



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

RECEIVED

JUN 29 2018

(707) 784-6765 Phone

(707) 784-4805 Fax

www.solanocounty.com

COUNTY OF SOLANO  
RESOURCE MANAGEMENT

Application Type: ☒ New ☐ Extension (maps) ☐ Minor Revision ☐ Map Modification

<input type="checkbox"/> Administrative Permit (AD)	<input type="checkbox"/> Minor Use Permit (MU)	<input type="checkbox"/> Sign Permit (SGN)
<input type="checkbox"/> Architectural Review (AR)	<input type="checkbox"/> Mobilehome Storage Permit (MH)	<input checked="" type="checkbox"/> Use Permit (U)
<input type="checkbox"/> General Plan Amendment (G)	<input type="checkbox"/> Mutual Agreement (MA)	<input type="checkbox"/> Variance (V)
<input type="checkbox"/> Major Subdivision (S)	<input type="checkbox"/> Performance Standards (PS)	<input type="checkbox"/> Waiver (WA)
<input type="checkbox"/> Marsh Development Permit (MD)	<input type="checkbox"/> Policy Plan Overlay (PP)	<input type="checkbox"/> Zone Text Amendment (ZT)
<input type="checkbox"/> Minor Subdivision (MS)	<input type="checkbox"/> Rezone (Z)	

Application No: U-18-04 MR#            Hrg: AD ZA PC BOS Date Filed: 6/29/2018 Plnr: NT

Project Name: The timbers, Silverville Christmas Tree + Pumpkin Farm

**Subject Site Information**

Site Address: 6208-6248 Silverville Rd City: Dixon State: CA Zip: 95620

Assessor's Parcel Number (s): 0108-090-0130 , 0108-090-140 Size (sq. ft/acre): 99 22.9

Preferred Property Access by Staff: ☐ OK to access ☐ Call applicant before access ☒ Call owner before access

**Contact Information**

Property Owner Name: Ted + Jeri Serfert

Contact Name: Ted Serfert Phone: 707-365-9597 Email: tedtedserfert.com

Mailing Address: 6224 Silverville Rd City: Dixon State: CA Zip: 95620

Architect/Engineer/Land Surveyor Company Name: Phillippi Engineering

Contact Name: Tom Phillippi Phone: 707-451-6554 Email:           

Mailing Address: 425 Merchant St #200 City: Vineville State: CA Zip: 95688

Applicant/Company Name: Ted + Jeri Serfert

Contact Name: Ted Serfert Phone: 707-365-9597 Email: tedtedserfert.com

Mailing Address: 6224 Silverville Rd City: Dixon State: CA Zip: 95620

**Other Contacts:**

Name: Jeri Serfert Phone: 707-365-4223 Email: jeri54caol.com

Mailing Address: 6224 Silverville Rd City: Dixon State: CA Zip: 95620

## 1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

See Attachment

## 2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting [www.solanocounty.com](http://www.solanocounty.com). Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Ag

Current Zoning: Ag-40

Proposed General Plan Designation: Ag

Proposed Zoning: Ag-40

Current Water Provider: Well - Private

Current Sewage Disposal: Septic -

Proposed Water Provider: Well - Private

Proposed Sewage Disposal: Septic

Portable Potties During  
Period Sept 26-Dec 20

## Project Narrative:

**Silveyville Christmas Tree and Pumpkin Farm :** Currently we own operate the Silveyville Christmas Tree and Pumpkin Farm, which has been in existence since 1979. Our months of operation are approximately the last weekend in September until Christmas eve, with the period of Nov 1 to the day after Thanksgiving we are closed to change the decorations and design of the Farm. The parking for both time periods are the front 4 acres of the 9.9-acre parcel. Parcel 2 (108-090-140).

The Silveyville Christmas Tree and Pumpkin Farm uses the north end of Parcel 1 (108-090-130). The operation uses approx..1400 sq ft of the existing barn. The usages of these areas are pay house (300 sq ft), concession area ( 250 sq ft) and gift shop (800 sq ft). Only the gift area is open to the general public, on the days we are open. The gift shop contains purchased items from commercial vendors as well as a few handmade items from our family.

We also use an existing pole barn adjacent to the existing barn for display of produce, allowing children and parent to paint pumpkins and build castles with magnetos. During the winter season, the children ride wooden horses, play in the castle, and see Santa, all are which are complementary.

There is an approved and permitted ADA for these events, with parking at the farm entrance, as well for the last 3 years we had permits for the concession area, in the barn, approved annually.

In addition to the existing business, which has been operating for 38 years, we are requesting the ability to provide a venue for special events which would be located at the rear of the property adjacent to the existing park facility. The facility will be approx. 3000 sq ft. The building will be partially enclosed and will seat approx. 200 people for a full sit-down dinner. It will be an open-air venue to allow the existing trees and atmosphere to be brought into the venue.

We have not been planting our seedlings in the proposed site for the building and utilities will be brought in from existing facilities. There is both an accessible ag well as well as domestic well to provide domestic water to the property. There will be no additional roadways necessary to the special event site, as the parking will be located at the southern portion of the 9.9 acre parcel, Parcel 2, with access off of Silveyville Road on an existing driveway which was used when the initial use permits were issues years ago, located on the east side of parcel 108-090-140 Parcel 2.

This proposed usage will be an adjunct to our existing farming operation and will not deplete our ability to offer choose and cut trees in a natural setting. The special event location will be used for no more than 8 months a year, March through October.

Separate ADA access will be provided from the regulated parking to the speciale event area and bathrooms. We are planning to either used the existing restrooms in the office, with modifications, or construct a free-standing restroom facility so it can be separate from the buildings.

We will be bringing a harden surface roadway 20 feet wide within 150 ft of permitted buildings on the south end of parcel 1, as fire protection access is provided to all other structure on both Parcel 1 and Parcel 2.

Much of the proposed special even area is already in place as it has been in existence for over 30 years. Mature redwood and Cedars, park area, ponds have been there and have been maintained over the years for personal use as well as donating the areas to nonprofit organizations in the last few years.

There is an existing house at the rear of parcel 1, that originally was built as an office, and later used as a residence. We are converting that back to an office which will serve as a staging area for the special events as well as site for (possible) restrooms. The building will also be providing an initial reception area where information on the Dixon Ridge Farming area, the History of the area (pony Express Route) as well as the need to promote and respect farming and what it does for our society.

We will either be building restrooms to accommodate the special events with the effluent being pumped to our pumpkin field to the west, or we will be enlarging the existing restrooms in the office are and will be utilizing the enlarged septic system that will be installed. No trees will be disturbed or have to be removed as part of the restrooms or expansion of the septic system.

ADA parking will be available at the entrance, close to the restrooms, and ada path of travel will go to the special event area. ( I have been raised in the family where my sister is disabled and am sensitive that safe access is available. We proactively as noted earlier already provide permitted access to the Christmas Tree and Pumpkin Farm).

There is a 10,000 sq ft building on Parcel 2 (108-090-140) which has 3 different rentable areas. Currently one is being rented for vegetable storage to supply local farmers markets primarily to hospitals. The other two stalls will be rented to businesses that are allowed in Ag Zoning. These include but are not limited to all uses allowed by the County of Solano in AG zoning with a MUP designation or lesser designations.: See Addendum 1, current Allowed usages.

There is an existing pole barn, on Parcel 2 which covers hay and equipment when not in use or that was harvested. In addition, there is a house that houses one of our employees, and has for the last 12 years, as well as work space for the farm, total size is approx. 1400 sq ft.

There are two small shops on the property, Parcel 1, that allow us to work on Treefarm and Pumpkin projects as well as personal projects.

There are 4 residences on Parcel 1, two are for family members the third for our foreman who has been with us for 15 years, the 4<sup>th</sup> is currently vacant and would be the office and restrooms for the venue.

We have been in contact over the years with the neighbors on Silveyville road to ensure that roadways are not blocked, as well as customers do not park along the road. We have changed the entrance and exit so there is less confusion, and so that customer know they can find parking on the property. We also place signage on driveways to prevent customers from entering private property.

**The Timbers:** The proposed special event area will be, in its final phase a newly constructed pole barn structure of approx. 3000 sq ft, and a separate free standing small Prep area, as well as stage located to the south and east of the pole barn. We acknowledge that additional sounds will come as a result of the special events, so additional vegetation and barriers will be created to both esthetically and functionally reduce any additional noise. We in addition will possibly relocate the direction of the stage as to minimize the sounds as well to adjacent properties.

We are looking at an occupancy of approx. 200 per event and will have the ability to use our existing park for outside seating. We will have an appropriate curfew, per county standards, and will provide ADA access to the special event location and restrooms. The project will be located south of the existing park and north of the ponds at the south end of the property. The parking will be accommodated on the southern portion of 6248 Silveyville Road parcel 108-090-140, which has a year-round road base with access down a lane on the east side of the parcel off of Silveyville Road.

Fire access will be provided by 20 ft wide roadway meeting road standards per the fire District.

There is existing power as well as water on site and will be brought to the special event location as needed and required when permits are pulled.

There are restrooms in the office and those will be used for the restrooms for the events, with modification as well as expansion of the interior area. If the existing restrooms cannot come into compliance with the ADA requirements, then an additional restroom will be built adjacent to the existing structure.



### 3 Williamson Act Contract

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- A. Is any portion of the property under Williamson Act Contract?

☒ Yes ☐ No

If yes, Contract No. \_\_\_\_\_ please provide a copy.

- If yes, has a Notice of Non-Renewal been filed?

☐ Yes ☒ No

If yes, please provide a copy.

- B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

☐ Yes ☒ No if yes, please list and provide a copy.

### 4 Additional Background Information

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- A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

☐ Yes ☒ No If yes, please describe in the project narrative.

- B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Building Permits, Permit for relocation of septic system,  
Fire Access Roads

- C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

Use Permits ARS 108-090-140

- D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

None

- E. Does the project involve Housing and Urban Development (HUD) federal funding? ☐ Yes ☒ No  
Is HUD funding anticipated? ☐ Yes ☒ No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

## **5. Existing Condition**

A. The entire site is approx. 32+ acres, consisting of 2 parcels 22 + (108-090-130) and just under 10 acres (108-090-140). The 10-acre site was the former site of a the state grading station for tomatoes, septic system and as an adjunct there were 2 offices build for weighing the trucks, scales, and work office where the communications to the office was done. Subsequently a trucking company came in "Pozas" and built the 10,000 warehouse. All but  $\frac{3}{4}$  acre is in hardened surface with no ability to produce agricultural products unless they are planted above ground.

The Christmas tree and Pumpkin farm are on 108-190-130 and have been for 38 years. Only 2 structures are used during the seasons that are open to the general public, that of part of the existing barn, as well as a pole barn. The other structures are used for person use, lodging for our two employees, and office.

### **B. Surrounding Properties:**

The entire site of approx. 32 acres, including both APN's, is surrounded on the east and south with Almond and Walnut Orchards. The is no residence to the East and the southern parcel the home is located .3 miles from the proposed venue site.

The property to the west is a 10 acre homesite with Walnuts and large custom home. The home is located 500+ feet from the proposed venue and we are in communication with them on all aspects of the project

To the north there are Row crop land as well as a cluster of several homes which will be approx. .3 miles from the new venue location and 200 ft from the parking lot on parcel 108-090-140.

### **C. Existing use of Land**

Currently on 108-090-130 there are 4 homes a Barn and pole barn several outbuildings and shops. The remaining land has approx. 12 acres of Christmas Trees 4 acres of pumpkins and a park and open area for horses. There are many roads separating the different fields and approx. a fenced 1 acre pond, and approx. 2 acres is asphalted at the southeast end of the property.

Parcel 108-090-140 is approx. 9 acres with only  $\frac{3}{4}$  acre of farmable ground. The remaining land is asphalted and or has a weatherized surface which was used a a trucking operation many years ago. There is a 8000 sq ft pole barn 10000 sq ft metal building as well as a building which has an office and a 1 bedroom house.

### **D. Existing Structures: 108-090-130**

A 6208 Silveyville Road 3000 sq ft home with pool detached 3 car carport and 1000 sq ft shop as well as carport for motorhomes.

B 6224 Silveyville Road 2900 sq ft home with detached 2 car garage with well behind the home

B1 Well 1 Currently under repair

C 6240 Silveyville Road 1200 sq ft home with attached 2 car garage and storage and well; This home is and has been rented to our Forman.

C1 Well 2 11/2 hp well which is used for domestic water backup

D Pole Barn 2700 Sq ft pole barn

E Red Barn 4800 Sq ft barn with approx. 1500 Sq ft in 2<sup>nd</sup> floor. ( Most not open to the general public.

F Southern Home 1400 sq ft ; This home is currently vacant and hopefully will be used as part of the special event.

G Shop 1500 Sq ft with covered Ag Equipment storage

H Storage 1600 sq ft of storage Former chicken coop years ago

I Ag Well 15hp well that can be used for domestic water

J Horse Stable Approx 1200 sq ft

W Anzac Office Approx 400 sq ft of office and 400 sq ft of covered storage

#### **Existing Structures 108-090-140**

K Home/Office 1500 sq feet 840 sq ft office 680 sq ft 1 bedroom unit

L Pole Barn 8000 sq ft pole Barn

M Warehouse 10000 sq ft metal building

N Well 5 hp used as main water well domestic

O Septic Commercial Septic System from state Grade Facility 2-2500 gal tanks

P Front Parking Approx 4 acres of parking for Christmas Tree and Pumpkin Season

Q ADA Parking ADA parking for Christmas Tree and Pumpkin Parking

#### **Proposed**

R Rear Parking Approx. 2 acres of Parking for Venue with acres

S ADA Parking ADA parking as required per permit process

T Restroom Restroom size and configuration per permit process, existing restrooms are part of "F" noted above

U Septic Septic system size and location per requirements of Permit

V Special Event site Proposed special event building location up to approx. size 3000 sq ft or tent as phased in



- X Special event catering area Size will be under 1000 sq ft separated from “V” above.
- Y Special Event Stage (Possible) Size will be determined approx. 400 sq ft.

### **E Vegetation**

This is a working Christmas Tree Farm so the exact number of trees will be approximate.

There are approx. 70 Walnut Trees throughout the property 15 almond trees, Pecans, Fruit trees, 2 Chestnut trees and Many Redwood mature trees, both Coastal and Sierra.

The Trees grown for sale and Monterey Pine, Incense Cedar, Coastal Redwood, Scotch Pine and a few Leyland Cypress. Approx. number is 12,000 trees

There are several areas of grass including a ½ acre grass park area.

### **F. Ag Use**

Approx. 12 acres are in Christmas Trees, and 4 acres in pumpkins and 1 acre , if combined in area in Walnuts and Almonds.

G. Slope of property:

Flat or sloping (0 - 6% slope) 32 acres  
 Rolling (7 - 15% slope) \_\_\_\_\_ acres  
 Hilly (16 - 24% slope) \_\_\_\_\_ acres  
 Steep (> 24% slope) \_\_\_\_\_ acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

No drainage - all water contained on site

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Tomatoes	South	Almonds
East	Walnuts	West	Walnuts

J. Distance to nearest residence(s) or other adjacent use(s): \_\_\_\_\_ (ft/mi) West 450' to home from event site  
South 1660 ft to event site

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

Power lines East side of 108-090-140 (Parcel 2) West Side of Parcel 108-090-130

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

None

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

None

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

None

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes \_\_\_\_\_ No ☒ Don't Know \_\_\_\_\_ If yes, please list:

P. Describe existing vehicle access(s) to property:

Access: 5 driveways off Silverville Rd, 3 are for residences. 2 main access driveways are on 109-080-140 for both existing and future events

- Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

Easements are for SID as well as P&E West side of 108-090-130 and east side of 108-090-140

- R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

Signage for the tree farm and Pumpkin Farm are up only when open and are directional parking signs.  
Special Event signage will be showing entrance location - Vinyl signs on existing frame

## 6 Proposed Changes to the Site

- A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

- i. Percent of site previously graded: 0 %.
- ii. Project area (area to be graded or otherwise disturbed): 5000 sq. ft./acres.
- iii. Estimate amount of soil to be moved (cut and/or fill):  
✓ Less than 50 cubic yds<sup>3</sup> \_\_\_\_\_ More than 50 cubic yds<sup>3</sup> \_\_\_\_\_ More than 1000 cubic yds<sup>3</sup>
- iv. Estimate amount of soil to be:  
Imported 0 yd<sup>3</sup> Exported 0 yd<sup>3</sup> Used on site - yd<sup>3</sup>.

- B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

20 trees 3" diameter or less : 1 Pine 20" diameter  
which is dying

- C. Number, type and use of existing structures to be removed, and removal schedule:

- 0 -

- D. Describe proposed fencing and/or visual screening (landscaping):

Planting of 150 Leyland Cypress 50 Coastal Redwoods  
Sound planting to minimize effect west & south

- E. Proposed access to project site (road name, driveway location, etc.):

Existing Road on East Side of 108-090-140

- F. Proposed source and method of water supply:

Existing Wells

- G. Proposed method of sewage disposal (specify agency if public sewer):

Expansion of Existing Septic System to new location  
with Backup location adjacent.

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

Recology - no hazardous waste

I. List hazardous materials or wastes handled on-site:

None

J. Duration of construction and/or anticipated phasing:

2 years

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

NO

## 7 Proposed Site Utilization

### A. RESIDENTIAL PROJECTS N/A

1. Number of structures: Single Family: \_\_\_\_\_ Multi-family: \_\_\_\_\_ Accessory: \_\_\_\_\_

If multi-family, number of units: \_\_\_\_\_ Maximum height: \_\_\_\_\_

2. Signage: Freestanding: \_\_\_\_\_ Dimension(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)  
Attached/Wall: \_\_\_\_\_ Dimensions(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

### B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: 5000 (sq.ft) Surfaced area: 8000 (sq.ft)

Landscaped or open space: existing (sq.ft) Paved - 40,000 sq.ft

2. Total floor area: 4000 (sq.ft)

3. Number of stories: 1 Maximum height: 20 (ft.)

4. Proposed hours of operation:

Days: Primarily F/Sat/Sun possible weekday

From: 10 a.m./p.m. to 10 a.m./p.m

There may be setup before 10 AM, but sound will be stopped at 10 PM.

Year round: ☐ Yes ☒ No

Months of operation: from March through October



5. Proposed construction schedule:  
 Daily construction schedule: from 8 a.m./p.m. to 6 a.m./p.m.  
 Days of construction: 6 days a week
6. Will this project be constructed in phases? Describe:  
Restroom - Septic first, ADA course of travel 2<sup>nd</sup>, then special event center, stage, and prep area
7. Maximum number of people using facilities:  
 At any one time: 200 Throughout day: when used 200
8. Total number of employees: 2 part time for events off days 0  
 Expected maximum number of employees on site: 2 part time for events  
 During a shift: \_\_\_\_\_ During day: 2
9. Number of parking spaces proposed: to be determined - we have 3 acres of  
harden surface for parking
10. Maximum number of vehicles expected to arrive at site:  
 At any one time: 70 day: 70
11. Radius of service area: 75 miles
12. Type of loading/unloading facilities:  
None
13. Type of exterior lighting proposed:  
Overhead LED lighting, as well as commercial accent lighting
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.  
Music possible fairs or etc
15. Describe all proposed uses which may emit odors detectable on or off-site.  
Possible catering BBQ
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.  
We will be developing an entrance with educational boards depicting this areas history, the Pony Express Route, and agriculture for the Dixon Ridge Area.

## 8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". *Attach additional sheets as necessary.*

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## #8 Silveyville Christmas Tree and Pumpkin Farm

D. Waste is handled by Porti Potties serviced weekly or more often as needed. Litter is taken to the land fill.

H. There is music playing from our sound system with speakers throughout the farm.

K. Increase need for Fire or Police is only if an incident occurs, none on a regular or daily basis otherwise.

L. Increase in PGE when facility is open to the public for refrigeration, lighting and powering the electric vehicles. Gas is used to fill the portable generators used to power electric vehicles as well quads used in the business.

N. No change in traffic as the operation has been in existence and functioning for 38 years.

O. There will be no additional hazards other than those present when more cars are coming to the Farm from the last weekend in September to Christmas Eve.

## # 8 Environmental Checklist Timbers

D. Waste litter due to special events or use of facility to be sent to Land Fill. Septic is private on site.

H. Noise level will be primarily the Music from the special events. Otherwise it will be from noise of attendees. WE are already thinking about location changes of where music may come from, the direction it will travel as well as vegetation that can be planted to absorb excess sounds.

K. Increase demand on services would be if an incident occurred at the site. Private security would be used for special events, if over a certain number of attendees. Water, Sewer are all private and are onsite.

L. If solar is used, very little or no increase in fossil fuel, otherwise additional usage through PGE for lighting.

N. Increase due to increase traffic when special events are present.

O. Increase hazards, as there will be additional cars on the road. There may be other bicycles or pedestrians using Silveyville Road.

## 9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

## 10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds the number of hours implicit in the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: Edward Seferit Date: 6/29/18

PRINTED NAME: Edward Seferit

Applicant signature: Edward Seferit Date: 6/29/18

PRINTED NAME: Edward Seferit

### For Office Use Only

#### Planning Permit Fee(s)

4-18-04 \$ 4391.00  
- - - \$ /  
- - - \$ /  
- - - \$ /

#### Environmental Review Fees

Initial Study \$ \_\_\_\_\_  
Archaeological Study (Sonoma State NWIC) \$ \_\_\_\_\_  
Negative Declaration \$ \_\_\_\_\_  
CA Fish and Games (ND or EIR) \$ \_\_\_\_\_  
Initiate EIR \$ \_\_\_\_\_  
Mitigation Monitoring Plan \$ \_\_\_\_\_

Total Fees Paid \$ 4391.00 Cash ☐ Check ☒ Charge/Debit ☐

Receipt No.: 1057271 DATE: 6/29/18

Staff verify: Zoning: \_\_\_\_\_ GP Land Use & Consistency: \_\_\_\_\_

Comments: \_\_\_\_\_

Staff/Date: Red 6/29/18

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