



The subject property located within Old Town Cordelia is designated Traditional Community - Mixed Use by the General Plan. This designation is applied to areas such as Old Town Cordelia, Elmira, and Birds Landing recognizing them as existing communities which are located outside of agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The designation is intended to preserve and enhance the character and quality of these communities and provide opportunities for future infill of residential and commercial mixed-use development. As seen on Table LU-7 of the General Plan, the Residential-Traditional Community - Mixed Use zoning district is consistent with this designation.

### *Zoning Consistency*

The Residential-Traditional Community Mixed Use zoning district is intended to preserve and enhance the character of these communities and promote future infill residential and mixed-use developments. The district allows for a mix of residential and retail commercial uses that can be served by community services.

The R-TC-MU district currently allows similar automobile-oriented uses such as an automobile parking lot, repair garage, and service station upon issuance of a minor use permit. An automobile and commercial vehicle sales lot is comparable to the auto related uses currently conditionally allowed and meets the intent of the commercial retail uses within the mixed-use district. In addition, due to the site proximity to the freeway off ramp and edge of the Old Cordelia Town district, the proposed use is suitable at this location.

All areas zoned R-TC-MU would be subject to the zone text amendment, including portions of Old Town Cordelia, Elmira, Birds Landing, and unincorporated Vallejo along Benicia Road (Starr Subdivision and Homeacres). Approval of the zone text amendment creates the opportunity for R-TC-MU zoned properties to pursue automobile and vehicle sales through the minor use permit process; however, site suitability and compatibility with neighboring land uses will be determined on a case by case basis. Attachment F displays areas of the County designated Residential Traditional Community Mixed Use by the General Plan.

### **Minor Use Permit Analysis**

#### *Environmental Setting*

The 1.03-acre subject site is comprised of three parcels one of which is located within the City of Fairfield (APN 0044-080-040). The rectangular shaped property is generally flat and wedged between Interstate 680 to the west and Central Way to the east. The I-680 Cordelia / Green Valley Road off ramp abuts the property to the south.

The southern parcel is developed with a two-story 2,647 square foot commercial office building (formerly a residence) and associated 13 space paved parking lot. The central parcel is developed with a 1,000 square foot storage barn and freestanding billboard. The northern parcel within the City of Fairfield is undeveloped, largely covered by a PG&E easement.

Surrounding land uses include the Pacific Supply building materials store to the north (within city limits); undeveloped residential mixed-use lots to the east; the Spectrum Center School Solano Campus to the south; and a variety of warehousing and retail uses across I-680 to the west. Similar vehicle sales uses including the Cordelia RV Center and North Bay Auto Auction are located within the vicinity of the subject site to the west. Reference Attachment G, vicinity map.

#### *Project Description*

The proposed sales lot will be devoted primarily to commercial vehicles including heavy-duty trucks, tractor

trailers, and semi-trucks. The proposal includes construction of two new parking areas for vehicle display. The main lot includes 31 parking spaces, a majority of which are dimensioned 12 feet wide by 35 feet long, to accommodate commercial trucks. The second lot will have 17 spaces dimensioned 9 feet wide by 18 feet long to accommodate automobile inventory.

A portion of the existing multi-tenant commercial office building will be devoted to vehicle sales and the administrative functions of the business. Other existing businesses are anticipated to remain. The existing 13-space parking lot on the southern parcel will continue to be utilized for employee and customer parking. The existing storage barn would be demolished, and the existing billboard will remain. Reference Attachment C, site plan.

#### *Access*

New driveway access off Central Way will be developed for the two new parking areas. Existing access for customer and employee parking will remain.

#### *Street Improvements*

The subject site has frontage along Central Way, a public road. The proposal includes curb and gutter street enhancements to comply with city and county road improvement standards.

#### *Fencing and Landscaping*

The proposal includes six-foot-tall black wrought iron fencing along the Central Way frontage and on the northern parcel line between the parking and bio-retention areas. Gates matching the new fence design and materials will be installed at driveway access points. Existing chain link fence will remain along the western and southern property lines.

New landscaping is proposed along the perimeter of the subject site consisting primarily of oleander and laurel along the western and southern property lines and a mixture of grasses, rosemary, and crape myrtle trees along the eastern lot line. All plantings within the sight triangles along Central Way shall be less than two feet in mature height. Reference Attachment D, landscape plan.

#### *Water Supply and Sewer*

The project proposes to utilize existing potable water service from the City of Vallejo and existing public sewer service from the City of Fairfield.

#### *Signage*

The project does not include any proposed signage; however, as previously mentioned there is an existing freestanding billboard on-site that will remain.

#### *General and Specific Requirements for Retail Uses*

Section 28.76.20(A) of the Zoning Code details the land use regulations applicable to the proposed sales lot. As designed and conditioned, the proposal provides adequate ingress and egress to avoid traffic hazards and congestion. The project was reviewed by City and County Public Works Divisions and is conditioned for specific gate and fencing setbacks as well as limited landscaping height within the right-of-way in order to maintain appropriate sight distance from the driveways to the public road (Reference attachment E, sight distance plan). Appropriate curb and gutter marking along with vehicle restriction signage and object markers at the northernmost gated access ensures avoidance of traffic hazard and congestion. In addition,

20-foot-wide unobstructed driveway widths ensure adequate emergency access as conditioned by the Cordelia Fire District.

Proposed fencing and in particular new landscaping around the perimeter of the subject site will provide adequate vegetated screening from adjoining roadways and surrounding mixed-use land uses.

Proposed asphalt paving of the parking lots will provide traffic surfaces that are maintained in a dust-free manner.

### **ENVIRONMENTAL REVIEW**

The project qualifies for Class 1 and 4 Categorical Exemptions from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15304. Class 1 consists of the operation and permitting of existing facilities involving minor alterations and negligible expansion of the existing use. The proposal involves utilizing an existing commercial office structure and expanding existing parking on-site. In addition, road improvements including curb and gutter are proposed along the existing roadway thus qualifying for the exemption.

Class 4 consists of minor alterations to land which includes new landscaping. Proposed landscaping and vegetative screening around the perimeter of the subject site meets the intent of this exemption.

### **OTHER AGENCY INVOLVEMENT:**

The project was solicited for review and comment through the Department of Resource Management's Development Review Committee (DRC) process.

Comments were received from Building and Safety, Environmental Health, and Public Works - Engineering Divisions, as well as the City of Fairfield Public Works, and Vacaville Fire Protection District on behalf of Cordelia Fire. Comments from each of the responding agencies have been incorporated as conditions of approval in the attached resolution.

#### *Solano Airport Land Use Commission (ALUC) review*

The subject site is located within Zone D of the Travis Air Force Base Land Use Compatibility Plan (TAFB LUCP). Zone D has no restriction on use or intensity. In addition, the proposal does not qualify as a hazard to flight as defined in Table 1 of the TAFB LUCP. The zone text amendment component of the project requires ALUC review for consistency determination with the compatibility plan. The project shall be scheduled for ALUC review prior to the Board of Supervisors taking action on the zone text amendment.

### **PUBLIC HEARING NOTICE:**

A public hearing notice consistent with §28.04 and §28.111 of the Solano County Code was published in the Daily Republic at least 15 days prior to the Planning Commission hearing (Attachment H).

### **ALTERNATIVES:**

Upon completion of the public hearing on these matters, the Planning Commission may choose to:

1. Continue the public hearing to allow for the collection of additional information required to render a decision. If continued, the Planning Commission should establish the date to continue the hearing;  
or

2. Recommend approval of the zone text amendment to the Board of Supervisors with modifications;  
or
3. Recommend denial of the zone text amendment and deny the minor use permit.

## **SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX**

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**WHEREAS**, the Solano County Planning Commission and Minor Use Permit application MU-20-05 by Rakesh and Priya Vij to include Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicle or Boat Sales Lot as a conditionally permitted land use within the Residential-Traditional Community - Mixed Use (R-TC-MU) zoning district and establish a Vehicle Sales Lot located at 4912 Central Way, adjacent to the City of Fairfield within the R-TC-MU zoning district; APN's 0044-080-040, 410, and 420; and

**WHEREAS**, the Commission has reviewed and considered the report of the Department of Resource Management and heard testimony relative to the subject applications at the duly noticed public hearing held on February 15, 2024; and

**WHEREAS**, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. **Zone Text Amendment No. ZT-20-01 is in conformity with the Solano County General Plan.**
2. **The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population density and distribution and other aspects of the General Plan.**

The subject site is designated Traditional Community Mixed Use by the Solano County General Plan which recognizes Old Town Cordelia as an existing mixed-use community developed with residential and commercial land uses.

The Residential-Traditional Community- Mixed Use zoning district allows similar automobile-oriented uses such as an automobile parking lot, repair garage, and service station upon issuance of a minor use permit. An automobile and commercial vehicle sales lot is comparable to the retail uses currently allowed and meets the intent of the commercial uses within the mixed-use district. In addition, due to the site proximity to the freeway off ramp and edge of the Old Cordelia Town district, the proposed use is suitable at this location.

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

The City of Vallejo currently serves potable water and the City of Fairfield serves public sewer to the property. New access will be developed off Central Way for the new parking areas. The existing parking area has developed access. A sight distance analysis was provided for the project and deemed acceptable by Solano County Public Works. The City of Fairfield Public Works has issued a grading permit for the proposed bio-retention basin on the northernmost parcel to adequately manage stormwater runoff.

4. **The subject use will not, under the circumstances of the 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 Automobile and Commercial Vehicles Sales Lot will not constitute a nuisance to surround properties, nor will it be detrimental to the health, safety, or welfare of County residents. The site will continue to operate with commercial uses.

**5. The project qualifies for Class 1 and 4 Categorical Exemptions from the Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15304.**

Class 1 consists of the operation and permitting of existing facilities involving minor alterations and negligible expansion of the existing use. The proposal involves utilizing an existing commercial office structure and expanding existing parking on-site. In addition, road improvements including curb and gutter are proposed along the existing roadway.

Class 4 consists of minor alterations to land which includes new landscaping. Proposed landscaping and vegetative screening around the perimeter of the subject site meets the intent of this exemption.

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano forwards a recommendation of **APPROVAL** to the Board of Supervisors on Zone Text Amendment ZT-20-01 to include Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicle or Boat Sales Lot as a conditionally permitted Retail Use within the Residential-Traditional Community – Mixed Use (R-TC-MU) Zoning District by amending Table 28.32B as follows:

Table 28.32B ALLOWED USES: R-TC-5, R-TC-4, R-TC-D, R-TC-MF, R-TC-MU DISTRICTS

A=Allowed by right, AP=Administrative Permit, MUP=Minor Use Permit, UP=Use Permit, E=Exempt, ---=Prohibited							
ALLOWED USES* *Definitions Section 28-01	Permitted Uses						Land Use Regulations** **Section 28-70.10
	R-TC-5	R-TC-4	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU	
<b>RETAIL AND OFFICE USES</b>							
<b>A. RETAIL USES</b>							
Automobile, mobilehome, recreational vehicle, truck, or boat sales lot	---	---	---	---	---	MUP	28.74.10(A)(B1)

**BE IT, THEREFORE, FURTHER RESOLVED**, that the Planning Commission does hereby recommend that the Solano County Board of Supervisors approve Zone Text Amendment ZT-20-01 and Minor Use Permit No. MU-20-05, subject to the following recommended conditions of approval:

**ADMINISTRATIVE**

- 1. Land Use.** The proposed land use shall be established and operated in accord with the application materials and development plans for Minor Use Permit MU-20-05, including the site plan dated August 4, 2022, and as approved by the Solano County Planning Commission.

This permit authorizes use of the property as an Automobile and Commercial Vehicle Sales Lot including the construction of paved parking areas, new access encroachment

and street improvements along Central Way, stormwater runoff bio-retention basin, perimeter fencing, and landscaping.

2. **Revisions or Modifications in Land Use.** The Zoning Administrator shall determine whether or not any proposed additional land uses, new, or expanded buildings are in substantial compliance with the approved development plans prepared by Robert A. Karn & Associates, Inc. revised August 4, 2022. If a determination of substantial compliance cannot be made, then at the discretion of the Zoning Administrator, the permittee shall pursue a minor revision, amendment, or new use permit and subsequent environmental review.
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. 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.

#### COMMERCIAL SERVICE USE REQUIREMENTS

6. **Ingress/Egress.** The permittee shall provide ingress and egress so designed as to avoid traffic congestion and hazards.
7. **Trucking Access.** The permittee shall provide convenient trucking access with minimum interferences to normal traffic.
8. **Loading Spaces.** The permittee shall provide loading spaces as required by the Planning Commission.
9. **Encroachment.** All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but not limited to, paving of the connection within the County right-of-way.
10. **Incidental Retail Uses.** Commercial service uses of land, buildings, or structures may include incidental retail uses customarily found at such establishments.
11. **Outdoor Storage.** Outdoor storage incidental to the primary use of the parcel for commercial service purposes is permitted, provided the are devoted to outdoor storage is screened from public view.
12. **Screening.** The permittee shall maintain adequate landscaped screen around the perimeter of the property.

- 13. Signage.** The permittee shall file a sign permit prior to the installation of any signage on-site.

Action Required	From	When	Date	Verified
Obtain sign permit	Planning	Prior to sign installation		

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

Action Required	From	When	Date	Verified
Obtain business license	Resource Management	Prior to operation		

### BUILDING AND SAFETY DIVISION

- 15. Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the most current edition of the California Building Code at the time of building permit application.

Action Required	From	When	Date	Verified
Obtain building permit	Building Division	Prior to construction		

- 16. Americans Disabilities Act.** If the public will be accessing the property for any reason, or if any employees are hired, the site and any buildings accessed by the public shall meet the minimum requirements for the disabled access under the California Disabled Access Codes and the **ADA** Federal Guidelines.

All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst-case requirements between Chapter 11B of the most current California Building Code and ADA Federal Law.

- 17. Site Accessibility Requirements.** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the California Building Code. An architect is required to design for the most restrictive requirements between ADA Federal Law and the most current edition of 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, and designed by a licensed architect reflecting all site accessibility.

### ENVIRONMENTAL HEALTH DIVISION

- 15. Sewer Line.** The site plan indicates placement of a paved driveway over the sewer lateral which connects the existing office building to the sewer line. The sewer lateral includes an inline pump vault which will require periodic maintenance, and to which easy access should be maintained. It is not known how vehicular traffic over this sewer lateral could impact its proper operation. The permittee shall ensure access to the lifter station is maintained.

**PUBLIC WORKS – ENGINEERING**

**16. Line of Sight.** Proposed landscaping in the right of way will be subject to an encroachment permit. Plant selection will be subject to approval by the Engineering Manager. Landscape design shall consider sight distance from the driveways. As far as the sight distance triangle for 3625 Central Way, Solano County Commercial Driveway Connection (Figure 8 of Solano County Road Improvement Standards) along with the Highway Design Manual (HDM) are the standards that shall be followed. The minimum stopping sight distance for 35 mph speed on Central Way, is 250'. Sight distance shall be measured with vehicle located at 15' from the traveled way. As far as landscaping within the sight distance triangle area, Public Works does not have any recommendations for specific species, however, the following guidelines shall be used:

- a. No mounds, fences, landscaping or signs will be permitted within the sight distance triangle, more than 3 feet above the grade.
- b. Trees restriction within the sight distance triangle shall comply with the minimum standards:
  - Shall not exceed 6" in trunk girth.
  - Branches and canopy shall be maintained at 10 feet above the top of curb elevation.

Action Required	From	When	Date	Verified
Obtain encroachment permit	Public Works	Prior to construction		

**17.** Central Way frontage shall be improved with the installation of curb, gutter and driveway pans. Driveway radii shall be 25 feet. The face of curb will be at 18.00 feet from the right of way centerline. Improvements will be designed by Registered Civil Engineer. Improvement plans will be subject to the approval of the Solano County Engineering Manager. Improvements will be built to the currently adopted Solano County Road Standards.

Action Required	To	When	Date	Verified
Submit improvement plans	Public Works	Prior to construction		

**18.** The permittee shall furnish a hydraulic and hydrologic report and grading plan signed and sealed by a registered California Civil Engineer.

Action Required	To	When	Date	Verified
Submit report and plan	Public Works	Prior to construction		

**19.** The permittee shall furnish a Stormwater Management plan to address both quantity and quality of stormwater and provide measures of mitigating any potential excess flow from the project site.

Action Required	To	When	Date	Verified
Submit stormwater plan	Public Works	Prior to construction		

- 20. The proposed fence on the Central Way frontage shall be placed 0.5 feet onto the applicant's property.
- 21. Applicant shall apply for, secure and abide by the conditions of encroachment permits for all work within the Solano County rights-of-way.

Action Required	To	When	Date	Verified
Submit encroachment permit	Public Works	Prior to construction		

- 22. 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.

Action Required	To	When	Date	Verified
Submit grading permit	Public Works	Prior to construction		

**CITY OF FAIRFIELD – PUBLIC WORKS**

- 23. The permittee shall install “Do Not Enter” signs and object markers (OM4-1, Type N-5 (CA), per Caltrans standards and specifications on the vehicle gate closest to the City of Fairfield limits. A minimum of three object markers shall be required, spaced 2’-4’ apart.
- 24. The vehicular gate for the northerly driveway shall be setback a minimum of 20’ from the curb to minimize traffic congestion along Central Way. Parking shall not be allowed on the driveway and curb approach shall be painted red for fire lane designation. Applicant shall provide adequate information identifying adequate turnaround, by submitting a turning exhibit, in the circumstance vehicle entry on-site is unachievable.
- 25. Applicant shall construct curb and gutter along the project frontage.

Action Required	To	When	Date	Verified
Submit turnaround plan	City and County	At building permit submittal		

**VACAVILLE FIRE PROTECTION DISTRICT (on behalf of Cordelia Fire)**

- 26. Premises identification (address is visible) the address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background.
- 27. New parking lot driveways (emergency access) shall be 20’ unobstructed width.
- 28. Gates crossing the driveways (emergency access) shall be installed with a KNOX key switch for the Cordelia Fire Protection District and the Fairfield Fire Department.

**PERMIT TERM**

- 29. This use permit is subject to renewal pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to **July 6, 2028** and the use remains in compliance with these Conditions of Approval.

Action Required	From	When	Date	Verified
Submit renewal application	Planning	Prior to permit expiration		

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on February 15, 2024 by the following vote:

AYES: Commissioners \_\_\_\_\_

NOES: Commissioners \_\_\_\_\_

ABSTAIN: Commissioners \_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_

By: \_\_\_\_\_

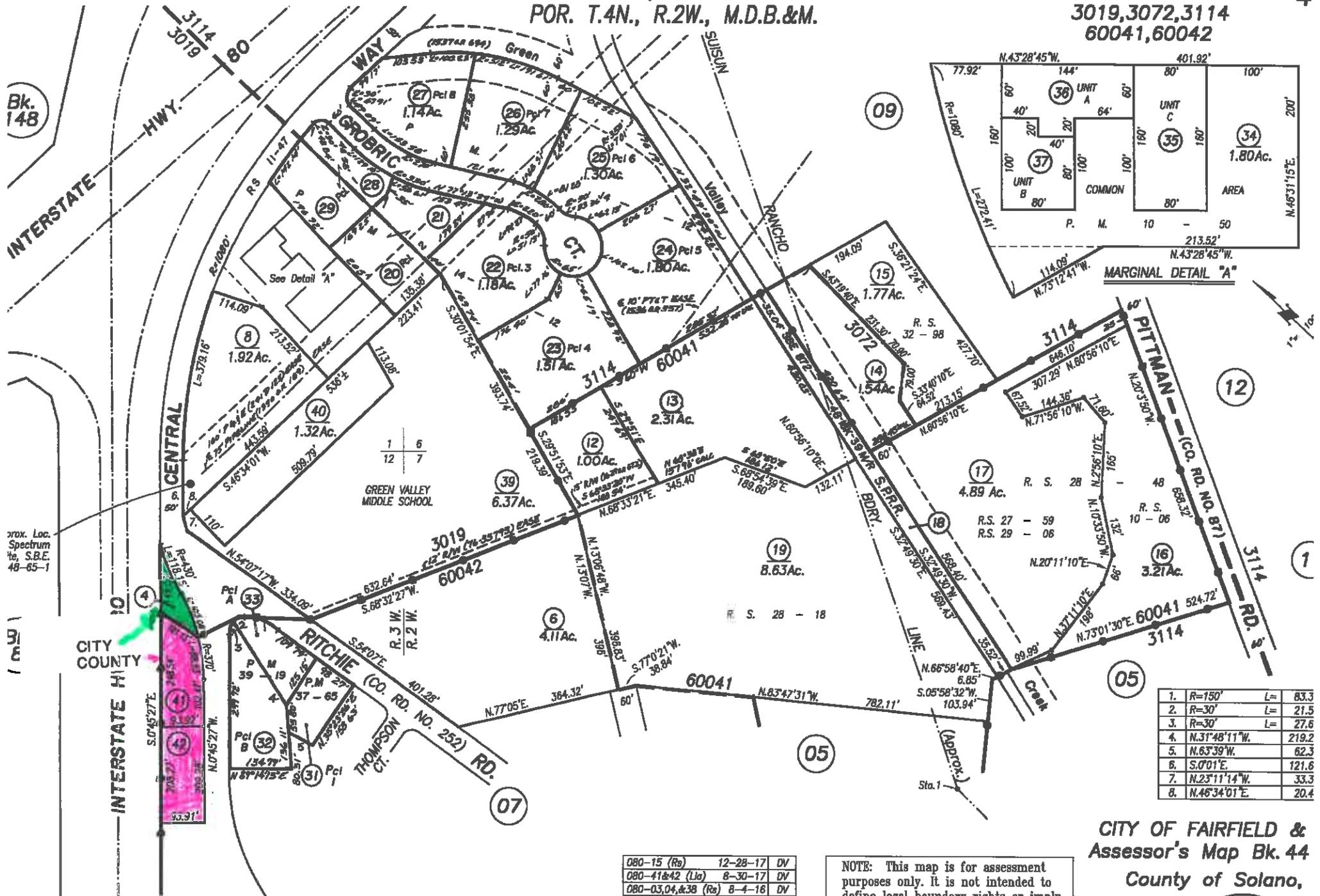
Solano County Planning Commission

Attest:

By: \_\_\_\_\_  
James Bezek, Secretary

POR. LOT 37, SUISUN RANCHO  
POR. T.4N., R.2W., M.D.B.&M.

Tax Area Code  
3019,3072,3114  
60041,60042



Bk. 148

prox. Loc. Spectrum to S.B.E. 48-65-1

CITY COUNTY

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

080-15 (Rs)	12-28-17	DV
080-41&42 (Lia)	8-30-17	DV
080-03,04,&38 (Rs)	8-4-18	DV
080-39&40 (Dd)	1-21-15	DV
REVISION	DATE	BY

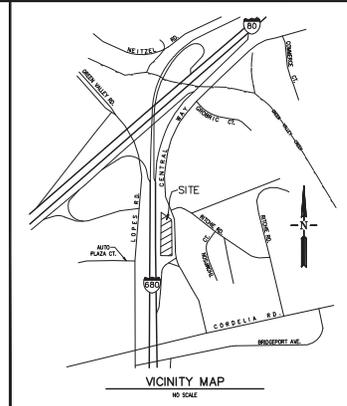
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

1.	R=150'	L=	83.3
2.	R=30'	L=	21.5
3.	R=30'	L=	27.6
4.	N.31°48'11"W.		219.2
5.	N.63°39'W.		62.3
6.	S.0°01'E.		121.6
7.	N.23°11'14"W.		33.3
8.	N.46°34'01"E.		20.4

CITY OF FAIRFIELD & Assessor's Map Bk. 44  
County of Solano,  
18-19

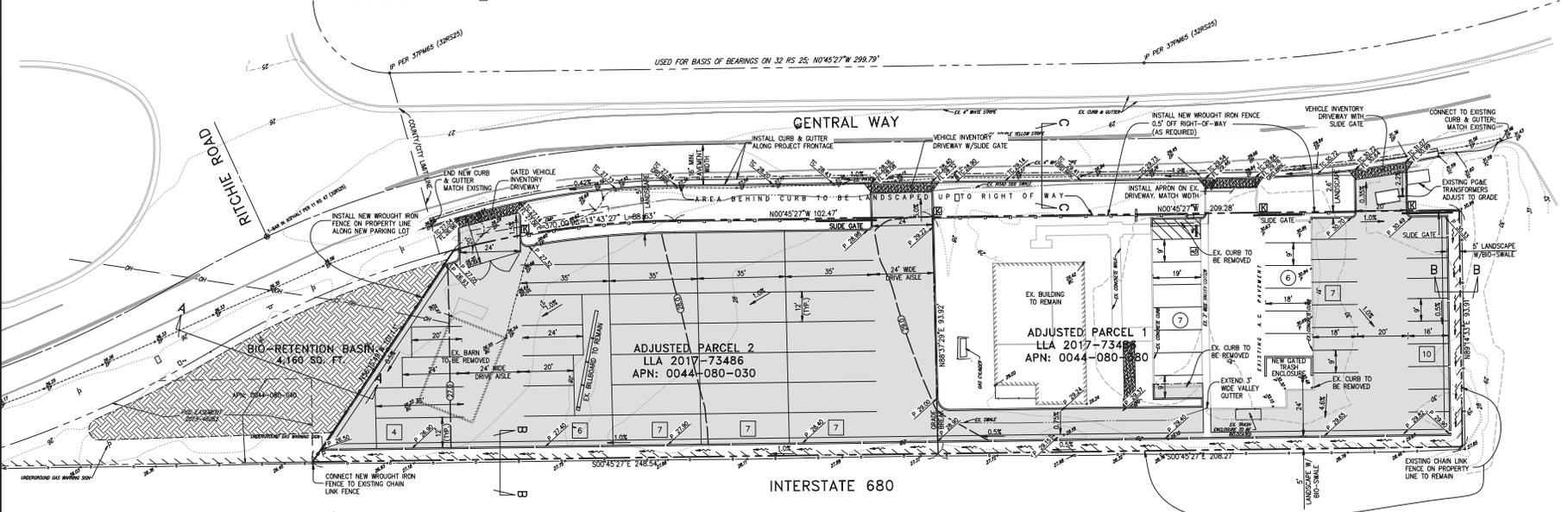
**LEGEND:**

	PROPOSED	EXISTING
BOUNDARY LINE	---	---
PARCEL LINE	---	---
ADJACENT LOT LINE	---	---
STREET CENTERLINE	---	---
EASEMENT LINE	---	---
OVERHEAD UTILITY LINE	---	---
SIGN	---	---
UTILITY POLE	---	---
SLOPE	1.0%	---
FLOWLINE SWALE	---	---
SAWCUT LINE	---	---
EDGE OF PAVEMENT	---	---
GRADE BREAK LINE	---	---
FENCE	---	---
VERTICAL CURB	---	---
CURB AND GUTTER	---	---
CONTOUR	27.0	31
SPOT ELEVATION	25.44	25.44
FLOW LINE ELEVATION	27.06	25.44
TOP OF CURB ELEVATION	27.14	25.44
PAVEMENT ELEVATION	27.32	25.44
EDGE OF PAVEMENT ELEVATION	---	25.44
NUMBER OF PARKING SPACES	6	---
NUMBER OF PROPOSED DISPLAY SPACES	8	---
NEW ASPHALT PAVING	[Pattern]	---
NEW CONCRETE	[Pattern]	---
BIO-RETENTION BASIN	[Pattern]	---
KNOX BOX LOCATION	[Symbol]	---

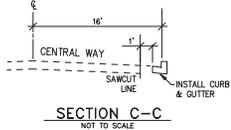
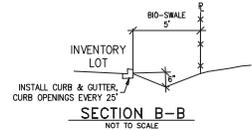
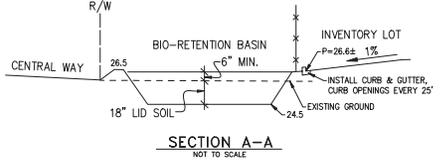
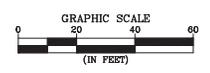


**ROBERT A. KARN & ASSOCIATES, INC.**  
 CIVIL ENGINEERS  
 707 BRICK AVENUE  
 FAIRFIELD, CA 94504  
 Phone: (707) 426-9999 Fax: (707) 426-9988  
 E-MAIL: RAK@RAKENGINEERS.COM  
 C. ENGINEER: ROBERT A. KARN, LICENSE NO. 50488

**PRELIMINARY GRADING PLAN**  
**VEHICLE PARKING LOT, 4912 CENTRAL WAY**  
**ADJUSTED PARCELS 1 & 2, LLA DOC. 2017-73486**  
**FAIRFIELD, SOLANO COUNTY, CALIFORNIA**



INTERSTATE 680  
OFF-RAMP



PREPARED UNDER THE DIRECTION OF:  
 ROBERT A. KARN R.C.E. 33173  
 ROBERT A. KARN & ASSOCIATES, INC. DATE

DATE	BY	CHK	SHEET REVISIONS		SHEET NO.
			NO.	DESCRIPTION	
					1

OF 1 SHEETS  
JOB NO. A20006

LOT DATE: August 8, 2022  
 S:\A20006\DWG\PRELIM\A20006\_IP.DWG



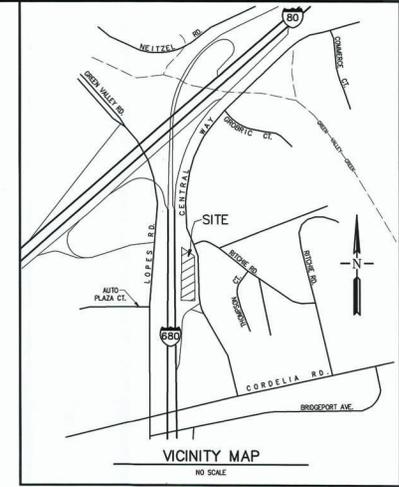


**LEGEND**

	BOUNDARY LINE
	PARCEL LINE
	ADJACENT PROPERTY LINE
	CITY/COUNTY LIMIT LINE
	EX. CENTERLINE
	EX. EASEMENT LINE
	RADIAL OR TIE LINE
	EX. BUILDING TO REMAIN
	EXISTING BARN, TO BE REMOVED
	EX. EDGE OF PAVEMENT
	EX. CURB, TO REMAIN
	EX. CURB, TO BE REMOVED
	PROPOSED CURB
	EX. STRIPING, TO REMAIN
	PROPOSED STRIPING
	PROPOSED DISPLAY AREA (LINES REPRESENT POSSIBLE LOTTING PATTERN)
	PROPOSED LANDSCAPE SETBACK
	EXISTING CHAIN LINK FENCE
	PROPOSED WROUGHT IRON FENCE
	NUMBER OF PARKING SPACES
	NUMBER OF PROPOSED DISPLAY SPACES
	NEW ASPHALT PAVING
	NEW CONCRETE
	KNOX BOX LOCATION

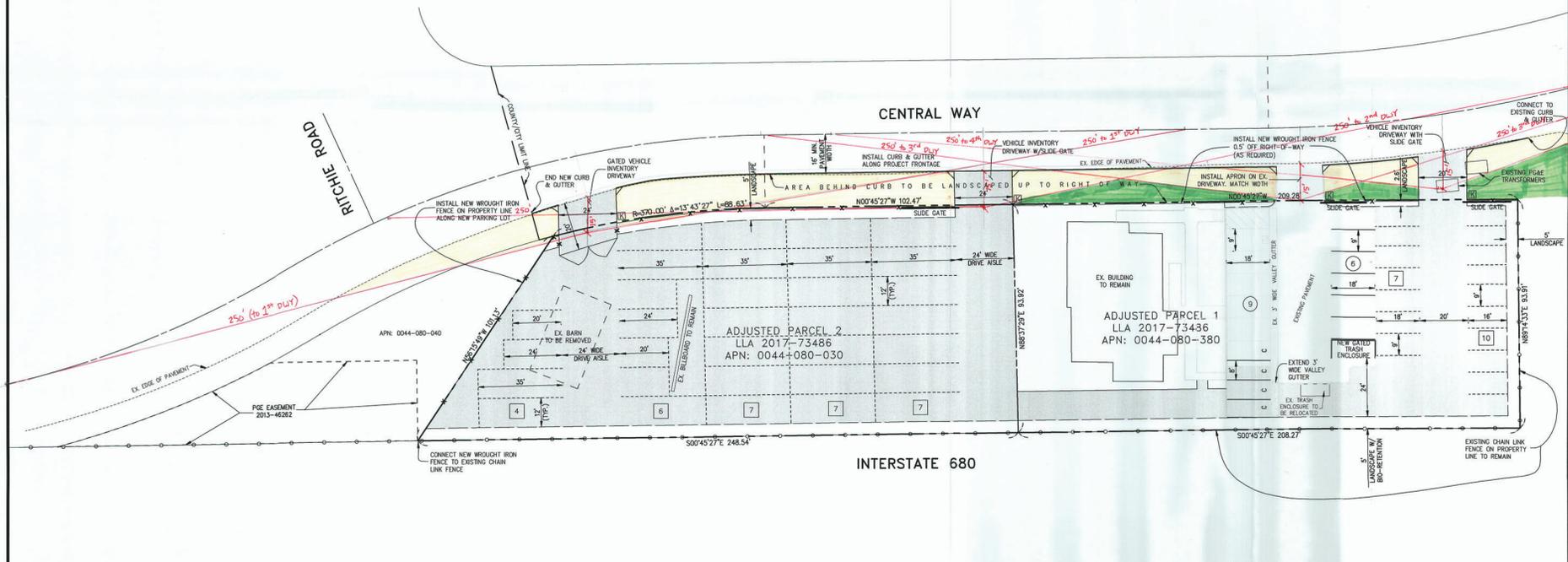
**SITE DATE:**  
 ASSESSOR'S PARCEL NUMBER: 0044-080-380  
 PROPERTY ADDRESS: 4912 CENTRAL WAY  
 PROPERTY DESCRIPTION: ADJUSTED PARCEL 1  
 DOCUMENT 2017-73486  
 PARCEL SIZE: 19,607± SQ. FT. / 10.45± AC.  
 ASSESSOR'S PARCEL NUMBER: 0044-080-030  
 PROPERTY ADDRESS: NO STATUS ADDRESS  
 PROPERTY DESCRIPTION: ADJUSTED PARCEL 2  
 DOCUMENT 2017-73486  
 PARCEL SIZE: 19,984± SQ. FT. / 10.46± AC.

**PARKING ANALYSIS:**  
 BUILDING SIZE: 2,647 SQ. FT.  
 NUMBER OF SPACES REQUIRED: 2,647/250 = 11 SPACES  
 NUMBER OF SPACES PROVIDED: 15  
 NUMBER OF ADA SPACES REQUIRED/PROVIDED: 1/1



**ROBERT A. KARN & ASSOCIATES, INC.**  
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 Fax: (707) 436-1101  
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**VEHICLE PARKING LOT LAYOUT**  
 4912 CENTRAL WAY  
 ADJUSTED PARCELS 1 & 2, LLA DOC. 2017-73486  
 FAIRFIELD, SOLANO COUNTY, CALIFORNIA



NO.	DATE	BY	CHK	REVISED

DATE	
BY	
CHK	
REVISED	

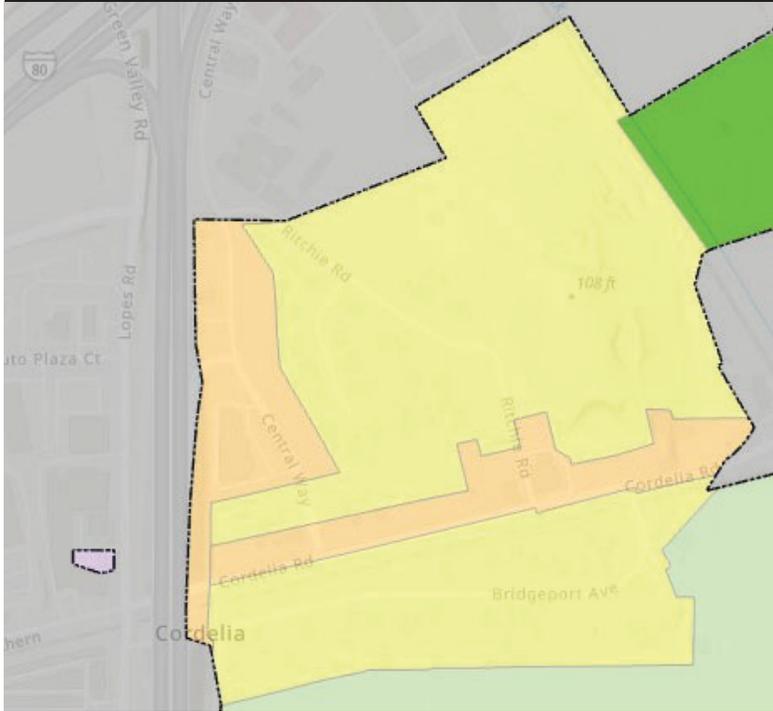
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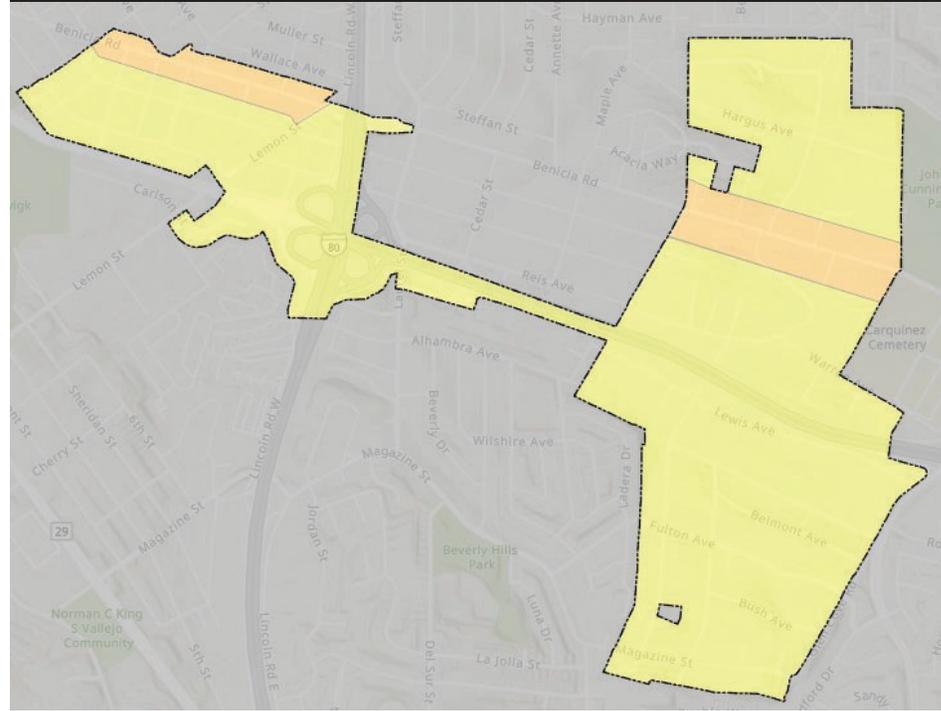
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DATE	
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CHK	
REVISED	

DATE PLOTTED: 07/17/2020  
 FILE: V:\2020\DWG\PKG\GTLAYOUT 7-17-20.DWG

### Old Town Cordelia



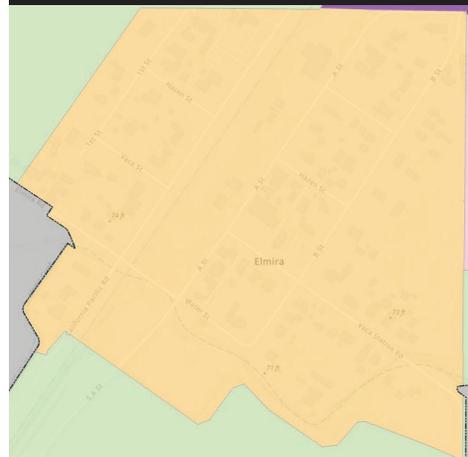
### Starr Subdivision & Homeacres



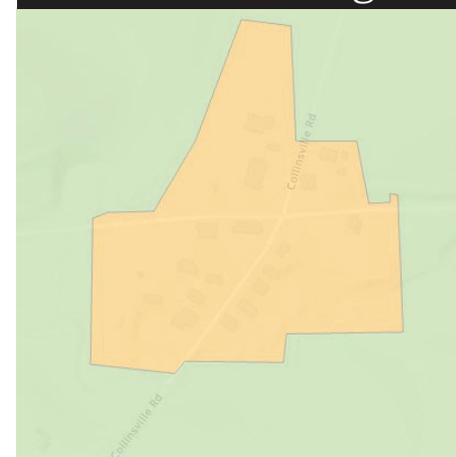
### General Plan Land Use Designations

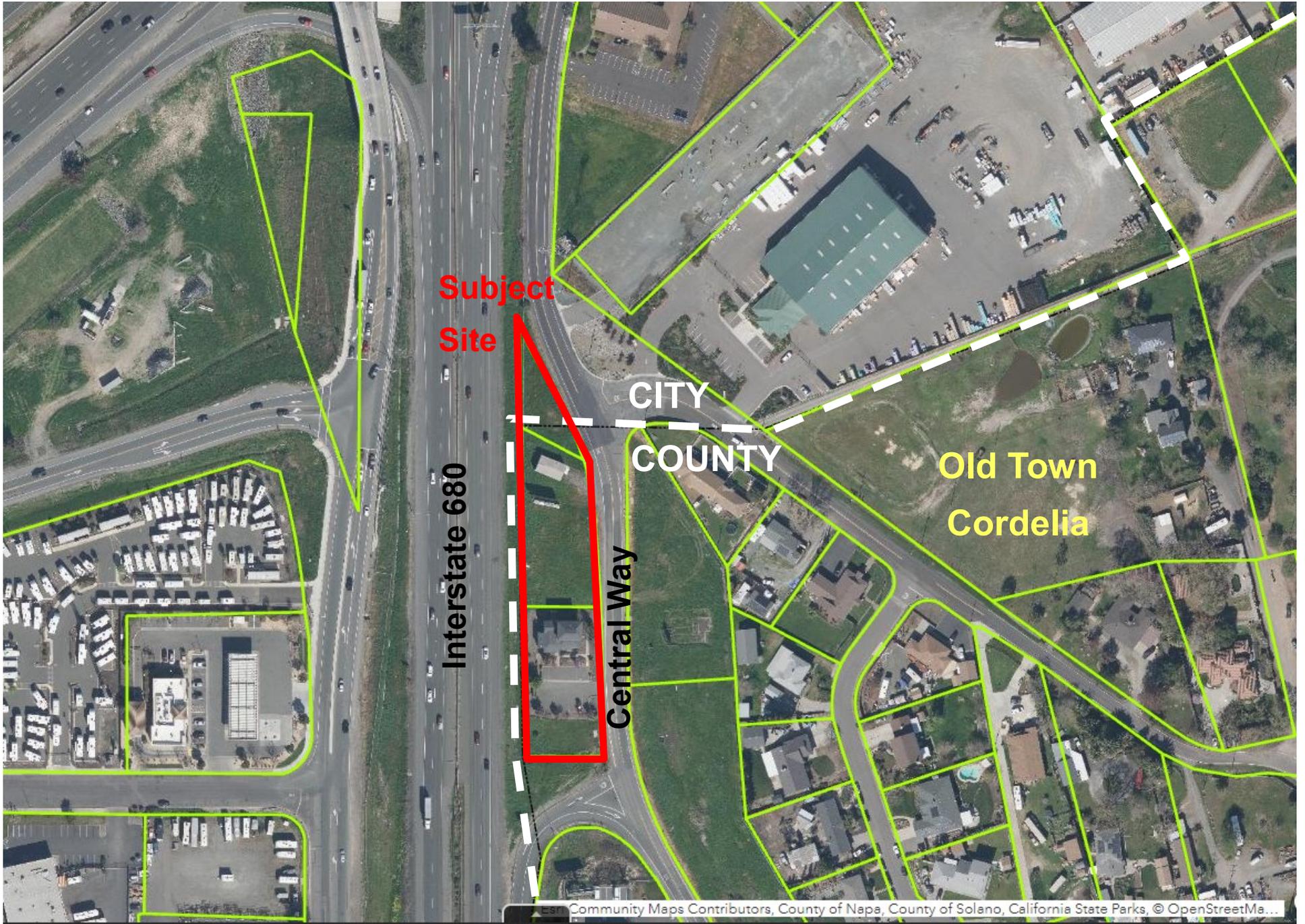
- |                         |                                     |
|-------------------------|-------------------------------------|
| Agriculture             | Specific Project Area               |
| Park and Recreation     | Urban Project Area                  |
| Incorporated Area       | Urban Residential                   |
| Public/Quasi-Public     | Rural Residential                   |
| General Industrial      | Traditional Community - Residential |
| Limited Industrial      | Traditional Community - Mixed Use   |
| Urban Industrial        | Marsh                               |
| Urban Commercial        | Water Bodies and Courses            |
| Service Commercial      | Water Dependent Industrial          |
| Highway Commercial      | Watershed                           |
| Commercial Recreation   |                                     |
| Neighborhood Commercial |                                     |

### Elmira



### Birds Landing





**Subject Site**

**Interstate 680**

**Central Way**

**CITY COUNTY**

**Old Town Cordelia**

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

## NOTICE OF PUBLIC HEARING (Planning Commission)

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**NOTICE IS HEREBY GIVEN** that the Solano County Planning Commission will hold a PUBLIC HEARING to consider Zone Text Amendment No. ZT-20-01 and Minor Use Permit Application No. MU-20-05 by Rakesh and Priya Vij to include Automobile, Commercial Vehicle, Mobile Home, Recreational Vehicle, or Boat Sales Lot as a conditionally permitted land use within the Residential-Traditional Community – Mixed Use (R-TC-MU) zoning district and establish a Vehicle Sales Lot located at 4912 Central Way, adjacent to the City of Fairfield within the R-TC-MU zoning district; APN's 0044-080-040, 410, and 420. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15304 (Project Planner: Eric Wilberg, 707-784-6765)

The hearing will be held on **Thursday, February 15, 2024 at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1<sup>st</sup> Floor, 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 contact the Department of Resource Management at 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 **1-415-655-0001** and entering **Access Code 2632 666 6680**. 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 [PlanningCommission@SolanoCounty.com](mailto:PlanningCommission@SolanoCounty.com) or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission 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](http://www.solanocounty.com) under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

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 Planning Commission at, or prior to, the public hearing.