



# SOLANO COUNTY

## Land Use and Transportation Committee

**Meeting of March 19, 2024 at 1:30 p.m.  
675 Texas Street, Fairfield - 6<sup>th</sup> Floor Conference Room 6003**

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 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.

**ATTENTION:** [Please see the instructions below for telephonic participation option for the meeting.](#)

To submit comments verbally from your phone, you may do so by dialing: **1-323-457-3408** and using Access Code **926 883 327#** on your phone. 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. Please use your phone's Mute feature when not speaking.

### **- A G E N D A -**

- 1. Public Comment** (*This is the opportunity for members of the public to address the committee on matters not listed on the agenda.*)
- 2. Discussion items:**
  - A. County Code 2.2-60 Agricultural Grievance Proposed Revision
  - B. Agritourism Zone Text Amendments
  - C. Williamson Act
- 3. Committee Member Comments**
- 4. Adjournment**

**County Code 2.2-60 Agricultural Grievance Committee — Proposed Revision**

**Summary:**

County Code section 2.2-60 defines the County Agricultural Grievance Committee to be comprised of an appointee of the Solano Farm Bureau, an appointee of the chair of the Solano Agricultural Advisory Committee and a subject matter expert appointed by the director of the Solano UC Cooperative Extension. In May 2023, the Agricultural Advisory Committee was dissolved limiting the Grievance Committee to two members. The Agricultural Commissioner recommends revising 2.2-60 by deleting the infrequently used Grievance Committee and in place authorizing to the Commissioner to investigate disputes and make determinations whether commercial agricultural operations subject to complaint are compliant with County Code section 2.2-30 Nuisance (right to farm) protections.

**Proposed Revision:**

2.2-60 Agricultural grievance committee **dispute resolution**

(a) For any dispute over whether an **commercial** agricultural operation constitutes a nuisance, any interested party may contact the agricultural commissioner ~~for mediation.~~

**(b) The agricultural commissioner, or designee, shall investigate the merits of the dispute and render a written decision to the involved parties. The written decision shall confirm whether an agricultural operation is conducted in a manner consistent with proper and accepted customs on agricultural lands or in a negligent or improper manner potentially constituting a nuisance.**

**(c) The agricultural commissioner may convene meetings among parties to the dispute as needed and provide an opportunity for all known parties to the dispute to be heard.**

~~(b) If the agricultural commissioner is unsuccessful in mediating the dispute, any interested party may appeal the matter to the agricultural grievance committee for mediation, arbitration and/or the issuance of an opinion.~~

~~(c) The agricultural grievance committee shall be organized on an ad hoc basis and shall be comprised as follows:~~

~~(1) Except as provided in subdivision (c)(2) of this section, the agricultural grievance committee shall consist of an appointee of the Solano County farm bureau, an appointee of the chair of the Solano County agricultural advisory committee, and a subject matter expert appointed by the director of the University of California Cooperative Extension Service, Solano County.~~

~~(2) For any dispute alleging an agricultural operation causing a nuisance in an incorporated city in Solano County, the agricultural grievance committee shall be the same as in subdivision (c)(1) of this section, but with the addition of the city manager of the affected city, or his/her designated city employee, and the Solano County administrative officer, or his/her designated county employee.~~

**Supporting Code:**

2.2-30 Nuisance

No preexisting or future agricultural operation or any of its appurtenances conducted or maintained for commercial purposes and in a manner consistent with proper and accepted customs and standards on agricultural land shall become or be a nuisance, private or public, due to any changed condition of adjacent land uses in or about the locality thereof; provided, that the provisions of this section shall not apply whenever a nuisance results from the negligent or improper operation of any such agricultural operation or its appurtenances, or if the agricultural activity or appurtenance obstructs the free passage or use in the customary manner of any navigable lake, river, stream, canal or basin, or any public park, square, street or highway.

Outline for LUTC Meeting Discussion 3.19.2024

**GOALS and VISION:**

- ✓ Implement General Plan policy and implementation measures that encourage tourist service uses (Table AG-3, AG.P-29, AG.I-4, AG.I-10, and AG.I-17).
- ✓ Board Priorities - Economic Development
- ✓ Helping farmers/ranchers supplement their agricultural operations.
- ✓ Path towards compliance ag tourist related code cases.

**ITEMS FOR CONSIDERATION/DISCUSSION:**

1. Expand opportunities for agritourism particularly in areas of small-scale commodity and niche agricultural production, generally Exclusive Agriculture A-20 & A-40 zoning:
  - Pleasants, Vaca, and Lagoon Valleys = 4,341 acres
  - Winters = 6,474 acres
  - A. Incorporate uses similar to El Dorado County "Ranch Marketing" such as:
    - Bake Shop
    - Commercial Kitchen
    - Dining Facility (Farm to Fork)
    - Food Stand
    - Handicraft Sales (similar to Sol. Co local products store)
    - Campground
  - B. On Grazing Lands
    - Round-ups, rodeos or similar activities
    - Camping, fishing, hunting, horseback riding
    - Food stand or Chuck Wagon
  - C. Standards for Consideration, New Definitions, Permit level
    - Minimum Lot Size
    - Minimum cropland, commercial ag requirement
    - Owner or resident farmer required to operate "Ranch Marketing" use(s)
    - Ag production is the primary use or function of the property
    - Ranch Marketing area dictated by parcel size (Ex 10-20 acre parcel = 10,000 sq. ft marketing area)
  - D. Next Steps
    - Receive general direction from LUTC, options to explore
    - Create Technical Advisory Committee?
    - Other public outreach?
2. Roadside Stand clarification and cleanup, general direction from LUTC
  - Nonagricultural product sales percentage requirement
  - 50 sq. ft. pre-packaged food sales

- Fix / normalize standards across zoning districts: CH, CR, P, IAS

### 3. Zone Text Amendment List and Timeframe

**Group 1** (LUTC 3.19.24; bring to PC/BOS in tandem with Williamson Act Rules update):

1. Agritourism in exclusive agriculture zones
2. Roadside Stands cleanup

**Group 2** (consider bringing to LUTC in April? separate these from Group 1?):

3. Cottage Industry allowance increases: sq.ft., # vehicles, employee
  - a. RR, AG - Need to decide table of allowed uses
4. Business Licenses updates?
5. A-SV-20: Wineries and special events allowed by right; tasting room regs update; churches?
6. Road Maintenance Agreement requirements

## TOURIST & RETAIL USES – EXISTING ZONING REGULATIONS

ZONING DISTRICTS	A-SV-20	A-20	A-40	A-80	A-160
<b>AGRITOURISM</b>					
<b>PERMIT REQUIREMENT</b>					
Agricultural homestay	AP	AP	AP	AP	AP
Agricultural homestay with special events	UP	---	---	---	---
Agritourism facility	UP	---	---	---	---
<b>Bakery/cafe/restaurant</b>					
1,000 square feet or less in size	A	---	---	---	---
1,001 to 5,000 square feet	AP	---	---	---	---
5,001 or more square feet in size	UP	---	---	---	---
Bed and breakfast inn	AP	---	---	---	---
Gallery	AP	---	---	---	---
Local products store	---	---	---	---	---
Hotel or resort hotel	UP	---	---	---	---
<b>Special events facility</b>					
Small	MUP	MUP	MUP	MUP	MUP
Medium	MUP	MUP	MUP	MUP	MUP
Large	UP	UP	UP	UP	UP
Tasting facility	AP	---	---	---	---
<b>TEMPORARY AGRITOURISM</b>					
Agritourism event	AP/MUP	MUP	MUP	MUP	MUP
Farmer's market	AP/MUP	AP/MUP	AP/MUP	AP/MUP	AP/MUP
Seasonal sales lot	AP/MUP	MUP	MUP	MUP	MUP
<b>VACATION HOUSE RENTALS</b>					
Vacation house rental	MUP	MUP	MUP	MUP	MUP

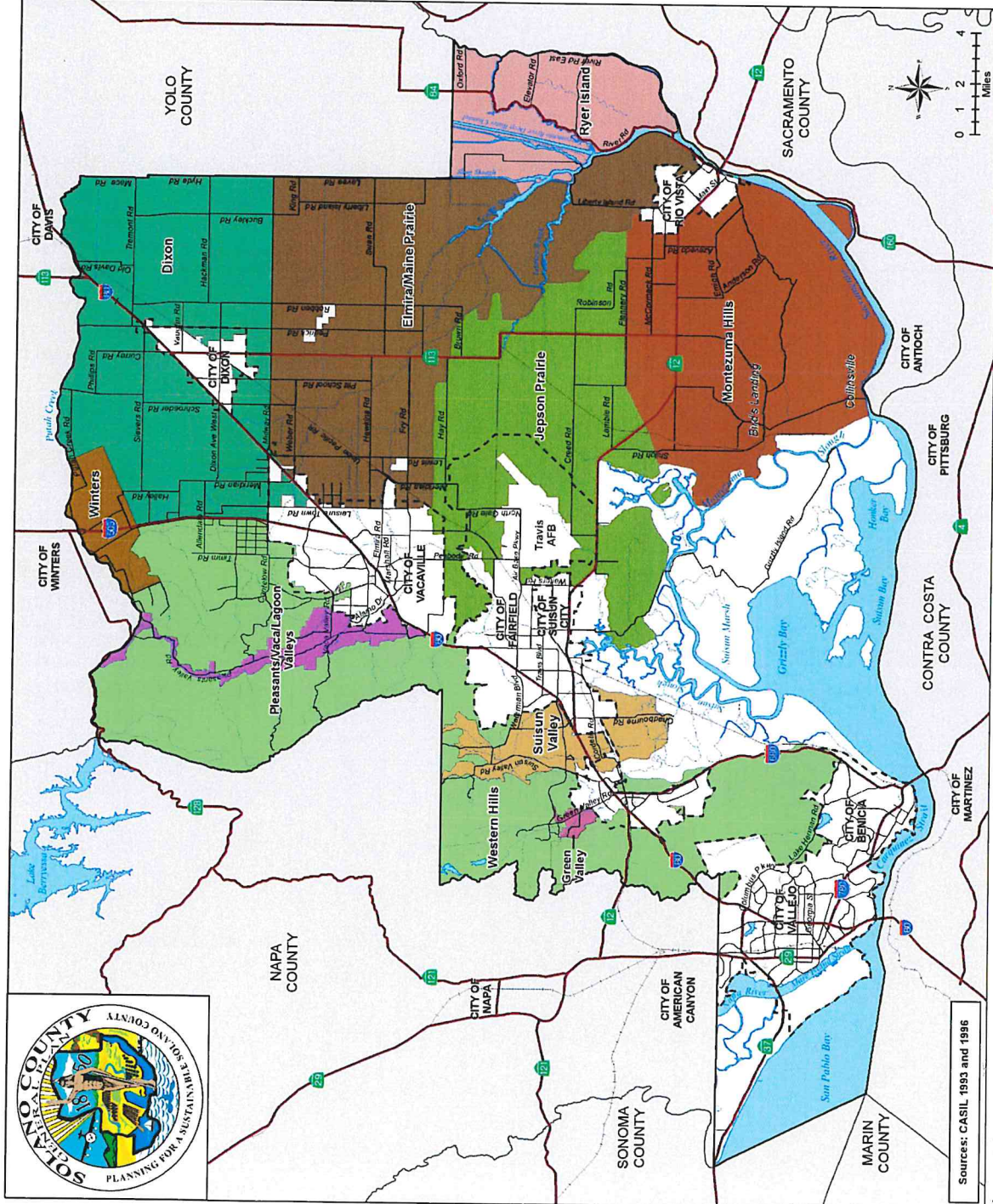
<b>RETAIL USES</b>					
<b>Roadside Stand</b>					
1,000 sq. ft. or less in size	A	A	A	A	A
1,001 to 2,500 square feet	AP	AP	AP	AP	AP
Greater than 2,500 sq. ft. in size	UP	MUP	MUP	MUP	MUP
Nonagricultural product sales, less than 10%	A	A	A	A	A
Nonagricultural product sales, between 10% and 25%	UP	MUP	MUP	MUP	MUP
Nonagricultural product sales, greater than 25%	UP	UP	UP	UP	UP

**Solano County General Plan**

**Figure AG-4**

**Agricultural Regions**

- Legend**
- Agricultural Region
  - Dixon Ridge
  - Elmir/Maine Prairie
  - Green Valley
  - Jepson Prairie
  - Montezuma Hills
  - Pleasants/Vaca/Lagoon Valleys
  - Ryer Island
  - Suisun Valley
  - Western Hills
  - Winters
  - Basemap Layers
  - Roadways
  - Highways
  - Railroads
  - Streams and Creeks
  - Major Water Features
  - Municipal Service Areas
  - Adjacent Counties



Sources: CASIL, 1993 and 1996

**Figure AG-4 Agricultural Regions**

X:\020475\04\_000\_022000