

Lake, Veronica A.

From: Robin Gardelle [REDACTED]
Sent: Saturday, February 5, 2022 8:52 AM
To: CAO-Clerk

Board of Supervisors of Solano County

I am sending an email of support for the Turpin project on Morrison Lane in Suisun Valley.

I support the efforts of the County Staff and Planning Commissions approval and recommendation for the project.

I am and have been a resident of Solano county for five years.

Robin Gardelle
[REDACTED]

Thanks.

Thank you!

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Lake, Veronica A.

From: Pgherm [REDACTED]
Sent: Saturday, February 5, 2022 1:00 PM
To: CAO-Clerk
Cc: jmvasquez@solanocounty.com.mebrown@solanocounty.com.ehannigan@solanocounty.com.MHMashburn@solanocounty.com.jpspering@solanocounty.com
Subject: permit U-20-04

in.con.tro.vert.i.ble

def: not able to be denied or disputed-----indisputable
28.41.50.50 Tourist Uses

C. 4 page 29 Special Events

permitted INCIDENTAL TO the principal agricultural use on the property

def: incidental to means occurring in or associated with, normal, typical or customary operations of a particular trade or business lawinsider.com

Note-- the main business being agriculture (grapes). As a vintner myself I can attest that the event center will not contribute one dime to the value of said grapes. Thus as we see with wineries, it requires a value added component that can be sold via the event center, ie. making grapes into bottled wine--- a winery as the example. Winery events sell a good portion of their inventory via event centers. The main difference between winery requirements and other cases is taking into account products other than grapes. Notice that wineries even have to source 25% of the grapes from land owned or leased by the winery.

To further give a feel of the intent of the plan and A-SV, I find that table 28-41A, Allowed Uses, has Wineries (with event centers) and Agricultural processing facilities under AGRICULTURAL USES, while Special events are under REC- EDU and Public Assembly Uses.

signed// Paul G Herman

adjacent landowner since 1994
Suisun Valley Fund Committee Member
Suisun Valley Vitners and Growers Assoc. member
Suisun Valley Fruit Growers member

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Lake, Veronica A.

From: CATHERINE COE <[REDACTED]>
Sent: Sunday, February 6, 2022 9:03 AM
To: CAO-Clerk
Subject: Support for the Turpin project on Morrison Lane, Suisun Valley

Solano County Board of Supervisors,

I write to you in support of Susan Turpin's project on Morrison Lane in Suisun Valley. I support the work of our Solano County Staff and Planning Commission in reviewing, approving and recommending this project. As a resident, property owner, and prior business owner in Solano County over the past 30 years it concerns me that a vocal minority may undermine and thwart the agreed upon standard for the processes and planning that is intended to be in the best interest of the broader community.

Thank you,
Gregory Coe

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Lake, Veronica A.

From: Diane Watts [REDACTED]
Sent: Sunday, February 6, 2022 5:03 PM
To: CAO-Clerk
Subject: Turpin Property on Morrison Lane, Suisun Valley
Attachments: Scan02062022.pdf

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Sent from my iPad

To: the Board of Supervisors of Solano County

From: Sharon and Diane Watts

The intent of this email is to show our support for the Turpin project on Morrison Lane in Suisun Valley. This project was initiated several years ago by our brother Brent Watts and his wife Susan Turpin. Brent died unexpectedly in September of 2019 and our sister in-law has continued on with their project. Brent and Susan did extensive research before purchasing the property to insure their land use proposal fit within all the rules, regulations and zoning requirements of Ag/Tourism use. Since our brothers passing Susan has persevered with their dream, spending enormous amounts of time and money to ensure that all county requirements were met. As of now framing of their home is completed and finish work inside has begun. The house was purposely situated at the far end of the property to allow room for the planned Ag component and Event center. Several improvements to the property have been completed or are close to completion. These include a new road accessing the residence and event center; new PGE infrastructure sufficient for the proposed land use and the extension of Solano Irrigation District drainage lines across the property. A wetlands evaluation was also conducted. These improvements and study were not minor in scope nor in cost—it was very, very expensive to meet all county requirements and specifications.

We were extremely happy when the Planning Commission recently approved the project. My sister and I are not Solano County residents and recognize we have no say in Solano county business. We are from Paradise, Ca and know first hand how difficult it is to negotiate a path for simply rebuilding a house that has burned down. Susan's project is much more complex and she has worked tirelessly to meet all Solano county requirements.

The enormous time and monetary commitment Susan has made toward the successful completion of this project is incredible considering what she had to deal with including the unexpected death of her husband, working full time as a nurse practitioner during the pandemic and dealing with the loss of properties in Paradise, Ca as the result of the Camp fire. It is our sincere hope that you will join the planning commission in support of this project.

Thank you for your time and consideration in this matter.

Respectfully,



Sharon Watts



Diane Watts



Lake, Veronica A.

From: Kristin Herman M.D. [REDACTED]
Sent: Monday, February 7, 2022 7:20 AM
To: CAO-Clerk
Subject: Re: Letter against Use Permit U-20-04
Attachments: Issues against 2208 permit.doc

Sorry, the send and attach buttons are close together and I hit send on accident. Letter attached.

On Monday, February 7, 2022, 07:17:55 AM PST, Kristin Herman M.D. <dr.kid@wineandwalkerranch.com> wrote:

This letter has been distributed to the members of the Board of Supervisors. I was surprised not to see it in the Public Comments on the agenda for tomorrow's meeting. I hereby submit this for the record.

Kristin Herman MD

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Concerns Surrounding Commercial Event Center at 2208 Morrison Lane

Addressed to: Solano County Board of Supervisors
Supervisor John Vasquez, Chair
Supervisor Monica Brown
Supervisor Erin Hannigan
Supervisor Mitch Mashburn
Supervisor Jim Spring

The following is a list of concerns surrounding the commercial event center at 2208 Morrison Lane (Use Permit U-20-04). We hope this will help educate you with regards to our opposition for this project.

- 1) **Just because something is allowed by the current Solano County Code does not mean that it is right for the project to proceed.** Per Solano County Code 28.106, the purpose of a use permit is to provide public review of certain land uses that may be compatible with other allowed and permitted land uses within a zoning district but due to their type or intensity, require consideration of **location**, site design, **adjacent land uses**, availability of public infrastructure and services, and environmental impact. This permit was approved by the Planning Commission on a close 3-2 vote. However, due to a lack of time between notification and the meeting and the meeting occurring just before the holiday season, there is information that the Planning Commission did not hear and we feel may have changed the outcome of the vote.
- 2) **Morrison Lane is an established, rural, agricultural community.** This event center will negatively alter the community environment that residents have enjoyed, some for decades. The Morrison Lane residents are **overwhelmingly** opposed to this special event center, as evidenced by the **49 residents** that have signed a petition to stop the event center. While a small minority of residents that were contacted did not sign, none stated that they were in favor of the facility. This petition was not able to be done prior to the Planning Commission meeting and its result likely would have had an impact on the final vote of the members.
 - a. The increase in noise and traffic will have a substantial negative impact on the quality of life and safety of the community residents. The hills the West end of Morrison Lane provide an amphitheater effect which will naturally amplify any noises. Noise from the event center will almost certainly exceed the 65dBA level dictated by code 28.73.30(B)(6)(f)(2) and the permit itself. There are no consequences for noise above this level, particularly prior to 10pm. This will be particularly disruptive for children and working individuals who will be trying to go to sleep prior to 10pm and

residents who simply wish to enjoy what has always been a peaceful and quiet community.

- 3) **The General Plan and Suisun Valley Strategic Plan both place emphasis on agriculture within the Suisun Valley and this project goes against the intent of both plans.**
 - a. The General Plan (table LU-5) states that the agricultural designation provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agriculture economy, and allow secondary uses that support the economic vitality of the agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture. In addition, the General Plan highlights the unique characteristics of each region and states that the Suisun Valley provides for agricultural production, agricultural processing facilities, facilities to support the sale of produce, and tourist services that are ancillary to agricultural production.
 - b. The Mitigated Declaration (2.2, page 17) states that the land at 2208 Morrison Lane is classified as grazing land per the 2018 California Department of Conservation Important Farmland map and therefore would not convert any prime farmland, unique farmland, or farmland of statewide importance ... to nonagricultural use. However, that designation only indicates the current use of the land. It does not state the quality of the soil or potential as farmland. Any prime farmland can revert to a grazing land classification if it has not had irrigated farming on it for 4 years. Historically, the property at 2208 Morrison Lane had been used successfully for grapes. We contend that this project would remove usable farmland from agricultural use and is against the nature of the Suisun Valley Strategic which places an importance on preserving farmland in the Suisun Valley.
 - c. The proposed event center is commercial wedding venue as evidenced by its design. There is no promotion of agriculture intended by its use. It does not promote any agricultural products or engage in agricultural education. While the permit allows 5 years for establishment of agriculture on the property, the permit does not put in any parameters to ensure that the agriculture is the primary use of the land. The future intent is almost certainly to expand the size and use of the event facility as evidenced by the parking lot that exceeds requirements by 15 spaces, available seating within the facility for over 200 people, and the plan for a commercial kitchen.
- 4) **The cumulative impact of multiple events occurring on the same day has not been studied with regards to traffic and safety.**
 - a. There are two wineries on Morrison Lane (2212 and 2350). Both wineries, as permitted wineries, may have an unlimited number of

events that are associated with the winery itself and six other special events per year. In addition, the winery at 2212 has recently been permitted for an additional six special events per year. If the 2208 special event center is allowed, it is almost certain that there will be days where two or more of these facilities will be holding events. This could have the potential include over 400 people and over 200 vehicles (including guests and support staff).

- b. Morrison Lane is a narrow dead end road with only one exit route. There is no plan in place to consider the emergent evacuation of hundreds of people and vehicles in addition to the residents and animals of the roughly 30 homes that are along Morrison Lane, all while trying to bring in large fire-fighting equipment. No emergency plans or traffic studies have been attached at appendices on the permit. Residents of Morrison Lane have requested copies of safety and traffic studies for this project and have received none.
- c. Most events will occur during the fire season in California. The Solano Land Trust is developing trails for bikes, hikers, and equestrian use in the hills to the West of Morrison Lane. With the increase of human activity on that property, there is greater potential for fire to start in close proximity to Morrison Lane and the proposed event center. California fires are now spread primarily by embers carried by the wind and the event center at 2208 Morrison Lane would not be protected by the SID canal or established vineyards.
- d. Morrison Lane has two blind curves and one partially blind S curve. The houses at the blind curves are built relatively close to the road, thus increasing the risk for serious injury to person and property by drivers who are not familiar with Morrison Lane and who may also be at least partially under the influence of alcohol. The increased traffic will negatively affect residents who like to bike, walk, and ride horses along the roadway. In addition, the increased traffic will have a negative effect on farmers who need to move equipment along Morrison Lane.

5) The overnight lodging permitted for the event center goes against ordinance #2018-1798.

- a. The cottage in the permit falls under the definition of a guest house per 2018-1798. The ordinance clearly states that a guest house may not be rented, let, or leased separate from the primary dwelling, whether compensation is direct or indirect. The use of the guest house as part of an event would violate this ordinance as the guest house would be rented out separately from the primary residence and the owner would receive compensation.
- b. A 3 bedroom house is listed in the permit for overnight lodging for special events. The permit also states that the house will also be used independently has a vacation rental house. This is in violation with 2018-1798 that states a vacation house many not be

advertised, offered, or used as a special events facility that includes events such as weddings, parties, and similar events. Offering this house for lodging for a special event is a continuation of that event and therefore is in violation of this ordinance.

Lake, Veronica A.

From: Rich Zimmerman [REDACTED]
Sent: Friday, February 4, 2022 11:35 AM
To: CAO-Clerk; Hannigan, Erin; Brown, Monica E.; Spering, Jim P.; Vasquez, John M.; Mashburn, Mitchell H.
Cc: Diane Power Zimmerman
Subject: Objection to Use Permit U-20-04 (Turpin Special Events Facility)
Attachments: FINAL Zimmerman Objection to U-20-4.pdf

Solano County Board of Supervisors

Attached is a letter summarizing our objections to Use Permit U-20-04 (Turpin Special Events Facility & Vacation House Rental). The Planning Commission's 3:2 approval of this project is subject to an appeal hearing before the Board on February 8, 2022. We unfortunately will not be able to attend the hearing or join remotely due to professional commitments.

and offer our written comments.

Respectfully,

Richard A. Zimmerman
Diane Power Zimmerman

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Solano County Board of Supervisors
Erin Hanigan
Monica Brown
Jim Spering
John Vasquez
Mitch Mashburn

February 4, 2022

Re: Use Permit U-20-4 (Turpin Special Events Facility) Appeal of Planning Commission 3:2 Approval

We are opposed to the Turpin special events facility and vacation house rental project and urge you to reject the project. We have distilled our objections to a few simple points.

The Turpin special events facility and vacation house rental project is simply a commercial venture without any nexus to agriculture other than location in an agricultural area. The special events facility monetizes the bucolic nature of the Morrison Lane hamlet for the developer without any recompense or benefit to the residents of neighboring agricultural properties. Those neighbors will be adversely affected by fugitive noise, light, and traffic while a party crowd enjoys the beauty of the location and destroys the neighbors' right to quiet enjoyment of their property.

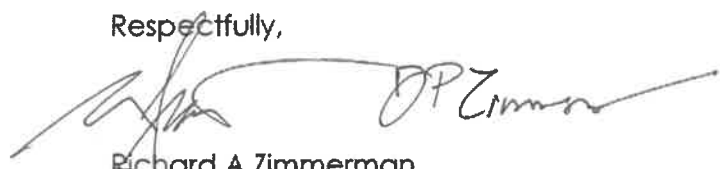
Morrison Lane and the 25 or so small, adjacent agricultural parcels comprise a hamlet. The lane leads into a pocket valley surrounded by steep wooded hills on the western edge of Suisun Valley. The locale forms a natural amphitheater that, while beautiful, will exacerbate noise and light pollution arising from the developer's proximate party palace. During the prime weather months of May through September, the tranquility of twelve weekend evenings will be disrupted by raucous events unassociated with agricultural production.

Fugitive amplified noise from music and public address is a pervasive nuisance. Such noise demands attention unlike steady agricultural noise from tractors, sprayers, or irrigation pumps. Amplified sound travels thousands of feet over open land. The belief that a 65 dB sound limit at the property line will address nuisance noise from a party palace is a patent fantasy. The county has no mechanism to measure, document or enforce noise trespass. There is no penalty or recourse for any violation. If the level of fugitive noise from a party palace cannot be enforced, it should not be allowed.

The special events facility will adversely affect traffic safety on Morrison Lane. The lane is a narrow two-lane country road with no shoulders. It makes two blind 90° turns and an S-curve along its short one-mile length. Two or three vehicles at a time constitute heavy traffic on the lane. When the music stops at 10:00 p.m., an event is over, and the party crowd will quickly leave en masse putting sixty or so vehicles onto this country lane. Most of the attendees will have been drinking since late afternoon and many will be intoxicated. The result is traffic Armageddon. No traffic study can account for a drunk driver on a narrow, curved country lane. At some point in time someone will be seriously hurt or killed leaving an event.

Thank you for your consideration of the consequences of this project.

Respectfully,



Richard A Zimmerman
Diane Power Zimmerman



Lake, Veronica A.

From: Audrey Plough - [REDACTED]
Sent: Friday, February 4, 2022 1:41 PM
To: CAO-Clerk
Subject: Support for Turpiin Suisun Valley project

Board of Supervisors of Solano County

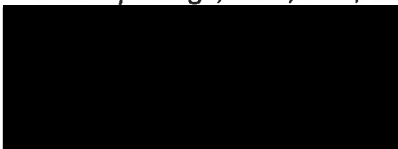
I am sending an email of support for the Turpin project on Morrison Lane in Suisun Valley.

I support the efforts of the County Staff and Planning Commissions approval and recommendation for the project.

I am and have been a resident of Solano county for over 35 years.

Thank you,

Audrey Plough, MSN, PHN, CCRC



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Lake, Veronica A.

From: Jose McNeill [REDACTED]
Sent: Friday, February 4, 2022 9:54 AM
To: Hannigan, Erin; CAO-Clerk; Brown, Monica E.; Spering, Jim P.; Vasquez, John M.; Mashburn, Mitchell H.
Cc: kiddieheart7; GRPlough; ron@woodenvalley.com; Michael T. Carlson
Subject: Re: Appeal Hearing - Morrison Lane

Greetings all!

I am following up on this email to the Board of Supervisors to discuss the appeal of the Planning Commission's Approval of the Turpin - Morrison Lane Project.

We would enjoy the opportunity to answer any questions regarding the project and/or meet at the property whichever is easiest and convenient for you or your staff.

We had a wonderful discussion with Supervisor Spering and are coordinating with Supervisor Mashburn's staff and look forward to hearing from the rest of the Board if there is interest.

Thank you

Jose
Joseph A McNeill, III

[REDACTED]

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On Thu, Jan 27, 2022 at 10:53 AM Jose McNeill [REDACTED]

Greetings,

I am assisting Susan Turpin on her family project located at 2208 Morrison Lane in Suisun Valley.

Susan has been working with the professional staff at Solano County to gain approval for a personal residence (currently under construction - approved through the county of Solano), additional dwelling unit and a small center for events (conferences, meetings receptions) which are limited to 12 a year per County ordinances.

The project has received approval from the County planning commission and was appealed to the Board of Supervisors and will be heard at the Feb 8th scheduled meeting.

The project is supported by the vast majority of Suisun Valley Businesses and residents and will provide an exciting community asset to further the approved General plan and Suisun Valley plan to increase and support Agri -tourism in a sustainable and ethical application of zoning and building codes.

The applicant, Susan Turpin would like the opportunity to meet and discuss any questions that the board might have before the scheduled hearing.

Please let us know what time and location would be convenient to discuss this project.

We also would like to again thank the staff of Solano County for their professional and diligence in working with the owner in the planning of and approval of this family owned project.

Sincerely,

Jose

Joseph A McNeill, III



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Lake, Veronica A.

From: Gary Mangels <[REDACTED]>
Sent: Monday, February 7, 2022 12:44 PM
To: CAO-Clerk
Subject: U-20-04 of Susan Turpin property APN: 0153-140-240

Dear Members of the Solano County Board of Supervisors,

In regards to: Use Permit U-20-04 of Susan Turpin property APN: 0153-140-240

I believe the Planning Commission resolution no. 4697, which approved Use permit U-20-04 was premature. The Turpin property is zoned A-SV-20, which would a Use Permit, "incidental to the principal agricultural use on the property", as stated in the Suisun Valley Strategic Plan (Section5, Zoning Regulations). At this time there is no commercial agricultural production on this property

If agriculture production commences on the property, then a request for a Use Permit for an Event Center could be considered. The need and viability of the proposed plan could be better accessed when the property has developed its agricultural component.

Thank you,
Gary Mangels
[REDACTED]

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Lake, Veronica A.

From: Mary Browning [REDACTED]
Sent: Monday, February 7, 2022 5:28 PM
To: CAO-Clerk
Subject: Letter for the record
Attachments: 02 07 2022 Turpin Special Event Facility.doc

Please forward my letter to the Board of Supervisors for Feb. 08, 2022 BOS meeting and public hearing on U-02-04 .

Thank you,
Mary Browning

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02/07/2022

County Administration Center
675 Texas Street, Suite 6500, 6th Floor
Fairfield, CA 94533
To: Clerk@solanocounty.com

Subject: Public Hearing for the Appeal against Use Permit Application No. U-20-04, Turpin Special Event Facility, 2200 Morrison Lane, Fairfield, CA

Dear Members of the Board of Supervisors,

I submitted a previous opposition letter to this use permit on 05/27/2021. I wish to submit another opposition letter for the record, in solidarity with the numerous residents of Morrison Lane who are opposed to this commercial project moving forward.

Solano County failed to establish a noise ordinance. Therefore, enforcement of the 65 dbl noise limit will never be possible.

In its planning approvals, Solano County continues to evade the California Environmental Quality Act.

The Suisun Valley Strategic Plan, as an amendment to the 2008 Solano County General Plan, allowed tourist-serving commercial land uses "By Right", in conflict with existing state laws that serve to protect individual property rights of homeowners.

Solano County does not have sufficient code enforcement to regulate increased commercial activity in Suisun Valley. The County has not established a system of fines and penalties that serve as a deterrent.

Solano County puts Economic Development at the forefront of all planning decisions, rather than putting quality of life for residents first.

This special event facility will disturb residents within a wider radius, beyond Morrison Lane, with amplified noise and increased traffic. Expanding special events will lead to increased driving under the influence of alcohol. There have been several fatal collisions occur in the immediate vicinity of Morrison Lane and Suisun Valley Road.

The subject site is not suitable for growing commercial crops. The only so-called agriculture that will exist, will be decorative landscaping, and certainly not in keeping with the original intent of the Suisun Valley Strategic Plan.

Mary Browning
Suisun Valley