be so designated. The scale to which the drawing is made shall be large enough, preferably of one inch equals one hundred feet or larger, to show the details clearly, and enough sheets must be used to accomplish this end. Each sheet shall be numbered, the relation of one sheet to another shall be clearly shown and the number of sheets used in the map shall be set forth in the title of said map. If more than three sheets are used, a key diagram shall be included on the title sheet.

The title sheet shall contain the title, consisting of the tract name, conspicuously placed at the top of the sheet. No name shall be used which would cause confusion with any name already in use. Below the title shall appear a subtitle consisting of a general description of all the property being subdivided by reference to recorded deeds or to maps which have been previously recorded or by reference to the plat of a United States survey. In case the land included within the subdivision lies wholly in unincorporated territory, the following words shall appear below the title, "In the County of Solano"; if partly in unincorporated territory and partly within an incorporated city, the following words shall be used: "Lying within and adjoining the City of ___________ in the County of Solano". Reference in the description to tracts and subdivisions must be spelled out and worded identically with original records; and references to book and page of record must be complete. Every sheet comprising the map proper shall bear the title (but not sub-title), scale, north point and sheet number.

Affidavits, certificates, acknowledgements, endorsements, acceptances of dedication and notarial seals required by law and by this ordinance shall appear only once and shall be placed on the title sheet, or the title sheet and such other sheets as may be required, of several sheets.

A certificate of the engineer or surveyor must appear on the map certifying to the execution of the survey and the making of the map and to the accuracy thereof and giving completion date of survey and of setting of monuments and a general description of monuments by which they may be identified. The signature of such engineer or surveyor shall be accompanied by his license number or seal. There must also appear on the map the scale, the north point and the basis of bearings, reference being made to a recorded subdivision map, recorded deed, United States survey, County Surveyor's map, or solar or polaris observation.
Maps filed for the purpose of reverting subdivided land to acreage shall be conspicuously so designated under the title "The purpose of this map is a reversion to acreage."

SECTION 7. DATA ON FINAL MAP

The final map of any subdivision shall particularly define, delineate and designate all lots intended for sale or reserved for private purposes and all parcels offered for dedication for any purpose, public or private, with all dimensions, boundaries and courses clearly shown and defined. Sufficient linear, angular and/or radial data shall be shown to determine readily the bearing and length of the boundary lines of the subdivision and of the boundary lines of every block, lot and parcel which is a part thereof. Length, radius and central angle (or radial bearing) of all curves shall be shown.

In addition, the final map shall be prepared in full compliance with the following requirements:

Survey. The map shall show:

(a) All stakes, monuments or other evidence which were found on the ground and which were used to determine the boundaries of the subdivision. The adjoining corners of all adjoining subdivisions shall be identified by lot and block number, tract name and place of record, or by section, township and range, or other proper designation.

(b) City boundaries which cross or adjoin the subdivision, clearly designated and tied in.

(c) The location and depth of all monuments placed in making the survey.

(d) If any points were reset by ties outside the tract, that fact shall be stated.

(e) In case the subdivision is adjacent to tidewater, the line of mean high tide as defined by law, shall be shown, together with a notation stating the day and hour at which the observation was made.

Lots and Blocks. In tracts containing more than one block, the blocks shall be numbered or lettered in numerical or alphabetical order, commencing with the numeral "1" or the letter "A", with no omissions or duplications. Lot numbers shall begin with the numeral "1" in each block, and shall continue consecutively, with no omissions or duplications. As an alternative to the foregoing, block letters or numbers may be omitted, in which case lot numbers shall begin with the numeral "1" and shall continue consecutively throughout the subdivision, with no omissions or duplications. No prefix or suffix, such as "A", "B2" or "BB" shall be used, except in case a lot as proposed to be sold is divided by a city boundary line and the part of such lot on each side of such line is shown as a separate lot on the map, as required herein. All letters and figures shall be conspicuous and solid. They shall not obliterate any dimensions or courses. Circles shall not be drawn around letters or numbers. If possible, each block shall be shown entirely on one sheet; each lot must be shown entirely on one sheet. City boundaries must be lot lines; that is, such a line must not cut a lot, but must be made a line of a lot. Dimensions of lots shall be given as the net dimensions to the boundaries of adjoining streets. No ditto marks shall be used. Lots containing one-half acre or more shall show net acreage to nearest hundredth.

Street Names. Names used for new streets shall be subject to the approval of the Planning Commission. If any designations be numbers, they shall be spelled out completely, using hyphens in such forms as: "Twenty-first Street". The words: "Street", "Avenue", "Boulevard", "Place", etc., shall be spelled out in full. Names of newly dedicated portions of streets shall be shown therein or arrowed to the previously dedicated portions.

Streets. The map shall show the center line and side lines of each street, the total width of each street, the width of the portion being dedicated, the width of existing dedications and the widths each side of the center line. The widths and locations of contiguous streets and other public properties shall be shown. If any street in the subdivision is a continuation or approximately a continuation of an existing street, the conformity or the amount of non-conformity between such street and such existing street shall be accurately shown. Whenever the center line of a street or alley has previously been established the date shall be shown on the final map.
Easements. The side lines of all easements to which the lots are subject shall be shown denoted by fine dotted lines, except that future street and highway lines shall be indicated by broken lines of the same width as the lines denoting street boundaries; provided, that if any easement is not definitely located of record, a statement of the existence and nature thereof must appear on the title sheet. Distances on the side lines of lots which are cut by an easement must be arrowed or so shown that the map will indicate clearly the actual length of the lot lines. The widths of all easements and the lengths and bearings of the lines thereof and sufficient ties thereon to definitely locate the same with respect to the subdivision must be shown. All easements must be clearly labeled and identified; if any easement is already of record, its recorded reference must be given. If any easement is being dedicated by the map, it shall be set forth in the owner's certificate of dedication. All notes or figures pertaining to easements shall be considerably smaller and lighter than those relating to the subdivision itself.

Other data. The map shall also show:

(a) The widths and locations of all railroad, drainage channel and other rights of way appearing on the map.

(b) The boundaries of all areas which will be subject to occasional inundation or storm water overflow after required improvements are completed.

(c) All other data that are now or may hereafter be required by law.

All lines shown on the map which do not constitute a part of the subdivision itself shall be broken or otherwise clearly distinguished from lines constituting a part of the subdivision.

SECTION 8. FINAL MAP OF TRACT NOT DEFINED AS SUBDIVISION.

In the case of any final map covering any land not defined as a subdivision under the terms of the Subdivision Map Act, a tentative map of such land shall first be filed, and such tentative and final maps shall conform to all the provisions of said act and of this ordinance relating to tentative and final maps; provided, however, that in the case of any such final map filed for the purpose of showing as acreage land previously subdivided into numbered or lettered parcels no tentative map need be filed, and, if sufficient recorded data exist from which an accurate map can be compiled, no survey or certificate of any surveyor or engineer shall be required except the certificate of the County Surveyor certifying to the correctness of the map.

SECTION 9. RECORD OF SURVEY MAP.

A record of survey map of any subdivision shall conform to all the requirements of a final map as set forth in the Subdivision Map Act and in this ordinance, except insofar as the required certificates thereof differ from the required certificates on a final map, as specified in said act; provided, however, that no tract name, no numbers or other designations of any lots or blocks and no dedication data shall appear on any record of survey map.

In the case of a record of survey map covering any division of land specified in the Subdivision Map Act as not being included in the definition of a "subdivision", as set forth therein, a tentative map of such division of land shall first be filed with the Planning Commission. The Planning Commission shall, within thirty days, report to the Board of Supervisors on such map on those matters with respect to such division of land which fall within the jurisdiction of said Board as specified in said act. The Board of Supervisors shall, within ten days after receipt of such report, or otherwise at its next regular meeting, act on such map, by resolution, in such matters. Any such record of survey map shall be submitted to the County Surveyor for checking before being presented to the County Recorder for recordation and shall be accompanied by a certified copy of the resolution of the Board of Supervisors by which action was taken on the tentative map of the land covered by such record of survey map. No such record of survey map shall be accepted by the County Recorder for recordation unless the same has been approved by the County Surveyor in accordance with the provisions of law.
Within one year after the return of the tentative map to the subdivider, unless said map shall have been abandoned or the time for action on the same shall have been extended, the final record of survey map of the subdivision, together with a blue line copy thereof on cloth, containing original signatures, shall be submitted to the County Surveyor for checking and approval. Said map shall be accompanied by the following data and material, which shall be provided by the subdivider or his agent:

(a) Traverse sheets giving latitudes and departures, or co-ordinates, showing the mathematical closure, within the allowable limit of error, of the exterior boundaries of the tract in all cases in which said exterior boundaries are irregular and of all irregular lots and blocks.

(b) A statement of the water supply installed or available for the subdivision, including information as to the source and adequacy of said supply.

(c) A statement of the facilities for sewerage and sewage disposal installed, proposed, or available for the subdivision.

(d) A statement from the County Health Officer as to whether, in his opinion, the aforesaid sewerage and disposal of sewage will be accomplished without creating a nuisance, either public or private, and without menace to the public health; except that no such statement shall be required if the subdivision is to be sewered by connection to an existing public sanitary sewer system.

(e) Plans and profiles of the improvements required under the provisions of Section 11 of this ordinance and of all other improvements proposed to be installed by or for the subdivider for the general use of the lot owners in the subdivision. Such plans and profiles must show full details of the improvements.

(f) A Vandyke negative and two blue line prints of the map, made after signatures have been affixed. If the subdivision or any part thereof adjoins any State Highway, an additional blueprint shall be furnished, and such additional blueprints shall be furnished as may be required under the provisions of Section 12 of this ordinance.

(g) All other data and material that are now or may hereafter be required by law.

(h) In the case of a final map the same shall also be accompanied by adequate evidence that the parties signing the certificate of consent to the making of the map or offering any land for dedication thereby are all the parties necessary to give a clear title to the land being subdivided and/or offered for dedication.

Each final map and each record of survey map shall also be accompanied by the recording fee required by law and by a checking fee of fifty cents for each lot shown on such map, but in no case shall such checking fee be less than Five Dollars. The checking fee shall be deposited in the treasury of the County in the General Fund.

All legal forms and notes used in certificates, acknowledgements and other such matters shall be subject to approval by the District Attorney.

SECTION 11. DEDICATION REQUIRED; IMPROVEMENT OF STREETS; BOND

All parcels of land shown on any final map and intended for any public use shall be offered for dedication for public use except those parcels, other than streets, which are intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants.

The subdivider shall improve all streets, highways, public ways and easements which are a part of the subdivision (except reserved dedications for future street purposes). Such improvements, as designated by the Planning Commission in accordance with the provisions of Section 4 of this ordinance and under the terms of the Subdivision Map Act, shall be such as may be necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, and may include any or all of the following requirements:

1. Grading and surfacing or pavement, of a width and type suitable for the expected use of the respective streets and in harmony with existing street surfaces in the neighborhood.

2. Adequate Water Supply. It may be required that water mains shall be installed and service lines extended therefrom to the pavement edge on the frontage on each lot.
The desirable standard for such lines shall be that the same will furnish a minimum water pressure of thirty pounds per square inch at said pavement edge.

(3) Sanitation facilities adequate to protect the public health and to serve the public convenience. If sewer connections are available within a reasonable distance and may be secured and made effective, such connections shall be provided for the subdivision.

(4) Curbs, gutters and sidewalks may be required in the whole or part of any subdivision, as indicated by local needs and by the character of the subdivision and of the neighborhood.

(5) If the subdivision lies within one mile of the boundary of any municipality, the improvements may be required to conform to the requirements of such municipality for new subdivisions.

(6) In all cases there shall be installed such drainage structures as are necessary to the use and the proper drainage of the streets and other ways in the subdivision and to the public safety.

All improvements required under the provisions of this section and all other improvements proposed to be installed by or for the subdivider for the general use of the lot owners in the subdivision must be according to such standards as exist or as may be established by the County and shall be installed to grades approved by the County Surveyor. Such street grades shall be at elevations above the level of any reasonably possible inundation by storm, flood or tide waters, and the County Surveyor shall so certify in transmitting the map to the Board of Supervisors.

If such improvement work is not completed satisfactorily before the final or record of survey map is filed, the owner or owners of the subdivision shall, concurrently with the approval of such map, enter into an agreement with the Board of Supervisors, agreeing to have the work completed within the time specified in said agreement. Said agreement may provide for the improvements to be installed in units, for extensions of time under specified conditions or for the termination of the agreement upon a reversion of the subdivision or a part thereof to acreage. Such agreement shall be secured by a good and sufficient bond, approved by the Board of Supervisors, or by the deposit of money or negotiable bonds, as provided in the Subdivision Map Act.

SECTION 12. ACTION ON FINAL AND RECORD OF SURVEY MAP

When all the certificates which appear on the final or record of survey map (except the approval certificate of the Board of Supervisors) have been signed, the map may be filed with the County Clerk for action by the Board of Supervisors. The Board of Supervisors shall at its next meeting or within a period of not more than ten days after such filing approve said map if the same conforms to all the requirements of the Subdivision Map Act, this ordinance and any rulings made thereunder. Said Board shall at the time require the construction or installation of the improvements designated in connection with the action on the tentative map, as hereinafter provided. In the case of a final map the Board of Supervisors shall at the time of its action thereon accept or reject any or all offers of dedication. Upon approval of any final or record of survey map, the Clerk of the Board of Supervisors shall transmit said map to the County Recorder. The County Surveyor shall transmit a copy of the approved final map or record of survey map to the County Assessor and a copy to each officer or body to whom a copy of the tentative map was transmitted in accordance with the provisions of this ordinance.

SECTION 13. ACTION BY INTERESTED PERSONS

When any provision of the Subdivision Map Act or of this ordinance required the execution of any certificate or affidavit or the performance of any act by a person in his official capacity who is also a subdivider or an agent or employee thereof, such certificate or affidavit shall be executed or such act shall be performed by some other person duly qualified therfor and designated so to act by the Board of Supervisors.

SECTION 14. REGULATIONS AS TO SUBDIVISION DESIGN

All subdivisions coming under the provisions of this ordinance shall conform substantially to the following regulations and standards.
(a) Streets and Highways, General

1. The street and highway layout of each subdivision and the widths of the streets and highways thereof shall be in accordance with those sections of the Master Plan which may have been adopted, or, pending such adoption, upon the preliminary plans of the Planning Commission, and in all cases shall be in general conformity with any plans made by the Commission for the most advantageous development of the area within which the subdivision lies.

2. Reserved strips controlling the access to streets or other public rights of way will not be approved unless such strips are necessary for the protection of the public welfare and/or of substantial property rights and in no case except in which the control and disposal of the land comprising such strips are placed definitely within the jurisdiction of the County under conditions approved by the Planning Commission.

3. Where a subdivision adjoins acreage, streets and highways within the subdivision which the public convenience requires should be extended, in the event of the subdivision of the acreage, shall be continued in the subdivision to the boundary lines of the tract.

(b) Highways

1. Existing highways adjacent to the subdivision shall be extended in the subdivision by continuations of the center lines thereof. In cases in which straight continuations are not possible, such continuations shall be adjusted by curves.

(c) Streets

1. Streets, except as hereinafter provided, shall not be less than sixty feet in width.

2. Local streets of limited extent in residential districts, particularly in cases in which the land is rolling, may be approved with widths of fifty feet in cases in which the Planning Commission is of the opinion that such widths are adequate to serve adjacent property and to protect the public welfare.

3. Streets in steep hillside subdivisions, as determined by the Planning Commission, shall be of such widths as to provide at least twenty-six foot roadways and adequate drainage ditches or gutters alongside roadways. Where necessary, slope easements and/or additional right-of-way width shall be provided for cuts and fills.

4. When required by the public convenience, additional rights of way in connection with streets shall be provided for automobile standing and/or turning space.

5. When required by the public convenience, existing streets adjacent to the subdivision shall be extended in the subdivision by continuations of the center lines thereof or by adjustments by curves.

6. Wherever a dead-end street is provided, an adequate turning area of a minimum radius of forty feet shall be provided.

7. The foregoing regulations as to streets may be modified so as to allow comprehensively planned community layouts which provide for adequate through and local traffic requirements and for adequate means of pedestrian circulation throughout. Each such subdivision layout shall be subject to all details to the approval of the Planning Commission and such approval may be made subject to the fulfillment of such conditions as may be deemed to be advisable to accomplish the purpose of this ordinance.

(d) Intersections

1. Streets and highways shall intersect one another at angles as near to a right angle as is practicable in each specific case, and no intersections shall be at angles of less than thirty degrees, unless necessitated by topography.

2. At street intersections at angles of approximately ninety degrees, the block corners shall be rounded at the property line by a radius of not less than twenty feet. An optional method of a diagonal cut-off may be used, provided that the dimensions thereof do not reduce the visibility, sidewalk width or curb radius.

3. The corner radius may be required to conform to the radius of existing corners at the same intersection where such radius is other than twenty feet.

4. Streets intersecting at an angle other than ninety degrees shall have sufficient radius or cut-off to provide the same results as to traffic movement, visibility and design as provided by the foregoing requirements of this section.
5. Where several streets or highways converge at one point, building set-back lines, special rounding or cut-off of corners, additional right-of-way area and/or a traffic circle may be required to insure safety and facility of traffic movement.

(g) Grades and Curves

The following are established as desirable standards for grades and curves: Grades shall not exceed six per cent on highways, eight per cent on local traffic streets, or fifteen per cent on any street. Curves shall be used at all points of deflection on highways and local traffic streets. Center line radii shall preferably be not less than one thousand feet on highways and one hundred feet on all other streets. In cases in which angles instead of curves are used for local streets, the angles of deflection shall be such that the angle points will fall on curves of the above minimum radii, using chord lengths not greater than one-tenth the radius of the curve in each case. Less radii and greater grades may be used in cases in which sufficient evidence is presented to show that the above requirements are not practicable.

(f) Alleys

1. Alleys at least twenty feet in width shall be provided in the rear of all business lots. In other cases the provision of alleys shall be optional with the subdivider, although alleys are ordinarily not to be regarded as desirable in one-family residence districts. In all cases in which alleys are provided they shall be at least twenty feet in width.

3. Where two alleys intersect, there shall be provided corner cut-offs at least fifteen feet wide, measured along the cut-off line.

2. Where two alleys intersect, there shall be provided corner cut-offs at least fifteen feet wide, measured along the cut-off line.

3. In all cases in which alleys are not provided, easements of a width adequate for such storm drains, sanitary sewers and public utilities as are required for the proper service of the lots in the subdivision, and easements for such future alleys as may reasonably be required, shall be provided along the rears of lots and/or elsewhere if necessary, and shall be provided with access to streets.

(g) Blocks

1. Blocks shall not exceed one thousand feet in length, unless topographical or other physical conditions require a variation from this provision. Whenever possible, the longer dimension of a block adjacent to a main highway shall be parallel to the same in order to reduce the number of intersections.

2. The widths of blocks shall ordinarily be sufficient to allow for two tiers of lots with alleys or easements as required by these regulations.

3. Pedestrian ways ten feet in width shall be provided across unusually long blocks when required by public convenience.

(h) Lots

1. Except as hereinafter provided, lots shall each have an area of not less than five thousand square feet and an average width of not less than fifty feet, this standard being established as the minimum size for lots. However, subdividers are urged to recognize the desirability of a minimum size for each residence lot of not less than six thousand square feet in area and not less than sixty feet in average width. In any case a lot should be regarded as a building site, and there should be provided adequate open space about all dwellings.

2. In any district specified by the Master Plan of the County or any section thereof as requiring minimum residence lot areas and widths other than the foregoing, the minimum areas and widths of residence lots shall be such as are specified for such district by the Master Plan or the section thereof which is involved. In any case approval of lot areas of less than five thousand square feet and average widths of less than fifty feet may be subject to the fulfillment of such conditions as will accomplish the purposes of this ordinance.

3. Lots in districts which are zoned by ordinance for business uses shall have such frontages and areas as will be suitable for the type of business uses for which the lots are proposed to be sold or for which they may reasonably be expected to be used.

4. All lots shall have frontage on a street or other right of way.
5. In case a lot as proposed to be sold is divided by a city boundary line, the portion of such lot on each side of such line shall be shown as a separate lot on the map, but the lot as proposed to be sold shall be considered as one lot under the provisions of this section.

6. The side lines of lots shall run at right angles to straight streets or radial to curved streets, so far as practicable.

7. Ordinarily no key lots shall be permitted in residential areas unless such lots adjoin business lots, with a twenty-foot alley between. In each such case additional width shall be provided for the corner business lot, with a suitable building line along the street side thereof.

8. Lots having double frontage and with depth of less than two hundred feet will not be approved, except where necessitated by topographic or other physical conditions and where protected by suitable restrictions.

9. All lots shall be suitable for the purposes for which they are intended to be sold or for which they may reasonably be expected to be used.

(i) Drainage

1. The design of the subdivision shall be such that all parts of the subdivision will be adequately drained at all seasons of the year under the system of improvements required or provided in the subdivision.

2. In the event that the subdivision is traversed by any water course or channel, either living or dry, the subdivider must dedicate a right of way for storm drainage purposes conforming substantially with the lines of such natural water course or channel, or provide by dedication further and sufficient easements or construction, or both to dispose of all surface storm waters. Rights of way for streets, highways or parkways may be required in connection with such dedication or easements and vice-versa.

(j) Railroads and Grade Crossings.

If the question of railway crossings is involved, the plan of the subdivision will be considered in its relation to the probability of grade separation or other treatment, and may be required to conform to specified conditions in anticipation of such treatment to protect the public safety.

(k) Master Plan

1. In all respects, the subdivision will be considered in relation to the Master Plan of the County or preliminary plans made in anticipation thereof.

2. In a subdivision which may reasonably be expected to be re-subdivided at some future time, the location of lot lines and other details of design shall be such that re-subdivision may readily take place without violating the requirements of this ordinance and without interfering with the orderly extension of adjacent streets and highways.

SECTION 15. EXCEPTIONS

The Planning Commission may recommend that the Board of Supervisors authorize conditional exceptions to any of the requirements and regulations set forth in Section 14 or in Section 16 of this ordinance. Application for any such exception shall be made by a verified petition of the subdivider, stating fully the grounds of the petition and the facts relied upon by the petitioner. Such petition shall be filed with the tentative map of the subdivision and if necessary for adequate consideration shall grant additional time for action on the tentative map. In order for the land referred to in the petition to come within the provisions of this section, it shall be necessary that the Planning Commission shall find the following facts with respect thereto:

1. That there are special circumstances or conditions affecting said land;

2. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

3. That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which said land is situated.

In recommending any such exception, the Planning Commission shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of the regulation to which the exception is granted, as to light, air, and the public health, safety, convenience and general welfare.
In recommending the authorization of any exception under the provisions of this section, the Planning Commission shall report to the Board of Supervisors its findings with respect thereto and all facts found in connection therewith, and shall specifically and fully set forth the exception recommended and the conditions designated.

Upon receipt of such report the Board of Supervisors may, by resolution, authorize the Planning Commission to approve the tentative map with the exceptions and conditions recommended.

In all cases in which such exceptions are authorized, the Planning Commission shall require such evidence as it deems to be necessary that the conditions required in connection with such exceptions will be complied with.

SECTION 16. ADDITIONAL SUGGESTIONS BY THE PLANNING COMMISSION

In the case of every large subdivision, the Planning Commission shall suggest to the subdivider the advisability of providing suitable areas for the parks, and school and other building sites that will be required for the use of the population which is intended to occupy the subdivision under the plan of proposed land uses therein.

SECTION 17. VALIDITY

If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, sub-section, sentence, clause and phrase thereof, irrespective of the fact that any one or more other sections, sub-sections, clauses or phrases be declared invalid or unconstitutional.

SECTION 18. REFERENCE

This ordinance may be referred to as the "Solano County Subdivision Ordinance."

SECTION 19. ENACTMENT

This ordinance shall be published once in the MORNING TIMES HERALD newspaper of general circulation in the County of Solano, not less than fifteen (15) days from and after the date of its passage and adoption, and shall take effect thirty (30) days from and after its passage.

The foregoing ordinance was regularly introduced, passed and adopted by the Board of Supervisors of the County of Solano, at a regular meeting of said Board held on the 4th day of October 1937, by the following vote:

AYES: Supervisors Brown, DeNee, Foley, Schmeiser and Danielson.

NOES: None

ABSENT: None.

__________________________________________
J. E. Danielson
Chairman of the Board of Supervisors of the County of Solano,
State of California.

ATTEND:

G. G. Helliday
County Clerk and ex officio Clerk of said Board of Supervisors.