

DEPARTMENT OF RESOURCE MANAGEMENT

JAMES BEZEK
Director

ALLAN CALDER
Planning Services Manager



SOLANO
COUNTY

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www.solanocounty.com

Planning Services Division

Solano County Zoning Administrator
Staff Report
MU-24-06

Application No. MU-24-06 Project Planner: Travis Kroger, Associate Planner		Meeting of April 17, 2025	
Applicant Steven Pasion 7144 Fair Oaks Blvd Suite A2 Sacramento, CA 95608		Property Owner Celestino Cervantes 7371 Locke Road Vacaville, CA 95688	
Action Requested: Consideration of Minor Use Permit application MU-24-06 by Steve Pasion for Celestino Cervantes to construct a 5,000 square foot residential accessory structure located at 7371 Locke Road, 0.2 miles north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0106-210-590.			
Property Information:			
Size: 4.79 acres (total):		Site Address: 7371 Locke Road	
Assessor's Parcel Number (APN): 0106-210-590		SRA Designation: N/A, in Local Responsibility Area.	
Zoning: Rural Residential 2.5-acre minimum (RR-2.5)		Land Use: Accessory building greater than 2,500 square feet in size	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Private well/septic system for dwelling		Access: Locke Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use:			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
South	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)/ Rural Residential 5-acre min (RR-5)	Residential
East	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
West	Rural Residential	Rural Residential 2.5-acre min (RR-2.5)	Residential
Environmental Analysis: The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15303 Class 3 - New Construction or Conversion of Small Structures subsection (e) which includes construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. See the Environmental Analysis (CEQA) section below for further details.			
Staff Recommendation Staff recommends that the Zoning Administrator ADOPT the attached resolution with respect to the enumerated findings and APPROVE Use Permit No. MU-24-06 subject to the recommended conditions of approval.			

DISCUSSION

Setting

The subject property is located approximately 0.2 miles north of the City of Vacaville and consists of one (1) APN (0106-210-590) which is 4.79 acres in size. The property is developed with a primary dwelling constructed in 1950 per county assessor's records, and an unpermitted accessory structure approximately 3,800 square feet in size which will be removed per the conditions of this Minor Use Permit. Access is via two (2) existing driveways from Locke Road.

Surrounding Land Use

Adjacent parcels are similar in size and primarily used for residential purposes.

PROJECT DESCRIPTION

Proposed Use

The proposed project includes construction of a new 5,000 square foot accessory structure, and removal of the existing unpermitted accessory structure approximately 3,800 square feet in size. Existing and proposed structures are shown on the Site Plan (Attachment B).

The proposed residential accessory structure will be used for storage by the property owner, and no electrical service or plumbing fixtures are proposed.

LAND USE CONSISTENCY

General Plan

The project site is designated Rural Residential by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Rural Residential 2.5-acre minimum (RR-2.5). The existing zoning is consistent with the 2008 General Plan, and the proposed **accessory building greater than 2,500 square feet in size** land use is allowed in the RR-2.5 zoning district subject to the applicable regulations and permitting requirements detailed below.

Zoning

General Standards: The proposed land use will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

Specific Standards: The subject parcel is zoned RR-2.5, where Accessory buildings greater than 2,500 square feet in size are allowed with approval of a Minor Use Permit subject to Section 28.72.30(B)(1) of the Solano County Code.

As proposed and conditioned, this project will comply with all applicable zoning standards as described above.

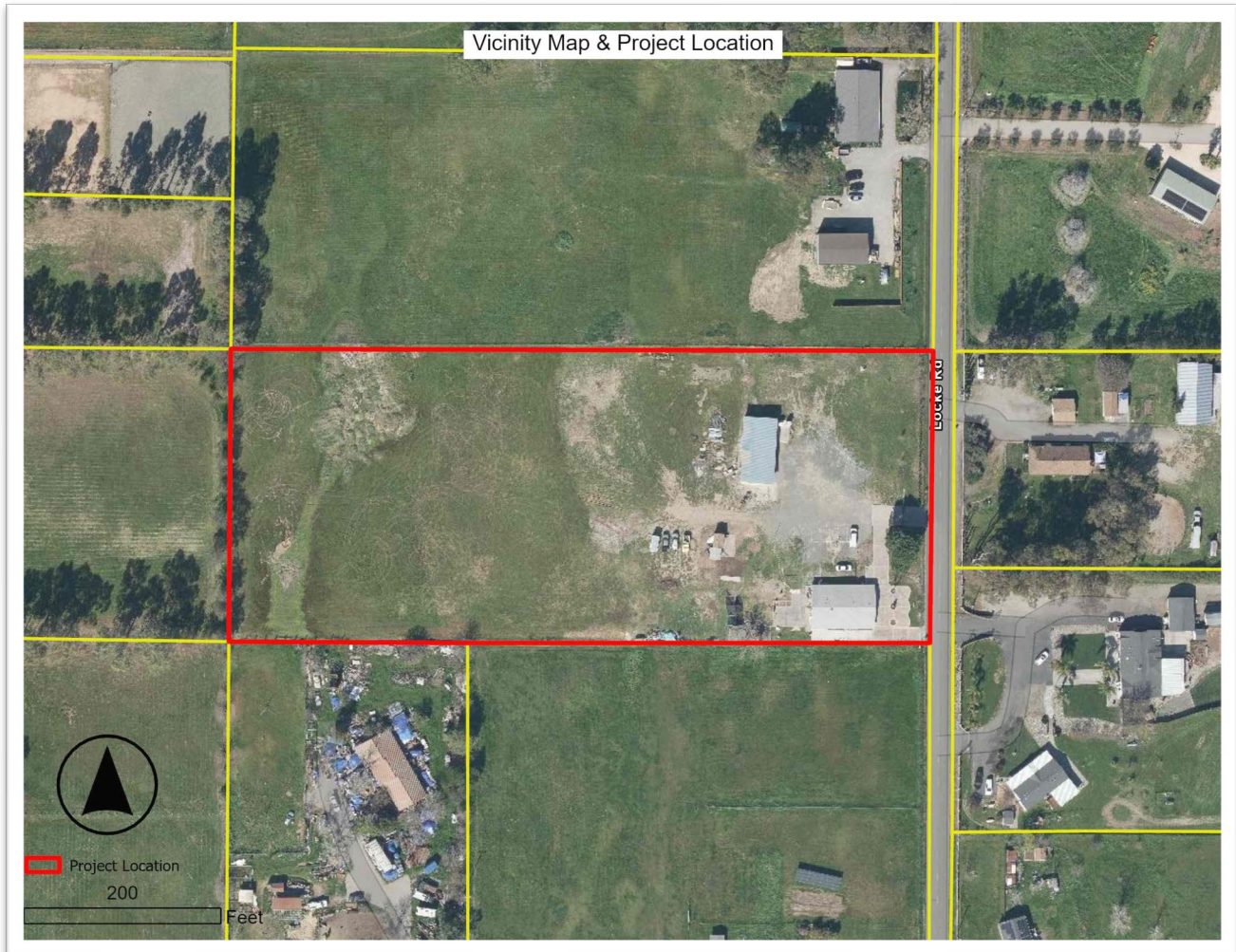


Figure 1: Vicinity map and Project Location

ENVIRONMENTAL ANALYSIS (CEQA)

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 limited number of new small structures, and the conversion of existing small structures where only minor modifications are made. The proposed structure is consistent with the maximum size allowable on the legal parcel. 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 structure is a small accessory structure, consistent with the examples 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.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment C) was published at least 15 days before the scheduled hearing in the Vacaville Reporter and the Fairfield Daily

Republic. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-24-06, subject to the recommended conditions of approval.

Attachments:

- A. Draft Resolution
- B. Site Plan
- C. Public Notice

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 25-XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-24-06 by Steve Pasion for Celestino Cervantes to construct a 5,000 square foot residential accessory structure located at 7371 Locke Road, 0.2 miles north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0106-210-590; 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 4.79 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 Locke Road, a public 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-24-06 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-24-06, revised November 8, 2024, and as approved by the Solano County Zoning Administrator. Approval of this permit would authorize the submittal of a Building Permit application for the proposed new structure and a Demolition Permit application for the existing structure to be removed.
2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(I) 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. U occupancy buildings (except for agricultural buildings) larger than 3,000 SF require fire sprinklers.
19. 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	Submit Building Permit and Demolition Permit applications	By April 17, 2026	

ENVIRONMENTAL HEALTH DIVISION

20. The existing septic leachfield has had concrete placed over the beginning portions of the leachlines, the property owner shall monitor the septic system, secure a permit for site and soil testing and have a site and soil evaluation performed for the property. Based on the results of the site and soil testing the consultant shall designate and map the area for future leachfield replacement. The property owner shall keep the mapped septic reserve area unobstructed and protected against compaction, grading and separated from water drainage on the property. In the event the existing leachfield fails and no longer accepts effluent, the leachfield shall be replaced in the designated septic reserve area under permit from Environmental Health.
21. A Site and Soil Evaluation performed under Environmental Health permit shall be performed within five years of the use permit issuance, or prior to July 1st, 2030, whichever comes first. Once the site and soil evaluation indicates the most viable area for the replacement septic system, the applicant shall ensure that the indicated area is not developed or graded and is immediately available to utilize for the construction of a replacement leachfield area.
22. The leachfield shall be relocated, under Environmental Health permit, upon determination by Environmental Health that the septic system is in a state of failure.

Action Needed - Environmental Health Division				
COA #	Required to exercise Y/N	Action	When	Verified
21 above	N	Submit site and soil evaluation application	Per condition	

PUBLIC WORKS DIVISION

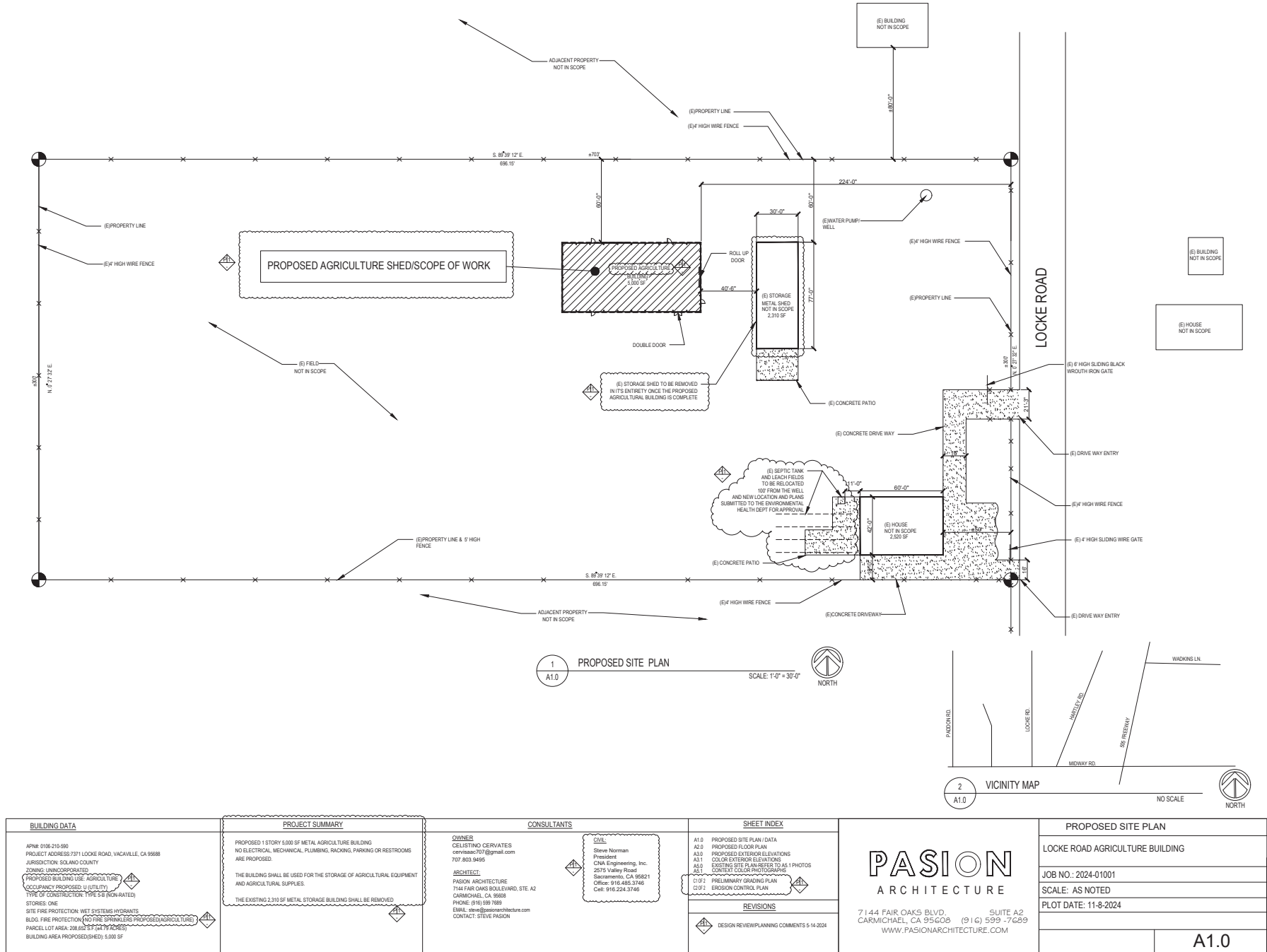
23. Grading Permit. The permittee shall apply for, secure, and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas, and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. Plans should include the following information:
- Provide a cross section detail of any proposed ditch or swale showing dimensions and sizing.
 - Show where the ditch/swale will flow to.
 - The ditch/swale should show capacity for a 10-year design storm.
 - Show where surface flow will drain to.
 - Include the discharge created by added impervious surface.
 - Show that post development discharge does not exceed pre-development discharge for a 100-year design storm.

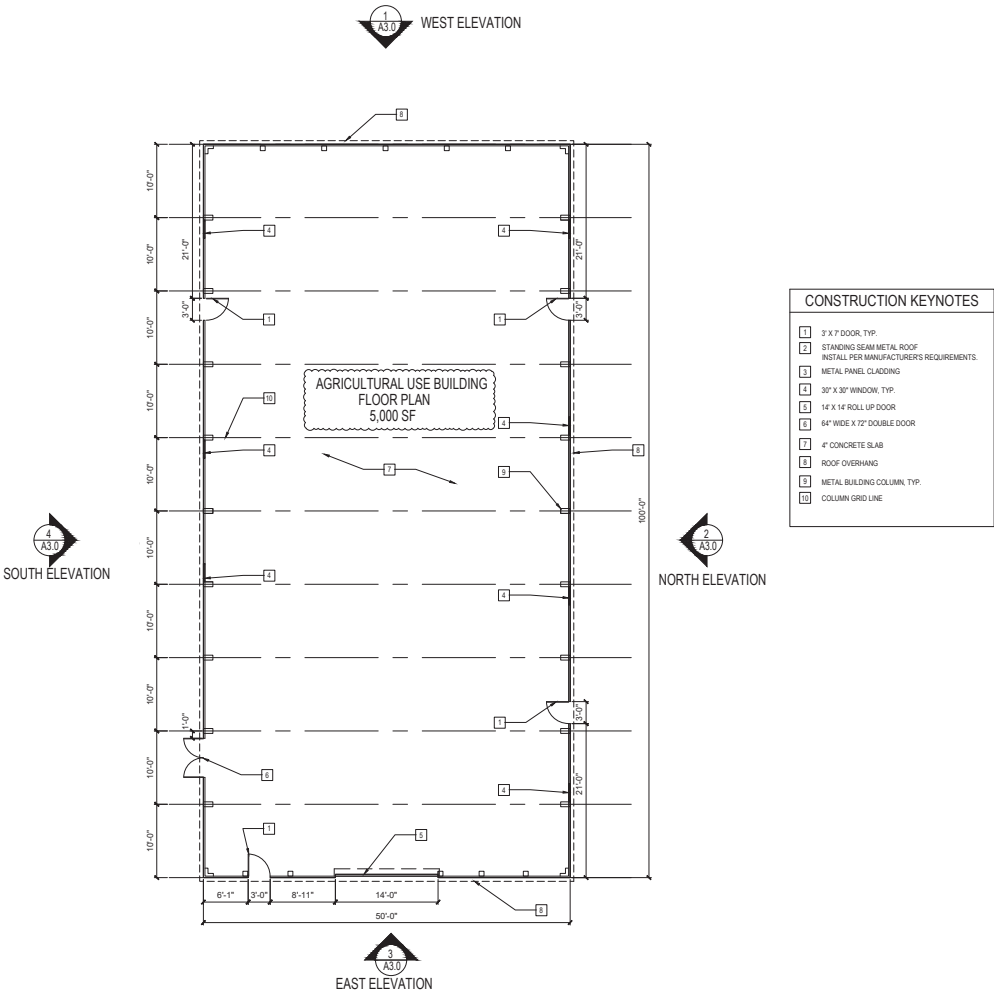
VACAVILLE FIRE DISTRICT

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

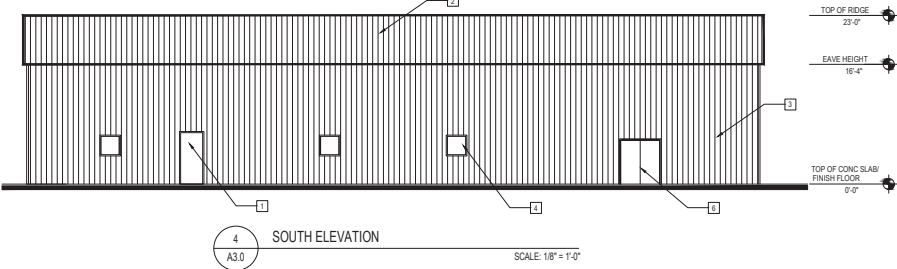
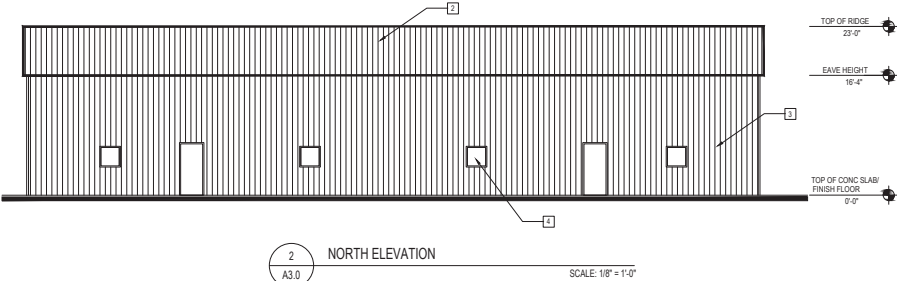
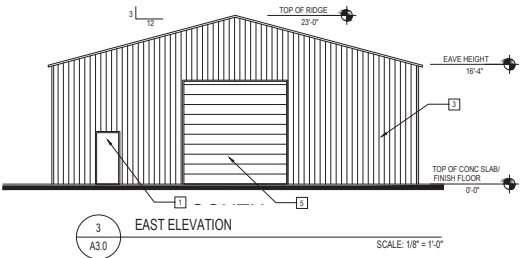
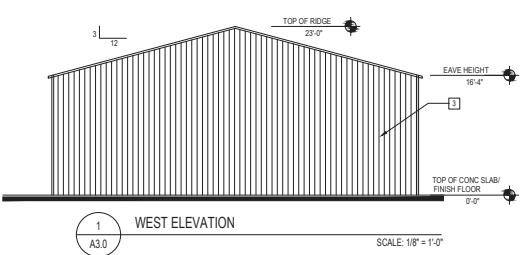
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 17, 2025.

Allan M. Calder, Planning Manager
Resource Management





<div><div>PASION</div><div>ARCHITECTURE</div><div>7144 FAIR OAKS BLVD., SUITE A2 CARMICHAEL, CA 95608 (916) 589-7689 WWW.PASIONARCHITECTURE.COM</div></div>	PROPOSED FLOOR PLAN	
	LOCKE ROAD AGRICULTURE BUILDING	
	JOB NO.: 2024-01001	
	SCALE: AS NOTED	
	PLOT DATE: 11-8-2024	
		A2.0



CONSTRUCTION KEYNOTES

- 1 3' X 7' DOOR, TYP.
- 2 STANDING SEAM METAL ROOF
INSTALL PER MANUFACTURER'S REQUIREMENTS.
- 3 METAL PANEL CLADDING
- 4 30" X 30" WINDOW WITH SILL AT 4' A.F.F., TYP.
- 5 14' X 14' ROLL UP DOOR
- 6 64' WIDE X 72' DOUBLE DOOR

PASION
ARCHITECTURE

7144 FAIR OAKS BLVD., SUITE A2
CARMICHAEL, CA 95608 (916) 599-7689
WWW.PASIONARCHITECTURE.COM

EXTERIOR ELEVATIONS

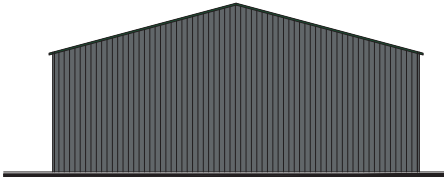
LOCKE ROAD AGRICULTURE BUILDING

JOB NO.: 2024-01001

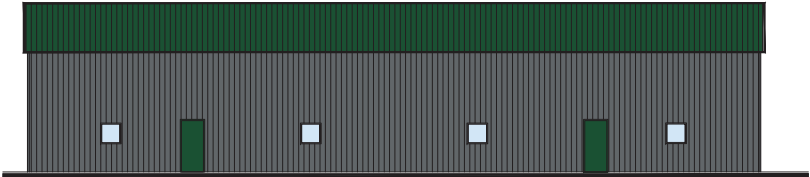
SCALE: AS NOTED

PLOT DATE: 11-8-2024

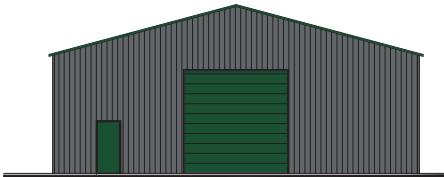
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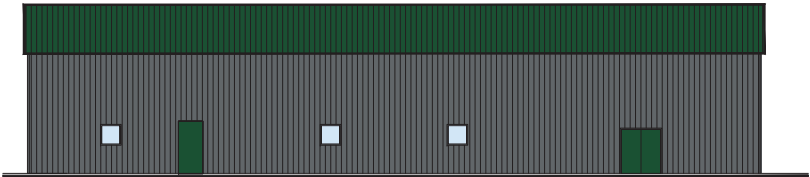
4 WEST ELEVATION
A3.1



1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A3.1



3 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

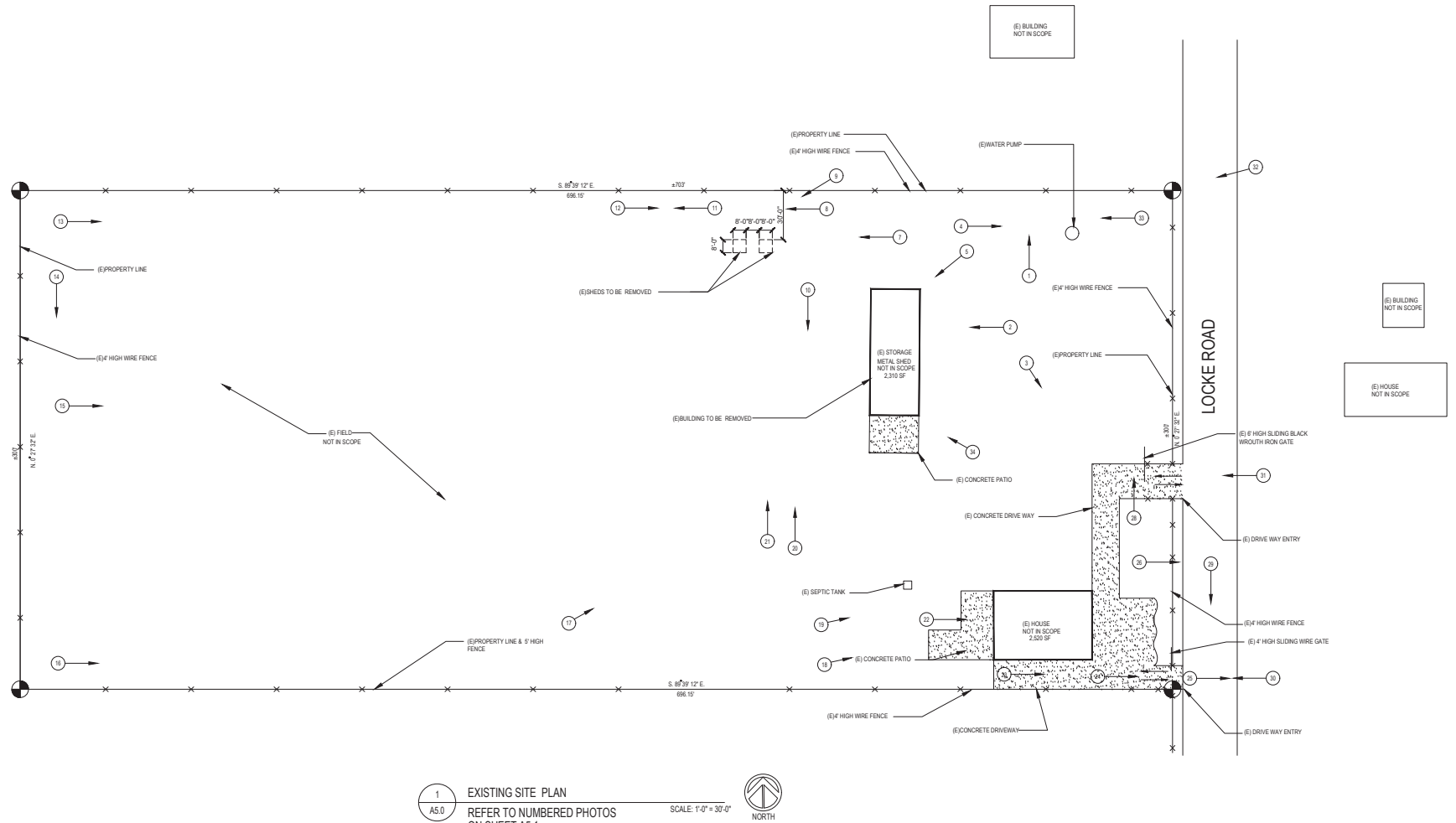


PAINT (P1): FORREST GREEN
SHERWIN-WILLIAMS



PAINT (P2): QUAKER GREY
SHERWIN-WILLIAMS

PROPOSED COLOR ELEVATIONS	
LOCKE ROAD STORAGE SHED	
PLOT DATE: 4-9-2024	
NO SCALE	
	A3.1



EXISTING SITE PLAN	
LOCKE ROAD AGRICULTURE BUILDING	
JOB NO.: 2024-01001	
SCALE: AS NOTED	
PLOT DATE: 11-8-2024	
<div> <div> <div>PASION</div> <div>ARCHITECTURE</div> </div> <div> 7144 FAIR OAKS BLVD. SUITE A2 CARMICHAEL, CA 95608 (916) 599-7689 WWW.PASIONARCHITECTURE.COM </div> </div>	
	A5.0



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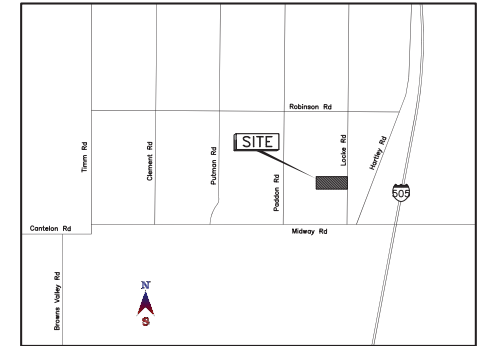


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33 34

<div><div>PASION</div><div>ARCHITECTURE</div><div>7144 FAIR OAKS BLVD. SUITE A2 CARMICHAEL, CA 95608 (916) 599-7689 WWW.PASIONARCHITECTURE.COM</div></div>	EXISTING SITE CONTEXT PHOTOGRAPHS	
	LOCKE ROAD AGRICULTURE BUILDING	
	JOB NO.: 2024-01001	
	SCALE: AS NOTED	
	PLOT DATE: 11-8-2024	
		A5.1



<u>NO.</u>	<u>DESCRIPTION</u>
C1.	GRADING AND EROSION CONTROL PLAN
C2.	EROSION CONTROL DETAILS, NOTES, AND SCHEDULE

EROSION CONTROL KEYNOTES:	
EC-1	CONCRETE WASHOUT (SEE DETAIL EC-1 ON SHEET C2)
EC-2	FIBER ROLLS (SEE DETAIL EC-2 ON SHEET C2)
EC-3	DUST CONTROL (WATER TRUCKS, SWEEPERS)
EC-4	STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL EC-4 ON SHEET C2)

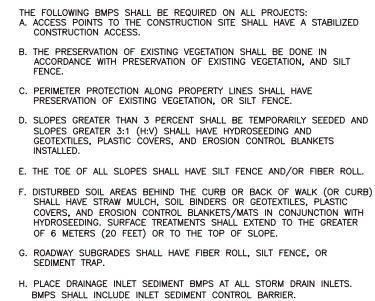
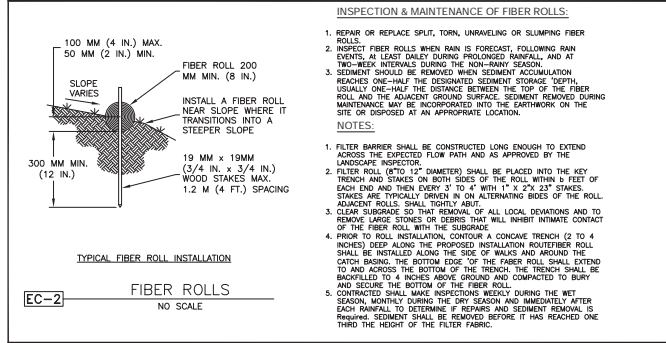
NOTE:
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SCSD COUNTY IMPROVEMENT STANDARDS.
 2. FOR BMP INSTALLATION SCHEDULE, REQUIRED BMPs & EROSION CONTROL NOTES SEE SHEET C2.
 3. EFFECTIVE CROPPED COVER BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.

NOTE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SOLANO COUNTY IMPROVEMENT STANDARDS.
2. FOR BMP INSTALLATION SCHEDULE, REQUIRED BMPs & EROSION CONTROL NOTES SEE SHEET C2.
3. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.

BENCHMARK ELEV.: 118.0' (NAVDBB). NGS DATA B.M.: JS1521

PRELIMINARY GRADING PLAN FOR: 7371 LOCKE ROAD SOLANO COUNTY STATE OF CALIFORNIA		SCALE HORIZ. 1" = 20' VERT. 1" = 10' FLD BK: N/A		PREPARED BY DRAFTED BY: MOHAMED M. DESIGNED BY: MOHAMED M. CHECKED BY: CHRIS O.		 CNA ENGINEERING INC. CIVIL ENGINEERING AND SURVEYING PLANNING - STRUCTURAL DESIGN PHONE: (916) 485-1746 2575 VALLEY ROAD, SACRAMENTO, CA 95821 www.cnaeng.com		NO. DESCRIPTION APPROVED BY: LINE	
C1 of 2						REVISIONS			



DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS HEREBY GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Use Permit Application No. MU-24-06 by Steve Pasion for Celestino Cervantes to construct a 5,000 square foot residential accessory structure located 0.2 miles north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The property is located at 7371 Locke Road, APN: 0106-210-590. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, April 17, 2025 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.gov under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. **Email/Mail:** Written comments can be emailed to Planning@SolanoCounty.gov or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, April 2, 2025
Vacaville Reporter - legal ad/one time – Wednesday, April 2, 2025