

DEPARTMENT OF RESOURCE MANAGEMENT

JAMES BEZEK
Director

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Planning Services Manager



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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
SGN-24-01**

Application No. SGN-24-01 (Solano Land Trust) Project Planner: Abigail Pipkin, Assistant Planner			
Applicant RAK Civil Engineers 707 Beck Avenue Fairfield, CA, 94533		Property Owner Solano Land Trust 198 Dobbins St. Suite A Vacaville, CA, 95688	
Action Requested Consideration of Sign Permit application SGN-24-01 of Solano Land Trust for a 6 ft. tall, free-standing sign with a total of 53 square feet of signage located at 2061 Rockville Road, 3.4 miles west of the City of Fairfield within the Exclusive Agriculture (A-20), and Rockville Trails Preserve Policy Plan Overlay PP-15-01 on APN 0153-060-070.			
Property Information			
Size: 67.9 acres		Location: 2061 Rockville Road	
APN: 0153-060-070			
Zoning: A-20, Rockville Trails Preserve (PP-15-01)		Land Use: Park	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: n/a		Access: Rockville Road	
Adjacent General Plan Designation and Zoning District			
	General Plan	Zoning	Existing Land Use
North	Agriculture	A-20 / PP-15-01	Park
South	Park and Recreation	Park, RR-2.5	Park, Residential
East	Agriculture	A-20, PP-15-01	Park, Residential
West	Rural Residential, Agriculture	A-20, PP-15-01	Park
Environmental Analysis Pursuant to 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.			
Motion to Approve The Zoning Administrator does hereby ADOPT the mandatory findings and APPROVE Sign Permit SGN-24-01.			

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit for a freestanding entrance sign to Patwino Worrta Kodoi Dihi Open Space Park, owned by Solano Land Trust (APN 0153-060-070). The proposed park sign will be freestanding and double-paneled with a 120-degree angle of separation between the two attached identical signs. The sign is constructed of 0.125" ImageLoc, an aluminum panel with print, mounted on a wood panel structure with three rock and pole bases. The structure measures 6 ft. in height and 10 ft. in length, totaling 53 square feet of sign area. It is located at the south of the property, approximately 15 ft. from Rockville Road. The total sign area in aggregate is 53 sq. ft. The applicant originally proposed an 8 ft. tall sign; however, has revised the height to 6 ft. in order to meet the county sign standards.

GENERAL PLAN AND ZONING

The General Plan designation of the property is Agriculture. The zoning designation is Exclusive Agricultural (A-20) and is located within the Rockville Trails Preserve Policy Plan Overlay (PP-15-01). The current land use is park. The proposed signage is consistent with the sign regulations set forth in the Solano County Zoning Ordinance Section 28-96 with the approval of a sign permit.

SPECIFIC SIGN STANDARDS

PP-15-01 allows for two entrance signs identifying Rockville Trails Preserve. The following is a discussion of the requirements and proposal:

	Standard	Proposed Sign	Meets standard Y/N
Sign Area	60 sq. ft.	53 sq. ft.	Y
Sign Height	6 ft.	6 ft.	Y
Sign Quantity	2	1	Y
Setback	As determined by public works	15' from the edge of the pavement	Subject to encroachment permit approval by public works.

Table 1

SPECIFIC SIGN STANDARDS DISCUSSION

The proposed freestanding sign meets the standards of the zone and Policy Plan Overlay. The sign is 6 ft. tall with 53 sq. ft. of sign area. The sign is located on the property approximately 15 ft. from Rockville Road. The project has been conditioned subject to encroachment permit approval by public works.

The Rockville Trails Preserve Policy Plan Overlay establishes that two (2) entrance signs identifying the Rockville Trails Preserve are allowed at the Staging Gate Entrance off Rockville Road. Signage shall not exceed 6 ft. in height and 60 sq. ft. in total area and shall only have indirect lighting. The location of the signs meets all the setback and height requirements of the Policy Plan Overlay and would be visible to all motorists to identify the facility.

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 sign.

DEPARTMENTAL REVIEW

As part of the project review process, the sign permit application is reviewed by various divisions within the Department of Resource Management.

Building Division:

The Building Division reviewed the project and had no comments or requirements.

Public Works Engineering:

Public Works Engineering reviewed the project and has recommended a condition of approval for an encroachment permit.

Environmental Health:

The Environmental Health Division reviewed the project application and had no comments or requirements.

Attachments:

Attachment A – Resolution and Conditions of Approval

Attachment B – Submitted Patwino Park Sign Plans

Attachment C – Patwino Park Revised Sign Plan

Attachment D – Public Notice

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 24-XX

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-24-01 of Solano Land Trust for a 6 ft. tall, free-standing sign with a total of 53 sq. ft. of signage located at 2061 Rockville Road, 3.4 miles west of the City of Fairfield within the Rockville Trails Preserve Policy Plan Overlay PP-15-01, APN 0153-060-070; 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 July 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 28.96.060 (Zoning District Sign Standards) and 28.96.070 (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.**

Policy Plan Overlay PP-15-01 establishes that two (2) entrance signs identifying the Rockville Trails Preserve are allowed at the Staging Gate Entrance off Rockville Road. Signage shall not exceed 6 ft. in height and 60 sq. ft. in total area and shall only have indirect lighting. The location of the signs meets all the setback and height requirements of the Policy Plan Overlay and would be visible to all motorists to identify the facility.

- 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 materials used are wood, rock, and 0.125" ImageLoc, an aluminum panel. The colors are antique parchment with watercolor illustrations, dark brown type, dark green, and white. The proposed signage is complementary and compatible with the character of the existing site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed sign meets the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

- 4. The project qualifies for a Class 11 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311(a), Accessory Structures (On-premise signs).**

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Sign Permit Application No. SGN-24-01 subject to the following recommended conditions of approval:

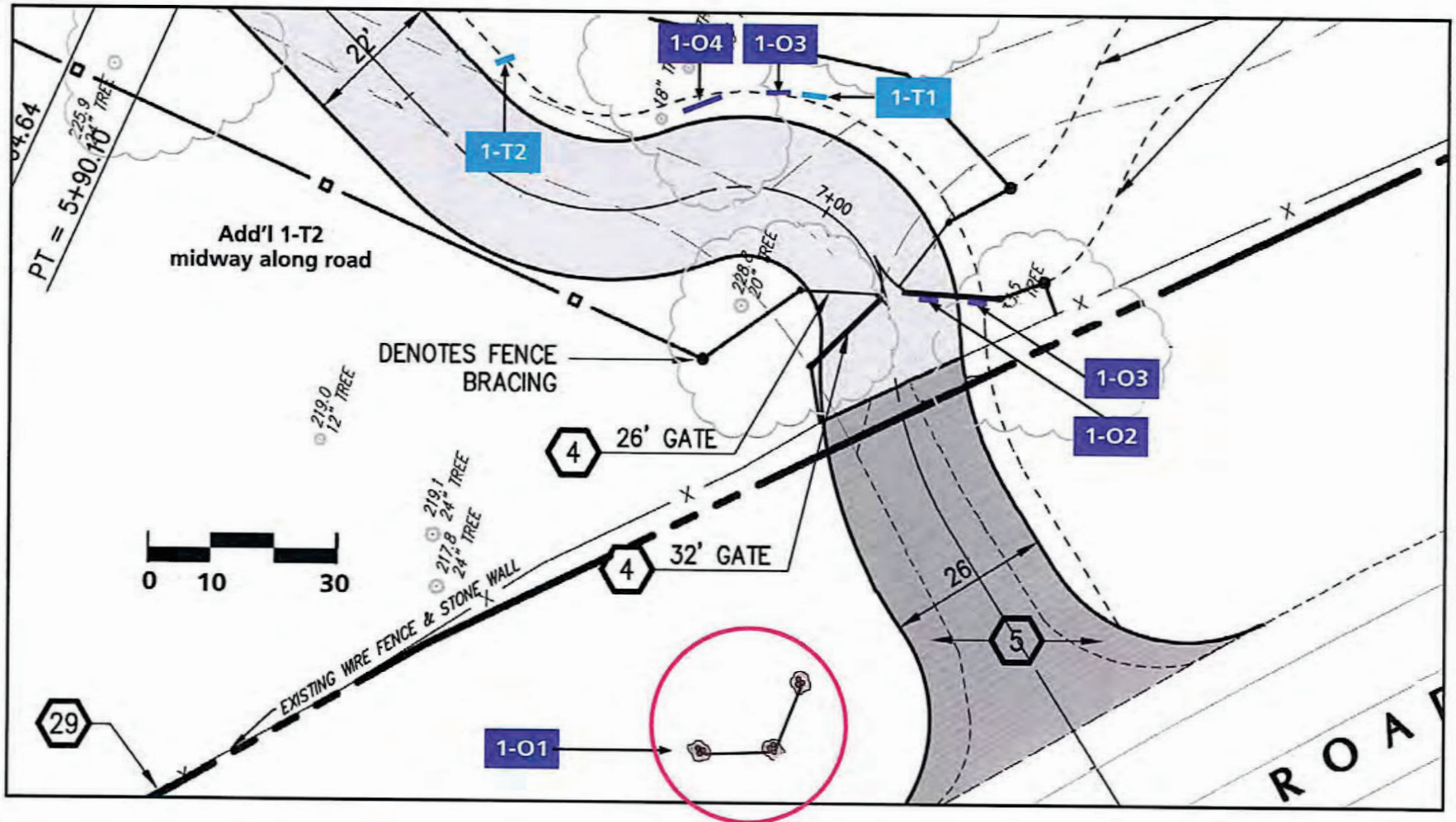
1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-24-01 filed May 29, 2024, and the revised site plan dated June 19, 2024 by Brokaw Design Group and RAK Civil Engineers on behalf of Solano Land Trust and as approved by the Solano County 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, and the Rockville Trails Preserve Policy Plan Overlay PP-15-01 applicable to this site.
4. Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways and work areas must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.

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

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Program Manager

Location Plan: Zone One – Entrance Gate / 1-O1 Entrance Sign



Location Plan – Zone 1

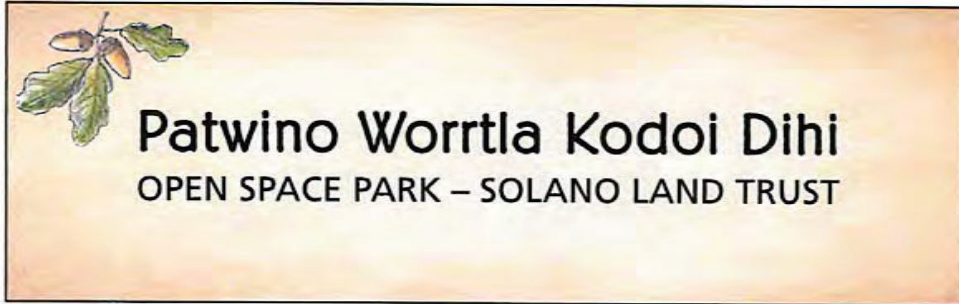
ORIENTATION AND INTERPRETATION
SCHEMATIC AND GRAPHIC DESIGN

PATWINO WORRTLA KODOI DIHI
OPEN SPACE PARK / SOLANO LAND TRUST

DiVITTORIO & ASSOCIATES
20 B Rancho Ancon Lane, Santa Fe, NM 87506
C 415-672-3256 W 505-455-2410

4.0

Zone 1: 1-O1 Entrance Sign



Sign Type

Orientation Sign
1-O1 Entrance Sign – 2 panels

Size

96" W X 30" H AND 96" W X 10"

Material

0.125" ImageLoc with rounded corners and mounting holes

Mount

2 signs mount to wood panels on 3 rock and pole bases [See Page 7.0 for dimensions]

Location

Right side of turnoff from Rockville Road [see Page 5.0]

Colors

Antique Parchment with Watercolor Illustration
Dark Brown Type

Drawing Scale

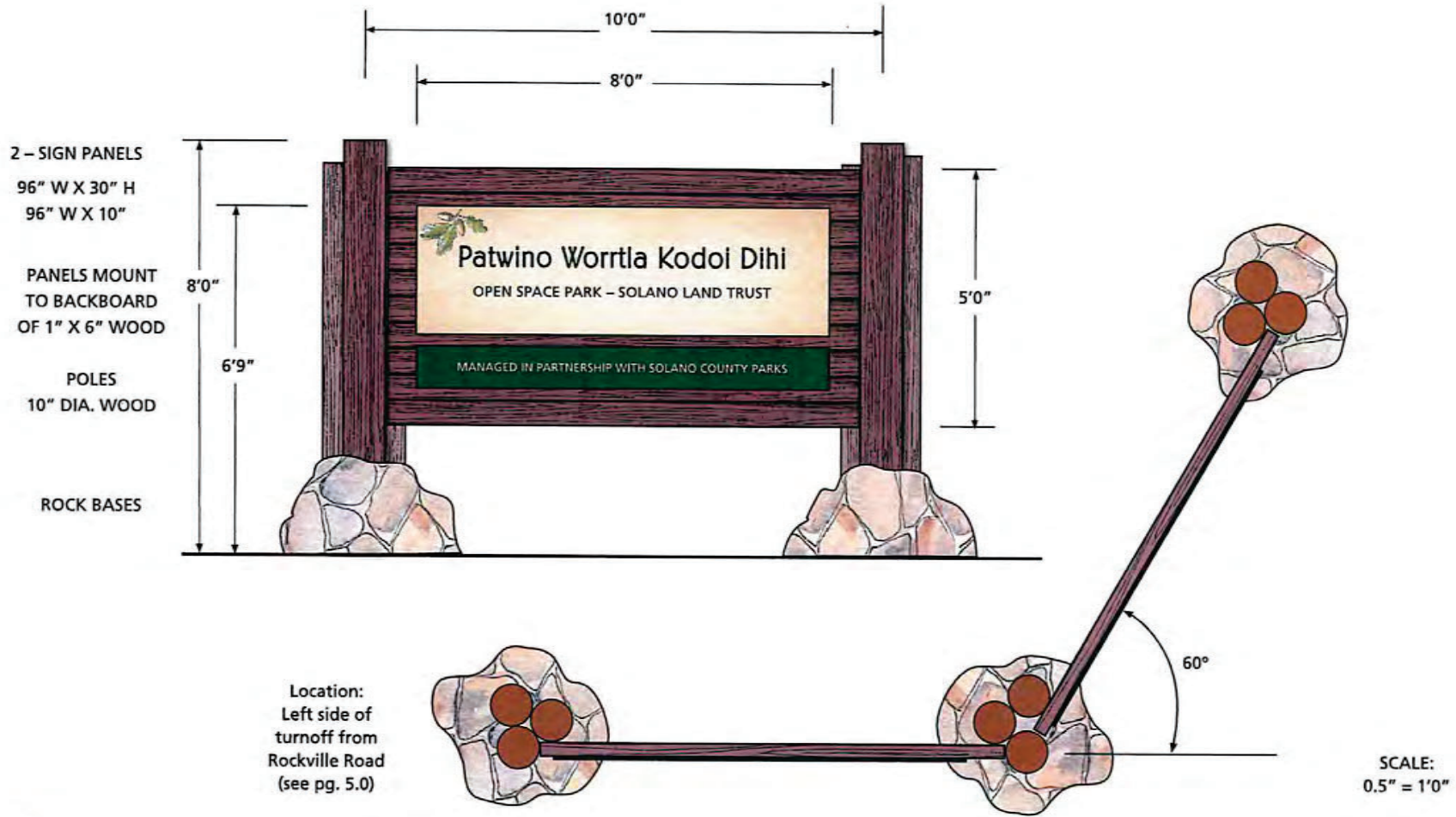
1" – 1'0"

Enlarge for Full Scale

1200%

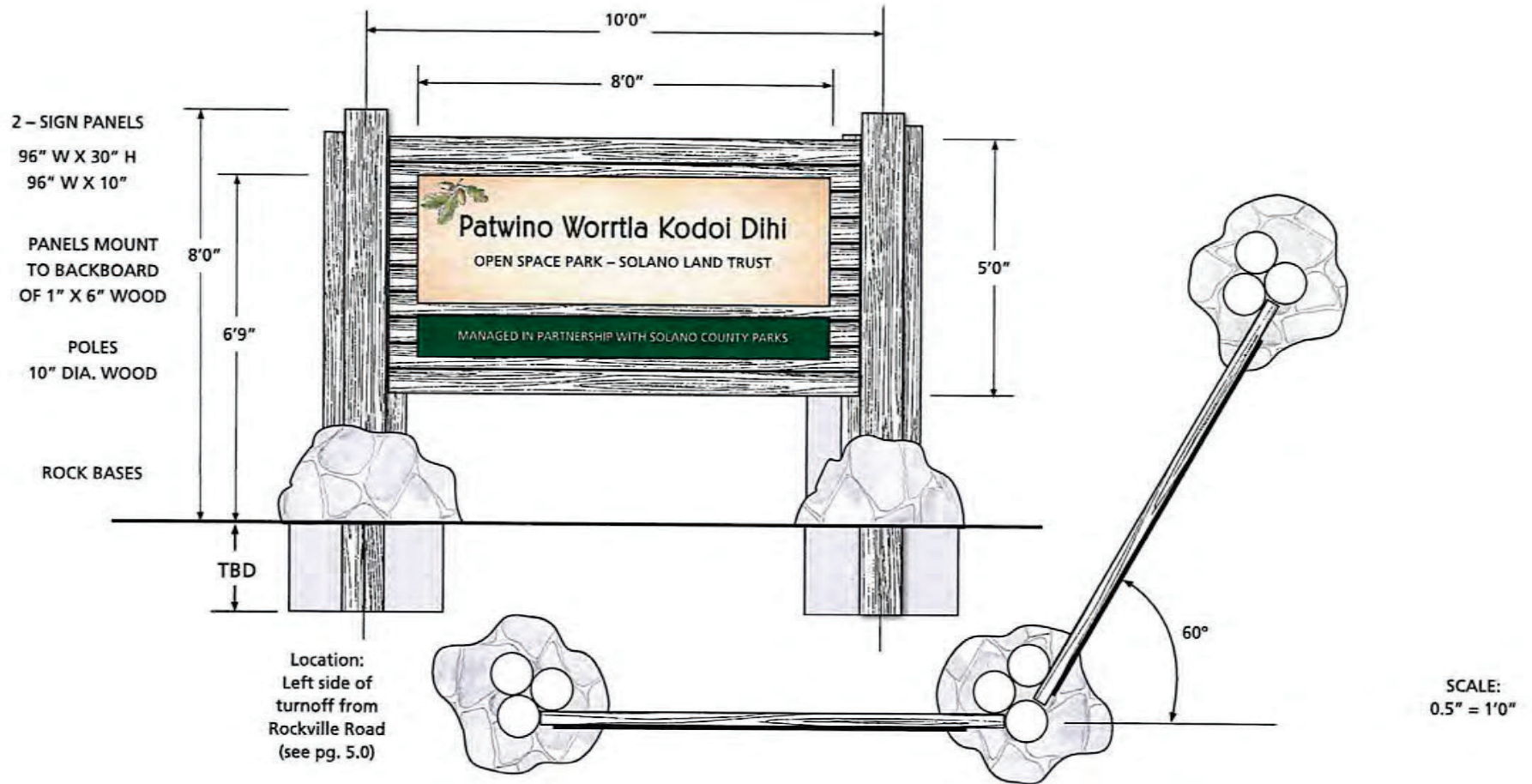
1-O1 Entrance Sign	ORIENTATION AND INTERPRETATION SCHEMATIC AND GRAPHIC DESIGN	PATWINO WORRTLA KODOI DIHI OPEN SPACE PARK / SOLANO LAND TRUST	DIVITTORIO & ASSOCIATES 20 B Rancho Ancon Lane, Santa Fe, NM 87506 C 415-672-3256 W 505-455-2410	5.0
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Zone 1: 1-O1 Entrance Sign and Base



1-O1 Entrance Sign	ORIENTATION AND INTERPRETATION SCHEMATIC AND GRAPHIC DESIGN	PATWINO WORRTLA KODOI DIHI OPEN SPACE PARK / SOLANO LAND TRUST	DiVITTORIO & ASSOCIATES 20 B Rancho Ancon Lane, Santa Fe, NM 87506 C 415-672-3256 W 505-455-2410	6.0
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Zone 1: 1-O1 Entrance Sign – Elevation and Plan



1-O1 Entrance Sign	ORIENTATION AND INTERPRETATION SCHEMATIC AND GRAPHIC DESIGN	PATWINO WORRTLA KODOI DIHI OPEN SPACE PARK / SOLANO LAND TRUST	DiVITTORIO & ASSOCIATES 20 B Rancho Ancon Lane, Santa Fe, NM 87506 C 415-672-3256 W 505-455-2410	7.0
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Zone 1: 1-O1 Entrance Sign – in situ



1-O1 Entrance Sign

ORIENTATION AND INTERPRETATION
SCHEMATIC AND GRAPHIC DESIGN

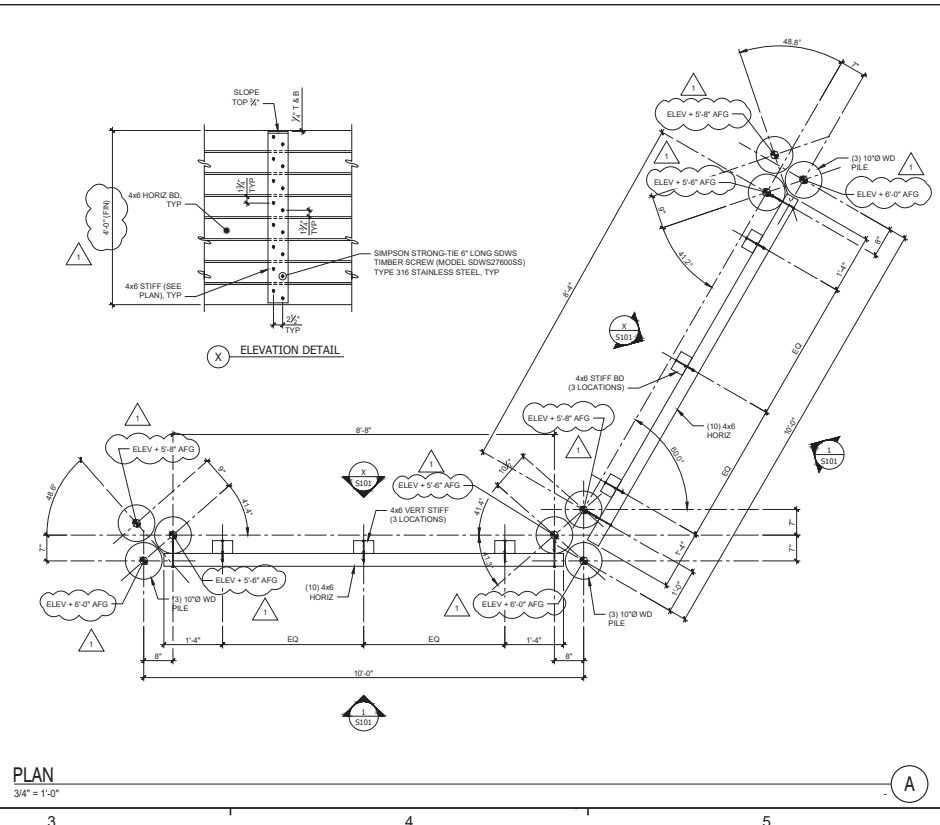
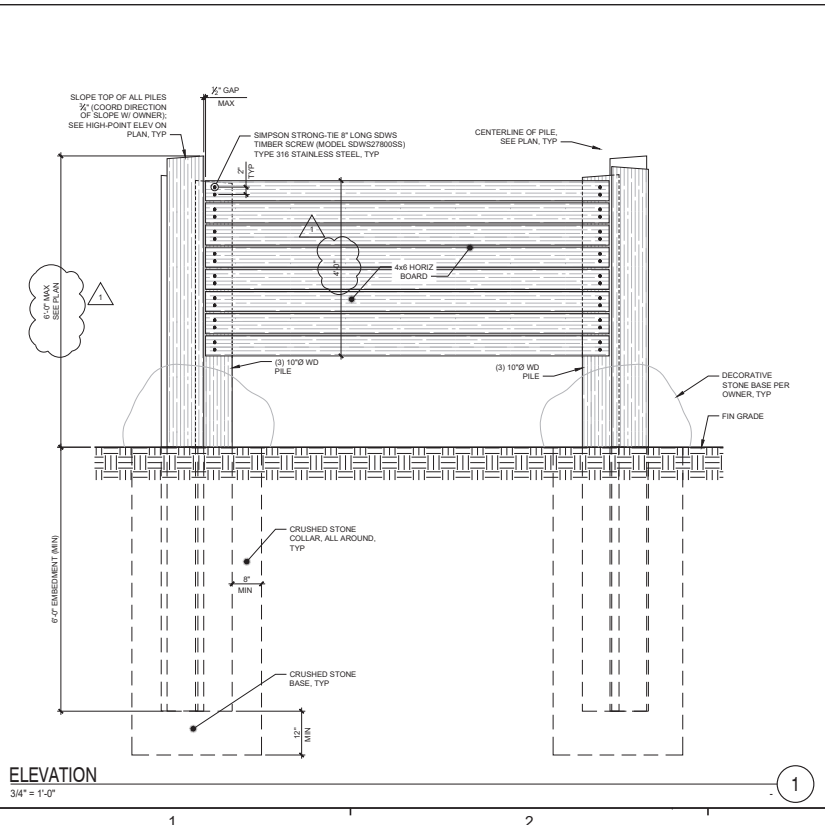
PATWINO WORRTLA KODOI DIHI
OPEN SPACE PARK / SOLANO LAND TRUST

DiVITTORIO & ASSOCIATES
20 B Rancho Ancon Lane, Santa Fe, NM 87506
C 415-672-3256 W 505-455-2410

8.0

GENERAL NOTES

- A. DESIGN BASIS**
- A.1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2022 CBC THAT INCLUDES THE THE AMERICAN SOCIETY OF CIVIL ENGINEERS SEI/ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- A.2. WIND LOADS BASED ON THE FOLLOWING PARAMETERS:
 RISK CATEGORY = I
 BASIC WIND SPEED, V = 86 MPH (3 SEC. GUST)
 EXPOSURE CATEGORY = C
 VELOCITY PRESSURE, qh = 13.7 PSF
 DESIGN WIND PRESSURE, q = 19.2 PSF
- A.3. SEISMIC LOADS BASED ON THE FOLLOWING PARAMETERS:
 RISK CATEGORY = I
 SITE CLASS = B
 MCER GROUND MOTION, S_e = 1.5 (PERIOD = 0.2s)
 MCER GROUND MOTION, S₁ = 0.6 (PERIOD = 1.0s)
 SEISMIC DESIGN VALUE, SDS = 1.0 (0.2s SA)
 SEISMIC DESIGN VALUE, SD1 = 0.4 (1.0s SA)
- A.4. SPECIAL INSPECTIONS AND TESTING: UNLESS REQUIRED BY THE BUILDING OFFICIAL, SPECIAL INSPECTIONS AND TESTING IS NOT REQUIRED PER SECTION 1704.2, EXCEPTION 1 "WORK IS OF A MINOR NATURE", OF THE 2022 CBC.
- B. GENERAL NOTES**
- B.1. ALL WORK TO CONFORM TO REQUIREMENTS OF ALL PUBLICATIONS AND NOTES LISTED UNDER "DESIGN BASIS".
- B.2. ARCHITECTURAL DRAWINGS, MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS AND ALL OTHER DRAWINGS AS REQUIRED SHALL BE USED IN CONJUNCTION WITH STRUCTURAL DRAWINGS TO DEVELOP DETAILS AND DIMENSIONS FOR SHOP DRAWINGS, FABRICATION, ERECTION AND CONSTRUCTION. CONTRACTOR IS TO COORDINATE EQUIPMENT, SUPPORT CONDITIONS AND DIMENSIONS FOR SUPPORTING BEAMS, FRAMES AND OPENINGS FOR MECHANICAL EQUIPMENT AND PROVIDE THIS INFORMATION FOR REVIEW.
- B.3. DO NOT SCALE DRAWINGS.
- B.4. CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY UPON DISCOVERY OF CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS.
- B.5. THE OWNER/ENGINEER MAY PERIODICALLY VISIT THE SITE TO OBSERVE THE PROGRESS AND GENERAL QUALITY OF THE CONSTRUCTION. THESE VISITS ARE NOT INTENDED TO REPLACE THE CONTRACTOR'S RESPONSIBILITY FOR QUALITY CONTROL OR SPECIAL INSPECTION.
- B.6. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND PROTECT AND MAINTAIN ALL EXISTING CONSTRUCTION AND ITS CONTENTS IN FULL.
- B.7. THE STRUCTURE HAS BEEN DESIGNED TO BE STABLE AND SELF SUPPORTING AFTER THE CONSTRUCTION IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR THE STRUCTURE'S STABILITY DURING CONSTRUCTION. THIS RESPONSIBILITY ALSO INCLUDES BUT IS NOT LIMITED TO METHOD AND SEQUENCE OF ERECTION, TEMPORARY SHORING AND TEMPORARY BRACING.
- B.8. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- B.9. SHOULD ANY INFORMATION ON THE STRUCTURAL DRAWINGS CONFLICT WITH THE SPECIFICATIONS OR ANY OTHER PART OF THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND AN INTERPRETATION WILL BE GIVEN.
- B.10. ALL SECTIONS, DETAILS, NOTES, DIMENSIONS AND CONDITIONS ARE APPLICABLE AT ANY OTHER LOCATION WHERE CONDITIONS AND DETAILS ARE SIMILAR BUT ARE NOT SPECIFICALLY NOTED AS SUCH OR ARE NOT SHOWN.
- C. FOUNDATION NOTES**
- C.1. REFERENCE DESIGN SOIL PRESSURES IN GEOTECHNICAL ENGINEERING REPORT VV5366, DATED APRIL 26, 2022, PREPARED BY KC ENGINEERING COMPANY, CALIFORNIA.
- C.2. ALL FOUNDATION ELEMENTS TO BEAR ON NATURAL UNDISTURBED SOIL OR COMPACTED STRUCTURAL HAVING MINIMUM BEARING CAPACITY AS INDICATED.**
- D. WOOD NOTES**
- D.1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (ANSI/NFPA NDS-CURRNET EDITION) AS RECOMMENDED BY THE AMERICAN FOREST & PAPER ASSOCIATION.
- D.2. LUMBER SPECIES AND GRADE:
 D.2.1. TIMBER PILES = WESTERN CEDAR, NO. 2 OR BTR.
 D.2.2. DIMENSION LUMBER = WESTERN CEDER, NO. 2 OR BTR.



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	LOWER HEIGHT TO 6'	6/18/2024

SEAL:

06/18/2024

CONSULTANT:

BrokawDesign
 www.BrokawDesign.com
 (415) 999-6323
 Tim.Lengyel@BrokawDesign.com

PROJECT:
PATWINO WORTLA KODOE DIHIT
 ENTRANCE SIGN
 SOLANO LAND TRUST
 ROCKVILLE ROAD
 SOLANO COUNTY, CT

SHEET TITLE:
PLAN, ELEVATION, AND NOTES

DATE: 2/14/2024

DRAWING NUMBER:

S101

SHEET NO.: 1 OF 1

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS HEREBY GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Application No.: SGN-24-01 of Solano Land Trust to install a 6' tall, free-standing sign with a total of 53 square feet of signage. 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 located at 2061 Rockville Road, 3.4 miles west of the City of Fairfield within the Exclusive Agriculture (A-20), and Rockville Trails Preserve Policy Plan Overlay (PP-15-01) on APN 0153-060-070. (Project Planner: Abigail Pipkin, 707-784-6765)

The hearing will be held on **Thursday, July 18, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 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 call 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 **1-323-457-3408** and entering Conference ID number **293118721#**. 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 Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator 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 Zoning Administrator.

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 Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, July 3, 2024