

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

Solano County Zoning Administrator

**Staff Report
MU-23-02**

Application No. MU-23-02 Project Planner: JT Lee, Planning Technician		Meeting of May 18, 2023 Agenda Item No. 2	
Applicant Robert Henley 190 S. Orchard Ave. STE C250 Vacaville, CA 95688		Property Owner Jeffrey Weiss 4355 Price Lane Vacaville, CA 95688	
Action Requested Consideration of Minor Land Use Permit application MU-23-02 to construct a 4,000 SF residential accessory structure located at 4355 Price Lane, 2.75 miles north of the City of Vacaville in the Rural Residential (RR-5) zoning district, APN 0105-030-920.			
Property Information			
Size: 5 acres		Location: 4355 Price Lane	
APN: 0105-030-920		SRA Designation: Moderate	
Zoning: Rural Residential (RR-5)		Land Use: Residential	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: Private well and on-site septic system		Access: Price Lane (Private Road)	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture (A-20)	Residential
South	Rural Residential	Rural Residential (RR-5)	Residential
East	Rural Residential	Rural Residential (RR-5)	Residential
West	Rural Residential	Rural Residential (RR-5)	Residential
Environmental Analysis The project qualifies for a Class 3 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 APPROVE Use Permit No. MU-23-02 based on the enumerated findings and subject to the recommended conditions of approval contained in Attachment A.			

BACKGROUND

An online building permit submission (B2022-1120) was received by the Planning Division on January 23, 2023, to construct a 4,000 SF metal building. Planning staff assessed that the proposed development would need to apply for a minor use permit as the structure was greater than the allowed 2,500 sq. ft. per Section 28.72.10(A) and (B)(1) of the Solano County Code. A Minor Use Permit application was received February 9, 2023.

The existing development consists of a primary dwelling built in 1976, a pool with an unknown construction date, a shop with an unknown construction date and a horse stable with an unknown construction date. The horse stable will be demolished to allow the new building to be built. Per Minor Subdivision MS-03-09, APN 0105-030-920 is a legal building site.



The subject property consists of 5 acres of land, fronting on Price Lane in unincorporated Solano County. The surrounding parcels are developed with residential dwellings and accessory structures.

PROJECT DESCRIPTION

The applicant has applied for a Minor Land Use permit to construct a 4,000 SF metal building to be used by the owners as a personal shop and art studio. The structure will be approximately 24 feet tall, 50 feet wide, and 80 feet long. The proposed structure will have two 14 ft. x 14 ft. metal roll-up doors. The proposed building will be utilized as an open space for an art studio which will include sculpting, painting, and upholstery. The shop side will include table saws, band saw, radial arm saw, planer, jointer, compressors, and hand power tools.

DEVELOPMENT STANDARDS

Structures such as workshops or storage sheds fall under accessory buildings regulations in the Zoning Code. Within the Rural Residential 5-acre zoning district a single accessory building 2,500 sq. ft. in size or multiple accessory buildings totaling more than 5,000 sq. ft., require Minor Use Permit approval prior to building permit approval or construction. Dwelling or living space do not count towards this standard.

There are several existing accessory structures on the property such as a pool, storage shed and shop that total approximately 1,000 sq. ft. These structures exist at the time of minor subdivision MS-03-09 (Ferdig) which split a 10-acre property into two parcels of 5 acres. The aggregate square footage of the accessory buildings including the proposed 4000 sq. ft. shop is approximately 5,000 sq. ft.

Accessory structures are subject to the Rural Residential accessory structure development standards, Table 28-31(C) of the Zoning Code.

Setbacks:	Required	Proposed
Front	60 feet	62 feet
Side	10 feet	56 feet
Rear	10 feet	194 feet
Between structures	10 feet	>10 feet

The proposed structure complies with the minimum setbacks required by the zoning district.

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-5) zoning district is consistent with this designation.

The subject site is zoned Rural Residential (RR-5). Within this district, accessory buildings over 2,500 sq. ft. are conditionally 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. The structure will be set back at least 10 feet from the side and rear property lines.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The proposed development would be an accessory to the use of a residence as it will be for a personal shop and art studio. The implementation of standard County conditions of approval would prevent the project from creating significant effects on the environment.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-23-02, subject to the recommended conditions of approval contained in Attachment A.

Attachments

[A – Draft Resolution](#)

[B – Proposed Site Plan](#)

[C – Assessors Map](#)

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 23-XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-23-02 of **Jeffery Weiss** to construct a 4,000 Sq. Ft. residential accessory structure located at 4355 Price Lane, 2.75 miles north of the City of Vacaville in the Rural Residential (RR-5) zoning district, APN 0105-030-920; 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 May 18, 2023; 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 5-acre minimum (RR-5) zoning district.

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

The site is provided with water by a private well, and sewer service by an on-site sewage disposal system. Access is provided via encroachment off Price Lane.

- 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 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3 New Construction or Conversion of Small Structures.**

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Permit application MU-23-02 subject to the following conditions of approval:

General

1. The residential accessory structure shall be established in accord with the application materials and development plans as submitted with MU-23-02 filed February 9, 2023, and as approved by the Solano County Zoning Administrator, and the plans submitted for Building Permit B2022-1120.
2. The residential accessory structure may be used for residential purposes such as storage or personal art studio consistent with the allowable uses in the Rural Residential zoning district. Any expanded uses including changes in land uses may require a revision to this use permit unless determined to be in substantial compliance with the approved minor use permit, as determined by the Department of Resource Management.
3. Retail sales or display of goods for sale shall not be permitted unless a Cottage Industries Use Permit pursuant to Section 28.72.40 of the County Code is approved and secured.
4. Construction of any additional accessory structures not described by the following will require a Minor Revision to this permit unless to be determined to be in substantial compliance with the approval, as determined by the Department of Resource Management:
 - (a) Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not require a use permit and shall not be counted as part of the aggregate total for accessory buildings.
 - (b) Any structure 120 square feet in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.

Environmental Health

5. The installation of any plumbing fixtures into the proposed structure will require a tightline septic permit from Environmental Health to document the connection of the structure to the existing septic system onsite.

Public Works

6. Applicant shall apply for, secure, and abide by the conditions of a grading permit for the construction of any improvements required by this Use 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. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does

not require a grading Permit.

7. Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.

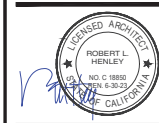
Public Works- Action Required:	When:	Date Completed:	Verified By:
Obtain Grading Permit for any proposed new structure.	Within one year of permit issuance, and prior to starting construction for the specific project.		

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 18, 2023.

Allan M. Calder, Planning Services Manager
Resource Management



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CONSULTANTS

APPROVALS

PLAN REVIEW

PROJECT

BUILDING FOR:
 JEFFERY WEISS
 AND
 SHARON KIZZIAH

4355 PRICE LANE
 VACAVILLE, CA
 95668

DESCRIPTION	DATE	ISSUE
		1
		2
		3

PROJECT NO: 22044

DATE: 12/21/22

DRAWN BY: L.J.K.
 R.L.H.

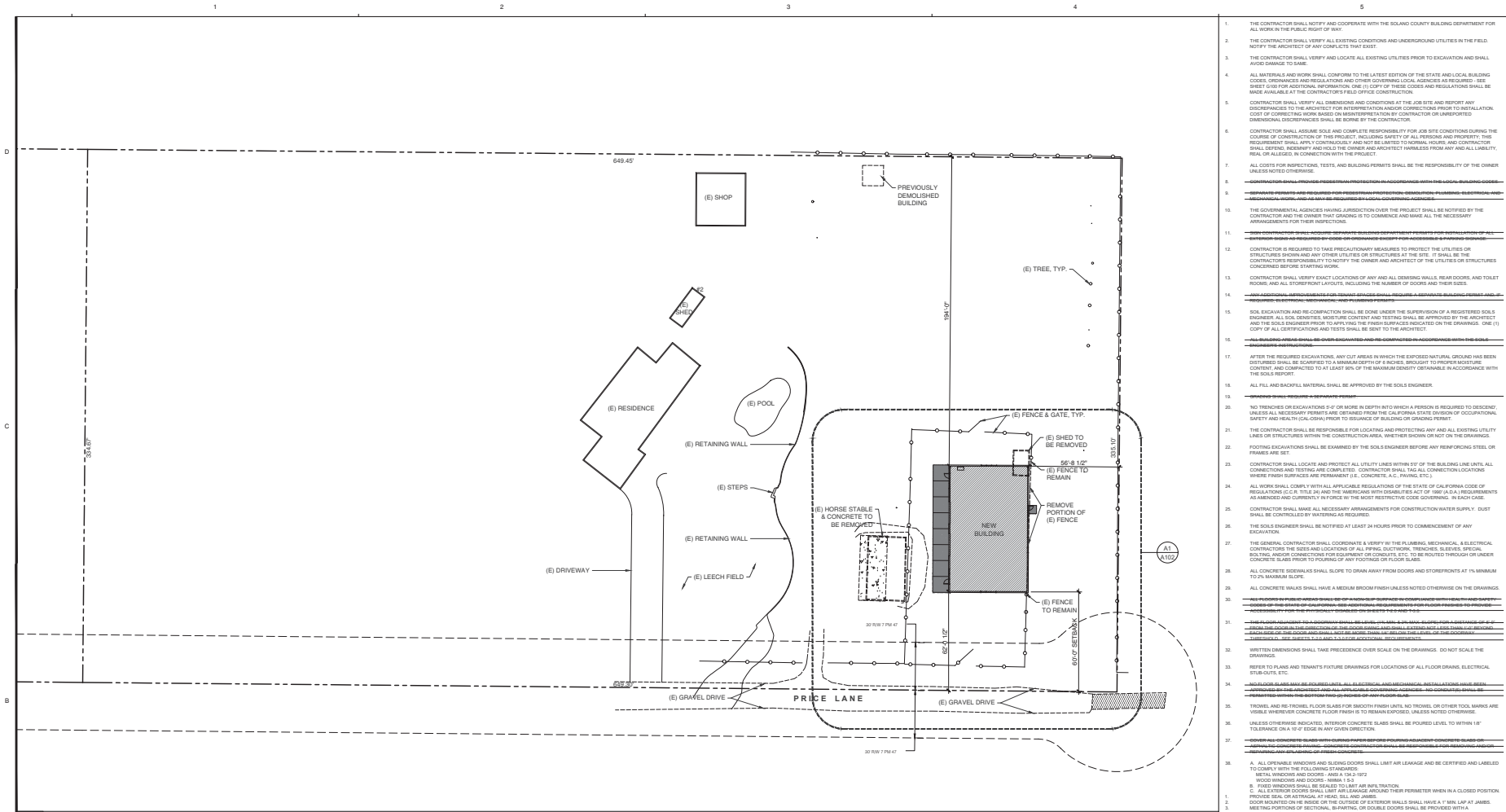
CHECKED BY:

SHEET TITLE

SITE PLAN

SHEET NO

A101



B1 SITE PLAN

<p>ZONING: RR 5 GP DESIGNATION: RR 5 SETBACKS: - FRONT: 60' - REAR: 10' - SIDE YARDS: 5 ACRES SITE AREA: 217,800 SF</p>	<p>ALLOWABLE AREA OF ACCESS. BLDGS. WITHOUT C.U.P. = 5,000 SF EXISTING SHOP = 793 SF EXISTING BARN - DEMO = 0 SF EXISTING STORAGE SHED #1 (4120 SF) - DEMO = 0 SF EXISTING SHED #2 = 207 SF EXISTING ACCESSORY BUILDINGS TO REMAIN = 1,000 SF NEW BUILDING AREA = 4,400 SF ALLOWABLE ACCESSORY BUILDING AREA = 5,000 SF</p>	<p>1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 CBC AND GEOLOGICAL REPORT. 2. VERIFY ALL EXISTING CONDITIONS AND UNDERGROUND UTILITIES IN THE FIELD. NOTIFY ARCHITECT OF ANY CONFLICTS THAT MAY OCCUR. 3. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL AVOID DAMAGE TO SAME. 4. ALL SITE DRAINAGE TO SLOPE 1/8" PER FOOT MINIMUM UNLESS NOTED OTHERWISE; SEE CIVIL DRAWINGS. 5. PRIOR TO EXCAVATING FOR DRAINAGE LINES DETERMINE THE INVERT ELEVATION OF THE EXISTING SYSTEM OR THE LOW POINT WHERE THE DRAINAGE IS TO BE DISCHARGED. 6. CONSTRUCTION STAKING SHALL BE PART OF THE CONTRACTOR WORK. 7. THE CONTRACTOR SHALL COORDINATE MATERIAL & SITE TESTING. 8. THE SURROUNDING EXISTING BUILDINGS & SPACES WILL REMAIN OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY UTILITY DISRUPTION WITH THE OWNER. MINIMUM NOTICE SHALL BE 72 HOURS PRIOR TO WORK. 9. THE CONTRACTOR SHALL IMPLEMENT BEST PRACTICES FOR STORM WATER POLLUTION DURING THE CONSTRUCTION PERIOD. 10. ALL CONSTRUCTION DEBRIS/SPILLS SHALL BE OFF-HAULED AT THE CONTRACTORS EXPENSE. 11. THE CONSTRUCTION & DEMOLITION WASTE HAULER SHALL BE AUTHORIZED BY THE COUNTY OF SOLANO.</p>	<p>1. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE SOLANO COUNTY BUILDING DEPARTMENT FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UNDERGROUND UTILITIES IN THE FIELD. 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THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS AND CONTRACTOR SHALL EXTEND REVENUE AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT. 7. ALL COSTS FOR INSPECTIONS, TESTS AND BUILDING PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS NOTED OTHERWISE. 8. CONTRACTOR SHALL PROVIDE PROFESSIONAL PROTECTION IN ACCORDANCE WITH THE LOCAL BUILDING CODES. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROFESSIONAL PROTECTION INCLUDING PLUMBING, ELECTRICAL, MECHANICAL, AND ALL OTHER TRADES. 10. THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR AND THE OWNER THAT CONSTRUCTION IS TO COMMENCE AND MAKE ALL THE NECESSARY ARRANGEMENTS FOR THEIR INSPECTIONS. 11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 12. 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ONE (1) COPY OF ALL CERTIFICATION AND TESTS SHALL BE SENT TO THE ARCHITECT. 16. ALL EXCAVATIONS SHALL BE EXCAVATED AND COMPLETED IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORT. 17. AFTER THE REQUIRED EXCAVATIONS, ANY CUT AREAS IN WHICH THE EXPOSED NATURAL GROUND HAS BEEN DISTURBED SHALL BE RECLAIMED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT. 18. ALL FILL AND BACKFILL MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER. 19. NO TRENCHES OR EXCAVATIONS 2' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS ALL NECESSARY PERMITS ARE OBTAINED FROM THE CALIFORNIA STATE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SHALL BE PERMITTED PRIOR TO BEGAINING OR COMMENCING WORK. 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL EXISTING UTILITIES LINES OR STRUCTURES WITHIN THE CONSTRUCTION AREA, WHETHER EXISTING OR NOT ON THE DRAWINGS. 21. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE SOILS ENGINEER BEFORE ANY REINFORCING STEEL OR FRAMES ARE SET. 22. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITY LINES WITHIN THE FOOTING AND FOUNDATION LINES. ALL CONNECTIONS AND TESTS ARE TO BE COMPLETED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND STRUCTURES WITHIN THE CONSTRUCTION AREA. WHETHER EXISTING OR NOT ON THE DRAWINGS. 23. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE STATE OF CALIFORNIA CODE OF REGULATIONS (C.C. TITLE 24) AND THE AMERICANS WITH DISABILITIES ACT OF 1990 (A.D.A.) REQUIREMENTS AS AMENDED AND CURRENTLY IN FORCE IN THE MOST RESTRICTIVE CODE GOVERNING. IN EACH CASE. 24. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR CONSTRUCTION WATER SUPPLY. DUST SHALL BE CONTROLLED BY WATERING AS REQUIRED. 25. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION. 26. THE GENERAL CONTRACTOR SHALL COORDINATE & VERIFY WITH THE PLUMBING, MECHANICAL, & ELECTRICAL CONTRACTORS THE SIZES AND LOCATIONS OF ALL PIPING, DUCTWORK, TRENCHES, SLAB CUTS, ETC., PRIOR TO POURING CONCRETE. ALL CONCRETE SHALL BE FINISHED TO THE FINISH SURFACE INDICATED ON THE DRAWINGS. 27. ALL CONCRETE SIDEWALKS SHALL SLOPE TO DRAIN AWAY FROM DOORS AND STOREFRONTS AT 1% MINIMUM TO A MINIMUM SLOPE. 28. ALL CONCRETE SIDEWALKS SHALL HAVE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE ON THE DRAWINGS. 29. ALL EXCAVATIONS IN PUBLIC RIGHTS OF WAY SHALL BE EXCAVATED TO THE DEPTH OF THE EXISTING SURFACE. 30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 33. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS. 34. 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ONE (1) COPY OF ALL CERTIFICATION AND TESTS SHALL BE SENT TO THE ARCHITECT. 16. ALL EXCAVATIONS SHALL BE EXCAVATED AND COMPLETED IN ACCORDANCE WITH THE SOILS ENGINEER'S REPORT. 17. AFTER THE REQUIRED EXCAVATIONS, ANY CUT AREAS IN WHICH THE EXPOSED NATURAL GROUND HAS BEEN DISTURBED SHALL BE RECLAIMED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT. 18. ALL FILL AND BACKFILL MATERIAL SHALL BE APPROVED BY THE SOILS ENGINEER. 19. NO TRENCHES OR EXCAVATIONS 2' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS ALL NECESSARY PERMITS ARE OBTAINED FROM THE CALIFORNIA STATE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SHALL BE PERMITTED PRIOR TO BEGAINING OR COMMENCING WORK. 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL EXISTING UTILITIES LINES OR STRUCTURES WITHIN THE CONSTRUCTION AREA, WHETHER EXISTING OR NOT ON THE DRAWINGS. 21. FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE SOILS ENGINEER BEFORE ANY REINFORCING STEEL OR FRAMES ARE SET. 22. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITY LINES WITHIN THE FOOTING AND FOUNDATION LINES. ALL CONNECTIONS AND TESTS ARE TO BE COMPLETED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL UTILITIES AND STRUCTURES WITHIN THE CONSTRUCTION AREA. WHETHER EXISTING OR NOT ON THE DRAWINGS. 23. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE STATE OF CALIFORNIA CODE OF REGULATIONS (C.C. TITLE 24) AND THE AMERICANS WITH DISABILITIES ACT OF 1990 (A.D.A.) REQUIREMENTS AS AMENDED AND CURRENTLY IN FORCE IN THE MOST RESTRICTIVE CODE GOVERNING. IN EACH CASE. 24. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR CONSTRUCTION WATER SUPPLY. DUST SHALL BE CONTROLLED BY WATERING AS REQUIRED. 25. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION. 26. THE GENERAL CONTRACTOR SHALL COORDINATE & VERIFY WITH THE PLUMBING, MECHANICAL, & ELECTRICAL CONTRACTORS THE SIZES AND LOCATIONS OF ALL PIPING, DUCTWORK, TRENCHES, SLAB CUTS, ETC., PRIOR TO POURING CONCRETE. ALL CONCRETE SHALL BE FINISHED TO THE FINISH SURFACE INDICATED ON THE DRAWINGS. 27. ALL CONCRETE SIDEWALKS SHALL SLOPE TO DRAIN AWAY FROM DOORS AND STOREFRONTS AT 1% MINIMUM TO A MINIMUM SLOPE. 28. ALL CONCRETE SIDEWALKS SHALL HAVE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE ON THE DRAWINGS. 29. ALL EXCAVATIONS IN PUBLIC RIGHTS OF WAY SHALL BE EXCAVATED TO THE DEPTH OF THE EXISTING SURFACE. 30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 33. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS. 34. REFER TO PLANS AND TENANTS FUTURE DRAWINGS FOR LOCATIONS OF ALL FLOOR DRAINS, ELECTRICAL, STUB-OUTS, ETC. 35. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. 36. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. 37. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. 38. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. A. ALL OPERABLE WINDOW AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH THE FOLLOWING STANDARDS: A. ALL OPERABLE WINDOW AND SLIDING DOORS SHALL BE SEALED TO MEET THE FOLLOWING STANDARDS: B. FIXED WINDOWS AND DOORS: AAMA 1910 C. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. D. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. 39. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. 40. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. 41. UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE, UNLESS OTHERWISE NOTED OTHERWISE. 42. 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<p>ZONING DATA</p>	<p>ALLOWABLE AREA</p>	<p>SITE NOTES</p>	<p>GENERAL NOTES</p>	

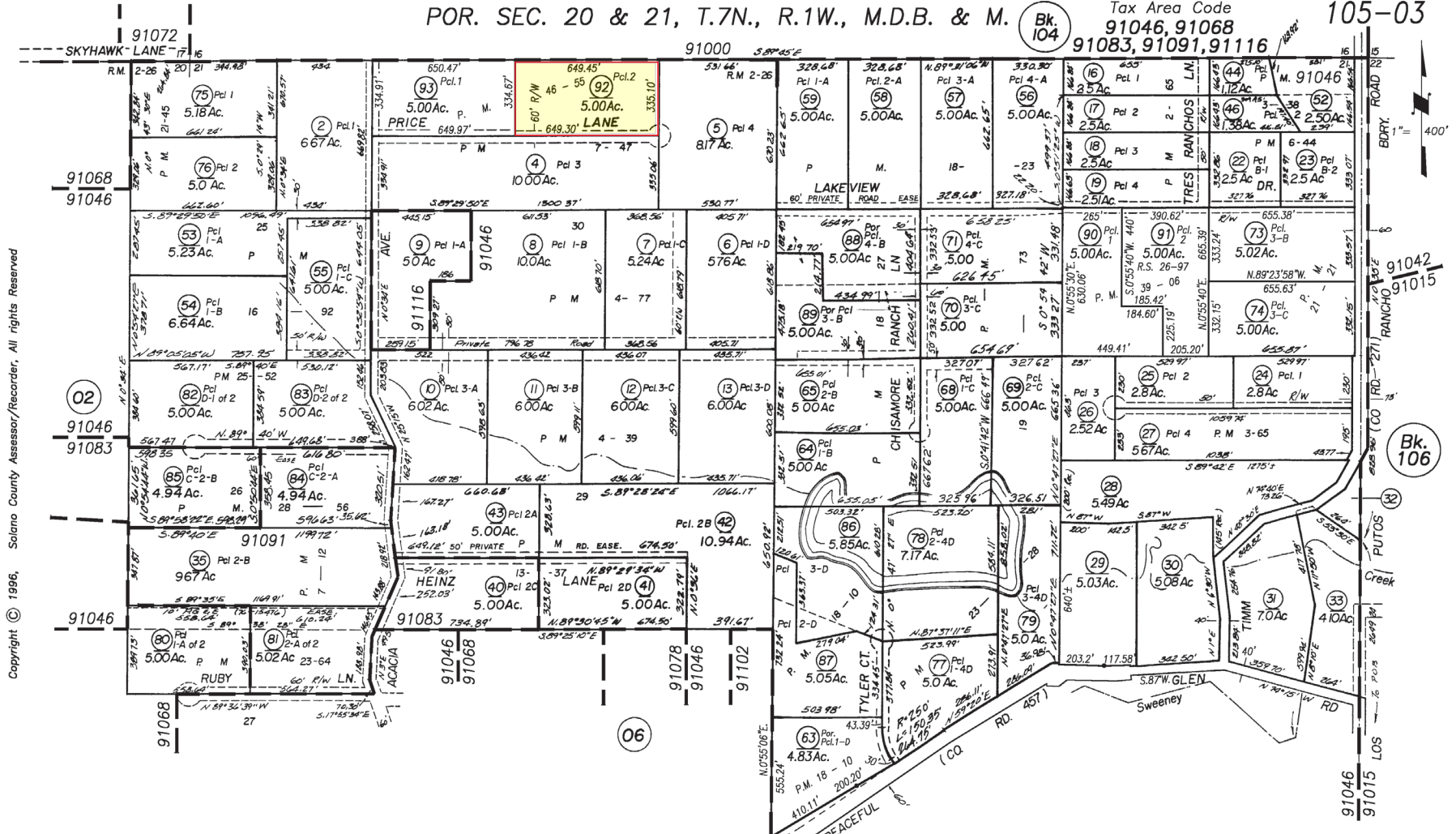
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POR. SEC. 20 & 21, T.7N., R.1W., M.D.B. & M.

Bk. 104

Tax Area Code 91046, 91068, 91083, 91091, 91116

105-03



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Esquivel Sub. No. 2, R.M. Bk. 2, Pg. 26

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

030-29 Chg. (Dd)	3-25-11	Cr
Chg. Dim. (Mm)	11-31-10	JS
030-63 Chg (Dd)	4-23-08	JS
030-91 (Rs)	7-25-05	JS
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 105 Pg. 03
County of Solano, Calif.