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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
SGN-24-03**

| | | | |
|---|---------------------|---|--------------------------|
| Application No. SGN-24-03 (El Molino Farms) Project Planner: Abigail Pipkin, Assistant Planner | | | |
| Applicant El Molino Farms, LLC (Kevin Tyson) 2661 E. Washington Blvd Pasadena, CA, 91107 | | Property Owner El Molino Farms, LLC (Kevin Tyson) 2661 E. Washington Blvd Pasadena, CA, 91107 | |
| Action Requested Consideration of Sign Permit application SGN-24-03 by Kevin Tyson of El Molino Farms, LLC for two (2) freestanding signs totaling 46.4 sf of signage located at 8354 Runge Road, two (2) miles east of the City of Dixon within the Exclusive Agriculture "A-40" Zoning District, APN #0111-110-010. | | | |
| Property Information | | | |
| Size: 160 acres | | Location: 8354 Runge Road | |
| APN: 0111-110-010 | | | |
| Zoning: A-40 | | Land Use: Agriculture | |
| General Plan: Agriculture | | Ag. Contract: WA Prime | |
| Utilities: n/a | | Access: Runge Road | |
| Adjacent General Plan Designation and Zoning District | | | |
| | General Plan | Zoning | Existing Land Use |
| North | Agriculture | A-40 | Agriculture |
| South | Agriculture | A-40 | Agriculture |
| East | Agriculture | A-40 | Agriculture |
| West | Agriculture | A-40 | Agriculture |
| Environmental Analysis Pursuant to 15311 (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-24-03. | | | |

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit for two freestanding signs: a new 32.2 sf sign for El Molino Farms LLC, and an existing 14.2 sf sign for Viguie Farming, totaling 46.4 sf of signage (APN 0111-110-010).

The proposed El Molino Farms, LLC sign is mounted to a six-foot tall wall constructed from CMU blocks, faced with limestone to match the existing stone entry gate to the property. The sign is an aluminum panel mounted to the wall. It is painted white with black lettering and includes a circular icon with dark blue, brown, and green coloring. The wall is 72 sf in total with a 20-inch depth.

The existing Viguie Farming sign is 5'-8.5" tall and made of brown plywood painted with white lettering. The sign sits atop painted white steel columns filled with concrete.

GENERAL PLAN AND ZONING

The General Plan designation of the property is Agriculture. The zoning designation is Exclusive Agricultural (A-40). The current land use is Agriculture. 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

The A-40 zoning district allows for freestanding or wall signs. The following is a discussion of the requirements and proposal:

Table 1: Proposed El Molino Farms LLC. Sign

| | Standard | Proposed Sign | Meets standard Y/N |
|----------------|-------------------------------|-----------------------------------|--|
| Sign Area (sf) | 60 total | 32.2 | Y |
| Sign Height | 6' | 6' | Y |
| Setback | As determined by public works | 10' from the edge of the pavement | Subject to encroachment permit approval by public works. |

Table 2: Existing Viguie Farming Sign

| | Standard | Proposed Sign | Meets standard Y/N |
|----------------|-------------------------------|-----------------------------------|--|
| Sign Area (sf) | 60 total | 14.2 | Y |
| Sign Height | 6' | 5'-8.5" | Y |
| Setback | As determined by public works | 10' from the edge of the pavement | Subject to encroachment permit approval by public works. |

Table 3: Total Requested Signage

| | Standard | Requested Signs | Meets standard Y/N |
|----------------|----------|-----------------|--------------------|
| Sign Area (sf) | 60 total | 46.4 total | Y |
| Sign Quantity | 3 | 2 | Y |

SPECIFIC SIGN STANDARDS DISCUSSION

The proposed signs meet the standards set forth in the zoning district. The location of both signs meet all the setback and height requirements of the zoning district and would be visible to all motorists to identify the facility. The project has been conditioned subject to encroachment permit approval by public works.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15311 (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.

They have also noted that the applicant should be aware that the existing Public Right-of-Way (40 feet) does not meet the current standards for adequate width (60 feet). If the Public Right-of-Way is widened, the applicant may be required to move the sign at their expense to ensure that the sign remains outside of the Public Right-of-Way per Solano County Code §28.96.50 (c)(2).

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 – El Molino Farms LLC Sign Plan
- Attachment C – El Molino Farms LLC Sign Site Plan
- Attachment D – Project Location Map
- Attachment E – Public Notice

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 24-xx

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-24-03 by Kevin Tyson of El Molino Farms LLC for two (2) freestanding signs totaling 46.4 sf of signage located at 8354 Runge Road, two (2) miles east of the city of Dixon within the Exclusive Agriculture “A-40” Zoning District, APN #0111-110-010; 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 August 1, 2024; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regards 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 pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

In the Exclusive Agricultural (A-40) zoning district, freestanding is an allowed sign type with the total sign area on the parcel limited to 60 sf with indirect lighting, and three total signs. The two (2) signs total 46.4 sf and are indirectly lit. Freestanding signs may not exceed the six (6) foot height limit. The proposed El Molino Farms LLC sign is six (6) feet in height, and the existing Viguie sign is five (5) feet and eight and a half (8.5) inches in height. The location of the signs meets all the setback and height requirements of the zoning district 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 wall of the El Molino Farms LLC sign is faced with limestone to match the existing stone entry gate to the property. The sign is painted white with black lettering and includes a circular icon with dark blue, brown, and green coloring. The wall is 72 sf in total with a 20-inch depth. The existing Viguie Farming sign is made of brown plywood painted with white lettering and sits atop a white metal structure. 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-24-03 subject to the following recommended conditions of approval:

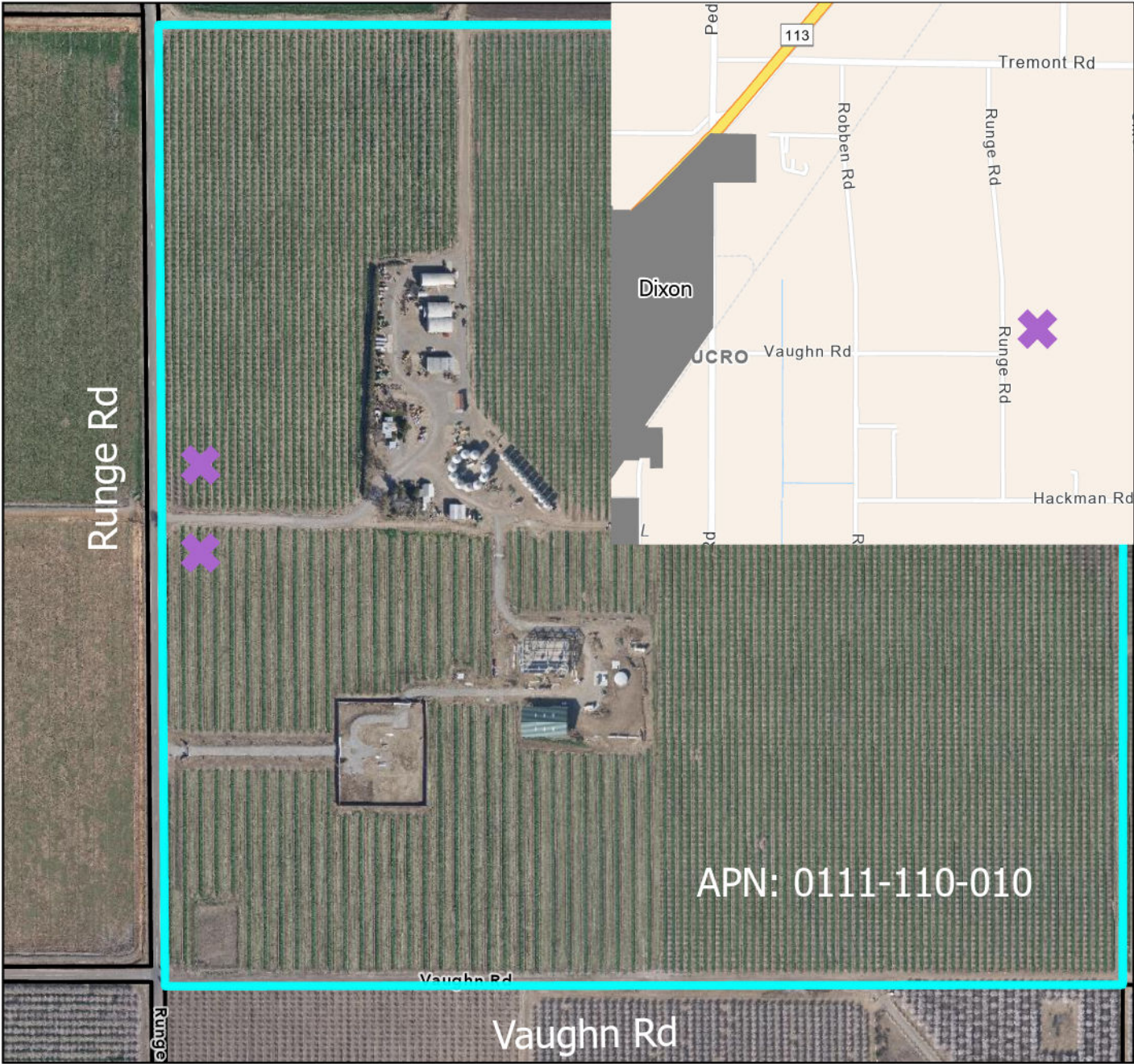
1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-24-03 filed June 6, 2024, by JMH Architecture on behalf of El Molino Farms, LLC and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require an 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 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. The applicant should be aware that the existing Public Right-of-Way (40-feet) does not meet the current standards for adequate width (60-feet). If the Public Right-of-Way is widened, the applicant may be required to move the sign at their expense to ensure that it remains outside of the Public Right-of-Way per Solano County Code §28.96.50 (c)(2).

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 1, 2024.

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Program Manager

El Molino Farms LLC Sign Permit SGN-24-03



Project Location Map: 8354 Runge Rd. Dixon, CA 95620

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-24-03 by Kevin Tyson of El Molino Farms LLC for three freestanding signs, totaling approximately 46sq. ft. of sign area. 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 8354 Runge Road, two miles from the City of Dixon in the unincorporated area, within an Exclusive Agriculture Zoning District (A-40), APN #0111-110-010. Project Planner: Abigail Pipkin, (707-784-3112).

The hearing will be held on **Thursday, August 1 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.
