

**DEPARTMENT OF RESOURCE MANAGEMENT**

**JAMES BEZEK**  
Director

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Planning Services Division

**Solano County Zoning Administrator  
Staff Report  
MU-24-01**

<b>Application No.</b> MU-24-01 <b>Project Planner:</b> Travis Kroger, Associate Planner		<b>Meeting of February 20, 2025</b>	
<b>Applicant</b> Javier & Erica Carlos 4393 Solano Road Fairfield, CA 94534		<b>Property Owner</b> Same as applicant	
<b>Action Requested:</b> Consideration of Minor Use Permit application MU-24-01 to permit ten unpermitted residential accessory structures including a gazebo, three (3) shipping containers and seven (7) wooden buildings for storage and keeping of horses in excess of 2,500 square feet in aggregate on a 2.4-acre parcel, located in the Rural Residential 2.5-acre minimum (RR-2.5) zoning district at 4393 Solano Road, APN 0038-160-180.			
<b>Property Information:</b>			
<b>Size:</b> 2.4 acres (total):		<b>Site Address:</b> 4393 Solano Road	
<b>Assessor's Parcel Number (APN):</b> 0038-160-180		<b>SRA Designation:</b> N/A, in Local Responsibility Area.	
<b>Zoning:</b> Rural Residential 2.5-acre minimum (RR-2.5)		<b>Land Use:</b> Accessory buildings, in aggregate greater than 2,500 square feet in size combined on a lot 4 acres or less.	
<b>General Plan:</b> Rural Residential		<b>Ag. Contract:</b> N/A	
<b>Utilities:</b> Private well/septic system for dwelling		<b>Access:</b> Solano 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 2.5-acre min (RR-2.5)	Residential
<b>South</b>	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
<b>East</b>	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
<b>West</b>	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
<b>Environmental Analysis:</b> The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15303 Class 3 - New Construction or Conversion of Small Structures subsection (e) which includes construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.  See the <b>Environmental Analysis (CEQA)</b> section below for further details.			
<b>Staff Recommendation</b>  Staff recommends that the Zoning Administrator <b>ADOPT</b> the attached resolution with respect to the enumerated findings and <b>APPROVE</b> Use Permit No. MU-24-01 subject to the recommended conditions of approval.			

## **DISCUSSION**

### *Setting*

The subject property is located approximately 0.25 miles north of the City of Fairfield and 0.25 miles west of the City of Suisun City in the Tolenas area and consists of one (1) APN (0038-160-180) which is 2.4 acres in size. The property is developed with a primary dwelling, 40'x60' metal building (B2003-0805), and multiple unpermitted accessory structures including storage, animal enclosures, shipping containers and a gazebo which will be permitted or removed per the conditions of this Minor Use Permit. Access is via existing driveways from Solano Road to the residence and the other existing structures.

### *Surrounding Land Use*

Adjacent parcels are similar in size and primarily used for residential purposes.

## **PROJECT DESCRIPTION**

### *Proposed Use*

The proposed project includes permitting or removing all existing unpermitted accessory structures on the parcel. Existing structures are shown on the Site Plan (Attachment B) and include the following:

- a) Three (3) shipping containers placed on the property between 1993 and 2003, which will be permitted as residential accessory structures for storage use.
- b) A covered patio/gazebo structure at the rear of the primary dwelling placed on the property in 2011, which will be permitted for use as a residential accessory structure.
- c) An existing 40'x60' storage building is the only accessory structure currently permitted. No changes to this structure are proposed or required.
- d) An existing horse stable and feed storage/farmyard was constructed in 2020-22 without permits. This structure will be permitted as a private stable and storage.
- e) Two (2) adjacent structures will be demolished as shown on the site plan.
- f) An existing garage/storage building constructed 2018-2020 will be permitted as a residential accessory/storage structure.
- g) Horse stables and a feed storage building constructed at the rear (south side) of the property starting in 2009 with additions completed in 2020. This structure will be permitted as a residential accessory structure and private stable.

All structures will be for private use only, and no other development or changes in use are proposed. No more than five (5) horses will be kept on the property and will be limited to horses belonging to the owner or occupant kept for non-commercial purposes.

## **LAND USE CONSISTENCY**

### *General Plan*

The project site is designated Rural Residential by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Rural Residential 2.5-acre minimum (RR-2.5). The existing zoning is consistent with the 2008 General Plan, and the proposed Accessory buildings, in aggregate greater than 2,500 square feet in size combined on a lot 4 acres or less land use is allowed in the RR-2.5 zoning district subject to the applicable regulations and permitting requirements detailed below.

## Zoning

**General Standards:** The proposed land use will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

**Specific Standards:** The subject parcel is zoned RR-2.5, where accessory buildings in aggregate greater than 2,500 square feet in size combined on a lot 4 acres or less are allowed with approval of a Minor Use Permit subject to Section 28.72.30(B)(1) of the Solano County Code.

Table 28.31C requires a setback of 10' from side and rear property lines for most accessory structures, and 20' for private stables. The existing structures are very close to the north and west property lines and may not meet the required setbacks without modification. For any structures not used for the keeping of animals, the permittee has the option of either removing or modifying the structure as necessary to comply with the required 10' setback or request a waiver per Section 28.72.30 (B)(1)(c) to reduce the setback to no less than 5'. All structures used for the keeping of animals must meet the 20' setback requirement, and must be relocated, modified, or removed if that is not possible. A site inspection and discussion with the property owner/applicant has determined that such modifications can be completed without significant changes to the existing structures.

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 a limited number of new small structures, and the conversion of existing small structures where only minor modifications are made. The number of structures proposed is consistent with the maximum 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. All proposed structures as part of the proposed project are small accessory structures, like those listed above, which are 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 (Attachment C) was published at least 15 days before the scheduled hearing in the Fairfield 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** Use Permit No. MU-24-01, subject to the recommended conditions of approval.

### **Attachments:**

- A. Draft Resolution
- B. Site Plan
- C. Public Notice

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 25-XX**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use Permit application MU-24-01 to permit ten unpermitted structures including a gazebo, three (3) shipping containers and seven (7) wooden buildings for storage and keeping of horses in excess of 2,500 square feet in aggregate on a 2.4-acre parcel, located in the Rural Residential 2.5-acre minimum (RR-2.5) zoning district at 4393 Solano Road, APN 0038-160-180; 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 February 20, 2025; and

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

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

The project site is designated Rural Residential by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. The existing zoning designation of RR-2.5 and lot size of 2.4 acres are consistent with the existing General Plan designation. The proposed use is conditionally permitted within the 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 via Solano Road, a public road and is developed with a residential well and private sewage disposal system. As proposed and conditioned, the existing and proposed facilities and development are adequate for the existing and proposed structures and land use.

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.**

With the proposed conditions, this project 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 the following:**

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 a limited number of new small structures, and the conversion of existing small structures where only minor modifications are made. The number of structures proposed is consistent with the maximum 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. All proposed structures as part of the proposed project are small accessory structures, like those listed above, which are 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.

**BE IT THEREFORE RESOLVED** that the Zoning Administrator has approved Minor Use Permit application MU-24-01 subject to the following recommended conditions of approval:

**ADMINISTRATIVE**

1. **Land Use.** The proposed land uses shall be established and operated in accordance with the application materials and development plans submitted for Minor Use Permit MU-24-01, revised September 7, 2024, and as approved by the Solano County Zoning Administrator. Approval of this permit would authorize the submittal of Building Permit or Demolition Permit applications for the as-built unpermitted accessory structures to be permitted or removed as proposed on the subject parcel.
2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(l) of the County Code, no additional land uses or activities including new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review or a determination by the Director of Resource Management that the proposed modification is in substantial compliance with the existing approval.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers, and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify, and hold harmless the County of Solano, its officers, and employees, from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
4. **Permits Required.** The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.
5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.
6. **Exercise of Permit.** The permit shall be deemed exercised once all **required** action items below have been completed and verified by County staff. If the permit is not exercised within one year of the date of issuance, the permittee may request that a one (1) - time extension of one (1) year to exercise the permit be granted by the Zoning Administrator, otherwise the permit will be deemed null and void with no further action.

7. **Permit Term.** This Use Permit is subject to renewal every five (5) years pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to February 20, 2030, and the use remains in compliance with these Conditions of Approval.

<b>Action Needed - Administrative</b>				
<b>COA #</b>	<b>Required to exercise Y/N</b>	<b>Action</b>	<b>When</b>	<b>Verified</b>
7 above	N	Submit renewal application	Every 5 years	

**OPERATIONAL CONTROLS**

8. **Hazard or Nuisance.** The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts, which constitute a hazard or nuisance to residents, visitors, or property in the surrounding areas.
9. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
10. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, as needed to prevent airborne dust.
11. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
12. **Lighting and Glare.** All light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.
13. **Setback Requirements.** Accessory structures not used for the keeping of animals must meet the required 10’ setback. Structures used for the keeping of animals must meet the required 20’ setback. Any structures which do not meet these requirements must either be modified to meet them or removed with approval of a Building Permit or Demolition Permit.

<b>Action Needed -Operational Controls</b>				
<b>COA #</b>	<b>Required to exercise Y/N</b>	<b>Action</b>	<b>When</b>	<b>Verified</b>
13 above	N	Comply with setback requirements per condition	Per condition	

**BUILDING AND SAFETY DIVISION**

14. **Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2022 California Building Code: “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit.”

15. **Certificate of Occupancy.** No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.
16. **Building Permit Plans.** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules, regulations, laws, and ordinances of local, State, and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:
- a. Occupancy Classification
  - b. Type of Construction
  - c. Seismic Zone
  - d. Location on Property
  - e. Height of all buildings and structures
  - f. Number of stories
  - g. Occupant Load
  - h. Allowable Floor Area
17. **Plans and Specifications.** Shall meet the requirements as per section 105 of the current 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." Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules, and regulations, as determined by the building official."
18. Complete calculations signed & stamped by a CA registered professional engineer or architect demonstrating that the structure will be brought into compliance with the 2022 California Building Code
19. For each existing unpermitted structure, either application for a demolition permit is required to remove the structure, or application for a Building Permit is required. The plans shall comply with the 2022 California Building Code and the following design criteria:
- **Wind:** Basic Wind Speed 93 MPH, Exposure C.
  - **Seismic:** Seismic Design Category D.
  - **Snow:** Ground Snow Load 0 pounds per square foot
  - **Minimum Foundation Depth:** 12 inches

Action Needed -Building Division				
COA #	Required to exercise Y/N	Action	When	Verified
14 above	Y	Submit Building Permit or Demolition Permit application for all unpermitted structures	By February 20, 2026	



**ENVIRONMENTAL HEALTH DIVISION**

- 20. **Sewage Disposal Requirements.** The designated septic reserve area is not to be developed nor graded and is to be held in reserve for such a time that the existing leach field requires replacement.
- 21. **Future Septic System Replacement.** The permittee is advised that at such a time that the septic leach field should require replacement, an alternative/engineered septic system may be required as the replacement due to the shallow groundwater, seasonal flooding, and high clay content soils known to be present in the area.

**SUISUN FIRE DISTRICT**

Requirements for building within the boundaries of the Suisun Fire Protection District include, but are not limited to, the following:

- 22. Access Roads and Residential Driveways shall be built as required by the Solano County Road Improvement Standards and Land Development Requirements Sec. 1-3.1 – Roadway Standards.
- 23. Any Gates installed on fire access roads shall be 2’ wider than the width of the driveway serving the gate and back a minimum of 30’ from all public right of ways.
- 24. All gated entrances shall be provided with an approved Fire District lock for emergency access. Locking gates must be provided with a Fire Department Knox Box lock or Key Switch for electric gates. Ordering forms must be obtained from the Fire District.
- 25. Buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. Height of the numbers shall be a minimum of 4” tall on a contrasting background with a min. stroke width of ½”. The letters shall be Arabic numerals or alphabet letters.
- 24. Vehicle access shall be provided within 150 feet of buildings in the back of the property.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 20, 2025.

JAMES BEZEK, DIRECTOR  
RESOURCE MANAGEMENT

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Allan M. Calder, Planning Manager  
Department of Resource Management

**CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK**

**GENERAL NOTES**

- 1) ALL WORK SHALL BE DONE IN COMPLETE COMPLIANCE WITH THE CITY OF FAIRFIELD, CALIFORNIA REGULATION AND SPECIFICATIONS.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH CHAPTERS 15 AND 23 THE CALIFORNIA BUILDING CODE (CBC) 2010 EDITION AND ALL OTHER APPLICABLE CHAPTERS RELATIVE TO THE PERFORMANCE OF THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS
- 3) WORK IN EXISTING BUILDING MAY UNCOVER CONDITIONS THAT COULD NOT BE REASONABLY KNOWN BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL REPORT TO THE ENGINEER ANY CONDITION UNCOVERED WHICH COULD ADVERSELY AFFECT COMPLETION OF THE WORK
- 4) THE CONTRACTOR SHALL CHECK AND VERIFY THESE PLANS FOR CONFORMANCE WITH THE SITE CONDITIONS AND WITH THE INTENT OF THE WORK. IF ANY DISCREPANCIES ARE UNCOVERED THEY SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK, SO THAT PROPER ADJUSTMENTS CAN BE MADE
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING OF ALL FRAMING UNTIL THE PROJECT HAS BEEN COMPLETED
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND OTHER RELATED ITEMS ON THIS JOB
- 7) IT IS THE CONTRACTOR'S RESPONSIBLE TO COMPLY WITH ALL THE PERTINENT CAL/OSHA SAFETY REQUIREMENTS
- 8) ALL MANUFACTURED AND PREFABRICATED ITEMS SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER AND PREFABRICATOR RECOMMENDATION
- 9) WHEN RAINING OR EXPECTED TO RAIN HAY BALS OR WADDLES SHALL BE PLACE IN SUCH A MANNER SO AS NOT TO ALLOW DEBRIS TO LEAVE SITE
- 10) PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST PASSAGE OF RODENTS (4.504.1)
- 11) COVER DUCTS OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS DURING CONSTRUCTION (4.504.1)
- 12) MIN 2% GRADE AWAY FROM BUILDING
- 13) ANY SIDEWALK THAT IS IN DISREPAIR SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF OAKLAND STANDARDS (BMC 16.04.010)
- 14) THE EXISTING PARKING PAD TO REMAIN ANY NEW PAD SHALL MEET CURRENT CODE
- 15) THE EXISTING HOUSE DOES NOT HAVE A FIRE SPRINKLER SYSTEM

**LUMBER**

- 1) WOOD FRAMING LUMBER SHALL BE DOUGLAS FIR-LIRCH (NORTH) AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS:  
STUDS, PLATES, JOIST, BLOCKING..... NUMBER 2 OR BETTER  
POST, HEADERS, BEAMS..... NUMBER 1 OR BETTER
- 2) ALL WOOD MEMBER SHALL BE CONNECTED WITH THE FASTENING LISTED IN TABLE 2304.9.1 OF THE CBC UNLESS OTHERWISE SHOWN ON THE PLANS. ALL NAILS SHALL BE COMMON WIRE NAILS.
- 3) ALL WOOD FRAMING MEMBERS SHALL HAVE FULL BEARING AT ALL SUPPORTS AND SHALL BEAR ON PLATES BEAMS OR POSTS. BLOCK AT ALL SUPPORTS
- 4) DOUBLE PLATES UNDER PARALLEL WALLS. BLOCK UNDER PERPENDICULAR WALLS. BLOCK AT CENTER OF ALL JOIST
- 5) WOOD PLACED DIRECTLY ON CONCRETE OF WITHIN 18 INCHES OF THE GROUND SHALL BE PRESSURE TREATED.
- 6) ALL SHEATHING (ROOF, FLOOR, WALLS) SHALL BE APA RATED WITH A MINIMUM SPAN RATING OF 4B24. IDENTIFIED WITH THE APA TRADEMARK ROOF AND WALL SHEATHING SHALL BE CLASSIFIED AS EXTERIOR
- 7) INSTALL ROOF, FLOOR AND SHEATHING WITH THE LONG DIMENSION OF THE SHEATHING ACROSS SUPPORTS AND WITH THE PANEL CONTINUOUS OVER TWO OR MORE SUPPORTS STAGGER SHEATHING ENDS
- 8) NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED
- 9) PROVIDE IRON WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING DIRECTLY ON WOOD. BOLTS HOLES SHALL BE 1/16" LARGER THAN BOLTS. ALL NUTS SHALL RE-TIGHTENED AT COMPLETION OF JOB
- 10) METAL CONNECTION DEVICES SPECIFIED ARE FROM THE SIMPSON STRONG-TIE COMPANY CATALOG INSTALL PER MANUFACTURER SPECIFICATIONS.
- 11) ANY SIDEWALK IN DISREPAIR SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF OAKLAND STANDARD (BMC 16.04.010)
- 12) DRIVEWAY (e) SHALL BE REPLACED AS NEEDED. IT SHALL BE RECONSTRUCTED TO THE CITY STANDARD #2641

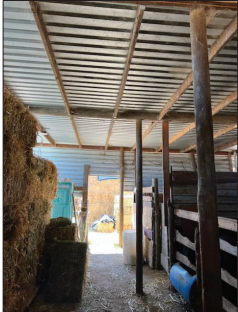
**CONCRETE**

- 1) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS
- 2) FOOTINGS SHALL BE IN FIRM UNDISTURBED NATIVE SOIL CONDITIONS FOUND OTHERWISE SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK
- 3) RESIDENTIAL DRIVEWAYS SHALL BE 6" THICK PORTLAND CEMENT CONCRETE (PCC).

**STEEL REINFORCEMENT**

- 1) STEEL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60
- 2) ALL REINFORCEMENTS SHALL BE CONTINUOUS. LAP ALL SPLICES A MINIMUM OF 36"
- 3) SPLICES IN ADJACENT BARS SHALL BE STAGGERED A MINIMUM OF 5 FEET
- 4) REINFORCEMENT CLEARANCE SHALL BE AS FOLLOWS: 3" FOR CONCRETE POURED AGAINST EARTH 1 1/2" FOR CONCRETE POURED AGAINST FORM OR UNFORMED
- 5) USE SIMPSON EPOXY-TIE ADHESIVE OR APPROVED EQUAL FOR ALL DOWELS

**SCOPE OF WORK**



**SHEET INDEX**

- C1 COVER SHEET
- C2 SITE PLAN/DETAIL

APPLICABLE CODES:  
 2022 CALIFORNIA BUILDING CODE (CBC)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)/2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA FIRE CODE (CFC)  
 2022 OAKLAND MUNICIPAL CODE (SMMC)  
 ZONING RD-2  
 CONSTRUCTION TYPE V-A  
 CONFORM TO ALL CURRENT BUILDING CODE  
 2022 CALIFORNIA BUILDING CODE  
 CALIFORNIA BUILDING CODE  
 CALIFORNIA HISTORIC BUILDING CODE  
 2022 California Green Building Code (CalGreen)

PER THE PLANNED CONSTRUCTION WASTE MANAGEMENT PLAN ALL RECYCLABLE WASTE, MIN 65% IS TO BE DIVERTED TO COMMERCIAL WASTE

**STRUCTURAL ENGINEERING CONSULTANT SEC**

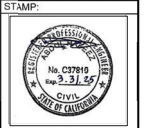
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE & ARE THE PROPERTY OF STRUCTURAL ENGINEERING CONSULTANT (SEC) ALL DESIGN INFORMATION CONTAINED IN THESE DRAWINGS ARE FOR USE ON SPECIFIED PROJECT & SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF STRUCTURAL ENGINEERING CONSULTANT

**OWNER INFO:**

**OWNERS NAME**  
 4393 SOLANO RD  
 FAIRFIELD, CA

**DRAFTSMEN:**  
 CHARLES CLEWIS  
 CCLEWIS@DSLEXTREME.COM

4393 SOLANO RD  
 FAIRFIELD, CA APN 0038160180

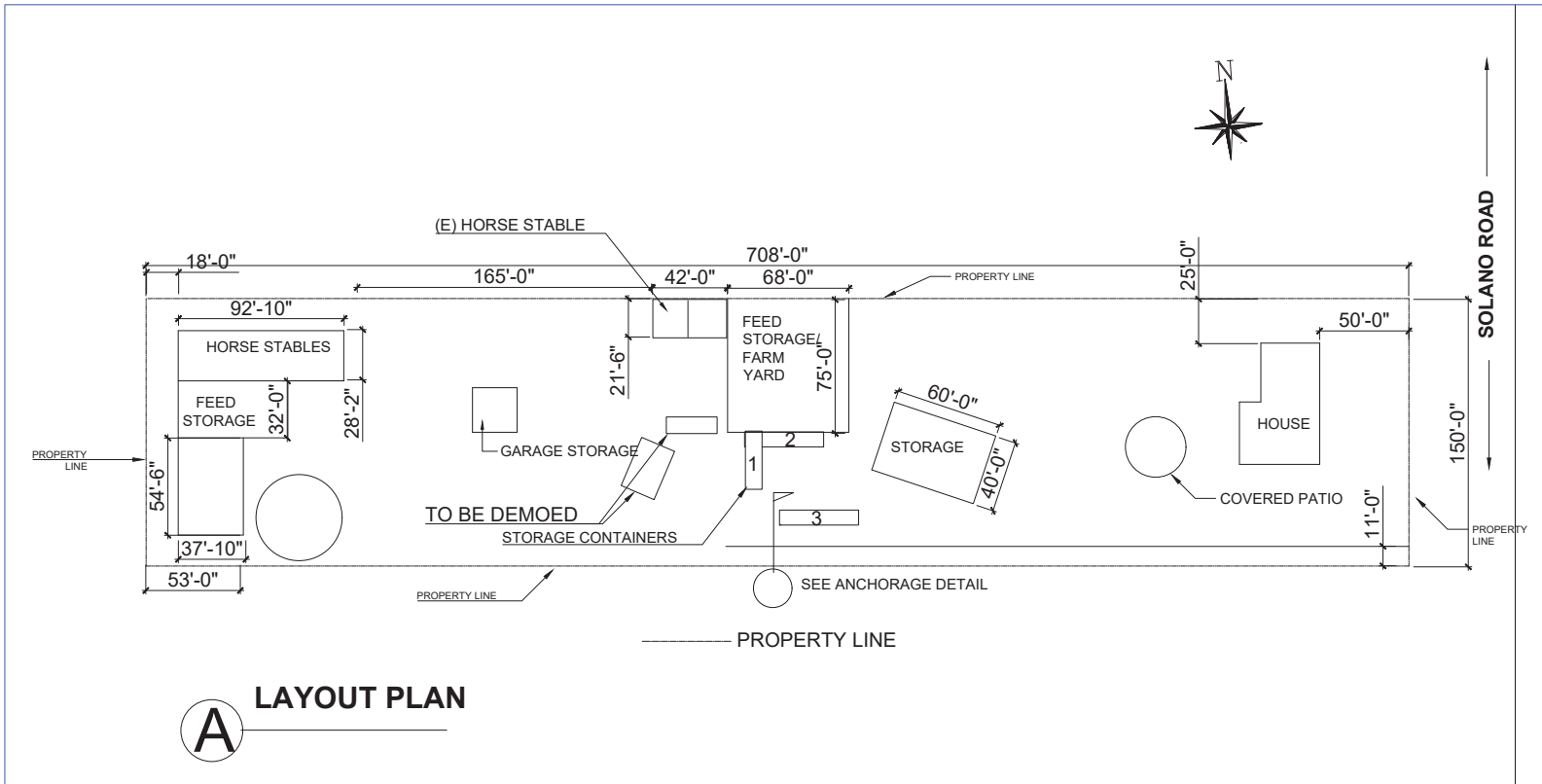


**TITLE:**  
 COVER SHEET

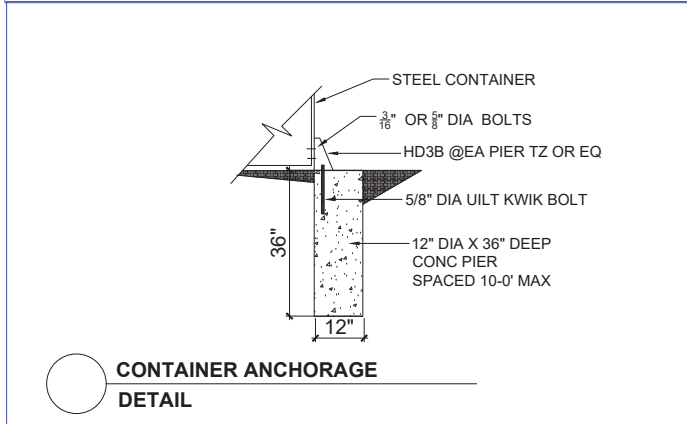
**SHEET:**  
**C1**

AH/SEC LIMITS ITS LIABILITIES TO INFORMATION REPRESENTED THEREIN AND ITS INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS BUILT CONDITIONS.

CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK



**A LAYOUT PLAN**



AH/SEC LIMITS ITS LIABILITIES TO INFORMATION REPRESENTED THEREIN AND ITS INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS BUILT CONDITIONS.

<b>STRUCTURAL ENGINEERING CONSULTANT SEC</b>	
<small>THESE DRAWINGS ARE INSTRUMENTS OF SERVICE &amp; ARE THE PROPERTY OF STRUCTURAL ENGINEERING CONSULTANT (SEC). ALL DESIGN INFORMATION CONTAINED IN THESE DRAWINGS ARE FOR USE ON SPECIFIED PROJECT &amp; SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF STRUCTURAL ENGINEERING CONSULTANT.</small>	
<b>OWNER INFO:</b>	
<b>OWNERS NAME</b> 4393 SOLANO RD FAIRFIELD, CA	
<b>DRAFTSMEN:</b> CHARLES CLEWIS CF0LEW@DOLXTRFEM.COM	
4393 SOLANO RD FAIRFIELD, CA	
<b>STAMP:</b>	
<b>TITLE:</b>	
SITE PLAN	
<b>SHEET:</b>	
<b>C2</b>	

## DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

## NOTICE OF PUBLIC HEARING

### (Zoning Administrator)

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**NOTICE IS HEREBY GIVEN** that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Application No. U-24-01 of Javier & Erica Carlos to permit ten unpermitted residential accessory structures including a gazebo, three (3) shipping containers and seven (7) wooden buildings for storage and keeping of horses in excess of 2,500 square feet in aggregate on a 2.4-acre parcel, located in the Rural Residential 2.5-acre minimum (RR-2.5) zoning district. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The property is located at 4393 Solano Road, APN: 0038-160-180. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, February 20, 2025 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5<sup>th</sup> Floor, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at [www.solanocounty.com](http://www.solanocounty.com) under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

**PUBLIC COMMENTS:**

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Email/Mail: Written comments can be emailed to [Planning@SolanoCounty.com](mailto:Planning@SolanoCounty.com) or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

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Daily Republic – Display Ad in News Section/one time – Wednesday, February 5, 2025