

DEPARTMENT OF RESOURCE MANAGEMENT

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www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
SGN-24-02**

Application No. SGN-24-02 (Garton Tractor) Project Planner: Abigail Pipkin, Assistant Planner			
Applicant Michael Ford 3033 Monument Dr. Roseville, CA, 95747		Property Owner Moore Partnership 2 5646 Dixon Ave. W Dixon, CA, 95620	
Action Requested Consideration of Sign Permit application SGN-24-02 by Michael Ford a 74.3 square feet (sq. ft.) internally illuminated wall-mounted sign for Garton Tractor at 4088 Russell Road, directly west of the City of Fairfield in the Agricultural Suisun Valley twenty-acre minimum (ASV-20) zoning district, APN: 0027-510-350.			
Property Information			
Size: 4.7 acres		Location: 4088 Russell Road	
APN: 0027-510-350			
Zoning: ASV-20		Land Use: Ag. equipment / vehicle sales	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: n/a		Access: Russell Road	
Adjacent General Plan Designation and Zoning District			
	General Plan	Zoning	Existing Land Use
North	Agriculture	ASV-20	Agriculture
South	Agriculture	ASV-20	Highway 80
East	Agriculture	ATC, ASV-20	Agriculture, Suisun Parkway
West	Agriculture	ASV-20	Agriculture
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 application no. SGN-24-02.			

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit for an internally illuminated wall-mounted cabinet sign for Garton Tractor (APN 0027-510-350). The sign frame is constructed of aluminum with an acrylic face and LED illumination. The sign color scheme is a white background with blue and red lettering and styling elements in black and silver. The proposed location of this sign is on the south elevation of the building located at 4088 Russell Road in Fairfield. The total sign area in aggregate is 74.3 sq. ft.

GENERAL PLAN AND ZONING

The General Plan designation of the property is Agriculture. The zoning designation is Agricultural Suisun Valley (ASV-20). The current land use is commercial, permitted by U-95-24-MR1. 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 ASV-20 zoning district allows for wall, freestanding, awning, and projecting signs. The following is a discussion of the requirements and proposal:

	Standard	Proposed Sign	Exception
Sign Area	60 sq. ft.	74.3 sq. ft	25% increase (75 sq. ft.) allowable per 28.96.8 of the Solano County Code
Sign Quantity	3	1	N/A

Table 1

SPECIFIC SIGN STANDARDS DISCUSSION

The proposed wall mount sign exceeds the 60-foot allowance for all signage on the property. However, according to section 28.96.89 of the Solano County Code, *“The Zoning Administrator may grant an exception to increase the allowed area of a sign up to a maximum of 25 percent if it is first determined that the sign will need additional area to be readable from the major street approach to the site”*. The location and size of the wall sign is necessary to be visible to all motorists to identify the facility from a major street approach (Suisun Pkwy). The sign is internally illuminated, and the proposed sign meets the sign illumination standards.

NONCONFORMING SIGNS

There are two existing signs on the parcel, including one freestanding sign for New Holland Agriculture that has existed since at least 1995 as shown on the approved site plan for U-95-24, and one wall sign for Garton Tractor. Section 28.96.20 of the County Code allows non-conforming signs that predate ASV-20 zoning to continue.

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 had no comments or requirements.

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 – Garton Tractor Sign Plans

Attachment C – Public Notice

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 24-xx**

WHEREAS, the Solano County Zoning Administrator has considered Sign Application No. SGN-24-02 by Michael Ford for a 74.3 sq. ft., internally illuminated wall-mounted sign for Garton Tractor at 4088 Russell Road, directly west of the City of Fairfield in the Suisun Valley Agricultural (ASV-20) zoning district, APN: 0027-510-350, 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 October 17, 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 pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

In the Suisun Valley Agricultural (ASV-20) zoning district, signage is limited to a maximum of 60 square feet, however, the Zoning Administrator may grant an increase in the allowed sign area up to a maximum of 25 percent of the sign area (75 sq. ft.). The proposed wall sign location and size is necessary to be visible from Suisun Parkway. There are two signs on the property that pre-date the ASV-20 zoning district and may remain as non-conforming signs.

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 aluminum with an acrylic face. The sign has a white background, blue and red lettering, and black and silver styling elements. 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. The sign is internally illuminated to minimize light and glare on surrounding rights-of-way and properties.

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

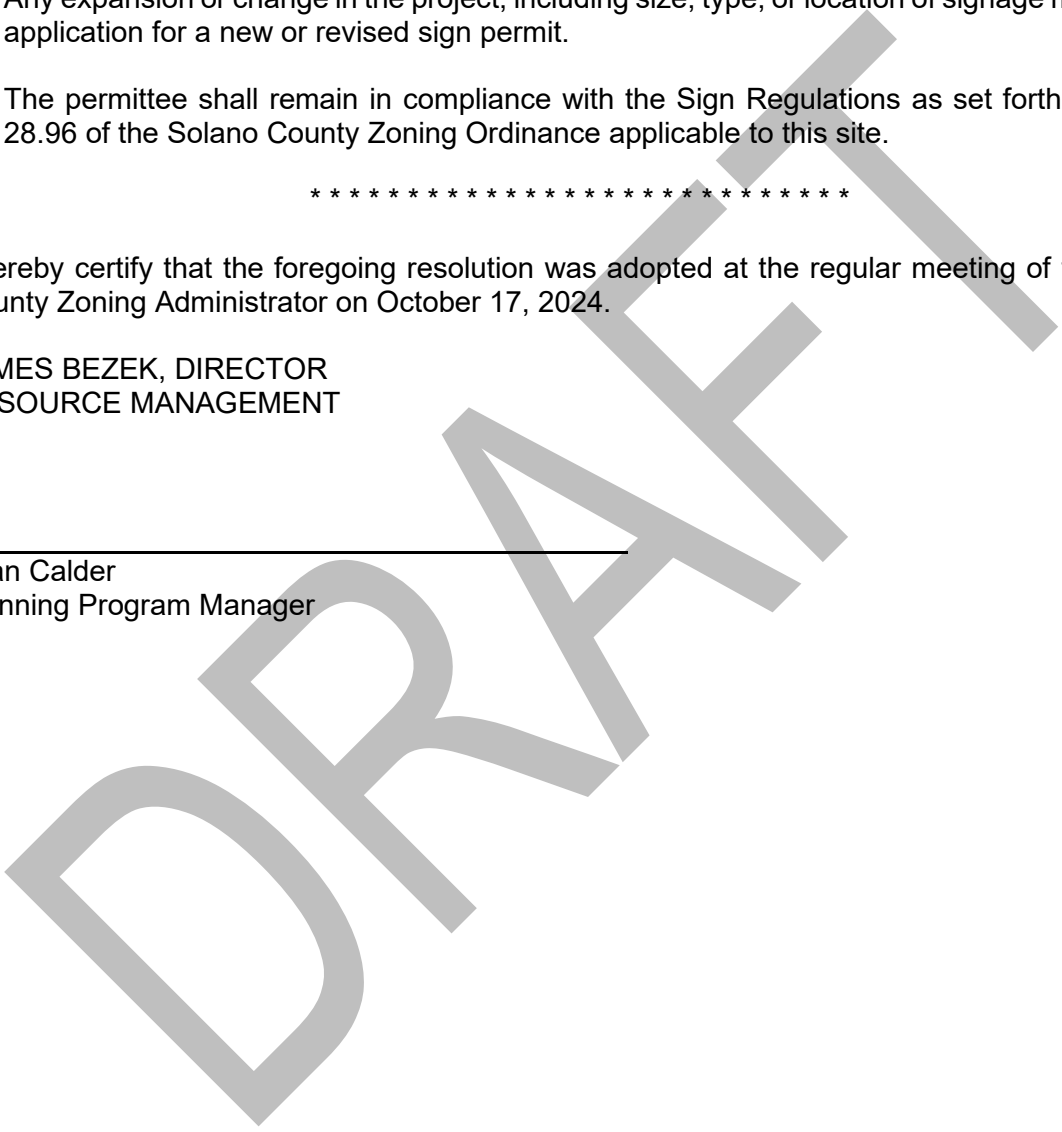
BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Sign Permit Application No. SGN-24-02 is subject to the following recommended conditions of approval:

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-24-02 filed May 30, 2024 by Michael Ford on behalf of Garton Tractor, 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 applicable to this site.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 17, 2024.

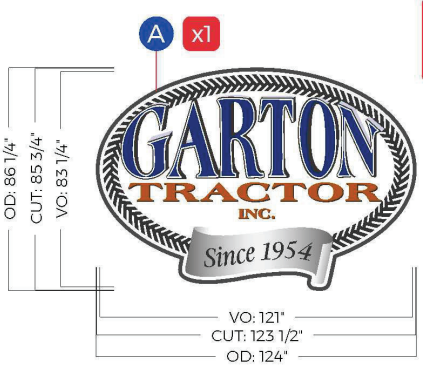
JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Program Manager



Custom Fabricated Illuminated Cabinet

Install Pickup Deliver Ship



Sign Area: 74.30 sq ft
Frontage: 190 Ln ft
City Req: 1 sq ft / Ln ft

Night Effect



Proposed—50% Scale



Existing



Description

- A Custom Illuminated 8" Deep Cabinet to be Installed
- 1-1/2" Fabricated Retainers
- .125 Aluminum Frame
- 3/16" White Lexan
- 3M 3630 Translucent Printed Vinyl w/ 8518 Laminate
- Remote Power Supply connected to on-site power (withing 6' feet)
- Mounted Flush to wall

Colors

- A Aluminum—Painted White
- LEDs—White
- Vinyl—Printed CMYK



1101 Doker Drive
Modesto, CA 95351
(209) 549-2412
info@citysignsmodesto.com

Project Details

Date Started:
3/15/2024
Project Name:
Garton Tractor Fairfield
Project Folder:
Current
Project Manager:
Fabian
Designer:
Celina
Customer:
Craig
Customer Email:
cweisner@gartontractor.com
Customer Phone Number:
(707) 586-1790
Install Street Address:
4088 Russell Rd.
Install City:
Fairfield

Customer Approval

Customer Signature

Date

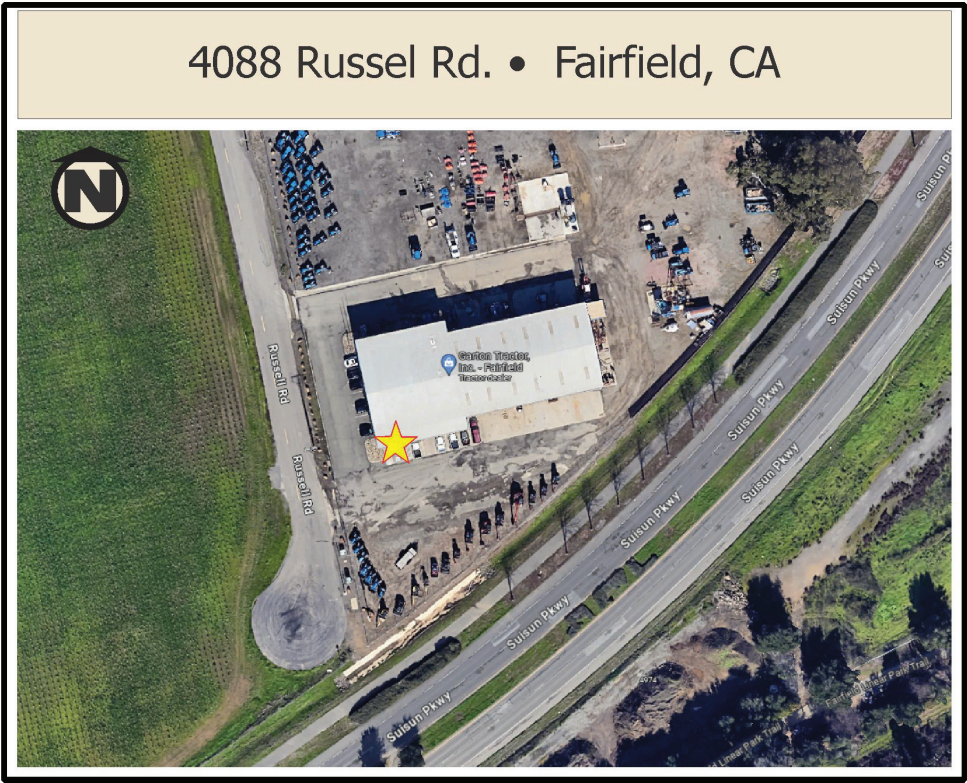
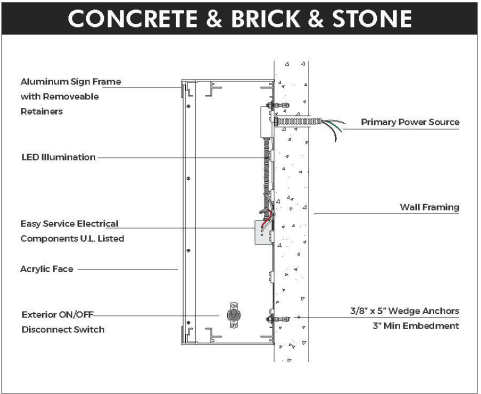
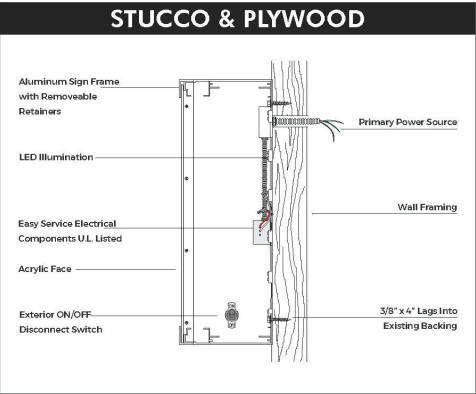
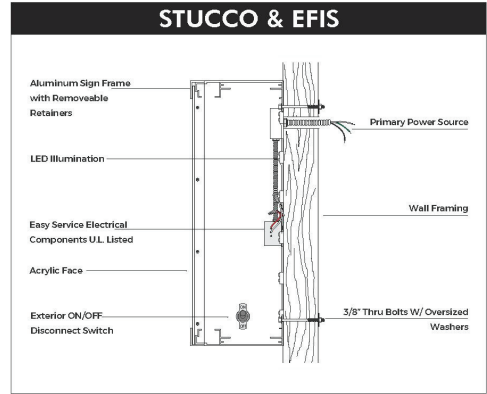
Double check spelling, colors and scope of proof!
By signing this proof, you agree that everything shown above is correct and approved for production.



Contractors License #
769900

Spec | Custom Fabricated Illuminated Cabinet

Install Pickup Deliver Ship



1101 Doker Drive
Modesto, CA 95351
(209) 549-2412
info@citysignsmoesto.com

Project Details

Date Started:
3/15/2024

Project Name:
Garton Tractor Fairfield

Project Folder:
Current

Project Manager:
Fabian

Designer:
Celina

Customer:
Craig

Customer Email:
cweisner@gartontractor.com

Customer Phone Number:
(707) 586-1790

Install Street Address:
4088 Russell Rd.

Install City:
Fairfield

Customer Approval

Customer Signature

Date

Double check spelling, colors and scope of proof!
By signing this proof, you agree that everything shown above is correct and approved for production.



Contractors License #
769900

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 Sign Application No.: SGN-24-02 of Michael Ford to install a 74.3 square foot, internally illuminated wall-mounted sign for Garton Tractor. 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 4088 Russell Road, in the Agricultural Suisun Valley 20-acre minimum (ASV-20) zoning district, APN: 0027-510-350. (Project Planner: Abigail Pipkin, 707-784-6765).

The hearing will be held on **Thursday, October 17, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. 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.

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. **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.

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, October 2, 2024