



# MU-23-08

## Petrillo Special Events Facility

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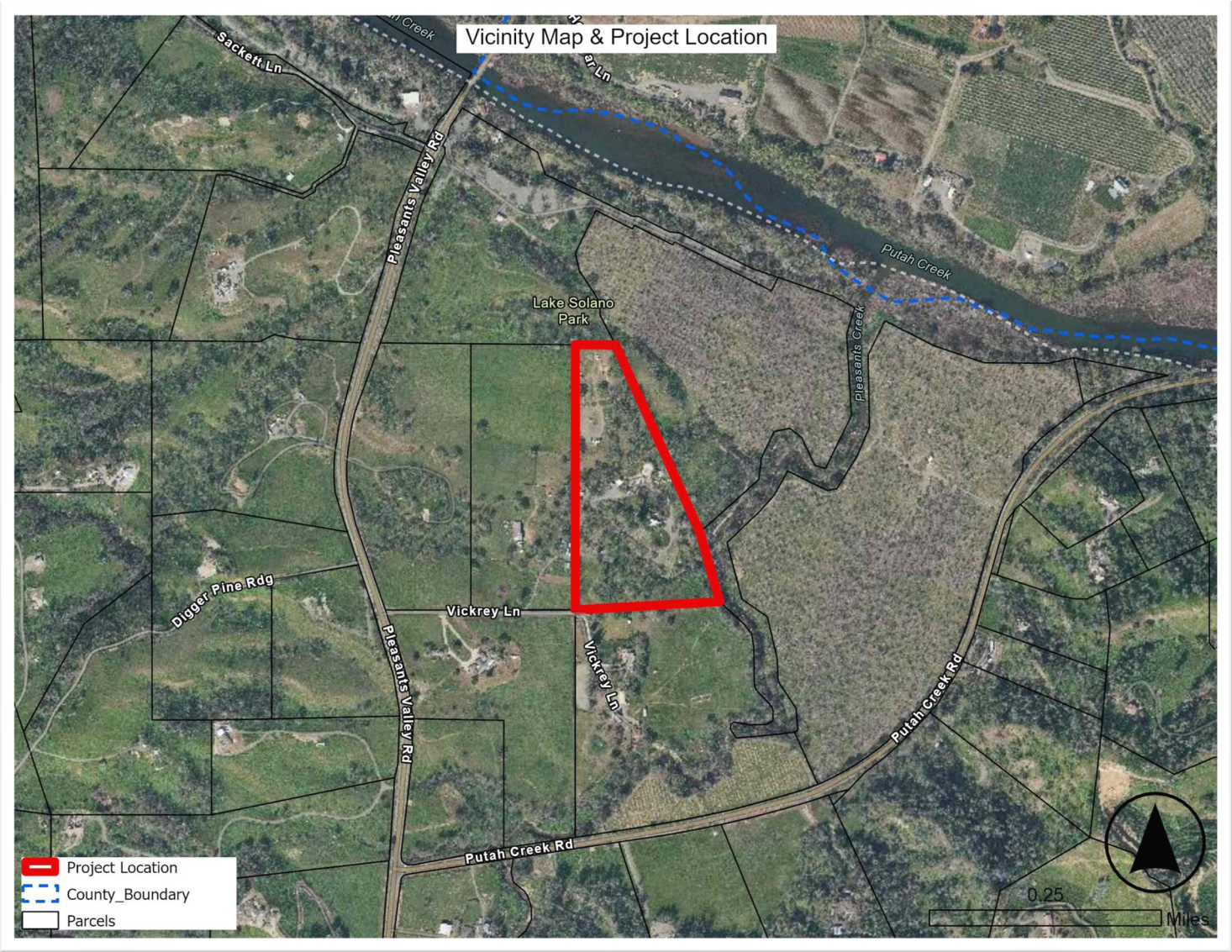
- Appeal of June 19, 2025, Zoning Administrator approval

Presented to Solano County Board of Supervisors  
September 9, 2025  
Department of Resource Management

Travis Kroger, Senior Planner



# Vicinity Map & Project Location





# Summary

## ➤ Minor Use Permit (MU-23-08)

- To establish a Special Events Facility (Small/Medium)
- Located at 3695 Vickrey Lane in the A-20 zoning district

## ➤ MU-23-08 Approval

- Approved at the June 19, 2025, Zoning Administrator (ZA) hearing

## ➤ MU-23-08 Appeal

- Submitted by Matthew Flaherty of 3700 Vickrey Lane  
(*south of the subject parcel*)
  - Contends that the ZA did not adequately consider public safety, infrastructure and accessibility issues





# Setting & Project Description

## ➤ Setting

- Six (6) miles north of Vacaville and three (3) miles southwest of Winters
- 20-acre property accessed via Vickrey Lane
  - Developed with a primary dwelling, temporary single-family dwelling and accessory structures

## ➤ Project description

- Outdoor Special Events Facility using existing graded and landscaped areas
- Initially six (6) events per year are proposed with up to 150 attendees, which may increase to a total of 12 events per year with construction of a permanent restroom



# General Plan and Zoning Consistency

## ➤ General Plan

- Designated Agriculture by the General Plan Land Use diagram & zoned A-20
- Zoning is consistent with the 2008 General Plan, and the proposed Special Events Facility (Small/Medium) is allowed in the A-20 zoning district with approval of a Minor Use Permit

## ➤ Zoning

- The facility will meet the general standards in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval
- The proposed use is allowed with approval of a Minor Use Permit subject to §§28.73.30(A) & (B)(6) of the Solano County Code



# Environmental Analysis

## ➤ **Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines §§15303 and 15304**

- §15303 provides that projects which consist of construction and location of limited numbers of new, small facilities or structures are categorically exempt from CEQA.
- A detached permanent restroom facility is the only new permanent structure proposed, and the project will not include any other substantial physical changes to the property.
- §15304 provides that projects which consist of minor public or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, scenic trees are exempt from CEQA.
- Proposed events do not require any permanent changes to the property and represent a minor temporary use of land having negligible effects on the environment.



## Environmental Analysis Continued

- The project site currently does not support riparian habitat, federally protected wetlands, or migratory corridors. Additionally, special status plants, animals, or natural communities are not expected to be found within close proximity to the property.
- There are no unusual circumstances that would lead to significant impacts, and the Project is not subject to any exceptions to the categorical exemptions.
- The project would not impact implementation of or interfere with an adopted emergency response or evacuation plan, the local roadway system is not significantly impacted by the project, and there is no new infrastructure associated with the project that could exacerbate fire risk or other impacts on the environment.



# Background and Public Hearings

## ➤ **Zoning Administrator Hearing (November 7, 2024)**

- Project access via a private road with no recorded maintenance agreement
- Applicant unsuccessfully attempted to implement a road maintenance agreement
- Instead, applicant proposed to assume full responsibility for maintenance and cost related to the project
- Due to comments received in opposition, the applicant requested an indefinite continuance to resolve the issues





# Background and Public Hearings Continued

## ➤ **Amendment of Private Road Requirements** *(April 22, 2025)*

- The County Board of Supervisors adopted an ordinance amending Chapter 28 of the Solano County Code (ZT-25-01)
  - Requires that all land uses abide by the Solano County Road Improvement Standards and Land Development Requirements and removed the requirement for a signed and recorded private road maintenance agreement for certain land uses



# Background and Public Hearings Continued

## ➤ **Zoning Administrator Hearing (June 5, 2025)**

- Comments in opposition to the project were received after close of business on June 4th, with concerns regarding private road maintenance and increased traffic, noise, pollution and fire risk
- Comments included an email from the Vacaville Fire Protection District stating that the project was subject to additional conditions that were inconsistent with the District's prior approval
- The Zoning Administrator continued the hearing to June 19, 2025, to give staff time to address public comments



# Background and Public Hearings Continued

## ➤ **Zoning Administrator Hearing (June 19, 2025)**

- After the previous hearing, Vacaville Fire Protection District staff conducted a reinspection of the property and concluded that access is sufficient for the proposed use and withdrew their June 4th, 2025, comment letter
- The Zoning Administrator conducted a public hearing to once again consider Minor Use Permit MU-23-08, and after testimony from the applicant and members of the public, took action to approve the permit



# Appeal of Zoning Administrator Action

## ➤ Appeal by Matthew Flaherty of 3700 Vickrey Lane June 30, 2025

### ■ Concerns:

- Increased traffic
- Increased noise
- Increased fire danger
- Lack of accessibility and evacuation plans
- General opposition to operation of a special events facility in the area



# Staff Response to Appeal Concerns

## ➤ Increased Traffic

- Permit will allow a maximum of 12 events per year which is expected to include up to 60 vehicles entering and exiting the property
  - No events the remaining days of the year
- Most events are anticipated to be outside of '*peak*' traffic hours
- Condition of approval (COA) #23 requires that Vickrey Lane be maintained in good condition and repaired if required, prior to events

## ➤ Increased Noise

- COA #15 and #18 limit noise to 65 dba at the property line
- Per COA #5, documented violations not corrected would lead to revocation of the permit





# Staff Response to Appeal Concerns Continued

## ➤ Increased Fire Danger

- COA #6, #11 and #16 require an inspection and approval of an Event Management Plan prior to operation, and that the property be maintained free of junk and debris
- The property is located within a State Responsibility Area (SRA) designated by CAL FIRE as a Very High Fire Hazard Severity Zone
- Building Official and Fire District have inspected the property and found that the existing access and water for fire suppression is adequate
- No development is proposed for the initial phase of the project that is subject to SRA regulations, however construction of a proposed permanent restroom may require improvements to meet SRA standards



# Staff Response to Appeal Concerns Continued

## ➤ **Lack of accessibility and evacuation plans**

- ADA accessibility is required per COA #26 and will apply to restrooms and parking as no other development is proposed
- An Event Management Plan will be required per COA #11 to address evacuation for all guests including those with disabilities

## ➤ **General opposition to operation of a special events facility in the area**

- The Exclusive Agricultural zoning district allows a variety of more intensive uses, which may result in more noise and traffic than is typical for residential districts
- The use is subject to the performance standards applicable to all uses as detailed in §28.70.10 (B) of the Solano County Code



# Appeal Hearing by Planning Commission

## ➤ **Planning Commission Hearing (August 7, 2025)**

- Following an overview of the project by the applicant, several property owners in the vicinity spoke in opposition of the project, and one individual spoke in support
- Four (4) Commissioners were in attendance, and each spoke on their views of the positive and negative aspects of the project
- Motions both to deny and approve the appeal were proposed but the vote was tied 2/2 and neither passed
- Therefore, the appeal was deemed denied and referred to the Board of Supervisors pursuant to Solano County Code §2-803 and the Planning Commission Rules of Order and Procedure §4.02(d)



## Recommendation

1. Conduct a noticed public hearing to consider an appeal by Matthew Flaherty of the Solano County Zoning Administrator's June 19, 2025 approval of Minor Use Permit Application No. MU-23-08 of Rhonda and Mike Petrillo to establish a Special Events Facility (Small/Medium), located three (3) miles southwest of the City of Winters in the Exclusive Agriculture 20-acre minimum (A-20) zoning district at 3695 Vickrey Lane, APN 0101-090-550; and
2. Deny the appeal request and adopt a resolution affirming the Zoning Administrator's decision and approving Minor Use Permit application MU-23-08 based on the enumerated findings and subject to the recommended conditions of approval.