

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report MU-25-04

Application No. MU-25-04 Project Planner: Stevie Villatoro, Associate Planner		Meeting of June 5, 2025	
Applicant Curtis Ballentine 4465 Lillys Lane Vacaville CA 95688		Property Owner Curtis Ballentine 4465 Lillys Lane Vacaville CA 95688	
Action Requested Consideration of Minor Use Permit MU-25-04 by Curtis Ballentine to construct a 3,600 square foot residential accessory structure located at 4465 Lillys Lane, 0.1 miles north of the City of Vacaville in the Rural Residential (RR-5) zoning district, APN 0105210290.			
Property Information			
Size: 5.06		Location: 4465 Lillys Lane	
APNs: 0105-210-290			
Zoning: Rural Residential 5-acre minimum (RR-5)		Land Use: Residential accessory building greater than 2,500 square feet in size	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Private well and septic for dwelling		Access: Lillys Lane	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential 5-acre (RR-5)	Residential
South	Rural Residential	Exclusive Agricultural 20-acre (A-20)	Residential
East	Rural Residential	Exclusive Agricultural 20-acre (A-20)	Residential
West	Rural Residential	Rural Residential 5-acre (RR-5)	Residential
Environmental Analysis The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, Class 3 – New Construction or Conversion of Small Structures, Subsection (e), which includes accessory structures such as garages, carports, patios, swimming pools, and fences. Additional details are provided in the Environmental Analysis (CEQA) section below.			
Motion to Approve Staff recommends that the Zoning Administrator ADOPT the attached resolution based on the required findings and APPROVE Minor Use Permit MU-25-04, subject to the recommended conditions of approval.			

DISCUSSION

Setting

The subject property is located approximately 0.1 miles north of the City of Vacaville and consists of one parcel (APN 0105-210-290) encompassing 5.06 acres. It falls within the jurisdiction of the Board of Forestry and Fire Protection, where specific development standards apply. The property is developed with a primary residence and a detached garage, both constructed in 1978, according to County Assessors records, along with an existing 192 square-foot shed. Access is provided via a driveway from Lillys Lane, a private road.

Surrounding Land Use

Surrounding properties are generally similar in size and developed with residential uses, except for parcels directly to the east, which are less than one acre in size.

PROJECT DESCRIPTION

Proposed Use

The proposed project includes construction of a new 3,600 square foot accessory structure. Existing and proposed structures are shown on the site plan, Exhibit B. The proposed residential accessory structure will be used by the property owner for storage of personal recreational vehicles and farming equipment. Electrical may be added during the building permit phase; however, no plumbing is being proposed.

LAND USE CONSISTENCY

General Plan

The project is designated Rural Residential under the Solano County General Plan Land Use Diagram (Figure LU-1) and is zoned Rural Residential 5-acre minimum (RR-5). The zoning designation is consistent with the land use policies outlined in the 2008 General Plan. Within the RR-5 zoning district, residential accessory structures exceeding 2500 square feet are permitted, provided they comply with all applicable development standards and are approved through the appropriate permitting process, as detailed below.

Zoning

General Standards: The proposed use will comply with all applicable standards outlined in §28.72.10 of the Solano County Code, provided it operates in accordance with the recommended conditions of approval.

Specific Standards: The subject parcel is zoned RR-5, where Accessory Residential Buildings exceeding 2,500 square feet are permitted with the approval of a Minor Use Permit, pursuant to §28.72.30(B)(1) of the Solano County Code.

Fire Protection

The subject parcel is located within the Board of Forestry and Fire Protection's State Responsibility Area (SRA). Properties located within the SRA are subject to the SRA Developmental standards, which requires new structures to be a minimum of 30 feet away from all property lines. The project meets this requirement, as the proposed residential accessory building is more than 100 feet from all property lines.

As proposed and conditioned, this project will comply with all applicable zoning standards as described above.



Figure 1: Vicinity Map and Project Location

ENVIRONMENTAL ANALYSIS (CEQA)

The project is exempt from the California Environmental Quality Act under CEQA Guidelines Sections 15303 (Class 3), New Construction or Conversion of Small Structures.

- Consistent with the Class 3 exemption, the project includes one new structure that will be used to store the owner's personal vehicles and farming equipment. The proposed structure is consistent with the maximum size allowable on the legal parcel. Section 15303(e) includes as

examples of this exemption accessory (appurtenant) structures including, but not limited to, garages, carports, patios, swimming pools, and fences. The proposed structure is a small accessory structure, consistent with the examples listed above, and is appurtenant to the residential use of the property.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Exhibit D) was published at least 15 days before the scheduled hearing in the Vacaville Reporter and the Daily Republic. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Minor Use Permit No. MU-25-04, subject to the recommended conditions of approval.

Attachments:

- A. Draft Resolution
- B. Site Plan
- C. Metal Building Plans
- D. Public Notice