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Planning Services Division

**Solano County Zoning Administrator
Staff Report
MU-19-07**

Application No. MU-19-07 Project Planner: Travis Kroger, Associate Planner		Meeting of September 7, 2023	
Applicant ABC Tree Farms LLC Jerome R. Klima Jr. PMB 367 at NW 23 rd Place Suite L Portland, OR, 97210		Property Owner Same as applicant	
Action Requested: Consideration of Minor Use Permit application MU-19-07 by Jerome Klima to establish a seasonal sales lot with sales of Christmas trees and pumpkins, roadside stand with sales of fresh fruit, vegetables, berries and prepacked dried fruits and year-round nursery with public sales located southeast of Highway 80 in the vicinity of Hiddenbrooke Parkway and adjacent to the City of Vallejo in the Exclusive Agriculture 20-acre minimum (A-20) zoning district, APN 0180-360-030.			
Property Information:			
Size: 28.18 acres		Site Address: McGary Road	
Assessor's Parcel Number (APN): 0180-360-030		SRA Designation: High	
Zoning: Exclusive Agriculture 20-acre minimum (A-20)		Land Use: Seasonal Sales Lot, Nursery with Public Sales, & Roadside Stand	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: On-site wells and proposed private septic system		Access: Existing driveways from McGary Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use:			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture
South	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture
East	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture
West	Agriculture/City	Exclusive Agriculture 20-acre min (A-20) /City	Agriculture
Environmental Analysis: The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following: <ul style="list-style-type: none">• CEQA Guidelines Section 15303, Class 3, New Construction of Small Structures• CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land			
See the Environmental Analysis section 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-19-07 subject to the recommended conditions of approval.

DISCUSSION

Setting

The subject property is generally triangular and consists of 28.18 acres of land, located directly adjacent to the City of Vallejo on the southeast side of McGary Road, east of the intersection of Hiddenbrooke Parkway and Highway 80 in unincorporated Solano County. The site generally slopes to the northwest, with vegetation consisting mostly of grass, with Eucalyptus trees in the southeast corner of the parcel. The property is developed with a gravel access road through the parcel, two (2) wells, and shipping containers, trailers, vehicles, and agricultural equipment stored in the southeast corner. The current use of the property includes cattle grazing and storage of agricultural equipment.

Surrounding Land Use

Northwest: The property fronts McGary Road, which is a frontage road adjacent to Highway 80. The property on the north side of Highway 80 is vacant and used for grazing.

South: To the south of the project site, land uses are mainly agricultural row crops, with one (1) residence 1/3 mile to the southwest.

East: The property has been developed with numerous structures and is advertised for horse boarding and special event (wedding and birthday party) rentals. No permits have been issued for the land use or the existing development.

PROJECT DESCRIPTION

Proposed Use

The proposed use of the site will include a Halloween themed pumpkin patch including a corn maze, sales of Christmas trees with related merchandise during the holiday season, year-round sales of fruits, berries, and landscape nursery stock. The products sold will be partially produced on-site with supplemental products brought from other locations. The site will be open to the public with on-site parking provided. During the holiday season, traffic controls will be put in place to ensure that the operation of the business does not create congestion in the surrounding area. Proposed development includes parking areas, access roads, greenhouses, permanent restrooms with an associated septic system, a solar array and property signage. A temporary tent structure will also be used during the fall, winter and spring associated with the pumpkin, Christmas tree and nursery sales. Much of the activity is expected to take place during the Halloween and Christmas seasons, but the site will remain open throughout the year as a roadside stand and landscape nursery.

Buildings

The proposed facility will include the construction of the following new structures.

1. Greenhouses – (4) 40' x 50' and (1) 40' x 120'
2. Permanent restroom facilities - (1)15' x 30' and (1)10' x 10'
3. Well houses - (2)15' x 20'

4. Administrative and security office trailer – (1)10' x 15'
5. Temporary tent structure – (1)40' x 120'

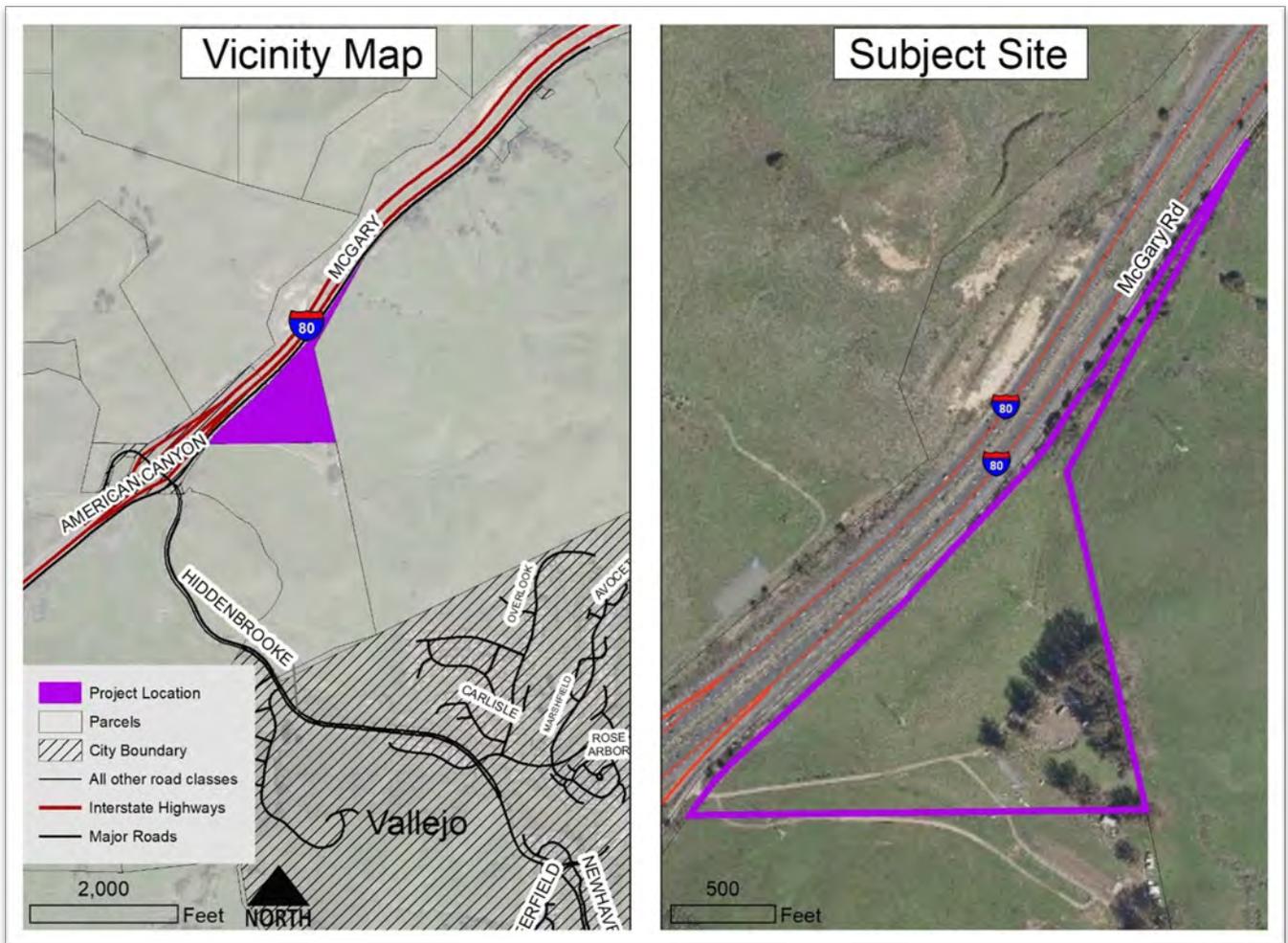


Figure 1: Vicinity map and subject site

Utilities

The site is located outside of the sphere of influence of the City of Vallejo. Although a City of Vallejo water line runs along McGary Road, water and sewer service are not available at the project site. As a result, development on the site will be served by the two existing wells and will require the development of a private sewage disposal system. Issuance of a Public Water System permit from the State of California will be required prior to opening of the site to the public.

Access

Access will be provided via the existing driveway connections to McGary Road. Traffic will enter the site from the southern driveway and exit via the northern driveway. The driveways will be improved to commercial standards, and concrete bridges will be constructed to allow vehicles to cross the City of Vallejo water line without damage.

Traffic & Parking

Traffic to the site will mainly consist of customers during the holiday season while the pumpkin patch and Christmas tree farm are in operation, with approximately 5,500 families expected to visit the site each year during the holiday season. The holiday hours will be Sunday-Thursday 10 am-9 pm, and Friday and Saturday 9 am-10 pm. The nursery and roadside stand will be open year-round from 10:00 am-5:00 pm with approximately 150-200 customers expected per day. Other traffic to the site will include employees, deliveries of Christmas trees during the holiday season, and weekly garbage service.

A traffic control plan will be prepared and implemented during the Halloween and Christmas seasons and will be reviewed prior to opening and periodically during operation to monitor the level of traffic and avoid any obstructions to traffic on the public roads in the vicinity.

A total of 271 on-site parking spaces will be provided, with eight (8) ADA parking spaces near the exit driveway, and the remainder of the parking located in a gravel lot adjacent to the Pacific Gas and Electric (PG&E) easement towards the rear of the parcel.

Landscaping & Perimeter Fencing

Seasonal landscaping shall be provided during the holiday season during the Halloween and Christmas season to consist of a 35' wide strip along the property frontage of corn, sunflowers, or similar seasonal vegetation. The site is located within view of Highway 80, so visual screening is necessary to avoid distractions to passing traffic. The landscaping shall be placed to screen the on-site activities from the highway to the extent possible while leaving sufficient space around the driveways to maintain visibility.

Perimeter fencing is not required but may be installed as necessary up to seven (7) feet in height and shall be maintained in good condition. Fencing may consist of wood, chain link (preferably with slats), or other materials of similar appearance.

Grading/Stormwater Management

A grading and stormwater management plan shall be prepared by the applicant and will be reviewed by the Public Works division, which will include grading the site as shown on the site plan including pads for the proposed buildings, access roads and parking areas.

LAND USE CONSISTENCY

General Plan

The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Exclusive Agriculture 20-acre minimum (A-20). The existing zoning is consistent with the 2008 General Plan, and the proposed Seasonal Sales Lot, Roadside Stand and Nursery with Public Sales uses are allowed in the A-20 zoning district subject to the application regulations and permitting requirements detailed below.

Zoning

General Standards: The proposed facility 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 A-20, where a Nursery with Public Sales is allowed by right when accessed directly from a public road subject to Section 28.71.20 (B)(2) of the Solano County Code. Roadside stands are allowed subject to various permitting requirements as specified by Section

28.74.10(A) & (B)(8), and a Seasonal Sales Lot is allowed with approval of a Minor Use Permit subject to the requirements of Sections 28.75.20(A) & (B)(3). As proposed and conditioned, this project will comply with all applicable zoning standards.

FIRE SAFE REGULATIONS

The project site is in the High zone of the State Responsibility Area. All proposed development will be reviewed for compliance with all applicable regulations.

ENVIRONMENTAL ANALYSIS (CEQA)

The project qualifies for Categorical Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines Section listed below.

- a. CEQA Guidelines Section 15303, Class 3, New Construction of Small Structures
 - The proposed permanent structures consist of two (2) well houses and two (2) restrooms, all of which are 450 square feet or less in size and will not have any impact on existing conditions.
- b. CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land
 - The proposed grading of the site, landscaping, and access improvements represent minor changes to the existing conditions.
 - The proposed greenhouses, administrative and security office trailer and tent are temporary in nature and do not represent a permanent alteration to the existing conditions.

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 D) was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic and Vallejo Times-Herald. 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-19-07, subject to the recommended conditions of approval.

Attachments:

- A. [Draft Resolution](#)
- B. [Assessor's Parcel Map](#)
- C. [Site Plan](#)
- D. [Public Notice](#)

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 23-XX
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WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-19-07 by Jerome Klima to establish a seasonal sales lot with sales of Christmas trees and pumpkins. roadside stand with sales of fresh fruit, vegetables, berries and prepacked dried fruits and year-round nursery with public sales located southeast of Highway 80 in the vicinity of Hiddenbrooke Parkway and adjacent to the City of Vallejo in the Exclusive Agriculture 20-acre minimum (A-20) zoning district, APN 0180-360-030; 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 7, 2023; 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 Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. The project location is in the Western Hills Agricultural Region (Figure AG-4), which has a minimum lot size of 20 acres. The existing zoning designation of A-20 and lot size of 28.18 acres are consistent with the existing General Plan designation. The proposed uses are conditionally permitted within the A-20 zoning district.

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

The site is accessed via two (2) existing driveway connections to McGary Road; and will be served by two (2) existing wells, with a private sewage disposal system to be constructed as part of the project. Due to the anticipated attendance, a Public Water System permit from the California State Water Board will be required.

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 proposed subdivision is consistent with the State Board of Forestry and Fire Protection's State Responsibility Area (SRA) Fire Safe Regulations.**

fThe proposed project is located in the High zone of the State Responsibility Area. All future

development will be reviewed for compliance with all applicable regulations.

5. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:

- a. CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures.
 - The project includes the construction of several permanent structures, all of which are less than 450 square feet in size and do not include significant amounts of hazardous substances.
- b. CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land.
 - The proposed temporary structures and grading and access improvements all represent minor changes to the existing conditions.

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Permit application MU-19-07 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-19-07, revised June 13, 2023, and as approved by the Solano County Zoning Administrator. This permit would authorize the project consisting of a seasonal sales lot , nursery with public sales and roadside stand per the approved plans and project description..
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. **Annual Inspection Prior to Commencement of Activities.** Prior to the commencement of the seasonal sales activities under this use permit or the admission of the public to the site at the beginning of the season, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management, Vallejo Fire District, and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management (Director) determines that the permittee complies with the required prerequisite conditions of approval. The Department will schedule this inspection once the following items have been submitted:
 - a) An event management plan (detailed below in condition 11) which includes a traffic control plan that will be in use for the Halloween and Christmas season.

7. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall constitute as the “Zoning Clearance” necessary to file for the license.

8. **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 1-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.

9. **Permit Term.** This Use Permit is subject to renewal every 5 years pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to August 17, 2028 and the use remains in compliance with these Conditions of Approval.

Action Needed - Administrative				
COA #	Required to exercise Y/N	Action	When	Verified
6	Y	Submit event management plan and schedule pre-opening inspection	Prior to opening to the public, and yearly thereafter.	
7	Y	Obtain business license	By 9/17/24	

OPERATIONAL CONTROLS

10. **Point of Contact.** The applicant will designate a point of contact for any complaints or other issues and provide the contact information (phone and email) to the Solano County Department of Resource Management and the City of Vallejo and make the information available to the public via on-site posting and if the business has a website or social media available to the public the contact information shall be posted there as well.

11. **Event Management Plan.** All uses of land and buildings shall be conducted in a manner and provide adequate controls and operational management to prevent nuisances such as noise, dust, glare, vibration, and odor. Prior to the opening inspection, the permittee shall submit an Event Management Plan to the Director or his designee for approval, which shall identify measures, procedures, and operational controls to manage potential nuisances such as fugitive dust, noise, light, glare, and odor. In addition, the Event Management Plan shall identify measures and controls to manage any emergency which might reasonably arise during an event. Applicant to provide a list of emergency contacts for various responders to all staff and volunteers. Identify a central location on the property which will serve as an emergency center with communications and fire and first aid equipment.
12. **Hours of Operation.** Hours of operation for the Halloween and Christmas season will be 10am-9pm Sunday-Thursday, and 9am-10pm Friday and Saturday. The nursery and roadside stand will be open year-round 10am-5pm.
13. **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. In the event complaints are received regarding the development and operation of the project, the issues will be communicated to the operator to be addressed in a timely manner. Multiple complaints and ongoing issues may require a Revision or Amendment to the permit to address the issue subject to approval of the Zoning Administrator or Planning Commission.
14. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
15. **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.
16. **Construction Noise & Outdoor Sound.** During construction and operation, no noise shall exceed 65 dBA when measured at the property lines. The project contractor(s) shall limit all noise-producing construction-related activities, including the operating of any tools or equipment used in construction, grading, or demolition work, to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction activity shall take place on Sunday, except by written permission of the Director of Resource Management.
17. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
18. **Parking.** The Facility shall provide parking on-site to accommodate all employees and visitors. No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site.
19. **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.

20. **Landscaping.** Seasonal landscaping shall be provided along the property frontage as shown on the site plan during the period when pumpkins and Christmas trees are sold. The landscaping shall consist of a 35’ wide strip along the property frontage to consist of corn, sunflowers, or similar seasonal vegetation. The landscaping shall be placed to screen the on-site activities from the highway to the extent possible while leaving sufficient space around the driveways to maintain visibility.
21. **Perimeter fencing.** Perimeter fencing shall be installed as necessary up to 7 feet in height and shall be maintained in good condition. Fencing may consist of wood, chain link, or other materials of similar appearance.

Action Needed -Operational Controls				
COA #	Required to exercise Y/N	Action	When	Verified
10	N	Provide point of contact	Per condition and prior to opening to the public	
11	Y	Provide event management plan	By 9/17/24	

BUILDING AND SAFETY DIVISION

22. **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.”
23. **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.
24. **Site Accessibility Requirements:** The site and all facilities shall meet all the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrictive requirements between ADA Federal Law and the California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale reflecting all site accessibility. The site shall be developed in a manner consistent with State and federal requirements for accessibility for disabled persons, including all parking areas, aisles and paths of travel and structures. The Applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both State and federal accessibility requirements or specify what corrections are necessary to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be hard-scaped surfaces as specified by the CAS specialist and shall meet all the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.
25. **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

26. **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."

27. **Fire Safety.** An automatic commercial fire sprinkler shall be installed throughout any enclosed building. The fire district will reassess the site for fire, protection of life and property, and safety requirements at the time of Building Permit review.

Action Needed -Building Division				
COA #	Required to exercise Y/N	Action	When	Verified
22	Y	Submit Building Permit applications	By 9/17/24	

ENVIRONMENTAL HEALTH DIVISION

28. **Sales of food items.** The facility shall obtain all applicable permits relating to the proposed sale of food items prior to beginning sales.

29. **Hazardous Materials Requirements:** The facility shall comply with all hazardous materials management, storage, handling, and reporting requirements. If the facility handles any hazardous material in quantities equal to or greater than 55 gallons of liquids, 200-cubic feet for gases and/or 500 pounds solids, then the applicant shall create a Hazardous Materials Business Plan (HMBP) and upload the HMBP to the online California Environmental Reporting System (CERS) within 30 days of exceeding the hazardous materials threshold quantities. The HMBP includes requirements for reporting the facility information, hazardous materials inventory, site diagram, emergency response plan, and an employee training plan.

30. **Agricultural Chemicals.** The facility shall adhere to all requirements relating to the storage, handling, and use of pesticides, fertilizers, and other agricultural chemicals as

described by the Agricultural Department.

31. **Solid Waste:** The facility shall maintain adequate commercial garbage service onsite to prevent disease, vector attraction, odors, and other nuisance factors. A minimum of weekly collection service is required.
32. **Water Well Construction Permit Requirement:** The applicant shall obtain a water well construction permit from Environmental Health prior to commencing any drilling activities onsite. All water wells onsite shall meet the requirements of Solano County Code Ch. 13.10, including the minimum 100 ft. setback distance to all septic systems.
33. **Public Water System (PWS).** Prior to commencing operations, the permittee shall secure and maintain a current Public Water System permit from the California State Division of Drinking Water. The permit shall be kept active as long as the facility exceeds the threshold of providing water service to 25 persons or more a day for 60 or more days a year. Copies of all California Water Board Division of Drinking Water permitting shall be provided to the Department prior to operation.
34. **Sewage Disposal Requirements:** The Applicant shall apply for a permit to install an onsite wastewater treatment system (OWTS) that is adequately sized to handle the anticipated maximum wastewater generation by the proposed structure and uses under Solano County Code Ch. 6.4.
 - a. The facility shall adhere to all requirements of Solano County Code Ch. 6.4 related to the design, siting, installation, operation, and maintenance of an onsite septic system.
 - b. The facility shall remain in compliance with all operation, maintenance, and reporting requirements of Environmental Health regarding the OWTS system for the duration of the Use Permit.

Action Needed -Environmental Health Division				
COA #	Required to exercise Y/N	Action	When	Verified
28	N	Obtain required food permits	Per condition	
29	N	Submit Hazardous Materials Business Plan	Per condition	
31	N	Start commercial garbage service	Per condition	
33	Y	Obtain PWS permit	By 9/17/24	
34	Y	Obtain septic permit	By 9/17/24	

VALLEJO FIRE DISTRICT

35. **Access Road Design Requirements:**
 - a) Access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing 70,000 lbs. with an all-weather driving surface. The turning radius shall be determined by the fire official. Please indicate on the project plans the entire route of access from the public roadway to the tent structure.

- b) Access roads shall have an unobstructed width of not less than 20' with a maximum grade of 15%.
- c) Access roads shall have a minimum of 13'-6" of vertical clearance, including trees, wires and overhead signs. Speed bumps or other vertical traffic calming devices are prohibited on routes of fire access.
- d) Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards and shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such areas shall be determined prior to final inspection.
- e) A fire apparatus turn-a-round is required when buildings are more than 150 feet from a public roadway.

36. Signage and Access to Buildings.

- a) In accordance with the 2019 California Fire Code Chapter 5 rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
- b) A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency Fire Department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 658-4565 or visit www.knoxbox.com
- c) Keys for the Knox Box entry system required by the Fire Department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e., "MASTER" or "MECHANICAL ROOM".

37. Building Identification. In accordance with the 2019 California Fire Code, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

38. Fire Extinguishers and Water Supply.

- a) The minimum fire-extinguisher requirement shall be one 2A-1 OBC rated portable unit in such locations so that maximum floor-travel distance does not exceed 50' to the nearest extinguisher from any portion of the building with a maximum of 1,500 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.

- b) All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection sign-off.
- c) Fire hydrants must be installed and approved by the fire department prior to combustible construction.
- d) Fire hydrants shall be spaced a maximum of 300 feet apart. Please indicate on the plans the location of all existing and proposed Fire hydrants.

39. Building Egress

- a) Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated with not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
- b) Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal.
- c) Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
- d) In accordance with the 2019 California Fire Code Chapter 10, all emergency lighting and exit signs and lights shall have two separate sources of power.
- e) All buildings and structures shall comply with the 2019 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
- f) Locking devices on exit doors shall conform to the 2019 California Fire Code Chapter 10. Only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed deadbolts are permitted on exit doors.
- g) Provide panic hardware on all required exits. All exit doors shall open in the exit direction of travel when the occupant load exceeds 50.
- h) Post an occupant load sign in a conspicuous place near the main exit from all rooms designated as "Assembly Areas". The sign shall read as follows.
- i) Maximum Occupants: General -----(calculations shall be provided by the Architect)

40. Miscellaneous Vallejo Fire Department Conditions:

- a) A separate permit from the Vallejo Fire Department is required for the proposed tent structure. Please contact the Fire Department for further information and current permit fees.

- b) Interior decorations and building materials must meet the flammability rating (flame spread) requirements of the 2022 California Fire Code.
- c) Provide metal or flame-retardant plastic waste cans that are 40 gallons or more.
- d) A final inspection from the Vallejo Fire Department is required.

Action Needed -Vallejo Fire District				
COA #	Required to exercise Y/N	Action	When	Verified
40a	N	Obtain permit for tent structure	Per condition	

VALLEJO WATER DISTRICT

41. **SITE ACCESS.** Prior to operation, the applicant shall install reinforced concrete pads where vehicle traffic will cross the City of Vallejo water line. The pads shall have supports on each side to divert loading on the pipe and be designed to be able to handle the heaviest anticipated load.

Action Needed -Vallejo Water District				
COA #	Required to exercise Y/N	Action	When	Verified
41	Y	Construct pads to cross water pipeline	By 9/17/24	

PG&E

- 42. The applicant must ensure that no structures are located within the easement area including blocked-up vehicles, carports, canopies, or awnings.
- 43. Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. Parking is to clear PG&E structures by at least 10 feet.
- 44. Protection of PG&E facilities from vehicular traffic shall be provided at the applicant's expense and to PG&E specifications.
- 45. Agricultural uses are permitted within PG&E's easement provided heavy equipment access to all PG&E towers is maintained at all times. Additionally, no trees that grow over ten feet (10') are permitted to be planted or cultivated within PG&E's easement area. No planting is to occur within the footprint of the tower legs.

Action Needed -PGE				
COA #	Required to exercise Y/N	Action	When	Verified
42-45	N	Construct project per plans to avoid PG&E easements	Per conditions	

PUBLIC WORKS - ENGINEERING

46. **Grading 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. Prior to construction, the applicant shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.
47. **Traffic Control Plan.** Traffic Control For Events such as Halloween and Christmas Seasons will require individual Seasonal Encroachment Permits for signage placed within the County Right of Way (ROW), along with a Traffic Control Plan, Prepared by a Professional Traffic Control Company, meeting the Requirements of Caltrans Standard Plans for Traffic Controls for a Reversible Lane Closure, signed by either The Engineer of Record, preparing the Traffic Control Plan, or the Person in Responsible Charge of the Traffic Control Company.
- a) The Speed limit on McGary Road may not be reduced.
 - b) Professional Flaggers must be utilized for flagging Operations within the Public ROW, with appropriate Flagger Prewarning Signs in both directions, with rumble Strips and rumble strip prewarning for a 55 mph Approach from the East.
 - c) Flagger stations will require the appropriate lighting from ½ hour prior to sunset, until ceasing of Flagging Operations.
 - d) Traffic entering and exiting the site must be managed to avoid any effect on non-business traffic including on McGary Road, Hiddenbrooke Parkway, American Canyon Road, and Highway 80 offramps.
 - e) It is recommended that traffic exiting the parking lot only be allowed to make a right turn on McGary Road and be directed to Red Top Road.
 - f) It is also recommended that ABC Tree Farms have flag persons within the lot to direct in-coming traffic to available parking slots to avoid back-ups.
 - g) During these events, PW Engineering Personnel will periodically monitor traffic on the off-ramps from I-80. If back-ups occur, ABC Tree farms will be directed to stop accepting vehicles and flag vehicles to continue Eastbound on Mc Gary Road until sufficient vehicles exit the facility to allow for intake.
 - h) After both the initial Halloween & Christmas Seasons, Traffic patterns, volume and queuing will be reviewed by PW Engineering. If requested by the ABC Tree Farm ownership, and NO Significant Disruptions to traffic are encountered, then at the discretion of the Traffic Engineer these requirements may be reduced for future encroachment permits.

48. **Encroachment Permit.** The permittee shall apply for, secure, and abide by the conditions of an encroachment permit for any private road connections to the public roadway. All private roadway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.
49. **Commercial Driveway Required.** Applicant shall build Commercial width driveways at the driveway locations shown on the site map provided with the application. The driveway shall conform to Figure 8 of the Solano County Road Standards. The driveway shall be paved to the right of way line for McGary Road. The paving shall be asphaltic concrete.
50. **Stormwater Management Plan.** Prior to construction, the applicant shall furnish a Stormwater Management Plan to address both quantity and quality of stormwater and provide measures to mitigate any potential excess flow from the project site.
51. **Stormwater Pollution Prevention Plan (SWPPP).** Prior to issuance of grading permit, applicant shall apply for and obtain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with National Pollution Discharge Elimination System (NPDES) and Water Board requirements. The SWPPP shall include the following major components:
- a. A comprehensive erosion and sediment control plan, depicting areas remaining undisturbed and providing specifications for revegetation of disturbed areas.
 - b. A list of potential pollutants from building materials, chemicals, and maintenance practices to be used during construction and the specific control measures to be implemented to minimize release and transport of these constituents in runoff.
 - c. Specifications and designs for the appropriate best management practices (BMPs) for controlling drainage and treating runoff in the construction phase.
 - d. A program for monitoring all control measures that includes schedules for inspection and maintenance and identifies the party responsible for monitoring.
 - e. A site map that locates all water quality control measures and all restricted areas to be left undisturbed.

Action Needed -Public Works Division				
COA #	Required to exercise Y/N	Action	When	Verified
46	Y	Submit grading plans to reflect approved project and obtain grading permit	By 9/17/24	
47	Y	Submit traffic control plan	By 9/17/24	
48	Y	Obtain encroachment permit	By 9/17/24	
50	Y	Submit stormwater management plan	By 9/17/24	
51	Y	Stormwater Pollution Prevention Plan	By 9/17/24	

* * * * *

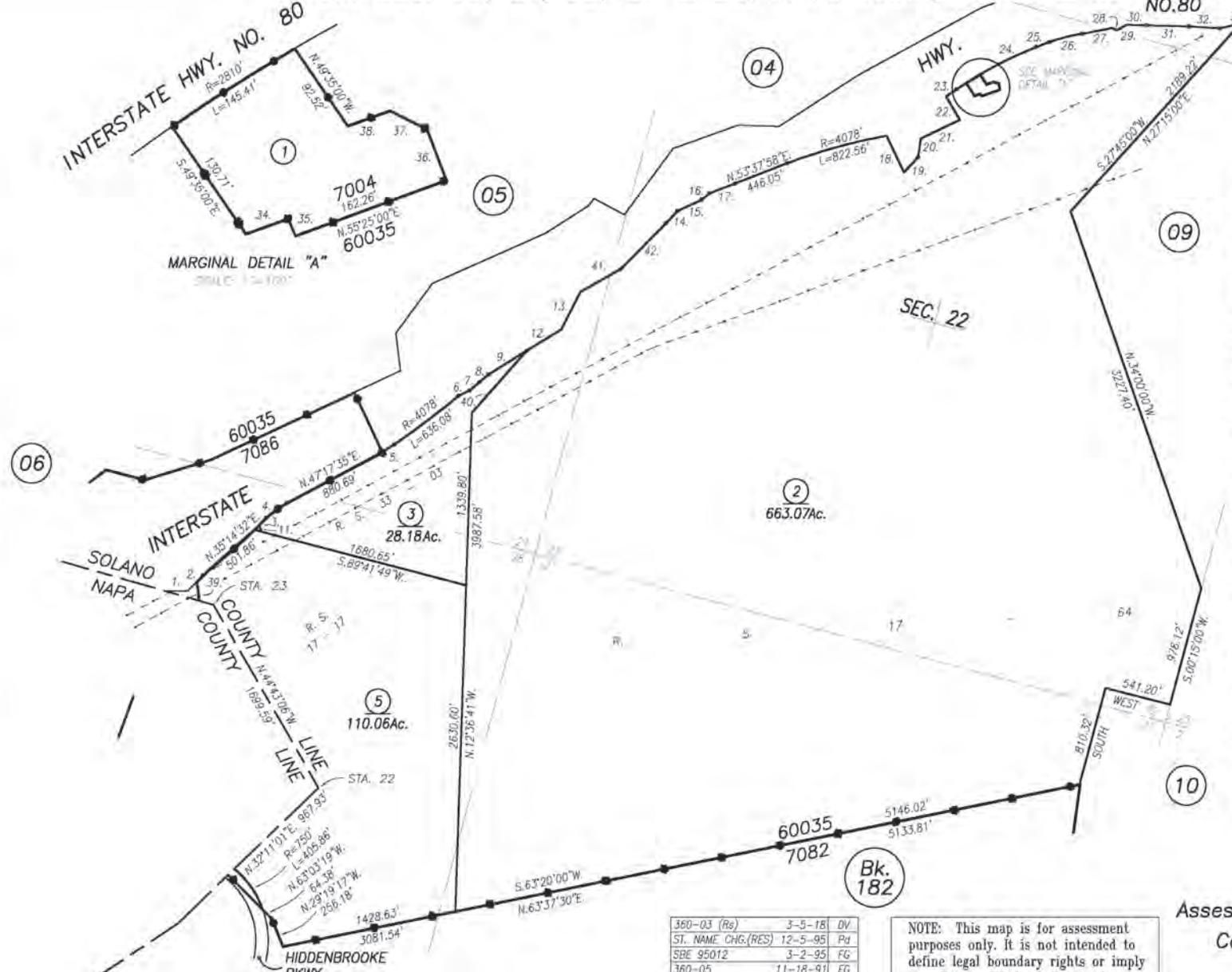
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 7, 2023.

Allan M. Calder, Planning Manager
Resource Management

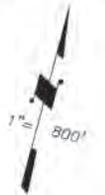
POR. SEC. 15, 21, 22, 27 & 28, T.4N., R.3W., M.D.B. & M.

Tax Area Code
7004 60035
NO.80

180-36



1.	N.72°31'26"E	185.42'
2.	N.28°06'49"E	228.27'
3.	N.35°14'52"E	37.27'
4.	R=950'	L= 199.72'
5.	N.42°30'41"E	119.98'
6.	N.45°04'16"E	93.42'
7.	N.29°07'14"E	94.54'
8.	R=4078'	L= 130.88'
9.	S.33°54'06"W	367.12'
10.		
11.	N.29°47'01"W	28.39'
12.	N.42°03'39"E	156.01'
13.	S.33°56'38"W	369.88'
14.	N.41°16'36"E	117.77'
15.	N.51°53'05"E	212.43'
16.	N.34°59'13"E	62.37'
17.	R=3922'	L= 225.81'
18.	S.37°17'07"E	332.44'
19.	N.26°10'55"E	189.99'
20.	N.8°06'51"W	128.30'
21.	N.49°23'25"E	333.74'
22.	N.43°57'01"W	226.69'
23.	N.39°47'03"E	102.20'
24.	R=2810'	L= 706.23'
25.	N.54°11'09"E	116.43'
26.	R=1460'	L= 266.71'
27.	N.64°39'09"E	245.68'
28.	S.81°29'57"E	83.16'
29.	N.42°44"E	83.16'
30.	R=2450'	L= 157.16'
31.	N.76°00'28"E	328.90'
32.	N.79°26'51"E	253.06'
33.	N.62°19'49"E	457.14'
34.	N.55°25"E	45.91'
35.	S.34°35"E	19.75'
36.	N.34°35"W	57.50'
37.	N.79°35"W	42.43'
38.	S.55°25"W	45.97'
39.	R=585'	L= 132.60'
40.	N.26°43'28"E	672.97'
41.	N.58°23'10"E	388.73'
42.	N.18°12'02"E	388.10'



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

360-03 (Re)	3-5-18	DV
SI. NAME CHG.(RES)	12-5-95	Pd
SBE 95012	3-2-95	FG
360-05	11-18-91	FG
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. 180 Pg. 36
County of Solano, Calif.

19-20

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Use Permit application MU-19-07 by Jerome Klima to establish a seasonal sales lot with sales of Christmas trees and pumpkins, roadside stand with sales of fresh fruit, vegetables, berries and prepacked dried fruits and year-round nursery with public sales located southeast of Highway 80 in the vicinity of Hiddenbrooke Parkway and adjacent to the City of Vallejo in the Exclusive Agriculture 20-acre minimum (A-20) zoning district, APN 0180-360-030. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, September 7, 2023 at 10:00 am.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California.

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. Phone: You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.com 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.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

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, August 23, 2023
Vallejo Times-Herald - legal ad/one time – Wednesday, August 23, 2023