

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

Solano County Zoning Administrator
Staff Report
MU-23-08

Application No. MU-23-08 Project Planner: Travis Kroger, Associate Planner		Meeting of June 5, 2025	
Applicant Michael & Rhonda Petrillo 3695 Vickrey Lane Winters, CA 95694		Property Owner Same as applicant	
Action Requested: Consideration of Minor Use Permit application MU-23-08 to establish a Special Events Facility (Small/Medium), located three (3) miles southwest of the City of Winters in the Exclusive Agriculture 20-acre minimum (A-20) zoning district at 3695 Vickrey Lane, APN 0101-090-550.			
Property Information:			
Size: 20 acres (total):		Site Address: 3695 Vickrey Lane	
Assessor's Parcel Number (APN): 0101-090-550		SRA Designation: State Responsibility Area, and in Very High Fire Hazard Severity Zone.	
Zoning: Exclusive Agriculture 20-acre minimum (A-20)		Land Use: Special Events Facility (Small/Medium)	
General Plan: Agriculture		Ag. Contract: N/A	
Utilities: Private well/septic system for dwelling		Access: Vickrey Lane (private road)	
Adjacent General Plan Designation, Zoning District, and Existing Land Use:			
	General Plan	Zoning	Land Use
North	Agriculture/Park & Recreation	Park (P)	Lake Solano Park
South	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture/Residential
East	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture
West	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture/Residential
Environmental Analysis: The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15303 Class 3 - New Construction or Conversion of Small Structures subsection (e) which includes construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences and CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land, subsection (e) which includes minor temporary uses of land having negligible or no permanent effects on the environment and therefore is exempt from further environmental review. 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-23-08 subject to the recommended conditions of approval.			

DISCUSSION

Setting

The subject property is located approximately six (6) miles north of the City of Vacaville and three (3) miles southwest of the City of Winters in the Western Hills region and consists of one APN (0101-090-550 and is 20 acres in size. The property is developed with a primary dwelling, temporary single-family dwelling (permitted by Administrative Permit AD-24-02 for a period of 18 months), and several accessory structures. Access is via Vickrey Lane, a private road. The remainder of the property is undeveloped and used for agricultural production.

Surrounding Land Use

Adjacent parcels are mainly used for residential and agricultural use, with Lake Solano County Park to the north.

PROJECT DESCRIPTION

Proposed Use

The proposed project will establish an outdoor Special Events Facility using the existing parking areas, lawn, and other graded and landscaped areas on the parcel. Initially six (6) events per year are proposed with up to 150 attendees, which may increase to 12 events per year depending on demand, but the size of individual events will not exceed 150 people.

Location & Amenities

Events will take place outdoors as shown on the attached site plan. The initial phase will use portable restrooms rented for each event and catering by permitted food trucks, with no new development proposed. Once the facility has conducted 18 total events, exceeded six (6) events in a single calendar year, or has operated for five (5) years (whichever comes first), permanent restrooms and a septic system will be constructed which will allow the facility to continue operation for as long as the permit is maintained in good standing and to conduct up to 12 events per year with a maximum of 150 attendees as a Medium Special Events Facility.

Parking

Parking will be provided in several locations on the parcel adjacent to the existing access road running through the parcel with paved, gravel or dirt surfaces and less than 10% slope for a total of 44,500 square feet of parking area, which will be more than sufficient for the 38 spaces required for 150 event attendees.

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 location is in the Western Hills Agricultural Region (Figure AG-4), which has a minimum lot size of 20 acres. The existing zoning is consistent with the 2008 General Plan, and the proposed Special Events Facility (Small/Medium) is allowed in the A-20 zoning district subject to the applicable 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 Small Special Events Facilities (if located on a private road) and Medium Special Events Facilities are allowed with approval of a Minor Use Permit subject to Sections 28.73.30(A) & (B)(6) of the Solano County Code.

The site has direct access from Vickrey Lane, a Private Road. Per Section 28.71.30(A)(2) and 28.71.10, the road shall be maintained in accordance with county road improvement standards. Although this application was submitted prior to implementation of the Good Neighbor Policy, the applicant has voluntarily contacted surrounding property owners to discuss the project and has agreed to a condition of approval requiring repair of any excess wear to Vickrey Lane resulting from the operations of the special events facility. According to the applicant, most of the property owners are in support of the project.

As proposed and conditioned, this project will comply with all applicable zoning standards as described.

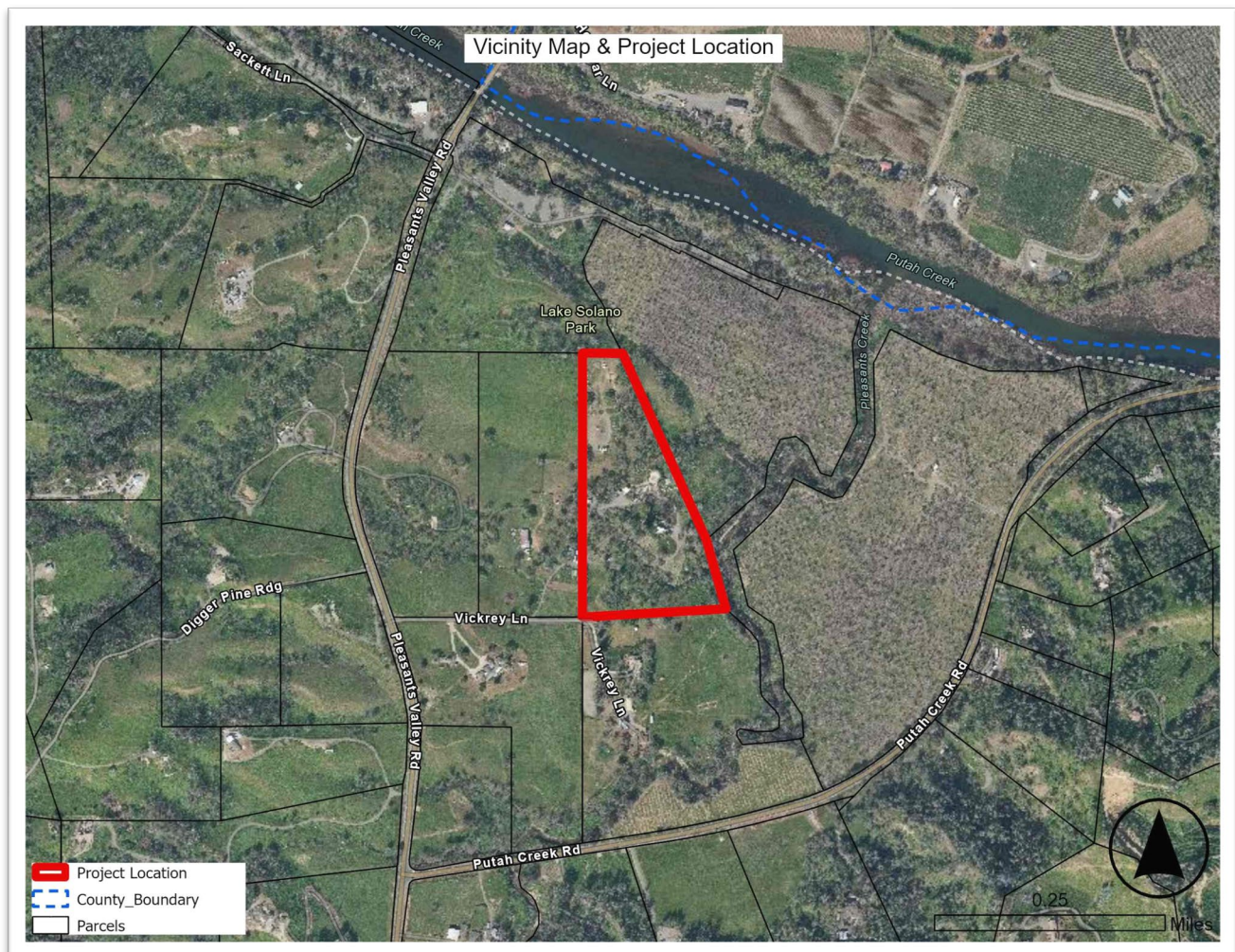


Figure 1: Vicinity map and Project Location

ENVIRONMENTAL ANALYSIS

The project is exempt from the California Environmental Quality Act (CEQA) under Guideline Sections 15303 and 15304.

- Section 15303 subsection (e) includes construction of Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences which exempts new construction or conversion of small accessory structures. The permanent restrooms that will eventually be constructed fall under this exemption, and the project will not include any other substantial physical changes to the property.
- Section 15304 subsection (e) states that minor temporary use of land having negligible or no permanent effects on the environment is also exempt from further environmental review.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment C) was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic and the Winters Express. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property (including all properties served by Vickrey Lane), 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-23-08, subject to the recommended conditions of approval.

Attachments:

- A. Draft Resolution
- B. Site Plan
- C. Public Notice