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Conduct a noticed public hearing to consider Use Permit Application No. U-21-05 for the Bella Vista Farms Special Event Facility (Guzman) for an existing barn styled structure to serve as a Special Event Facility located at 7108 Rio Dixon Road, within unincorporated Dixon, California. The property is zoned Exclusive Agriculture 40-acre minimum (A-40). (APN: 0112-080-130). The Project is exempt from the California Environmental Quality Act as recommended by the Solano County Department of Resource Management. (Project Planner: Nedzlene Ferrario, Principal Planner)

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Published Notice Required? Yes No
Public Hearing Required? Yes No

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Use Permit Application No. U-21-05 for the Bella Vista Farms (Guzman) Special Events Facility Project to convert an existing agricultural accessory structure to a Large Special Events Facility and construction of associated improvements, at 7108 Rio Dixon Road, subject to the findings and conditions of approval; and
2. Determine that the project qualifies for Categorical Exemption Section 15303 Class 3 New Construction and Conversion of Small Structures pursuant to the California Environmental Quality Act; and
3. Adopt a resolution to **APPROVE** Use Permit Application No. U-21-05 (Attachment A).

SUMMARY:

The applicant and property owner, Angelina Guzman, proposes to utilize an existing 2,269 square-foot barn at Bella Vista Farms to host weddings, community events and private gatherings. 36 events are proposed per year with maximum of 151 attendees per event. Proposed hours of operations are 10 am -10 pm with event facility set up and clean up beginning at 8 am and ending by 10:30 pm, consistent with Zoning Code standards. Overnight lodging or stays are not proposed. Exterior lighting and 61 parking spaces are proposed onsite. The property is not under Williamson Act contract. Environmental impacts and nuisances may be minimized if the project is approved as conditioned.

This item was continued from the November 3, 2022, Planning Commission meeting. At that meeting the Planning Commission was also considering various zoning text amendments, including an amendment that would delete a requirement that all parking areas on all properties throughout the unincorporated area of the County be at least 200 feet from property lines. Although the proposed Special Event Center Parking is proposed over 350-feet from the front setback, parking would be setback less than 200-feet from the northern and southern boundary. Therefore, consideration of this Use Permit was postponed by the Planning Commission for the zoning code changes to first be considered by the Board of Supervisors. At its meeting of December 6, 2022, the Board of Supervisors approved the elimination of the 200-foot parking setback requirement. Therefore, this project as proposed is now consistent with the Zoning Code parking requirements.

At the November 3, 2022 meeting, Commissioner Bauer commented that we need an overarching policy on special event center applications rather than approving or denying them piecemeal, with guidance likely from the Board of Supervisors (BOS). However, the Board of Supervisors has previously determined that Special Event Facilities are an allowable use within the agricultural zoning districts subject to a use permit so that each can be considered individually at a discretionary hearing. The provision of conditions is to ensure that potential impacts are minimized.

At the meeting, a commenter expressed concern that the condition of approval should have referenced 65 dBA, not 65 dBA CNEL. Therefore, the conditions of approval have been amended to require that the applicant maintain noise levels of 65 dBA at the property line. At the meeting, the applicant also expressed a desire to have outdoor amplified music. The project has been amended to allow this and conditioned to require noise monitoring (Condition No. 19).

DISCUSSION:

Background

The 40-acre parcel is currently developed with a single-family residence and several outbuildings. The proposed special event activities are concentrated on the northwest portion of the property and the property will remain under agricultural use. The property is zoned Agriculture but is not under Williamson Act contract.

The parcel is generally flat and is bounded by agriculture uses on all sides. The Applicant resides on the site and the nearest offsite residence is located on the other side of Highway 113, approximately 1,000 feet away to the west. It is setback from the road and separated by pasture and farm buildings. No residential uses are located immediately adjacent to the proposed Project. Several improvements have been made to the property without building permits including the existing barn to be used for the Special Events Facility and numerous accessory structures that support the ongoing agricultural uses on the site. As part of the Project, the Applicant will be required to secure building permits for each unpermitted structure within one year of the approval of the Project (Condition No. 3). Failure to secure the required building permits could result in removal of the unpermitted structures.

Project Description

The applicant is proposing a special event facility at Bella Vista Farms, to host weddings, baby showers, community events, and private gatherings. The Project proposes 36 events per year with up to 151 persons per event which is considered a large event facility (more than 12 events per year).

An existing 2,269 square foot barn would contain the main event hall space. A new freestanding 721-square foot restroom facility is proposed. Events may also occur outdoors within the proposed lawn area north of the event barn if a 100-foot setback is maintained from property lines or occur 200 feet away from any residence on an adjoining parcel. No commercial kitchen is proposed. Caterers would set up warming trays and bring food in.

The proposed hours of operation are 10 am – 10 pm. Facility setup and clean up are allowed between 8 am – 11 pm; however, all guests associated with the event shall be off the property by 10:30 pm, consistent with the Zoning Code standards.

Access and Circulation

Ingress and egress are proposed off an existing 13-foot gravel driveway off Rio Dixon Road, also known as State Highway 113. The Dixon Fire Department requested that the driveway be

improved and widened to 20-feet in width (Condition No. 37) for better accessibility. A Caltrans encroachment permit is required to improve the connection to Rio Dixon Road (Highway 113) and the encroachment design shall meet the requirements of Caltrans and Solano County (Condition No. 36).

Parking

The applicant proposes 61 parking spaces, which includes three (3) ADA spaces which is required for 151 attendees per event. Required parking spaces shall be contained on site on a gravel parking lot, located southwest of the barn. The parking area is located 380-feet from Rio Dixon Road, 155 feet from the southern project boundary and 115 from the northern boundary and meets the Zoning Code standards as recently amended. No parking shall be allowed on the private driveway and signs shall be placed along the driveway at 300-foot intervals indicating this restriction.

Outdoor lighting

Exterior lighting is proposed and shall include shields or be oriented away from Rio Dixon/Highway 113 and adjacent properties, to minimize glare.

Noise

Because of the rural nature of the project, the significant setback of the Special Event Center from the road (over 350-feet) and the fact that no sensitive uses are proximate to the activity, the proposal has been amended to allow outdoor amplified sound. The closest residence is over 1000 feet to the west. The conditions of the approval have been amended to require 65 dBA at the property lines. As a result, significant nuisance impacts are not anticipated.

Water Supply

The Project includes a domestic water well to supply potable water to the event barn. A Public Water System (PWS) permit from the State Division of Drinking Water of the Water Resources Control Board will be required if more than 25 persons are present per event, for more than 60 days per year. Agricultural irrigation water is provided by the Solano Irrigation District between April and October through an existing agricultural water service.

Wastewater

According to the Environmental Health Division, new restrooms and new septic system are required to service the facilities. Sanitary sewage will be collected from restrooms and other areas within the facility and conveyed to a central collection point, then pretreated and disposed of in a subsurface drip system to be located on the southwestern part of the parcel. Construction of on-site sewage disposal shall be consistent with Chapter 6.4 of the Solano County Code.

GENERAL PLAN/ZONING:

The property is designated as Agricultural by the 2008 Solano County General Plan which is intended to protect areas devoted to the practice of agriculture. Approximately 35-acres of the site are in agricultural production for row crops such as barley. Crop production and agricultural processing activities are consistent with this land use designation.

The A-40 District allows special event facilities subject to use permit approval by the Planning Commission and incidental to the principal agricultural use on the property. The proposed Special Events Facility is consistent with the standards established in the A-40 District.

The proposed Special Event Facility is consistent with the requirements as conditioned. Row crops are existing on the site and condition of approval No. 2 requires that agricultural uses continue to ensure that the use is incidental to the agricultural zoning.

ENVIRONMENTAL ANALYSIS:

The Special Event Facility barn structure is currently existing, therefore, the Project if approved would allow it to be used for Special Events. The Project qualifies for an Exemption from the California Environmental Quality Act (CEQA) Section 15303, Class 3 New Construction and Conversion of Small Structures to New Use where only minor modifications are made. The barn is existing and minor improvements are being made to meet parking and access requirements. New construction will include a 721 square foot restroom building.

DEVELOPMENT REVIEW COMMITTEE:

The Project was referred to the Development Review Committee for Solano County. Comments were received from the Environmental Health, Public Works and Building and Safety Divisions. Their requirements have been incorporated into the conditions of approval (Attachment A).

OUTSIDE AGENCY REVIEW:

The Project was also referred to several outside agencies, including:

1. Solano Irrigation District,
2. Dixon Fire Protection District,
3. San Francisco Regional Water Quality Control Board, and
4. Caltrans

Project conditions of approval are incorporated to meet the requirements of the above agencies.

ATTACHMENTS:

- A. [Resolution and Conditions of Approval](#)
- B. [Location Map](#)
- C. [Site Plan dated September 19, 2022](#)
- D. [Public Hearing Notice](#)

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered a Use Permit Application No. U-21-05 for the Guzman Special Event Facility for use of an existing barn styled structure to serve as a special event facility and related uses located at 7108 Rio Dixon Road, in the Exclusive Agriculture 40-acre minimum (A-40) Zoning District, APN: 112-080-130; and

WHEREAS, The Commission has reviewed the reports of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on November 3, 2022, and January 19, 2023; and

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

- 1. 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.**

Special Event facilities are a conditional land use consistent with the General Plan and Zoning Code. Adequate access is provided to the site from Highway 113, Rio Dixon Road. Adequate onsite parking will be provided.

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

Vehicular access to the site will be from a 20-foot wide driveway off Rio Dixon Road (Highway 113). The site will be served with electrical power, and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies irrigation water to the site, and onsite potable water wells will provide potable water supplies. Onsite septic service will be provided of sufficient size to serve wastewater uses.

- 3. 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 determinantal or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Special Events facility will not constitute a nuisance to surrounding properties, or will it be detrimental to the health, safety or welfare of County residents.

- 4. The project qualifies for the Class 3 Categorical Exemption Section 15303 New Construction and Conversion of Small Structures where minor modifications are made, pursuant to the California Environmental Quality Act.**

The proposed project will utilize existing structures such as the barn, residence and lawn area for special events activities. No significant improvements are proposed for the project.

BE IT, THEREFORE, RESOLVED, that the Solano County Planning Commission approves Use Permit Application No. U-21-05 subject to the following recommended conditions of approval:

Administrative

1. **Land Use.** The proposed land use shall be established and operated in accordance with the application materials and development plans for Use Permit U-21-05 prepared by Apex Engineering, dated September 23, 2022 and as approved by the Solano County Planning Commission.

This permit authorizes a Large Special Events facility with up to three (3) events per month or up to 36 events per year, with up to 151 guests and associated staff. Pursuant to Section 28.01 of the Solano County Zoning Regulations Special Events are defined as a facility offered for use by third parties for hire for the conduct of private social gatherings or similar types of non-commercial events.

2. **Agricultural Use.** Agricultural uses are required. The Special Event Facility use shall remain incidental to ongoing agricultural uses on the site. The majority of the site shall remain in row crops or other commercial agriculture.
3. **Unpermitted structures:** In order to retain the existing unpermitted accessory structures, secure building permit approvals or provide evidence that the structure(s) were built with necessary permits, within one (1) year of issuance of Use Permit Application No. U-21-05.

Action Required	When	Date Completed	Verified by
Cond. # 3 - Apply for building permit with the Building Division or provide evidence that structures built with permits.	Within one year of Use Permit issuance		

4. **Revisions or Modifications in Land Use.** No additional land uses, activities for 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 new use permit and subsequent environmental review.
5. **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.
6. The Project must 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.

7. **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.

Special Events Facility

8. **Access.** The Special Events Facility shall be operated in compliance with the general requirements for public assembly uses.
9. **Food vendors.** The permittee shall be responsible for ensuring the event organizer and any food vendors utilized by the organizer secure food permits with the Environmental Health Division.
10. **Kitchen Facilities.** Any kitchen at the facility used for the preparation, storage, handling, or service of food at events shall be permitted as a food facility by the Environmental Health Division.

Action Required	When	Date Completed	Verified by
Cond. #9 & 10 – Apply and obtain food permits from Environmental Health Division. Refer to cond. # 31	Prior to operation		

11. **Hours of Operation.** All special events shall start no sooner than 10:00 a.m. and end by 10:00 p.m. each day. Facility setup and cleanup shall be allowed between the hours of 8:00 a.m. and 11:000 p.m. All guest of an event shall be off the property by 10:30 p.m.
12. **Sign Permit.** The permittee shall secure and abide by the conditions of an issued sign permit for all commercial signage onsite.

Action Required	When	Date Completed	Verified by
Cond. #12 - Submit Sign Permit Application to Planning	Prior to operation		

13. **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.

Action Required	When	Date Completed	Verified by
Cond. #13 - Submit Business License Application	Prior to operation		

14. **ABC License.** The permittee shall secure and abide by the terms and conditions of an ABC License for the scope of the proposed uses.

Action Required	When	Date Completed	Verified by
Cond. #14 - Apply and obtain ABC license from State Alcohol and Beverage Control	Prior to operation		

15. The applicant will be required to strictly adhere to all California Department of Public Health Orders in effect at time of the start and for the duration of project operations. [California Department of Public Health website](#). The applicant will be required to strictly adhere to protocols to operate a safe event throughout the operational period by preventing the spread of Covid-19. Unannounced Environmental Health spot checks can occur by throughout the operational period. If violations are found, the County reserves the right to close the facility until it is deemed to be brought back into compliance with the project's proposed Covid-19 plan.

Operational Controls

16. 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 motorist, persons of property in the surrounding areas.
17. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
18. **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, in sufficient quantities to prevent airborne dust.
19. **Noise.** Indoor and outdoor amplified sound is allowed. All noise sources shall not exceed 65 dBA when measured at the property lines.
- During any event with amplified outdoor music, the sound level shall be monitored and measured by the permittee at the nearest property line to the event. Amplification levels shall be adjusted to ensure noise levels at such property line do not exceed 65 dBA.
 - The permittee or its representative shall take noise measurements using an approved, calibrated sound meter device facility and keep a record of the readings, including the sound level in dBA, and the time and location on the property such readings were taken. The permittee shall submit such records upon request to the County.

Action Required	When	Date Completed	Verified by
Cond. # 19 a & b – Permittee to take noise readings and maintain records	Ongoing / As needed		

20. **Light and Glare.** Any outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.
21. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
22. **Parking.** The Special Events Facility shall provide parking on-site to accommodate all guests (61 spaces) 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. The permittee shall place signs along the interior access ways and at 300-foot intervals on the Applicant's property along the road right-of-way indicating this parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. Parking shall be provided as follows.
- a. On-site parking shall be located in an open area with a slope of ten percent or less, at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.
23. **Sanitation:** The permittee shall provide sanitation facilities approved by the Environmental Health Division of adequate capacity that are accessible to attendees and event staff including restrooms, refuse disposal receptacle, potable water and wastewater facilities.
24. **Setbacks:** The Special Events Facility shall be set back 100-feet from any property line and 200-feet from any residence on an adjoining parcel.
25. **Use of Existing Structures:** Existing structures used as part of a Special Events Facility shall comply and be permitted for commercial and public assembly occupancy and be in compliance with the Americans With Disabilities Act (ADA), where applicable.
26. **Insurance.** The operator of the Special Event Facility shall have commercial property insurance for the use.

Building and Safety Division

27. **Building Permit Application:** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted per Section 105 of the California Building Code.

Action Required	When	Date Completed	Verified by
File building permit application	Prior to construction		

28. **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.

- 29. Site Accessibility Requirements:** The site and all facilities shall meet all of 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 the 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 in order to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be a hardscaped surface as specified by the CAS specialist and shall meet all of the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.
- 30. 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 the local, state and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:
- i. Occupancy Classification
 - ii. Type of Construction
 - iii. Seismic Zone
 - iv. Location on Property
 - v. Height of all buildings and structures
 - vi. Occupant Load
 - vii. Allowable Floor Area
 - viii. Height and Number of Stories.

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."

Environmental Health Division

- 31. Potable Water Requirements:** As part of the event venue food permit (i.e. "Host facility" permit), the facility must apply for and obtain a permit from Environmental Health for a Cal Code Water system to demonstrate that it is serving potable water to visitors and guests. Section 113869 of the California Retail Food Code defines "Potable water" as water that complies with the standards for transient

noncommunity water systems pursuant to the California Safe Drinking Water Act (Chapter 4 (commencing with Section 116270) of Part 12, to the extent permitted by federal law. The facility shall comply with the required water testing and maintain the Cal Code water system permit valid for the life of the Use permit.

A. If at any point in time the facility exceeds the threshold of providing water to 25 or more persons for more than 60 days out of the year, the facility shall provide potable water as evidenced by a Public Water System (PWS) permit issued from the Division of Drinking Water of the State Water Resources Control Board, pursuant to Health and Safety Cod (HSC) Section 116275(h). The facility shall remain in compliance with all operating, monitoring, and reporting requirements of the Division of Drinking Water PWS permit for the duration of the Use Permit and comply with all Division of Drinking Water directives regarding the water system.

32. **Sewage Disposal Requirements:** The applicant will need to obtain a septic construction permit from Environmental Health to add a new septic system to the site which will service the restroom structure and the other event venue structures. The Applicant shall submit an application, plans and application fee. The proposed septic system design will need to show it has adequate capacity, as calculated by Solano County Code (SCC) Chapter 6.4-87, Table 4, to handle the anticipated maximum wastewater generation by the Special Event facility.

A. If kitchen facilities are proposed as part of the venue amenities, the septic plans shall include an adequately sized grease interceptor, as calculated by SCC Ch. 6.4-84.1.

B. The plans shall include reserve areas for all of the septic systems on the property.

Action Required	When	Date Completed	Verified by
Cond. # 32 - Obtain septic system permit from Environmental Health	Prior to construction		

33. **Sewage Disposal System Operation and Maintenance Requirements:** For domestic wastewater, the facility shall construct and maintain adequate onsite wastewater treatment systems (OWTS) in compliance with the Solano County Code Chapter 6.4: Sewage Standards and designed to handle the daily maximum projected wastewater flows. 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.

34. **Solid Waste:** The facility shall maintain adequate commercial garbage service onsite to prevent disease, vector attraction, odors and other nuisance factors. A minimum collection of weekly service is required.

Public Works Engineering

35. 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.

36. Prior to installation of the 20-foot-wide driveway, secure approval of a Caltrans encroachment permit. The connection shall meet Caltrans and Solano County driveway standards.

Action Required	When	Date Completed	Verified by
Obtain encroachment permit from Caltrans	Prior to construction		

Dixon Fire Protection District

37. A 2A:10B:C fire extinguisher shall be mounted in the building and be accessible within a 75-foot travel distance.
38. The driveway shall be widened from 13-feet in width to 20-feet in width from the access point on Rio Dixon Road to the Special Event Facility, consistent with the submitted Site Plan, to accommodate fire department access to the Special Event Facility.

Local, Regional, State and Federal Agencies

39. The Applicant shall obtain all Required Permits from other Agencies. The use of lands and buildings may be subject to additional permits from the County of Solano or other public agencies. Prior to conducting any land use authorized under this Permit, the Applicant shall obtain any other federal, state, or local permits required for construction or operation of the proposed Special Event facility.
40. The facility shall maintain compliance with the requirements of Dixon Fire District, including but not limited to fire suppression and emergency vehicle access.

Permit Term

41. The Use Permit shall be in effect for a five (5) year period with the provision that a renewal may be granted if said request is received prior to the expiration date of January 19, 2028 and the uses shall remain the same and in compliance with the Conditions of Approval. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews. The cost of the periodic reviews shall be the responsibility of the Applicant.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on January 19, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

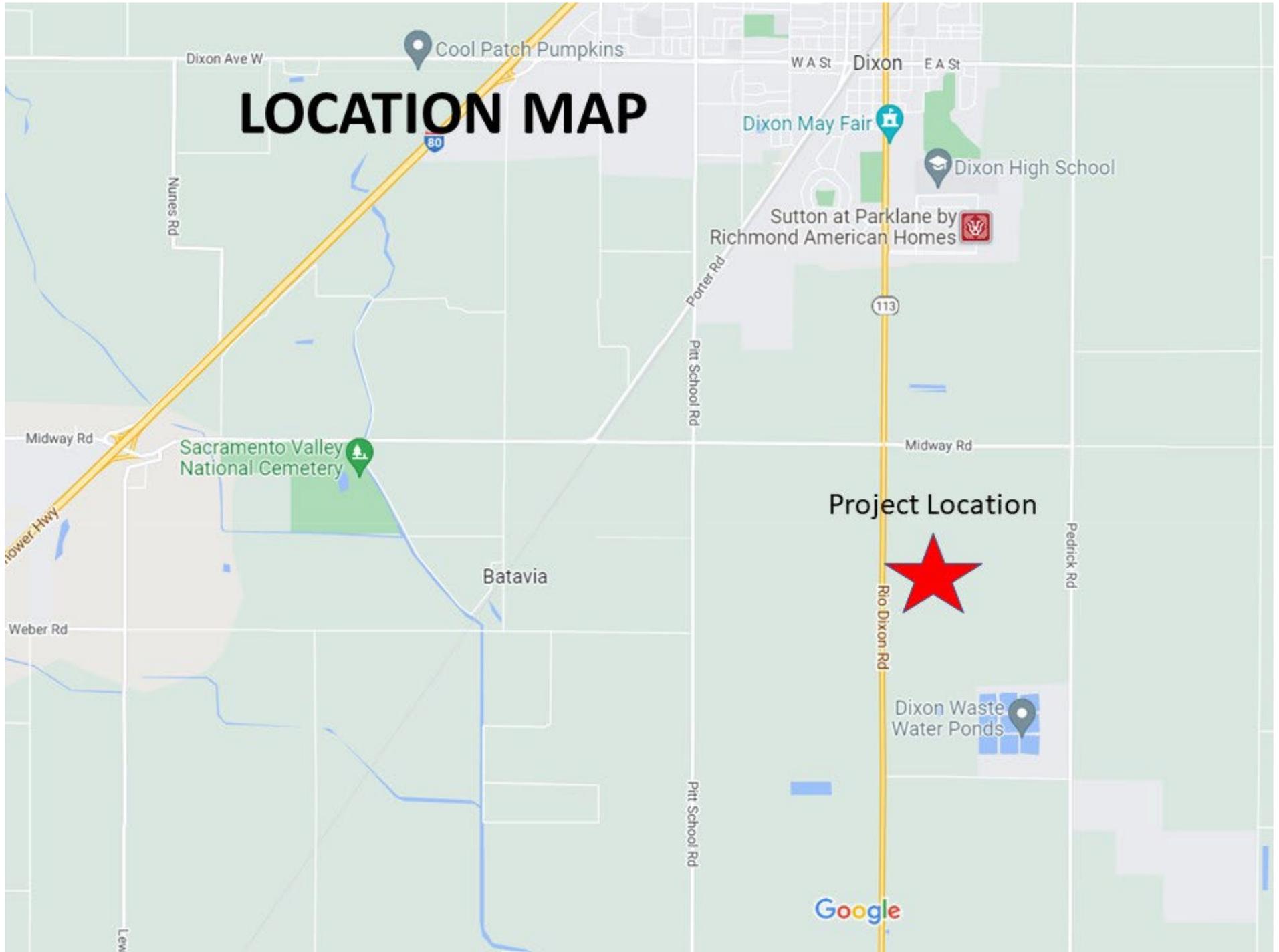
ABSENT: Commissioners _____

By: _____
Kelly Rhoads-Poston, Chairperson
Solano County Planning Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary

DRAFT





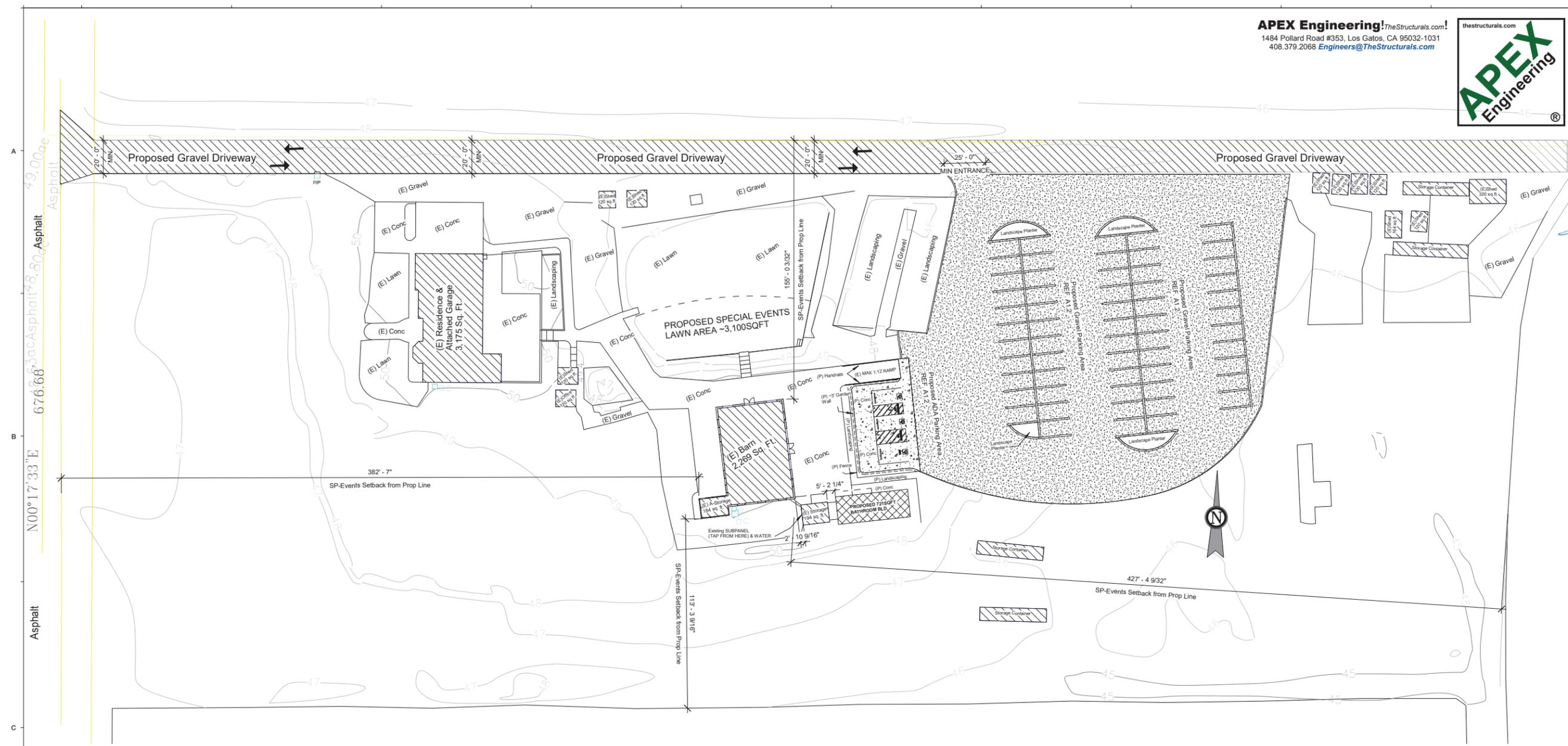
Stamp/Sign



Thomas J. Yates

09/23/2022 PROJECT

PROPOSED BATHROOM
7108 RIO DIXION RD,
DIXON CA



2 Proposed Site Plan
 1" = 30'-0"

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UNDERGROUND UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY CONFLICTS THAT EXIST.
2. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION AND SHALL AVOID DAMAGE TO SAME.
3. ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE STATE AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS AND OTHER GOVERNING LOCAL AGENCIES AS REQUIRED - SEE SHEET G100 FOR ADDITIONAL INFORMATION. ONE (1) COPY OF THESE CODES AND REGULATIONS SHALL BE MADE AVAILABLE AT THE CONTRACTOR'S FIELD OFFICE CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INTERPRETATION AND/OR CORRECTIONS PRIOR TO INSTALLATION. COST OF CORRECTING WORK BASED ON MISINTERPRETATION BY CONTRACTOR OR UNREPORTED DIMENSIONAL DISCREPANCIES SHALL BE BORNE BY THE CONTRACTOR.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS; AND CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT.
6. ALL COSTS FOR INSPECTIONS, TESTS, AND BUILDING PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
8. NOT USED
9. THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR AND THE OWNER THAT GRADING IS TO COMMENCE AND MAKE ALL THE NECESSARY ARRANGEMENTS FOR THEIR INSPECTIONS.
10. SIGN CONTRACTOR SHALL ACQUIRE SEPARATE BUILDING DEPARTMENT PERMITS FOR INSTALLATION OF ALL EXTERIOR SIGNS AS REQUIRED BY CODE OR ORDINANCE.
11. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ARCHITECT OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
12. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ANY AND ALL DEMISING WALLS, REAR DOORS, AND TOILET ROOMS; AND ALL STOREFRONT LAYOUTS, INCLUDING THE NUMBER OF DOORS AND THEIR SIZES.
13. ANY ADDITIONAL IMPROVEMENTS FOR TENANT SPACES SHALL REQUIRE A SEPARATE BUILDING PERMIT AND, IF REQUIRED, ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL EXISTING UTILITY LINES OR STRUCTURES WITHIN THE CONSTRUCTION AREA, WHETHER SHOWN OR NOT ON THE DRAWINGS.
15. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE STATE OF CALIFORNIA CODE OF REGULATIONS (C.C.R. TITLE 24) AND THE 'AMERICANS WITH DISABILITIES ACT OF 1990' (A.D.A.) REQUIREMENTS AS AMENDED AND CURRENTLY IN FORCE W/ THE MOST RESTRICTIVE CODE GOVERNING. IN EACH CASE.
16. THE GENERAL CONTRACTOR SHALL COORDINATE & VERIFY W/ THE PLUMBING, MECHANICAL, & ELECTRICAL CONTRACTORS THE SIZES AND LOCATIONS OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, AND/OR CONNECTIONS FOR EQUIPMENT OR CONDUITS, ETC. TO BE ROUTED THROUGH OR UNDER CONCRETE SLABS PRIOR TO POURING OF ANY FOOTINGS OR FLOOR SLABS.
17. NOT USED
18. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS.
19. THE MAXIMUM EFFORT REQUIRED TO OPERATE EXIT DOORS IS 8.5 LBSF. FOR EXTERIOR DOORS; 5 LBSF. FOR INTERIOR DOORS; AND 15 LBSF. FOR FIRE DOORS.
20. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30' AND 44' ABOVE THE FINISHED FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
21. NOT USED
22. SWINGING DOORS IN SECURITY OPENINGS SHALL BE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESTANT MATERIAL. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN HE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS AND THEY SHALL HAVE 1/4" MIN. DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

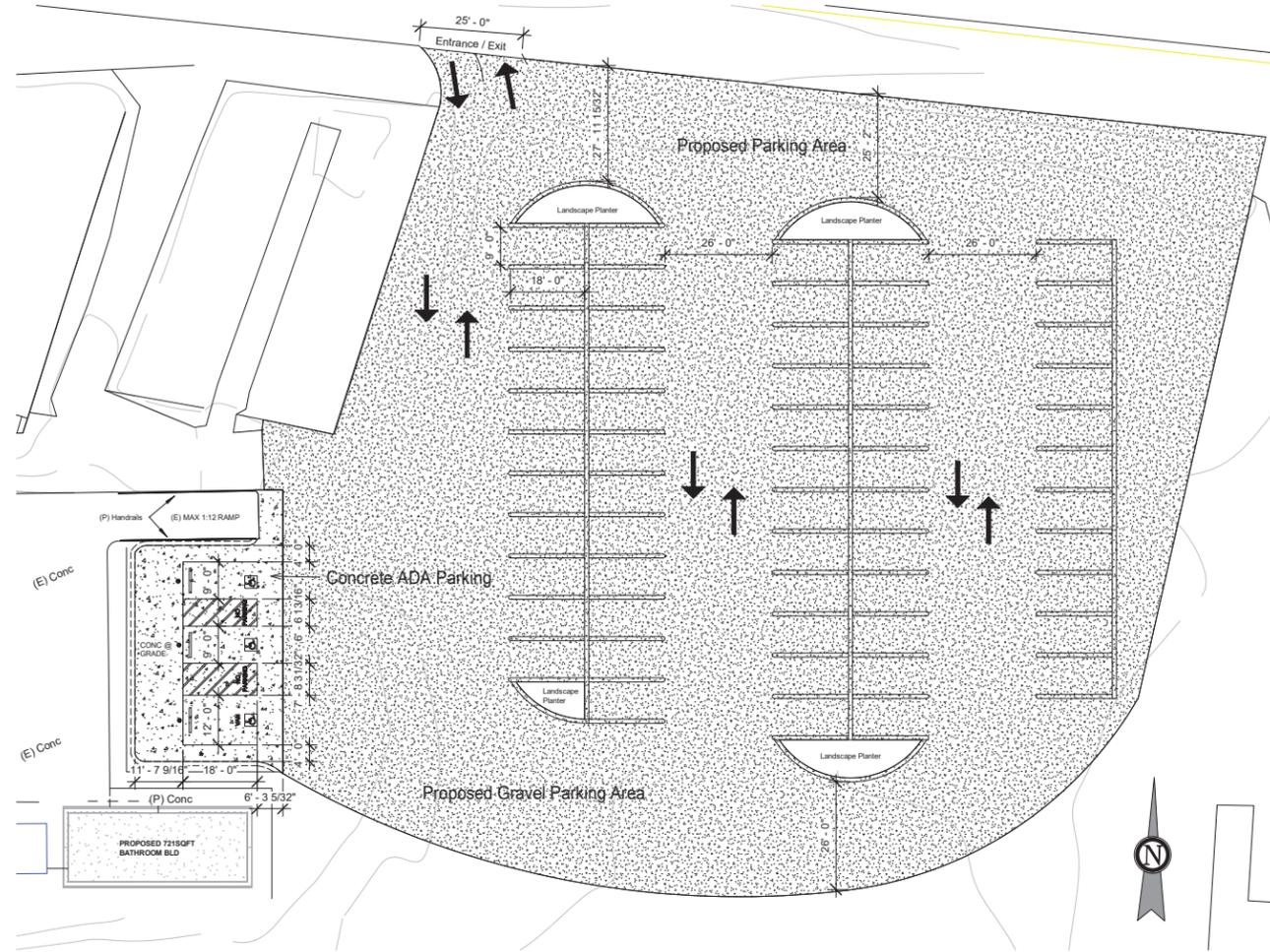
1 GENERAL NOTES SP
 1/4" = 1'-0"

ISSUE		
DESCRIPTION	DATE	REV

PROJECT NO:	BVF
DATE:	09/18/2022
SCALE:	AS SHOWN
DRAWN BY:	SHARMA
CHECKED BY:	A.S

SHEET TITLE
PROPOSED SITE PLAN & NOTES

SHEET NO
A1.1



Parking:

g. Parking. A special events facility must provide parking either on site or off site to accommodate all guests. 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. The permittee shall place signs along the interior access ways and at 300-foot intervals on the applicant's property along the road right-of-way indicating this parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. Parking shall be provided as follows:

- (1) **On-Site Parking.** On-site parking shall be located in an open area with a slope of 10 percent or less, at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.
- (2) **Off-Site Parking.** If off-site parking is utilized, then off-site parking must be located outside of a road right-of-way and within 1,000 walking feet of the event site or shuttles must be provided. Written consent shall be obtained from the owners of all off-site parking areas. A minimum of one parking attendant shall be present at each lot used for off-site parking to assist in parking vehicles. For each off-site parking lot containing 50 or more vehicles, one parking attendant per each 50 vehicles shall be provided. For temporary parking lots, signs and directional signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. For events that will require off-site parking, monitors shall be provided to direct traffic at all points of ingress, egress, and forks in private access roads and to turn away vehicles when authorized parking capacity is reached. If off-site parking is proposed, it shall be considered with the review of the land use permit for the event site.

ADA Parking

TABLE 11B-208.2
 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

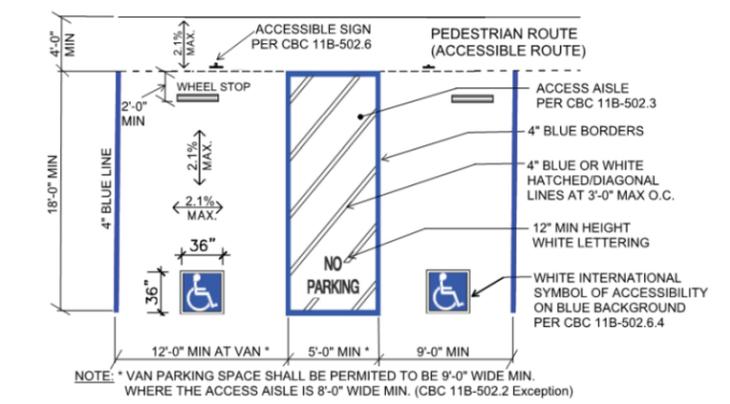
1 Space per 2.5 persons
 151 (MAX) / 2.5 (Persons) = 60.4
61 Parking Spots MIN
 ADA PARKING
 51 – 75 Parking Spots = 2 ADA
3 ADA Parking Spots MIN
Total Parking: 61 Spots Combined

<https://www.codepublishing.com/CA/SolanoCounty/#!/SolanoCounty2800/SolanoCounty2803.html%2328>

1 Proposed Parking Plan
 1" = 20'-0"

Angle of Parking (Degrees)	Stall Depth (feet)	Aisle Width (feet)	Overall Width (feet)	Stall Length (feet)	Curb Length (feet)
Standard Parking					
90	18	26 ¹	62 ¹	18	8' 6"
60	20	20 ²	60 ²	18	9' 10"
45	19	14 ²	52 ²	18	12
30	16	12 ²	44 ²	18	17

5 PARKING TABLE
 1/4" = 1'-0"



2 ADA PARKING DETAIL
 1/4" = 1'-0"



3 ADA SIGNAGE DETAIL
 1/4" = 1'-0"

ISSUE		
DESCRIPTION	DATE	REV

PROJECT NO: BVF
 DATE: 09/18/2022
 SCALE: AS SHOWN
 DRAWN BY: SHARMA
 CHECKED BY: A.S

SHEET TITLE
**PROPOSED
 PARKING
 PLAN**
 SHEET NO
A1.2

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Planning Commission)

NOTICE IS GIVEN that the Solano County Planning Commission will hold a PUBLIC HEARING to consider Use Permit Application No. U-21-05 of Angelina Guzman to convert an existing barn to serve as a Special Event Facility on property zoned Exclusive Agriculture 40 acre minimum (A-40). The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (CEQA). The property is located at 7108 Highway 113, in unincorporated Dixon, California; APN: 0112-080-130. (Project Planner: Nedzlene Ferrario, 707-784-6765)

The hearing will be held on **Thursday, January 19, 2023 at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st 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 2467 197 1378**. 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 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 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.

Daily Republic - legal ad/one time – Wednesday, January 4, 2023
Dixon Tribune – line ad/one time – Wednesday, January 4, 2023