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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-18-01  
 Staff Report**

<b>Application No.</b> MD-18-01 (CWA Denverton) <b>Project Planner:</b> Eric Wilberg, Planner Associate		<b>Meeting of March 21, 2019    Agenda Item No. 2</b>	
<b>Applicant</b> CWA Denverton LLC c/o Robert Eddings 3836 Denverton Road Suisun City, CA 94585		<b>Property Owner</b> CWA Denverton LLC c/o Robert Eddings 1346 Blue Oaks Blvd Roseville, CA 95678	
<b>Action Requested</b> Consideration of Marsh Development Permit application MD-18-01 to construct a 2,400 square foot accessory structure for equipment storage related to an existing marsh oriented recreation operation located at 3836 Denverton Road, 5 miles southeast of Suisun City, within the Suisun Marsh Agriculture "A-SM-160" Zoning District; APN 0048-020-600.			
<b>Property Information</b>			
Size: 1.10 acres		Location: 3836 Denverton Road	
APN: 0048-020-600			
Zoning: Suisun Marsh Agriculture "ASM-160"		Land Use: Marsh oriented recreation	
General Plan: Marsh		Ag. Contract: N/A	
Utilities: N/A		Access: Denverton 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>	Marsh	Suisun Marsh Agriculture "ASM-160"	Cattle grazing
<b>South</b>	Marsh	Marsh Preservation "MP"	Hay production
<b>East</b>	Marsh	Suisun Marsh Agriculture "ASM-160"	Cattle grazing
<b>West</b>	Marsh	Marsh Preservation "MP"	Hay production
<b>Environmental Determination</b> The project qualifies for a Class 2 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction.			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Marsh Development Permit No. MD-18-01 based on the enumerated findings and subject to the recommended conditions of approval.			

## **SETTING**

The subject site is located approximately five miles southeast of Suisun City near the northeastern extent of the Suisun Marsh. The site is utilized by the California Waterfowl Association as the operational headquarters for wildlife habitat management and waterfowl hunting which occurs off-site, on approximately 760 acres located to the southwest (APNs 0048-020-040 and 0046-120-120). The property is developed with a 2,800 sq. ft. residential structure, four accessory structures totaling 620 sq. ft., and gravel area for parking. The 1.10 acre parcel is relatively flat, exhibiting slopes of less than six percent. Stormwater run-off drains to the west into a culvert/ditch along Denverton Road. Two gravel driveways are developed off Denverton Road providing vehicular access to the site.

Surrounding parcels to the north and east are utilized as range land for cattle grazing operations. Land to the south and west is generally marsh and wetland habitat which is comprised of range land, sloughs, and open space. Denverton Slough, a perennial tidal slough is located ¼ mile southwest of the site. Dryland farming including hay production and cattle grazing are the predominant agricultural land uses within the area.

## **PROJECT DESCRIPTION**

The project involves construction of a 2,400 square foot accessory structure for equipment storage related to an existing marsh oriented recreation operation. The new structure will replace some of the existing accessory buildings (garage and sheds) on-site. The new building will be situated near the center of the lot, northwest of the existing residence.

## **ANALYSIS**

The property has been utilized to support marsh oriented recreational activities since as early as 1961. On October 23, 1961 the Solano County Planning Commission granted Use Permit R-130 to establish and operate a duck club building at this location.

On October 5, 1978 the Zoning Administrator granted approval of Use Permit U-78-58 to allow temporary use of a mobile home as quarters for the duck club caretaker. Comments in the staff report state that the previously permitted club house burned down and was subsequently rebuilt in 1972.

The proposed structure is consistent with the historical use of the property as support for marsh oriented recreation as well as the previously permitted duck club. 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 type U occupancy storage structure complies with the minimum development standards, including setback requirements, for an accessory building within the Suisun Marsh Agriculture "A-SM-160" Zoning District.

## **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Class 2 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The new storage building will be replacing a garage and sheds which served the same purpose of equipment storage.

## RECOMMENDATION

The Department recommends that the Zoning Administrator ADOPT the attached resolution and APPROVE Marsh Development Permit No. MD-18-01 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 2 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The new storage building will be replacing a garage and sheds which served the same purpose of equipment storage. Upon approval, a Notice of Exemption will be filed with the California State Clearinghouse as well as the Solano County Clerk of the Board.

- 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 building replaces existing equipment storage structures at a marsh oriented recreation facility. The proposal does not affect traffic circulation, population densities and distributions or other pertinent aspects of the General Plan.

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

As proposed, the metal frame accessory storage structure would be unmanned and be assigned a building code occupancy group "U". No water or septic utilities are proposed or required. Access to the site has previously been developed. Drainage is evaluated during construction as part of 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 land use and proposed 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 accessory structure is part of the existing marsh oriented recreation land use and is consistent with the Suisun Marsh Local Protection Program. The Solano County Policies and Regulations Governing the Suisun Marsh (page 30) identifies the recreational values of the Marsh, particularly for duck hunting, have been a significant factor in its preservation. Private duck clubs and public agencies such as the Department of Fish and Wildlife, have made considerable contributions to the improvement of the Marsh habitats for waterfowl as well as other wildlife.

## **CONDITIONS OF APPROVAL**

### **General**

1. The permitted accessory structure shall be maintained in accord with the application materials and development plans for Marsh Development Permit MD-18-01, filed August 14, 2018 by CWA Denverton LLC, and as approved by the Solano County Zoning Administrator.
2. The 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.

## **Attachments**

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

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

**WHEREAS**, the Solano County Zoning Administrator has considered Marsh Development Permit Application No. MD-18-01 of **CWA Denverton** to construct a 2,400 square foot accessory structure for equipment storage related to an existing marsh-oriented recreation operation located at 3836 Denverton Road, 5 miles southeast of the City of Suisun within the Suisun Marsh Agriculture "A-SM-160" Zoning District, APN: 0048-020-600, 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 March 21, 2019, 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 2 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The new storage building will be replacing a garage and sheds which served the same purpose of equipment storage. Upon approval, a Notice of Exemption will be filed with the California State Clearinghouse as well as the Solano County Clerk of the Board.

- 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 building replaces existing equipment storage structures at a marsh oriented recreation facility. The proposal does not affect traffic circulation, population densities and distributions or other pertinent aspects of the General Plan.

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

As proposed, the metal frame accessory storage structure would be unmanned and be assigned a building code occupancy group "U". No water or septic utilities are proposed or required. Access to the site has previously been developed. Drainage is evaluated during construction as part of 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.**

5. The existing land use and proposed accessory structure are typical for this zoning district and for the neighborhood and does not pose a nuisance.
6. **The proposed development shall be consistent with the certified Suisun Marsh Local Protection Program.**

The proposed accessory structure is part of the existing marsh oriented recreation land use and is consistent with the Suisun Marsh Local Protection Program. The Solano County Policies and Regulations Governing the Suisun Marsh (page 30) identifies the recreational values of the Marsh, particularly for duck hunting, have been a significant factor in its preservation. Private duck clubs and public agencies such as the Department of Fish and Wildlife, have made considerable contributions to the improvement of the Marsh habitats for waterfowl as well as other wildlife.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Marsh Development Permit Application No. MD-18-01 subject to the following recommended conditions of approval:

**General**

1. The permitted accessory structure shall be maintained in accord with the application materials and development plans for Marsh Development Permit MD-18-01, filed August 14, 2018 by CWA Denverton LLC, and as approved by the Solano County Zoning Administrator.
2. The 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.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on March 21, 2019.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager

R:\PLANNING\ALL ZONING ADMINISTRATOR STAFF REPORTS\2019\March 21, 2019\MD-18-01 (CWA Denverton)\MD-18-01 (CWA Denverton) ZA Resolution.docx(March 14, 2019)

DRAFT

Tax Area Code  
84004, 84010

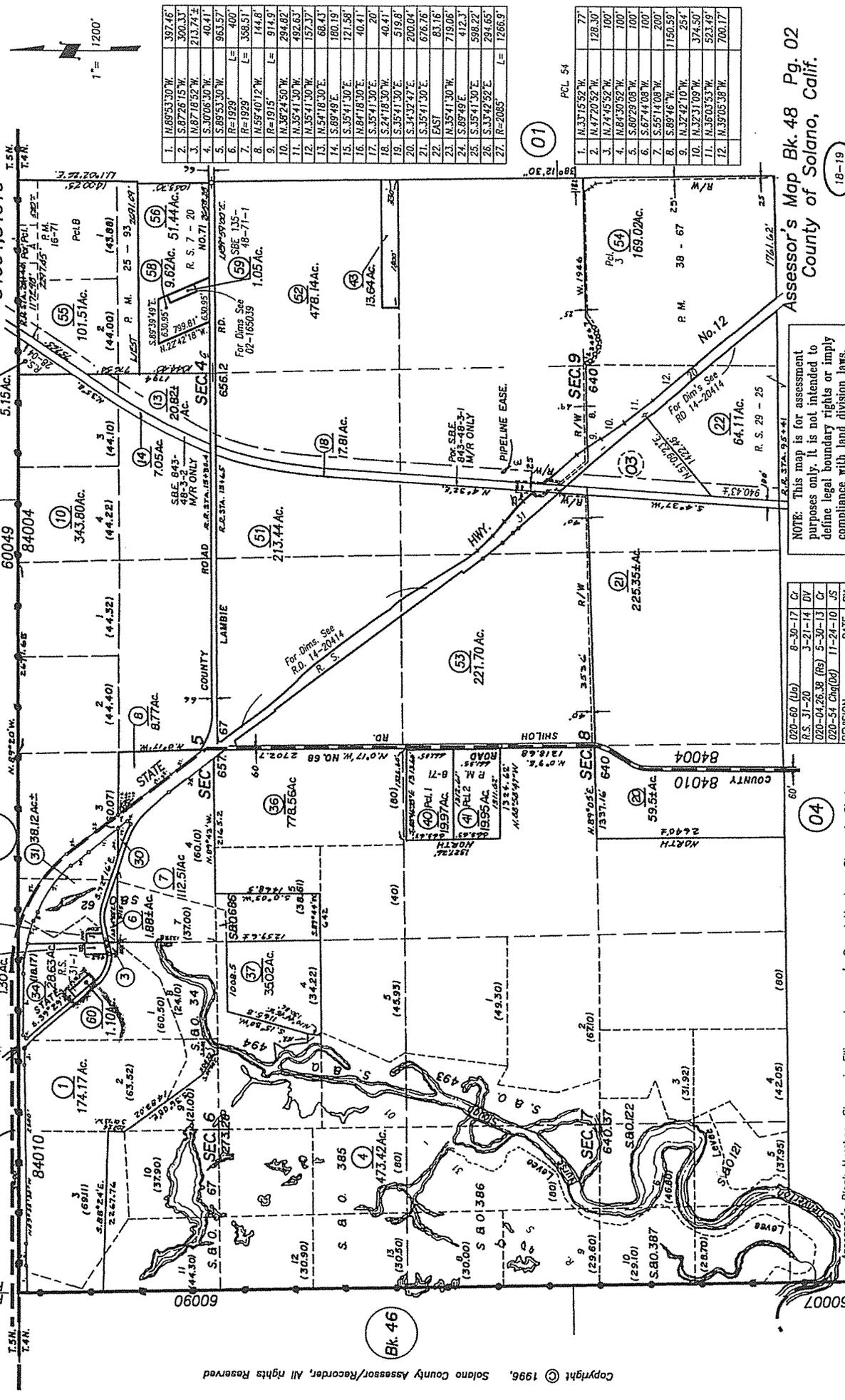
T.4N., R.1E., M.D.B. & M.

Bk. 42

60074

60090

60007



1.	N. 69° 53' 30" W.	397.46'
2.	S. 87° 26' 15" W.	300.33'
3.	N. 87° 18' 52" W.	213.71' ±
4.	S. 30° 06' 30" W.	40.41'
5.	S. 89° 53' 30" W.	963.57'
6.	R=1929	L= 400'
7.	R=1929	L= 358.51'
8.	N. 59° 40' 12" W.	144.8'
9.	R=1915	L= 914.9'
10.	N. 39° 24' 50" W.	294.82'
11.	N. 35° 41' 30" W.	492.63'
12.	N. 54° 18' 30" E.	157.37'
13.	N. 54° 18' 30" E.	66.43'
14.	S. 89° 49' E.	180.19'
15.	S. 35° 41' 30" E.	121.58'
16.	N. 87° 18' 52" E.	40.41'
17.	S. 35° 41' 30" E.	20'
18.	S. 24° 18' 30" W.	519.8'
19.	S. 35° 41' 30" E.	200.04'
20.	S. 34° 32' 47" E.	676.76'
21.	S. 35° 41' 30" E.	83.16'
22.	EAST	719.06'
23.	N. 35° 41' 30" W.	412.3'
24.	S. 89° 49' E.	598.22'
25.	S. 35° 41' 30" E.	294.65'
26.	S. 35° 42' 52" E.	1265.9'
27.	R=2065	L= 1265.9'

1.	N. 37° 15' 52" W.	77'
2.	N. 47° 20' 52" W.	128.30'
3.	N. 74° 45' 52" W.	100'
4.	N. 84° 30' 52" W.	100'
5.	S. 80° 23' 08" W.	100'
6.	S. 67° 44' 08" W.	100'
7.	S. 55° 14' 08" W.	200'
8.	S. 89° 46" W.	1150.59'
9.	N. 37° 42' 10" W.	254'
10.	N. 32° 31' 09" W.	374.50'
11.	N. 32° 03' 53" W.	523.49'
12.	N. 39° 05' 38" W.	708.17'

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
020-60 (Ug)	8-30-17	CT
R.S. 31-20	3-21-14	DV
020-04, 26, 38 (Rs)	5-30-13	CT
020-54, Chg(04)	11-24-10	JS

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

Proposed Pro Engineered Metal Building

Occupancy Group U Section 3.12.1 2016 CBC  
Barns

Type of Construction III  
1 No  
Fire Sprinklers  
Building Area 2,400

Allowable Area Per 2016 CBC Section 506.2

	Type I		Type II		Type III		Type IV		Type V	
	A	B	A	B	A	B	HT	A	B	
NS	35,500	19,000	8,500	14,000	8,500	18,000	9,000	9,000	5,500	
UL										

The Following Codes Have Been Applied to this project as applicable:

- 2016 California Building Code (CBC)
- 2016 California Residential Code (CRC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Green Building Standard Code (CGBCS)
- 2016 California Energy Code
- 2016 California Fire Code

No Electrical is associated with this permit  
No Plumbing is associated with this permit  
No Mechanical is associated with this permit

PERMITS

PERM 0049-020-260  
0049-020-340

3432 DENVERTON ROAD  
SUISUN, CA 94585

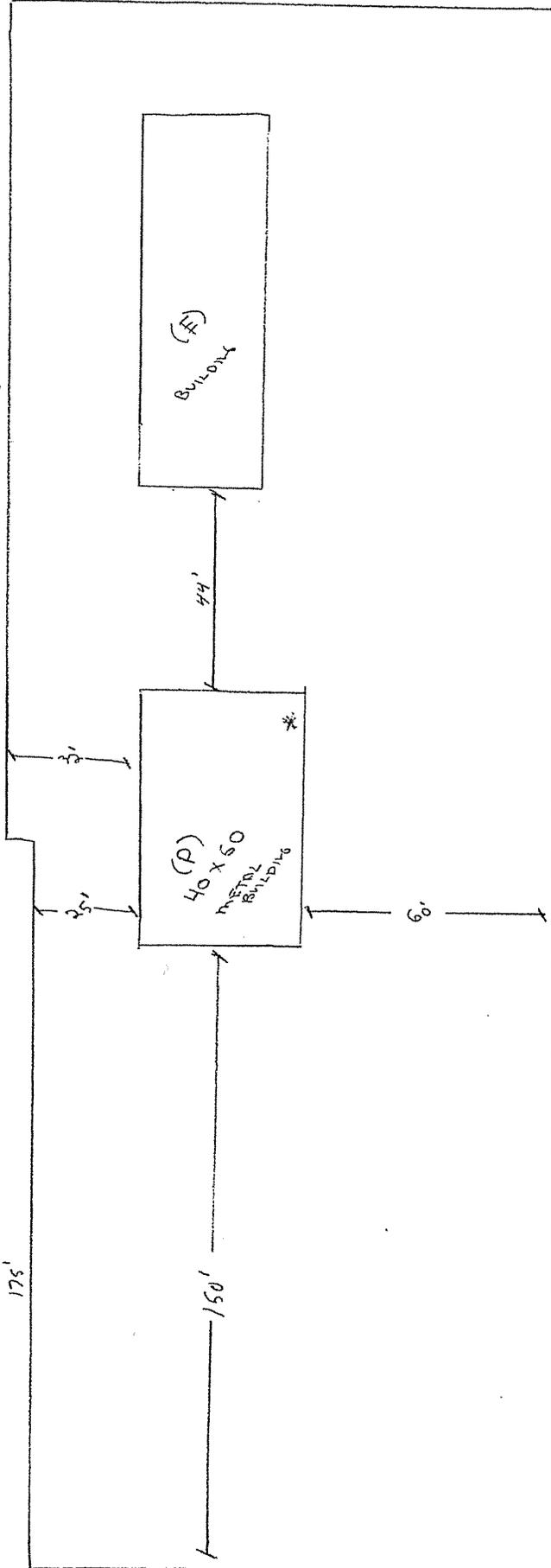
UNITS

CA. WATERFOWL ASSN  
ATTN ROBERT EDDINGS  
3430 DENVERTON ROAD  
SUISUN, CA 94585

FILE COPY

MD-16-01

200'



DENVERTON ROAD

SCALE:  
1" = 25'

\* BUILDING LOCATED ABOVE 10' ELEVATION - BUILDING LOCATED IN SECONDARY MANAGEMENT ZONE FOR SUISUN MARSH

CONTRACTOR INFO

FABRI STEEL WEST INC.  
1800 Vernon St. #6  
Roseville, CA 95678  
9167874564

CA LIC# 7469411