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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

Solano County Zoning Administrator

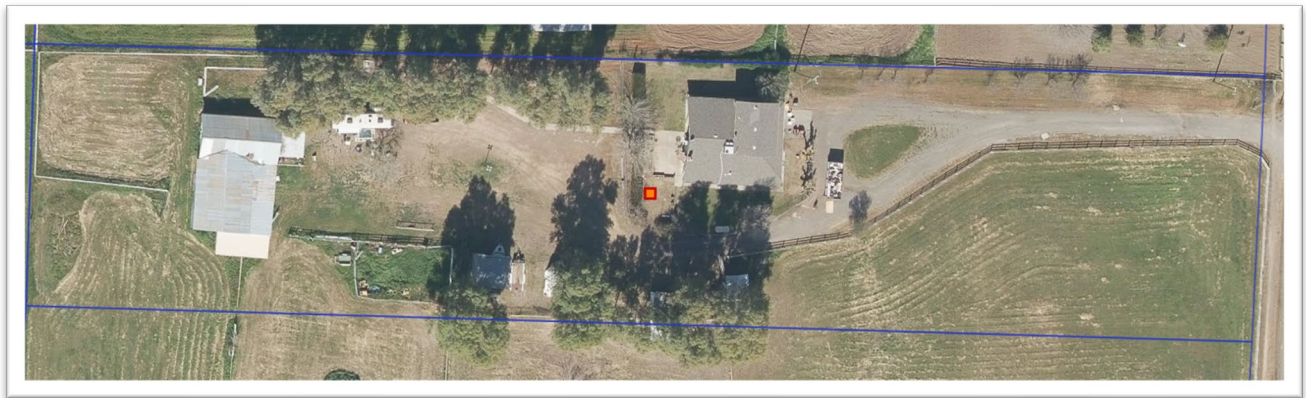
**Staff Report
MU-23-04**

Application No. MU-23-04 Project Planner: Jeffrey Lum, Senior Planner		Meeting of December 21, 2023 Agenda Item No. 2	
Applicant CAG Investments Inc. DBA Global HVAC & Construction Amanda Gardiner 2010 A Harbison Dr. #311 Vacaville, CA 95687		Property Owner Ronald White 7533 Paddon Road Vacaville, CA 95688	
Action Requested Consideration of Minor Land Use Permit application MU-23-04 to construct an 8,000 square foot accessory structure located at 7533 Paddon Road, approximately one mile north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0106-120-080.			
Property Information			
Size: 2.4 acres		Location: 7533 Paddon Road	
APN: 0106-120-080		SRA Designation: LRA	
Zoning: Rural Residential (RR-2.5)		Land Use: Residential	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: Private well and on-site septic system		Access: Paddon Rd	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential (RR-2.5)	Residential
South	Rural Residential	Rural Residential (RR-2.5)	Residential
East	Rural Residential	Rural Residential (RR-2.5)	Residential
West	Rural Residential	Rural Residential (RR-5)	Residential
Environmental Analysis The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Use Permit No. MU-23-04 based on the enumerated findings and subject to the recommended conditions of approval contained in Attachment A.			

BACKGROUND

An online building permit submission (B2023-0473) was received by the Planning Division on May 25, 2023, to construct an 8,000 sq. ft. accessory structure. Planning staff determined that the proposed development would require a Minor Use Permit as the structure was greater than the allowed 2,500 sq. ft. per Section 28.72.10(A) and (B)(1) of the Solano County Code. A Minor Use Permit application was received July 13, 2023.

The existing development consists of a primary dwelling and an agricultural structure scheduled to be demolished. The subject property consists of 2.4 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 generally flat and slightly sloping from front to rear. The nearest residence in the vicinity is located more than approximately 200 feet away from the proposed development site.



PROJECT DESCRIPTION

The applicant has applied for a minor use permit to construct an 8,000 sq. ft. accessory structure for the storage of personal property. This includes storage for items such as a personal trailer, tractor, and mowers. The structure will be approximately 80 feet wide, and 100 feet long. The proposed structure will have three 12 ft. x 17 ft. metal roll-up doors.

DEVELOPMENT STANDARDS

Structures such as workshops or storage sheds fall under accessory buildings regulations in the Zoning Code. Within the Rural Residential 2.5-acre zoning district, on parcels less than four acres in size, a single accessory building 2,500 sq. ft. in size or multiple accessory buildings totaling more than 2,500 sq. ft., require approval of a minor use permit prior to building permit approval or construction. Dwellings or living spaces do not count towards this standard.

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

Setbacks:	Required	Proposed
Front	60 feet	600 feet
Side (North)	10 feet	10 feet
Side (South)	10 feet	40 feet
Rear	10 feet	10 feet
Between structures	10 feet	Beyond 10 feet

The proposed structure complies with the minimum setbacks required by the zoning district.

LAND USE CONSISTENCY

The parcel is designated Rural Residential by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Rural Residential (RR-2.5) zoning district is consistent with this designation. The applicant has stated that the use of the proposed accessory structure will be limited to the storage of personal property. No commercial or business related activity or storage will occur within the proposed structure.

The subject site is zoned Rural Residential (RR-2.5). Within this district, accessory buildings over 2,500 sq. ft. are conditionally allowed subject to Section 28.72.10(A) and (B)(1) of the Solano County Code. These general requirements address setbacks, utilities, and use of the structure. The structure will be set back approximately 600 feet from the front property line, 10 feet from the northern side property line, 40 feet from the southern side property line, and 10 feet from the rear property line.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The proposed development would be an accessory to the use of a residence as it will be for storage of personal properties and agricultural equipment. The implementation of standard County conditions of approval would prevent the project from creating significant effects on the environment.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-23-04, subject to the recommended conditions of approval contained in Attachment A.

Attachments:

- A – Draft Resolution
- B – Proposed Site Plan
- C – Assessors Map

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

WHEREAS, the Solano County Zoning Administrator has considered Minor Use permit application MU-23-04 (White) to construct a new 8,000 square foot residential accessory structure used for storage of agricultural related equipment located at 7533 Paddon Road, within unincorporated Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0106-120-080; and

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 December 21, 2023; 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 Use Permit application MU-23-04 subject to the following recommended conditions of approval:

General

1. The residential accessory structure shall be established in accord with the application materials and development plans as submitted with MU-23-04 filed July 13, 2023, and as approved by the Solano County Zoning Administrator, and the plans submitted for Building Permit B2023-0473.
2. The use of the proposed 8,000 square foot structure is limited to the storage of personal properties and agricultural equipment. No commercial activities or storage of commercial goods shall be permitted within the structure at any time.
3. Prior to the issuance of the building permit for the proposed 8,000 SF accessory structure, the applicant is required to secure building permit approvals for the demolition of the existing accessory structures on the property. This process must be initiated within 60 days from the approval of this minor use permit.

Action Required	When	Date Completed	Verified by
File building permit application for the demolition of the existing accessory structure on the property.	Prior to construction		

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.
 - 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 buildings.

Building and Safety Division

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.

5. 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.
6. 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.”**

Action Required	When	Date Completed	Verified by
File building permit application	Prior to construction		

7. 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.”
8. The fire district will reassess the site for fire life and safety requirements at the time of Building Permit review.

Public Works

9. Applicant shall apply for, secure, and abide by the conditions of a grading permit for the construction of any improvements required by this Use Permit. The permittee shall apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does not require a grading Permit.

Public Works- Action Required:	When:	Date Completed:	Verified By:
Obtain Grading Permit	Prior to issuance of a building permit		

10. Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.

Public Works- Action Required:	When:	Date Completed:	Verified By:
Applicant shall apply for encroachment permit	Prior to issuance of a building permit		

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.

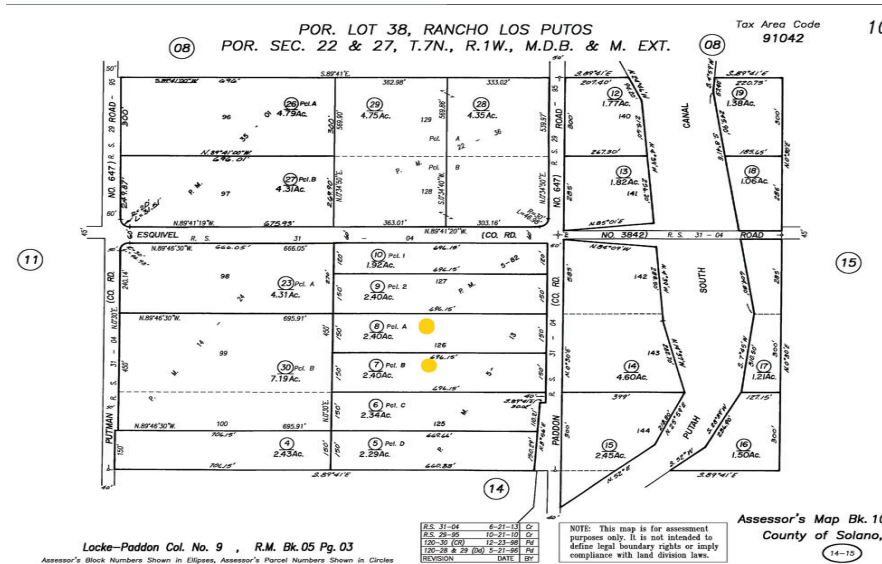
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on December 21, 2023.

TERRY SCHMIDTBAUER, ZONING ADMINISTRATOR
 RESOURCE MANAGEMENT

Allan Calder, Planning Services Manager
 Department of Resource Management

DIRECTORY OF PAGES	
E-1	PROJECT SUMMARY
E-2	SITE PLAN
E-3	SINGLE-LINE DIAGRAM
APPENDIX	ARRAY WIRING BOX DATASHEET
	DISCONNECT DATASHEETS
	SUBPANEL DATASHEET

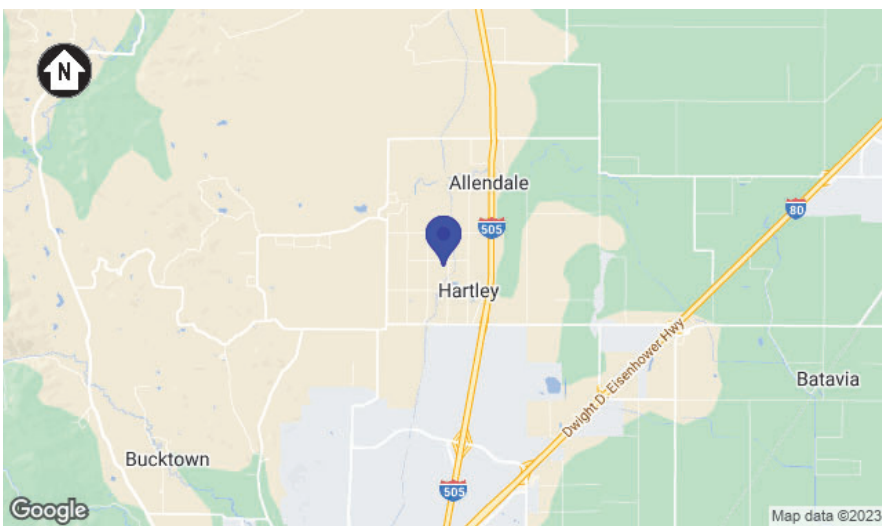
PROJECT DETAILS	
PROPERTY OWNER	RON WHITE
PROPERTY ADDRESS	7533 PADDON RD, VACAVILLE, CA 95688
APN	0106120080
ZONING	RESIDENTIAL
USE AND OCCUPANCY CLASSIFICATION	UTILITY AND MISCELLANEOUS GROUP (GROUP U)
AHJ	COUNTY OF SOLANO
UTILITY COMPANY	PACIFIC GAS & ELECTRIC CO
ELECTRICAL CODE	2022 CEC
FIRE CODE	2022 CFC
OTHER BUILDING CODES	2022 CA BUILDING CODE 2022 CA RES. BUILDING CODE 2022 CA PLUMBING CODE 2022 CA MECHANICAL CODE 2022 CA FUEL GAS CODE 2022 CA ENERGY CODE



SCOPE OF WORK

CONSTRUCTION OF PRE FABRICATED ACCESSORY BUILDING AND FOUNDATION. NO PLUMBING TRENCH FROM MAIN PANEL AT EXISTING HOME TO PROPOSED PRE FABRICATED SHOP. INSTALL 200 AMP SUB PANEL, CONDUIT AND WIRE. CUSTOMER NOT INSTALLING SOLAR.


1 PARCEL
PV-1 SCALE: NTS



2 LOCALE
PV-1 SCALE: NTS

INTERCONNECTION DETAILS	
POINT OF INTERCONNECTION	NEW LOAD-SIDE AC CONNECTION PER CEC 705.12(B)(3)(2) AT NEW SUBPANEL
UTILITY SERVICE	120/240V 1Φ
ELECTRICAL PANEL	SUBPANEL W/ BOTTOM-FED 200A BUSBAR 200A MCB

SITE DESIGN PARAMETERS	
ASHRAE EXTREME LOW	-3°C (26°F)
ASHRAE 2% HIGH	39°C (102°F)
CLIMATE DATA SOURCE	NUT TREE AIRPORT
WIND (ASCE 7-16)	93 MPH, EXPOSURE CATEGORY B, RISK CATEGORY II



GLOBAL
HVAC & Construction

762256 (GEN-B)
2010A HARBISON DR #311
VACAVILLE, CA 95687
(707) 886-8932

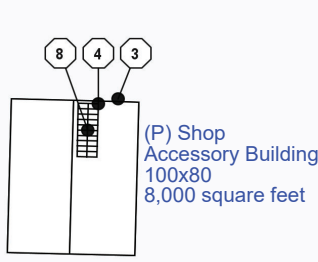
ACCESSORY BUILDING

7533 PADDON RD
VACAVILLE, CA 95688
APN: 0106120080

PROJECT SUMMARY
DOC ID: BF8FB2-1
DATE: 5/9/23
CREATOR: A.G.
REVIEWER: A.G.
REVISIONS
E-1



Existing Well Property Lines
 Setbacks Existing Septic Tank Existing Leach Lines



GENERAL NOTES	
1	EQUIPMENT LIKELY TO BE WORKED UPON WHILE ENERGIZED SHALL BE INSTALLED IN LOCATIONS THAT SATISFY MIN. WORKING CLEARANCES PER CEC 110.26.
2	24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED TO ALL PACIFIC GAS & ELECTRIC CO EQUIPMENT.
3	CONTRACTOR SHALL USE ONLY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE INTENDED USE.
4	CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL EQUIPMENT, CABLES, ADDITIONAL CONDUITS, RACEWAYS, AND OTHER ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL.
5	ALL EXPOSED PV ROOFTOP CONDUCTORS NOT UNDER THE ARRAY SHALL BE PROTECTED BY A RACEWAY WITH A LISTED JUNCTION BOX AT BOTH ENDS AND COMPLY WITH CEC 690.31(A).
6	ALL EMT CONDUIT FITTINGS SHALL BE LISTED AS WEATHERPROOF FITTINGS AND INSTALLED TO ENSURE A RAIN-TIGHT FIT, PER CEC 358.42.

- ① NA, CUSTOMER NO LONGER INSTALLING SOLAR
- ② (E) MAIN SERVICE PANEL (MSP), OUTDOOR
- ③ (N) SUBPANEL (SP), OUTDOOR
- ④ NA, CUSTOMER NO LONGER INSTALLING SOLAR
- ⑤ (N) AC DISCONNECT (SW1), OUTDOOR
- ⑥ NA, CUSTOMER NO LONGER INSTALLING SOLAR
- ⑦ (E) UTILITY METER, OUTDOOR
- ⑧ NA, CUSTOMER NO LONGER INSTALLING SOLAR
- ⑨ (E) PROPANE TANK CONNECTION



762256 (GEN-B)
2010A HARBISON DR #311
VACAVILLE, CA 95687
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ACCESSORY BUILDING

7533 PADDON RD
VACAVILLE, CA 95688
APN: 0106120080

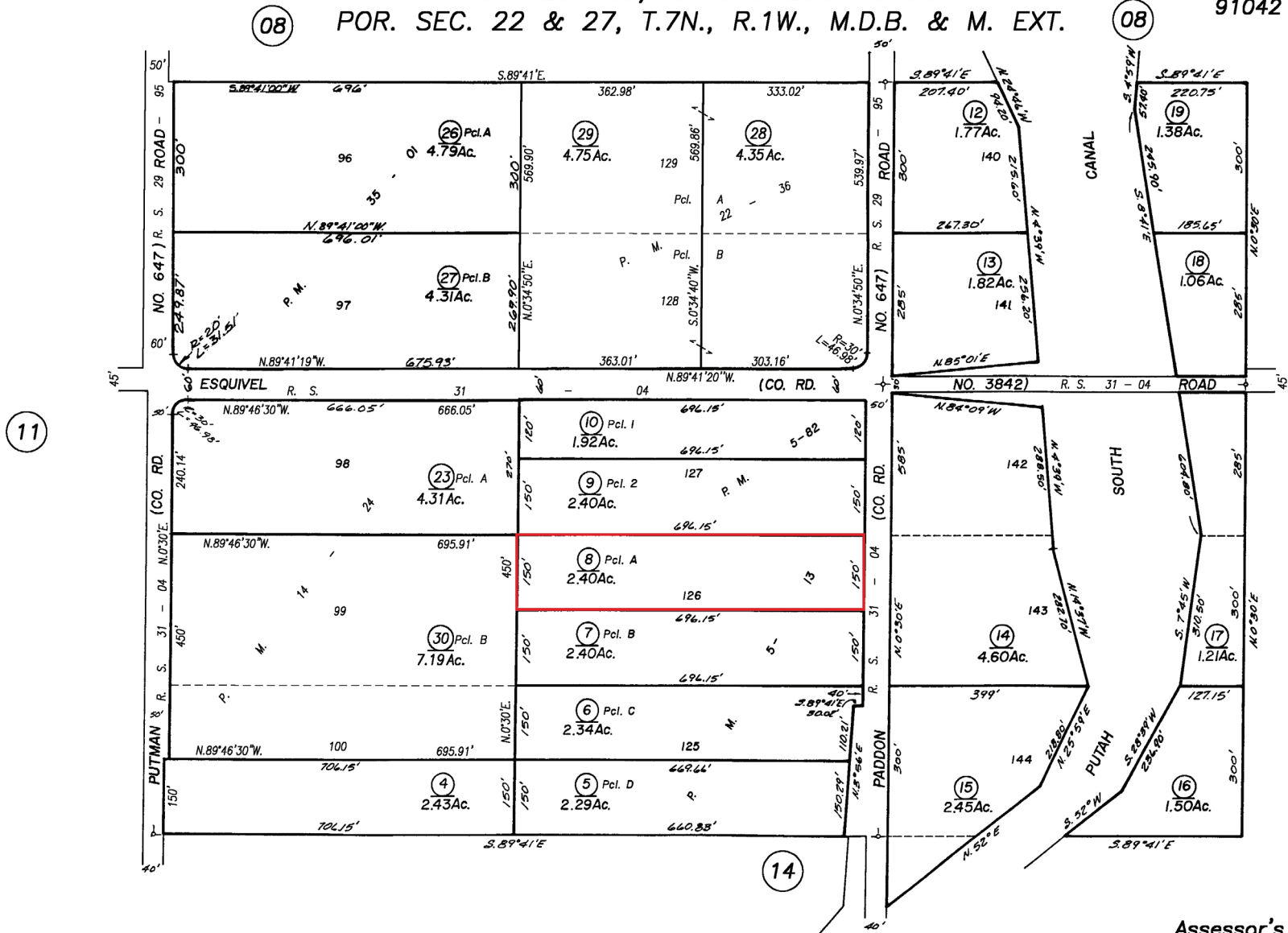
SITE PLAN	
DOC ID: BF8FB2-1	
DATE: 5/9/23	
CREATOR: A.G.	
REVIEWER: A.G.	
REVISIONS	

1 SITE PLAN
PV-2 SCALE: 1" = 80'

POR. LOT 38, RANCHO LOS PUTOS
 POR. SEC. 22 & 27, T.7N., R.1W., M.D.B. & M. EXT.

Tax Area Code
 91042

106-12



Locke-Paddon Col. No. 9 , R.M. Bk.05 Pg.03

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

R.S. 31-04	6-21-13	Cr
R.S. 29-95	10-21-10	Cr
120-30 (CR)	12-23-98	Pd
120-28 & 29 (Dd)	5-21-96	Pd
REVISION	DATE	BY

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.106 Pg. 12
 County of Solano, Calif.

14-15