

**DEPARTMENT OF RESOURCE MANAGEMENT**

**TERRY SCHMIDTBAUER**  
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Planning Services Division

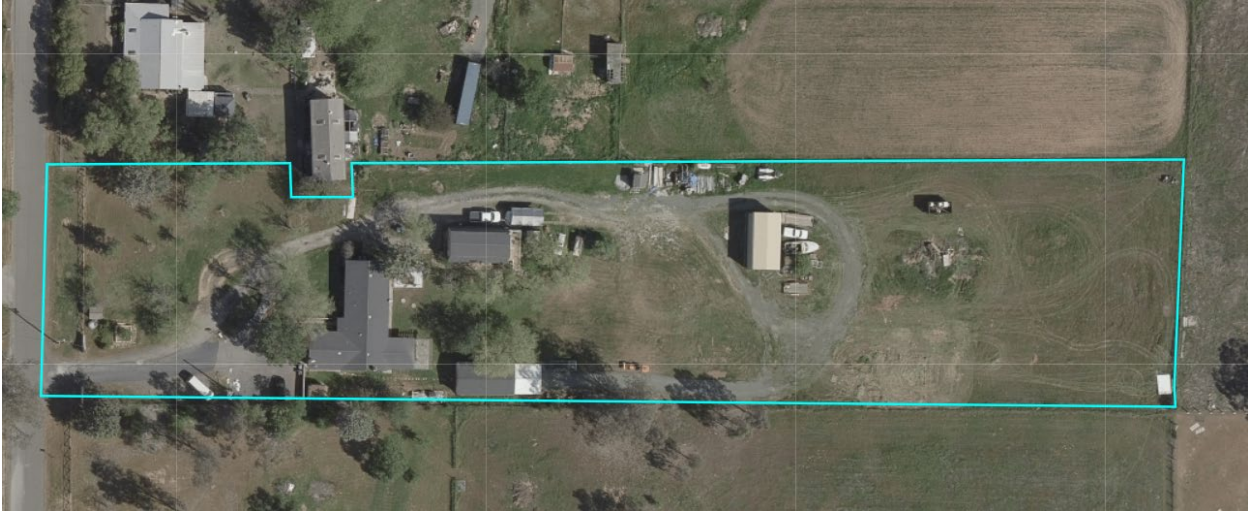
**Solano County Zoning Administrator**

**Staff Report  
MU-22-01**

<b>Application No.</b> MU-22-01 (Price) <b>Project Planner:</b> Nedzlene Ferrario, Principal Planner		<b>Meeting of June 2, 2022 Agenda Item No. 1</b>	
<b>Applicant/Owner:</b> David Price 918 Merchant Street Vacaville, CA 95688			
<b>Action Requested</b> Consideration of Minor Land Use Permit application MU-22-01 to construct a 5,000 square foot residential accessory structure for the storage of vehicles and farm equipment in the Rural Residential 2.5-acre zoning district			
<b>Property Information</b>			
<b>Size:</b> 2.37 ac. (total)		<b>Location:</b> 7428 Paddon Road	
<b>APN:</b> 0106-180-170 & 180-200		<b>SRA Designation:</b> N/A	
<b>Zoning:</b> Rural Residential 2.5 acre minimum (RR 2.5)		<b>Land Use:</b> Residential accessory structure over 2,500 square feet	
<b>General Plan:</b> Rural Residential		<b>Ag. Contract:</b> N/A	
<b>Utilities:</b> Private well and on-site septic system		<b>Access:</b> Paddon Road	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>South</b>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>East</b>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>West</b>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>Environmental Analysis</b> The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures.			
<b>Motion to Approve</b> The Zoning Administrator does hereby <b>ADOPT</b> the attached resolution and <b>APPROVE</b> Minor Use Permit No. MU-22-01 based on the enumerated findings and subject to the recommended conditions of approval.			

## SETTING/BACKGROUND

The subject property consists of 2.7 acres of land, fronting on Paddon Road in unincorporated Solano County. The surrounding parcels are developed with residential dwellings and accessory structures. The property is developed with a 2,000 square foot single-family home, 1,200 square foot two story granny flat, carport and storage sheds. The property is generally flat and slightly sloping from front to rear. Several mature trees are on the property; however, none are proposed to be removed.



## PROJECT DESCRIPTION

The applicant applied for a Minor Land Use permit to construct a new 5,000 square foot building for the storage of vehicles and farm equipment. A 20-foot x 100-foot overhang attached to the building is proposed and includes 3-4 roll up doors, on a concrete foundation pad. Solar panels may be installed on the roof. A new gravel driveway is proposed to the new structure.

### Development Standards:

Structures such as barns, workshops or storage sheds fall under accessory structure regulations in the Zoning Code. Within the Rural Residential 2.5-acre zoning district, regulations for accessory structures are dependent upon the building and property size. For properties less than four (4) acres, a single accessory structure 2,500 square feet in size or multiple accessory structures totaling more than 2,500 square feet, require Minor Use Permit approval prior to building permit approval or construction. Dwelling or living space do not count towards this standard.

There are several existing accessory structures on the property such as storage sheds and a carport which total approximately 1,200 square feet. Approval of the request would add an additional 5,000 square feet of accessory structures, totaling 6,200 square feet on the property. The property is of ample size to accommodate the additional accessory structures and avoid off-site run-off. A minor grading permit may be required to evaluate surface run-off and contain drainage on-site prior to issuance of the building permits.

Accessory structures are subject to the Rural Residential accessory structure development standards, Table 28-31(C) of the Zoning Code.

	<b>Required</b>	<b>Proposed</b>
<b>Front</b>	60 feet	More than 60 feet
<b>Side</b>	10 feet	40 feet
<b>Rear</b>	10 feet	180 feet
<b>Between dwelling</b>	10 feet	

The proposed structure complies with the minimum setbacks required by the zoning district. However, several existing structures do not appear to meet the above requirements and may have been constructed without building permits. The project is conditioned to secure *after the fact* building permits within 60-days of Minor Use Permit approval or prior to issuance of the building permit of the proposed structure.

#### **DEVELOPMENT REVIEW COMMITTEE:**

The project was evaluated by Environmental Health, Public Works and Building & Safety Division. Environmental Health staff suggested that the reserve septic system leachfield should be located to the rear of the proposed building. Building and Safety Division recommended standard conditions of approval. Public Works Division did not submit comments at the time of writing; however, standard conditions of approval apply.

#### **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures. The proposed project size and location of the structure would not create significant environmental effects relative to drainage, aesthetics, biological or cultural resources. The implementation of standard County conditions of approval would prevent the project from creating significant effects to the environment.

#### **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Minor Use Permit No. MU-22-01, subject to the recommended conditions of approval.

#### **MINOR USE PERMIT MANDATORY FINDINGS**

- 1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Rural Residential 2.5-acre minimum (RR 2.5) zoning district.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is accessed by Paddon Road; and provided with water by a private well and septic systems. Additional improvements are not required for the proposed structure.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such**

**proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed residential accessory structure use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3 New Construction or Conversion of Small Structures.

**CONDITIONS OF APPROVAL**

**General**

1. The Site Plan shall be revised to show the location and size of the existing and proposed structures such as the single family residence, accessory dwelling, detached garage if any, solar panels, storage buildings, carports, well, septic system and leachfield areas including the reserve and proposed driveway and accessory structure. The revised Site Plan shall be submitted to the Planning Services Division within 60 days or prior to the issuance of a building permit whichever occurs first.
2. The use of the proposed 5,000 square foot structure is limited to storage of farm equipment and vehicles used by the occupants of the primary dwelling. Any expanded uses including any commercial use will require a Minor Revision to this permit.
3. Secure building permit approvals for the existing accessory dwelling and structures within 60 days of the approval of this permit.
4. Construction of any additional accessory structures not described by the following will require a Minor Revision to this permit.
  - a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not require a use permit and shall not be counted as part of the aggregate total for accessory structures.
  - b) Any structure 120 square feet in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory structures.

<b>General - Action Required:</b>	<b>When:</b>	<b>Date Completed:</b>	<b>Verified by:</b>
Submit final site plans.	Within 60 days or prior to the issuance of a building permit.		
Obtain Building Permits for the existing as-built Accessory Dwelling Unit and accessory structures.	Submit Building Permit applications within 60 days of Minor Use permit issuance.		

### Building and Safety Division

5. While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the Use Permit, but (4) sets of plans will be required to be submitted to reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of a construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.
  
6. The Building and any site improvements shall be designed using the 2019 California Building Standards Codes including the mandatory measures found in the new 2019 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures.
  
7. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2019 California Building Code, or the most current edition of the code enforced at the time of building permit application. **“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”**
  
8. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 California Building Code. **“Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.”** Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”
  
9. The fire district will reassess the site for fire life and safety requirements at the time of Building Permit review.

Building & Safety Division- Action Required:	When:	Date Completed:	Verified by:
Obtain Building Permits for any proposed new structures or modifications to existing structures.	Within one year of permit issuance, and prior to starting construction for the specific project.		

**Exercise of Permit**

10. The Minor Use permit shall not be considered exercised until all “Action Required” items above have been completed and verified. If the permit has not been exercised within one year after the date of approval, the use permit shall expire and thereafter be null and void without further action by the Zoning Administrator or Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such extension may be granted.

**Permit Term**

11. As provided for in Section 28.106.N of the County Code, the Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

<b>Permit Term- Action Required:</b>	<b>When:</b>	<b>Date Completed:</b>	<b>Verified by:</b>
Submit completed renewal application	Prior to June 2, 2027 or when requested in writing by Solano County		

**Attachments:**

[A – Location Map](#)

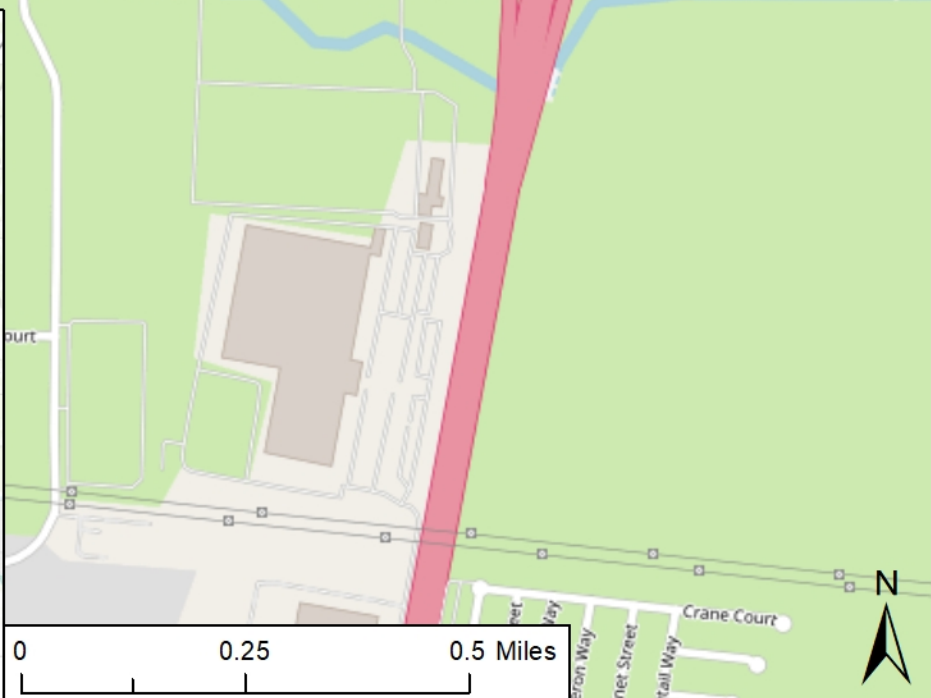
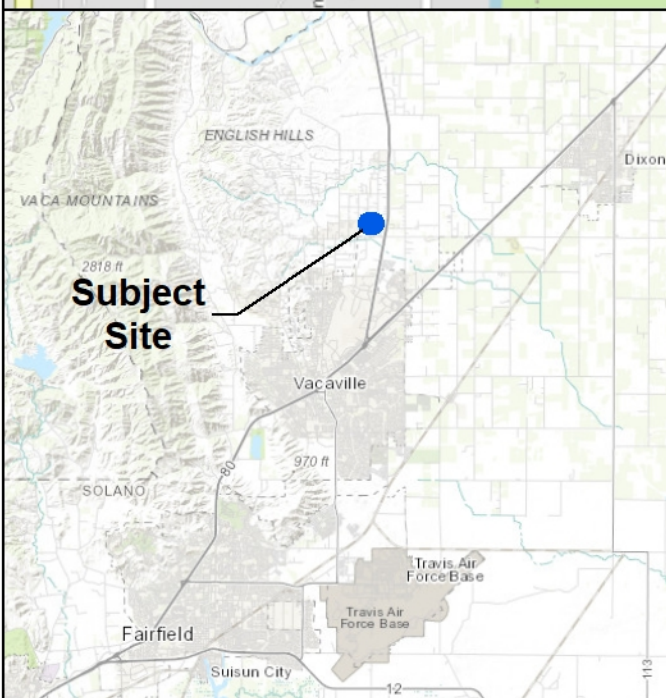
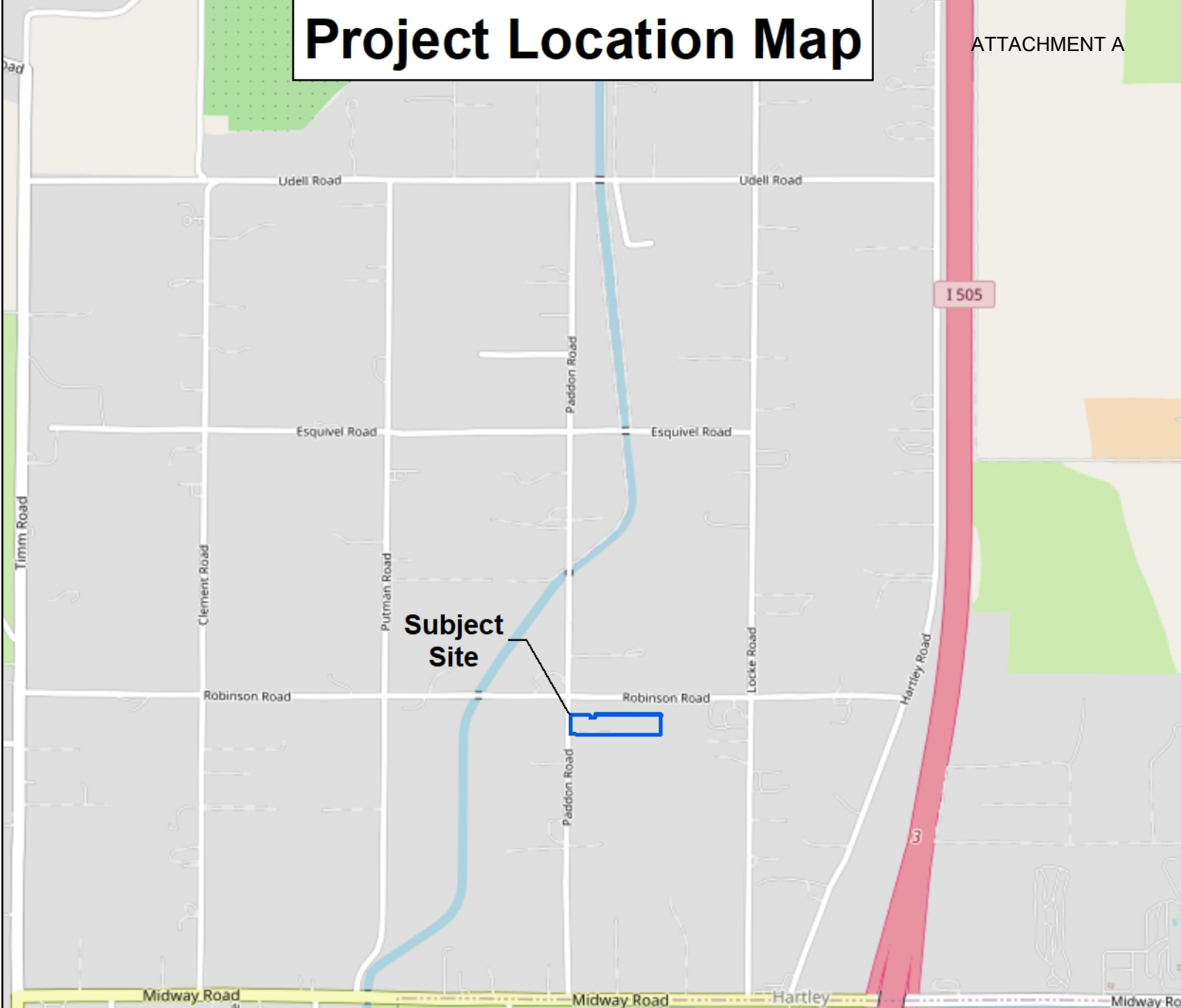
[B – Draft Resolution](#)

[C– Site Plan & Building Plans](#)

[D – Assessor’s Parcel Map](#)



# Project Location Map



**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. xx-xx**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use permit application MU-22-01 (**Price**) to construct a new 5,000 square foot residential accessory structure used for storage of vehicles and farm equipment located at 7428 Paddon Road, within unincorporated Vacaville in the Rural Residential (RR-5) zoning district, APN 0106-180-170 & 200;

**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 June 2, 2022, and;

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Rural Residential 2.5-acre minimum (RR 2.5) zoning district.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is accessed by Paddon Road; and provided with water by a private well and septic systems. Additional improvements are not required for the proposed structure.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed residential accessory structure use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. **The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3 New Construction or Conversion of Small Structures.**

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Permit application MU-21-02 subject to the following recommended conditions of approval:



**General**

1. The Site Plan shall be revised to show the location and size of the existing and proposed structures such as the single family residence, accessory dwelling, detached garage if any, solar panels, storage buildings, carports, well, septic system and leachfield areas including the reserve and proposed driveway and accessory building. The revised Site Plan shall be submitted to the Planning Services Division within 60 days or prior to the issuance of a building permit whichever occurs first.
2. The use of the proposed 5,000 square foot structure is limited to storage of farm equipment and vehicles used by the occupants of the primary dwelling. Any expanded uses including any commercial use will require a Minor Revision to this permit.
3. Secure building permit approvals for the existing accessory dwelling and structures within 60 days of the approval of this permit.
4. Construction of any additional accessory structures not described by the following will require a Minor Revision to this permit.
  - a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not require a use permit and shall not be counted as part of the aggregate total for accessory buildings.
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**Building and Safety Division**

5. While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the Use Permit, but (4) sets of plans will be required to be submitted to reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of a construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.

6. The Building and any site improvements shall be designed using the 2019 California Building Standards Codes including the mandatory measures found in the new 2019 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures.
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8. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 California Building Code. **“Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.”** Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”
9. The fire district will reassess the site for fire life and safety requirements at the time of Building Permit review.

Building & Safety Division- Action Required:	When:	Date Completed:	Verified by:
Obtain Building Permits for any proposed new structures or modifications to existing structures.	Within one year of permit issuance, and prior to starting construction for the specific project.		

**Exercise of Permit**

10. The Minor Use permit shall not be considered exercised until all “Action Required” items above have been completed and verified. If the permit has not been exercised within one year after the date of approval, the use permit shall expire and thereafter be null and void without further action by the Zoning Administrator or Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such extension may be granted.

**Permit Term**

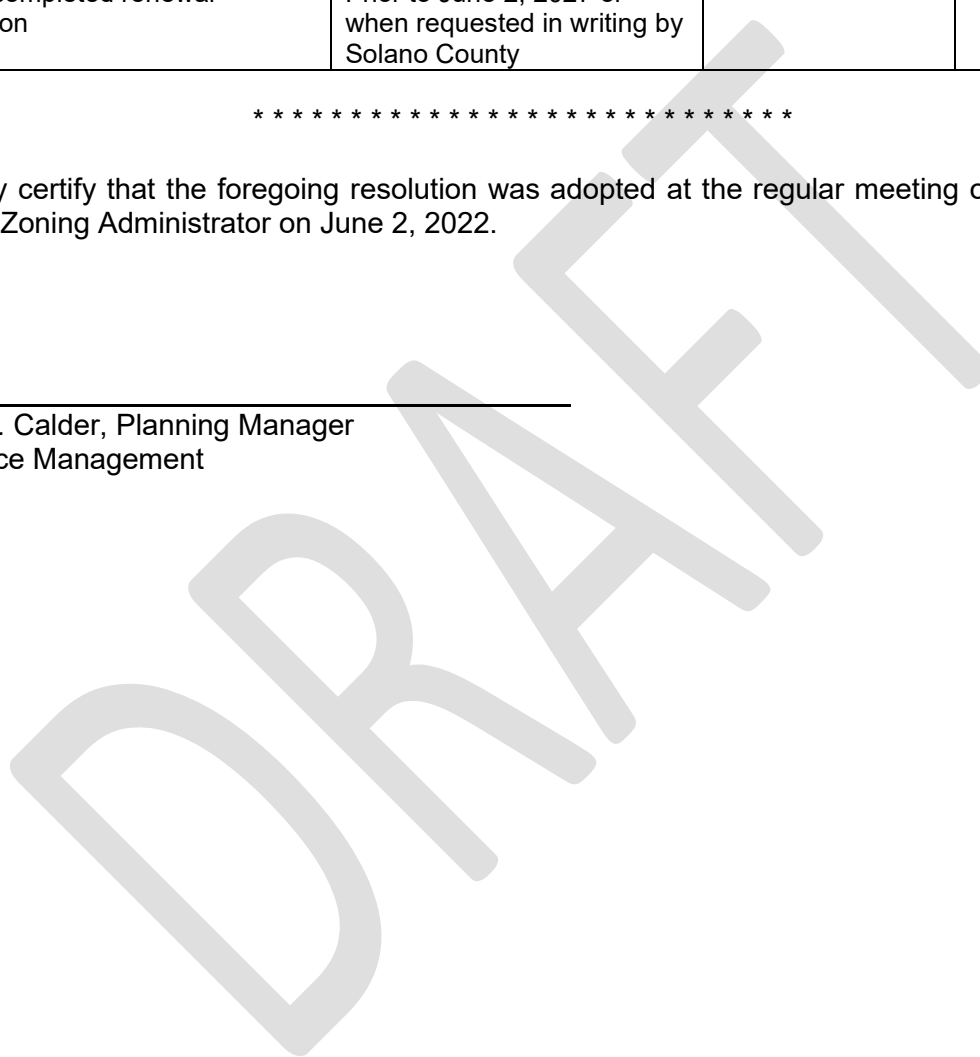
11. As provided for in Section 28.106.N of the County Code, the Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

<b>Permit Term- Action Required:</b>	<b>When:</b>	<b>Date Completed:</b>	<b>Verified by:</b>
Submit completed renewal application	Prior to June 2, 2027 or when requested in writing by Solano County		

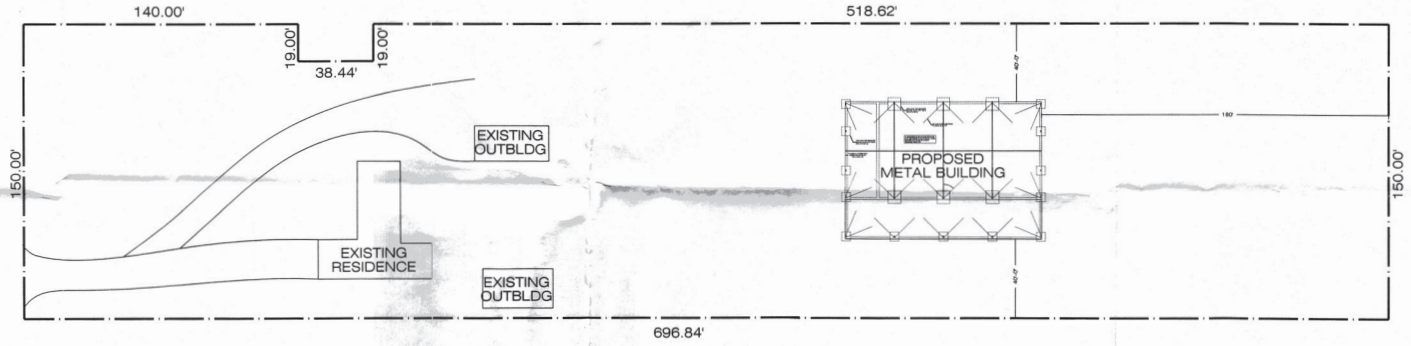
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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 2, 2022.

\_\_\_\_\_  
Allan M. Calder, Planning Manager  
Resource Management



PADDON ROAD



Valerie Ehrke Design  
 306 5th Street  
 P.O. Box 1444  
 Arbutle, CA 95912  
 (530) 681-1218

David Price  
 7428 Paddon Road  
 Vacaville, CA

DATE	DESCRIPTION	DATE	DESCRIPTION

DRAWN BY: VEE  
 DATE: 9-2-21  
 PROJECT NO.  
 SCALE: 1" = 30' - 0"

△  
 SHEET NO.  
**A-2**

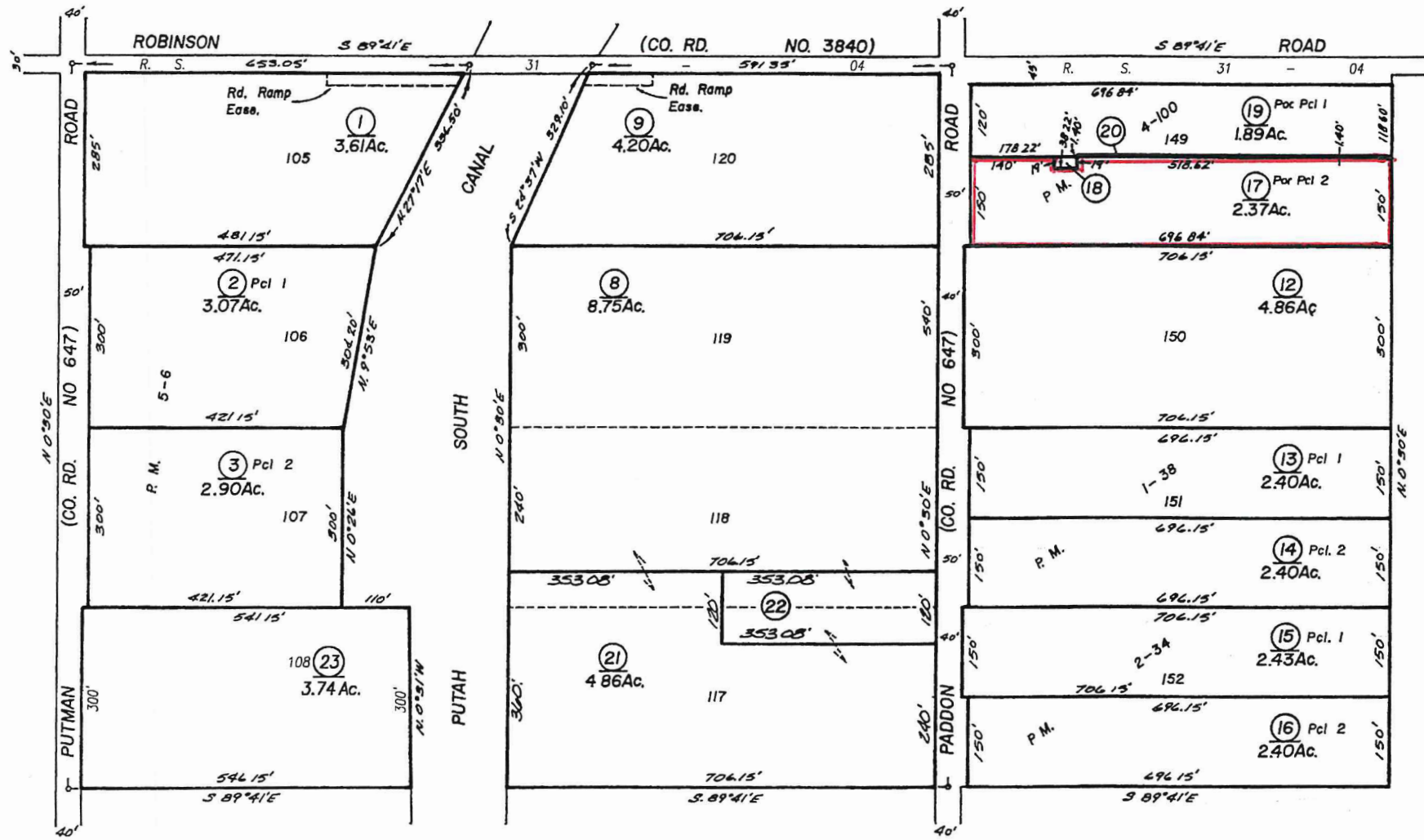
**NOTES:**  
 1.10 APN. 0106-180-170  
 1.11

**DRAWING INDEX**  
 A-1 COVER SHEET  
 A-2 FOUNDATION PLAN  
 S-1 GENERAL NOTES/TYPICAL DETAILS

POR LOT 38, RANCHO LOS PUTOS  
 POR. SEC. 27, T.7 N., R.1 W., M.D.B. & M. EXT.

Tax Area Code  
 91042  
 ATTACHMENT D

14



17

20

Locke-Paddon Colony No.9 , R.M. Bk.5 Pg.03

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
R.S. 31-04	6-21-13	Cr
180-23 (Cr)	9-12-97	DJ
180-21&22	1-31-89	FG

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 1  
 County of Solano

14-15