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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO COUNTY**

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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Marsh Development Permit MD-16-01  
 Staff Report**

<b>Application No.</b> MD-16-01 (Anderson) <b>Project Planner:</b> Eric Wilberg, Planner Associate		<b>Meeting of October 20, 2016 Agenda Item No. 1</b>	
<b>Applicant</b> Arthur Anderson 34 Alamo Square, Suite 200 Alamo, CA 94507		<b>Property Owner</b> Arthur Anderson	
<b>Action Requested</b> Consideration of Marsh Development Permit application MD-16-01 to construct a 10,625 square foot agricultural accessory structure within the Secondary Management Area of the Suisun Marsh.			
<b>Property Information</b>			
Size: 29 acres		Location: Chadbourne Road	
APN: 0046-320-080			
Zoning: Suisun Marsh Agriculture "ASM-80"		Land Use: Agriculture (hay, cattle grazing)	
General Plan: Agriculture		Ag. Contract: Will. Act No. 495	
Utilities: n/a		Access: Chadbourne 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>	Agriculture	Suisun Marsh Agriculture "ASM-80"	Rye Grass Hay
<b>South</b>	Agriculture	Suisun Marsh Agriculture "ASM-80"	Cattle + Sheep grazing
<b>East</b>	Agriculture	Suisun Marsh Agriculture "ASM-80"	Cattle grazing
<b>West</b>	Agriculture	Suisun Marsh Agriculture "ASM-80"	Cattle grazing
<b>Environmental Analysis</b> The project qualifies for Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures.			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Marsh Development Permit No. MD-16-01 based on the enumerated findings and subject to the recommended conditions of approval.			

## **SETTING**

The property is located one mile south of the City of Fairfield and the Fairfield Suisun Sewer District facility. The parcel is accessed via private gravel driveway off Chadbourne Road. The entire 29 acre parcel is relatively flat, exhibiting slopes of less than six percent. The lot is undeveloped and is being utilized for dryland farming including oat and rye hay production and cattle grazing. Due to the agricultural use of the property the parcel does not exhibit typical marsh or wetland habitat found further south in the Primary Management Area of the Suisun Marsh.

Surrounding parcels exhibit characteristics similar to that of the subject site. Dryland farming including hay production and cattle grazing are the predominant agricultural land uses within the area. The topography begins to transition towards wetlands, marsh, and sloughs approximately one mile south of the subject site.

## **PROJECT DESCRIPTION**

The project involves construction of a 10,625 square foot agricultural accessory structure. The building will be used for the storage of hay grown on the property. The structure will be situated in northeastern corner of the property, near the developed access to the site.

## **ANALYSIS**

Agricultural accessory structures are allowed by right within the Suisun Marsh Agriculture Zoning District; however the project is located within the Secondary Management Area of the Suisun Marsh therefore requiring issuance of a Marsh Development Permit by the County. As proposed, the hay barn exceeds the minimum development standards, including setback requirements, for a main building within the Suisun Marsh Agriculture "A-SM-80" Zoning District.

## **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(e), New Construction of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; including accessory (appurtenant) structures such as garages, carports, patios, swimming pools, and fences.

## **RECOMMENDATION**

The Department recommends that the Zoning Administrator ADOPT the attached resolution and APPROVE Marsh Development Permit No. MD-16-01 based on the enumerated findings and subject to the recommended conditions of approval.

## **MARSH DEVELOPMENT PERMIT FINDINGS**

- 1. The application process complies with the California Environmental Quality Act of 1970, as amended.**

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

- 2. The establishment, maintenance, or operation of the use is in conformity with the County General Plan with regard to traffic circulation, population densities and distributions, and all other pertinent aspects.**

The proposed use would utilize existing private gravel access off Chadbourne Road. Construction and utilization of the hay barn would not increase vehicular traffic, or population within the vicinity of the subject site. The barn is intended to complement the existing agricultural use of the property.

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

As proposed, the agricultural accessory structure would be unmanned and be assigned a building code occupancy group "U". No utilities are proposed or required. Access to the site has previously been developed. Drainage is evaluated during the grading permit review of the building permit process.

- 4. The applicant has exhibited proof that such use will not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent property or improvements to the neighborhood.**

The existing agricultural land use and proposed agricultural accessory structure are typical for this zoning district and for the neighborhood and does not pose a nuisance.

- 5. The proposed development shall be consistent with the certified Suisun Marsh Local Protection Program.**

The proposed agricultural accessory structure is incidental to the existing dryland farming operation and consistent with the Suisun Marsh Local Protection Program.

## **CONDITIONS OF APPROVAL**

### **General**

1. The permitted agricultural accessory structure shall be maintained in accord with the application materials and development plans for Marsh Development Permit MD-16-01, filed September 15, 2016 by Arthur Anderson, and as approved by the Solano County Zoning Administrator.
2. The agricultural accessory use shall be developed and operated with the terms and conditions of this permit. No additional accessory uses, new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a revised, amended, or new permit and subject to further environmental review.
3. The permittee shall take such measures to prevent offensive noise, dust, glare, vibration, or odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
  - a. Dust, glare, vibration which are detectable beyond any property line, and
  - b. Noise that exceeds 65dBA LDN at any property line.

*Building and Safety Division*

4. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2013 California Building Code, or the latest edition 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."

*Public Works – Engineering Division*

5. The permittee shall apply for, secure and abide by the conditions of a grading permit for any onsite grading associated with the construction of the barn.

*U.S Army Corps of Engineers*

6. USACE authorization would be required if a project would impact waters of the U.S.

**Permit Term**

7. The Marsh Development Permit shall be in effect for an indefinite term subject to periodic renewal every five (5) years, beginning October 20, 2021. The Zoning Administrator shall administratively approve the renewal if the following criteria are met:
  - 1) The permittee has filed a renewal application
  - 2) The permittee has paid the renewal application fee as set by the Board of Supervisors
  - 3) The use is being conducted in compliance with all conditions

**Attachments**

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Development Plans

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

**WHEREAS**, the Solano County Zoning Administrator has considered Marsh Development Permit Application No. MD-16-01 of **Arthur L. Anderson** to permit a 10,625 square foot agricultural accessory structure for the storage of oat and rye hay grown on-site. The property is located along Chadbourne Road less than 1 mile south of the City of Fairfield in an "ASM-80" Suisun Marsh Agricultural Zoning District, APN: 0046-320-080, 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 October 20, 2016, and;

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

- 1. The application process complies with the California Environmental Quality Act of 1970, as amended.**

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

- 2. The establishment, maintenance, or operation of the use is in conformity with the County General Plan with regard to traffic circulation, population densities and distributions, and all other pertinent aspects.**

The proposed use would utilize existing private gravel access off Chadbourne Road. Construction and utilization of the hay barn would not increase vehicular traffic, or population within the vicinity of the subject site. The barn is intended to complement the existing agricultural use of the property.

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

As proposed, the agricultural accessory structure would be unmanned and be assigned a building code occupancy group "U". No utilities are proposed or required. Access to the site has previously been developed. Drainage is evaluated during the grading permit review of the building permit process.

- 4. The applicant has exhibited proof that such use will not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent property or improvements to the neighborhood.**

The existing agricultural land use and proposed agricultural accessory structure are typical for this zoning district and for the neighborhood and does not pose a nuisance.

**5. The proposed development shall be consistent with the certified Suisun Marsh Local Protection Program.**

The proposed agricultural accessory structure is incidental to the existing dryland farming operation and consistent with the Suisun Marsh Local Protection Program.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Marsh Development Permit Application No. MD-16-01 subject to the following recommended conditions of approval:

**General**

1. The permitted agricultural accessory structure shall be maintained in accord with the application materials and development plans for Marsh Development Permit MD-16-01, filed September 15, 2016 by Arthur Anderson, and as approved by the Solano County Zoning Administrator.
2. The agricultural accessory use shall be developed and operated with the terms and conditions of this permit. No additional accessory uses, new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a revised, amended, or new permit and subject to further environmental review.
3. The permittee shall take such measures to prevent offensive noise, dust, glare, vibration, or odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
  - a. Dust, glare, vibration which are detectable beyond any property line, and
  - b. Noise that exceeds 65dBA LDN at any property line.

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- 1) The permittee has filed a renewal application
  - 2) The permittee has paid the renewal application fee as set by the Board of Supervisors
  - 3) The use is being conducted in compliance with all conditions

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 20, 2016.

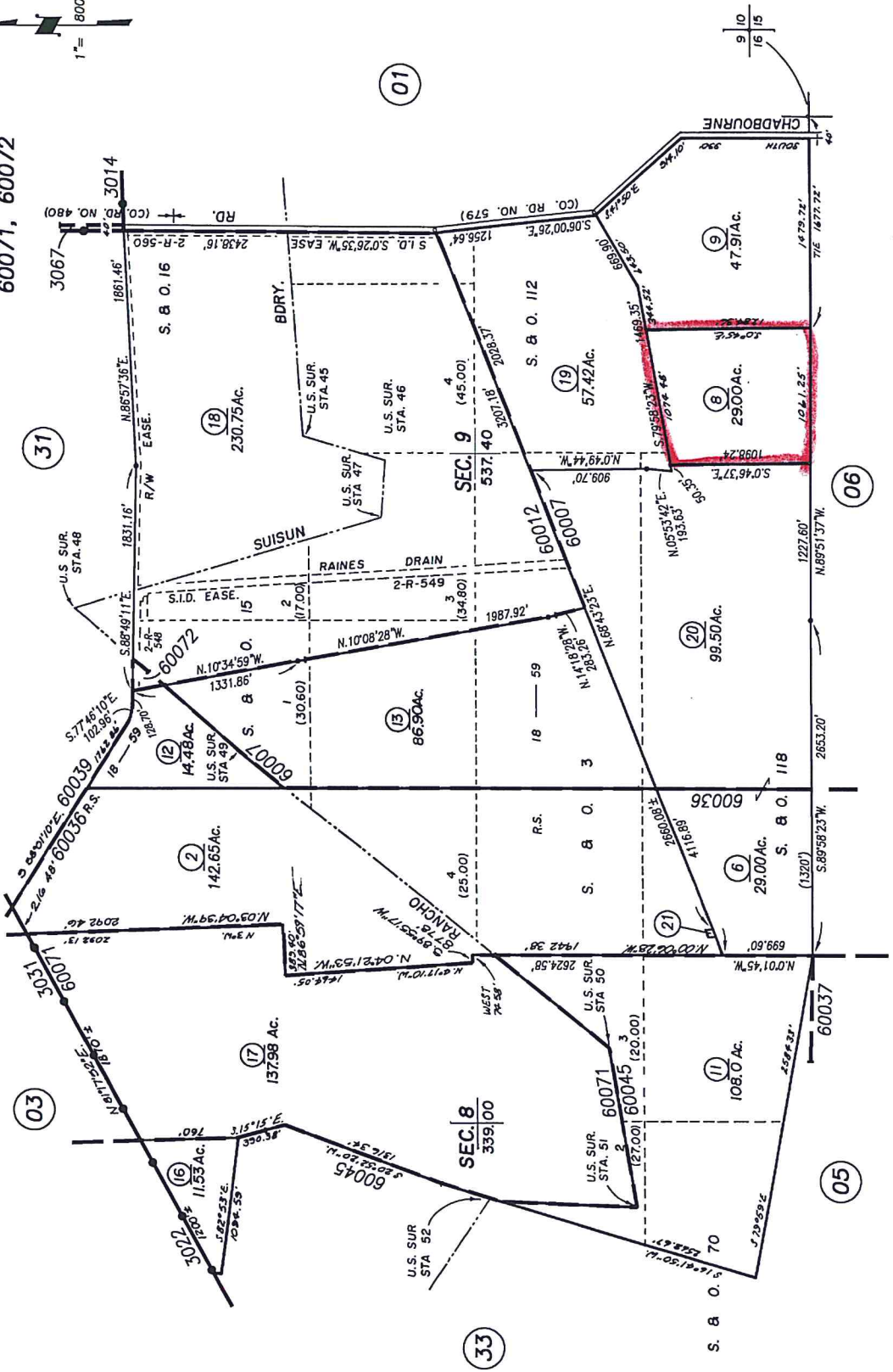
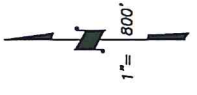
BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager

Tax Area Code  
 60007, 60012  
 60036, 60045  
 60071, 60072

POR. LOT 37, RANCHO SUISUN  
 POR. SEC.'S 5, 8 & 9, T.4N., R.2W., M.D.B.& M. EXT.



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

REVISION	DATE	BY
030-21, 02 Chg(08)8-18-15		Cr
320-18,19,20 (Lb) 2-24-12		Cr
TAC Layer, (Mm) 12-8-09		Cr
RS 18-59	9-2-87	SS

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





REVISION DATE	BY

CONSULTANT ENGINEER:



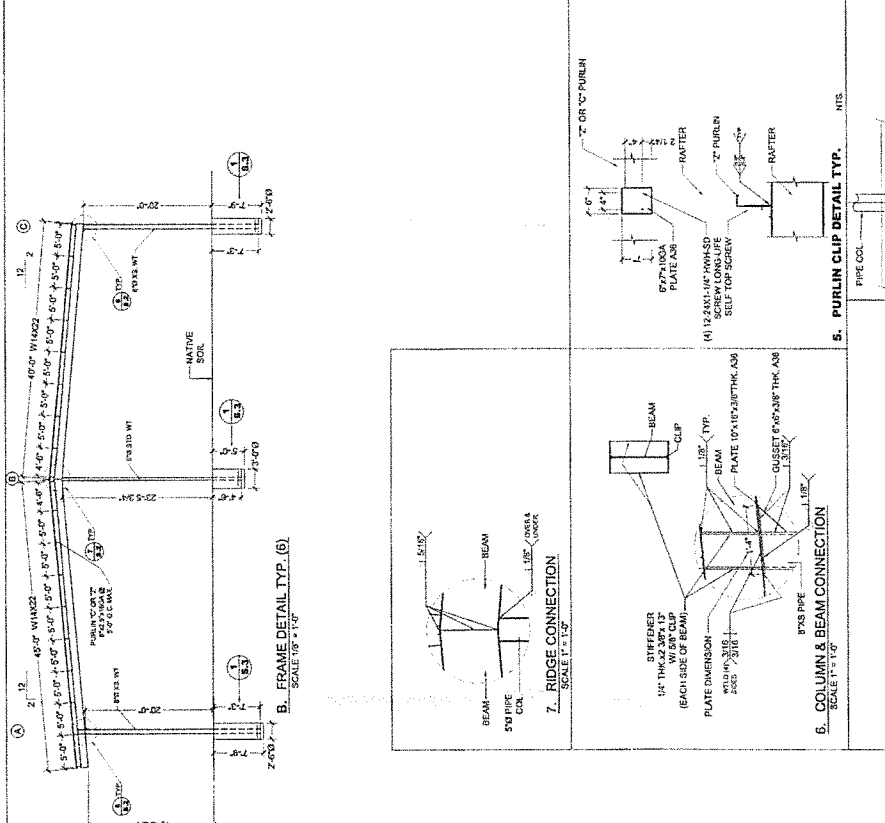
JAMES GAMBINO, P.E.  
 CIVIL ENGINEER  
 8111 BERRY AVENUE, SUITE 200  
 SAN FRANCISCO, CA 94122  
 (415) 441-8888  
 FAX (415) 441-8888  
 www.jamesgambino.com

**A6. BUILDING  
 HAY BARN STORAGE  
 FOUNDATION PLAN  
 FLOOR PLAN  
 ROOF PLAN  
 FRAME DETAILS**

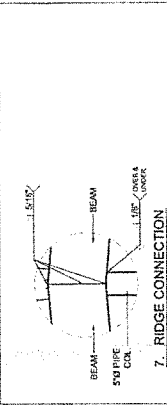
OWNER AND SITE ADDRESS:  
 ARTIFEX, ANDERSON &  
 BROTHERS  
 1500 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 (415) 441-2848 FAX  
 APN 844328000

DATE: 09-23-2015  
 SCALE: As Shown  
 DRAWN: E.E. MORAN  
 SHEET #1 2015-115

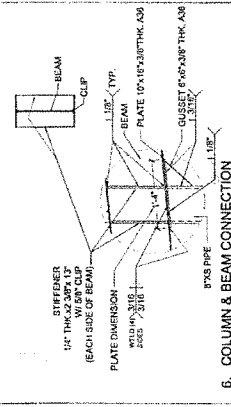
PROJECT #1 S.2  
 OF 2 SHEETS



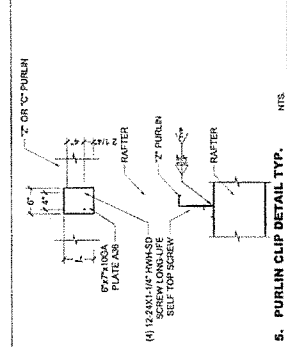
**B. FRAME DETAIL TYP. (6)**  
 SCALE 1/8" = 1'-0"



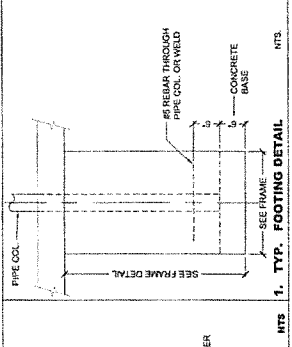
**7. RIDGE CONNECTION**  
 SCALE 1" = 1'-0"



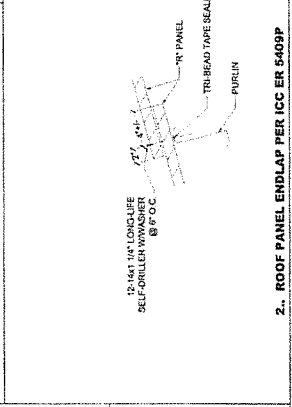
**6. COLUMN & BEAM CONNECTION**  
 SCALE 1" = 1'-0"



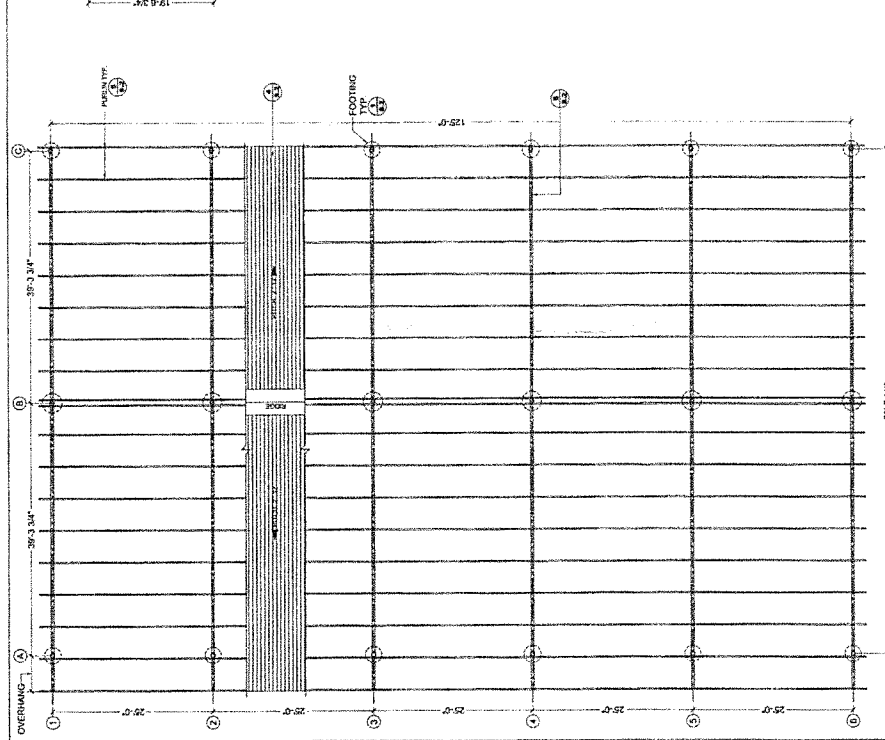
**5. PURLIN CLIP DETAIL TYP.**  
 NTS



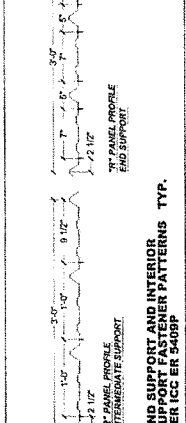
**1. TYP. FOOTING DETAIL**  
 NTS



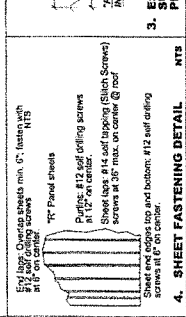
**2. ROOF PANEL ENDLAP PER ICC ER 5409P**  
 NTS



**A. FOUNDATION & ROOF PLAN**  
 SCALE 1/8" = 1'-0"



**3. END SUPPORT AND INTERIOR SUPPORT FASTENER PATTERNS TYP.**  
 PER ICC ER 5409P



**4. SHEET FASTENING DETAIL**  
 NTS

End Support: Overlap sheets min. 6" (max. with 1/2" on center) screws  
 1/2" Panel sheets  
 Purge #12 and drilling screws  
 in 1/2" in center and top/bottom (Click Screws)  
 screws at 30" max. on center @ roof  
 Sheet and clips top and bottom #12 self drilling  
 screws at 6" on center.