

DEPARTMENT OF RESOURCE MANAGEMENT

JAMES BEZEK
 Director
 (707) 784-6765

ALLAN CALDER
 Planning Services Manager
 (707) 784-6765



**SOLANO
 COUNTY**

675 Texas Street, Suite 5500
 Fairfield, CA 94533-6342
 (707) 784-6765
 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 SGN-21-07**

Application No. SGN-21-07 (HvH Specialty Growers) Project Planner: Eric Wilberg, Senior Planner		Meeting: January 18, 2024	
Applicant Ronald vanHuiksloot and Lisa Haas 4287 Abernathy Road Fairfield, CA 94534		Property Owner same	
Action Requested Consideration of Sign Permit SGN-21-07 to construct one (1) freestanding sign totaling 17.28 square feet of sign area to identify HvH Specialty Growers located at 4287 Abernathy Road, one-mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" zoning district; APN 0027-040-210.			
Property Information			
Size: 11 acres		Location: 4287 Abernathy Road	
APN: 0027-040-210			
Zoning: Suisun Valley Agriculture "A-SV-20"		Land Use: Nursery	
General Plan: Agriculture		Ag. Contract: 1224	
Utilities: Domestic water well and private septic system		Access: Abernathy Road	
Adjacent General Plan Designation and Zoning District			
	General Plan	Zoning	Existing Land Use
North	Agriculture	A-SV-20	Fallow, residence
South	Agriculture	A-SV-20	Fallow
East	Agriculture	A-SV-20	Row crop
West	Agriculture	A-SV-20	Fallow, residence

PROJECT DESCRIPTION

On November 21, 2023 Administrative Permit AD-23-01 was granted to operate a Nursery with Public Sales comprised of a 480 square foot farm stand, associated parking , and related marketing event such as education workshops. Greenhouses associated with the nursery are constructed near the center of the 11-acre property, set back approximately 500 feet from Abernathy Road.

The proposed signage consists of one (1) freestanding, double-sided sign located near the center of the property's 347 feet of frontage along Abernathy Road, set back approximately 50 feet from the centerline of the existing road. The oval shaped signage measures 17.28 square feet and will be mounted beneath a six-foot-tall Western Red Cedar arbor.

As shown on the development plans sign content identifies "HvH Specialty Growers" and logo and will consist of a white background with green and grey lettering. The wooden support structure is reddish brown.

GENERAL PLAN AND ZONING

The General Plan designates this area Agriculture and the property is zoned Suisun Valley Agriculture "A-SV-20". The nursery is permitted via Administrative Permit AD-23-01 and proposed signage is supportive and incidental to the permitted use.

SUISUN VALLEY DESIGN GUIDELINES

The subject property is located within the Suisun Valley Agriculture zoning district and the proposed signage is subject to the design guidelines provided in the Suisun Valley Strategic Plan "SVSP". The SVSP recommends that signage be of appropriate scale relative to development within the vicinity, organized using a consistent style to orient users and clearly identify the associated business.

The proposed signage is scaled appropriately for the agrarian setting and is of sufficient size to orient motorists along Abernathy Road towards the nursery.

SIGN STANDARDS ANALYSIS

Section 28.96 of the County Zoning Regulations (Signs) specifies general and specific standards for the placement, type, size, and number of signs allowed within each unincorporated Zoning District.

Section 28.96.60 provides general sign standards, with an excerpt applicable to the A-SV-20 district provided below:

Zoning District	Allowed Sign Types (1)	Maximum Number (2)	Maximum Sign Area (3)	Maximum Sign Height	Type of Lighting Allowed
A A-SM A-SV-20	Awning	3	60 sf		Indirect
	Freestanding			6 ft for freestanding.	
	Projecting			As provided by Section 28.96.70(C) for projecting.	
	Wall			Eave height for wall-mounted.	

The proposal is consistent with these general standards in that the signage is freestanding, does not exceed the maximum of three (3) proposed signs, does not exceed the maximum sign area of 60 square feet, does not exceed maximum height of six (6) feet, and all lighting is indirect, ground mount, solar powered.

In addition to the general standards above, Section 28.96.70 (B) provides standards specific to freestanding signage:

- a. Sign height shall not exceed six feet.
- b. A freestanding sign may be placed only on a site frontage adjoining a public street.
- c. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs.
- d. The sign shall not project over public property, vehicular easements, or rights-of-way
- e. To assist emergency response personnel in locating the site, a freestanding sign should contain an illuminated street address plate. Numbers should be a minimum of six inches in height. Address plates shall not be calculated as part of the allowed sign area.

The proposed signage is consistent with standards a through d, and the sign permit is conditioned to ensure compliance with “e” regarding addressing and street numbering.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment. Class 11 consists of the construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including an on-premises signage.

RECOMMENDATION

Staff recommends that the Zoning Administrator ADOPT a resolution to APPROVE Sign Permit SGN-21-07 subject to the findings and conditions of approval.

ATTACHMENTS:

- A – Draft Resolution
- B – Development Plans

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO.

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-21-07 by Ronald vanHuiksloot and Lisa Haas to construct one (1) freestanding sign totaling 17.28 square feet of sign area to identify HvH Specialty Growers nursery located at 4287 Abernathy Road, one-mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" zoning district; APN: 0027-040-210; 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 January 18, 2024; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The proposed signage does not exceed the standards of Sections 28.96.60 (Zoning District Sign Standards) and 28.96.70 (Standards for Specific Types of Signs) and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

The proposal is consistent with the general and specific standards in that freestanding signage is an allowed type, there is one (1) proposed sign, sign area does not exceed 60 square feet, freestanding signage does not exceed six (6) feet in height, and all lighting is indirect, ground mount, solar powered. In addition, signage is sited on frontage adjoining a public street (Abernathy Road, County Road No. 100). The sign is set back 52 feet from the centerline of the road and ensures adequate visibility and is situated outside of vehicular easements, rights-of-way, and does not project over public property. The sign permit is conditioned to ensure compliance with addressing standards.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage including the size, location, and design are visually complementary and compatible with the nursery on-site and with neighboring uses within the vicinity.

- 3. The proposed signs are in substantial conformance with the sign design criteria provided in Section 28.96.50 (D) and (E) of the Sign Regulations.**

The proposed sign is consistent with the applicable design criteria including color, materials, and illumination.

4. The proposal is consistent with the Suisun Valley Design Guidelines.

The proposed signage is scaled appropriately for the agrarian setting and is of sufficient size to orient motorists along Abernathy Road towards the nursery. The form, design, content, and color scheme is complementary to existing development on-site.

5. Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment. Class 11 consists of the construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including an on-premises signage.

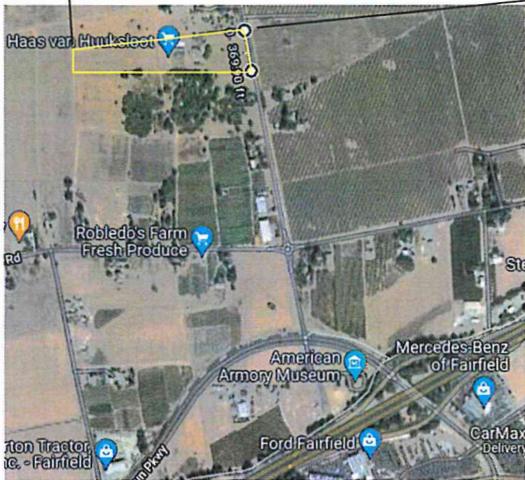
BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Sign Permit Application No. SGN-21-07 subject to the following conditions of approval:

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-21-07 and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. No sign shall be located within, or so that it overhangs a public right-of-way.
5. To assist emergency response personnel in locating the site, the freestanding sign shall contain an illuminated street address plate. Numbers should be a minimum of six inches in height. Address plates shall not be calculated as part of the allowed sign area.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on January 18, 2024.

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder, Planning Services Manager
Department of Resource Management



Aerial Site Plan of : 4287 Abernathy Road Showing proposed Sign location

Project: Haas vanHuuksloot LLC Sign Permit

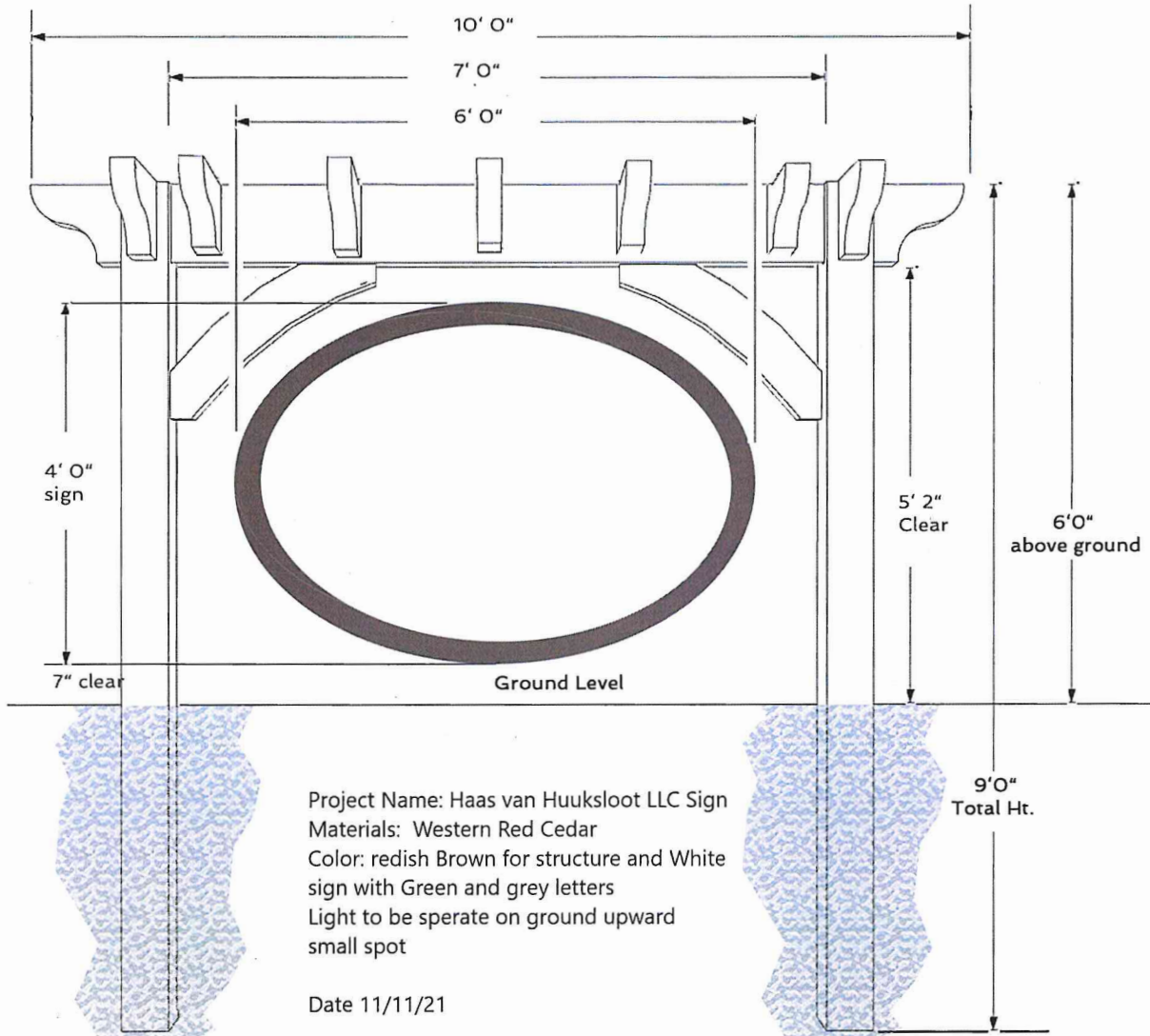
Property Area : 11 acres

House: 2542 Sq Ft

Date 11/11/21



Sign Location
4287 Abernathy Rd
View facing North





16130 Highway 156, Salinas, CA 93907
 (831) 200-9680
 www.signsbyvan.com
 License #: 866499

Client:
 HvH Specialty Growers



CAUTION: Proofreading is your responsibility!
 If anything is wrong now, it will be wrong in the final proof.
 At this point we will correct any of *our* mistakes at no cost to you.
 Your signature below tells us you have OK'd the work and assume
 full and final responsibility for accuracy.

- PROOF OK
 PROOF OK WITH CHANGES
 CHANGE & EMAIL NEW PROOF

APPROVAL SIGNATURE _____

DATE _____



Material: Cedar

Sign Size: 65.5" x 48"

Chain Mount: 2 Chains

Thickness: 2.0"

Letter Thickness: .25" - .5"

Background color: White

Font: Custom

Special Treatment: 3D

Quantity: 1, Double-sided

All plans, depictions, layouts or arrangements indicated on this drawing are copyrighted and owned by **Signs by Van** and may not be reproduced, used by, or disclosed to any persons, firm, or corporation for any purpose whatsoever without the express written permission of Signs by Van.