



Zone Text Amendments (ZT-25-01)

Revise and update sections pertaining to Office of County Surveyor review, private road maintenance agreements, agricultural accessory buildings, and farm stands in the unincorporated Solano County.

Presented to the Board of Supervisors
on April 22, 2025
Department of Resource Management

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

- Annual revision/update to certain sections with the goal of eliminating ambiguities, correcting typographical errors, and promoting practicality and internal consistency.
- Department staff are presenting proposed updates to **four** parts of the Code.



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

- **First Update:** Update to clarify public works permitting oversight and the review capacity of the County Surveyor.
 - Section 28.70.10(E)(3) is amended to clarify Public Works permitting oversight and the review capacity of the County Surveyor *"to review and approve any and all conveyance documents associated with, or as a condition of approval for, any land use subject to this Chapter."* These changes reflect current practice and clarify for the public the role of Public Works and the County Surveyor in reviewing land use applications.
 - This revision expands on what is eligible for review and clarifies who may review.



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- **Second Update:** Update to correct an error in the zoning standards related to agricultural accessory buildings.
 - Section 28.71.10(B)(1)(f) is removed because it is a standard applicable to residential accessory buildings which was erroneously placed in the section of the code related to agricultural accessory buildings. This standard currently exists in its correct location, Section 28.72.30(B)(1)(i) [Residential Accessory Uses and Buildings].
 - This revision removes references to residential structures, which are located in a different code section.



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

- **Third Update:** Update to amend the County's private road maintenance agreement requirement to align with the County's Road Improvement Standards and Land Development Requirements and State law.
 - Section 28.71.10 includes general development standards applicable to all land uses in every zoning district. Department staff propose a new general standard, Section 28 71.10(B)(6), to clarify that all land uses in every zoning district shall comply with the Solano County Road Improvement Standards and Land Development Requirements ("County Road Standards"). This is a current requirement that is not clearly stated in the Code.



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

- **Third Update continued:**
- Solano County Zoning Regulations require a private road maintenance agreement for nearly *all* new or modified land uses located along a private road. Therefore, the County will not approve new land uses accessed by a private road unless all lot owners served by that private road sign a road maintenance agreement (or already have one in place).
 - Current regulation is not common within other jurisdictions in California and is more stringent than State law (Civil Code Section 845).
 - The land uses include those:
 - Allowed by-right
 - Administrative Permit
 - Minor Use/Use Permit
 - Would remove the private road maintenance agreement requirement reference and add a general standard that requires compliance with the County Road Standards and State law.



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

- **Third Update continued:**
- With update, Landowners with access via private road will be subject to:
 - **State Law (Civil Code section 845)**
 - If there is no road maintenance agreement, State law requires maintenance of privately maintained roads to be shared equitably by the landowners benefiting from those roads, in proportion to the use made by each owner.
 - **County Road Standards**
 - Updates are ongoing
 - Language consistent with State law
 - Language added so that the County may condition discretionary use permits on the execution of a private road maintenance agreement on a case-by-case basis (by Zoning Administrator determination).



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

- **Fourth Update:** Revise County's farm stand land use regulations and definitions based on comments received from the Board of Supervisors, members of the public, and multiple divisions of Solano County staff to further clarify County Farm Stand operations:

- Clarification of "Farm Stand" definition for internal consistency.
- 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, including those at Farm Stands, 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)

➤ Fourth Update continued:

- Revised “**are in harmony with**” language in both the Local Products and Other Products definitions to “**promote**” to provide more clarity.
- The on-site growing requirement previously stated that at least 50% of Agricultural Products sold shall be grown or produced on-site or off-site on land within Solano County owned or leased by the Farm Stand operator. For large farm stands, this requirement *would not apply* to Farm Stands that require discretionary approval through a minor use permit, greater than 2,500 square feet in size.
- 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

➤ **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.
- County Counsel assisted in development of the proposed zone text amendments.



General Plan Consistency and Environmental Review

- 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.
- 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

The Department of Resource Management recommends that the Board of Supervisors:

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-25-01; and
3. Adopt the proposed ordinance Zone Text Amendment No. ZT-25-01 amending Chapter 28 of the Solano County Code to revise and update sections pertaining to Office of County Surveyor review, private road maintenance agreements, agricultural accessory buildings, and farm stands in the unincorporated Solano County.