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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 MU-19-02**

Application No. MU-19-02 (Kirkbride) Project Planner: Travis Kroger, Planning Technician		Meeting of September 5, 2019 Agenda Item No. 1	
Applicant TERRY KIRKBRIDE 6725 WILLOW RD VACAVILLE CA 94587		Property Owner TERRY KIRKBRIDE 6725 WILLOW RD VACAVILLE CA 94587	
Action Requested Consideration of Minor Land Use Permit application MU-19-02 to construct a 2,400 square foot residential accessory storage structure in addition to the existing accessory structures on a 3.51 acre parcel.			
Property Information			
Size: 3.51 ac. (total)		Location: 6725 Willow Road	
APN: 0133-140-170			
Zoning: Rural Residential (RR-2.5)		Land Use: Residential accessory structures over 2500 square feet	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: private well and on-site septic system		Access: Willow Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential (RR-2.5)	Residential
South	Rural Residential	Rural Residential (RR-2.5)	Vacant
East	Rural Residential	Rural Residential (RR-2.5)	Residential
West	Rural Residential	Rural Residential (RR-2.5)	Residential
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.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. MU-19-02 based on the enumerated findings and subject to the recommended conditions of approval.			

BACKGROUND

The existing development on this parcel consists of a residence permitted by Building Permit B2013-0237, and 3 existing accessory structures used for storage. This parcel was created in its current configuration by by Lot Line Adjustment LLA-11-04 and Certificate of Compliance CC-11-04.

SETTING

The subject property consists of 3.51 acres of land, fronting on Willow Canyon Road in unincorporated Vacaville. The surrounding parcels are developed with residential structures.

PROJECT DESCRIPTION

The applicant has applied for a Minor Land Use permit to construct a 2,400 square foot residential accessory structure in addition to 3 existing accessory structures.

No other changes to the site or land use are proposed.

LAND USE 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 over 2,500 square feet are allowed subject to Section 28.72.10(A) and (B)(1) of the Solano County Code. These general requirements address setbacks, utilities, and use of the structure.

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.

Aerial images show that the parcel was previously developed with a residence and several large agricultural accessory structures. The residence and most of the existing accessory structures were removed in approximately 2013 prior to construction of the existing primary dwelling.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. MU-19-02, subject to the recommended conditions of approval.

MINOR USE PERMIT MANDATORY FINDINGS

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

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 an existing on-site private well and sewer service by an on-site sewage disposal system. Access is proposed via encroachment off Willow Road.

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.

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.

ADDITIONAL FINDINGS

4. 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.

CONDITIONS OF APPROVAL

General

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-19-02 filed January 29, 2019 and Building Permit application B2018-0665 and as approved by the Solano County Zoning Administrator.
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.

Building and Safety Division

3. 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.

4. 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.
5. 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.”**
6. 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.”
7. The fire district will reassess the site for fire life and safety requirements.

Public Works Division

8. No Conditions

Environmental Health Division

9. The Environmental Health Division has no objection and no Conditions of Approval for MU-19-02

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

- A – Draft Resolution
- B – Assessor’s Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit No. MU-19-02 of Terry Kirkbride to construct a 2,400 square foot residential accessory structure at 6725 Willow Road, 0.25 miles east of the City of Vacaville within the Rural Residential "RR-2.5" Zoning District, APN: 0133-140-170 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 September 5, 2019 and;

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

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

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 an existing on-site private well and sewer service by an on-site sewage disposal system. Access is proposed via encroachment off Willow Road.

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.

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.

4. 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.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved --- subject to the following recommended conditions of approval:

The above use shall be established in accord with the application materials and development plans as submitted with MU-19-02 filed January 29, 2019 and Building Permit application B2018-0665 and as approved by the Solano County Zoning Administrator.

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.

Building and Safety Division

3. 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.

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7. The fire district will reassess the site for fire life and safety requirements.

Public Works Division

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Environmental Health Division

9. The Environmental Health Division has no objection and no Conditions of Approval for MU-19-02

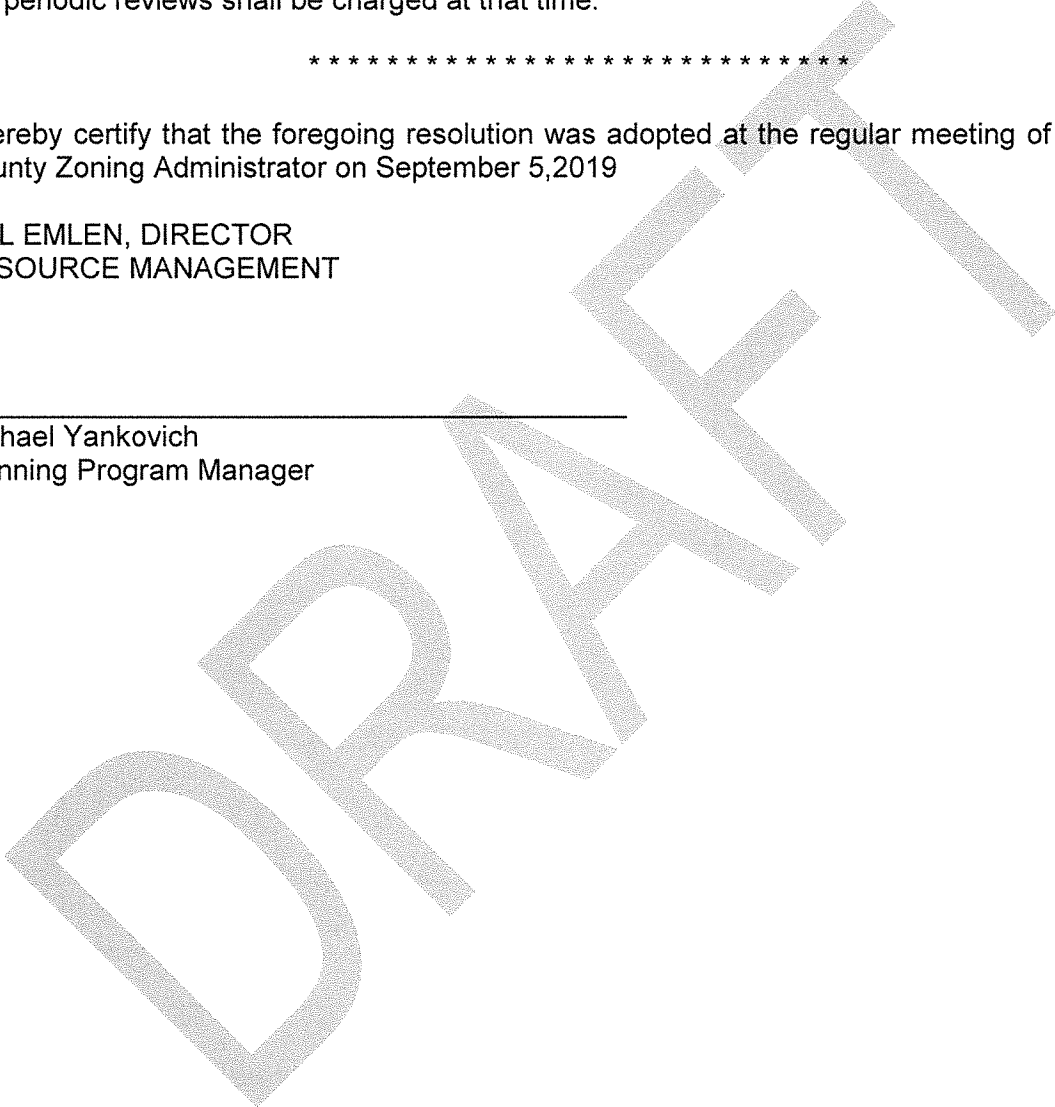
Permit Term

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 Zoning Administrator on September 5, 2019

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

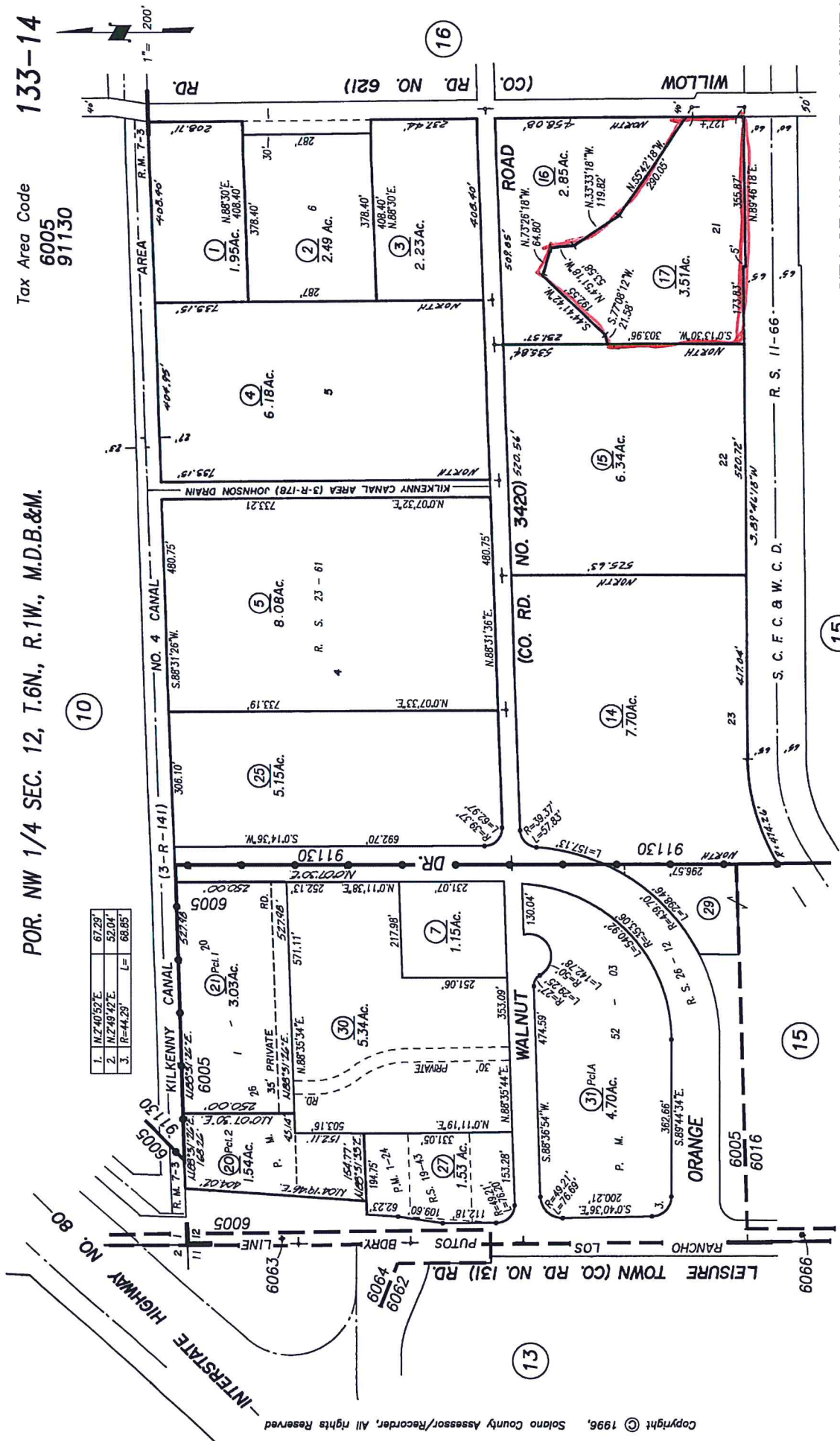
Michael Yankovich
Planning Program Manager



133-14

Tax Area Code
6005
91130

POR. NW 1/4 SEC. 12, T.6N., R.1W., M.D.B.&M.



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
140-31-28	10-27-17	Cr
140-30	7-27-17	DV
SBE 17-008	1-17-17	Cr
140-17-006	11-17-11	Cr

C. Locke Paddon Colony No. 16, R.M. Bk. 07 Pg. 03

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

CITY OF VACAVILLE & VICINITY
Assessor's Map Bk. 133 Pg. 14
County of Solano, Calif.

18-19