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ALLAN CALDER
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DEPARTMENT OF RESOURCE MANAGEMENT



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ZONING ADMINISTRATOR STAFF REPORT

Application Number:	MU-21-01	Hearing Date:	August 5, 2021
CAMS Number(s):	Site 312101	Project Planner:	<u>Travis Kroger</u>
Applicant:	Anthony Russo 4630 Westamerica Drive, Suite A Fairfield, CA 94534	Property Owner:	Debra A. Yarbrough & Anthony S Russo Living Trust 4630 Westamerica Drive, Suite A Fairfield, CA 94534

Action Requested:

Consideration of Minor Use Permit application MU-21-01 to permit the existing events facility permitted by AD-16-10 for up to 12 events per year, located at 4125 Green Valley Road, APN 0148-030-060. Parking will be located on the adjacent parcel at 4075 Green Valley Road, APN 0148-030-080.

No other changes to the site or new development are proposed.

DECISIONMAKER FOR THIS APPLICATION:

() Administrative (x) Zoning Administrator () Planning Commission () Board of Supervisors

Applicable Zoning Sections: Section 28.72.10, Section 28.73.30(A) & (B)(6), Section 28.94

Subject Property Information:

Parcel Size:	104.4 acres	Site Address:	4075 Green Valley Road
APN(s):	0148-030-060, 080	CALFIRE State Responsibility Area Designation:	N/A
Zoning District:	AG-P/ATO and CS/ATO	General Plan Designation:	MGV-SP
Ag. Contract:	N/A	Utilities:	City of Vallejo/SID water and on-site septic system

Adjacent General Plan Designation, Zoning District, and Existing Land Use

	General Plan	Zoning
North	MGV-SP	AG-P/RF
South	MGV-SP	AG-P/OL-N/RF
East	MGV-SP	AG-R/RF
West	MGV-SP	AG-R/OL-N/RF

Environmental Analysis Class I Categorical Exemption CEQA Guidelines Section 15301, minor alteration of existing public or private structures.

Motion to Approve

The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Use Permit MU-21-01, based on the enumerated findings and subject to the recommended conditions of approval.

BACKGROUND

Existing Development:

The existing structures on the parcel include a primary dwelling, secondary dwelling, swimming pool, and a well house. Also see Attachment g, Permit History.

Legal Lot Status:

Both parcels are legal building sites created by Minor Subdivision MS-18-02.

Aerial Image:



SETTING

Access: This site is accessed via encroachment from Green Valley Road, a public road.

Surrounding uses: Vacant land to the west, with residential uses to the north, south and east.

PROJECT DESCRIPTION

The existing events facility was originally permitted as an agricultural building by Building Permit B2015-0093, and converted to a special events facility allowing up to 6 events per year with up to 150 people by Building Permit B2016-0919 and Administrative Permit AD-16-06. This Minor Use permit will grant approval for the facility to be used for up to 12 events per year with the same 150-person maximum. Due to the parking lot being surfaced with gravel rather than paved, a limit of 4 events may be held between October 15 and April 15th of each year, with no restriction on the distribution of the events throughout the balance of the year.

No other changes to the site or land use are proposed.

ZONING & LAND USE CONSISTENCY FINDINGS

General Standards: The existing use and proposed revision meets all standards listed in Section 28.72.10 of the Solano County Code (also see attachment A).

Specific Standards: The proposed special events facility meets the requirements of Section 28.73.30(A) & (B)(6) of the Solano County Code (see attachment E) and Section 28.94 (attachment F).

As a part of this project, the applicant is requesting that the screening and 200-foot setback requirements for parking be waived by the Zoning Administrator.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings detailed in attachment A and **APPROVE** Minor Use Permit MU-21-01 subject to the recommended conditions of approval.

ATTACHMENTS

- A. Draft Resolution
- B. Conditions of approval
- C. Assessor's Parcel map
- D. General zoning consistency checklist
- E. Specific zoning consistency checklist – Special Events Facility
- F. Specific zoning consistency checklist – Parking
- G. Approved Plans
- H. Permit history

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX-XX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-21-01 to permit the existing events facility permitted by AD-16-10 for up to 12 events per year, located at 4125 Green Valley Road, APN 0148-030-060. Parking will be located on the adjacent parcel at 4075 Green Valley Road, APN 0148-030-080 and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 5, 2021, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated as the Middle Green Valley Specific Plan (MGV-SP) area by the Solano County General Plan Land Use Diagram. The proposed uses are conditionally permitted within the AG-P/ATO and CS/ATO zoning districts.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water by the City of Vallejo and the Solano Irrigation District and sewer service by an on-site sewage disposal system. Access is via encroachment off Green Valley Road.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed special events facility use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, minor alteration of existing public or private structures.**

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Use permit MU-21-01 subject to the recommended conditions of approval contained in attachment B.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 5, 2021.

Allan M. Calder, Planning Manager
Resource Management

MU-21-01 CONDITIONS OF APPROVAL

General

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-21-01 filed March 9, 2021 and as approved by the Solano County Zoning Administrator.
2. Prior to installation of any signage, the applicant will obtain a Sign Permit and install the signs in compliance with the approved plans and conditions of approval.
3. Prior to conducting the use approved by this permit, the applicant will obtain a Business License and maintain the license in good standing for as long as the special events facility business remains in operation.
4. This permit authorizes a total of 12 special events per calendar year with up to 150 total attendees including anyone involved in operation of the event who does not live on the parcel. A maximum of 4 of the 12 allowed events may be conducted between October 15 and April 15 of the following year.
5. During all events, 2 parking attendants will be provided, as well as shuttles from the parking area to the special events barn.
6. 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 surrounding properties.
7. Any expansion or change in the use or new or expanded buildings may require a Minor Revision or Amendment to the existing Minor Use permit or a new permit if determined to be necessary by the Director of the Department of Resource Management.
8. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

Permit Term

9. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic renewals shall be charged at that time.

POR. SEC. 26, 34, 35 & 36, T.5N., R.3W., M.D.B.& M.

Tax Area Code
60022
60024
60026

148-03

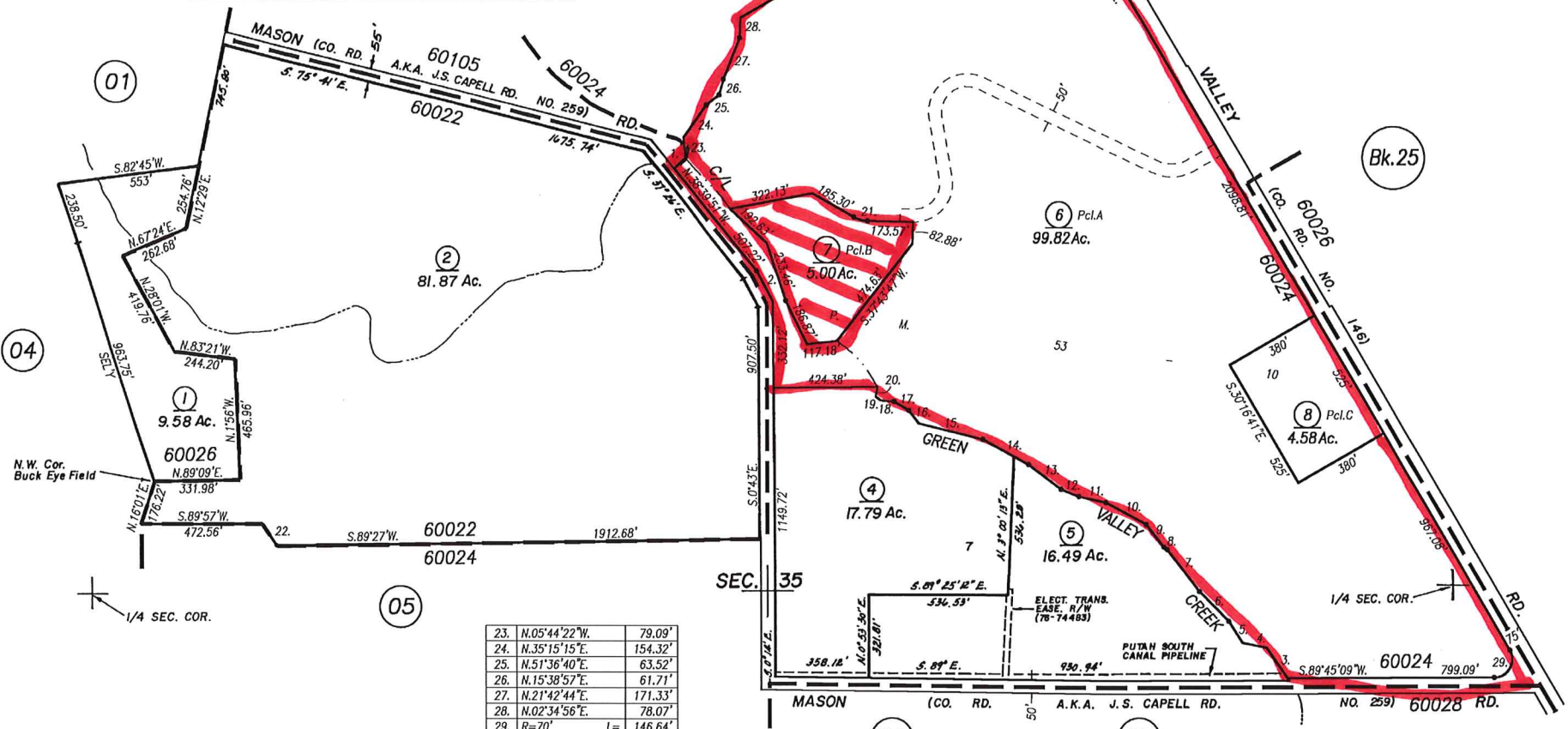
27 | 26
34 | 35

26 | 25
35 | 36

1" = 400'

1.	N.48°25'09"E.	84.31'	12.	N.68°37'21"W.	75.38'
2.	N.27°49'51"W.	131.87'	13.	N.52°55'21"W.	157.55'
3.	N.34°42'21"W.	141.97'	14.	N.61°13'05"W.	202.12'
4.	N.78°29'31"W.	94.92'	15.	N.76°16'59"W.	255.32'
5.	N.32°48'21"W.	98.04'	16.	N.36°51'19"W.	63.44'
6.	N.44°11'01"W.	161.27'	17.	N.58°57'00"W.	65.89'
7.	N.37°26'41"W.	202.57'	18.	N.86°15'10"W.	49.86'
8.	N.54°23'31"W.	16.00'	19.	N.54°23'40"W.	25.54'
9.	N.38°01'51"W.	110.40'	20.	N.09°20'00"W.	38.58'
10.	N.61°30'41"W.	176.82'	21.	R=110'	L= 55.17'
11.	N.77°21'31"W.	106.87'	22.	N.31°53'W.	106.92'

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23.	N.05°44'22"W.	79.09'
24.	N.35°15'15"E.	154.32'
25.	N.51°36'40"E.	63.52'
26.	N.15°38'57"E.	61.71'
27.	N.21°42'44"E.	171.33'
28.	N.02°34'56"E.	78.07'
29.	R=70'	L= 146.64'

030-06,07,08 (Pm)	2-21-20	Cr
030-03 Ease	7-16-01	FG
S.B.E. 01-012	11-6-00	Pd
RD. WIDTH CHG.	1-27-86	PED
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Map of Subdivision of the Stilts Field (Unrecorded)
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles



General Development Standards Checklist (Section 28.70.10)

No use of land or buildings shall be conducted except in compliance with these general development standards.				
A. Zoning District Standards				
Any use of land or buildings must meet the general development standards described in this section unless more stringent permitting and development standards are delineated in the applicable zoning district.				
B. Performance Standards	YES	MAYBE	NO	N/A
1. Prevent Offensive Noise, Dust, Glare, Vibration, or Odor. All uses of land and structures shall be conducted in a manner, and provide adequate controls and operational management to prevent:				
a. Dust, offensive odors, or vibrations detectable beyond any property line;		x		
b. Noise that exceeds 65dBA LDN at any property line		x		
c. Glint or glare detectable beyond any property line or by overflying aircraft	x			
2. Prevent Storm Water Pollution. Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.				
	x			
3. Parking. Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.				
		x		
4. Removal of Natural Material. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.				
	x			
5. Solid Waste and General Liquid Waste Storage and Disposal.				
a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.	x			
b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.	x			
c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.	x			
d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.	x			
Note: Should the Director of Resource Management believe that a proposed use in any district is likely to violate the performance standards in B.1-8 above, the Director may invoke the performance standard procedures contained in Section 28-95 .				
C. Fairfield Train Station Specific Plan Area				
1. Uses established in the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan shall, be consistent with existing development and considered interim uses which terminate upon annexation to the City of Fairfield.				x

D. Airport Land Use Compatibility Plans	YES	MAYBE	NO	N/A
1. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land uses allowed by this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.				x
E. Other Permits.				
1. Building and Safety Division. The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by this chapter. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.				
a. Building Permit Required				x
b. Occupancy Permit Required				x
c. Change of Occupancy Required				x
2. Environmental Health Services Division. The Environmental Health Services Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under this chapter, including:				
a. Food facility permits				
1. Sale and Consumption of Food and Beverage. Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.	x			
2. Food Preparation. Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.	x			
b. Hazardous materials and waste program permits				x
c. Recreational health facility permits				x
d. Liquid and solid waste permits including septic system permits	x			
e. State small water system permits				x
f. Water well permits				x
3. Public Works Engineering Division. The Engineering Services Division administers a variety of regulations which may require permits including:				
a. Encroachment permits		x		
b. Grading and drainage permits				x
4. Fire Protection District. Local fire protection districts may regulate certain uses of buildings and land.				x
5. Other Agencies. Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under this chapter, any other licenses or permits required by any other agency must be obtained.				x



Special events facility (other than winery or agricultural processing facility) – (Section 28.73.30(A) & (B)(6))

A. General Requirements.				
Public assembly uses shall comply with the following general standards:	YES	MAYBE	NO	N/A
1. General Development Standards. No use of land or buildings shall be conducted except in compliance with the general development standards in Sections 28.70.10 and 28.70.20 .				
2. Access. Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion.	x			
3. Encroachment Permit Required. All connections to County roads shall meet the encroachment permit requirements of the Public Works – Engineering Division, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.		x		
4. Exterior Lighting. Public assembly uses shall provide lighting capable of providing adequate illumination for security and safety and directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.		x		
5. Parking – Screening.				
a. Parking areas shall be enclosed and screened by a minimum six-foot-high, solid board fence or a minimum six-foot-high masonry wall which shall separate the parking lot from the adjoining residential uses or any R district; and shall provide traffic surfaces that are maintained in a dust-free manner.			x	
6. Roads. Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.		x		
7. Setbacks. The minimum setback from an adjacent street shall be the same as required for the main building. All public assembly uses where liquor is served shall be located at least 200 feet from any boundary of a residential district, unless a use permit is first secured.	x			
8. Incidental Retail Uses. Public assembly uses of land, buildings, or structures may include incidental retail uses customarily found at such establishments.				x
9. Outdoor Storage. Outdoor storage incidental to the primary use of the parcel for public assembly purposes is permitted, provided the area devoted to outdoor storage is screened from public view.	x			
B. Specific Requirements. The specific public assembly uses listed below shall comply with each provision of subdivision (A) of this section and the following specific standards:				
6. Special Events Facility. Except as otherwise provided for in this chapter, a special events facility shall be permitted, incidental to the principal agricultural use of the property for commercial agricultural purposes, provided the facility complies with the standards in subdivision (B)(6)(a) of this section.				
a. Standards.				
(1) Access. Each parcel on which a special event facility is operated shall provide adequate connections to a public road, or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road.		x		

(2) Food Vendors. Permittee is responsible for ensuring the event organizer and food vendors utilized the organizer secure food permits with the Division of Environmental Health.	x			
3) Kitchen Facilities. Any kitchen at the facility used for the preparation, storage, handling, or service of food at events shall be permitted as a food facility by the Division of Environmental Health.	x			
4) Hours of Operation. All events shall start no sooner than 10:00 a.m. and end by 10:00 p.m. each day. Facility setup and cleanup shall be allowed between the hours of 8:00 a.m. to 11:00 p.m. All guests of an event shall be off the property by 10:30 p.m.		x		
(5) Operational Controls.				
i. Fugitive Dust. A special events facility located on a site with access from unpaved dirt roads and with unpaved on-site access roads and parking areas shall control fugitive dust with water trucks, sprinkler system or other practices acceptable to the applicable air quality management district, in sufficient quantities to prevent airborne dust.		x		
ii. Noise. Outdoor amplified sound shall not exceed 65 dB when measured at the property lines.		x		
iii. Light and Glare. Any proposed outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.		x		
iv. Odor. A special event shall not cause objectionable odors on adjacent properties.	x			
(6) Parking. A special events facility must provide parking either on site or off site to accommodate all guests. No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site. The applicant shall place signs along the interior access ways and at 300-foot intervals on the applicant's property along the road right-of-way indicating this parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. Parking shall be provided as follows:				
i. On-Site Parking. On-site parking shall be located in an open area with a slope of 10 percent or less, at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.				X
ii. Off-Site Parking. If off-site parking is utilized, then off-site parking must be located outside of a road right-of-way and within 1,000 walking feet of the event site or shuttles must be provided. Written consent shall be obtained from the owners of all off-site parking areas. A minimum of one parking attendant shall be present at each lot used for off-site parking to assist in parking vehicles. For each off-site parking lot containing 50 or more vehicles, one parking attendant per each 50 vehicles shall be provided. For temporary parking lots, signs and directional signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. For events that will require off-site parking, monitors shall be provided to direct traffic at all points of ingress, egress, and forks in private access roads and to turn away vehicles when authorized parking capacity is reached. If off-site parking is proposed, it shall be considered with the review of the land use permit for the event site.			X	
7) Sanitation. Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees and event staff, including restrooms, refuse disposal receptacles, potable water and wastewater facilities.	x			
8) Setbacks. A special events facility must be set back 100 feet from any property line and 200 feet from any residence on an adjoining parcel.	x			
(9) No Removal of Agriculture. No existing agriculture shall be removed in order to accommodate a special events facility.	x			
(10) Use of Existing Structures. The use of existing permanent structures temporarily during events is limited to existing structures that are permitted for commercial and public assembly occupancy and are in compliance with Americans with Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.	x			

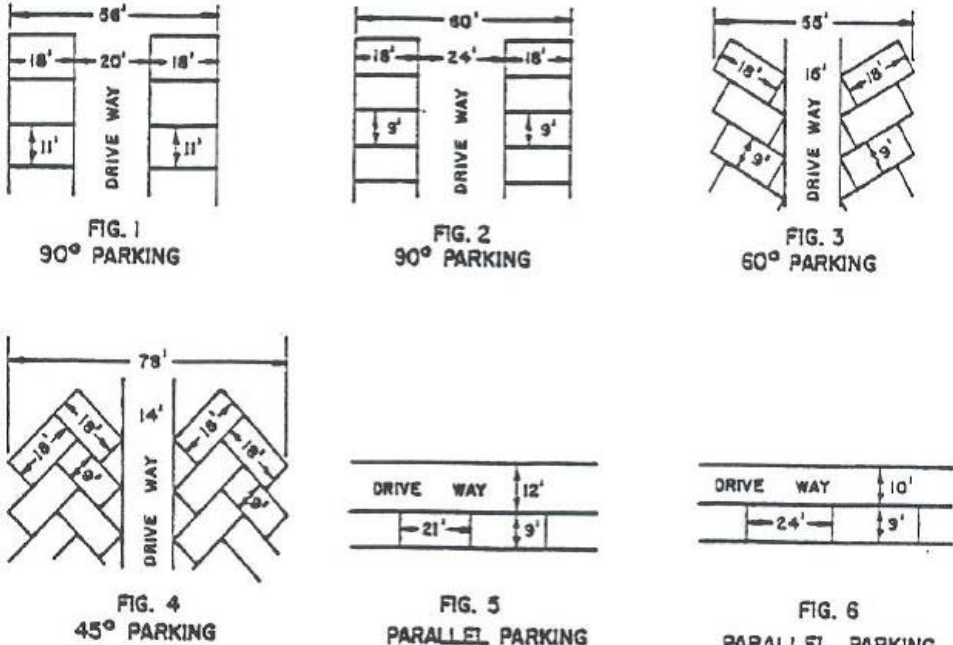
<p>11) Construction of New Structures. Event activities may be allowed in new structures only where permitted elsewhere in this chapter. Any new structure proposed for a special events facility shall not be located on prime agricultural land.</p>				x
<p>11) Construction of New Structures. Event activities may be allowed in new structures only where permitted elsewhere in this chapter. Any new structure proposed for a special events facility shall not be located on prime agricultural land.</p>	x			
<p>12) Other Permits and Licenses. Must obtain any other required permits from federal, state or local agencies.</p>	x			
<p>13) Traffic Control. For any special event facility that will accommodate 500 people or more, the applicant shall prepare a diagram of proposed traffic routing and direction signs, along with an estimate of traffic volume expected for the facility. This shall be submitted with the land use permit application for the facility.</p>				x



Parking Requirements (Section 28.94)

Application Number: MU-21-01

A. Minimum number of off-street parking spaces required in any district shall be as follows:		SELECT ONE
1. Residential uses	Two spaces per each primary dwelling unit and one space for each secondary dwelling or accessory dwelling unit. A parking space is not required for a junior accessory dwelling unit or for an accessory dwelling unit as provided in Section 28.72.10(B)(2)(a)(3). Spaces should be located behind the front yard setback line in the R-TC districts.	
	One enclosed space plus one unenclosed space per dwelling unit in a multifamily or mixed occupancy building.	
2. Boardinghouses and rooming houses	One space per each guest.	
3. Agricultural homestay	One space per each guest room, plus spaces required for the primary residence and any secondary dwelling.	
4. Motel	One and one-tenth space per unit.	
5. Mobilehome park	One and one-half spaces per mobilehome space, plus one visitor space per four mobilehome spaces.	
6. Hospital	One space per five hundred square feet of gross floor area.	
7. Medical and dental gross floor area.	One space per one hundred fifty square feet of clinics	
8. Public assembly -- church, theater, lodge, hall, auditorium, stadium, arena, gymnasium, mortuary, special events, and similar uses.	One space per four seats or one space per each four persons at capacity.	X
9. Industrial uses	One space per two employees.	
10. Retail and office buildings and roadside stands.	One space per two hundred square feet of gross floor area.	
11. Commercial service buildings, workshops, warehouses, etc.	One space per eight hundred square feet of gross floor area.	
12. Any of the above uses found by the Zoning Administrator or Planning Commission to have	As specified by the Zoning Administrator or Planning Commission.	

unique parking needs or any use not enumerated above.				
B. <u>Location of parking area</u>	YES	MAYBE	NO	N/A
1. The parking area shall be on-site, unless, due to unusual circumstances, proposed off-site parking is found by the Zoning Administrator or Planning Commission to be reasonably acceptable.			X	
2. No on-street parking shall satisfy any of the parking requirements of Section 28-94(a).	X			
C. <u>Standard parking arrangements and dimensions</u>				
1. Parking arrangements shall be in accord with one or a combination of illustrations shown below in Figures 1 through 6. Any variation to parking arrangements illustrated below shall be approved by the Zoning Administrator.	X			
2. All parking area designs shall limit direct access to and from adjacent public thoroughfares to a minimum of common driveways serving groups of parking spaces. All connections to County roads shall meet the encroachment permit requirements of the Director of Transportation, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.	X			
 <p>FIG. 1 90° PARKING</p> <p>FIG. 2 90° PARKING</p> <p>FIG. 3 60° PARKING</p> <p>FIG. 4 45° PARKING</p> <p>FIG. 5 PARALLEL PARKING</p> <p>FIG. 6 PARALLEL PARKING</p>				
3. All required parking spaces for residential uses shall be a minimum nine (9) feet in width by eighteen (18) feet in length unless otherwise provided in subdivision (c)(1).				X
4. Where a two-car enclosed garage for dwellings is required by Section 28-94 (Architectural Approval) of this Chapter, the minimum interior parking area within the garage shall be eighteen (18) feet wide by eighteen (18) feet deep.				X

D. <u>Curb openings</u>				
1. The width, placement and construction of curb openings shall conform to the requirements of the Director of Transportation.				X
E. <u>Grading and drainage</u>				
1. The grading and drainage of all parking areas shall conform to the requirements of the Director of Transportation.		X		
F. <u>Surfacing and marking</u>				
1. The parking area shall be maintained in good condition at all times and shall be surfaced in a manner approved by the Zoning Administrator or Planning Commission to be consistent with the type and level of use so as to provide safe and convenient use in accord with the following guidelines:				
a. Parking areas used the year around shall be surfaced with asphaltic concrete or its equivalent, except that low intensive uses may be surfaced with gravel or its equivalent unless precluded by access requirements for the disabled, pursuant to Building Code.		X		
b. Parking areas used periodically shall be surfaced with gravel or its equivalent, except where special circumstances as determined by the Zoning Administrator or Planning Commission warrant otherwise, and unless otherwise precluded by access requirements for the disabled, pursuant to Building Code.	X			
c. Notwithstanding the requirements in paragraphs a and b above, parking areas shall comply with the Building Codes applicable at the time of issuance of permits by the County.				
2. Markings for parking spaces, entrances, exits and circulation directions shall be consistent with the type and level of use as determined by the Zoning Administrator or Planning Commission, and shall remain discernible at all times.		X		
G. <u>Driveway widths</u>				
1. The minimum width of a driveway for two-way traffic shall be eighteen feet, unless a greater width is required by Fire Code.	X			
2. The minimum width of any driveway shall be ten feet, unless a greater width is required by Fire Code.	X			
<u>Emergency vehicle access</u>				
1. Notwithstanding the requirements in subdivisions (G)(1) and (G)(2), emergency access roads and lanes for fire apparatus and other emergency vehicles and equipment shall comply with the following:				
a. Have an unobstructed width of not less than 20 feet.	X			
b. Have an unobstructed vertical clearance of not less than 13.5 feet.	X			
c. Meet all other requirements of the Building and Fire Codes applicable at the time of issuance of permits by the County.		X		

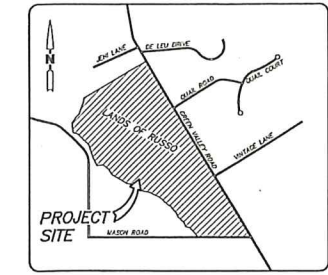
H. <u>Fencing</u>				
1. A minimum six-foot high, solid wall or fence shall be constructed pursuant to a design approved by the Zoning Administrator to separate parking and other commercial, industrial and nonresidential uses abutting residential districts or residences. Upon good cause shown by the applicant, the Zoning Administrator may waive the requirement for fencing.			X	
I. <u>Lighting</u>				
1. The Zoning Administrator may require lighting. All lighting shall be designed to minimize conflicts with surrounding properties, and shall be approved by the Zoning Administrator.		X		
<u>Accessible parking for the disabled</u>				
1. Parking spaces for the disabled shall be provided in accordance with the Building Codes applicable at the time of issuance of permits by the County and are to be included as part of the total number of parking spaces required by this Chapter.	X			

LANDS OF RUSSO

4125 GREEN VALLEY ROAD

SOLANO COUNTY, CA

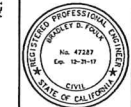
SPECIAL EVENTS PERMIT



VICINITY MAP
NOT TO SCALE

REV	DATE	DESCRIPTION	BY

DATE OF SUBMITTALS	1ST.	2ND.	3RD.	4TH.	5TH.

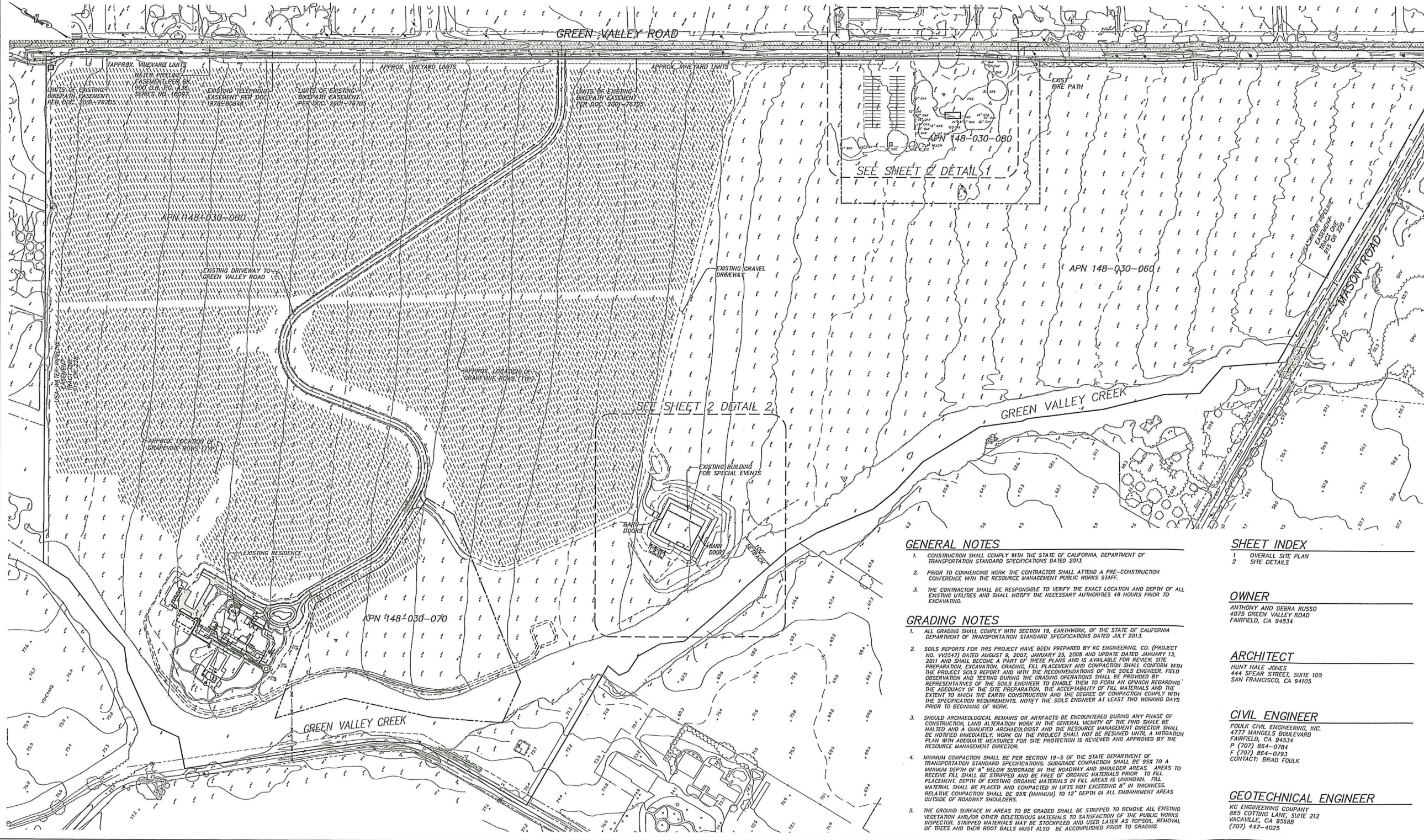


FCE FOLK CIVIL ENGINEERING, INC.
Civil Engineering, Land Surveying, Planning
4075 GREEN VALLEY ROAD
FAIRFIELD, CA 94534
(707) 984-0784 Fax (707) 984-0785 Email: fce@foulkeng.com

PROJECT NAME:
LANDS OF RUSSO
4125 GREEN VALLEY ROAD
SPECIAL EVENTS PERMIT

DRAWING TITLE:
OVERALL SITE PLAN

DESIGNED BY: BOF
DRAFTED BY: GS/AM
CHECKED BY: BOF
SCALE: 1"=100'
JOB NUMBER: 07-022A
DWG: 07-022-EVENT
ISSUE DATE: 02/12/21
SHEET NO:
1



GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED 2013.
- PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE RESOURCE MANAGEMENT PUBLIC WORKS STAFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL NOTIFY THE NECESSARY AUTHORITIES 48 HOURS PRIOR TO EXCAVATING.

GRADING NOTES

- ALL GRADING SHALL COMPLY WITH SECTION 19, EARTHWORK, OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 2013.
- SOILS REPORTS FOR THIS PROJECT HAVE BEEN PREPARED BY KC ENGINEERING, CO. (PROJECT NO. V2547) DATED AUGUST 9, 2007, JANUARY 25, 2008 AND UPDATE DATED JANUARY 13, 2011 AND SHALL BECOME A PART OF THESE PLANS AND IS AVAILABLE FOR REVIEW. SITE PREPARATION, EXCAVATION, GRADING, FILL PLACEMENT AND COMPACTION SHALL CONFORM WITH THE PROJECT SOILS REPORT AND WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. FIELD OBSERVATION AND TESTING DURING THE GRADING OPERATIONS SHALL BE PROVIDED BY REPRESENTATIVES OF THE SOILS ENGINEER TO ENABLE THEM TO FORM AN OPINION REGARDING THE ADEQUACY OF THE SITE PREPARATION, THE ACCEPTABILITY OF FILL MATERIALS AND THE EXTENT TO WHICH THE EARTH CONSTRUCTION AND THE DEGREE OF COMPACTION COMPLY WITH THE SPECIFICATION REQUIREMENTS. NOTIFY THE SOILS ENGINEER AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
- SHOULD ARCHAEOLOGICAL REMAINS OR ARTIFACTS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, LAND ALTERATION WORK IN THE GENERAL VICINITY OF THE FIND SHALL BE HALTED AND A QUALIFIED ARCHAEOLOGIST AND THE RESOURCE MANAGEMENT DIRECTOR SHALL BE NOTIFIED IMMEDIATELY. WORK ON THE PROJECT SHALL NOT BE RESUMED UNTIL A MITIGATION PLAN WITH ADEQUATE MEASURES FOR SITE PROTECTION IS REVIEWED AND APPROVED BY THE RESOURCE MANAGEMENT DIRECTOR.
- MINIMUM COMPACTION SHALL BE PER SECTION 19-5 OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. SUBGRADE COMPACTION SHALL BE 95% TO A MINIMUM DEPTH OF 6" BELOW SUBGRADE IN THE ROADWAY AND SHOULDER AREAS. AREAS TO RECEIVE FILL SHALL BE STRIPPED AND BE FREE OF ORGANIC MATERIALS PRIOR TO FILL PLACEMENT. DEPTH OF EXISTING ORGANIC MATERIALS IN FILL AREAS IS UNKNOWN. FILL MATERIAL SHALL BE PLACED AND COMPACTION IN LIFTS NOT EXCEEDING 6" IN THICKNESS. RELATIVE COMPACTION SHALL BE 95% (MINIMUM) TO 12" DEPTH IN ALL EMBANKMENT AREAS OUTSIDE OF ROADWAY SHOULDERS.
- THE GROUND SURFACE IN AREAS TO BE GRADED SHALL BE STRIPPED TO REMOVE ALL EXISTING VEGETATION AND FOR OTHER DELETERIOUS MATERIALS TO SATISFACTION OF THE PUBLIC WORKS INSPECTOR. STRIPPED MATERIALS MAY BE STOCKPILED AND USED LATER AS TOPSOIL. REMOVAL OF TREES AND THEIR ROOT BALLS MUST ALSO BE ACCOMPLISHED PRIOR TO GRADING.

SHEET INDEX

- OVERALL SITE PLAN
- SITE DETAILS

OWNER

ANTHONY AND DEBRA RUSSO
4075 GREEN VALLEY ROAD
FAIRFIELD, CA 94534

ARCHITECT

HUNT HALE JONES
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105

CIVIL ENGINEER

FOLK CIVIL ENGINEERING, INC.
4777 MANGEL'S BOULEVARD
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CONTACT: BRAD FOLK

GEOTECHNICAL ENGINEER

KC ENGINEERING COMPANY
855 COTTING LANE, SUITE 212
VACAVILLE, CA 95688
(707) 447-4025

APN: 0148-030-060

Permit Number	Description	Status
B2005-0652	Install 200 amp pedestal across from mason road, trench over mason road onto c	Final
S2007-0829	septic tank destruction	Final
B2007-0400	Demo detached garage, 900 sq.ft.	Expired
B2007-0399	Demo outbuilding #1, wood frame, approximately 672 sq. ft.	Expired
B2007-0397	Demo 22' x 22' outbuilding of corrugated metal.	Expired
B2007-0396	Demo Storage shed #2, a 10' x 20' corrugated metal building.	Expired
B2007-0395	Demo wood barn 900 sq. ft.	Expired
B2007-0394	demolish existing house at 2700 sq. ft. (septic tank destruction) S2007-0029.	Expired
SE2011-002	soil profiles	Notified
G2011-026	Grading	Final
B2011-0382	SFDN - new home 2-story, 7976 sq.ft. with attached 3-car garage 1175 sq.ft.	Final
E2011-0086	Use of Mason Road for the purpose of hauling house pad fill material in associati	Final
SA2011-008	new on-site sewage disposal system	Final
B2011-0571	Swap 3 cell antennas, 3 TMA's, add 1 cabinet and battery back-up. See Use Permi	Final
B2011-0584	Potting shed and tool storage structure, 180 square feet.	Final
B2011-0583	Pool Equipment Building, 120 square feet, for future pool.	Final
B2011-0582	Detached 4-car garage with storage, 1,700 square feet	Final
B2011-0630	Pool cabana 569 sq.ft. with bath 19 sq.ft. and barbecue area 206 sq.ft.	Final
B2011-0647	New Swimming Pool w/Spa And New Spa, 11104 sq.ft.	Final
E2011-0127	INSTALL WATER SERVICE (TWO -1 INCH SERVICE LINES AT 4125 GREEN VALLEY RO	Final
B2011-0722	Electrical at T-Mobile site: grounding conductors, conduit and wiring	Issued
B2012-0050	Solar hot water on house to serve house	Final
B2012-0049	Solar on garage to serve house	Final
B2012-0049	Landscape walls, various, around SFD. 200 lineal feet, CMU stucco and solid rock.	Final
B2012-0058	Water tank 10,000 gallons for fire service drafting.	Final
B2012-0131	As Built - Entry gates and 4 columns at entrance to property. Columns faced with	Final
E2012-0062	INSTALL GAS LINE FOR NEW RESIDENCE AT 4125 GREEN VALLEY ROAD. EXCAVATI	Issued
MU-13-06	For a seasonal sales lot for the selling of Christmas trees, wreaths and hollies on p	Issued
Z2015-0004		Applied
B2015-0093	7850 sq. ft. Barn. Ag storage only.	Final
G2015-0002	Grade Building Pad for Barn	Final
B2015-0277	Panel Change-out, 100 amp	Final
S2015-0011		Final
U-04-16-EX2	Extension 2 for Land Use Permit U-04-16	Issued
B2016-0450	Accessory Commercial (mercantile) Structure, NOT open to the public 12'x40' (48	Issued
AD-16-06	Friday Nights at the Grange	Approved
E2016-0070	Install driveway access	Completed
B2016-0919	Change of occupancy from U to A3 for special events center	Final
AD-16-10	Russo events facility	Issued
E2017-0003	Water line instalation	Final
S2017-0017	Add public restrooms to existing events facility	Issued
B2017-0378	Outdoor gazebo	Denied
E2017-0061	Upgrade water service line	Withdrawn
E2017-0065	Upgrade water service line	Final
B2018-0103	Replace 200a service for Ag pump	Final
MS-18-02	Subdivide 110 acres into 3 parcels	Issued
MS-18-02	Amend condtions of approval	Withdrawn
B2019-0484	Cell site modification	Final
B2019-0693	New primary dwelling	Issued
S2019-0062	Septic system for new primary dwelling	Issued