

Attachment C – Staff Responses to Mr. Flaherty Grounds for Appeal

Appeal concern	Staff response
1. Increased traffic impact on Putah Creek Road.	According to traffic counts based upon the permitted frequency of events, events would add an average of two to three (2-3) cars per day distributed between Pleasants Valley Road and Putah Creek Road for the year. As permitted, the maximum would be up to 12 events for any calendar year and limited to 150 people, although the actual number of events is expected to be less. It is estimated the traffic impact would be minimal to the existing roadways due to 2 major thoroughfare points of access. Additionally, the majority of the events are anticipated to be outside of 'peak' traffic hours (ie Saturday/Sunday afternoon). Per 28.70.10(B)(6) of the Solano County Code, the special event facility shall comply with the Solano County Road Improvement Standards and Land Development Requirements which apply to all land uses in unincorporated Solano County.
2. Increased noise levels from amplified events.	28.70.10 (B) of the Solano County Code and Conditions of Approval #15 and #18 restrict the noise levels allowed, consistent with all other land uses in the County. Documented violations would need to be addressed right away and repeated issues would lead to the permit being set for revocation by the Planning Commission per Condition of Approval #5. Condition of Approval #5: <i>Failure to Comply.</i> <i>Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the Minor Use permit and cessation of the permitted uses at the Permittee's expense.</i> Condition of Approval #15: <i>"Hazard or Nuisance.</i> <i>The Permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts, which constitute a hazard or nuisance to residents, visitors, or property in the surrounding areas. In the event complaints are received regarding the development and operation of the project, the issues will be communicated to the operator to be addressed in a timely manner. Multiple complaints and ongoing issues may require a Revision or Amendment to the permit to address the issue subject to approval by the Zoning Administrator or Planning Commission."</i>

	Condition of Approval #18: <i>Noise & Outdoor Sound.</i> During operation, no noise shall exceed 65 dBA when measured at the property lines.”
3. Heightened fire danger due to the rural location and flammable vegetation.	The property is currently maintained in good condition and has been inspected by the Vacaville Fire District most recently on June 18, 2025 (see Attachment E, June 19, 2025 comments). Special event facilities are a conditionally allowed use in the A-20 zoning district, and conditions of approval have been recommended to reasonably mitigate fire risk. Condition of Approval #16 states <i>Junk & Debris.</i> The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.” An inspection by the Department of Resource Management, which may include the Vacaville Fire District, is also required prior to the first event (Condition of Approval #6), and an event management plan (Condition of Approval #11) including a fire safety plan must be submitted and approved prior to the opening inspection (required by Condition of Approval #6) or conducting any events.
4. Absence of a fire evacuation plan.	Consistent with previous County approvals of permits for Special Event Facilities and other public assembly uses, an event management plan is required prior to operation. A fire evacuation plan is included in the items the Director of Resource Management requires be addressed in the event management plan when identifying potential emergencies and planning for the appropriate response. The plan must be submitted to and approved by the Director of Resource Management prior to conducting any events per Condition of Approval #11. Condition of Approval #11: <i>Event Management Plan.</i> All uses of land and buildings shall be conducted in a manner and provide adequate controls and operational management to prevent nuisances such as noise, dust, glare, vibration, and odor. Prior to the opening inspection, the permittee shall submit an Event Management Plan to the Director or his designee for approval, which shall identify measures, procedures, and operational controls to manage potential nuisances such as fugitive dust, noise, light, glare, and odor. <u>In addition, the Event Management Plan shall identify measures and controls to manage any emergency which might reasonably arise during an event. Applicant to provide a list of emergency contacts for various responders to all staff and volunteers. Identify a central location on the property which will serve as an emergency center with communications and fire and first aid equipment.</u>”

5. No fire water storage or fire suppression system indicated in the approved permit.	Per Chapter 7A of the 2022 California Building Code and Cal. Admin. Code tit. 14, § 1270, State Responsibility Area and Fire Hazard Severity Zone standards are only applied to new construction, and the project does not propose any development which would trigger these requirements. The property and proposed use have been inspected and approved by the County Building Official and Vacaville Fire District (see Attachment E, June 19, 2025 comments). The property has two (2) existing 2,500-gallon water tanks along with smaller water tanks and two (2) fire engines.
6. No ADA-compliant access or evacuation planning for guests with disabilities.	ADA accessibility is required per Condition of Approval #26 but will only apply to restrooms and parking since no new structures are proposed. The event management plan (Condition of Approval #11) will be required to address evacuation for all guests including those with disabilities.
7. Close proximity and surrounding neighbors unanimous in opposition to proposed MUP	All comments and testimony were considered by the Zoning Administrator in taking action to approve this project. The Exclusive Agricultural zoning district allows a variety of more intensive uses, which may result in more noise and traffic than is typical for residential districts. The use will be subject to the performance standards applicable to all uses as detailed in 28.70.10 (B) of the County Code.
8. Please see letters submitted to the Zoning Administrator by concerned neighbors.	All public comments have been provided as attachments to the agenda submittal for this appeal.