

Department of Resource Management

Solano County Zoning Administrator

675 Texas Street, Suite 5500 Fairfield, CA 94533

Telephone No: (707) 784-6765 Fax: (707) 784-2894

Bill Emlen, Director Clifford Covey, Asst Director

Administrative Permit - Staff Report

Application: AD-12-06 (James) Meeting of July 19, 2012

Project Planner: Eric Wilberg Agenda Item No. 2

Location: One-half mile west of the City of Vacaville

Assessor Parcel Number: 0126-020-030

General Plan: Agriculture

Zoning: Exclusive Agriculture 'A-40'

Type of Administrative Permit

Temporary single family dwelling to be utilized for a temporary, fixed term while the primary dwelling is under construction.

Environmental Determination

Pursuant to Section 28.101(C) of the County Zoning Regulations, action on an administrative permit is ministerial and therefore exempt from the provisions of CEQA per CEQA Section 21080 (b)(1).

Project Description

The applicant is requesting approval of an administrative permit to temporarily utilize a 960 square foot manufactured dwelling while the primary dwelling is under construction. The applicant has filed building permit application B2012-0270 to construct a 449 square foot addition to the partially built single family dwelling, and to relocate the house on the property.

The mobile home is present on-site, as it was initially permitted under similar circumstances via use permit U-04-20. The use permit has since expired and the primary dwelling has yet to receive final building permit inspection approval; therefore warranting occupancy of the manufactured unit on a temporary basis.

Section 28.72.20(B)(6) of the zoning regulations provides a temporary, fixed term to utilize a manufactured/mobile home while the primary dwelling is under construction. The term of the administrative permit shall coincide with B2012-0270, for a term not to exceed two years. Upon final inspection approval of B2012-0270 the manufactured home shall either

- 1) Be removed from the property; or
- 2) Converted to a permanent secondary dwelling through the building permit process. If circumstances necessitate occupancy of the mobile home beyond the two year period, issuance of a new administrative permit is required.

General Plan & Zoning Consistency

The General Plan Land Use Diagram (LU-1) identifies the property with an Agriculture designation. The parcel is located within the Exclusive Agriculture 'A-40' zoning district, which is consistent with the General Plan designation. Pursuant to Section 28.21 of the zoning regulations, the proposed use is allowed within the A-40 district provided an administrative permit is first secured.

Consistency with standards

Based upon review of the written application materials, site plan, and development plans, staff confirms that the proposal satisfies all standards and requirements specified within the zoning regulations. Specifically, the proposal conforms to the General Land Use Regulations (Section 28.70), General Residential Use Requirements, and the Temporary Residential Use Requirements (Section 28.72.20).

Action

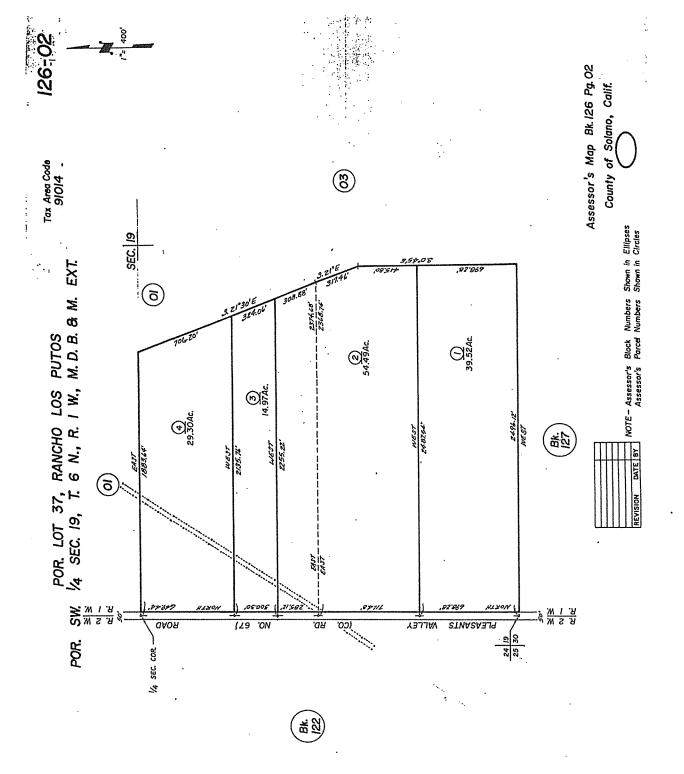
Pursuant to Section 28.101(C) of the Zoning Regulations, the Director shall administratively approve an application for an administrative permit if all standards and requirements specified in Chapter 28 and elsewhere in the County Code are satisfied.

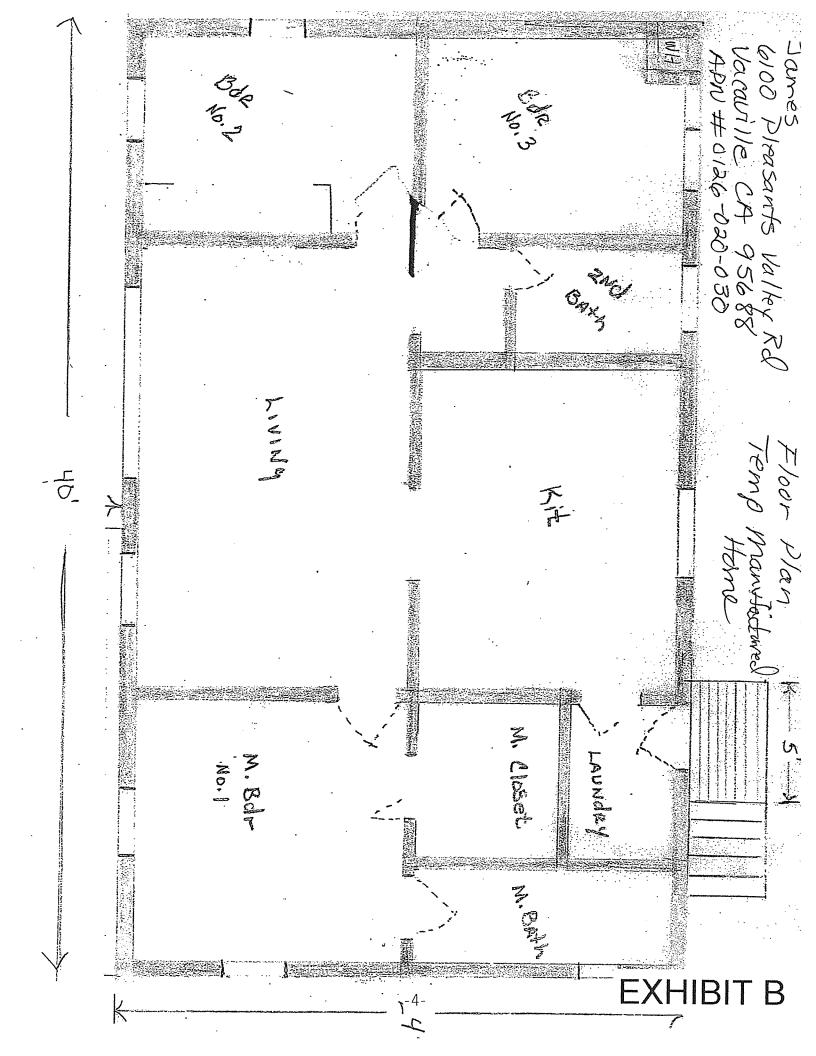
Attachments

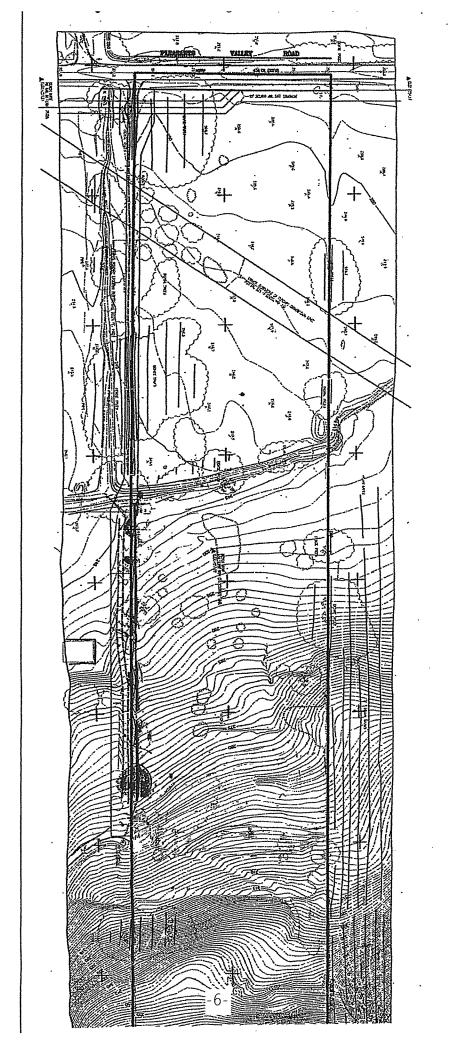
Exhibit A: Assessor's Parcel map

Exhibit B: Site Plan, Development Plans Exhibit C: General Land Use Requirements

Exhibit D: Temporary Residential Use Requirements







DEPARTMENT OF RESOURCE MANAGEMENT

Planning Services Division

Phone (707) 784-6765 Fax (707) 784-4805

675 Texas Street Suite 5500, Fairfield, CA 94533 Bill Emlen, Director

<u>www.solanocounty.com</u> Mike Yankovich, Program Manager

General Land Use Requirements

Any use of land or buildings must meet the general development standards described in Section 28.70.10 of the County Zoning Regulations, unless more stringent permitting and development standards are delineated in the applicable zoning district.

Enforcement of Performance Standards

Should the Director of Resource Management believe that a proposed use is likely to violate performance standards, the Director may invoke the performance standard procedures contained in Section 28-95.

Performance Standards

Except as provided in Chapter 2.2, any use of land or buildings must meet the applicable performance standards listed below:

- 1. Prevent Offensive Noise, Dust, Glare, Vibration or Odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management to prevent:
 - a. Dust, glare, vibration which are detectable beyond any property line, and
 - b. Noise that exceeds 65dBA LDN at any property line.
- 2. Prevent Storm Water Pollution. Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river
- 3. Removal of Natural Material. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.
- 4. Solid Waste and General Liquid Waste Storage and Disposal.
 - a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.
 - **b.** The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.
 - c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.
 - d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.



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Land Use Requirements – Temporary Single Family Dwelling

TEMPORARY SINGLE FAMILY DWELLING

In addition to the General Land Use Operational Requirements, the Zoning Regulations also consist of specific standards applicable to each particular land use. Below are general information, standards, and regulations pertaining to a **Temporary Single Family Dwelling.**

Temporary mobile home site – Premises which are used for temporary occupancy and upon which one or more inhabited mobile homes or manufactured dwellings are located for temporary predetermined periods.

Specific Standards for Temporary Residential Uses [Section 28.72.20]

- 1. Temporary Single Family Dwelling. A temporary single family dwelling may be permitted for a temporary, fixed term corresponding to the circumstances of the particular case when the primary dwelling is under construction.
 - a. **Development Standards**. Dwelling must be consistent with the development standards of the applicable zoning district.
 - b. Temporary Foundation. Dwelling must be placed on a temporary foundation.

DECLARATION of INFORMATION I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.	
Applicant signature:	Date:

EXHIBIT D