

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		Meeting of April 17, 2025	
Project Planner: Travis Kroger, Associate Planner			
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.

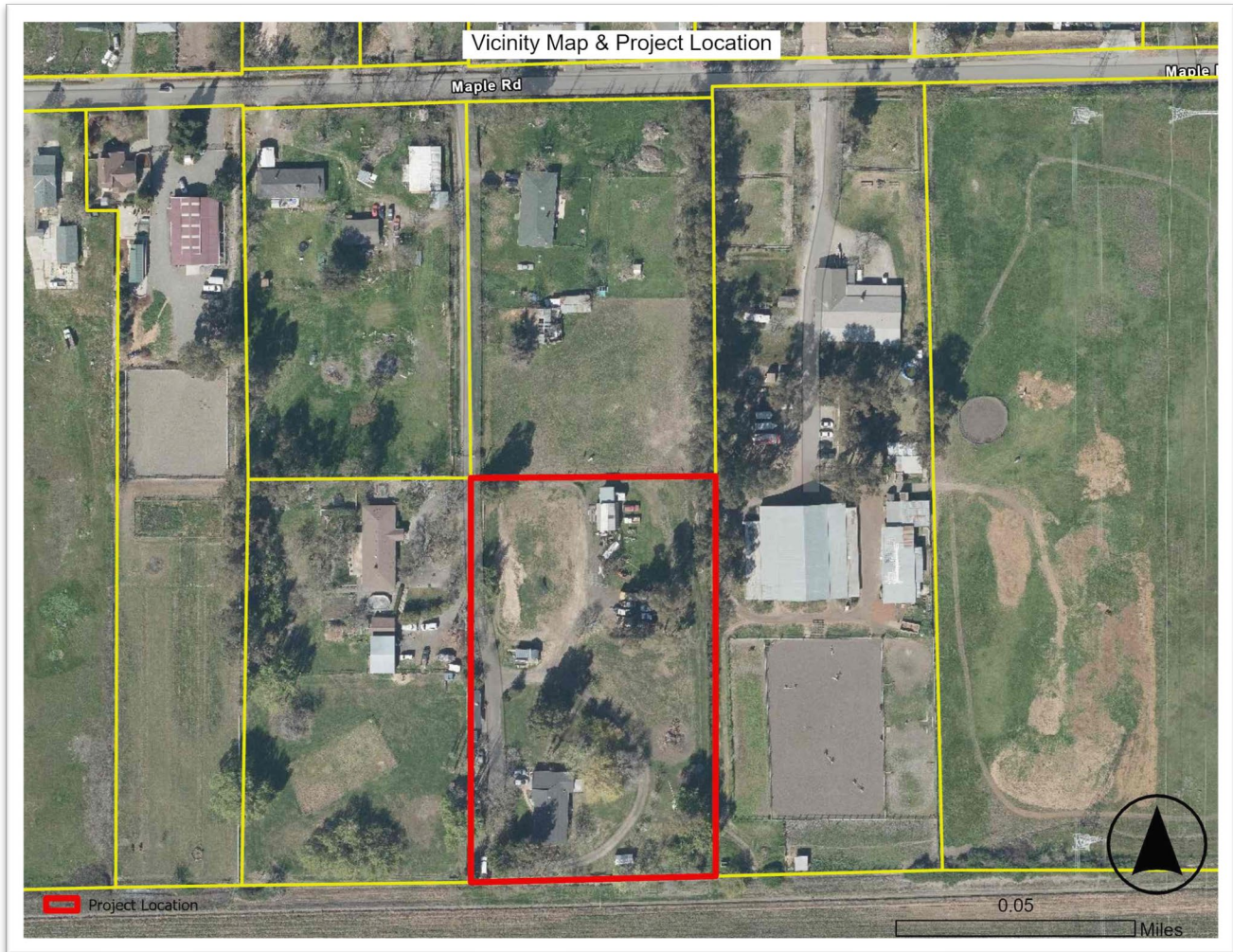


Figure 1: Vicinity map and Project Location

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