



# Zone Text Amendments (ZT-25-01u)

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- Revise and update sections pertaining to Farm Stands in unincorporated Solano County

Presented to the Board of Supervisors  
On June 24, 2025  
By Department of Resource Management

Allan Calder, Planning Program Manager



# Ordinance revisions

- Staff is returning with minor amendments pertaining to farm stands in the unincorporated area of Solano County based on Board and public input at its April 22<sup>nd</sup> meeting.
  - The proposed update reverts to the current on-site growing requirement for farm stands greater than 2,500 SF in size:
    - 50% - in the Ag (A), Commercial (C), Industrial-Agriculture Services (IAS), & Park (P) zoning districts
    - 25% - in the Suisun Valley Agricultural zoning districts (A-SV-20, ATC, ATC-NC)
  - Clarifies the on-site growing requirement may be satisfied with Agricultural Products grown or produced on-site, or off-site on land within Solano County owned by or leased by the Farm Stand operator or grown or produced within Solano County and provided to the Farm Stand pursuant to a documented contractual agreement with the Farm Stand operator.



# Proposed amendments to Chapter 28 of the Solano County Code (Zoning Regulations)



- Clarification of "Farm Stand" definition.
- Simplification of Agricultural Products definition language from "honey, pollen, unprocessed bees wax, propolis, royal jelly" to "honey and other bee products" and from "raw sheared wool" to "wool".
- "Nursery stock" is permitted to be sold at Farm Stands only if grown and produced in Solano County.
  - ✓ *Stock sold at Farm Stands must be produced within Solano County to minimize the risk of invasive pest movement.*
  - ✓ *Applies specifically to the resale of nursery stock at Farm Stands.*
  - ✓ *Nursery stock production / sales are regulated by CA Dept of Food and Ag and the County Ag Commissioner.*



# Proposed amendments to Chapter 28 of the Solano County Code (Zoning Regulations) continued



- Revised “**are in harmony with**” language in both the Local Products and Other Products definitions to “**promote**” to provide more clarity.
- Provide that farm stand size is measured by *gross floor area*, instead of *total roof-covered area*. This is consistent with regulations for measuring the size of other land uses.



# Agency Review

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## **Planning Commission:**

The proposed zone text amendments were brought to the Planning Commission on March 20, 2025. The Planning Commission adopted a resolution (5-0) recommending approval of the zone text amendments consistent with staff recommendation.

## **Solano Airport Land Use Commission (ALUC):**

On April 10, 2025, the ALUC adopted Resolution (6-0) AC-25-015 which determined that the Project is consistent with the provisions of the Travis Air Force Base, Nut Tree, and Rio Vista Airport Land Use Compatibility Plans.





# Agency Review

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## **Board of Supervisors – April 22, 2025**

The Board of Supervisors considered ordinance ZT-25-01 to revise and update sections of Chapter 28 of the Solano County Code (Zoning Regulations). The Board adopted the ordinance as it pertained to general development standards, agricultural accessory buildings, and land uses on private roads, but removed the sections pertaining to farm stands. Staff received input and direction from the Board to update the onsite growing requirement for farm stands greater than 2,500 SF in size and return to the Board with the revised sections of the ordinance.



# Consistency and Compliance

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## **General Plan Consistency**

The proposed ordinance is consistent with the Solano County General Plan in that the amendments to the text of Solano County Zoning Regulations are compatible with the objectives, policies, general land uses, and programs specified in the plan. The proposed ordinance does not alter prior regulations for intensity or location of development in the County.

## **Environmental Review**

The proposed zone text amendment is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15061(b)(3) because the proposed project has no potential to cause a significant effect on the environment.



# Recommendation

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1. Read the proposed ordinance by title only and waive further reading by majority vote;
2. Conduct a noticed public hearing to consider Zone Text Amendment No. ZT-25-01u; and
3. Adopt the proposed ordinance Zone Text Amendment No. ZT-25-01u amending Chapter 28 of the Solano County Code to revise and update sections pertaining to farm stands in the unincorporated Solano County.