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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 U-15-01**

Application No. U-15-01 Project Planner: Eric Wilberg, Associate Planner		Meeting of May 7, 2015 Agenda Item No. 2	
Applicant Ron and Jennifer Woodruff 3316 Aldridge Road Vacaville, CA 95688		Property Owner Same	
Action Requested Use Permit application to permit a Cottage Industry Type II home-based business for the assembly and internet sales of air purifiers within an 1,800 square foot residential accessory structure.			
Property Information			
Size: 4.8 acres		Location: 3316 Aldridge Road	
APN: 0133-012-130			
Zoning: Rural Residential 'RR 2.5'		Land Use: Residential	
General Plan: Urban Residential		Ag. Contract: n/a	
Utilities: Private well and septic		Access: Aldridge Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential 'RR-5'	Rural Residential
South	City of Vacaville	City of Vacaville	Commercial solar power generation
East	Urban Residential	Rural Residential 'RR-2.5'	Rural Residential
West	Urban Residential	Rural Residential 'RR-2.5'	Rural Residential
Environmental Analysis The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. U-15-01 project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures.			

SITE DESCRIPTION

The subject property is situated along Aldridge Road just north of the Vacaville city limits. The parcel is 4.8 acres in size and is entirely flat. The application indicates that during heavy rains, surface flows towards the north from the west. The parcel is developed with one residence and four residential accessory structures with an aggregate of 3,156 square feet. All structures are located near the southwest corner of the lot.

Similar Rural Residential home-sites are located generally northwest of the site. An approximate 8 acre commercial scale solar power generation facility is located to the south. Industrial warehousing uses are located 450 feet to the east within the city limits of Vacaville. The Putah South Canal flows just east of the project site.

PROJECT DESCRIPTION

The project would establish a Cottage Industry Type II home-based business at 3316 Aldridge Road. The business involves the assembly of air purifiers which are then sold via the internet. Business activities, including light assembly, shelving, and storage would occur within a 30 ft. by 60 ft. (1,800 sq. ft.) portion of a residential accessory structure. The area devoted to the business would be within an addition onto an existing 2400 sq. ft. steel building. The applicant has filed building permit B2014-0866 to construct these improvements.

The resident-occupant of the existing primary residence on-site will operate the Cottage Industry. In addition, the business would employ one part-time worker, totaling approximately 14 hours per week.

All business activities would be conducted entirely within the 1,800 sq. ft. enclosed steel building. The applicant indicates that the operation will not generate any noise or involve the storage or use of any hazardous materials. Retail sales are not proposed on-site. A 4 sq. ft. business identifier sign is proposed on the existing 5 ft. tall gate. The residential nature of the property is expected to remain unchanged by the project.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The Guidelines indicate that land uses which do not involve the use of significant amounts of hazardous substances, and do not exceed 2,500 square feet in floor area qualify for this exemption. The project meets these standards.

LAND USE CONSISTENCY

General Plan and Zoning

The property is designated Urban Residential by the Solano County General Plan and is within the Municipal Service Area of the City of Vacaville. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Rural Residential Zoning District is consistent with this designation.

Pursuant to Section 28.31 of the County Zoning Regulations, a Cottage Industry is a permitted land use within the Rural Residential 'RR-2.5' Zoning District. Sections 28.72.40(A) & (B)(1) provide the general and specific land use regulations for the proposed project. The proposed Cottage Industry is incidental and subordinate to the use of the property for residential purposes. Business activities would be conducted

entirely within an 1,800 sq. ft. portion of a residential accessory structure. As such, the proposal is not anticipated to produce external evidence of its existence nor create any noise, odors, smoke, vibrations, or other nuisances. The project also meets the specific land use standards in that: no more than 3 non-resident employees would work on-site; the total area occupied will not exceed 3,000 sq. ft.; the parcel is greater than 4 acres in size; retail sales are not proposed on-site; sufficient parking is provided on-site to accommodate the one part-time employee; and signage does not exceed 4 sq. ft.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. U-15-01, subject to the recommended conditions of approval.

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.**

The proposed home-based business is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The Cottage Industry Type II is a permitted land use within the Rural Residential Zoning District. The proposal meets or exceeds the general and specific land use regulations pertaining to this use.

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

The project will utilize an existing encroachment off Aldridge Road as well as existing on-site private domestic water well and septic system.

- 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.**

The applicant has indicated that the proposed use will not constitute a nuisance of any kind. The project involves light assembly activities within an enclosed residential accessory structure. Business operations would not generate additional noise on-site, create any objectionable odors, or store any hazardous materials or waste.

ADDITIONAL FINDINGS

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

CONDITIONS OF APPROVAL

1. The Cottage Industry Type II shall be established in accord with the application materials and development plans submitted for Use Permit U-15-01, filed with the Planning Division February 19, 2015, and as approved by the Solano County Zoning Administrator.
2. 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 surrounding properties.
3. Any expansion or change in the use may require a new or modified use permit and further environmental review.
4. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a new use permit or minor revision or amendment to the permit.
5. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
6. The permittee shall obtain a business license from Solano County for the proposed Cottage Industry Type II and maintain compliance with all of its requirements.
7. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
8. The permit shall be in effect for a five (5) year period with provision that a renewal may be granted if said request is received prior to the expiration date of May 7, 2020 and the use shall remain the same and in compliance with the conditions of approval.

Attachments:

- Exhibit A - Draft Resolution
- Exhibit B – Assessor's Parcel Map
- Exhibit C - Site Plan

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Use Permit Application No. U-15-01 of **Ron and Jennifer Woodruff** to establish a Cottage Industry Type II business located at 3316 Aldridge Road involving the assembly and internet sales of air purifiers within a 1,800 square foot residential accessory structure. The property is located north of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0133-012-130, 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 May 7, 2015, 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.**

The proposed home-based business is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The Cottage Industry Type II is a permitted land use within the Rural Residential Zoning District. The proposal meets or exceeds the general and specific land use regulations pertaining to this use.

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

The project will utilize an existing encroachment off Aldridge Road as well as existing on-site private domestic water well and septic system.

- 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.**

The applicant has indicated that the proposed use will not constitute a nuisance of any kind. The project involves light assembly activities within an enclosed residential accessory structure. Business operations would not generate additional noise on-site, create any objectionable odors, or store any hazardous materials or waste.

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

BE IT THEREFORE RESOLVED that the Zoning Administrator has adopted the mandatory and suggested findings and approved Use Permit Application No. U-15-01, subject to the following recommended conditions of approval:

1. The Cottage Industry Type II shall be established in accord with the application materials and development plans submitted for Use Permit U-15-01, filed with the Planning Division February 19, 2015, and as approved by the Solano County Zoning Administrator.
2. 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 surrounding properties.
3. Any expansion or change in the use may require a new or modified use permit and further environmental review.
4. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a new use permit or minor revision or amendment to the permit.
5. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
6. The permittee shall obtain a business license from Solano County for the proposed Cottage Industry Type II and maintain compliance with all of its requirements.
7. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
8. The permit shall be in effect for a five (5) year period with provision that a renewal may be granted if said request is received prior to the expiration date of May 7, 2020 and the use shall remain the same and in compliance with the conditions of approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 7, 2015.

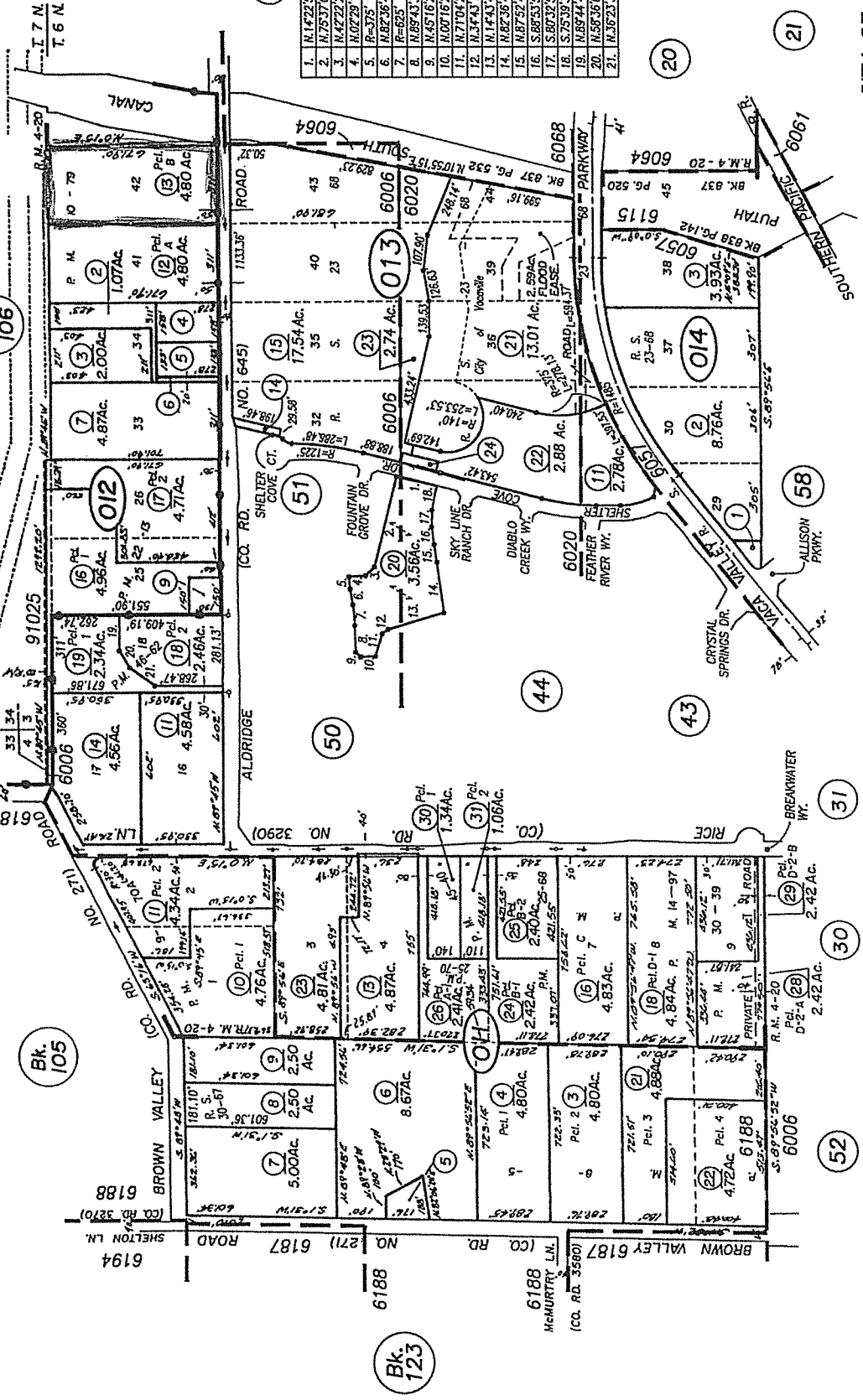
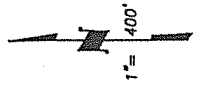
**BILL EMLER, DIRECTOR
RESOURCE MANAGEMENT**

Michael Yankovich
Planning Program Manager

133-01

Tax Area Code
6006, 6020
6057, 6188

POR. LOT 37, RANCHO LOS PUTOS
POR. SEC'S. 3 & 4, T. 6 N., R. 1 W., M.D.B. & M. EXT.



1.	N. 14° 22' 54" E.	173.41'
2.	N. 75° 37' 06" W.	368.72'
3.	N. 42° 22' 26" W.	49.61'
4.	N. 02° 29' 11" W.	64.02'
5.	R. = 375'	L = 49.24'
6.	N. 82° 36' 40" E.	62.80'
7.	R. = 625'	L = 63.60'
8.	N. 89° 43' 31" W.	105.60'
9.	N. 45° 16' 29" E.	26.57'
10.	N. 00° 16' 29" E.	57.94'
11.	N. 71° 04' 25" W.	93.88'
12.	N. 34° 43' 13" W.	28.67'
13.	N. 14° 43' 46" W.	230.94'
14.	N. 82° 36' 40" E.	272.71'
15.	N. 87° 52' 40" E.	56.94'
16.	S. 88° 53' 51" E.	55.60'
17.	S. 89° 32' 56" E.	57.27'
18.	S. 75° 39' 38" E.	68.70'
19.	N. 69° 44' 42" W.	141.64'
20.	N. 58° 35' 00" E.	78.29'
21.	N. 32° 33' 30" E.	123.37'

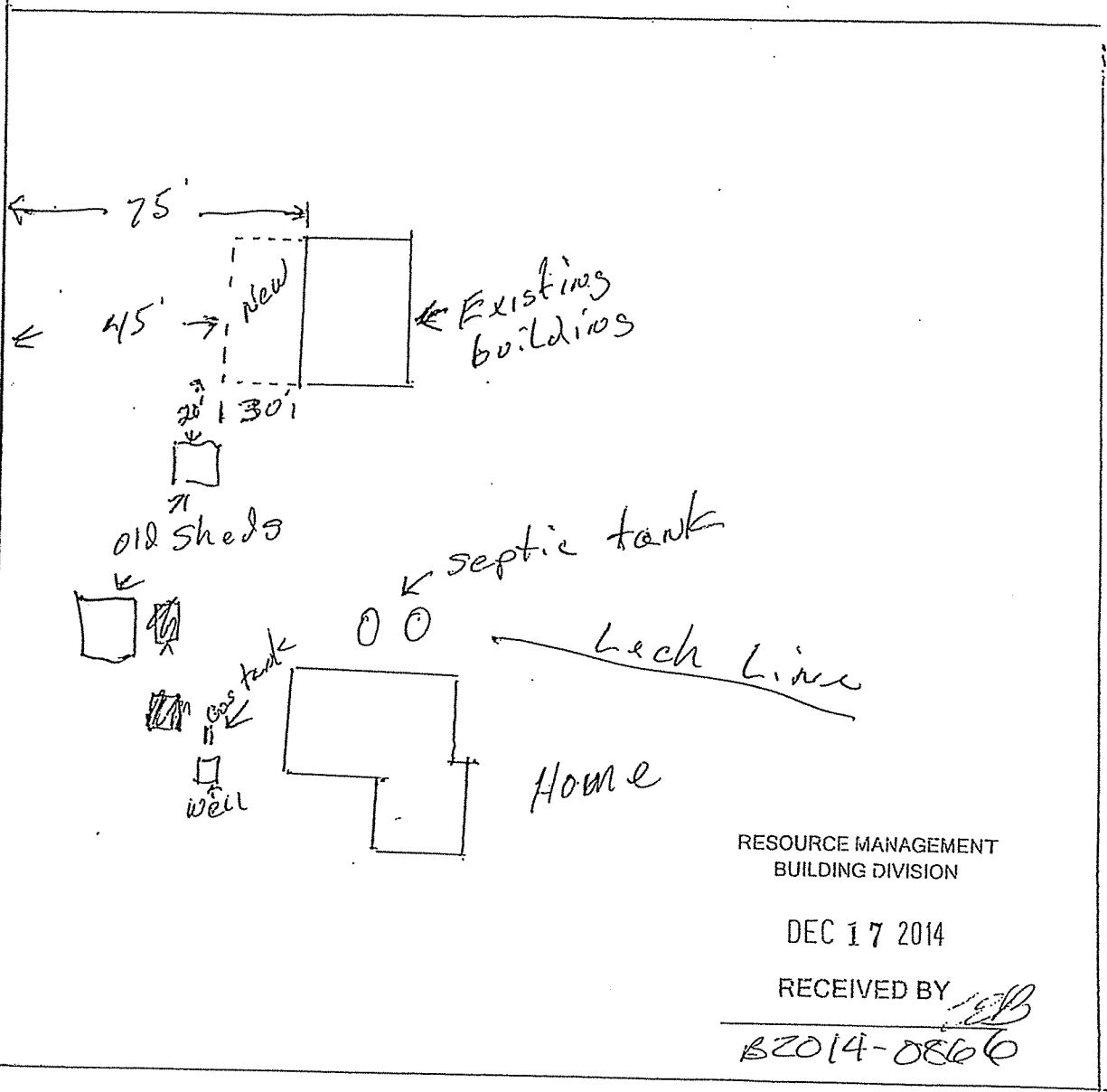
CITY OF VACAVILLE
Assessor's Map Bk. 133 Pg. 01
County of Solano, Calif.

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

011-08 (b)	12-6-12	Cr
Adj. Pg. 58	6-15-07	DV
S.B.E. 06-002	10-11-05	JS
012-18 & 19 (Pm)	4-11-05	SE
REVISION	DATE	BY

Locke Paddon Colony No. 6, R. M. Bk. 4 Pg. 20
Laural Wood Unit No. 1, R. M. Bk. 73 Pg. 90

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



RESOURCE MANAGEMENT
BUILDING DIVISION

DEC 17 2014

RECEIVED BY *[Signature]*

BZ014-0866

3316 Aldridge RD
Vacaville CA. 94688

[Signature] 12/17/2014