

Solano County

*675 Texas Street
Fairfield, California 94533
www.solanocounty.com*



Agenda - Final

Thursday, December 6, 2018

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 18-052](#) November 15, 2018 PC minutes

Attachments: [draft minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by

the Commission and may be referred to staff.

REGULAR CALENDAR

- 1 [PC 18-054](#) CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of December 20, 2018

- 2 [PC 18-053](#) PUBLIC HEARING to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: Continue to the regular meeting of December 20, 2018

- 3 [PC 18-055](#) PUBLIC HEARING to consider Minor Land Use Permit Application No. MU-18-02 of Jack Swank to construct a 5,000 square foot residential accessory storage structure on a 3.34-acre parcel located at 4087 Caliguri Canyon Road, west of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District, APN: 0123-450-120. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303. (Project Planner: Michael Yankovich) Staff Recommendation: Approval

Attachments: [Exhibit A - PC Resolution-draft](#)
 [Exhibit B - Site Plan](#)
 [Exhibit B - Photos](#)
 [Exhibit C - Public Comment Letters](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of December 20, 2018 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA



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Agenda Submittal

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 18-052 **Contact:** Kristine Sowards, 784.6765
Agenda date: 12/6/2018 **Final action:**
Title: November 15, 2018 PC minutes

Governing body: Planning Commission

District:

Attachments: [draft minutes](#)

Date	Ver.	Action By	Action	Result
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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of November 15, 2018

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with a modification to allow Item No. 2 to be heard first since the item was being recommended for continuance.

Approval of the Minutes

The minutes of the regular meeting of November 1, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 2.

CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of December 6, 2018

Mr. Yankovich stated that staff recommends the commission defer this matter to the December 6th meeting. He noted that additional time was needed to coordinate the review of the easement and deed information provided by the applicant at the November 1st meeting with the acting County Surveyor. The outcome of that review will likely dictate final conditions of approval for

the project, therefore a resolution recommending action by the commission is not finalized at this time.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to continue this matter to the regular meeting of December 6, 2018. The motion passed unanimously.

Item No. 1.

PUBLIC HEARING to consider Extension No. 1 of Reclamation Plan No. RP-97-02 of **Oliver de Silva Inc** for the Nelson Hill Quarry located off Cordelia Road adjacent to the boundaries of Fairfield on Assessor's Parcel Numbers 0044-230-030 and 0044-240-050. (Project Planner: Karen Avery) Staff Recommendation: Approve the extension

Karen Avery, the project planner, provided the commission with an overview of the project. The quarry is located on property owned by the Nelson Family Living Trust located off Cordelia Road along the boundaries of Fairfield. The operator, Oliver de Silva Inc. has been operating a surface mine on the site for a number of years but due to economics in 2013 requested an Interim Management Plan pursuant to Section 2770 of the State Surface Mining and Reclamation Act (SMARA). This Interim Management Plan (IMP) was approved by the Planning Commission on October 3, 2013. The applicant is requesting a five-year extension of the IMP which will remain in effect from 2018-2023 or until such time the mine reactivates prior to October 3, 2023.

Ms. Avery noted that the project site consists of two parcels which together are 232+ acres and is known as the Nelson Hill Quarry. The current disturbed area of the site is 70+ acres. Per County records, the quarry at Nelson Hill site began operations in the late 1800's. The Nelson Family acquired the quarry in 1934. In 1973, Oliver de Silva obtained control of the existing quarry operation with the Nelson Brothers. The Quarry has been in use by the current operator since the enactment of SMARA on January 1, 1976. Mining has continued intermittently and seasonally as construction materials are needed by the operator. It should be noted that the mining operation component of the project was previously recognized as a vested right, with the operator limited to an annual amount historically mined at the site. As such the maximum annual limit established at the site is 242,239 tons with an average annual limit of 97,397 tons. A Reclamation Plan was filed in 2001 and approved by the Solano County Planning Commission on January 12, 2002. Staff recommended approval of the plan extension.

Since there were no questions of staff, Chairperson Cayler opened the public hearing. There were no speakers either for or against this matter therefore the hearing was closed.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Bauer to approve the extension of the Interim Management Plan for Reclamation Plan No. RP-97-02 subject to the findings and recommended conditions of approval. The motion passed unanimously. (Resolution No. 4665)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.



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Agenda Submittal

Agenda #:	1	Status:	PC-Regular
Type:	PC-Document	Department:	Planning Commission
File #:	PC 18-054	Contact:	Eric Wilberg, 784.6765
Agenda date:		Final action:	

Title: CONTINUED PUBLIC HEARING to consider Rezoning Petition No. Z-17-04 and Minor Subdivision Application MS-17-06 of Hubert & Aurelia Goudie and William & Sylvia Marshalonis to rezone 15.69 acres from Rural Residential "RR-2.5" and Exclusive Agriculture "A-20" to Rural Residential "RR-5"; and subdivide two existing parcels into three lots. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN's: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Continue the item to the regular meeting of December 20, 2018

Governing body: Planning Commission

District:

Attachments:

Date	Ver.	Action By	Action	Result
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RECOMMENDATION:

Department of Resource Management staff recommends that the Commission defer this matter to the December 20, 2018 Planning Commission meeting. Staff is requesting additional time to coordinate the review of the easement and deed information provided by the applicant at the November 1 PC meeting with the acting County Surveyor. The outcome of that review will likely dictate final conditions of approval for the project, therefore a resolution recommending action by the Planning Commission is not finalized at this time.



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Agenda Submittal

Agenda #:	3	Status:	PC-Regular
Type:	PC-Document	Department:	Planning Commission
File #:	PC 18-055	Contact:	Mike Yankovich, 784.6765
Agenda date:	12/6/2018	Final action:	
Title:	PUBLIC HEARING to consider Minor Land Use Permit Application No. MU-18-02 of Jack Swank to construct a 5,000 square foot residential accessory storage structure on a 3.34-acre parcel located at 4087 Caliguri Canyon Road, west of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District, APN: 0123-450-120. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303. (Project Planner: Michael Yankovich) Staff Recommendation: Approval		
Governing body:	Planning Commission		
District:			
Attachments:	Exhibit A - PC Resolution-draft Exhibit B - Site Plan Exhibit B - Photos Exhibit C - Public Comment Letters		

Date	Ver.	Action By	Action	Result
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RECOMMENDATION:

Staff recommends that the Planning Commission ADOPT the attached resolution and APPROVE Use Permit No. MU-18-02 with a modification to reduce the size of the proposed structure to 3,000 square feet or less based on the enumerated findings and subject to the recommended conditions of approval.

EXECUTIVE SUMMARY:

The applicants, Jack and Anabelen Swank, are requesting that the Planning Commission consider Minor Land Use Permit application MU-18-02 to construct a 5,000 square foot metal residential accessory storage structure that is 16'8" in height on a 3.34 acre parcel located at 4087 Caliguri Canyon Road.

ENVIRONMENTAL ANALYSIS:

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

DISCUSSION:

Background

Prior approvals: Major Subdivision S-92-01, Building Permits B2017-0533 (Primary Dwelling) and B2017-0664 (Retaining wall for driveway).

Adjacent Zoning and Uses:

North: Rural Residential (RR-2.5) Residential
South: Rural Residential (RR-2.5) Residential
East: Rural Residential (RR-2.5) Residential
West: Rural Residential (RR-2.5) Residential

General Plan/Zoning 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 subject site is zoned Rural Residential (RR-2.5). Within this district accessory buildings 2,500 square feet or less are allowed while those over 2,500 square feet are subject to a minor use permit, which is a discretionary permit. Accessory buildings must meet the development standards contained in Tables 28.31A and C, and Sections 28.72.10(A) and (B)(1) of the Solano County Code.

The proposed structure is metal and will be approximately 16'8" in height. It will be set back at least 10 feet from the side and rear property lines. No electrical service or plumbing are proposed as part of this project. The primary dwelling will be served by a Solano Irrigation District water connection and on-site sewage disposal system.

Neighborhood Compatibility

An aerial survey shows at least 7 existing 500-2400 square foot accessory structures within approximately 1500 feet of the subject parcel, including a 1750 square foot accessory structure at the north end of Caliguri Canyon Road which was constructed in 2001. The project site is at a higher elevation than the nearest roads (Gibson Canyon Road and Caliguri Canyon Road), so the proposed structure will be minimally visible from the roadway. The proposed structure will be partially visible from adjacent parcels to the North, Northwest and Northeast.

The applicant proposes to landscape along the eastern and western property lines to screen the accessory structure. Together with the landscaping, topography and reduction of the accessory structure square footage, the majority of the structure will be screened from view.

Although the proposed structure would meet the development standards for an accessory structure in the Rural Residential zone district, it would also be the largest accessory structure in the neighborhood. Approval of the proposed structure could establish a precedent with future requests for structures in excess of 2,500 square feet. The applicant has indicated that landscaping is proposed which would further screen the structure from public view. In staffs view the proposed landscaping will assist in reducing the view of the structure, however, the structure is of an unusually large size for an accessory structure in the context of the neighborhood setting and the rural residential use. A reduction in size of the structure by 2,000 square feet would maintain the existing neighborhood compatibility and with landscaping would reduce the aesthetic impact.

See attached exhibits: Vicinity Map, Location Map, and Photos 1-4.

Development Review Committee

As part of the Department of Resource Management project review process the application has been reviewed by various County Departments. Any recommended conditions of approval have been incorporated into the use permit resolution. The following entities contributed during project review:

Solano County Public Works Division
Solano County Building & Safety Division
Solano County Environmental Health Division

VII. FINDINGS:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

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 (RR-2.5) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

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

The site is provided with water by the Solano Irrigation District and sewer service by an on-site sewage disposal system. Access is proposed via encroachment off Caliguri Canyon Road.

- 3. The subject use will not, under the circumstances of the 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.

RECOMMENDED CONDITIONS OF APPROVAL:

General

- The proposed structure will be established in the location shown on the site plan submitted with the application for Land Use permit MU-18-02, with a maximum size of 3000 square feet.
- This structure will only be used for parking and storage by the occupant of the primary residence. Any change of use, expansion, or construction of additional accessory structures may require a revision to this permit or a new permit.
- Landscaping will be provided to screen the proposed structure from view from the adjacent parcels to the east and west.

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 2016 California Building Standards Codes including the mandatory measures found in the new 2016 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 2016 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."
7. Plans and Specifications shall meet the requirements as per Section 105 of the 2016 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.
9. An Automatic fire sprinkler system shall be installed throughout the building.

Permit Term

10. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews 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.

ATTACHMENTS:

- Exhibit A - Draft Resolution
- Exhibit B - Site Plan, Photos
- Exhibit C- Comments and Letters

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Minor Use Permit Application No. MU-18-02 of **Jack Swank** to construct a 5,000 square foot residential accessory storage structure on a 3.34 acre parcel. The property is located at 4087 Caliguri Canyon Road west of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District, APN: 0123-450-120, and;

WHEREAS, the Commission 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 6, 2018, and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.

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 (RR-2.5) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

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

The site is provided with water by the Solano Irrigation District and sewer service by an on-site sewage disposal system. Access is proposed via encroachment off Caliguri Canyon Road.

3. The subject use will not, under the circumstances of the 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.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby approve the minor use permit application subject to the following recommended conditions of approval:

General

1. The proposed structure will be established in the location shown on the site plan submitted with the application for Land Use permit MU-18-02, with a maximum size of 3000 square feet.

2. This structure will only be used for parking and storage by the occupant of the primary residence. Any change of use, expansion, or construction of additional accessory structures may require a revision to this permit or a new permit.
3. Landscaping will be provided to screen the proposed structure from view from the adjacent parcels to the east and west.

Building and Safety Division

4. 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 2016 California Building Standards Codes including the mandatory measures found in the new 2016 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 2016 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."
7. Plans and Specifications shall meet the requirements as per Section 105 of the 2016 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.
9. An Automatic fire sprinkler system shall be installed throughout the building.

Permit Term

10. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews 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.

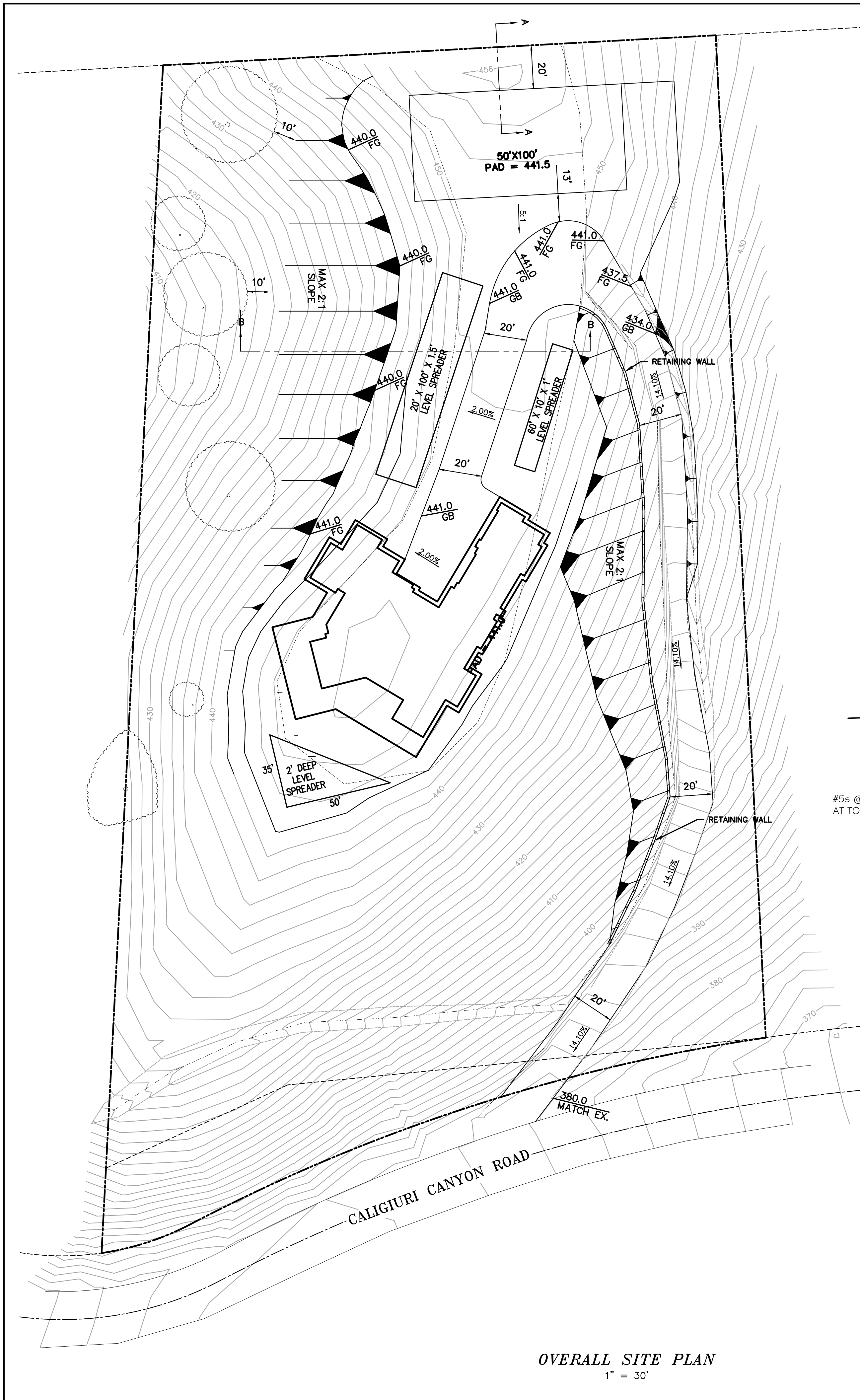
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on December 6, 2018 by the following vote:

AYES: Commissioners _____

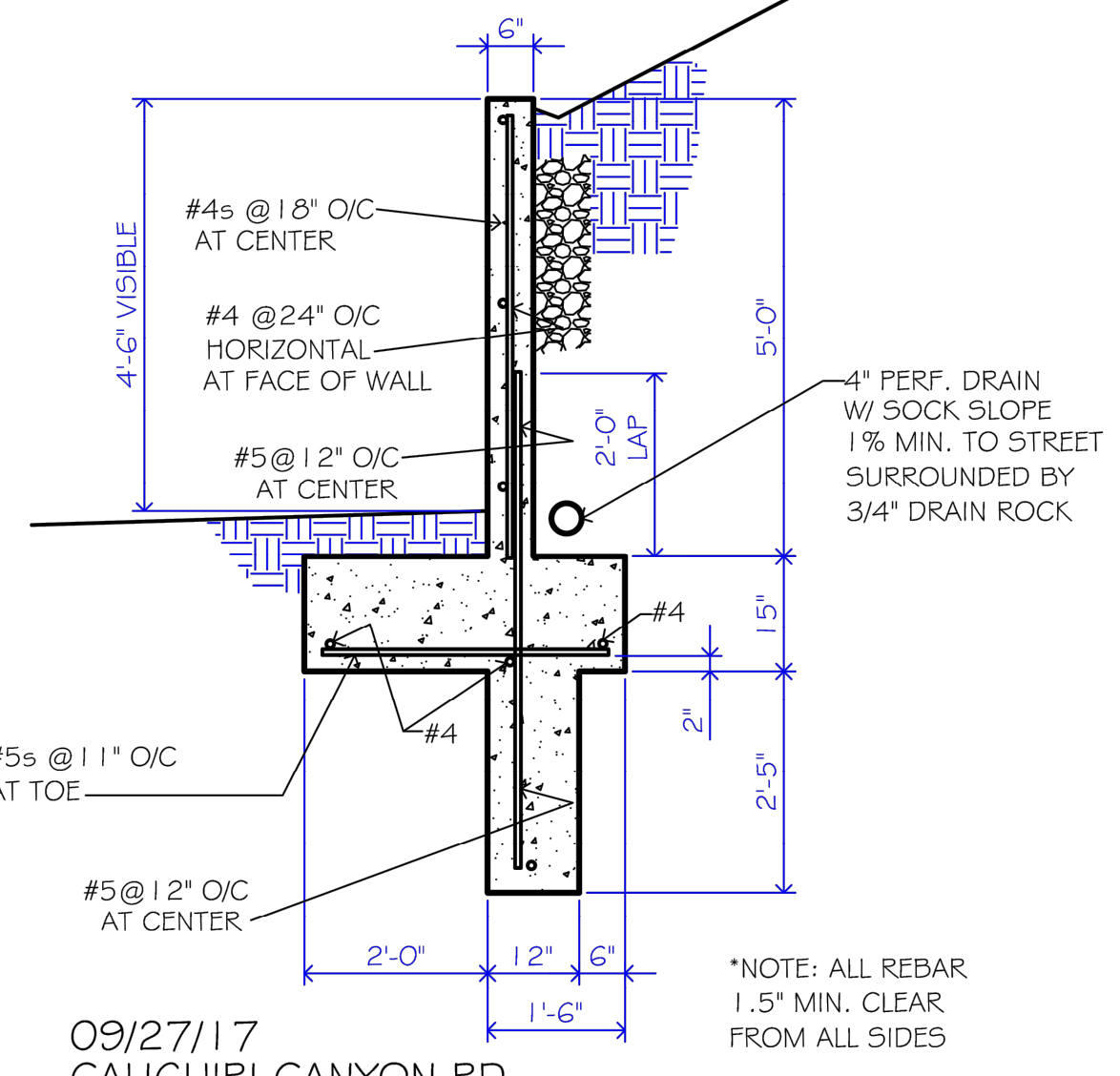
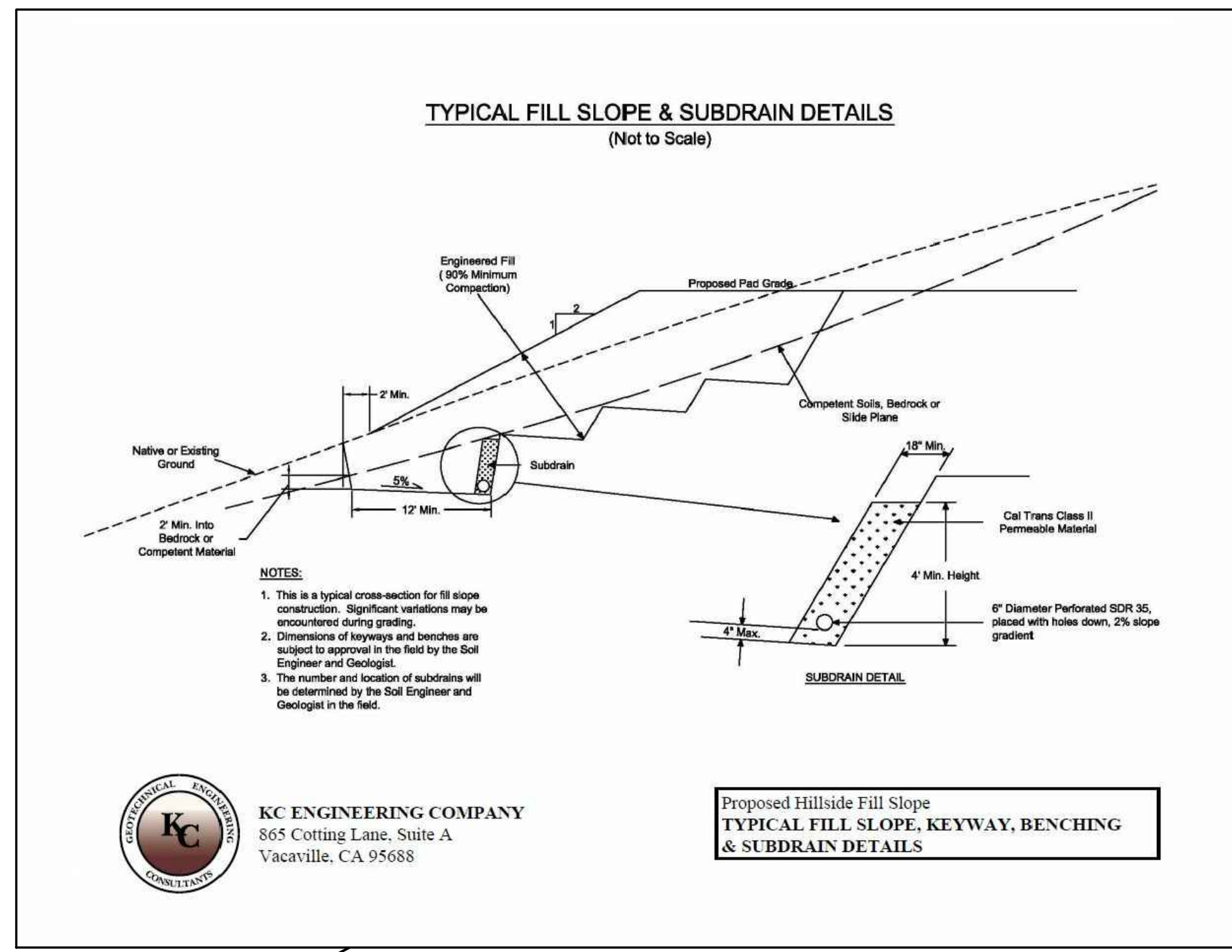
NOES: Commissioners _____

EXCUSED: Commissioners _____

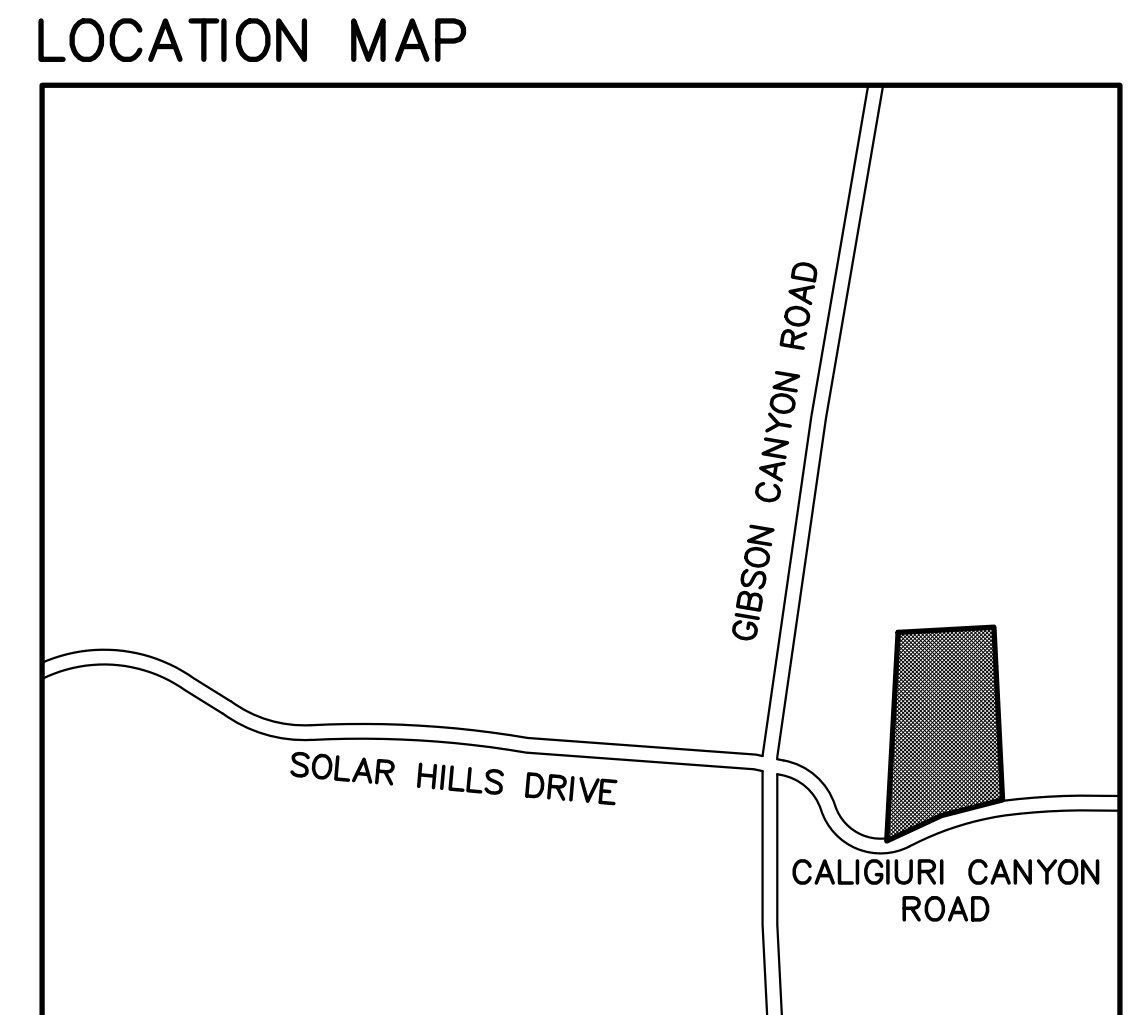
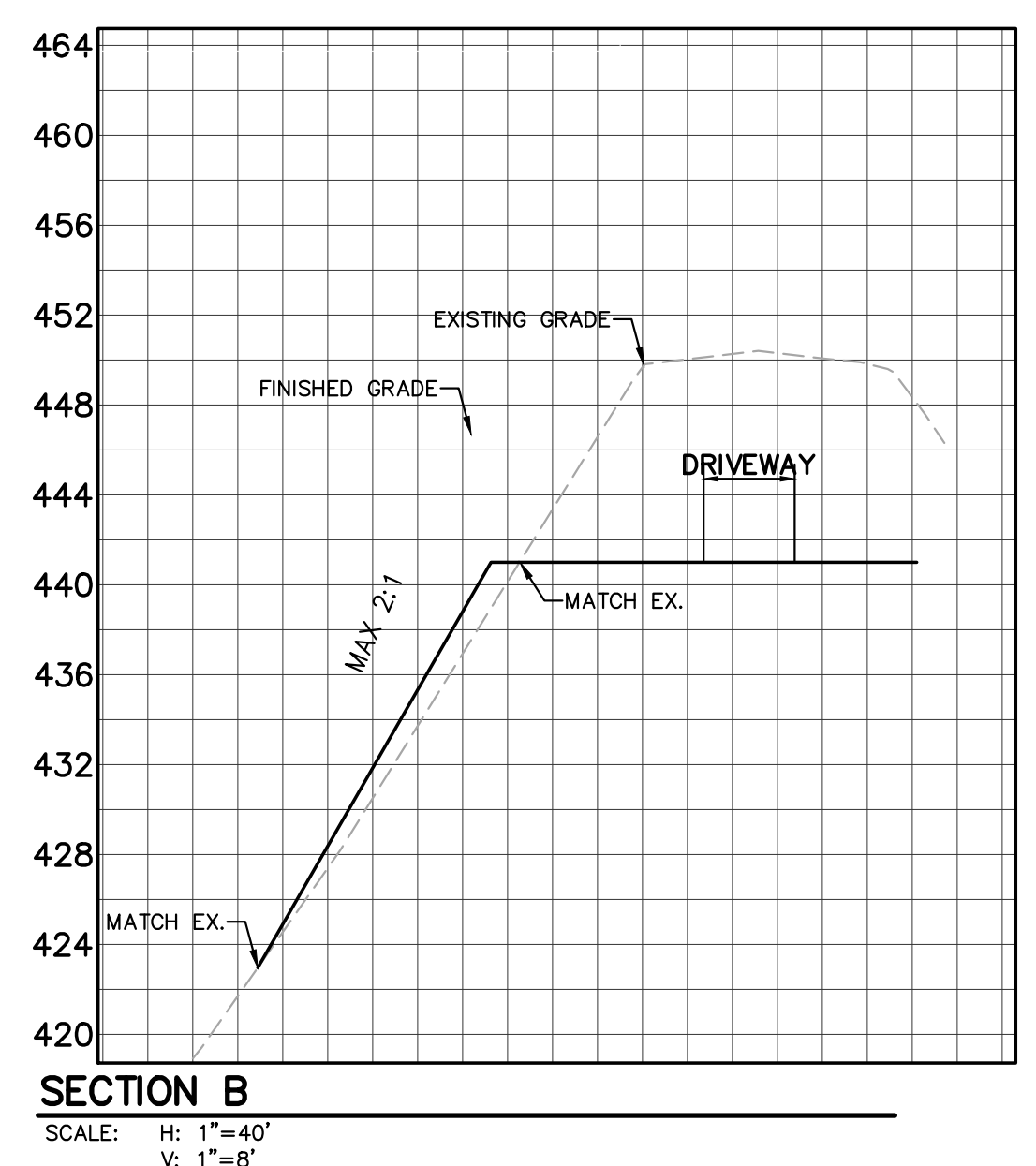
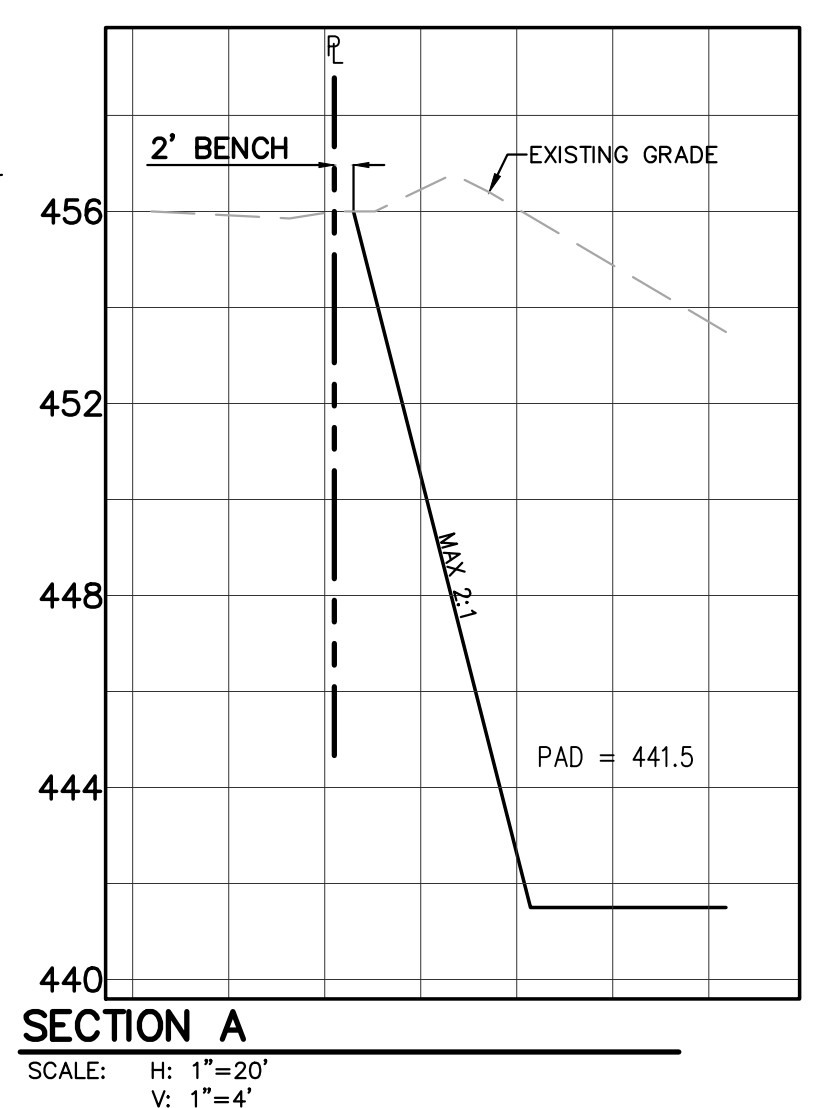
By: _____
Bill Emlen, Secretary



OVERALL SITE PLAN
1" = 30'



09/27/17
CALIGURI CANYON RD.
VACAVILLE, CA 95688
POURED IN PLACE - 4'-6" VISIBLE
SCALE: 1/2" = 1'-0"



LEGEND

- EXISTING PARCEL LINE
- - - EXISTING LINE OF ADJOINING PARCELS
- EXISTING CENTERLINE
- - - EXISTING SLOPE EASEMENT LINE
- ARV AIR RELEASE VALVE
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- T TELEPHONE CABINET
- WM WATER METER
- FOUND SURVEY MONUMENT AS NOTED

BASIS OF BEARINGS
THE BEARINGS, IF SHOWN HEREON, ARE BASED UPON THE CITY OF VACAVILLE, RECORD OF SURVEY, G.P.S. CONTROL NETWORK, FILED IN BOOK 22 OF SURVEYS, AT PAGE 10, SOLANO COUNTY RECORDS.

ELEVATION DATUM
THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED UPON THE FOUND STATION DESIGNATED "A021" AS SHOWN ON THE CITY OF VACAVILLE, RECORD OF SURVEY, G.P.S. CONTROL NETWORK, FILED IN BOOK 22 OF SURVEYS, AT PAGE 10, SOLANO COUNTY RECORDS. ELEVATION BEING TAKEN AS 275.16', NAVD 88.

CONTOUR INTERVAL NOTE
MINOR CONTOURS = 1' INTERVALS
MAJOR CONTOURS - 5' INTERVALS

CERTIFICATION
THIS MAP HAS BEEN PREPARED FOR THE SOLE PURPOSE OF SHOWING THE LOCATION AND ELEVATIONS OF EXISTING ABOVE GROUND IMPROVEMENTS OF THE SUBJECT AREA. ALL OTHER INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.

NOTES

- BOUNDARY AND EASEMENT INFORMATION HAVE BEEN SHOWN AND ARE BASED UPON THE OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT, ORDER NUMBER 1716010167-TA, DATED MARCH 30, 2016.
- ELEVATIONS SHOWN HEREON ARE TO THE TOP OF CURB AND ORIGINAL GRADE, AS SHOWN UPON THIS PLAN.
- UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE ABOVE-GROUND, ON-SITE OBSERVATION ONLY. THEREFORE THE SURVEYOR ASSUMES NO LIABILITY FOR THE LOCATION AND OR EXISTENCE OF ANY UTILITIES THAT MAY HAVE BEEN CONCEALED AT THE TIME OF THIS SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE NOT INCLUDED AS A PORTION OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

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SCALE: 1" = 30'

PHILLIPPI ENGINEERING
1000 BROADWAY
VACAVILLE, CA 95688
P.O. BOX 6556
OFFICE (707) 451-6556

PEI

DESIGNED BY: BDH
DRAWN BY: AGL
CHECKED BY: BDH

PRELIMINARY

LOT #2 CALIGURI CANYON ROAD
CALIFORNIA

VACAVILLE
DRAWING TITLE: **GRADING PLAN**

REVISIONS:	NO.	DATE	DESCRIPTION

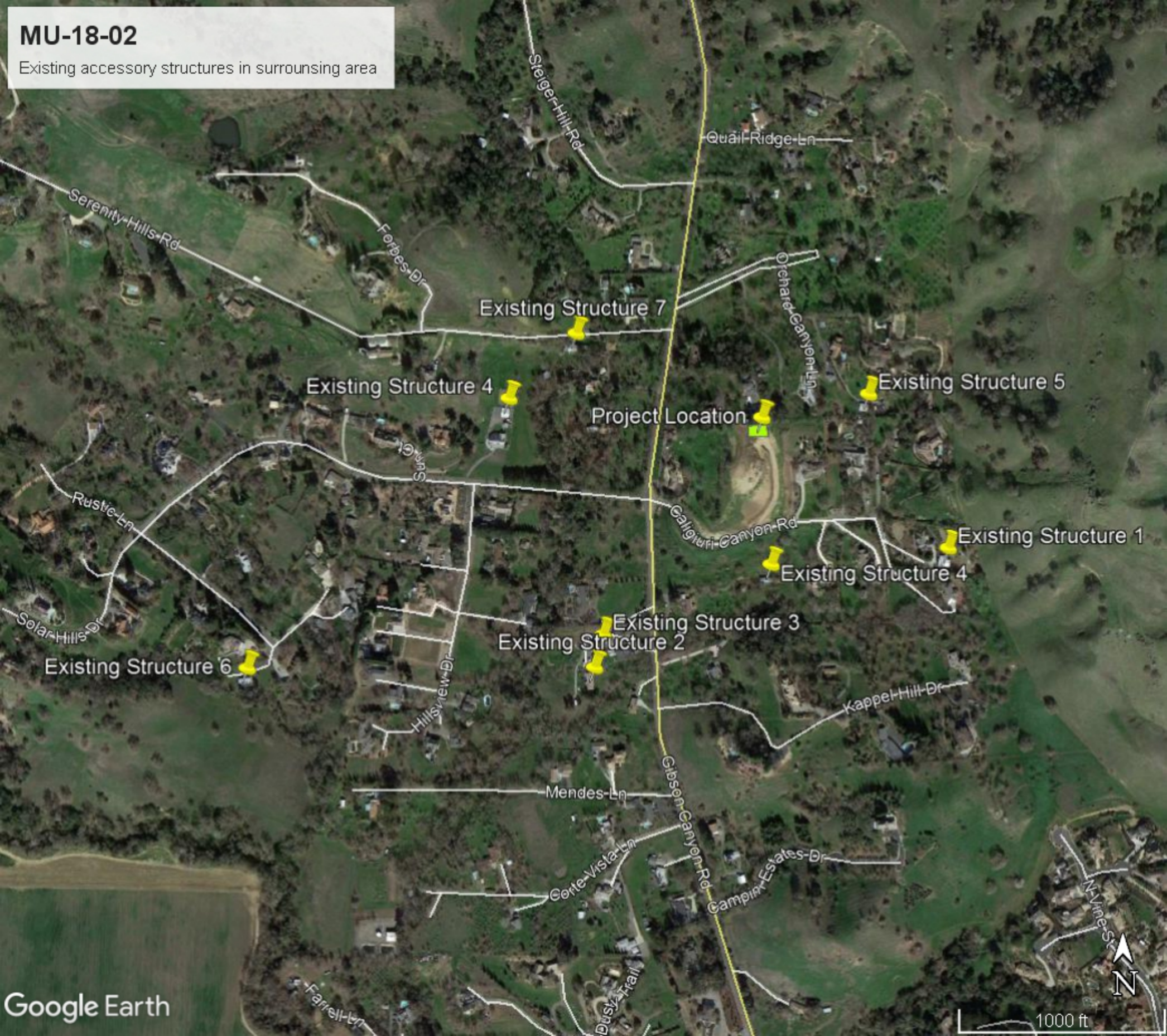
DRAWING FILE: 20160210TM

ISSUE DATE: 10/02/2017
PROJECT NO.: 20160210

SHEET NO.: **1**
OF 2

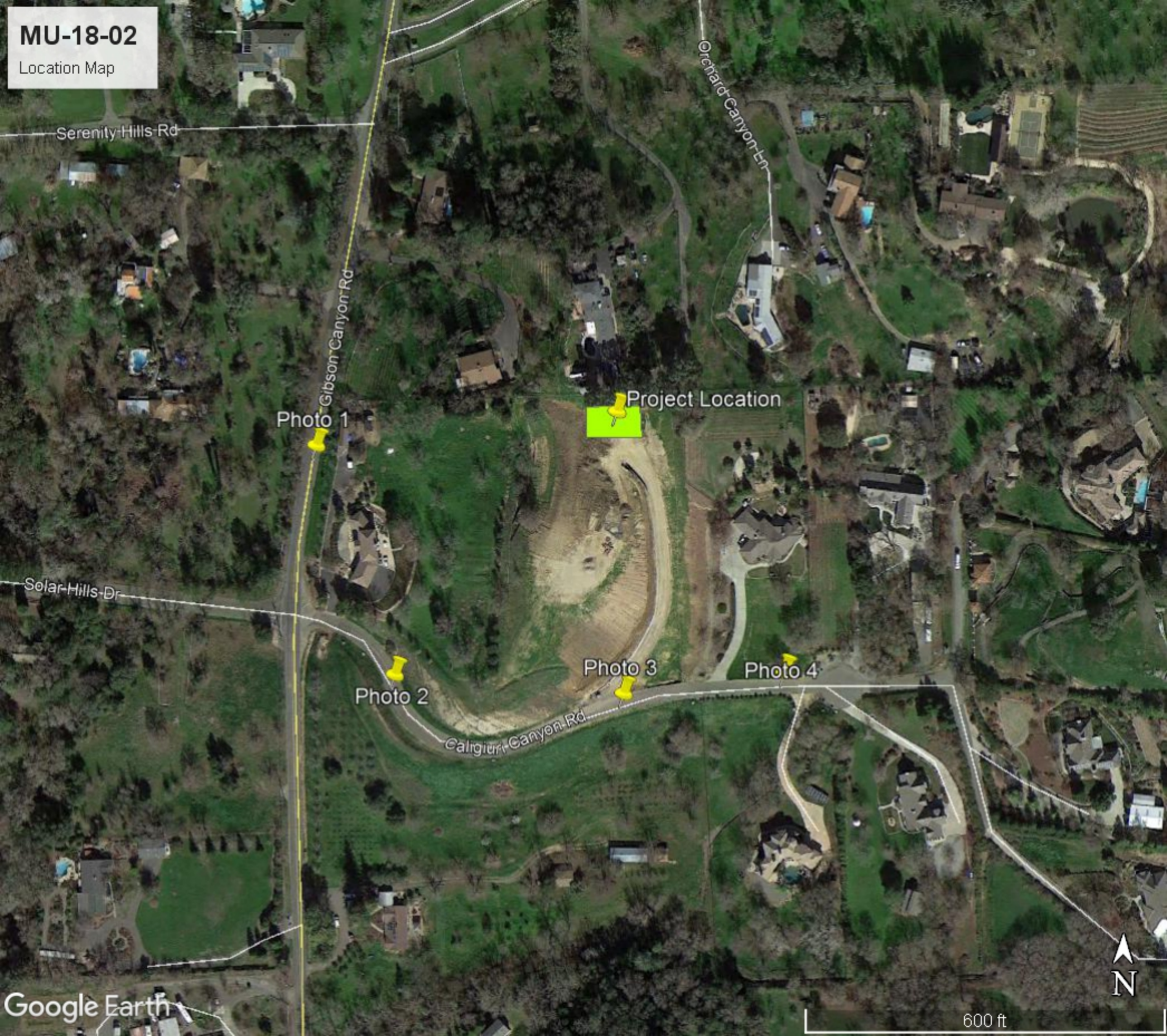
MU-18-02

Existing accessory structures in surrounding area



MU-18-02

Location Map



Serenity Hills Rd

Orchard Canyon Ln

Gibson Canyon Rd

Project Location

Photo 1

Solar Hills Dr

Photo 2

Photo 3

Photo 4

Caliguri Canyon Rd

Google Earth




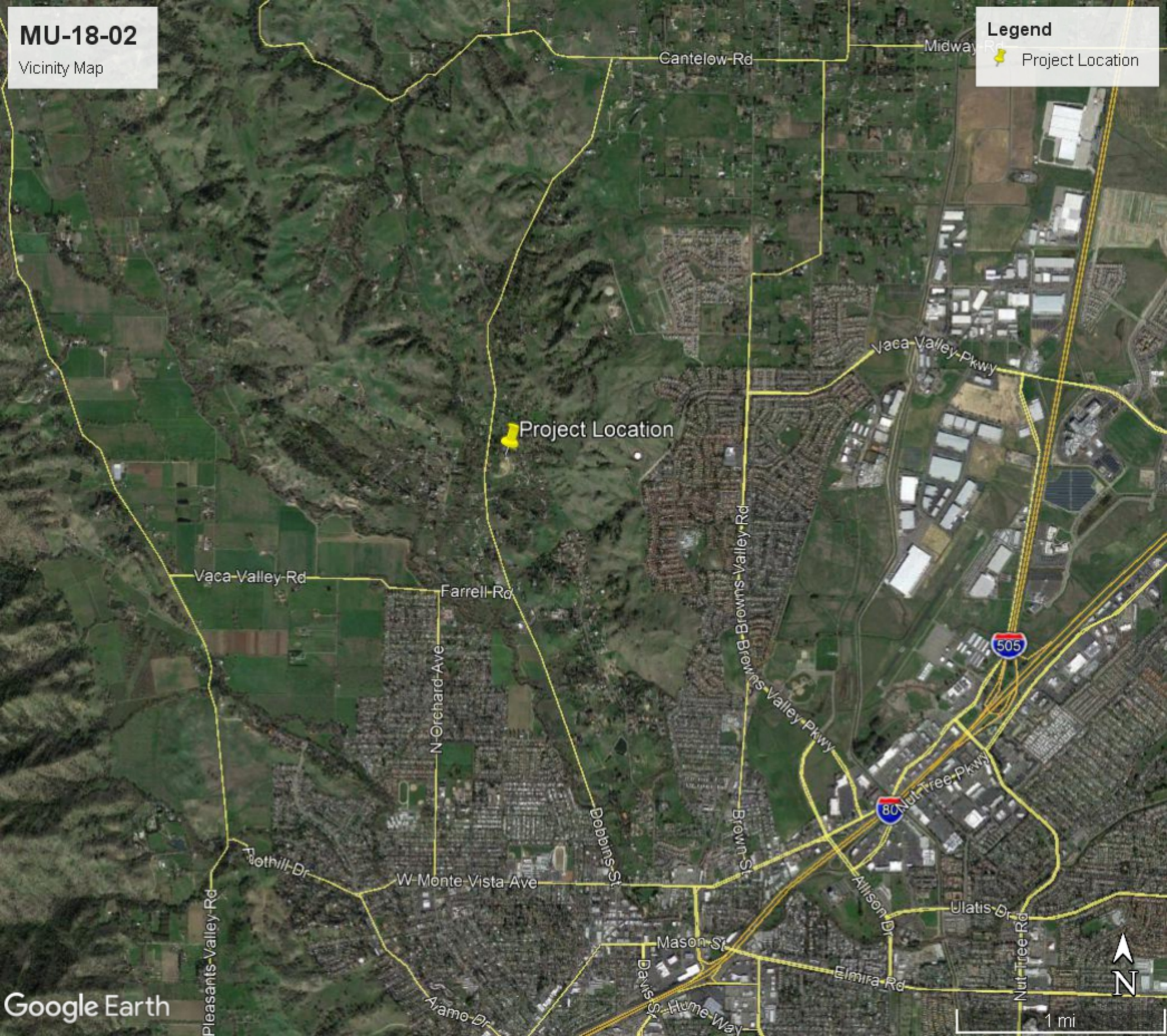
600 ft


MU-18-02

Vicinity Map

Legend

 Project Location



 Project Location

MU-18-02

Photo 1 (View from road toward project site)



Google Earth

© 2018 Google

6.25 ft

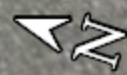
MU-18-02

Photo 2 (View from road toward project site)



Google Earth

©2018 Google



6.83 ft

MU-18-02

Photo 3 (View from road toward project site)



Google Earth

©2018 Google

6.66 ft

MU-18-02

Photo 4 (View from road toward project site)



Merle/Mary Kay Sogge
3945 Solar Hills Drive
Vacaville, CA 95688

Solano County of Resource Management,
Planning Division
County Administration Center
675 Texas St., Suite 5500
Fairfield, CA 94533

Date 29 October 2018

Re: Minor Use Permit Application No. MU 18-02

To Whom It May Concern:

We wish to register an objection to the construction of a "5,000 square foot residential accessory storage structure" on this 3.34 acre site. Reasons for this are:

1. This site is mostly unusable land. The 3.34 acres is a steep sloped property and mostly unbuildable. Access to the site employs an engineered driveway. The site already has a very large living structure under construction. The septic system is also engineered because of poor soil conditions. Future building of such a large structure will impact runoff from the site into the road and culverts. There already is significant runoff during rains which clogs the system annually. This will aggravate the runoff causing further harm to the road and drainage requiring taxpayers to repair the early damage.
2. This structure of 5,000 square feet cannot be conceived to be a "residential accessory storage structure" by any stretch of the imagination. 5,000 square feet to store residential accessories? We think not. Many neighbors have accessory residential storage facilities which conform to current regulations. None are 5,000 square feet. This is a subterfuge to actually store large construction equipment, not residential accessories. Other contractors in the neighborhood have storage facilities not located in our residential area but however they do store some equipment in their garages, which are not 5,000 square feet.
3. Since this will actually be used to store and move heavy equipment, this impacts local roads which are not built to handle the heavy equipment on a regular, sustained basis.

We urge a NO vote on this project.

Thank you for your consideration.

Merle Sogge

Mary Kay Sogge

Yankovich, Michael G.

From: Schmidtbauer, Terry
Sent: Thursday, November 1, 2018 8:27 AM
To: Yankovich, Michael G.; Leland, James H.
Subject: FW: RMContactUs Form Submission

FYI

From: RMHelp@solanocounty.com [mailto:RMHelp@solanocounty.com]
Sent: Wednesday, October 31, 2018 5:52 PM
To: RMHelp <RMHelp@SolanoCounty.com>
Subject: RMContactUs Form Submission

Resource Management Contact Us Form

First Name : Jane
Last Name : Scott
Telephone Number : 707-410-7743
Email : jtpscott@att.net

Comments : I wish to express my view on the minor use permit application No. MU-18-02 of Jack Swant. We live at 4125 Caligiuri Canyon Rd, Vacaville, CA on the same street as the proposed 5000 square foot structure that is proposed. That structure is too large, in my opinion and would be very unsightly. Already our view has greatly changed since the construction of the home. An outer structure that large is preposterous. Jane Scott 4125 Caligiuri Canyon Rd Vacaville, CA 95688

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RECEIVED

NOV 01 2018

October 31, 2018

To the Solano County Zoning Administrator:

COUNTY OF SOLANO
RESOURCE MANAGEMENT

I wish to express my view on the minor use permit application No. MU-18-02 of Jack Swant.

We live at 4125 Caligiuri Canyon Rd, Vacaville, CA on the same street as the proposed 5000 square foot structure that is proposed.

That structure is too large, in my opinion, and would be very unsightly. Already our view has greatly changed, and worsened, since the construction of the home. An outer structure that large is preposterous.

Jane Scott
4125 Caligiuri Canyon Rd
Vacaville, CA 95688



RECEIVED

NOV 01 2018

COUNTY OF SOLANO
RESOURCE MANAGEMENT

October 31, 2018

To: Solano County Department of Resource Management

Attention: Bill Emlen, Department head & Zoning Administrator

RE: Zoning Administrator Notice on Minor Use Permit Application no MU-18-02 by Jack Swank for a 5,000 square foot accessory storage structure on a rural residential parcel at 4087 Caliguri Canyon Road

This letter to express our opposition to granting of a minor use permit for a 5,000 sq. foot accessory storage structure at this location and a request for denial of the permit.

I offer the following reason- The parcel may be 3.34 acres according to the Accessors map, but the lot is on top of a sandstone hill with 3 sides that are steep sandstone with little to no vegetation and has little soil on top. Currently there is a large home with at least 4 car garages under construction that appears to cover much of the usable land on top of the sand stone hill. The driveway constructed required engineered retaining wall and drainage behind it to address the run off of the hill above where the house is being built. There is little remaining land for the typical rural residential uses or amenities that you'll find in the area, such as pools, pool houses, secondary living units, barns, free standing 2 to 4 car garages and various storage sheds. These accessory structures typically house either recreational activity equipment such as Boats, ATVs, RVs, horse equipment, motorcycles, classic cars, etc. or these structures house power tools, tractors and other field implements needed to maintain orchards, vineyards, large fields, gardens and yards, and help to keep the 2,5 to 3 acres rural residential parcels clear for fire protection purposes, but none are 5,000 sq feet.

A 5,000 sq. foot storage structure is larger than many of the rural residential homes on many of the properties in the general area and maybe even be larger than the house currently being constructed on the parcel, so one can only wonder, what is the intended use for such an industrial size building. Given the neighborhood has been able to manage with much smaller structures, and the site has limited land usable & available beyond the house footprint -what is the need for 5, 000 sq. foot structure and what will it be housing? This is a commercial size building that might fit in ag zoning if it were for ag or on a larger parcel then 3 acres, perhaps 5 of 10, but the question remains what the need for such a building is. Once it is constructed the County has little to no ability to control the activities or storage. The size of such a structure does not belong on the 2.5- 3-acre rural residential area, it size suggests it will be a commercial or industrial use which is not appropriate.

We urge denial of the minor use permit request.

Sincerely


Samuel J, Corsello

3960 Solar Hills Dr.