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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

Meeting of November 7, 2024 at 10:00 a.m. Attendance options:

Audioconference: Call **1-323-457-3408**, enter Conference ID **293118721#**

In Person: Office of Resource Management, County Administration Center,
675 Texas Street, Suite 5500, Fairfield, CA

Attendance by the applicant or authorized representative may be necessary to enable a decision to be rendered.

PUBLIC COMMENTS can be submitted via mail or email at the addresses listed above and must be received by 8:00 a.m. the day of the meeting.

The Zoning Administrator offers the opportunity to call in to this meeting as a courtesy to the public. If a technical error or outage occurs affecting the audioconference call in number, the Zoning Administrator will continue the meeting in public in the County Administration Center.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact the Department of Resource Management at the address and phone number listed above at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

Any person adversely affected by a decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days of the Zoning Administrator's action. The appeal must be filed with the Secretary to the Planning Commission and must state the reasons why the Zoning Administrator erred in the decision.

– A G E N D A –

PUBLIC HEARINGS

1. PUBLIC HEARING to consider Minor Use Permit application **MU-23-08** 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. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Travis Kroger, 707-784-6765)
Staff Recommendation: Approval

ADJOURNMENT

Staff reports can be found at www.solanocounty.com approximately one week prior to the hearing under Departments, Resource Management, Boards and Commissions, Solano County Zoning Administrator.

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Planning Services Division

**Solano County Zoning Administrator
Staff Report
MU-23-08**

Application No. MU-23-08 Project Planner: Travis Kroger, Associate Planner		Meeting of November 7, 2024	
Applicant Michael & Rhonda Petrillo 3695 Vickrey Lane Winters, CA 95694		Property Owner Same as applicant	
Action Requested: Consideration of Minor Use Permit application MU-23-08 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.			
Property Information:			
Size: 20 acres (total):		Site Address: 3695 Vickrey Lane	
Assessor's Parcel Number (APN): 0101-090-550		SRA Designation: State Responsibility Area, and in Very High Fire Hazard Severity Zone.	
Zoning: Exclusive Agriculture 20-acre minimum (A-20)		Land Use: Special Events Facility (Small/Medium)	
General Plan: Agriculture		Ag. Contract: N/A	
Utilities: Private well/septic system for dwelling		Access: Vickrey Lane (private road)	
Adjacent General Plan Designation, Zoning District, and Existing Land Use:			
	General Plan	Zoning	Land Use
North	Agriculture/Park & Recreation	Park (P)	Lake Solano Park
South	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture/Residential
East	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture
West	Agriculture	Exclusive Agriculture 20-acre min (A-20)	Agriculture/Residential
Environmental Analysis: The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15303 Class 3 - New Construction or Conversion of Small Structures subsection (e) which includes construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences and CEQA Guidelines Section 15304 Class 4, Minor Alterations to Land, subsection (e) which includes minor temporary uses of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc. and therefore is exempt from further environmental review. See the Environmental Analysis section for further details.			
Staff Recommendation Staff recommends that the Zoning Administrator ADOPT the attached resolution with respect to the enumerated findings and APPROVE Use Permit No. MU-23-08 subject to the recommended conditions of approval.			

DISCUSSION

Setting

The subject property is located approximately six (6) miles north of the City of Vacaville and three (3) miles southwest of the City of Winters in the Western Hills region and consists of one APN (0101-090-550 and is 20.00 acres in size. The property is developed with a primary dwelling, temporary single-family dwelling (permitted by Administrative Permit AD-24-02 for a period of 18 months), and several accessory structures. Access is via Vickrey Lane, a private road. The remainder of the property is undeveloped and used for agricultural production.

Surrounding Land Use

Adjacent parcels are mainly used for residential and agricultural use, with Lake Solano County Park to the north.

PROJECT DESCRIPTION

Proposed Use

The proposed project will establish an outdoor Special Events Facility using the existing parking areas, lawn, and other graded and landscaped areas on the parcel. Initially six (6) events per year are proposed with up to 150 attendees, which may increase to 12 events per year depending on demand, but the size of individual events will not exceed 150 people.

Location & Amenities

Events will take place outdoors as shown on the attached site plan. The initial phase will use portable restrooms rented for each event and catering by permitted food trucks, with no new development proposed. Once the facility has either conducted 18 total events or six (6) events in a single calendar year (whichever comes first) or has operated for five (5) years, permanent restrooms and a septic system will be constructed which will allow the facility to continue operation for as long as the permit is maintained in good standing and conduct up to 12 events per year with up to 150 attendees as a Medium Special Events Facility.

Parking

Parking will be provided in several locations on the parcel adjacent to the existing access road running through the parcel with paved, gravel or dirt surfaces and less than 10% slope for a total of 44,500 square feet of parking area, which will be more than sufficient for the 38 spaces required for 150 event attendees.

LAND USE CONSISTENCY

General Plan

The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Exclusive Agriculture 20-acre minimum (A-20). The location is in the Western Hills Agricultural Region (Figure AG-4), which has a minimum lot size of 20 acres. The existing zoning is consistent with the 2008 General Plan, and the proposed Special Events Facility (Small/Medium) is allowed in the A-20 zoning district subject to the applicable regulations and permitting requirements detailed below.

Zoning

General Standards: The proposed facility will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

Specific Standards: The subject parcel is zoned A-20, where Small Special Events Facilities (if located on a private road) and Medium Special Events Facilities are allowed with approval of a Minor Use Permit subject to Sections 28.73.30(A) & (B)(6) of the Solano County Code.

Section 28.71.30(A)(2) states that if access is via a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. The property owner has made multiple attempts to contact the adjacent property owners regarding their proposed project and has agreed to a condition of approval requiring repair of any excess wear to the Vickrey Lane resulting from the operations of the special events facility. According to the applicant, most of the property owners are in support of the project. Staff recommends that the Zoning Administrator find this agreement consistent with the road maintenance agreement standard.

As proposed and conditioned, this project will comply with all applicable zoning standards as described.

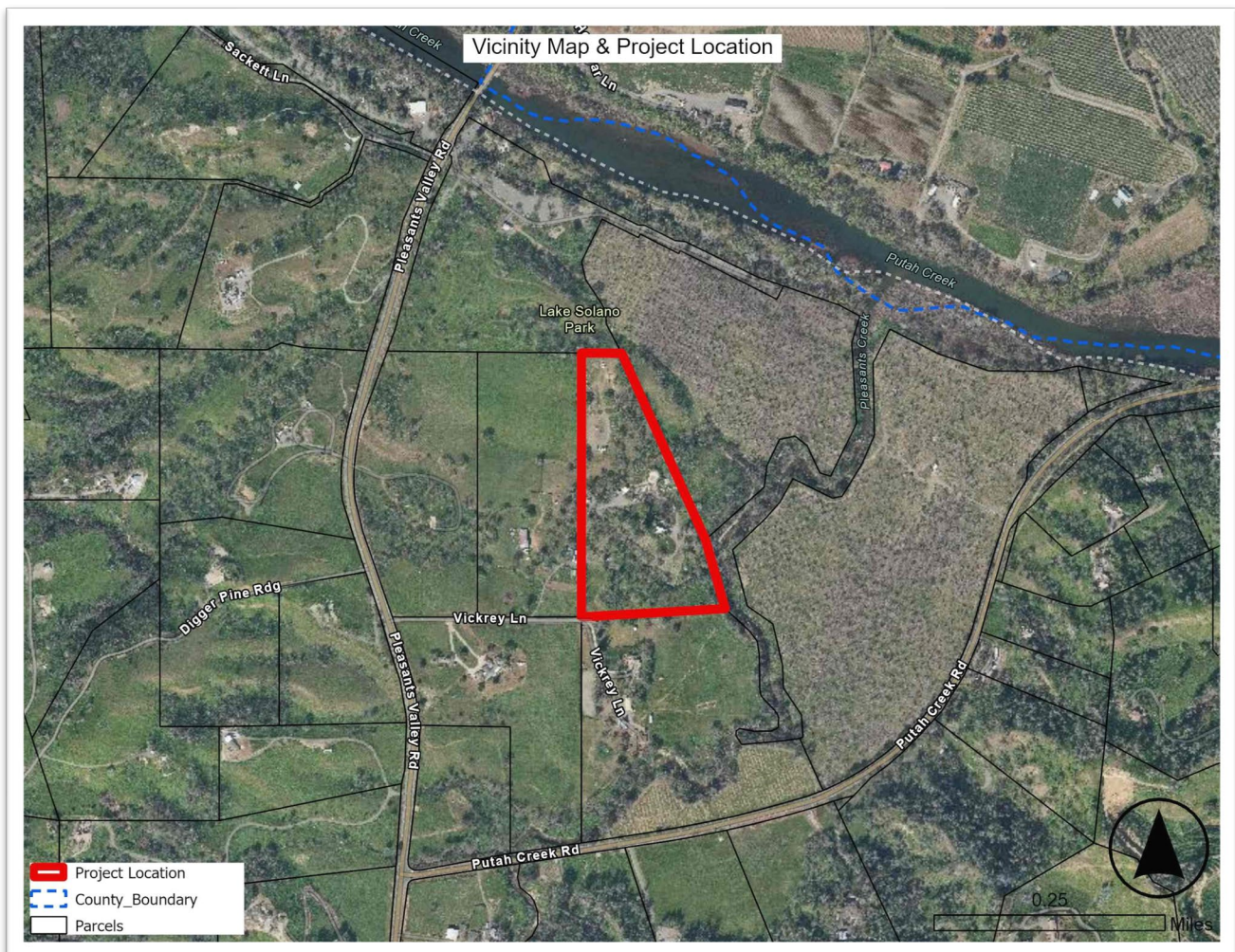


Figure 1: Vicinity map and Project Location

ENVIRONMENTAL ANALYSIS (CEQA)

The project is exempt from the California Environmental Quality Act under to CEQA Guidelines Sections 15303 and 15304.

- Section 15303 subsection (e) includes construction of Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences which exempts new construction or conversion of small accessory structures. The permanent restrooms that will eventually be constructed fall under this exemption, and the project will not include any other substantial physical changes to the property.
- Section 15304 subsection (e) states that minor temporary use of land having negligible or no permanent effects on the environment is also exempt from further environmental review.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment C) was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic and the Winters Express. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property (including all properties served by Vickrey Lane), and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-23-08, subject to the recommended conditions of approval.

Attachments:

- A. Draft Resolution
- B. Site Plan
- C. Public Notice

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 24-XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-23-08 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 located at 3695 Vickrey Lane, APN 0101-090-550; and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on November 7, 2024; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings regarding said proposal:

- 1. That the establishment, maintenance, or operation of the use or building conforms with the General Plan for the County concerning traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan. The project location is in the Western Hills Agricultural Region (Figure AG-4), which has a minimum lot size of 20 acres. The existing zoning designation of A-20 and lot size of 20 acres are consistent with the existing General Plan designation. The proposed use is conditionally permitted within the A-20 zoning district.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is accessed via Vickery Lane, a private road and is developed with a residential well and private sewage disposal system. As proposed and conditioned, the existing and proposed facilities and development are adequate for the Special Events Facility use.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

With the proposed conditions, this project will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The proposed Minor Use Permit is consistent with the State Board of Forestry and Fire Protection's State Responsibility Area (SRA) Fire Safe Regulations.**

The proposed project is in the Very High Fire Hazard Severity Zone and in the State Responsibility Area. All future development will be reviewed for compliance with all applicable regulations.

- 5. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to the following:**

The project is exempt from the California Environmental Quality Act under to CEQA Guidelines Sections 15303 and 15304.

- Section 15303 subsection (e) includes construction of Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences which exempts new construction or conversion of small accessory structures. The permanent restrooms that will eventually be constructed are consistent with this exemption, and the project will not include any other substantial physical changes to the property.
- Section 15304 subsection (e) states that minor temporary use of land having negligible or no permanent effects on the environment is also exempt from further environmental review. The proposed events will not cause or result in any permanent changes to the existing conditions.

With the implementation of standard Solano County conditions of approval, the development and operation of the proposed project is not anticipated to cause a significant impact to the environment.

BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Minor Permit application MU-23-08 subject to the following recommended conditions of approval:

ADMINISTRATIVE

1. **Land Use.** The proposed land uses shall be established and operated in accordance with the application materials and development plans submitted for Minor Use Permit MU-23-08, revised January 8, 2024, and as approved by the Solano County Zoning Administrator. Approval of this permit would authorize the Small/Medium Special Events Facility to be established and operate as proposed on the subject parcel.
2. **Revisions or Modifications of Land Use.** Pursuant to Section 28.106(I) of the County Code, no additional land uses or activities including new or expanded buildings shall be established beyond those identified on the approved development plan and detailed within the project description without prior approval of a revision, amendment, or new use permit and subsequent environmental review or a determination by the Director of Resource Management that the proposed modification is in substantial compliance with the existing approval.
3. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers, and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify, and hold harmless the County of Solano, its officers, and employees, from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
4. **Permits Required.** The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, state, regional and federal permits required to operate.
5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense.

6. **Inspection Prior to Commencement of Activities.** Prior to operation of the Special Events Facility under this use permit or the admission of customers, event attendees or employees to the site, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management, which may include the Vacaville Fire District, and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management (Director) determines that the permittee complies with the required prerequisite conditions of approval.
7. **Business License.** The permittee shall secure and abide by the terms and conditions of a Business License issued by Solano County. This approved Use Permit shall constitute as the "Zoning Clearance" necessary to file for the license.
8. **Exercise of Permit.** The permit shall be deemed exercised once all **required** action items below have been completed and verified by County staff. If the permit is not exercised within one year of the date of issuance, the permittee may request that a 1-time extension of one (1) year to exercise the permit be granted by the Zoning Administrator, otherwise the permit will be deemed null and void with no further action.
9. **Permit Term.** This Use Permit is subject to renewal every five (5) years pursuant to Section 28.106(N) of the Solano County Code. Renewal may be granted if said application is received prior to November 7, 2029 and the use remains in compliance with these Conditions of Approval.

Action Needed - Administrative				
COA #	Required to exercise Y/N	Action	When	Verified
6 above	Y	Schedule pre-opening inspection	Prior to conducting the first event.	
7 above	Y	Obtain business license	By 11/7/25	

OPERATIONAL CONTROLS

10. **Point of Contact.** The applicant will designate a point of contact for any complaints or other issues and provide the contact information (phone and email) to the Solano County Department of Resource Management and make the information available to the public via on-site posting and if the business has a website or social media available to the public the contact information shall be posted there as well.
11. **Event Management Plan.** All uses of land and buildings shall be conducted in a manner and provide adequate controls and operational management to prevent nuisances such as noise, dust, glare, vibration, and odor. Prior to the opening inspection, the permittee shall submit an Event Management Plan to the Director or his designee for approval, which shall identify measures, procedures, and operational controls to manage potential nuisances such as fugitive dust, noise, light, glare, and odor. In addition, the Event Management Plan shall identify measures and controls to manage any emergency which might reasonably arise during an event. Applicant to provide a list of emergency contacts for various responders to all staff and volunteers. Identify a central location on the property which will serve as an emergency center with communications and fire and first aid equipment.

12. **Commercial Property Insurance.** Prior to commencing operations under this permit, the property owner shall obtain and provide proof of commercial property insurance. The applicant shall maintain insurance coverage during any events held under this permit.
13. **Notice Prior to Events.** At least 30 days in advance of each scheduled event, the permittee shall provide notice to the Department of Resource Management, Solano County Sheriff, the Vacaville Fire Protection District, and all residents of properties accessed via Vickrey Lane.
14. **Hours of Operation.** Hours of operation shall be limited to 10am-10pm on the day of a scheduled event, with setup and cleanup between 8am-11pm.
15. **Hazard or Nuisance.** The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts, which constitute a hazard or nuisance to residents, visitors, or property in the surrounding areas. In the event complaints are received regarding the development and operation of the project, the issues will be communicated to the operator to be addressed in a timely manner. Multiple complaints and ongoing issues may require a Revision or Amendment to the permit to address the issue subject to approval by the Zoning Administrator or Planning Commission.
16. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
17. **Fugitive Dust.** Any access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, as needed to prevent airborne dust.
18. **Noise & Outdoor Sound.** During operation, no noise shall exceed 65 dBA when measured at the property lines.
19. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
20. **Parking.** The Facility shall provide parking on-site to accommodate all employees and visitors. No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site.
21. **Lighting and Glare.** All light fixtures shall be installed that have light sources aimed downward and shielded to prevent glare or reflection or any nuisance, inconvenience, and hazardous interference of any kind on adjoining streets or property.
22. **Restroom Facilities.** This permit authorizes events to be conducted with portable modular restrooms provided via a vendor licensed to operate in Solano County until either 18 total events have been conducted, more than six (6) events will be conducted in one calendar year, or five (5) years have passed since the date this permit is issued. After the 18th event, sixth event in the same year, or five (5) years since issuance of this permit, the applicant will construct a permanent restroom facility and appropriately sized septic system prior to conducting any further events. Upon completion of the permanent restroom facility, the facility may be used for up to 12 events per calendar year with up to 150 attendees for as long as this permit remains in effect.

23. **Road Maintenance.** The permittee shall insure that Vickrey Lane remains safely passable by event attendees, emergency vehicles and residents of other properties accessed via the private road.

Action Needed -Operational Controls				
COA #	Required to exercise Y/N	Action	When	Verified
10 above	N	Provide point of contact	Per condition and prior to opening to the public	
11 above	Y	Provide event management plan	By 11/7/25	
12 above	Y	Provide proof of commercial property insurance	By 11/7/25	
13 above	N	Provide event notification per condition	30 days prior to events	
22 above	N	Construct permanent restroom when required	Per condition	

BUILDING AND SAFETY DIVISION

24. **Building Permit Application.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2022 California Building Code: "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit."
25. **Certificate of Occupancy.** No building shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy.
26. **Site Accessibility Requirements.** The site and all facilities shall meet all the accessibility requirements found in Chapter 11B of the California Building Code. The Designer is required to design for the most restrictive requirements between ADA Federal Law and the California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale reflecting all site accessibility. The site shall be developed in a manner consistent with State and federal requirements for accessibility for disabled persons, including all parking areas, aisles and paths of travel and structures. The Applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both State and federal accessibility requirements or specify what corrections are necessary to comply. The permittee shall make any necessary corrections that are necessary to comply. All accessible paths of travel and parking areas shall be hard-scaped surfaces as specified by the CAS specialist and shall meet all the worst-case requirements between Chapter 11 B of the California Building Code and ADA Federal law.
27. **Building Permit Plans.** The Building Permit plans shall include a code analysis as listed below and the design shall be under the current California Codes and all current rules, regulations, laws, and ordinances of local, State, and federal requirements. Upon Building Permit submittal, the licensed architect shall provide the following Code Analysis:

- a. Occupancy Classification
- b. Type of Construction
- c. Seismic Zone
- d. Location on Property
- e. Height of all buildings and structures
- f. Number of stories
- g. Occupant Load
- h. Allowable Floor Area

28. **Plans and Specifications.** Shall meet the requirements as per section 105 of the current California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinance, rules, and regulations, as determined by the building official."

Action Needed -Building Division				
COA #	Required to exercise Y/N	Action	When	Verified
24 above	N	Submit building permit applications prior to any new construction	Per condition	
26 above	N	Complete any required accessibility improvements	Prior to operation	

ENVIRONMENTAL HEALTH DIVISION

29. **Pool Safety.** A locking fence, or some other barrier, is required around the non-operating pool to ensure that there is no unauthorized use of the pool. The fence should be at least five (5) feet in height, have a gap no more than two (2) inches off the ground, have gaps on the fencing four (4) inches or less in size, and be equipped with a self-closing and self-latching gate.
30. **Hazardous Materials Requirements.** Environmental Health staff observed reportable quantities of hazardous materials onsite, including two above ground diesel / fuel storage tanks that were each larger than 55 gallons in capacity.

The applicant is advised that the storage, handling, and/or use of hazardous materials in quantities equal to or greater than 55 gallons of liquids, 200 cubic feet for gases, 500 lbs. for solids requires the creation of a Hazardous Materials Business Plan (HMBP), which consists of facility information, hazardous materials inventory, site diagram, emergency response plan, and an employee training plan, on the online California Environmental Reporting System (CERS) within 30 days of bringing the material onsite.

The facility shall immediately create a HMBP on the CERS system and update it at least annually or reduce the amount of hazardous materials onsite to below reportable quantities.

31. **Solid Waste.** The facility shall maintain adequate garbage service with minimum collection frequency of at least once every seven (7) days.
32. **Sewage Disposal Requirements.** Prior to construction of permanent restrooms, the Applicant shall apply for a permit to install an onsite wastewater treatment system (OWTS) that is adequately sized to handle the anticipated maximum wastewater generation by the proposed structure and uses under Solano County Code Ch. 6.4.
- a. The facility shall adhere to all requirements of Solano County Code Ch. 6.4 related to the design, siting, installation, operation, and maintenance of an onsite septic system.
- b. The facility shall remain in compliance with all operation, maintenance, and reporting requirements of Environmental Health regarding the OWTS system for the duration of the Use Permit.

Action Needed -Environmental Health Division				
COA #	Required to exercise Y/N	Action	When	Verified
29 above	Y	Install pool fence	By 11/7/25	
30 above	Y	Create Hazardous Materials Business Plan	By 11/7/25	

* * * * *

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on November 7, 2024.

JAMES BEZEK, DIRECTOR
RESOURCE MANAGEMENT


Allan M. Calder, Planning Manager
Department of Resource Management

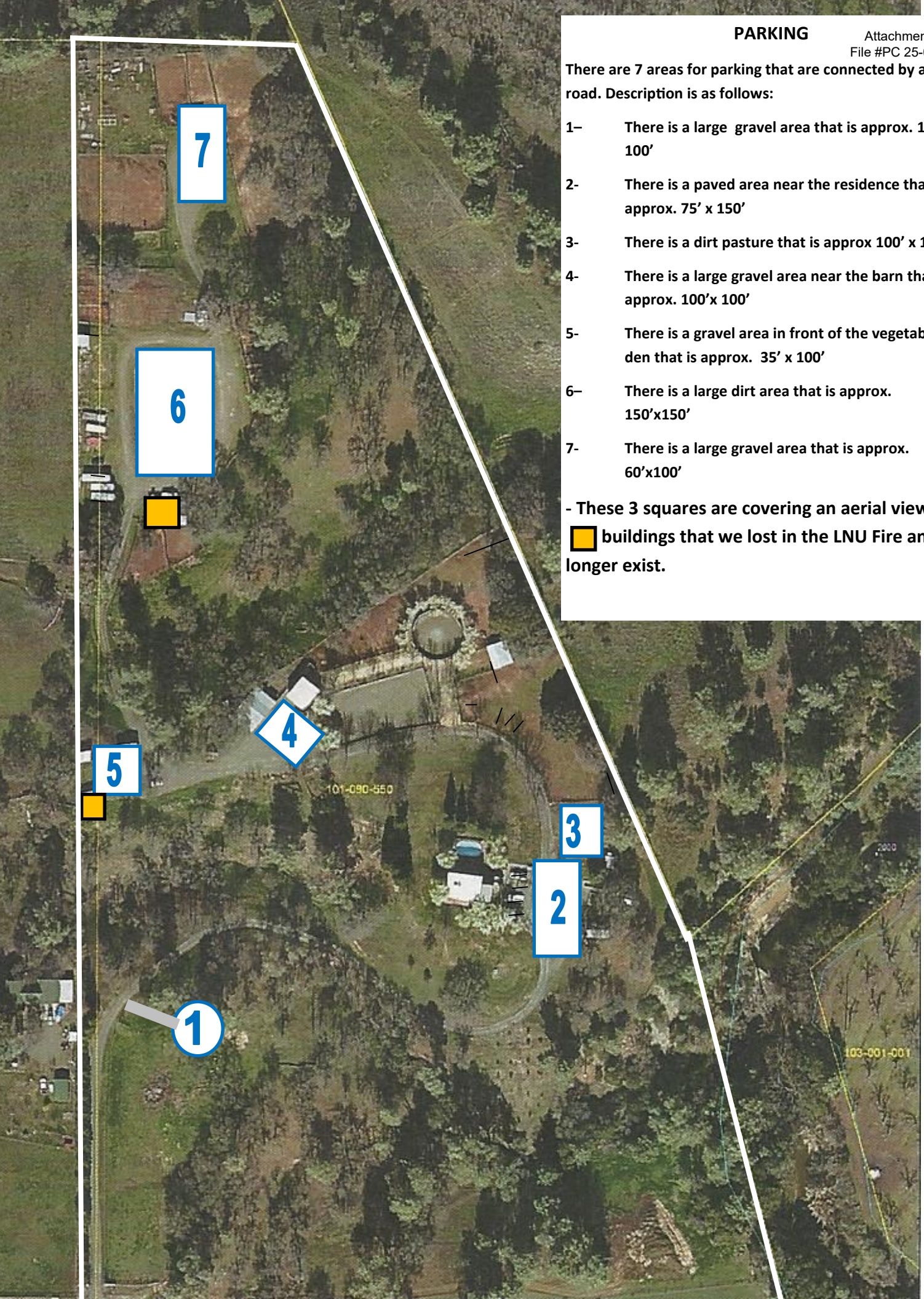
PARKING

Attachment G
File #PC 25-032

There are 7 areas for parking that are connected by a gravel road. Description is as follows:

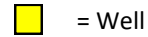
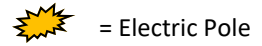
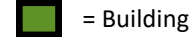
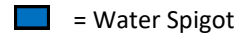
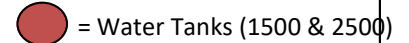
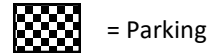
- 1- There is a large gravel area that is approx. 100' x 100'
- 2- There is a paved area near the residence that is approx. 75' x 150'
- 3- There is a dirt pasture that is approx 100' x 100'
- 4- There is a large gravel area near the barn that is approx. 100'x 100'
- 5- There is a gravel area in front of the vegetable garden that is approx. 35' x 100'
- 6- There is a large dirt area that is approx. 150'x150'
- 7- There is a large gravel area that is approx. 60'x100'

- These 3 squares are covering an aerial view of  buildings that we lost in the LNU Fire and no longer exist.



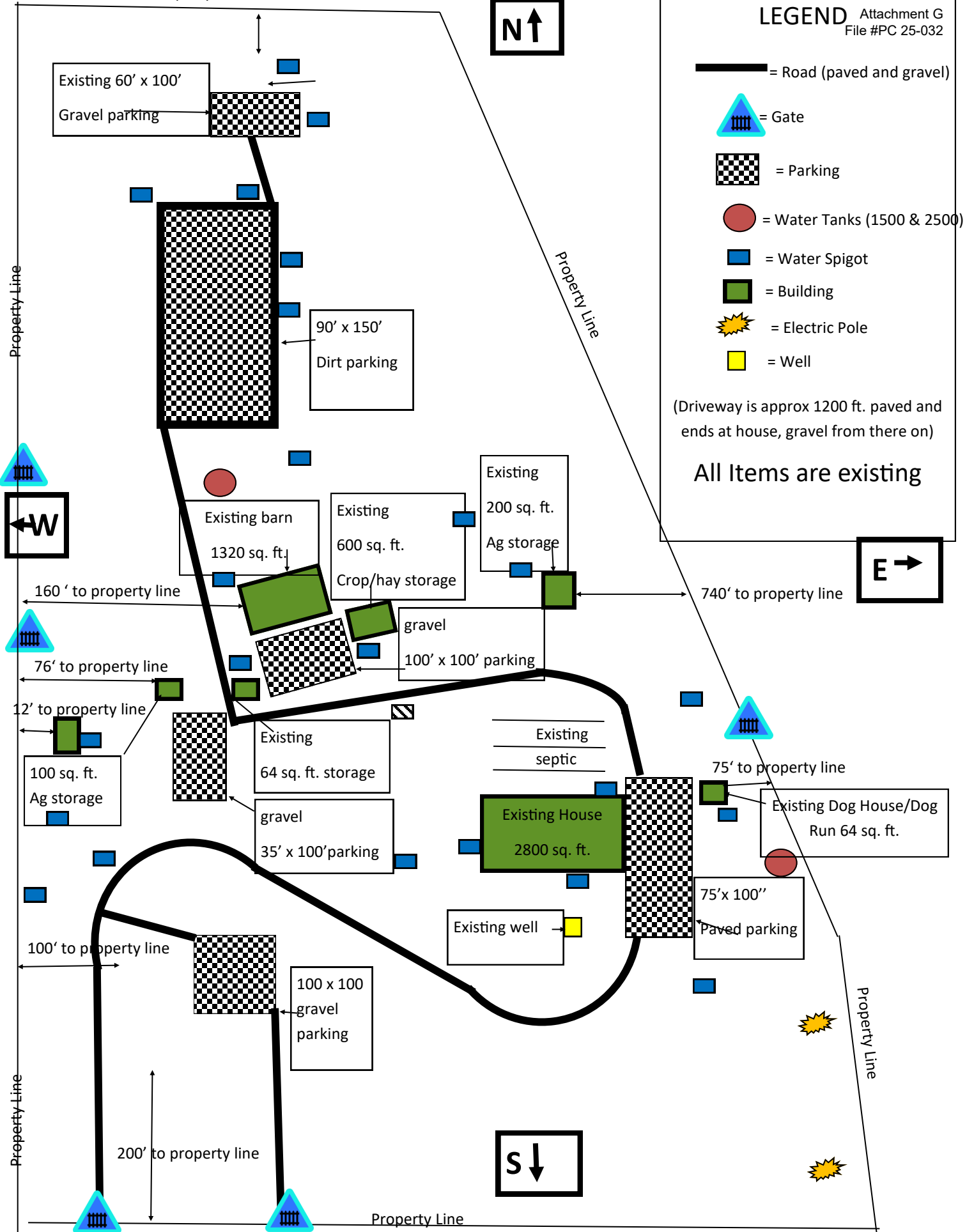


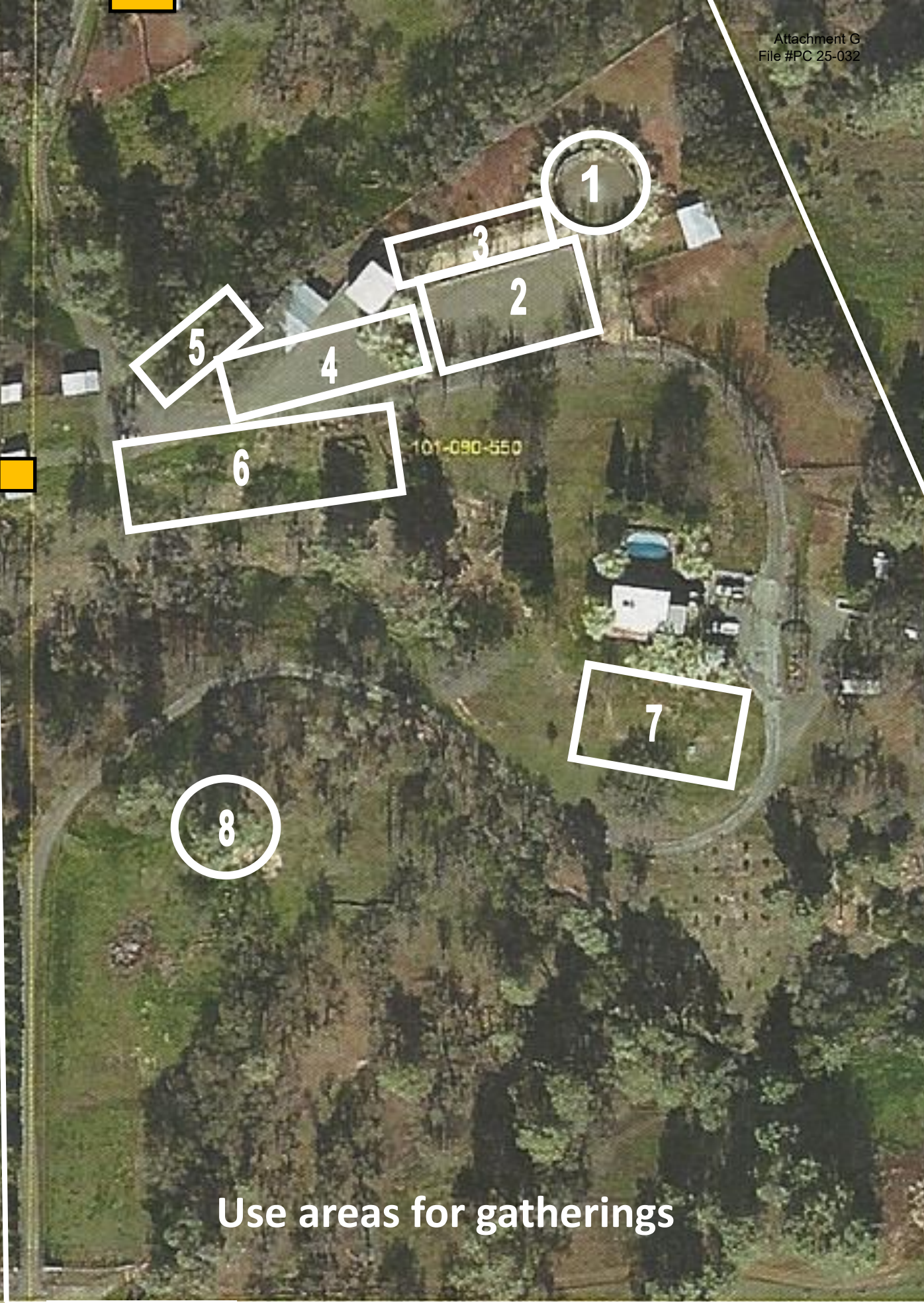
= Road (paved and gravel)



(Driveway is approx 1200 ft. paved and ends at house, gravel from there on)

All Items are existing



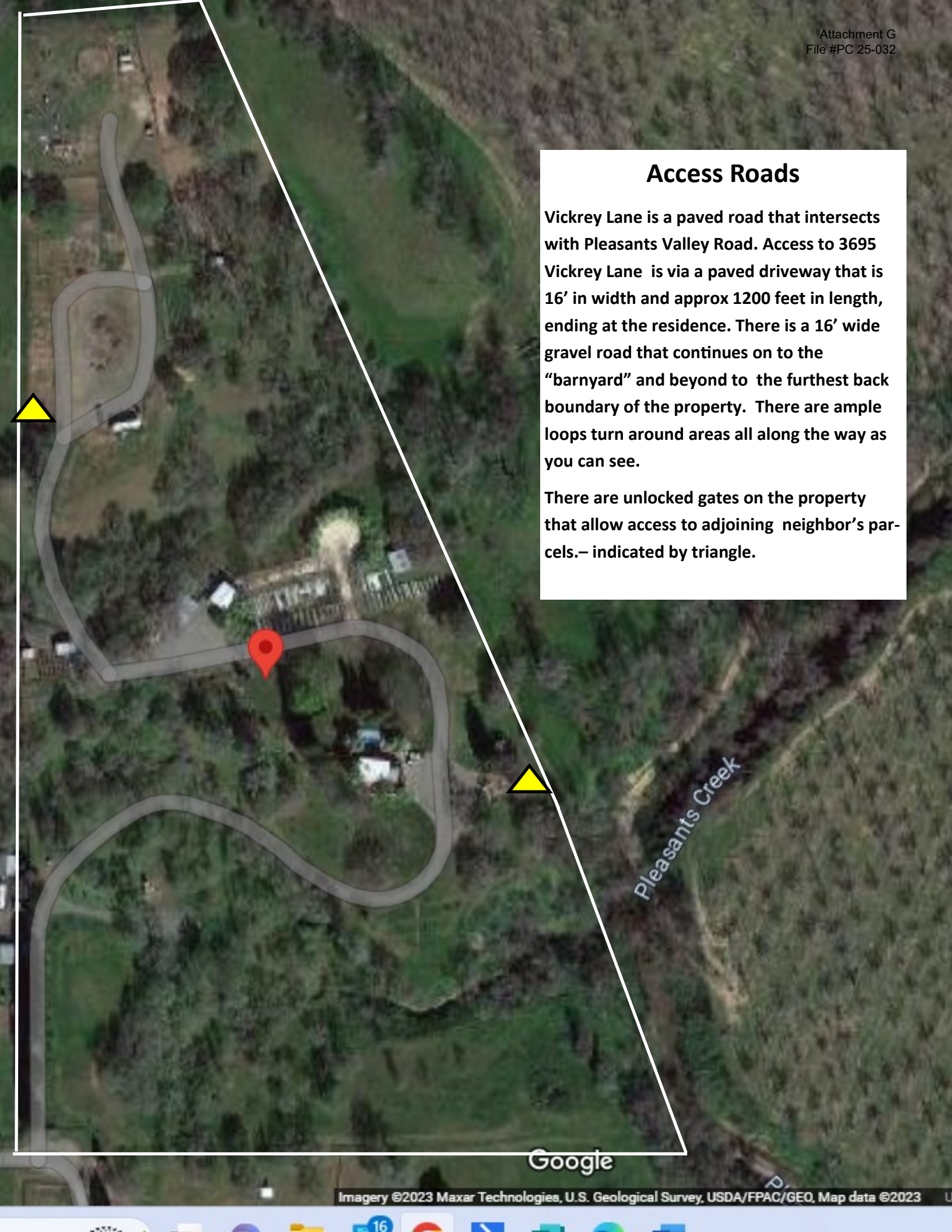


Use areas for gatherings

Access Roads

Vickrey Lane is a paved road that intersects with Pleasants Valley Road. Access to 3695 Vickrey Lane is via a paved driveway that is 16' in width and approx 1200 feet in length, ending at the residence. There is a 16' wide gravel road that continues on to the "barnyard" and beyond to the furthest back boundary of the property. There are ample loops turn around areas all along the way as you can see.

There are unlocked gates on the property that allow access to adjoining neighbor's parcels.— indicated by triangle.



Google

CROPS & GRAZING

There are a variety of mature fruit, nut trees and vegetables that are grown at 3695 Vickrey Lane indicated and 4 cows and 2-6 horses that graze as follows and on corresponding map in yellow:

1-Mandarine and Tangelo

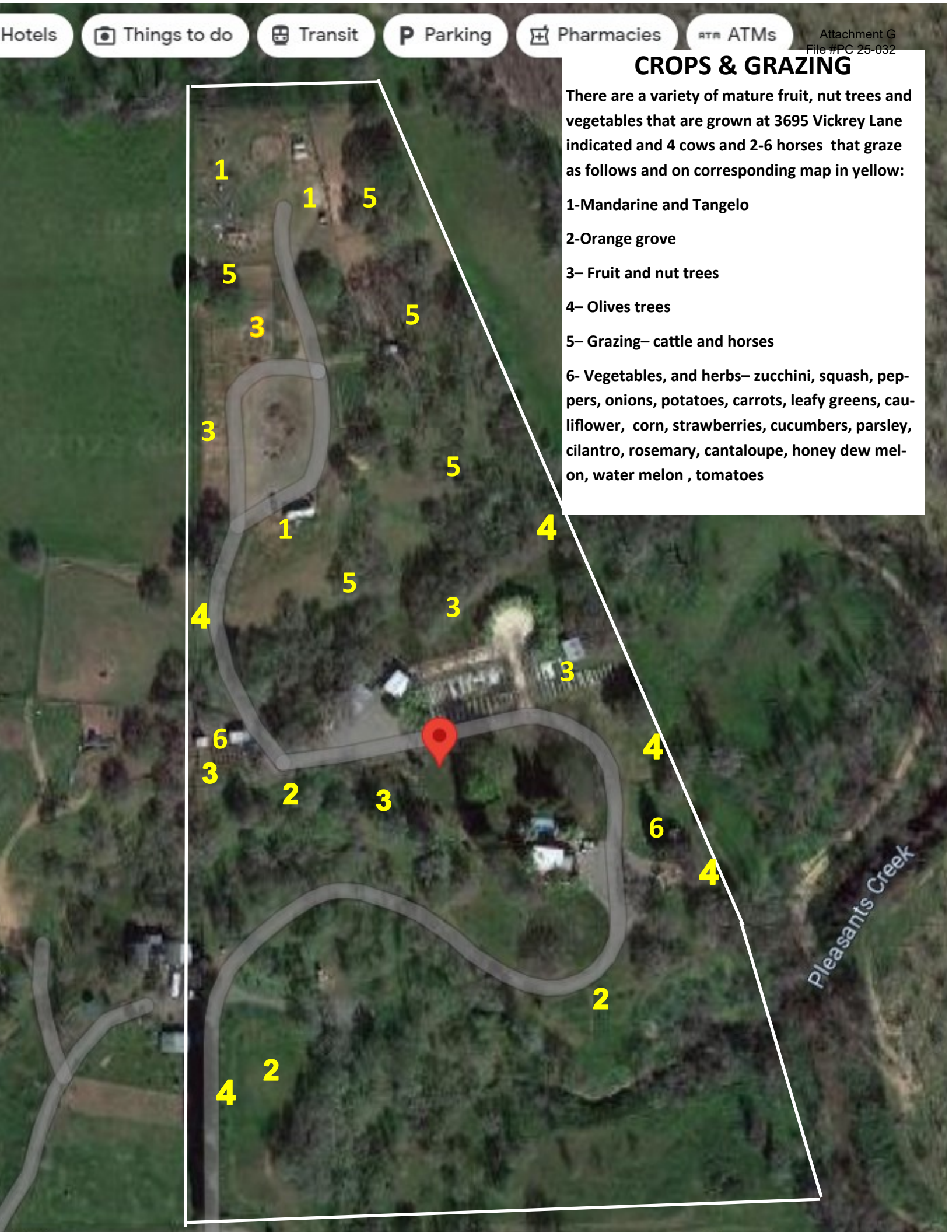
2-Orange grove

3- Fruit and nut trees

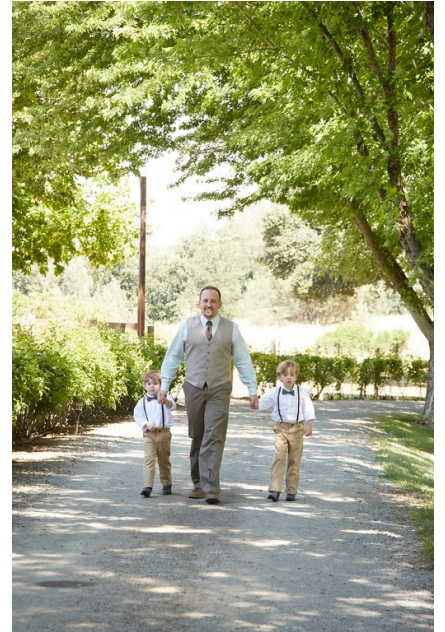
4- Olives trees

5- Grazing- cattle and horses

6- Vegetables, and herbs- zucchini, squash, peppers, onions, potatoes, carrots, leafy greens, cauliflower, corn, strawberries, cucumbers, parsley, cilantro, rosemary, cantaloupe, honey dew melon, water melon, tomatoes



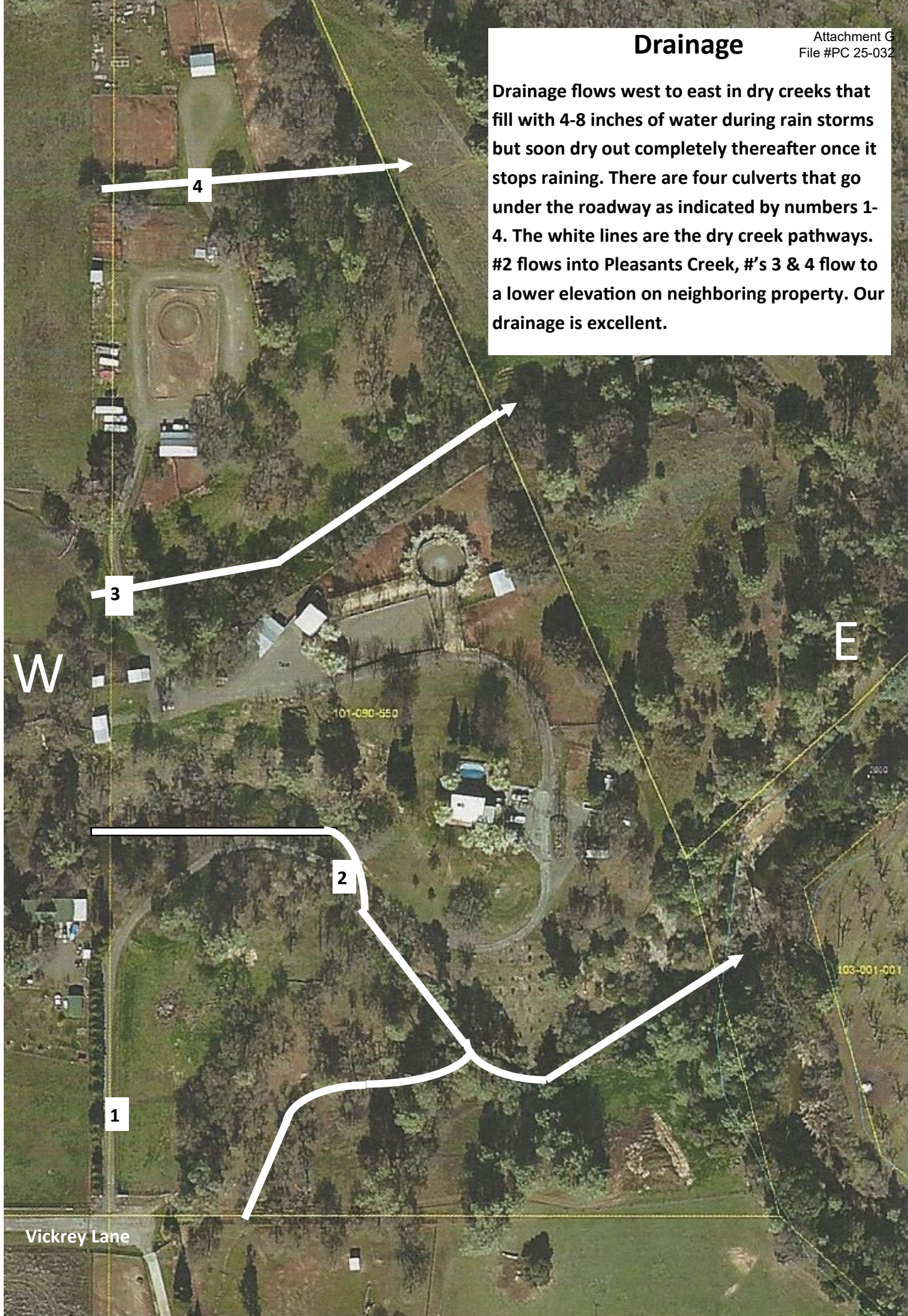
Entry Gate, Paved Road, Gravel Road, Gravel Barnyard



Drainage

Attachment G
File #PC 25-032

Drainage flows west to east in dry creeks that fill with 4-8 inches of water during rain storms but soon dry out completely thereafter once it stops raining. There are four culverts that go under the roadway as indicated by numbers 1-4. The white lines are the dry creek pathways. #2 flows into Pleasants Creek, #'s 3 & 4 flow to a lower elevation on neighboring property. Our drainage is excellent.



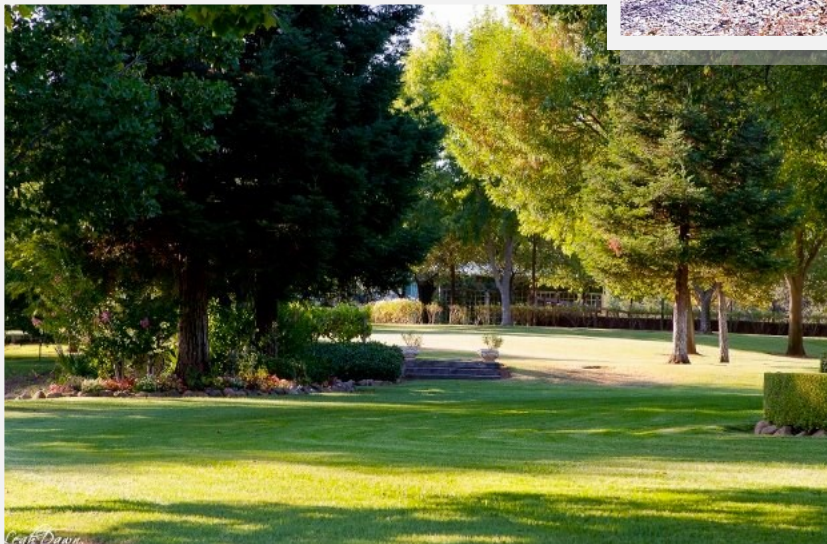
Apricot Trees



Fruit and Walnut Trees



Gravel Road



Lawns and Gardens



Gravel Parking



Gravel Barnyard Parking



Dirt Pasture Parking



Gravel Garden Parking



Paved Parking

DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Use Permit application MU-23-08 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. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Travis Kroger, 707-784-6765)

The hearing will be held on **Thursday, November 7, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, October 23, 2024
Winters Express - legal ad/one time – Wednesday, October 23, 2024