

ORDINANCE NO. 2025-1861

An ordinance amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections pertaining to general development standards, agricultural accessory buildings, and land uses on private roads (ZT-25-01)

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-25-01 would revise and update sections of the County Zoning Regulations pertaining to general development standards, agricultural accessory buildings, and land uses on private roads; and

Whereas, on March 20, 2025, 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 28.70.10(E)(3) of the Solano County Code, relating to general development standards applicable to all uses in every zoning district, is amended as follows:

28.70.10 General Development Standards Applicable to All Uses in Every Zoning District

No use of land or buildings shall be conducted except in compliance with these general development standards.

E. Other Permits. The use of lands and buildings may be subject to additional permits from the County of Solano or other public agencies. Prior to conducting any land use authorized under this Chapter, please check with the following agencies for additional permit requirements:

3. Public Works Engineering Division. The Engineering Division administers a variety of regulations which may require permits including, but not limited to, encroachment, grading, and other regulatory permits. The Office of the County Surveyor may review and approve any and all conveyance documents associated with, or as a condition of approval for, any land use subject to this Chapter.

SECTION II

Section 28.71.10(B)(1)(f) of the Solano County Code, relating to specific requirements for agricultural

accessory buildings, is amended as follows:

28.71.10 CROP PRODUCTION AND GRAZING

B. Specific Requirements

The specific crop production and grazing uses listed below shall comply with the general performance standards (Section 28.70.10(A)) and the following specific standards:

- 1. Agricultural Accessory Buildings.** New accessory buildings, including alterations to existing buildings, shall be designed, constructed, and/or established in compliance with the development standards in the applicable zoning district and the following standards:

SECTION III

Section 28.70.10(B) of the Solano County Code is amended to add a general development standard related to public and private roads, as follows:

28.70.10 General Development Standards Applicable to All Uses in Every Zoning District

No use of land or buildings shall be conducted except in compliance with these general development standards.

- B. Performance Standards.** Except as provided in Chapter 2.2, any use of land or buildings must meet the applicable performance standards listed below:

6. Public and Private Roads. All land uses shall comply with the Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to time.

7. Should the Zoning Administrator determine that a proposed use in any district is likely to violate the performance standards listed above, the Zoning Administrator may impose additional performance standards as described in Section 28.95.

SECTION IV

Articles II and III of Chapter 28 of the Solano County Code is amended to remove references to a required road maintenance agreement for specific land use types, as follows:

Section of Chapter 28	Amended Text
28.23.50.10(B)(1)(b)(3) Suisun Valley Agricultural Uses	3. Roads. Shall be located on a public road or a private road in compliance with the Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to time. 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.
28.23.50.50(B)(3) Suisun Valley Tourist Uses	3. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road that complies with Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to time. 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. The entrance, parking area, and walkways shall be kept free of obstructions or hazards of any type.
28.23.50.60(B)(2) Suisun Valley Commercial Service Uses	2. Roads. Commercial service uses shall be located on a public road or a private road in compliance with the Solano County Road Improvement Standards and Land Development Requirements, as they may be amended from time to time. 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.
28.71.20(A)(2) Agricultural Processing Uses	2. Processing facilities may be located on a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.71.20 (B)(2)(a)(3) Nursery With Public Sales	(3) May be accessed from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.71.20(B)(3)(b)(1) Medium Winery	(1) Shall require a minor use permit if the property does not have direct access from a public road. May be accessed from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.71.30(A)(2) Animal Facilities and Operations	2. Processing facilities may be located on a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.71.40(B)(2)(a)(3) Commercial Auctions and Agricultural Equipment Sales	(3) Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.71.40(B)(6)(a)(2) Livestock Auction Yard	(2) Roads. Livestock auction yards shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10
28.72.40(B)(1)(d)(4) Cottage Industries	(4) The site of the cottage industry shall have direct access to a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10
28.73.10(A)(3) Recreational Uses	3. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.

28.73.20(A)(2) Education Uses	2. <u>Roads.</u> Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.73.30 (A)(2) Public Assembly Uses	2. <u>Access.</u> Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Unless required to be on a public road, a public assembly use shall have direct access from either a public or private road in accordance with the General Development Standards set forth in Section 28.70.10. Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.
28.74.10 (A)(2) Retail Uses	2. <u>Roads.</u> Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.74.20(A)(2) Office Uses	2. <u>Roads.</u> Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.75.10(A)(2) Agritourism	2. <u>Access.</u> Shall have ingress and egress designed so as to avoid traffic congestion and hazards and shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.75.10(B)(2)(a) Agritourism Facility	a. <u>Ingress/Egress.</u> Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10. 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. Must have two 20-foot minimum connections to a public road, or a release from the applicable fire protection district.
28.75.20(A)(2) Temporary Agritourism	2. <u>Access.</u> Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.75.20(B)(2)(f) Certified Farmers Market	f. Shall have ingress and egress designed so as to avoid traffic congestion and hazards. Shall have direct access from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10. 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.
28.75.20(B)(4)(a) Temporary Agritourism Event	a. <u>Ingress/Egress.</u> Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10. All connections to County roads shall meet the encroachment

	permit requirements of the Public Works Engineering Division, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.
28.75.30(A)(13) Vacation House Rentals	13. Access. Shall have direct access from a public or private road in accordance with the General Development Standards set forth in Section 28.70.10. 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.
28.77.10(A)(6) Industrial, Manufacturing, and Processing Uses	6. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.77.20(A)(3) Wholesale Uses	3. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.78.20(A)(2) Infrastructure Uses	2. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.78.30(A)(2) Public Service Uses	2. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.
28.78.40(A)(3) Temporary Public Construction and Infrastructure (construction offices, storage, stockpiling, construction yards, concrete/ asphaltic mixing plants)	3. Roads. Shall be located on a public road or a private road in accordance with the General Development Standards set forth in Section 28.70.10.

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 April 22, 2025, by the following vote:

AYES: SUPERVISORS James, Brown, Williams, Vasquez, and Chair Mashburn

NOES: SUPERVISORS None

EXCUSED: SUPERVISORS None



MITCH H. MASHBURN, Chair
Solano County Board of Supervisors

ATTEST:

BILL EMLÉN, Clerk

Solano County Board of Supervisors

By: 

Alicia Draves, Chief Deputy Clerk

Introduced: April 22, 2025

Adopted: April 22, 2025

Effective: May 23, 2025