

Agenda Submittal

Agenda #:	4	Status:	ALUC-Regular-NW
Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 25-003	Contact:	Nedzlene Ferrario
Agenda date:	01/09/2025	Final Action:	
Title:	ALUC-24-19 (Solano County Zoning Regulations Amendments)		
	Determine that Application No. ALUC-24-19 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP)		
Governing body:	Airport Land Use Commission		
District:			
Attachments:	A - Airport Compatibility Zones Criteria, B - Compatibility Zones Map, C - Zoning Regulations Amendments (Redline), D - Draft Resolution		

Date:	Ver.	Action By:	Action:	Result:
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RECOMMENDATION:

Adopt a Resolution determining that Application No. ALUC-24-19 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP).

DISCUSSION:

Section 21676 (d) of the State Aeronautics Act requires Airport Land Use Commission (ALUC) review of zoning regulation changes within an Airport Influence Area.

Solano County proposes to amend the zoning regulations (Chapter 28) of the Solano County Code. A copy of the proposed amendments is included in Attachment C.

In summary, the proposed amendments consist of four parts and are summarized below:

1. Pertains to the general interpretation of Chapter 28, clarifying mandatory and permissive terms, and clarifying how subdivision of land relate to the minimum lot area requirements of zoning districts.
2. Remove the requirement that the minimum pitch of the roof of a dwelling be three inches vertical to 12 inches horizontal.
3. Correct a typographical error by adding a column for the R-TC-D-4 zoning district to Table 28.32C related to development standards for any permitted main building and accessory dwelling unit.
4. Correct typographical errors and clarify regulations to various sections related to roadside stands in all zoning districts in which they are permitted in the unincorporated area of Solano County. The most significant portion of the project relate to revising the term roadside stand to farm stand, lowering the approving body, setting standards regarding the amount of agricultural products that are sold on-site

and within Solano County, and signage requirements.

AIRPORT PLANNING CONTEXT & ANALYSIS

Zoning regulation amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed regulations, as adopted will apply to the unincorporated areas and staff evaluated the proposal using the Compatibility Zone criteria for Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans as it applies to the unincorporated area. Certain compatibility zones lie within the respective City Limits; therefore, criteria evaluation is not applicable and consistency findings for those situations are not required.

Staff evaluated the County's project using the Compatibility Zone criteria as applied to the unincorporated area. Staff analysis of the project is summarized in Attachment A.

Analysis Finding

Based on the review, staff finds that the proposed changes comply with the requirements of the zones to protect flight and are consistent with the Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans.

Attachments

Attachment A: Airport Compatibility Zones Criteria

Attachment B: Compatibility Zones Map

Attachment C: Zoning Regulations Amendments (Redline)

Attachment D: Resolution

Travis AFB Land Use Compatibility Zone Criteria

ALUC 24-16 & Public Health and Safety Chapter Amendments – Solano County

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is within City Limits. The proposed amendments do not apply to property within City Limits
Max Densities – residential – 0 du/acre, Indoor uses – 0; Outdoor uses – 5 people/acre, Max people per acre – 5/acre	X		Same as above
Prohibited uses: all structures except aeronautical facilities with location set by US Dept of Defense Criteria, assemblages of people, above-ground bulk storage of hazardous materials, hazards to flight	X		
Additional Zone A Criteria			
Avigation easement dedication; WHA required for projects that have the potential to attract wildlife hazards	X		Same as above
Zone B1			Portions of Zone B1 are within unincorporated areas. The following criteria apply
Maximum residential density – 0; Indoor uses – 15 people/acre; Outdoor – 20 people/acre; Max people per single acre – 30 /acre	X		The proposed amendments do not increase densities
<ul style="list-style-type: none"> • Prohibited uses: Children’s schools,⁷ day care centers,⁸ libraries • Theatres, meeting halls, and other assembly uses • Office buildings > three stories in height • Labor-intensive industrial uses • Stadiums, group recreational uses • Hospitals, nursing homes • Highly noise-sensitive uses (e.g. outdoor theaters) • Aboveground bulk storage of hazardous materials • Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Zone B1 Criteria			
<ul style="list-style-type: none"> • Locate structures maximum distance from extended runway centerline • Minimum NLR of 40 dB in buildings with noise-sensitive uses⁹ • ALUC review required for objects > 35 feet AGL¹⁰ • Avigation easement dedication • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB • For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. 	X		The proposed amendments do not proposed such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone B2			
Maximum residential density - see Policy 4.2.1; Indoor – 25 people/acre, Outdoor – 40 people/acre Max people/single acre Primary & Secondary Dwellings or ADU units must be included when calculating densities	X		The proposed amendments do not increase densities
Prohibited Uses <ul style="list-style-type: none"> • Children’s schools,⁷ day care centers,⁸ libraries • Stadiums, group recreational uses • Hospitals, nursing homes • Highly noise-sensitive uses (e.g. outdoor theaters) • Aboveground bulk storage of hazardous materials¹¹ • Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> • Minimum NLR of 35 dB in residences (including mobile homes) and buildings with noise-sensitive uses⁹ • ALUC review required for objects > 50 feet AGL • Avigation easement dedication • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB • For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. • For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Zone C			
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre Primary & Secondary Dwellings or ADU units must be included when calculating densities	X		The proposed amendments do not increase densities
Prohibited uses: <ul style="list-style-type: none"> • Children’s schools,⁷ day care centers,⁸ libraries • Hospitals, nursing homes • Hazards to flight⁶ 	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> • Minimum NLR of 20 dB in residences (including mobile homes) and buildings with noise-sensitive uses⁹ • Deed notice required • ALUC review required for objects > 100 feet AGL • All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 			
Zone D			
Max Densities – No limits	X		The proposed amendments do not increase densities
Prohibited uses: hazards to flight	X		The proposed amendments do not propose hazards to flight
Additional Criteria			
<ul style="list-style-type: none"> ALUC review required for objects > 200 feet AGL Deed Notice Required All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Zone E			
Max Densities – No limits	X		The proposed amendments do not increase densities
Prohibited Uses: None	X		The proposed amendments do not propose hazards to flight
Additional Criteria:			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> ALUC review required for objects > 200 feet AGL All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review Outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA. 	X		The proposed amendments do not propose such uses
Assault Landing Zone			
Max densities: Same as Underlying Compatibility Zone	X		The proposed amendments do not increase densities
Prohibited uses: Same as Underlying Compatibility Zone, structures greater than 200 ft. AGL in height	X		The proposed amendments do not propose such uses
Development conditions Same as Underlying Compatibility Zone	X		Same as above
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		Same as above
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		Same as above
Height Review Overlay			
Max densities: Same as Underlying Compatibility Zone	X		The proposed amendments do not increase densities
Prohibited uses: Same as Underlying Compatibility Zone	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b) 	X		Same as above
<ul style="list-style-type: none"> All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review 	X		Same as above
Low Altitude Maneuvering Zone			
Prohibited Uses: <ul style="list-style-type: none"> Objects or structures 200 feet tall or greater. New residential development within 2 nautical miles of waypoint A (N38 12.32' W121 52.65') and B (N38 14.64' W121 51.36'). New residential development on any non-agricultural zoning within the LAMZ Non -agricultural uses are incompatible within the LAMZ, with the exception of areas that are zoned for non—agricultural uses (such as MG-3 or CR) as effective on August 8, 2024 Hazards to flight Children’s schools, day care centers, libraries, Hospitals, nursing homes 	X		The proposed amendments do not propose such uses
Additional development criteria: <ul style="list-style-type: none"> Objects or structural heights are limited to 200 feet and must comply with FAR Part 77 obstruction height clearances. Areas outside of 2 nautical miles of waypoint 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<p>A (N38 12.32' W121 52.65') and B (N38 14.64' W121 51.36'), residential development is limited to two units per agriculturally zoned parcels (one primary and one secondary or ADU unit) as effective on August 8, 2024.</p> <ul style="list-style-type: none"> • Commercial solar is allowed within the LAMZ if found compatible following referral to the ALUC in coordination with Travis AFB. New or expanded commercial solar facilities must conduct an SGHAT glint and glare study for ALUC review and coordination with Travis AFB. • To prevent interference with night-time tactical flying, including use of Night Vision Goggles (NVG), any new outdoor lighting sources within the LAMZ require review by the ALUC in coordination with Travis AFB. • For development within the existing MG-3 or CR zone, refer to the Maximum Densities/Intensities criteria in Zone C. ALUC review is required. • For areas within the LAMZ, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. ALUC will use this information to coordinate with the Travis AFB Bird/Wildlife Aircraft Strike Hazard (BASH) Team. Based on the findings of the WHA and coordination with the Travis AFB BASH Team, all reasonably feasible mitigation measures must be incorporated into the planned land use. 			

RIO VISTA AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone 1			Zone 1 lies within City Limits. The following criteria do not apply
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		Same as above
Prohibited uses: Assemblages of people, objects penetrating the Title 14 CFR Part 77 imaginary surfaces, structures and residential land uses, hazards to flight	X		Same as above
Additional Criteria			
<ul style="list-style-type: none"> • Deed Notice Required • Avigation easement dedication. • Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). • Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		Same as above
Zone 2			Portions of the unincorporated area lie within Zone 2
Max Densities – residential – 1 du per 10 acre, nonresidential - 40 people per acre, single acre/clustered development – 80 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, theaters, meeting halls, and other assembly uses, office buildings >3 stories in height, labor-intensive industrial uses, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, aboveground bulk storage of hazardous materials, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> • Deed Notice Required • Locate structures at a maximum distance from extended runway centerline. • Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4). • ALUC review required for objects ≥ 35 feet AGL. • Avigation easement dedication. • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		
Zone 3			Portions of the unincorporated area lie within Zone 3
Max Densities – residential – 1 du per 2 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, major shopping centers, theaters, meeting halls, and other assembly uses, highly noise-sensitive uses, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4). ALUC review required for objects ≥ 50 feet AGL. Avigation easement dedication. See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
Zone 4			Portions of the unincorporated area are within Zone 4
Max Densities – residential – 1 du per 2 acre, nonresidential - 100 people per acre, single acre/clustered development – 300 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Children’s schools, day care centers, stadiums, group recreational uses, hospitals, nursing homes, highly noise-sensitive uses, hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects ≥ 100 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). 	X		The proposed amendments do not propose such uses

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 			
Zone 5			Portions of the unincorporated area lie within Zone 5
Max Densities – residential – 1 du per 1 acre, nonresidential - 70 people per acre, single acre/clustered development – 210 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Highly noise-sensitive uses, hazards to flight, children's schools, large daycare centers, stadiums, group recreational uses, hospitals, nursing homes	X		The proposed amendments do not propose such uses
Additional Criteria			
<ul style="list-style-type: none"> Deed Notice Required Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) ALUC review required for objects ≥ 200 feet AGL (see Policy H-2). See Policy RE-1 pertaining to all proposed wind turbines. All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		The proposed amendments do not propose such uses
Zone 6			Portions of the unincorporated area lie within Zone 6
Max Densities – residential – no limit/consider noise and overflight, nonresidential - 200 people per acre, single acre/clustered development – 800 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: hazards to flight	X		The proposed amendments do not propose such uses
Additional Criteria			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> • Deed Notice Required • Maximum interior noise level of CNEL 45 dB in buildings with noise-sensitive uses (see Policy NP-4) 	X		The proposed amendments do not propose such uses
<ul style="list-style-type: none"> • ALUC review required for objects ≥ 200 feet AGL (see Policy H-2). • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • All new or expanded meteorological towers ≥ 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). • Within the Inner WHA Boundary, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use (see Policy WH-1). • Refer to the Compatibility Zone D standards found in the Travis AFB LUCP. 	X		
Zone 7			Portions of the unincorporated area lie within Zone 7.
Max Densities – residential – 0 du/acre, nonresidential - 0 people per acre, single acre/clustered development – 0 people per acre	X		The proposed amendments do not increase densities
Prohibited uses: Wildlife hazard attractants	X		The proposed amendments do not propose such uses
Additional Criteria			

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
<ul style="list-style-type: none"> • Deed Notice Required • For areas outside of the Inner WHA Boundary but within the Outer WHA Boundary, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA (see Policy WH-2). • All discretionary projects located within the Inner WHA Boundary and Outer WHA Boundary are required to consider the potential for the project to attract hazardous wildlife, wildlife movement, or bird strike hazards as part of environmental review process required by the California Environmental Quality Act (CEQA) (see Policy WH-3). • ALUC review required for objects \geq 200 feet AGL (see Policy H-2). • See Policy RE-1 pertaining to all proposed wind turbines. • All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review (see Policy RE-2). • All new or expanded meteorological towers \geq 200 feet AGL, whether temporary or permanent, require ALUC review (see Policy H-1). 	X		The proposed amendments do not propose such uses

NUT TREE AIRPORT LAND USE COMPATIBILITY ZONE CRITERIA

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone A			Zone A is located within City Limits. The following criteria do not apply
Max Densities: residential – 0 du/acre, other uses/in structures – 10; in/out of structure – 15 people/acre, required open land – 65%	X		Same as above
Prohibited uses: assemblage of people; new structures >FAR 77 height limits; noise sensitive uses			
No uses hazardous to flight			
Avigation easement			
50ft. setback from extended runway centerline for all structures			
Zone B			Zone B is located within City Limits. The following criteria do not apply
Max Densities: residential – 0.3 du/acre, other uses/in structures – 20; in/out of structure – 40 people/acre, required open land – 50%	X		Same as above
Prohibited uses: noise sensitive uses; schools, libraries, hospitals, nursing homes; involving substantial amount of highly flammable or explosive materials			
Structures to be as far as possible from extended runway centerline			
Minimum NLR ⁸ of 25 dBA in residential and office buildings			
No uses hazardous to flight			
Avigation easement			
Zone C			Zone C is located within City Limits. The following criteria do not apply
Max Densities: residential – 1 du/acre, other uses/in structures – 50; in/out of structure – 75 people/acre, required open land – 15%	X		Same as above
Prohibited uses: schools, libraries, hospitals, nursing homes; noise sensitive outdoor activities			
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA			
Clustering of development is encouraged			
No uses hazardous to flight			
Avigation easement			
Zone D			Zone D is located within City Limits. The following criteria do not apply
Max Densities: residential – 4 du/acre, other uses/in structures – 100; in/out of structure – 150 people/acre, required open land – 10%	X		Same as above
Prohibited uses: noise sensitive outdoor activities			
Residential structures, especially mobile homes, to have a minimum NLR of 20 dBA			
Clustering of development is encouraged			
No uses hazardous to flight			
Overflight easement			
Zone E			Zone E is located within City Limits. The following criteria do not apply.

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Max Densities: residential – 6 du/acre	X		Same as above
Prohibited uses: Highly noise sensitive outdoor activities; e.g. amphitheaters			
Residential uses should have limited outdoor living area and should be oriented away from noise source, clustering is encouraged			
No uses hazardous to flight			
Overflight easement			
Zone F			Portions of the unincorporated area lie within Zone F
Max Densities: other uses/in structures – No limit	X		The proposed amendments do not increase densities
Overflight easement dedication	X		Not applicable

Travis AFB Compatibility Zones

- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Airport Influence Area
- LAMZ Overlay
- Runways
- Assault Landing Strip
- Travis AFB Property
- Travis AFB Easement

Rio Vista Airport Compatibility Zones

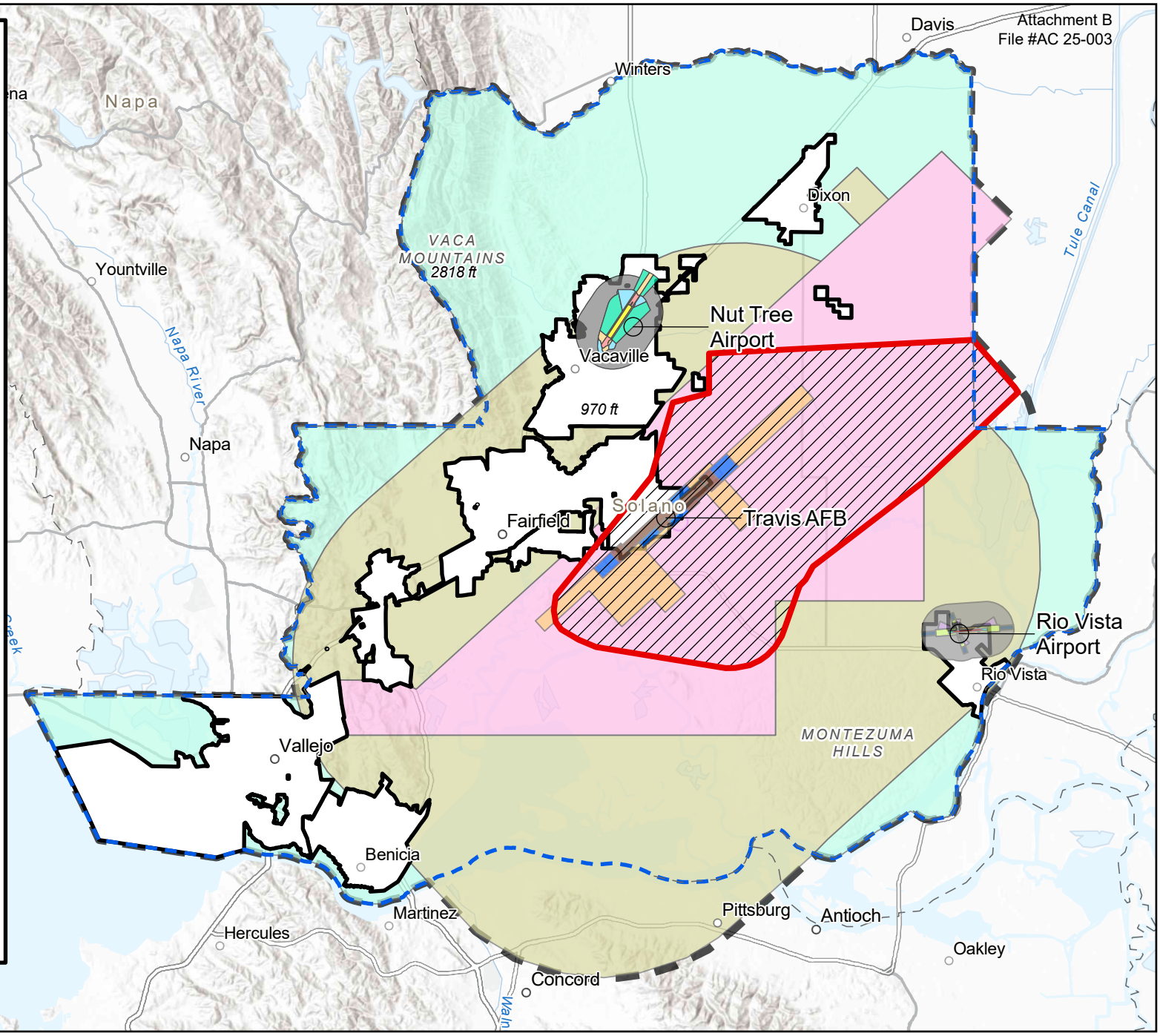
- Primary Surface
- Zone 1 - Runway Protection Zone
- Zone 2 - Inner Approach / Departure Zone
- Zone 3 - Inner Turning Zone
- Zone 4 - Outer Approach / Departure Surface
- Zone 5 - Sideline Zone
- Zone 6 - Traffic Pattern Zone

Nut Tree Airport Compatibility Zones

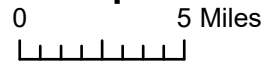
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone F

City Boundary
County Boundary

This is the official city boundary as approved by LAFCO.



Airport Compatibility Zones & Travis AFB Influence Area



ORDINANCE NO. 2024-___

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections pertaining to interpretation of the chapter, minimum architectural standards for dwellings, Residential-Traditional Community District-4 (R-TC-D-4) development standards, and roadside stands (ZT-24-02)

Whereas, Chapter 28 of the Solano County Code (Zoning Regulations) is occasionally amended by the Board of Supervisors with the goal of modernizing certain regulations to eliminate ambiguities, correct typographical errors, and promote practicality and internal consistency; and

Whereas, in furtherance of the above-stated goal, the proposed zone text amendment ZT-24-02 would revise and update sections of the County Zoning Regulations pertaining to interpretation of the chapter, minimum architectural standards for dwellings, Residential-Traditional Community District-4 (R-TC-D-4) development standards, and roadside stand regulations; and

Whereas, on December 5, 2024, the Solano County Planning Commission held a noticed public hearing to consider the proposed zone text amendment, and adopted a resolution recommending approval by the Board of Supervisors; and

Whereas, based on the staff report, recommendation of the Planning Commission, and all other relevant evidence presented to the Board of Supervisors, and after considering all public testimony and due deliberation, the Board of Supervisors determines that the proposed zone text amendment is appropriate and desirable, and is consistent with the Solano County General Plan.

Therefore, the Solano County Board of Supervisors ordains as follows:

SECTION I

Section 28.03 of the Solano County Code, relating to interpretation of Chapter 28, is amended as follows:

28.03 Interpretation of Chapter

A. General Rules. The following general rules apply to the interpretation and application of the Zoning Ordinance.

1. In their interpretation and application, provisions of this chapter shall be held to be minimum requirements, except where they are expressly stated to be maximum requirements.
2. The words “shall,” “will,” “is to,” and “are to” are mandatory. “Should” means a regulation that is not mandatory but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. “May” is permissive.

A.—Unlisted Land Uses.

- B. If an owner proposes a type of land use which is not described or identified in this chapter, the Zoning Administrator may determine that the proposed use is substantially similar to another type of land use which is described or identified in this chapter, and the permit

application shall be accepted and processed for proposed use as if it were functionally equivalent to the substantially similar land use. If a Use Permit or other discretionary approval of the Planning Commission is required by this chapter for the substantially similar land use, the Planning Commission is not bound by the Zoning Administrator’s determination.

C. Aliquot Divisions of an Irregular Section of Land. Land divisions consistent with the requirements of the State Subdivision Map Act and Chapter 26 (Subdivisions) of this Code, shall have a minimum parcel size as indicated by the zoning district pursuant to Article II of this chapter (Districts and Allowable Uses) (e.g., A-20, A-40, A-80, A-160, R-R-10, R-R-5, etc.).

However, for the purpose of complying with the minimum lot area as required by the zoning district, surveyed sections of land as established under the Public Land Survey System containing less than the equivalent of a full aliquot part of a standard six hundred forty (640) acre section of land shall be deemed equivalent to a full aliquot part, provided the subject parcel’s legal description describes the area in terms of the aliquot part and the deviation is less than ten (10) percent. Under this provision, the resultant parcels of the Land Division shall be of equal size.

The following table lists aliquot parts of a section of land:

Aliquot Parts of a Section under the Public Land Survey System	Total Area of Aliquot Part
Full section	640 acres
One-half (1/2) section	320 acres
One-quarter (1/4) section	160 acres
One-eighth or quarter-quarter (1/8) section	80 acres
One-sixteenth (1/16) section	40 acres
One-thirty-second (1/32) section	20 acres
One-sixty-fourth (1/64) section	10 acres
One-one-hundred twenty-eighth section (1/128)	5 acres

SECTION II

Section 28.72.10(A)(2)(c) of the Solano County Code, relating to Minimum Architectural Standards for Dwellings, is amended as follows:

- c. Roofing material shall be limited to materials commonly found on conventionally built residential structures. Roofing material with a shiny, metallic appearance is not allowed. ~~The minimum pitch of the roof shall be three inches vertical to 12 inches horizontal.~~

SECTION III

Table 28.32C within Section 28.32.30 of the Solano County Code, relating to Residential-Traditional Community District Development Standards, is amended as follows:

Table 28.32C Development Standards for Main Building (1) and Accessory Dwelling Unit											
Development Feature	Requirement by Zoning District										
	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5	R-TC-4	R-TC-D-4	R-TC-D-6	R-TC-MF	R-TC-MU
Minimum Lot Area (2)	<i>Minimum area required for new lots</i>										
	1 acre	20,000 s.f.	15,000 s.f.	10,000 s.f.	6,000 s.f.	5,000 s.f.	4,000 s.f. ⁽³⁾	<u>4,000 s.f.⁽³⁾</u>	6,000 s.f. ⁽³⁾	5,000 s.f.	4,000 s.f.
Dwelling Size	<i>Minimum or maximum gross floor area for new dwellings</i>										
Primary Dwelling	1,000 square feet minimum										
Accessory Dwelling Unit	See subsection 28.72.10(B)(2)										
Setbacks	<i>Minimum setbacks required. See Section 28.50(e) for setback requirement, allowed projections into setbacks, and exceptions.</i>										
Front	20 feet ⁽⁵⁾				20 feet ⁽⁶⁾	0 feet ⁽⁶⁾	20 feet ⁽⁶⁾			30 feet ⁽⁶⁾	0 feet ⁽⁶⁾
Sides (each)	10 feet					5 feet			10 feet	5 feet	
Sides (combined)	N/A				15 feet	10 feet			20 feet	5 feet	
Rear	25 feet				20% of lot depth, not exceeding 25 feet, and not less than 15 feet	0 feet	20% of lot depth, not exceeding 25 feet, and no less than 15 feet			15 feet	0 feet
Between Structures ⁽⁷⁾	10 feet						10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such buildings placed in any other manner.			10 feet	10 feet between single family dwelling on the same lot when placed side-by-side and 20 feet between such building placed in any other manner
Height Limit	<i>Maximum allowed height of structures. See Section 28.93 (height exceptions) and Section 28.99 (Airport flight obstruction Areas)</i>										
	35 feet									50 feet	35 feet
Parking	<i>As required by Section 28.94 (Parking Requirements) and Section 28-102 (Architectural Approval)</i>										

SECTION IV

Section 28.01 of the Solano County Code is amended to add and amend definitions as follows:

Agricultural Products: For purposes of this chapter, fresh or processed products produced in California, including fruits, nuts, vegetables, herbs, mushrooms, dairy, shell eggs, honey, pollen, unprocessed bees wax, propolis, royal jelly, flowers, grains, nursery stock, raw

[sheared wool, livestock meats, poultry meats, rabbit meats, and fish, including shellfish that is produced under controlled conditions in waters located in California.](#)

Nonagricultural Products: [For purposes of this chapter, products that are characterized as services, arts, crafts, bakery, candies, soaps, balms, perfumes, cosmetics, pottery, clothing, fabrics, pastas, compost, fertilizers, candles, ceramics, foraged foods, types of wares and other similar products.](#)

Agricultural-Related Products: [For purposes of this chapter, Nonagricultural Products made on-site or off-site within Solano County that are in harmony with the agricultural community character, such as handcrafted items \(pottery, knitted goods, homemade jewelry, and similar\), specialty candies and chocolates made with local ingredients, homemade soaps and lotions, and local artwork and photography.](#)

Farm Stand~~Roadside Stand~~: An area of an agricultural property set aside for the sale of processed and unprocessed crops, that are grown primarily on the property (“on-site”). Crops that have been grown or produced off the property (“off-site”) may only be sold in conjunction with the sale of crops grown on-site or off-site on land owned or leased by the operator within Solano County and in compliance with applicable laws or regulations governing the construction, operation and maintenance of the stand. [Agricultural-Related Products and](#) Nonagricultural products may also be sold, but only in conjunction with the sale of crops, as regulated by the applicable zoning district. A ~~roadside stand~~ **Farm Stand** shall not include the sale of nursery stock or winery products, or any processing of agricultural products or “food preparation” unless conducted in compliance with the California Health and Safety Code and approved by the Department of Resource Management, Environmental Health Services Division.

SECTION IV

Article II of Chapter 28 of the Solano County Code (Zoning Regulations, Districts and Allowable Uses) is amended to update the Tables of Allowed Uses in the A-20, A-40, A-80, A-160, A-SV-20, ATC, ATC-NC, RR-2.5, RR-5, RR-10, C-H, C-R, IAS, and P Zoning Districts with respect to [Farm Stands](#), as follows:

Table 28.21A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, - - - = Prohibited					
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements				Land Use Regulations** **See Section 28.70.10
	A-40	A-80	A-20	A-160	
RETAIL AND OFFICE USES					
A. RETAIL USES					
Roadside Farm Stand					28.74.10(A), (B)(8)
1,000 sq. ft or less in size	A	A	A	A	
Between 1,000 and 2,500 sq. ft. in size	AP	AP	AP	AP	
Greater than 2,500 sq. ft. in size	MUP	MUP	MUP	MUP	

--	--	--	--	--	--

Table 28.23A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, --- = Prohibited				
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements			Land Use Regulations** **See Section 28.70.10
	A-SV-20	ATC	ATC-NC	
RETAIL TRADE USES				
Roadside stand <u>Farm Stand</u>				28.23.50.40
<i>1,000 square feet or less in size</i>	A	A	A	
<i>Between 1,000 and 2,500 square feet</i>	AP	A	A	
<i>Greater than 2,500 square feet or with nonagricultural product sales greater than 10%</i>	MUP	A	A	

Table 28.31A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, --- = Prohibited				
ALLOWED USES* *See Definitions Section 28.01	Permitted Uses			Land Use Regulations** **See Section 28.70.10
	RR-2.5	RR-5	RR-10	
28.74 RETAIL AND OFFICE USES				
A. RETAIL USES				
Roadside stand <u>Farm Stand</u> for sales of agricultural crop products grown or produced on the premises	A	A	A	28.74.10(A) & (B)(8)
<i>1,000 square feet or less in size</i>	A	A	A	28.74.10(A) & (B)(8)
<i>Between 1,000 and 2,500 square feet</i>	AP	AP	AP	
<i>Greater than 2,500 square feet</i>	---	---	---	

Table 28.41A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, PUD = Planned Unit Development, UP = Use Permit, E = Exempt, --- = Prohibited							
ALLOWED USES* *See Definitions Section 28.01	Permit Requirements						Land Use Regulations** **See Section 28.70.10
	C-H	C-N	C-R	C-R-L ⁽⁶⁾	C-S	C-O	
RETAIL AND OFFICE USES							
A. RETAIL USES							
Roadside stand <u>Farm Stand</u>							
<i>1,000 sq. ft. or less in size</i>	A	--- A	A	---	---	---	
<i>Between 1,000 sq. ft. and 2,500 sq. ft.</i>	AP	--- AP	AP	---	---	---	

Greater than 2,500 sq. ft.	MUP	--- MUP	MUP	---	---	---	28.74.10(A) & (B)(8)
--	-----	-----------------------	-----	-----	-----	-----	----------------------

Table 28.43A Table of Allowed Uses – IAS District

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, ~~PUD = Planned Unit Development,~~
UP = Use Permit, E = Exempt, --- = Prohibited

ALLOWED USES*	Permit Requirements	Land Use Regulations
*See Definitions Section 28-0110	Uses	
	IAS	
28.74 RETAIL AND OFFICE USES		
A. RETAIL USES		
Roadside stand Farm Stand		
1,000 square feet or less in size	A	28.74.10(A) & (B)(8)
Between 1,000 and 2,500 square feet in size	AP	
Greater than 2,500 square feet in size	MUP	
Any of the above with a Certified Farmers Market		28.74.10(A) & (B)(8); 28.75.20(A) & (B)(2)
Small Certified Farmers Market	A	
Medium Certified Farmers Market	AP	
Large Certified Farmers Market	MUP	

Table 28.61A Table of Allowed Uses

A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, --- = Prohibited

ALLOWED USES*	Permit Requirements	Land Use Regulations**
*See Definitions Section 28-0110	Uses	**See Section 28-70.10
	P District	
28.74 RETAIL AND OFFICE USES		
A. RETAIL USES		
Roadside stand Farm Stand for the sale of agricultural products grown on-site		
1,000 square feet or less in size	A	28.74.10(A) & (B)(8)
Between 1,000 and 2,500 square feet in size	AP	
Greater than 2,500 square feet in size	MUP	

SECTION V

Solano County Code, Article II, Section 28.74.10(B)(8), relating to land use regulations for Roadside Stands is amended as follows:

28.74.10 RETAIL USES

B. Specific Requirements

8. ~~Roadside Stand~~ **Roadside Farm Stand (A, CR, P and R Districts)**

General. ~~Roadside Farm Stands~~stands, food establishments open to the outside air, and retail dairies shall have ingress and egress designed so as to avoid traffic congestion and hazards; shall provide adequate controls or measures to prevent dust, odor or light; shall provide adequate off-street parking; shall obtain Environmental Health Division approval prior to issuance of the use permit, and shall be determined to be in harmony with the committed character of the subject locality.

a. ~~Roadside Farm Stands~~ Stands within the (R) Districts:

A ~~roadside stand~~Farm Stand incidental to a dwelling as permitted in an R District, must meet the following specific development standards:

Maximum Size. Shall not be greater than ~~500~~2,500 square feet in size, as determined by measuring the total roof-covered area.

(1)

~~Non-agricultural Product Sales. Sales of non-agricultural products including pre-packaged food shall not be allowed.~~

(2) Product Sales Requirement. The following table lists product sales requirements for a Farm Stand, subject to the restrictions set forth in Sections 28.74.20(B)(8)(a)(3) and (4):

<u>Product Type</u>	<u>Maximum Square Footage of Total Stand Size</u>
<u>Agricultural Products</u>	<u>Up to 100% of total square footage.</u>
<u>Agricultural-Related Products</u>	<u>Up to 50% of total square footage.</u>
<u>Nonagricultural Products</u>	<u>Up to 10% of total square footage.</u>

(3) Pre-Packaged Food Sales. A maximum area of 50 square feet may be used for the sale and inventory of pre-packaged food, provided that such food sales and inventory comply with the requirements of the Department of Resource Management, Environmental Health Services Division. Such food sales and inventory must be from an “approved source” and not a “potentially hazardous food” as defined by the California Health and Safety Code.

Any pre-packaged food sales that do not meet these criteria, including the square footage requirement, are not allowed.

(4) On-Site Growing Requirement. At least 50% of agricultural products sold shall be grown or produced on-site or off-site on land within Solano County owned or leased by the Farm Stand operator. The remainder of agricultural products sold shall be produced in Solano County.

~~(1)~~(5) **Setbacks.** Minimum setback from an adjacent paved street, measured from the nearest edge of the pavement to the property, shall be the same as required for the main building.

~~(2)~~(6) **Ingress and Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Transportation, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

~~(3)~~(7) **Operational Controls.** Shall provide adequate controls or measures to prevent dust, odor or light.

~~(4)~~(8) **Off-Street Parking Requirements.** Shall provide off-street parking in accordance with Section 28-55 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.

~~(5)~~(9) **Environmental Health Approval.** If required, sShall obtain Department of Resource Management, Environmental Health Services Division approval, ~~if required,~~ prior to operation.

~~(6)~~(10) **Compatibility with Community.** Shall be determined to be in harmony with the community character of the subject locality.

~~(7)~~(11) **Farm Stand Signs.** A maximum on one awning, freestanding, or wall sign is allowed reflecting the Farm Stand business on the property, with a maximum sign area of 16 square feet, notwithstanding and in addition to the signs contemplated by Section 28.96.60 (Zoning District Sign Standards). In addition, one sandwich board (i.e. A-frame) sign is allowed reflecting the Farm Stand business on the property, with a maximum sign area of 9 square feet. All other applicable provisions of Section 28.96 (Sign Regulations) remain in effect.

b. ~~Farm Stand Roadside Stands~~ within the (A), (C), (IAS), and (P) and ~~(CR)~~ Districts:

A ~~Farm Stand roadside stand~~, as permitted in any (A), (C), (IAS), and (P) District, must meet the applicable development standards delineated in the applicable zoning district, as well as the following specific development standards:

— **Determining the Size of a ~~Farm Stand Roadside Stand~~.** Size, as regulated in the applicable zoning district, shall be determined by measuring the total roof covered area. Where a farm stand is operated within a portion of a larger building, the farm stand shall be functionally separated from the remainder of

the building by either temporary or permanent walls and size shall be determined by measuring the gross floor area of the enclosed space plus any outdoor display area.

~~(1)~~
(1)

~~(2)~~ **Product Sales Requirement.** The following table lists product sales requirements for a Farm Stand, subject to the restrictions set forth in Sections 28.74.20(B)(8)(b)(3) and (4): **On-site growing requirement.** ~~At least fifty percent (50%) of the crops sold shall be grown on-site or off-site on land owned or leased by the operator within Solano County. The balance of the stand shall be used for the sale and inventory of crops or other agricultural products, including non-agricultural products as regulated by this Chapter, grown or produced on-site or off-site.~~

(2)

<u>Product Type</u>	<u>Maximum Square Footage of Total Stand Size</u>
<u>Agricultural Products</u>	<u>Up to 100% of total square footage.</u>
<u>Agricultural-Related Products</u>	<u>Up to 50% of total square footage.</u>
<u>Nonagricultural Products</u>	<u>Up to 10% of total square footage.</u>

(3) **Pre-Packaged Food Sales.** A ~~maximum~~ area ~~not exceeding~~ 50 square feet may be used for the sale and inventory of pre-packaged food, provided that such food sales and inventory complies with the requirements of the Department of Resource Management, Environmental Health Services Division. Such food sales and inventory must be, ~~and is~~ from an “approved source” and ~~is~~ not a “potentially hazardous food” as defined by the California Health and Safety Code.

Any pre-packaged food sales that do not meet these criteria, including the square footage requirement, is not allowed.

~~(3)~~(4) **On-Site Growing Requirement.** At least 50% of agricultural products and value-added agricultural products sold shall be grown or produced on-site or off-site on land within Solano County owned or leased by the Farm Stand operator. The remainder of agricultural products sold shall be produced in Solano County.

~~(4)~~ **Non-agricultural Other Product Sales.** ~~Sales of any product that does not qualify as an agricultural, value-added agricultural, or agricultural-related product is limited to no more than 10% of total product sales. Non-agricultural~~

~~product sales shall mean the on-site sales of non-agricultural products produced on and off the property, where the total inventory and sales area for such products is limited to fifty (50) square feet, except that sales and inventory of pre-packaged food shall be further subject to the requirements of (4) above.~~

- (5) **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
- (6) **Ingress and Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the encroachment permit requirements of the Director of Transportation, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- (7) **Operational Controls.** Shall provide adequate controls or measures to prevent dust, odor or artificial light and glare.
- (8) **Off-Street Parking Requirements.** Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.
- (9) **Environmental Health Approval.** ~~if required,~~ shall obtain Department of Resource Management, Environmental Health Services Division approval, ~~if required,~~ prior to operation.
- (10) **Compatibility with Community.** Shall be determined to be in harmony with the community character of the subject locality.
- (11) **Farm Stand Signs.** A maximum of one awning, freestanding, projecting or wall sign is allowed reflecting the Farm Stand business on the property, with a maximum sign area of 32 square feet, notwithstanding and in addition to the signs contemplated by Section 28.96.60 (Zoning District Sign Standards). In addition, one sandwich board (i.e. A-frame) sign is allowed reflecting the Farm Stand business on the property, with a maximum sign area of 9 square feet. All other applicable provisions of Section 28.96 (Sign Regulations) remain in effect.

SECTION VI

Solano County Code, Article II, Section 28.23.50.40(B)(2) (Special Uses Regulations, Retail Trade Uses) relating to ~~Roadside Farm~~ Stands in the Suisun Valley zoning districts (A-SV-20, ATC, ATC-NC), is amended as follows:

28.23.50 Special Uses Regulations:
28.23.50.40 Retail Trade Uses

2. ~~Farm Stand~~ ~~Roadside Stand~~.

a. **Standards.** A ~~Farm Stand~~ ~~roadside stand~~, as permitted in Table 28.23A, must meet the applicable development standards delineated in Tables 28.23B and 28.23C and comply with the following:

- (1) **Stand Operator.** Shall be operated by the property owner or occupant.
- (2) **Stand Size Calculation.** Size, as regulated in Table 28.23A, shall be determined by measuring the total roof-covered area. Where a ~~Farm Stand~~ ~~roadside stand~~ is operated within a portion of a larger building, the ~~Farm Stand~~ ~~roadside stand~~ shall be functionally separated from the remainder of the building by either temporary or permanent walls and size shall be determined by measuring the gross floor area of the enclosed space plus any outdoor display area.
- (3) **Produce Sales Requirement.** The following table lists product sales requirements for a Farm Stand, subject to the restrictions set forth in Sections 28.23.50.40(B)(2)(a)(4):

<u>Product Type</u>	<u>Maximum Square Footage of Total Stand Size</u>
<u>Agricultural Products</u>	<u>Up to 100% of total square footage.</u>
<u>Agricultural-Related Products</u>	<u>Up to 50% of total square footage.</u>
<u>Nonagricultural Products</u>	<u>Up to 10% of total square footage.</u>

(4) At least 25 percent of the crops sold shall be grown on site or off site on land owned or leased by the operator within Solano County. The balance of the stand shall be used for the sale and inventory of crops or other ~~agricultural products, including nonagricultural~~ products as regulated by this chapter, grown or produced on site or off site.

(54) **Pre-Packaged Food Sales.** A ~~maximum area of~~ ~~n area not exceeding~~ 50 square feet may be used for the sale and inventory of prepackaged food, ~~;~~ provided, that such food sales and inventory complies with the requirements of the Department of Resource Management, Environmental Health Services Division. Such food sales and inventory must be, ~~and is~~ from an “approved source” and ~~is~~ not a “potentially hazardous food” as defined by the California Health and Safety Code.

Any pre-packaged food sales that do not meet these criteria, including the square footage requirement, are not allowed.

~~(5) Nonagricultural Agricultural-related product sales shall mean the on-site sales of nonagricultural products produced on and off the property, where the total inventory and sales area for such products is limited to a maximum percentage of the size of the total sales at the stand, as specified in Table 28.23A. Sales of any product that does not qualify as an agricultural, value-added agricultural, or agricultural-related product is limited to no more than 10% of total product sales.~~

- (6) **Setbacks.** Minimum setback from an adjacent street shall be the same as required for the main building.
- (7) **Ingress and Egress.** Shall have ingress and egress designed so as to avoid traffic congestion and hazards. All connections to County roads shall meet the Encroachment Permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
- (8) **Operational Controls.** Shall provide adequate controls or measures to prevent dust, odor or light.
- (9) **Off-Street Parking Requirements.** Shall provide off-street parking in accordance with Section 28.94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with the Building Code.
- (10) **Environmental Health Approval.** Shall obtain Department of Resource Management, Environmental Health Services Division approval, if required, prior to operation.
- (11) **Farm Stand Signs.** A maximum of one awning, freestanding, projecting or wall sign is allowed reflecting the Farm Stand business on the property, with a maximum sign area of 32 square feet, notwithstanding and in addition to the signs contemplated by Section 28.96.60 (Zoning District Sign Standards). In addition, one sandwich board (i.e. A-frame) sign is allowed reflecting the Farm Stand business on the property, with a maximum sign area of 9 square feet. All other applicable provisions of Section 28.96 (Sign Regulations) remain in effect.
- (12) **Compatibility with Community.** Shall be determined to be in harmony with the community character of the subject locality.

SECTION V

This Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.) Section 15061(b)(3) (Common Sense Exemption) because the proposed project has no potential to cause a significant effect on the environment. The proposed project entails a set of minor amendments to the text of Chapter 28 of the Solano County Code to eliminate ambiguities, correct typographical errors, and promote practicality and internal consistency. The proposed project will

not alter prior regulations for intensity or location of development or otherwise compel any physical disturbance to the existing physical environment.

SECTION VI

This Ordinance will be effective thirty (30) days after its adoption.

SECTION VII

If any provision of this Ordinance or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this ordinance with case be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION VIII

A summary of this ordinance will be published within 15 days of its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on _____, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk

Introduced:
Adopted:
Effective:
Operative:

**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 25-**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Solano County's Zoning Regulations Amendments)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission ("**Commission**") has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the "**Compatibility Plans**"); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the "**Act**") that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the County of Solano ("**Local Agency**") is considering approving the following project (the "**Project**"), as set forth in greater detail in the Staff Report and its Attachments concerning "Item AC 25-003" of the Commission's January 9, 2025 Regular Meeting ("**Staff Report**"): "Adopt a Resolution determining that Application No. ALUC-24-19 (Solano County Zoning Regulations Amendments) is consistent with the Travis Air Force Base (AFB), Nut Tree and Rio Vista Airport Land Use Compatibility Plans (LUCP)", and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the Travis AFB, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on January 9, 2025 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____

Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
James Bezek, Secretary to the Commission