

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

Solano County Zoning Administrator
Staff Report
MU-24-07

Application No. MU-24-07 Project Planner: Travis Kroger, Associate Planner		Meeting of April 17, 2025	
Applicant Kevin Tjaden 5182 Maple Road Vacaville, CA 95687		Property Owner Same as applicant	
Action Requested: Consideration of 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.			
Property Information:			
Size: 2.5 acres (total):		Site Address: 5182 Maple Road	
Assessor's Parcel Number (APN): 0134-280-070		SRA Designation: N/A, in Local Responsibility Area.	
Zoning: Rural Residential 2.5-acre minimum (RR-2.5)		Land Use: Accessory buildings, in aggregate: greater than 2,500 square feet in size combined on a lot 4 acres or less.	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Private well/septic system for dwelling		Access: Private driveway from Maple 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	Agriculture	Exclusive Agriculture (A-40)	Row crops
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-24-07 subject to the recommended conditions of approval.			

DISCUSSION

Setting

The subject property is located approximately 0.5 miles east of the City of Vacaville and consists of one (1) APN (0134-280-070) which is 2.5 acres in size. The property is developed with a primary dwelling constructed in 1976 per county assessor's records, and five (5) existing accessory structures throughout the property. Access is via a private driveway from Maple 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 2,400 square foot residential accessory structure. Existing and proposed structures are shown on the Site Plan (Attachment B). Except for the largest existing accessory structure near the northern property line, the other existing accessory structures have been constructed since 2008 and do not have permit records. Unless deemed exempt from permit requirements by the Building Division, existing unpermitted structures must be permitted or removed.

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 buildings, in aggregate: greater than 2,500 square feet in size combined on a lot 4 acres or less** 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, in aggregate: greater than 2,500 square feet in size combined on a lot 4 acres or less** 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.

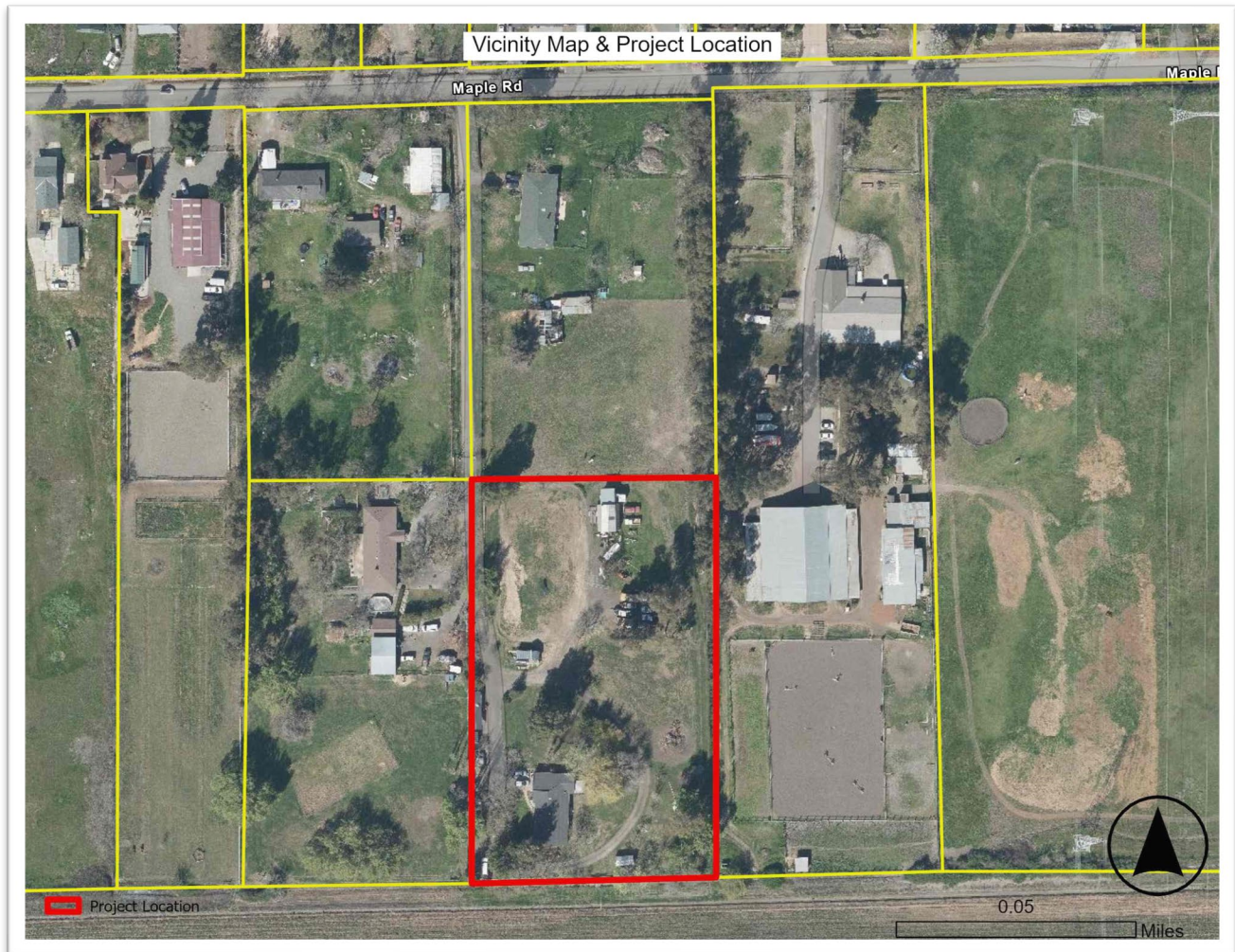


Figure 1: Vicinity map and Project Location

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-24-07, 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-24-07 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(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

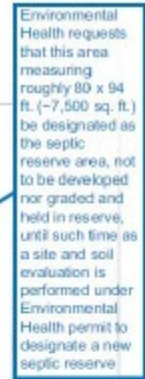
18. For each existing unpermitted structure, either application for a demolition permit is required to remove the structure, or application for a Building Permit is required. The plans shall comply with the 2022 California Building Code and the following design criteria:

- 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 B2024-0052 acknowledging that the designated reserve area will remain undeveloped.	By April 17, 2030	
20 above	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.

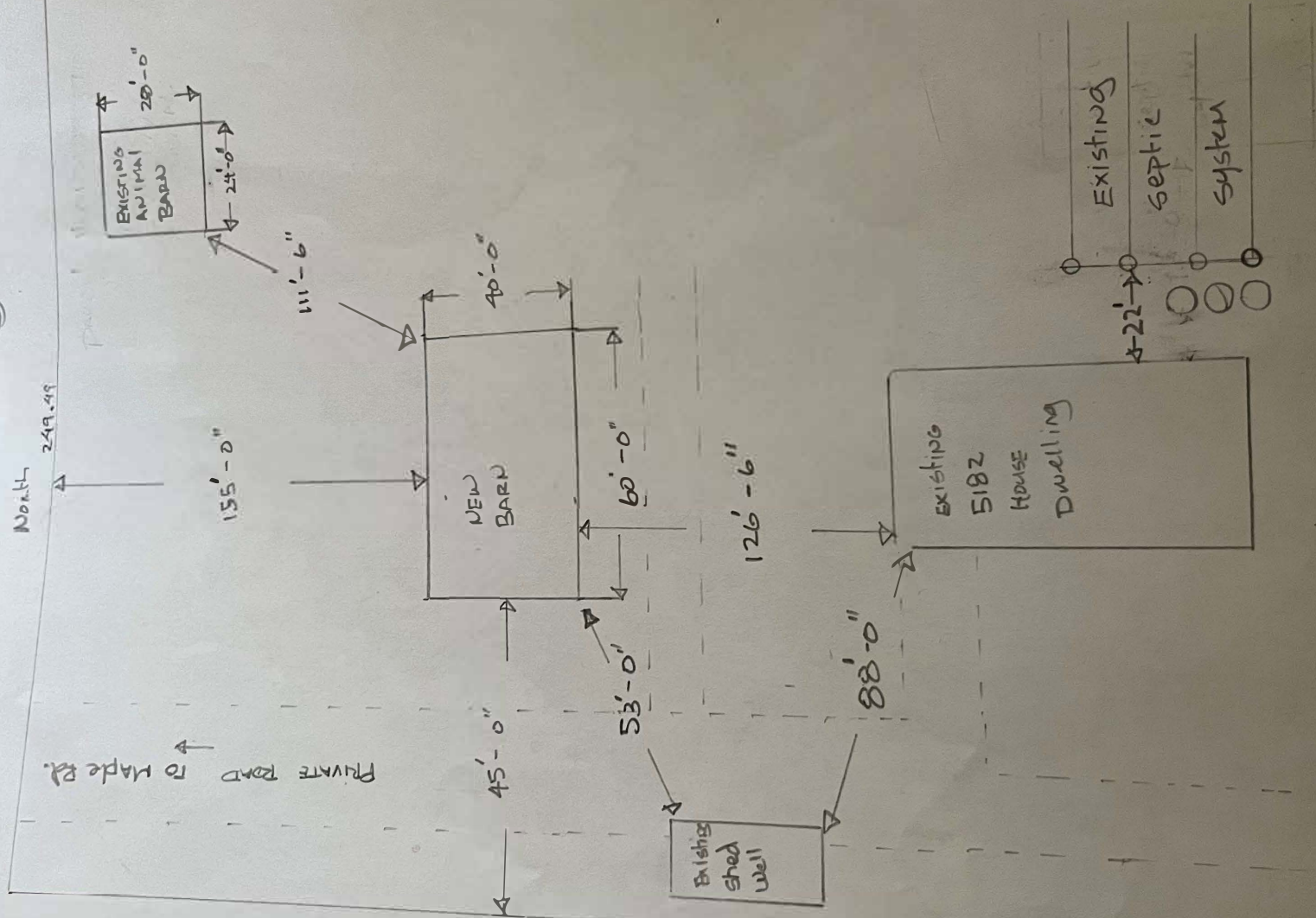
* * * * *

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

the Paddon Colony
Interiors Shown in Ellipses

PARCEL # 0134280070 NOTE PL. 4 (7) 2.50 AC.



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-24-07 to construct a new 2,400 square foot accessory structure on property zoned Rural Residential 2.5 acre (RR2.5). The new construction would result in more than 2,500 square feet area of accessory structures on a 2.5-acre parcel, located 0.5 miles east of the City of Vacaville in the Rural Residential 2.5-acre minimum (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 5182 Maple Road, APN: 0134-280-070. (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