

Five residents along Morrison Lane submitted a combined appeal. The Appellants list several reasons for their appeal of the Planning Commission's decision. These reasons, along with staff response providing the specific Use Permit condition to address their concern, are provided below:

1. *Use of the Guest House with the Special Event Center is a violation of Ordinance 2018-1798 (Attachment C).*

On October 2, 2018, Solano County adopted Ordinance 2018-1798 amending Solano County Code, Chapter 28 to define vacation house rentals and establish the requirements for their approval and operation.

On April 27, 2021, Solano County adopted a permanent ordinance, following adoption and extension of urgency ordinances, to require a Use Permit rather than an Administrative Permit for unhosted vacation house rentals located on private roads (effective May 21, 2021).

On June 8, 2021, Solano County adopted an of Urgency Ordinance #2021-1820U-E placing a temporary moratorium for additional vacation house rentals in the Rural Residential (RR) zoned districts. Because this Project is in an agricultural zone (A-SV) it is not subject to this moratorium.

Solano County Zoning Code, section 28.73.30 6(d) allows overnight lodging in conjunction with a Special Events Facility and states such use may include up to five guest rooms, providing overnight lodging for up to 10 event attendees, if approved by the Zoning Administrator or Planning Commission. The guest studio was approved as part of the Use Permit by the Planning Commission. The guest studio is intended as a studio space to allow the bridal party to prepare for events. It only provides one guest room, not the maximum of five guest rooms as allowed by the ordinance.

2. *Allowing use of the vacation rental home for overnight lodging of events associated with the special events facility (up to 5 guest rooms for up to 10 event attendees).*

The secondary dwelling vacation house rental is separate from the event facility (not included in rental of the Special Events Facility). This would not preclude those attending the special event from renting the vacation house rental if it were available (not otherwise rented during that time period).

3. *The Planning Commission failed to follow ordinance 2018-1798 by allowing two rental homes on the same property.*

The guest studio is a use solely associated with the Special Events Facility and may not be rented out separately from rental of the Special Events Facility. Rental of the guest house is proposed per Solano County Zoning Code, Section 28.73.30(B)(6)(d), which allows overnight lodging in conjunction with a Special Events Facility and states such use may include up to five guest rooms, providing overnight lodging for up to 10 event attendees, if approved by the Zoning Administrator or Planning Commission.

No kitchen is included, and its use is mainly for the bridal party to prepare for events

4. *The Planning Commission failed to study and provide plans for safety issues, which would include the need for evacuation should there be a fire on a day of event.*

The Project was reviewed by the Cordelia Fire District and Condition 28 requires that the Project be designed to meet the requirements outlined in the Fire Safe Regulation Checklist including sufficient roadway widths, turnarounds and surfaces. Further, Condition No. 31 requires an Event Management Plan which shall identify measures, procedures and operational controls to address the operational and performance standards imposed by this permit, including the traffic and parking management to manage traffic arriving and departing the site.

Morrison Lane is a two-lane public road with safe operating statistics and very low average daily traffic (139 vehicle trips per day), so intermittent and non-peak hour events are not considered a safety impact to the roadway. Given these events may increase vehicle trips during the hours of darkness, the Board may want to consider a Project condition requiring the Applicant to install reflective delineation safety enhancements along the curves on Morrison Lane through an encroachment Permit from the Department of Resource Management.

*5. The Planning Commission failed to study cumulative traffic issues along Morrison Lane should all three event centers hold events at the same time on the same day.*

Morrison Lane is a two-lane public road with safe operating statistics and very low average daily traffic (139 vehicles trips per day), so intermittent and non-peak hour events are not considered a traffic impact to the roadway.

Solano County only has record of two Special Event Facilities on Morrison Lane. This includes the subject property and the recently approved Rosalynd Winery. The road is adequate to handle event traffic from both facilities if both were used for events on the same day and time.

*6. The Planning Commission failed to restrict amplified sound to the interior of the event barn.*

As conditioned by the Planning Commission, amplified sound is allowed outdoors if the Project meets the Zoning Code standards that limit noise levels to 65 dBa at the property lines (as indicated in Condition No. 20), which is equivalent to normal conversational speech. Further, activities are limited to 10:00 a.m. to 10:00 p.m. Failure to comply with any of the conditions of approval or limitations set forth in the Use Permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee's expense (Condition No. 6), and Condition No. 71 states that the Department of Resource Management will conduct periodic reviews to ensure the Project is in compliance with the Use Permit.

*7. The Planning Commission has failed to require the facility have an agricultural basis prior to issuing the permit.*

The Project plans show vineyards, orchards and lavender to be planted as part of the Project, therefore, agricultural uses are part of the project description. Condition No. 2 requires that the agricultural use be established within five years of issuance of the Use Permit. Therefore, the use has been conditioned so that the Specific Event Facility is incidental to agricultural uses on the site. Condition No. 71 requires periodic review of the Project. At the end of the first five-year review period (December 2026), the County will confirm that agricultural use has been established.

*8. The Planning Commission failed to show that the event center would not have a negative impact on the existing community along Morrison Lane.*

The proposed uses for this Project are allowed by the zoning district with a Use Permit. The purpose of the Use Permit is to provide conditions to ensure that impacts are minimized.

The proposed Project includes up to 12 events per year. That is less than three percent of the days of the year. The Project has been conditioned to ensure that noise levels meet County standards. Further, Condition No. 30 requires that the Applicant provide notice to the neighbors & fire, and law enforcement when an event is going to take place.