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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
MU-20-06**

<b>Application No.</b> MU-20-06 (Cool Patch Pumpkins) <b>Project Planner:</b> Allan Calder		<b>Meeting of September 10, 2020</b> <b>Agenda Item No. 1</b>	
<b>Applicant</b> Matt Cooley 1825 Rehrmann Dr. Dixon CA 95620		<b>Property Owner</b> Ken Schroder 945 Hillview Dr. Dixon CA 95620	
<b>Action Requested</b> Consider Minor Use Permit Application No. MU-20-06 of <b>Cool Patch Pumpkins</b> for a seasonal sales lot and related amusement and entertainment uses located at 6150 W. Dixon Ave, Dixon in an "A-40" Exclusive Agricultural Zoning District. Staff recommendation: Approval with Conditions			
<b>Property Information</b>			
Size: Approximately 78 acres		Location: 6150 W. Dixon Avenue	
APN: 0109-030-050 and 0109-030-120			
Zoning: Exclusive Agricultural (A-40)		Land Use: Seasonal Sales Lot and Entertainment and Amusement Uses	
General Plan: Agriculture		Ag. Contract: 0109-030-050; 66.4 Acres	
Utilities: None		Access: W. Dixon Avenue	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture	A-40	Agriculture
<b>South</b>	Interstate 80	N/A	Interstate Freeway
<b>East</b>	Agriculture	A-40	Agriculture
<b>West</b>	Agriculture	A-40	Agriculture
<b>Environmental Analysis</b> The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), Minor Alterations to Land.			
<b>Motion to Approve</b> The Zoning Administrator does hereby <b>ADOPT</b> the attached resolution and <b>APPROVES</b> Minor Use Permit No. MU-20-06 based on the enumerated findings and subject to the recommended conditions of approval.			

## PROJECT DESCRIPTION

The project (Cool Patch Pumpkins) consists of a “you pick” pumpkin field (seasonal sales lot), an adjacent corn maze and various concessions for visitors, including food and beverage sales, outdoor dining facilities, public restrooms and parking for up to 300 cars - which yields a maximum attendance of 1,200 persons. The proposal would be developed on two parcels (0109-030-050 and 0109-030-120) totaling 77.97 acres. The property is triangular and is divided by a canal which bisects the property. The site has frontage on West Dixon Avenue and borders the Interstate 80 Freeway. The parking area has been located on the +-10-acre site bordering along Hwy 80 and has visual separation from the interstate with a “wall of corn” measuring approximately 50’ in width. Overflow parking is proposed on a five-acre strip along Dixon Ave. West. Parking regulations require one space per four attendees. The pedestrian entrance to the pumpkin patch is located at the southernmost area of the proposed parking lot.

The following are proposed as temporary structures/uses that would be removed from the site in early November:

- Structure #1: Mobile Office Trailer, 40’ x 10’, Beverage Sales. This structure is used on the weekends to sell beverages such as bottled water and lemonade to customers;
- Structure #2: Mobile Office Trailer, 40’ x 10’, Ticket Sales. This structure is used every day during the 45-day season to sell pumpkins to customers as well as tickets for the corn maze (tickets are then collected at the corn maze entrance by an employee);
- Structure #3: Mobile Concessions Trailer, 40’ x 10’, Food Sales. This structure is used on the weekends to sell concessions style foods, such as hotdogs and Tri-Tip Sandwiches to customers;
- Structures #5, #6, #7, & #8: Pedestrian Bridge Viewing Platforms, 50’ x 10’ ea. These structures are installed to allow the corn maze customers to see their position relative to the maze and give them bearings as to where they need to go as they navigate the corn maze;
- Teepees: Four different sized teepees are setup within the pumpkin patch as decoration. The largest Teepee is 27’ in diameter, the smallest is 9’ in diameter;
- Picnic Tables: Approximately 12 temporary picnic tables are setup to give guests a designated place to eat food sold out of Structure #3 (concessions); and
- Porta-Potties: Located near the pedestrian entrance to the pumpkin patch, to be used by our guests as needed.

The project opens in mid-September and runs through October 31st, for a total of 45 consecutive days. The hours of operation are between 9:00 AM and 8:00 PM seven days per week. The applicant operated the pumpkin patch from this location in 2017-2019 and experienced minor problems.

## LAND USE CONSISTENCY

### 1. General Plan Consistency

The 2008 General Plan designates this property as Agricultural, which is defined as:

*Provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use*

*designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture.*

*Agricultural areas within Solano County are identified within one of 10 geographic regions. Within these regions, uses include both irrigated and dryland farming and grazing activities. Agriculture-related housing is also permitted within areas designated for agriculture to provide farm residences and necessary residences for farm labor housing. – pg. LU-21*

The proposed use of the property by the Cool Patch as a seasonal sales lot for produce with associated agritourism amusements and events is consistent with the vision and policies contained within the 2008 General Plan.

## **2. Zoning Consistency**

### **Exclusive Agricultural (A- 40) Zoning District Standards**

Section 28.21 of the Solano County Code establishes permissible land uses for the Exclusive Agricultural District which include seasonal sales lots and amusement and entertainment uses. A Minor Use Permit is required to assure that the uses are appropriate for the specific parcels and would not result in nuisances to surrounding properties and facilities.

## **3. Site Specific Considerations**

The project (Cool Patch Pumpkins) consists of a seasonal sales lot with amusements and entertainment uses. The proposal would be developed on two parcels (0109-030-050 and 0109-030-120) totaling 77.97 acres. The property is triangular and is divided by a canal which bisects the property. The site has frontage on West Dixon Avenue and borders the Interstate 80 Freeway. The parking area has been located on the +-10-acre site bordering along Hwy 80 and has visual separation from the interstate with a “wall of corn” measuring approximately 50’ in width. Overflow parking is proposed on a five-acre strip along Dixon Ave. Parking regulations require one space per four attendees. The applicant is proposing 300 spaces which yields a maximum attendance of 1,200 persons. The pedestrian entrance to the pumpkin patch is located at the southernmost area of the proposed parking lot.

The applicant will be required to strictly adhere to all California Department of Public Health Orders in effect at time of the start and for the duration of project operations - mid-September through October 31st. [California Department of Public Health website](#)

The applicant has provided a “Covid-19 Plan for the Cool Patch Project” and a “Written Plan for Social Distancing for Campgrounds, RV Parks, and Outdoor Recreation” that includes risk analysis for proposed activities, employee training protocols and draft content for Social Media. See Exhibit C. The applicant will be required to strictly adhere to these protocols to operate a safe event throughout the operational period by preventing the spread of Covid-19. Unannounced Environmental Health spot checks can occur by throughout the operational period. If violations are found, the County reserves the right to close the facility until it is deemed to be brought back into compliance with the project’s proposed Covid-19 plan.

## **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), Minor Alterations to Land. This exemption is for “...

Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.”.

## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. MU-20-06, subject to the recommended conditions of approval stated in Exhibit D.

## MINOR USE PERMIT MANDATORY FINDINGS

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 Agriculture by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agricultural (A-40) District. The proposed temporary agritourism uses are consistent with the General Plan.

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

The site does not have utilities for permanent development. The proposed use is a temporary event for up to 45 days. All necessary services will be brought onto the site on a temporary basis for 45 days and then removed.

A Traffic and Parking Management plan has been prepared that identifies measures and controls to manage traffic arriving and departing the site as well as controls to assure the efficient movement of vehicles in the parking areas.

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 seasonal sales lot with amusements and entertainment uses temporary event will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

## ADDITIONAL FINDINGS

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304, Minor Alterations to Land.

## CONDITIONS OF APPROVAL

See Exhibit D for Conditions of Approval.

**Attachments**

Exhibit A - Draft Resolution

Exhibit B - Site Plan / Traffic Control Plan

Exhibit C - Covid-19 Plan

Exhibit D - Conditions of Approval

# SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO.

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-20-06 of Cool Patch Pumpkins for a seasonal sales lot and related amusement and entertainment uses located at 6150 W. Dixon Ave, Dixon in an "A-40" Exclusive Agricultural Zoning District, APN's: 0109-030-050, 0109-030-120, and

**WHEREAS**, said Zoning Administrator has reviewed the staff report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on September 10, 2020, 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 Agriculture by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agricultural (A-40) District. The proposed temporary agritourism uses are consistent with the General Plan.

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

The site does not have utilities for permanent development. The proposed use is a temporary event for up to 45 days. All necessary services will be brought onto the site on a temporary basis for 45 days and then removed.

A Traffic and Parking Management plan has been prepared that Identifies measures and controls to manage traffic arriving and departing the site as well as controls to assure the efficient movement of vehicles in the parking areas.

- 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 seasonal sales lot with amusements and entertainment uses temporary event will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved MU-20-06 subject to the following recommended conditions of approval:

**See Exhibit D**

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 10, 2020.

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Allan Calder, Planning Manager  
Resource Management







**DEPARTMENT OF RESOURCE MANAGEMENT**  
**Planning Services Division**  
675 Texas Street, Suite 5500, Fairfield, CA 94533

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Bill Emlen, Director  
Michael Yankovich, Planning Manager

## LAND USE PERMIT

Land use permits allow the County to evaluate compatibility of businesses or developments with the environment, surrounding community, applicable regulations and Solano County General Plan. Solano County land use permits are approved by decision makers such as Zoning Administrator or Planning Commission. Processing time is approximately 3-6 months.

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### THE APPLICATION PACKET INCLUDES THE FOLLOWING:

- SUBMITTAL REQUIREMENTS
- APPLICATION FORM
- CONTACT INFORMATION
- FREQUENTLY ASKED QUESTIONS

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For assistance call (707) 784-6765 and ask for the Planner on Duty. Access the Solano County General Plan, Zoning Code and property zoning information online at [www.solanocounty.com](http://www.solanocounty.com). Click on the Department of Resource Management then Planning Services.

## **SUBMITTAL REQUIREMENTS:**

- 1 copy of pre-application notes, if applicable.
- 1 copy of completed application form signed by applicant and owner.
- 1 copy of an Assessor's Parcel Map. Outline the subject site in red.

Available at the Assessor's Department located at the County Administration Center (2<sup>nd</sup> floor) or online via [www.solanocounty.com](http://www.solanocounty.com). Click on County's Assessor Recorder Department webpage.

- Development Plans - 5 copies of the Site Plan full sized folded to 8.5" x 11"
- 1 copy of each plan reduced to 8.5" x 11"
- 1 set of photographs of the site and relation to surrounding areas. Minimum of 4 photos.
- Electronic copies of all materials in CD format (pdf or jpeg).
- Filing Fee. Please consult the fee schedule or contact Planning Services at (707) 784-6765 for appropriate filing fees. Cash, ATM/Debit or check made payable to Solano County are accepted.



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

(707) 784-6765 Phone  
(707) 784-4805 Fax

675 Texas Street Suite 5500, Fairfield, CA 94533

www.solanocounty.com

- Application Type:  New       Extension (maps)       Minor Revision       Map Modification
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD)    | <input checked="" 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 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)                       |   |

FOR OFFICE USE ONLY

Application No: \_\_\_\_\_ MR# \_\_\_\_\_ Hrg: AD ZA PC BOS \_\_\_\_\_ Date Filed: \_\_\_\_\_ Plnr: \_\_\_\_\_

Project Name: Cool Patch Pumpkins

Subject Site Information

Site Address: 6150 Dixon Ave West City: Dixon State: CA Zip: 95620

Assessor's Parcel Number (s): 0109-030-050, 0109-030-120 Size (sq. ft/acre): 77 acres

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

Contact Information

Property Owner Name: Ken Schroeder

Contact Name: Ken Schroeder Phone: 530-400-8859 Email: N/A

Mailing Address: 945 Hillview Dr. City: Dixon State: CA Zip: 95620

Architect/Engineer/Land Surveyor Company Name: N/A

Contact Name: N/A Phone: N/A Email: N/A

Mailing Address: N/A City: N/A State: N/A Zip: N/A

Applicant/Company Name: Cool Patch Pumpkins LLC

Contact Name: Matt Cooley Phone: 530-304-0163 Email: mcool@sbcglobal.net

Mailing Address: 1825 Rehrmann Dr. City: Dixon State: CA Zip: 95620

Other Contacts:

Name: Seth Cooley Phone: 530-304-0161 Email: sethcooley@gmail.com

Mailing Address: 9050 Sparling Ln. City: Dixon State: CA Zip: 95620

# **1 Project Narrative**

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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.

Cool Patch Pumpkins proposes to continue its seasonal pumpkin patch and corn maze this fall. Included in this festivity would be a 'you-pick' pumpkin patch, a corn maze, and concessions for our customers to enjoy during their visit to this farm. Our pumpkin patch and corn maze opens each year in late September and closes for the season some 45 days later, running through Halloween. In order to safely serve our customers during this event, several temporary structures are required. Please refer to the site plan attached titled, "Cool Patch Site Plan 2017.pdf" to understand the placement of each structure within the event and its intended purpose.

Structure #1: Mobile Office Trailer, 40' x 10', Beverage Sales. This structure is used on the weekends to sell beverages such as bottled water and lemonade to our customers.

Structure #2: Mobile Office Trailer, 40' x 10', Ticket Sales. This structure is used every day during our season to sell pumpkins to our customers as well as tickets for our corn maze (tickets are then collected at the corn maze entrance by an employee).

Structure #3: Mobile Concessions Trailer, 40' x 10', Food Sales. This structure is used on the weekends to sell concessions style foods, such as hotdogs and Tri-Tip Sandwiches to our customers.

Structures #5, #6, #7, & #8: Pedestrian Bridge Viewing Platforms, 50' x 10' ea. These structures are installed to allow the corn maze customers to see their position relative to the maze as a whole, and give them bearings as to where they need to go as they navigate the corn maze.

Teepees: Four different sized teepees are setup within the pumpkin patch as decoration. The largest Teepee is 27' in diameter, the smallest is 9' in diameter.

Picnic Tables: Approximately one dozen temporary picnic tables are setup to give our guests a designated place to eat food sold out of Structure #3 (concessions).

Hay Pyramid: A pyramid is constructed using straw bales, measuring approximately 60' by 60', to be used for climbing by kids & adults alike.

Hay Ride: Guests can purchase Hay Ride Tickets from our Ticket Sales Structure and enjoy a 10 minute ride around the pumpkin patch inside a trailer, pulled by a small tractor. Guests are loaded/unloaded at a common loading area as shown. Hay ride path is as shown on Site Plan is approximate.

Corn Bath: A shallow (12"-18" deep) pit of corn kernels, measuring approximately 30' by 60', used to play in (analogous to a 'sand box').

Porta-Potties: Located near the pedestrian entrance to the pumpkin patch, to be used by our guests as needed.

It is important to note that these structures are temporary. They would be moved onsite as soon as early September, and removed in early November. Upon removal of these structures, the parcel returns to being a standard farm complete with a secondary crop that grows during the winter months. The number of persons using this facility consists of our employees and our customers. Our staff consists of a minimum of 5 persons and a maximum of 20 persons. Our 11 acre parking lot will offer 300 parking spots to our customers. The number of customers accessing the site is projected to be several hundred. Within our site plan we have included a traffic circulation plan, as well as details as to how our parking lot will be configured. Please let me know if you need any additional information, I would be happy to comply.

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## **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: "5000 - agricultural property" Current Zoning: A40

Proposed General Plan Designation: "5000 - agricultural property" Proposed Zoning: A40

Current Water Provider: N/A Current Sewage Disposal: N/A

Proposed Water Provider: N/A Proposed Sewage Disposal: N/A

### 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. 361 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.)

Solano County Food Permit

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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.

· Cool Patch has operated its pumpkin patch and corn maze event at this location the past three years (2017-2019)

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

N/A

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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.

N/A

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H. Is this part of a larger project? If yes, please explain.  Yes  No

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## 5 Existing Conditions

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Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

Both of these parcels are currently utilized as part of our commercial farming operation. As the dirt is frequently cultivated, no animals or native vegetation exists. Solano Irrigation District maintains a water canal that passes between the two parcels. There are a dozen or so older black walnut trees bordering this water canal, and would remain unaffected due to any proposed operations. Four pictures titled "Current Site Photos" are attached.

B. Surrounding properties:

Bounded by almond orchards to the north, agricultural hay and Salad Cosmo company to the west, and Interstate 80 to the South and East. See "Current Site Photos"

C. Existing use of land:

Currently used as commercial agriculture.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	N/A	N/A
Agricultural	N/A	N/A
Commercial	N/A	N/A
Industrial	N/A	N/A
Other	N/A	N/A

E. Describe existing vegetation on site, including number and type of existing trees.

Currently no native vegetation exists, only commercial farming crops. Approximately 1 dozen black walnut trees bordering the water canal of varying age and size.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

Currently planted as alfalfa hay, corn, and pumpkins.

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G. Slope of property:

Flat or sloping	(0 - 6% slope)	<u>77 (100%)</u>	acres
Rolling	(7 - 15% slope)	<u>N/A</u>	acres
Hilly	(16 - 24% slope)	<u>N/A</u>	acres
Steep	(> 24% slope)	<u>N/A</u>	acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.  
N/A  
Water drains to the south of the property toward Interstate 80

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

North	Almonds & Walnuts	South	Interstate 80
East	Interstate 80	West	Alfalfa

J. Distance to nearest residence(s) or other adjacent use(s): 100 ft to the west (ft/mi)

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 currently run along north edge of property parallel to Dixon Ave West.  
Solano Irrigation District Canal runs between the two parcels.

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).

N/A

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

N/A

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

N/A

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 X Don't Know \_\_\_\_\_ If yes, please list:

N/A

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

Currently several dirt access roads perpendicular to and intersecting Dixon Ave West. Parcels can also be accessed using dirt roads parallel to Solano Irrigation District Water Canal.

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).

N/A

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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.

N/A

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## **6 Proposed Changes to the Site**

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

i. Percent of site previously graded:   N/A  %.

ii. Project area (area to be graded or otherwise disturbed):   N/A  sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

  N/A   Less than 50 cubic yds<sup>3</sup>   N/A   More than 50 cubic yds<sup>3</sup>   N/A   More than 1000 cubic yds<sup>3</sup>

iv. Estimate amount of soil to be:

Imported   N/A   yd<sup>3</sup> Exported   N/A   yd<sup>3</sup> Used on site   N/A   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)

N/A

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

N/A

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

N/A

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

N/A

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F. Proposed source and method of water supply:

N/A

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

N/A

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

N/A

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

N/A

J. Duration of construction and/or anticipated phasing:

N/A

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.

N/A

## 7 Proposed Site Utilization

### A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: N/A Multi-family: N/A Accessory: N/A

If multi-family, number of units: N/A Maximum height: N/A

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

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

1. Lot coverage:

Building coverage: 1600 (sq.ft) Surfaced area: 1600 (sq.ft)

Landscaped or open space: 10,000+ (sq.ft)

2. Total floor area: N/A (sq.ft)

3. Number of stories: N/A Maximum height: N/A (ft.)

4. Proposed hours of operation:

Days: Monday-Sunday

From: 9:00 AM a.m./p.m to 8:00 PM a.m./p.m

Year round:  Yes  No Months of operation: from 9/19/20 through 10/31/20

5. Proposed construction schedule:  
 Daily construction schedule: from N/A a.m./p.m. to N/A a.m./p.m.  
 Days of construction: N/A
6. Will this project be constructed in phases? Describe:  
N/A
7. Maximum number of people using facilities:  
 At any one time: 500 Throughout day: 100
8. Total number of employees: 20  
 Expected maximum number of employees on site: 20  
 During a shift: 20 During day: 20
9. Number of parking spaces proposed: 300
10. Maximum number of vehicles expected to arrive at site:  
 At any one time: 300 day: 10/17, 10/18, 10/24, 10/25
11. Radius of service area: N/A
12. Type of loading/unloading facilities:  
 Temporary mobile light plants. No lights to be facing/ shining toward the freeway, nearby residences, or properties.
13. Type of exterior lighting proposed:  
Temporary mobile light plants
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.  
Generators during the day, light plants from dusk-closing each day
15. Describe all proposed uses which may emit odors detectable on or off-site.  
N/A
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.  
N/A

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

### SECTION 9 ADDITIONAL INFORMATION

In regards to the environmental survey, here are the details for each question answered either "yes" or "maybe":

D: Our customers will inevitably bring and produce waste during their visit, but we handle waste services, cleanup, and recycling of bottles, cans, etc.

H: Our power generators do create noise, but not adjacent to any residence or neighboring entity.

N: During the final two weekends of October, traffic may be congested near our parking lot entrance/exit.

## 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 double that of 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: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

### For Office Use Only

Planning Permit Fee(s)		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	\$ _____	Total	\$ _____
<b>Total Fees Paid (P + E)</b>	\$ _____	Receipt No.:	DATE: _____

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

Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_

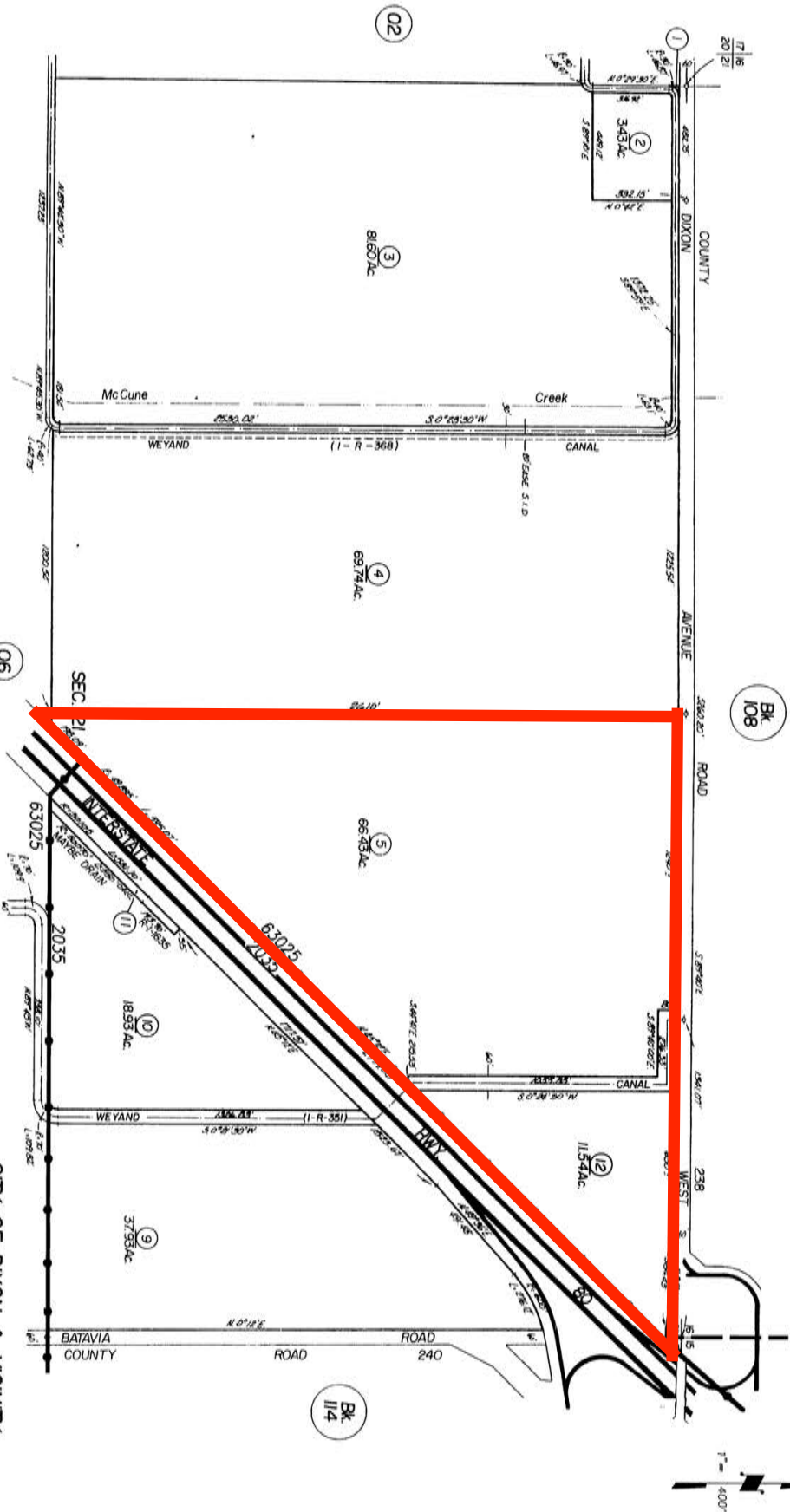
T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

# APN MAP OF SITE

N 1/2 SEC. 21, T. 7N., R. 1E., M. D. B. & M.

Tax Area Code  
2035  
63025

109-03



REV	DATE	BY
01	10-04-98	DJ
02		
03		
04		
05		
06		

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division lines.

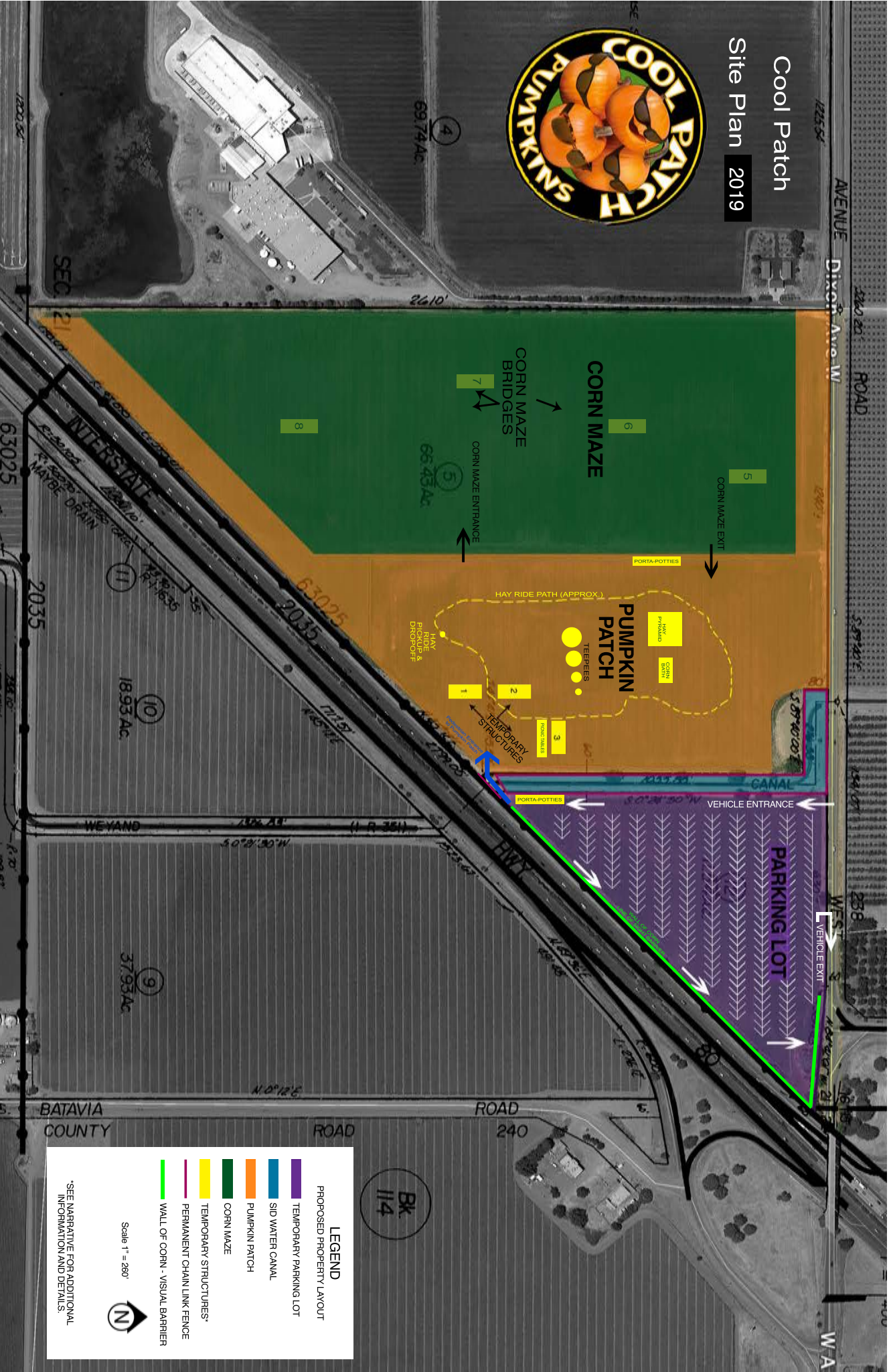
NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

CITY OF DIXON & VICINITY  
Assessor's Map Bk. 109 Pg. 03  
County of Solano, Calif.

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# Cool Patch Site Plan 2019



**LEGEND**

- PROPOSED PROPERTY LAYOUT
- TEMPORARY PARKING LOT
- SID WATER CANAL
- PUMPKIN PATCH
- CORN MAZE
- TEMPORARY STRUCTURES\*
- PERMANENT CHAIN LINK FENCE
- WALL OF CORN - VISUAL BARRIER

Scale 1" = 200'

\*SEE NARRATIVE FOR ADDITIONAL INFORMATION AND DETAILS.

BK 114

# TRAFFIC CONTROL PLANS

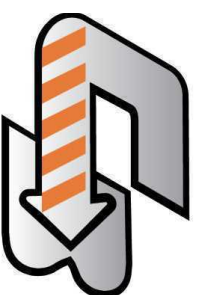
## FLAGGER SET UP

### COOL PUMPKIN PATCH

Copy of Traffic Control Plan  
used 2017- to be updated for  
2019 as necessary.

DIXON AVE. W.  
DIXON, CA

---



**Capitol**  
**Barricade, Inc.**  
*Locally Owned*  
*Since 1975*

**C-31 CONTRACTOR**

**# 847170**

JOB NUMBER:  
102617\_W\_DIXON\_AVE\_FLAGGER\_TCP  
START:  
END:

6001 ELVAS AVENUE  
SACRAMENTO, CA 95819  
916-451-5176  
[www.capitolbarricade.com](http://www.capitolbarricade.com)

# TRAFFIC CONTROL NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK TO INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, AS WELL AS ANY SUCH ADDITIONAL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH OR AROUND THE WORK AREA AND PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY.

THE CONTRACTOR SHALL CONFORM TO ALL TRAFFIC CONTROL POLICIES, METHODS, DETAILS, DIMENSIONS AND PROCEDURES DESCRIBED IN THE 2014 MUTCD.

ALL FLASHING ARROW SIGNS SHALL BE SOLAR POWERED.

CONTRACTOR SHALL PROVIDE FLAGMEN AS NECESSARY TO GIVE ADEQUATE WARNING TO TRAFFIC OR TO THE PUBLIC OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED.

CONTRACTOR SHALL REMOVE TEMPORARY TRAFFIC DELINEATION, SIGNAGE, AND OTHER DEVICES WHEN NO LONGER REQUIRED, AND SHALL RESTORE AREAS TO ORIGINAL CONDITIONS.

ALL PERSONS IN TRAFFIC CONTROL AREA SHALL WEAR APPROPRIATE REFLECTIVE VESTS.

CONTRACTOR SHALL COVER EXISTING SIGNS WHERE THEY CONFLICT WITH CONSTRUCTION DETOURS AND SIGNING.

ALL OPEN EXCAVATION OR CONSTRUCTION WORK SHALL BE A MINIMUM OF 5' FROM ANY OPERATING TRAFFIC LANES.

CONTRACTOR SHALL COORDINATE WITH CITY AGENCY FOR ANY TEMPORARY TRAFFIC SIGNAL TIMING MODIFICATIONS.

THE CONTRACTOR SHALL PROVIDE FOR ACCESS TO ALL ADJACENT PROPERTIES DURING WORK HOURS. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO CAUSE AS LITTLE INCONVENIENCE AS POSSIBLE TO ADJUTING PROPERTY OWNERS/OPEERATORS.

ALL SIGNS SHALL BE STANDARD SIZE AND REFLECTORIZED AT NIGHT.

## CALIFORNIA MUTCD SPEED TABLE

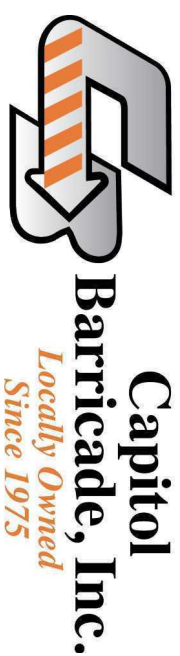
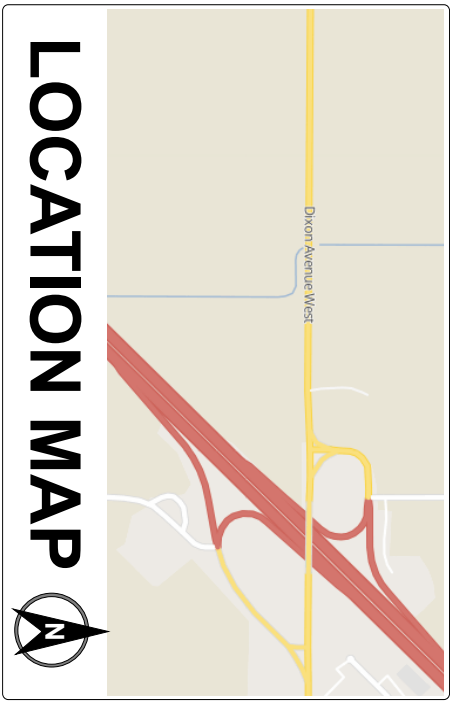
POSTED SPEED	FORMULA	BUFFER SPACE	MINIMUM TAPER LENGTHS									MAXIMUM CONE SPACING	TAPER & L/DG	SIGN SPACING	L/DG (ft)	
			10' OFFSET			11' OFFSET			12' OFFSET							
			L	1/2 L	1/3 L	L	1/2 L	1/3 L	L	1/2 L	1/3 L					
25		155'	MERGE	SHIFT	SHOULDER	MERGE	SHIFT	SHOULDER	MERGE	SHIFT	SHOULDER	LONG.				
30		104'	52'	35'	115'	57'	38'	125'	63'	42'	25'	13'	100' To 200'	94'		
35	L = WS*	200'	75'	50'	165'	83'	55'	180'	90'	60'	30'	15'	120' To 240'	113'		
40	60	250'	204'	102'	68'	225'	112'	75'	245'	123'	35'	18'	140' To 280'	131'		
45		305'	267'	133'	89'	293'	147'	98'	320'	160'	107'	40'	160' To 320'	150'		
50		360'	450'	225'	150'	495'	248'	165'	340'	270'	180'	45'	20'	360' To 540'	169'	
55	L = WS	425'	500'	275'	183'	550'	275'	183'	300'	300'	50'	25'	400' To 600'	197'		
60		495'	550'	275'	183'	605'	303'	202'	660'	330'	220'	28'	440' To 660'	210'		
65		570'	600'	300'	200'	660'	330'	220'	720'	360'	240'	30'	480' To 720'	225'		
70		645'	650'	325'	217'	715'	358'	238'	780'	390'	260'	33'	520' To 700'	244'		
		730'	700'	350'	233'	770'	385'	257'	840'	420'	280'	50'	560' To 820'	263'		

L = TAPER LENGTH S = SPEED W = WIDTH - OFFSET FROM PATH OF TRAVEL

LOW SPEED IS 40 MPH / HIGH SPEED IS 45 MPH AND ABOVE

BASED ON 85th % TILE OR IF NOT AVAILABLE, THEN USE POSTED SPEED LIMIT (PSL)

ROAD TYPE	DISTANCE BETWEEN SIGNS			OWNER:	CONST. HOURS:
	A	B	C		
URBAN (LOW SPEED) - 25 MPH OR LESS	100 FEET	100 FEET	100 FEET	Owner: MATT COOL	DAYS MON-FRI 9:00AM - 8:00PM SAT-SUN 9:00AM - 8:00PM NIGHTS
URBAN (LOW SPEED) - MORE THAN 25 MPH TO 40 MPH	250 FEET	250 FEET	250 FEET		
URBAN (HIGH SPEED) - MORE THAN 40 MPH	350 FEET	350 FEET	350 FEET	Project Name: COOL PUMPKIN PATCH	CONST. HOURS: 9:00AM - 8:00PM
RURAL EXPRESSWAY / FREEWAY	500 FEET	500 FEET	500 FEET		
	1,000 FEET	1,500 FEET	2,640 FEET	Project Manager: MATT COOL	SUN-THURS 9:00AM - 8:00PM
				Phone Number: 530-304-0163	



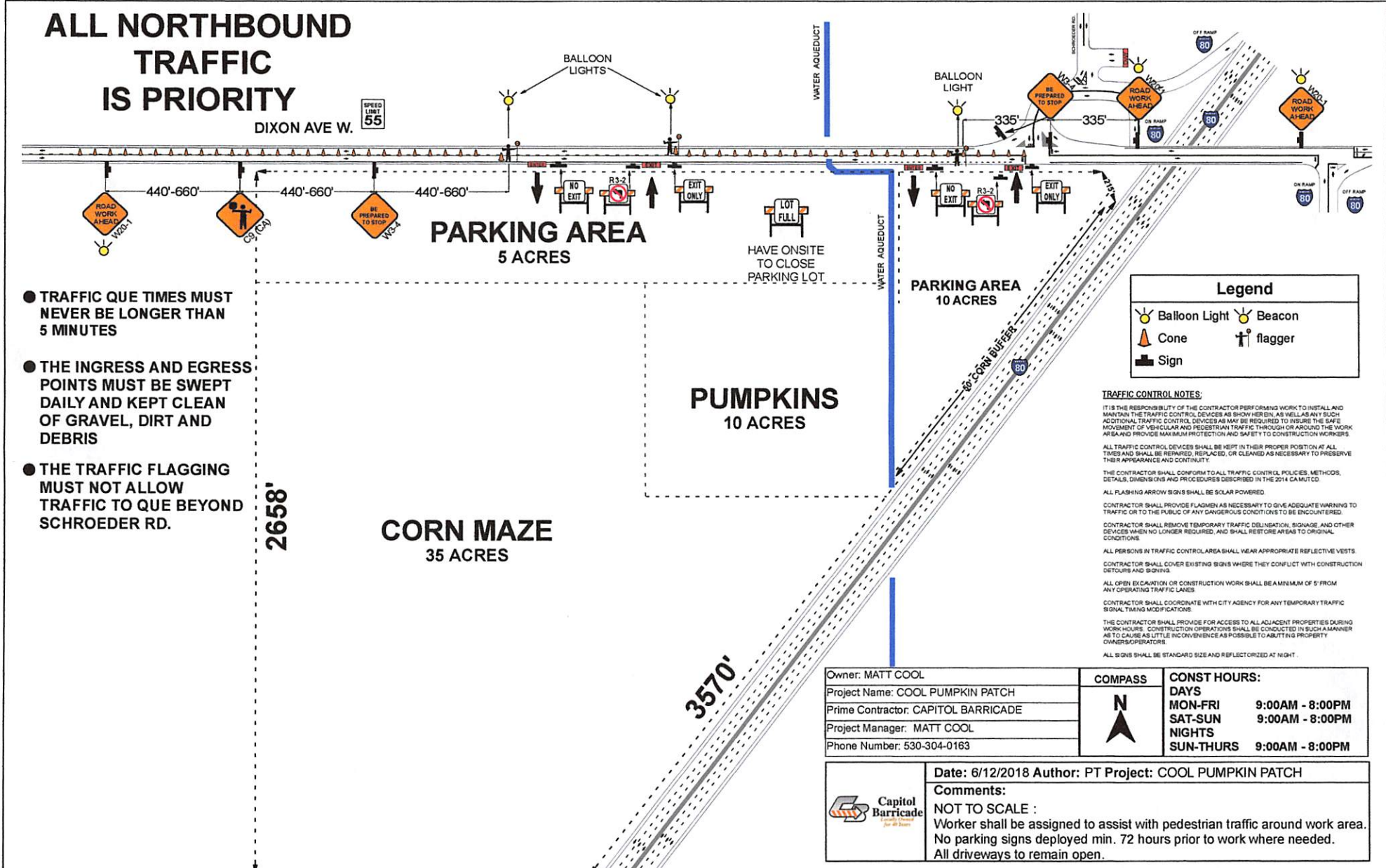
**C-31 CONTRACTOR**

**# 847170**

6001 ELVAS AVENUE  
SACRAMENTO, CA 95819  
916-451-5176  
www.capitolbarricade.com



# ALL NORTHBOUND TRAFFIC IS PRIORITY



- TRAFFIC QUE TIMES MUST NEVER BE LONGER THAN 5 MINUTES
- THE INGRESS AND EGRESS POINTS MUST BE SWEEPED DAILY AND KEPT CLEAN OF GRAVEL, DIRT AND DEBRIS
- THE TRAFFIC FLAGGING MUST NOT ALLOW TRAFFIC TO QUE BEYOND SCHROEDER RD.

Legend	
	Balloon Light
	Beacon
	Cone
	flagger
	Sign

**TRAFFIC CONTROL NOTES:**

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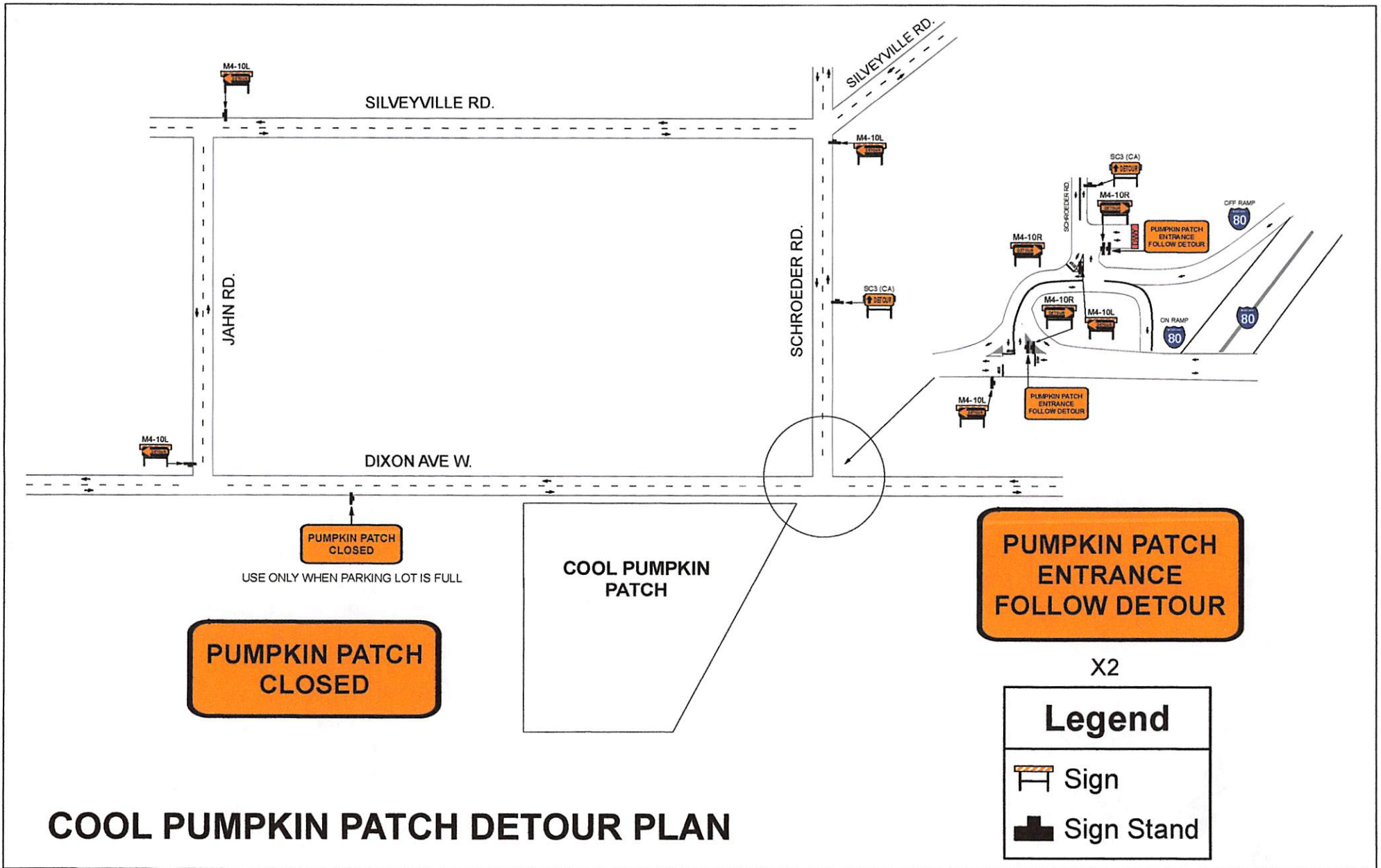
ALL SIGNS SHALL BE STANDARD SIZE AND REFLECTORIZED AT NIGHT.

Owner: MATT COOL	<b>COMPASS</b> 	<b>CONST HOURS:</b>	
Project Name: COOL PUMPKIN PATCH		<b>DAYS</b>	<b>MON-FRI 9:00AM - 8:00PM</b>
Prime Contractor: CAPITOL BARRICADE		<b>SAT-SUN</b>	<b>9:00AM - 8:00PM</b>
Project Manager: MATT COOL		<b>NIGHTS</b>	<b>SUN-THURS 9:00AM - 8:00PM</b>
Phone Number: 530-304-0163			

**Date:** 6/12/2018 **Author:** PT **Project:** COOL PUMPKIN PATCH

**Comments:**  
 NOT TO SCALE :  
 Worker shall be assigned to assist with pedestrian traffic around work area.  
 No parking signs deployed min. 72 hours prior to work where needed.  
 All driveways to remain open.





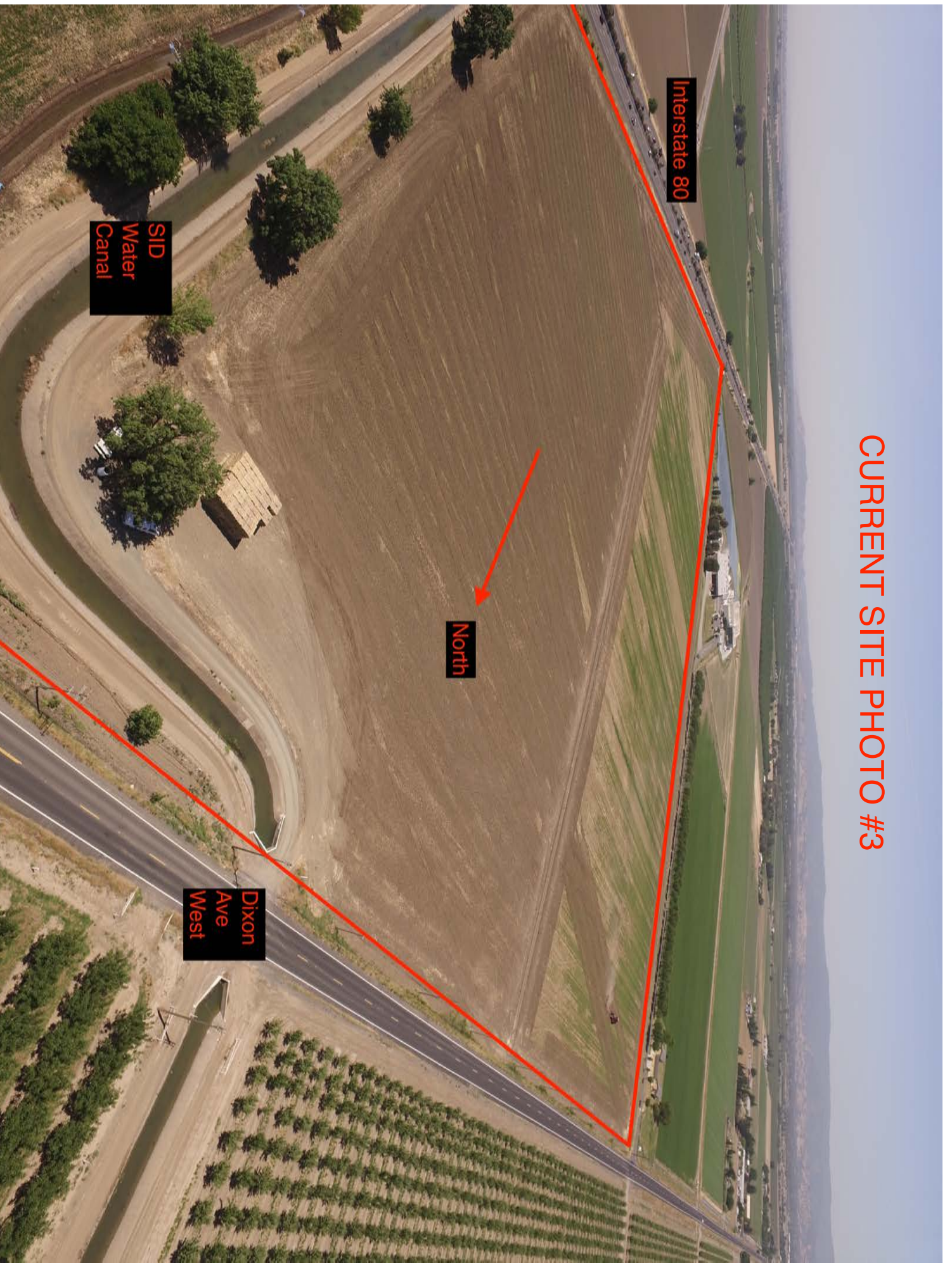
CURRENT SITE PHOTO #1



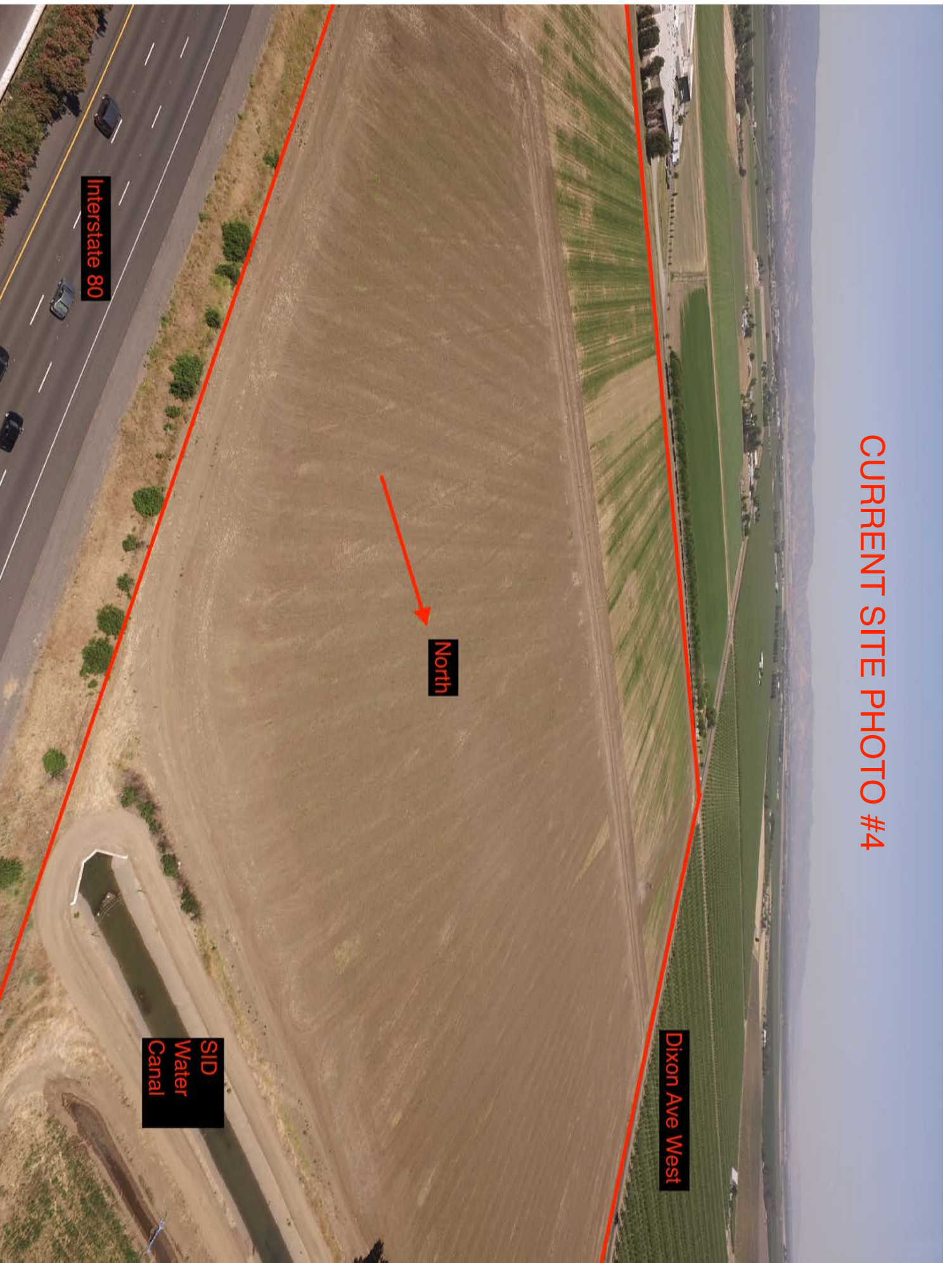
CURRENT SITE PHOTO #2



CURRENT SITE PHOTO #3



CURRENT SITE PHOTO #4



Interstate 80

North

SID  
Water  
Canal

Dixon Ave West

## **Cool Patch COVID-19 Plan (August 26, 2020)**

After reviewing the Coronavirus Disease 2019 (COVID-19) Updates and Resources, available on the Solano County Public Health website, it has been determined Cool Patch essentially has three different types of operations for which guidance is available. First is corn maze, second is the sale of pumpkins or gourds, which are identified as Low Risk Activities. The third is outdoor food service which is identified as a Medium Risk Activity. It is our intent to follow the guidance which most closely aligns with these operations to ensure a safer environment for our workers and visitors.

1. For the corn maze we will be using, “COVID-19 Industry Guidance: Campgrounds, RV Parks, and Outdoor Recreation” published July 29, 2020, by California Department of Public Health which was obtained at <https://files.covid19.ca.gov/pdf/guidance-campgrounds.pdf>. We will also be utilizing “Exhibit B, Appendix A-5: Low Risk Activity – Campgrounds, RV Parks, and Outdoor Recreation”, dated June 12, 2020 and updated August 14, 2020, from the Solano County Public Health Officer Order number 2020-07 available at <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=32450>.
2. For the sale of pumpkins or gourds we will be utilizing, “Guidance for Operating Certified Farmers’ Markets During COVID-19 Pandemic” published by California Department of Food & Agriculture available at <https://www.cdfa.ca.gov/coronavirus/pdfs/CertifiedFarmersMarkets-COVID-19-Guidance.pdf>
3. For the outdoor food service area we will be following the guidance provided in, “COVID-19 Industry Guidance: Restaurants providing outdoor dining, takeout, drive through, and delivery” published July 29, 2020, by California Department of Public Health which was obtained at <https://files.covid19.ca.gov/pdf/guidance-outdoor-restaurants.pdf>. We will also utilize, “Exhibit C, Appendix C-1: Requirements for Restaurants, Bars and Wineries, including Tasting Rooms and Tap Rooms”, issued May 21, 2020, and updated July 20, 2020, from the Solano County Public Health Officer Order number 2020-07 available at <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=32395>

### General Risk Assessment

The facility consists of essentially six different types of environments for which exposure risks have been evaluated. Those environments, their risks, and planned mitigation are listed below:

#### 1. Parking Lot

The parking area has been reconfigured to limit the capacity to approximately 300 vehicles, thus reducing the number of expected visitors. The vehicles by their very nature will reduce space needed to ensure social distancing of six feet between visitors as they leave or return to the parking area.

- Potential visitors will be provided a check list for conducting self-screening via social media, both the Cool Patch website and Facebook page, advising them to remain home if they have a positive response to any of the questions.
- Notification will be provide via social media, both the Cool Patch website and Facebook page, advising potential visitors face coverings will be required whenever they are unable to maintain the required 6 feet of separation for social distancing.
- Signage in both English and Spanish referencing COVID-19 customer entry self-certification, titled “Do Your Part to Prevent COVID-19”, published by Solano County Public Health, obtained at <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=32818> and <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=32819> will be posted at the entrance to the parking lot as well as the entrance to the corn maze.

- Signage referencing COVID-19 employee entry self-certification titled, “Do Your Part to Prevent COVID-19 published by Solano County Public Health, obtained at <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=32820> will be posted at the entrance to the parking lot, entrance to the corn maze, and entrance to employee area.
- A temporary fence will be used to direct visitors to either the entrance or exit of the parking lot, thus creating separation for visitors leaving or returning to the parking lot. Additionally, a solid plywood barrier will be installed to further separate visitors entering and exiting the corn maze where the required 6 foot separation cannot be maintained.
- Signage in both English and Spanish titled, “Stop the Spread of Germs”, published by the CDC, available at <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=32276> will be posted at the entrance and exit leading to and from the parking lot.

## 2. Financial Transactions

- Plexiglas barriers will be installed to separate employees and visitors to protect employees
- To limit the number of people to which our employees are exposed, signs will be posted directing visitors only one member of a household is allowed to approach concession stand.
- Signs will be posted advising face coverings are required in the vicinity of the concession stand.
- To eliminate repeated handling of menus, large signs will be mounted in the concession area listing the various food and beverage items offered for purchase.
- Signs encouraging the use of credit or debit cards will be posted where financial transaction are conducted to limit exposure to our employees.
- Card readers, which do not require patron input, will be used to process financial transactions, to limit employee exposure.
- To ensure appropriate social distancing, temporary fencing will be used to limit patron access to the concession stand.

## 3. Corn Maze

The corn maze is a collection of 10 foot wide paths created to ensure visitors are able maintaining the minimum 6 feet required for social distancing while navigating the maze.

- Signage will be posted at the entrance to and throughout the corn maze reminding visitors of the requirement to wear face covering if social distancing cannot be maintained.
- Three bridges, platforms equipped with stairways to allow an elevated view, are located at various locations within the maze. These bridges are too narrow to ensure social distancing so signage will be place at the entrance to the stairways and on the bridge itself reminding visitors of the requirement to be wearing face coverings while in this vicinity.
- Hand sanitizer will be provided at the entrance of both stairways and on top of the platform with appropriate signage encouraging visitors to stop the spread of germs by using hand sanitizer.
- Signage will be posted suggesting a limit to the number of visitors on each bridge to discourage large gatherings.
- The handrails and benches on each bridge will be sanitized at the beginning of each day utilizing a handheld sprayer with an approved sanitizing solution.

## 4. Pumpkin patch

The pumpkin patch is an area on the farm which has been planted with pumpkins and a variety of gourds. Visitors will be allowed to wander this area with a borrowed wagon to select their perfect pumpkin(s) or gourd(s).

- Signage will be posted reminding visitors to wear face coverings if they are unable to maintain social distancing.
- Signage will be posted reminding the visitors of their roll in prevention of the spread of COVID-19.



- Additionally a sign will be posted requesting the visitors only touch those pumpkins or gourds they intend to purchase.
- Hand sanitizer will be provided at the entrance and exit with appropriate signage reminding the patron of the need to stop the spread of germs.
- Each wagon will be sanitized at the beginning of each day utilizing a handheld sprayer with an approved sanitizing solution.
- The handle of each wagon will be sanitized with an approved sanitizing solution after each use.
- To limit the number of people to which our employees are exposed, signs will be posted directing visitors only one member of a household is allowed to obtain a wagon or make a purchase.
- Signs will be posted advising face coverings are required in where wagons are loaned and pumpkins are purchased.
- To eliminate repeated handling of menus, large signs will be mounted in the concession area listing the various food and beverage items offered for purchase.
- To limit exposure to our employees, signs requesting visitors to use either credit or debit cards when purchasing food, beverages, access or services.
- Card readers, which do not require patron input, will be used to process financial transactions, to limit employee exposure.
- To ensure appropriate social distancing, temporary fencing will be used to limit patron access to the area where wagons are borrowed.

#### 5. Outdoor Dining

The outdoor dining area has been expanded to allow more room between tables to facilitate space needed for social distancing.

- Employees providing food service will be directed to use face coverings and disposable gloves. A supply of face coverings, disposable gloves, hand sanitizer, and paper towels will be maintained in the food preparation area for employee use only.
- Employee only hand washing stations, paper towels, hand sanitizer, and portable toilets will be positioned in the vicinity of the concession area.
- Plexiglas barriers will be installed to separate employees and visitors to protect employees
- To limit the number of people to which our employees are exposed, signs will be posted directing visitors only one member of a household is allowed to approach concession stand.
- Signs will be posted advising face coverings are required in the vicinity of the concession stand.
- To eliminate repeated handling of menus, large signs will be mounted in the concession area listing the various food and beverage items offered for purchase.
- Card readers, which do not require patron input, will be used to process financial transactions, to limit employee exposure.
- To ensure appropriate social distancing, temporary fencing will be used to limit patron access to the concession stand.
- Non porous coverings will be used on tables and in various other locations throughout the outside dining area to facilitate the effective use of disinfectants.
- Portable hand washing stations, paper towels, and hand sanitizer will be position in the outdoor dining area for use by visitors.
- Signs indicating the correct way to wash hands will be installed in the vicinity
- If necessary, consider providing physical guides to ensure that people remain at least 6 feet apart while in the park. For example, markings on the ground, colored tape, or signs (in appropriate languages) to indicate safe distances.

#### 6. Hay Ride

- New rubber coated, expanded metal benches have been installed on the hay ride to facilitate the effective use of disinfectants.
- Benches and handrails will be thoroughly cleaned throughout the day
- The operator of the hay ride will direct visitors to put on their face coverings prior to mounting the hay ride.
- Visitors will be advised their face coverings are required to remain in place for the entire duration of the hay ride.
- Hand sanitizer will be made available in the vicinity of the entrance and exit of hay ride

#### Employee Training

The following information was reviewed with our employees prior to operation:

1. Reviewed the content of the Center for Disease Control and Prevention webpage “Symptoms of Coronavirus” available at <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>
2. Reviewed the content of the Center for Disease Control and Prevention webpage “How to Protect Yourself & Others” available at <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>
3. Reviewed the content of the Center for Disease Control and Prevention webpage “Hand Sanitizer Use Out and About” available at <https://www.cdc.gov/handwashing/hand-sanitizer-use.html>
4. “Guidance for the Use of Face Coverings”, dated June 18, 2020, published by the California Department of Public Health, available at [https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/COVID-19/Guidance-for-Face-Coverings\\_06-18-2020.pdf](https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/COVID-19/Guidance-for-Face-Coverings_06-18-2020.pdf)
5. “Safe Reopening FAQs for Workers and Employers”, dated July 28, 2020, published by the State of California Department of Industrial Relations, available at [https://www.dir.ca.gov/covid19/FAQs\\_COVID-19\\_Safe\\_Reopening.htm](https://www.dir.ca.gov/covid19/FAQs_COVID-19_Safe_Reopening.htm)
6. Fact sheet titled “Handwashing and Hand Sanitizer Use at Home, and Out and About”, published by CDC, available at <https://www.cdc.gov/handwashing/pdf/hand-sanitizer-factsheet.pdf>
7. Fact sheet titles “Stop Germs! Wash Your Hands”, in English and Spanish published by CDC, available at <https://www.cdc.gov/handwashing/pdf/wash-your-hands-fact-sheet-508.pdf> and [https://www.cdc.gov/handwashing/pdf/wash-your-hands-fact-sheet\\_esp-508.pdf](https://www.cdc.gov/handwashing/pdf/wash-your-hands-fact-sheet_esp-508.pdf)

Content for Social Media

COVID-19 SCREENING		
PLEASE READ EACH QUESTION CAREFULLY		
<p>Have you experienced any of the following symptoms in the past 48 hours:</p> <ul style="list-style-type: none"> <li>• fever or chills</li> <li>• cough</li> <li>• shortness of breath or difficulty breathing</li> <li>• fatigue</li> <li>• muscle or body aches</li> <li>• headache</li> <li>• new loss of taste or smell</li> <li>• sore throat</li> <li>• congestion or runny nose</li> <li>• nausea or vomiting</li> <li>• diarrhea</li> </ul>	YES	NO
<p>Within the past 14 days, have you been in close physical contact (6 feet or closer for at least 15 minutes) with a person who is known to have laboratory-confirmed COVID-19 or with anyone who has any symptoms consistent with COVID-19?</p>	YES	NO
<p>Are you isolating or quarantining because you may have been exposed to a person with COVID-19 or are worried that you may be sick with COVID-19?</p>	YES	NO
<p>Are you currently waiting on the results of a COVID-19 test?</p>	YES	NO
<p>Did you answer NO to ALL QUESTIONS?</p>	<p>If you answered NO to all the Questions you are welcome visit our location and we are looking forward to meeting you.</p>	
<p>Did you answer YES to ANY QUESTIONS</p>	<p>If you answered YES to any of these questions we would like to remind you of your responsibility to prevent the spread of COVID-19 and ask you to stay at home and we will look forward to seeing you next year.</p>	

**EXHIBIT B, APPENDIX A-5  
ATTACHMENT A-5A**

**Solano County  
Written Plan for Social Distancing (Written Plan)  
for Campgrounds, RV Parks, and Outdoor Recreation**

Business name: Cool Patch Pumpkins

Facility Address: Nixon Ave West

Number of customers allowed into the campground, RV Park, or outdoor recreation facility at one time:

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**California and Local Guidance for Campgrounds, RV Parks, and Outdoor Recreation:**

- This Written Plan meets guidance from California's COVID-19 INDUSTRY GUIDANCE: Campgrounds, RV Parks, and Outdoor Recreation (Industry Guidance) applicable to the type of service provided. The Industry Guidance showing the applicable protections being implemented is attached.
- ~~No pool is available~~, or if available, protocols have been implemented to limit the number of guests from different households using the swimming pool at any one time.
  - ~~The pool facility is at an apartment complex, mobile home park, or condominium, townhome or other HOA type complex and Attachment A-5B is completed and attached.~~
- ~~Saunas, steam rooms, and hot tubs are closed or not available on-site (except as authorized in Attachment A-5B).~~

**Signage and Availability of Written Plan:**

- Signs are posted at or near the entrance doors readily visible to employees and the public that a Written Plan is available upon request and providing general precautions to prevent the spread of COVID-19 to be consider before or upon entering the facility.
- Signs are posted throughout the facility in a manner readily visible to workers and customers reminding them of the general practices to help reduce the risk of spreading COVID-19.
- A copy of the Written Plan is readily available to the public upon request.

**Measures to Ensure Compliance to Protocol:**

- At least one COVID-19 Supervisor, who can be an on-site employee, is designated for all periods the campground, RV Park, or outdoor recreation is operating or occurring to ensure compliance with this protocol.
- A copy of this Written Plan has been provided to all employees and all employees have received training on the plan.

\* Any additional measures not included here or in the Industry Guidance should be listed on separate pages and attached to this document.

**You may contact the following person with any questions or comments about this protocol:**

Name: Matt Cooley / Matt Cooley Phone number: 530-307-0163

Attach a check marked copy of the COVID-19 INDUSTRY GUIDANCE: Campgrounds, RV Parks, and Outdoor Recreation, and, if applicable, Attachment A-5B.

**Appendix B:**  
**Solano County Social Distancing Protocol (Updated May 5, 2020)**

**Business name:** Cool Patch Pumpkins

**Facility Address:** Dixon Ave West

Approximate gross square footage of space open to the public:

**Businesses must implement all applicable measures listed below, and be prepared to explain why any measure that is not implemented is inapplicable to the business.**

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**Signage:**

- Signage at each public entrance of the facility to inform all employees and customers that they should: avoid entering the facility if they have COVID-19 symptoms; maintain a minimum six-foot distance from one another; sneeze and cough into a cloth or tissue or, if not available, into one's elbow; wear face coverings, as appropriate; and not shake hands or engage in any unnecessary physical contact.
- Signage posting a copy of the Social Distancing Protocol at each public entrance to the facility.
- Signage at areas visible to all workers, required hygienic practices including not touching face with unwashed hands or with gloves; washing hands with soap and water for at least 20 seconds; use of hand sanitizer with at least 60% alcohol, cleaning and disinfecting frequently touched objects and surfaces such as workstations, keyboards, telephones, handrails, machines, shared tools, and doorknobs; covering the mouth and nose when coughing or sneezing as well as other hygienic recommendations by the CDC

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**Measures To Protect Employee Health (check all that apply to the facility):**

- ~~Everyone who~~ can carry out their work duties from home has been directed to do so.
- All employees have been told not to come to work if sick.
- Symptom checks are being conducted before employees may enter the work space.
- Personal Protective Equipment (PPE) to protect from COVID-19 provided to Employees as appropriate for tasks. Employees are required to wear face coverings, as appropriate.
- All desks or individual work stations are separated by at least six feet.
- Break rooms, bathrooms, and other common areas are being disinfected frequently, on the following schedule:
  - Break rooms:
  - Bathrooms:
  - Other
- Disinfectant and related supplies are available to all employees at the following location(s):
- Hand sanitizer effective against COVID-19 is available to all employees at the following location(s):

- Soap and water are available to all employees at the following location(s):
- Copies of this Protocol have been distributed to all employees and employees have been trained on protocol.
- Optional—Describe other measures:

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***Measures To Prevent Crowds From Gathering (check all that apply to the facility):***

- Limit the number of customers in the store at any one time to \_\_\_\_\_, which allows for customers and employees to easily maintain at least six-foot distance from one another at all practicable times.
- Employee monitors door to ensure that the maximum number of customers in the facility set forth above is not exceeded.
- Placing per-person limits on goods that are selling out quickly to reduce crowds and lines. Explain:
- Optional—Describe other measures:

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***Measures To Keep People At Least Six Feet Apart (check all that apply to the facility)***

- Placing signs outside the store reminding people to be at least six feet apart, including when in line.
- Placing tape or other markings at least six feet apart in customer line areas inside the store and on sidewalks at public entrances with signs directing customers to use the markings to maintain distance.
- Separate order areas from delivery areas to prevent customers from gathering.
- All employees have been instructed to maintain at least six feet distance from customers and from each other, except employees may momentarily come closer when necessary to accept payment, deliver goods or services, or as otherwise necessary utilizing appropriate PPE.
- Optional—Describe other measures:

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***Measures To Prevent Unnecessary Contact (check all that apply to the facility):***

- Preventing people from self-serving any items that are food-related.
  - Lids for cups and food-bar type items are provided by staff; not to customers to grab.
  - Bulk-item food bins are not available for customer self-service use.
  - Not permitting customers to bring reusable items from home, except for reusable bags.
  - Providing for contactless payment systems or, if not feasible, sanitizing payment systems regularly. Describe: Click or tap here to enter text.
  - Optional—Describe other measures (e.g. providing senior-only hours):
-

**Measures To Increase Sanitization (check all that apply to the facility):**

- Disinfecting wipes that are effective against COVID-19 are available near shopping carts and shopping baskets.
- Employee(s) assigned to disinfect carts and baskets regularly.
- Hand sanitizer, soap and water, or effective disinfectant is available to the public at or near the entrance of the facility, at checkout counters, and anywhere else where people have direct interactions.
- Disinfecting all payment portals, pens, and styluses after each use.
- Disinfecting all high-contact surfaces frequently.
- No sharing of equipment between employees to the extent practical. Touch surfaces on equipment is sanitized between different employee use if must be shared.
- Optional—Describe other measures:

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**Measures to Ensure Compliance to Protocol:**

- A COVID-19 Supervisor, who can be an on-site employee, is designated for all periods the business is operating to ensure compliance with this protocol. A schedule of assigned staff is attached.

\* Any additional measures not included here should be listed on separate pages and attached to this document.

**You may contact the following person with any questions or comments about this protocol:**

**Name:**

Matt Cooley

**Phone number:**

530-304-0163

## CONDITIONS OF APPROVAL – COOLEY (MU-20-06)

### Administrative Conditions

1. **Approved Uses.** The proposed use shall be established in accord with the application and site plan for Use Permit MU-20-06, submitted May 11, 2020 and as amended by the applicant, Cool Patch Pumpkins, LLC., and as described and conditioned herein. Additionally, the proposed use shall be established in accord with the *Covid-19 Plan* for Use Permit MU-20-06, submitted August 26, 2020 and the “*Solano County Written Plan for Social Distancing*” (*Written Plan*) submitted August 27, 2020 via e-mail, Cool Patch Pumpkins, LLC., and as described and conditioned herein. In the event of any conflict between the application materials and the project description or conditions set forth in this permit, the latter shall control.
2. **Permit Activation**
  - a. **Permit Term.** The permit is issued for a fixed term from September 20, 2020 until December 31, 2020.
  - b. **Exercise of Permit.** The use permit shall expire and thereafter be null and void, without further action by the County, if it is not exercised by close of business on October 31, 2020. The use permit shall not be considered exercised until all building, public works and environmental health permits required for the uses authorized by this permit have been issued.
  - c. **Initial Inspection Prior to Commencement of Activities.** Prior to the commencement of activities under this use permit or the admission of the public to the site, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management (Director) determines that the permittee is in compliance with the necessary prerequisite conditions of approval. The Department will schedule this inspection once the following items have been submitted:
    - i. **An approved Covid-19 plan for opening a Family Entertainment Center, and**
    - ii. **Approval of the revised parking layout and traffic management plan by the California Highway Patrol.**
  - d. **Subsequent Inspections.** If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board for hourly work by the Department.
3. **Minor Revisions.** Pursuant to Section 28.106(l) of the County Code, no additional uses shall be established beyond those identified on the final development plan without prior approval of a revision or amendment to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
4. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from



all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.

5. **Failure to Comply.** 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 use permit and cessation of the permitted uses at the Permittee's expense.

## **SITE AND FACILITY CONDITIONS AND IMPROVEMENTS**

6. **COVID – 19:** The applicant will be required to strictly adhere to all California Department of Public Health Orders in effect at time of the start and for the duration of project operations - mid-September through October 31st. [California Department of Public Health website](#)
7. **COVID – 19:** To prevent the potential of transmission of the Covid-19 disease:
  - The Hay Pyramid and Corn Bath attractions will not be permitted to operate this season.
  - Operator should monitor the visitor use throughout the facility and require the use of face coverings/masks if visitors from different households cannot maintain 6' separation at all times while outdoors within Cool Patch Pumpkins.
  - **Corn Maze:**
    - Posted signs should remind visitors to maintain 6' distance.
    - Sanitize handrails and benches throughout periods of operation.
    - Provide 6' markings to cue visitors waiting to access bridges.
    - Signage should include how protocols for bridge use, such as "Please Wait your Turn", "One person comes down, then one goes up", or similar in addition to social distancing and number allowed in order to help prevent crowding.
  - **Outdoor Dining:**
    - Physical distancing guides need to be provided. Currently plan states only provided "if necessary".
    - There must be a mechanism or protocol in place to ensure alcohol sales only occur on same transaction as a meal sale.
  - **Hay Ride:**
    - The Hay Ride should follow the State's Industry Guidance for Family Entertainment venues.
    - Every effort should be made to provide 6' separation between visitors from separate households while waiting for and during the hay ride. This could result in substantially fewer people on a single hay ride.
8. **COVID – 19:** The applicant will promote and provide all Covid-19 related precautions outlined in Covid-19 Plan including, but not limited to:
  - Hand washing stations for washing hands for 20 seconds with soap and water;
  - Promote social / physical distancing;
  - Require masks be worn when guests are not able to be separated by six feet;

- Provide masks for all customers who request one;
  - Regularly clean and disinfect frequently touched surfaces;
  - Promote covering coughs or sneezes with tissues or into one's elbows;
  - Promote avoidance of touching eyes, nose or mouth, and
  - Follow guidance from public health officials.
9. **COVID – 19:** The applicant has provided a “Covid-19 Plan for the Cool Patch Project” and a “Written Plan for Social Distancing for Campgrounds, RV Parks, and Outdoor Recreation” that includes risk analysis for proposed activities, employee training protocols and draft content for Social Media. The applicant will be required to strictly adhere to these protocols to operate a safe event throughout the operational period by preventing the spread of Covid-19. Unannounced Environmental Health spot checks can occur by throughout the operational period. If violations are found, the County reserves the right to close the facility until it is deemed to be brought back into compliance with the project’s proposed Covid-19 plan.
  10. **COVID – 19:** Effective August 31, 2020 the state released new COVID-19 requirements, and the Health Order was updated on September 1, 2020 to incorporate these requirements. Overall, the plan presented meets the new criteria. However, the operator will need to use the checklist associated with industry guidance to show that they are compliant with the State’s Covid-19 prevention requirements. The new Health Order and State requirements can be found at <http://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=33033>.
  11. **Occupancy.** The site shall be limited to a maximum occupancy of 1,200 persons at any one time.
  12. **Access.** The site shall have 22-foot minimum width all-weather surface driveway connections to a public road.
  13. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety shall be provided. Lighting shall be downcast and/or directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
  14. **Parking.** The applicant shall provide a parking area for at least 300 vehicles to be located on +/-10-acre parcel adjacent to I-80; parking areas and driveways shall be treated as necessary to control dust. Overflow parking is proposed on a five-acre strip along Dixon Ave. West. Parking areas shall not be located any closer than 20 feet to an adjoining property. Parking shall be located in an open area with a slope of 10 percent or less. A “wall of corn” of a minimum width of 50 feet shall be planted along the Interstate 80 frontage (for parking area portion only) to create line of sight barrier to interstate vehicle traffic.
  15. **Parking on the road.** 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 along the road right-of-way indicating the 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. These signs do not require a sign permit.
  16. **Use of Existing Structures.** The use of existing permanent structures temporarily during events are 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.

17. **Use of Temporary Structures.** The use of temporary structures during events are limited to structures that are permitted for commercial and public assembly occupancy and are in compliance with Americans with Disabilities Act (ADA) where applicable. This requirement may be waived through an adjustment (Section 22.70.030) when the applicable fire agency verifies in writing that the proposed structure is adequate for safe egress and all other fire safety concerns have been addressed.
18. **Removal of Temporary Structures.** The following are proposed as temporary structures/uses that would be removed from the site in early November:
- Structure #1: Mobile Office Trailer, 40' x 10', Beverage Sales. This structure is used on the weekends to sell beverages such as bottled water and lemonade to customers.
  - Structure #2: Mobile Office Trailer, 40' x 10', Ticket Sales. This structure is used every day during the 45-day season to sell pumpkins to customers as well as tickets for the corn maze (tickets are then collected at the corn maze entrance by an employee).
  - Structure #3: Mobile Concessions Trailer, 40' x 10', Food Sales. This structure is used on the weekends to sell concessions style foods, such as hotdogs and Tri-Tip Sandwiches to customers.
  - Structures #5, #6, #7, & #8: Pedestrian Bridge Viewing Platforms, 50' x 10' ea. These structures are installed to allow the corn maze customers to see their position relative to the maze and give them bearings as to where they need to go as they navigate the corn maze.
  - Teepees: Four different sized teepees are setup within the pumpkin patch as decoration. The largest Teepee is 27' in diameter, the smallest is 9' in diameter.
  - Picnic Tables: Approximately 12 temporary picnic tables are setup to give guests a designated place to eat food sold out of Structure #3 (concessions).
  - Porta-Potties: Located near the pedestrian entrance to the pumpkin patch, to be used by our guests as needed

## **OPERATIONAL AND PERFORMANCE STANDARDS**

19. **Event Management Plan.** 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. On or before 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.

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.

The Event Management Plan shall also include an approved Covid-19 plan for opening an Outdoor Family Entertainment Center.

The permittee shall not commence any uses of buildings or the land for events until the Director of Resource Management has approved the Event Management Plan.

20. **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.

**21. 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.
- 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.
- 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.
- 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.

**22. Hours of Operation.** The hours of operation are from 9:00 a.m. - 8:00 p.m. Facility set up and clean up shall be allowed between the hours of 7:30 a.m. to 9 p.m. All guests of an event shall be off the property by 8:30 p.m.

**23. Site Appearance.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris, refuse and/or junk.

**ADDITIONAL PERMITS REQUIRED**

**Planning Division Permits**

**24. Sign Permits.** A sign permit for all proposed signs shall be applied for and granted prior to the commencement of the use. Temporary signs for the control of traffic are exempt from this requirement.

**Building Division Conditions**

**25.** Any new buildings and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures.

**26.** Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2016 California Building Code. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

**27.** Certificate of Occupancy "111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein."

**28.** Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall

be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.” Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”

29. **Site Accessibility Requirements.** The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale reflecting all site accessibility. The site shall be developed in a manner consistent with state and federal requirements for accessibility for disabled persons, including all parking area, aisles and paths of travel and structures. The applicant shall submit accessibility analysis prepared by a Certified Access Specialist (CAS). The analysis must state that the inspected structures and other site features meet both state and federal accessibility requirements or specify what corrections are necessary in order to comply. The permittee shall make any necessary corrections identified by the CAS analysis. All accessible paths of travel and parking areas shall be a hardscaped surface as specified by the CAS specialist and shall meet all of the worst-case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.

### **Environmental Health Division Conditions**

30. **Sanitation.** Permittee must provide sanitation facilities approved by the Environmental Health Division of adequate capacity and that are accessible to attendees and food vendors, including restrooms, refuse disposal receptacles, potable water and wastewater facilities.
31. **Food Service.**
- a. **Food Service for 25 or fewer consecutive days.**

A Community Event is defined by the California Retail Food Code as an event conducted for not more than 25 consecutive or nonconsecutive days in a 90-day period and that is of a civic, political, public, or educational nature, including state and county fairs, city festivals, circuses, and other public gathering events approved by the local enforcement agency. The Cool Patch, if limited to 25 days may qualify as a Community Event and apply for a temporary event permit with the submission of applications for each location which will sell or give away food to the public. The applications for a special event have been attached; the organizer application must be submitted a minimum of 30 days prior to the start of the event and all vendor applications must be submitted a minimum of 2 weeks prior to the start of the event. Please contact the Consumer Protection program of Resource Management at (707)784-6765 for the application and guidance on your submission. Be advised that permits cannot be issued without the approval of the Planning Division of Resource Management. Environmental Health requires a pre-opening inspection to verify the food service portions are within compliance of Federal, State and Local, Health and Safety Codes.

The use of portable toilets, from a vendor licensed with this office, is required if a “Community Event” finding is made to allow for the operations of the proposed activities for a time period not to exceed 25 days. The number of toilets shall be based on the maximum estimated attendance, as determined by the Planning Division and Building Divisions, and the number of available parking spaces for the event venue, and the minimum State of California Building Code standards for Public Assembly determining the minimum number of portable toilets for the proposed event.

b. Food Service for more than 25 consecutive days.

If the proposed event is to occur for time periods exceeding 25 days in a 90-day period, the property shall include the improvements necessary to provide a State permitted Potable Water Supply Well and Distribution System, and permanent type toilet facilities, in adequate number to meet the California Building Code requirements for the maximum number of persons at the Public Assembly event. Permanent toilet facilities shall include onsite sewage disposal system leach field development meeting the requirements of Solano County Code Chapter 6.4. An alternative event location may be necessary to allow for municipal water and sanitary sewer service to serve the proposed event

32. The Hazardous Materials Section of Environmental Health shall verify if permit requirements are applicable to the project site. Chemical inventories are required when chemicals stored onsite meet or exceed 55 gallons liquid, 200 cubic feet of gas and/or 500 pounds of solid, potentially hazardous materials.
33. Refuse containers and refuse removal shall be of sufficient size and location with the frequency of removal being adequate so as not to create any public nuisance regarding the accumulation of garbage and / or refuse at the event.

### **Dixon Fire Protection District**

34. Plans submitted for building permit must meet all requirements of the Uniform Building and Fire Codes. Occupancies will be determined by the County Building Official for restrictions.
35. New buildings may require protection by an automatic fire sprinkler system. System plans must be submitted to the Suisun Fire Protection District for permit, plan review and field inspections.
36. Other Fire Protection Systems and Alarms may be required pending occupancy use.
37. Public events on-site may have special requirements.
38. Access Road and building approach must meet County and Fire Code Standards.
39. Occupant load and exits will be determined upon submission of plans for building permit.
40. The access road must meet all Solano County requirements for use as a commercial driveway. This may include adequate turning radius or approved turnarounds capable of supporting fire apparatus.
41. Any gate entrances shall be at least 16 ft. wide. If gate is locked, it will be required to be provided with approved fire department access devise.
42. Prior to issuance of building permits, all requirements of the Dixon Fire Protection District shall be met.

### **Public Works – Engineering Conditions**

43. **Grading Permit.** The Applicant shall apply for, secure and abide by the conditions of a grading permit prior to the construction of the private driveways and parking areas. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this Minor Use Permit.
44. **Encroachment Permit.** The Applicant shall apply for, secure and abide by the conditions of an encroachment permit for any private road connections to Dixon Avenue West, which shall meet the following conditions:

- a. Parking within the Dixon Avenue West road right-of-way shall be prohibited at all times. The County may require No Parking signs be placed on barricades along the road should parking occur.
- b. Driveway entrances and exits shall be located as shown on the approved parking plan.
- c. Driveway entrances and exits shall be sized to a commercial driveway entrance requirement in accordance with the Solano County Road Improvement Standards.
- d. Signs shall be posted at parking area exits restricting left-turns from driveways onto Dixon Avenue West as shown on the approved parking plan.
- e. Lighting shall be placed at driveways from Dixon Avenue West as shown on the approved parking plan.
- f. Flaggers and advance traffic control signage shall be placed at all driveways along Dixon Avenue West and be managed by a Traffic Control company for proper execution.
- g. All traffic being queued on Dixon Avenue West by the applicant (and detours) shall be signed and flagged in accordance with the Manual on Uniform Traffic Control Devices.
- h. If traffic queues extend to the intersection of Schroeder Road, then a detour route shall be activated to detour traffic north on Schroeder Road, west on Silveyville Road, south on Jahn Road, and east on Dixon Avenue West. Applicant must ensure that the adjacent driveway for Salad Cosmo is clear for access during queues, utilizing flagging or other effective means.
- i. Noticing of this potential detour must be provided in advance to all residents in the area that would be impacted along the detour route.
- j. If traffic conditions at the site (or the adjacent freeway facilities) are deemed unsafe by the County or California Highway Patrol, the applicant shall cease accepting vehicles into the site, place "Closed" signs at the entrance and in advance will flag traffic away from the site.
- k. California Highway Patrol shall sign off on the encroachment permit prior to issuance.
- l. Soil and mud must not be tracked onto Dixon Avenue West. Any debris tracked onto Dixon Avenue West must be removed immediately.
- m. Dust controls, such as a water truck, shall be used to control dust in the parking areas.

### **Other Agency Conditions of Approval**

45. **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.
46. **The applicant will be required to strictly adhere to all California Department of Public Health Orders in effect at time of the start and for the duration of project operations - mid-September through October 31st. [California Department of Public Health website](#)**