

## Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento CA 95812-3044

From: (Public Agency): Solano County  
Department of Resource Management  
675 Texas Street, Suite 5500, Fairfield, CA 94533

County Clerk  
County of Solano  
675 Texas Street, 6th Floor  
Fairfield CA 94533

(Address)

**FILED**Project Title: Tjaden Residential Accessory Structure

MAY - 5 2025

Project Applicant: Kevin Tjaden

Project Location - Specific:

5182 Maple Road, 0.5 miles east of the City of Vacaville

Bill Emien, Clerk of the  
Board of Supervisors of  
the County of Solano,  
State of California  
Deputy Emily Shephard

Project Location - City: \_\_\_\_\_ Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

To construct a new 2,400 square foot accessory structure resulting in more than 2,500 square foot aggregate area of accessory structures on a 2.5-acre parcel.

Name of Public Agency Approving Project: Solano CountyName of Person or Agency Carrying Out Project: Solano County Department of Resource Management

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number: Small Structures - 15303(e)  
☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Includes a limited number of new small structures, and the conversion of existing small structures with minor modifications. Proposed structure is consistent with the max size allowable on the legal parcel. The proposed small accessory structure is appurtenant to the residential use

Lead Agency

Contact Person: Travis Kroger Area Code/Telephone/Extension: 707-784-6765

If filed by applicant:

1. Attach certified document of exemption finding.  
 2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Travis Kroger Date: 4/30/25 Title: Senior Planner☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

Document Posted From

5/5/25 to \_\_\_\_\_

Revised 2011

Deputy Clerk of the Board

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 25-05**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use Permit application MU-24-07 to construct a new 2,400 square foot accessory structure resulting in more than 2,500 square foot aggregate area of accessory structures on a 2.5-acre parcel located at 5182 Maple Road, 0.5 miles east of the City of Vacaville in the Rural Residential 2.5-acre minimum (RR-2.5) zoning district, APN 0134-280-070; 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 April 17, 2025; and

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

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

The project site is designated Rural Residential by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. The existing zoning designation of RR-2.5 and lot size of 2.5 acres are consistent with the existing General Plan designation. The proposed use is conditionally permitted within the RR-2.5 zoning district.

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

The site is accessed via a private driveway from Maple Road and is developed with a residential well and private sewage disposal system. As proposed and conditioned, the existing and proposed facilities and development are adequate for the existing and proposed structures and land use.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

With the proposed conditions, this project will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. **The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:**

The project is exempt from the California Environmental Quality Act under CEQA Guidelines Sections 15303 (Class 3), New Construction or Conversion of Small Structures. Consistent with the Class 3 exemption, the project includes a single new small structure. Section 15303(e)

includes as examples of this exemption accessory (appurtenant) structures including, but not limited to, garages, carports, patios, swimming pools, and fences. The proposed storage building is a small accessory structure, like those listed above, and is appurtenant to the residential use of the property.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

**BE IT THEREFORE RESOLVED** that the Zoning Administrator has approved Minor Use Permit application MU-24-07 subject to the following recommended conditions of approval:

#### **ADMINISTRATIVE**

1. **Land Use.** The proposed land uses shall be established and operated in accordance with the application materials and development plans submitted for Minor Use Permit MU-24-07 on June 26, 2024, and as approved by the Solano County Zoning Administrator. Approval of this permit would authorize approval of Building Permit application B2024-0052 which has been submitted for the proposed new structure, and submittal of Building Permit or Demolition permit applications for existing unpermitted small accessory structures.
2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(l) of the County Code, no additional land uses or activities including new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review or a determination by the Director of Resource Management that the proposed modification is in substantial compliance with the existing approval.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers, and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify, and hold harmless the County of Solano, its officers, and employees, from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
4. **Permits Required.** The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.
5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.
6. **Exercise of Permit.** The permit shall be deemed exercised once all **required** action items below have been completed and verified by County staff. If the permit is not exercised

within one year of the date of issuance, the permittee may request that a one-time extension of one (1) year to exercise the permit be granted by the Zoning Administrator, otherwise the permit will be deemed null and void with no further action.

7. **Permit Term.** This Use Permit is subject to renewal every five (5) years pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to April 17, 2030, and the use remains in compliance with these Conditions of Approval.

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

#### OPERATIONAL CONTROLS

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

#### BUILDING AND SAFETY DIVISION

13. **Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2022 California Building Code: "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit."
14. **Certificate of Occupancy.** No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.
15. **Building Permit Plans.** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules,



regulations, laws, and ordinances of local, State, and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:

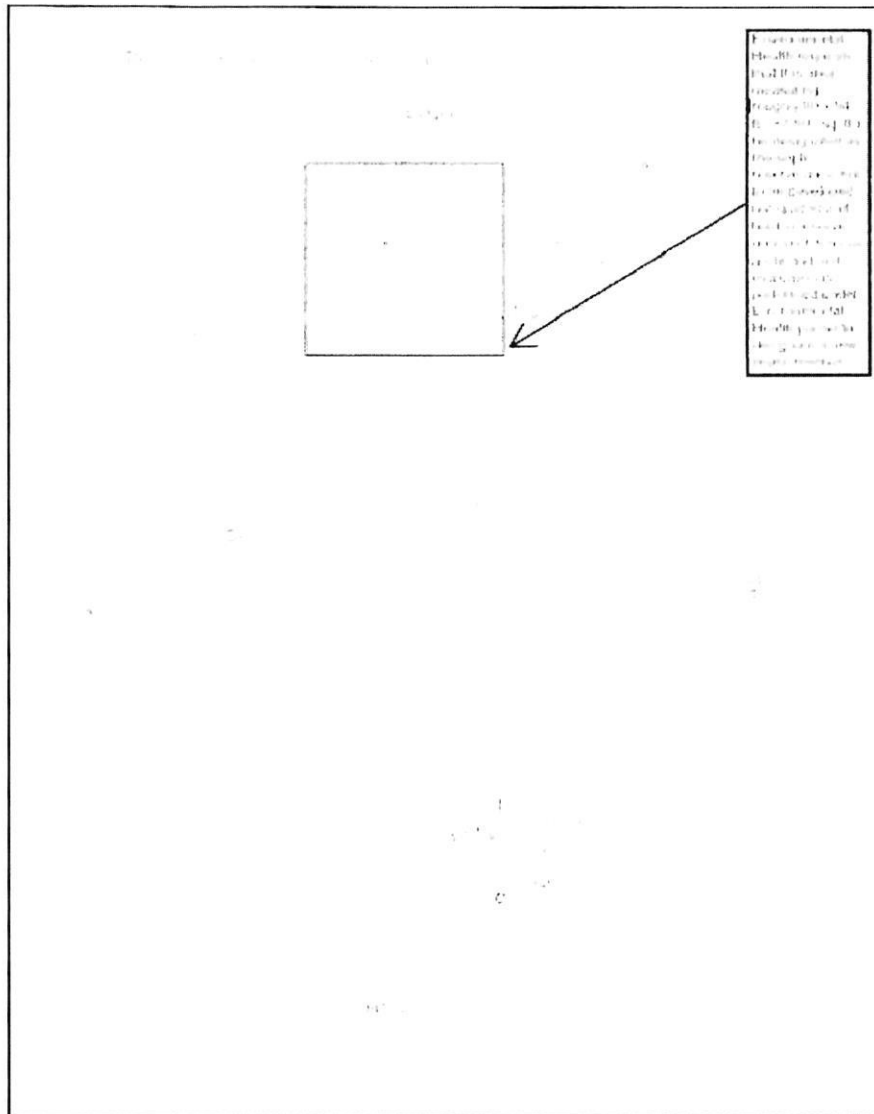
- a. Occupancy Classification
- b. Type of Construction
- c. Seismic Zone
- d. Location on Property
- e. Height of all buildings and structures
- f. Number of stories
- g. Occupant Load
- h. Allowable Floor Area

16. **Plans and Specifications.** Shall meet the requirements as per section 105 of the current California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules, and regulations, as determined by the building official."
17. Complete calculations signed & stamped by a CA registered professional engineer or architect demonstrating that the structure will be brought into compliance with the 2022 California Building Code
18. For each existing unpermitted structure, either application for a demolition permit is required to remove the structure, or application for a Building Permit is required. The plans shall comply with the 2022 California Building Code and the following design criteria:
- a. **Wind:** Basic Wind Speed 93 MPH, Exposure C.
  - b. **Seismic:** Seismic Design Category D.
  - c. **Snow:** Ground Snow Load 0 pounds per square foot
  - d. **Minimum Foundation Depth:** 12 inches

Action Needed -Building Division				
COA #	Required to exercise Y/N	Action	When	Verified
13 above	Y	Start construction and complete at least one Building inspection.	By April 17, 2026	

#### ENVIRONMENTAL HEALTH DIVISION

19. The owner shall acknowledge and agree to the temporary designation of the septic reserve area as shown below:



20. Within 5 years of issuance of MU-24-07, the owner shall have a site and soil evaluation performed under Environmental Health permit to designate a septic replacement area for the existing septic system.
21. The owner shall continue to utilize water conservation measures to prolong the life and capacity of the existing septic system.
22. If the existing septic system is determined to be in a state of failure, the owner shall take steps to prevent the discharge of sewage to the ground and initiate the construction of a new septic system for the residence.

Action Needed -Environmental Health Division				
COA #	Required to exercise Y/N	Action	When	Verified
19 above	Y	Provide a revised site plan for <b>B2024-0052</b> acknowledging that the designated reserve area will remain undeveloped.	By April 17, 2030	
<b>Error! Reference source not found.</b>	N	Submit site and soil evaluation application	By April 17, 2030	

#### PUBLIC WORKS DIVISION

23. The proposed barn shall incorporate features that manage and direct stormwater away from the structure and along the site's existing positive drainage pattern. These features could consist of roofline gutters and downspouts, or any other feature(s) accomplishing the objective of unimpaired drainage.

#### VACAVILLE FIRE DISTRICT

24. All requirements of the Vacaville Fire District shall be met.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 17, 2025.

JAMES BEZEK, DIRECTOR  
 RESOURCE MANAGEMENT



Allan M. Calder, Planning Manager  
 Department of Resource Management