

TERRY SCHMIDTBAUER
Director

DEPARTMENT OF RESOURCE MANAGEMENT

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ALLAN CALDER
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SOLANO
COUNTY

www.solanocounty.com

Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

Meeting of April 15, 2021
10:00 a.m.

Due to COVID-19 and to protect County staff and members of the public Zoning Administrator meeting will take place by telephonic conference and not in person. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20.

The telephonic hearing will be held on April 15, 2021, at 10:00 a.m. Interested persons may call the number above and be heard.

If you wish to participate, please dial 1-877-411-9748 and use the access code 6208644 at 10:00am the day of the meeting.

- A G E N D A -

ADMINISTRATIVE APPROVALS

There are no items scheduled for approval.

PUBLIC HEARINGS

1. Consideration of Minor Revision No. 2 of Land Use permit R-465 (**FMBC**) to permit the continued use of the existing modular home originally permitted by Land Use permit U-81-62 as a caretaker's residence for the existing church located at 5100 Maple Road, 0.15 miles west of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0134-270-060. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**
2. Consideration of Minor Land Use Permit application MU-19-13 (**Clever Canine Ranch**) to establish and operate a Large Kennel located at 5678 Weber Road, 2.5 miles northeast of the City of Vacaville, within the Exclusive Agriculture "A-40" Zoning District; APN: 0141-020-080. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**
3. Consideration of Sign Permit SGN-20-04 (**Grow West**) located at 8034 Schroeder Road, in Dixon, to permit an as-built monument sign located adjacent to the driveway of the existing business "Grow West" which is permitted by Land Use permit U-18-01 which allows use of the parcel for agricultural trucking and custom farm services businesses. APN: 0113-010-180. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**

ADJOURNMENT

Staff reports can be found at www.solanocounty.com under Departments, Resource Management, Boards and Commissions approximately one week prior to the hearing.

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**Staff Report
SGN-20-04**

Application No. SGN-20-04 (Grow West) Project Planner: Travis Kroger, Planning Technician		Meeting of, 2020 Agenda Item No. 3	
Applicant Sandy Betschart 855 Marvin Way Dixon, CA 95620		Property Owner Sandy Betschart 855 Marvin Way Dixon, CA 95620	
Action Requested Consideration of Sign Permit SGN-20-04 to permit an as-built monument sign located adjacent to the driveway of the existing business "Grow West" which is permitted by Land Use permit U-18-01 which allows use of the parcel for agricultural trucking and custom farm services businesses.			
Property Information			
Size: 26.41 ac. (total)		Location: 8034 Schroeder Road	
APN: 0113-010-180			
Zoning: Exclusive Agriculture (A-40)		Land Use: Sign	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: private well and septic system		Access: Schroeder Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture (A-40)	Commercial Agriculture
South	Agriculture	Exclusive Agriculture (A-40)	Commercial Agriculture
East	Agriculture	Exclusive Agriculture (A-40)	Commercial Agriculture
West	Agriculture	Exclusive Agriculture (A-40)	Commercial Agriculture
Environmental Analysis The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Sign Permit SGN-20-04 based on the enumerated findings and subject to the recommended conditions of approval.			

PROJECT DESCRIPTION

The applicant has applied for a Sign Permit to permit an as-built monument sign to the right of the driveway access from Schroeder Road to the existing business "Grow West". The existing business is permitted by Land Use permit U-18-01, and no other changes to the site or land use are proposed.



LAND USE CONSISTENCY

The parcel is designated Agriculture by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Exclusive Agriculture (A-40) Zoning District is consistent with this designation.

The subject site is zoned Exclusive Agriculture (A-40). Within this district, up to three signs are allowed with a total area of 60 square feet subject to Section 28.96 of the Solano County Code. These general requirements include standards for height, size, lighting and location of signs.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** SGN-20-04, subject to the recommended conditions of approval.

SIGN PERMIT MANDATORY FINDINGS

1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.

Within the Exclusive Agriculture (A-40) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 200 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The

applicant has applied for a Sign Permit to permit an as-built monument sign adjacent to the existing driveway connection to Schroeder Road.

The freestanding sign will be installed to the right of the driveway when entering the property from Schroeder Road. The signage will alert customers and employees of the business from a sufficient distance to safely and conveniently access the site.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage is complementary and compatible with the character of the existing site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

ADDITIONAL FINDINGS

1. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

RECOMMENDATION

Department staff recommends that the Zoning Administrator **ADOPT** the mandatory findings, and **APPROVE** Sign Permit application SGN-20-04, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

CONDITIONS OF APPROVAL

General

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-20-04 filed May 22, 2020 and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. Any business located on the site will maintain a current Solano County Business License.

Building and Safety Division

5. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2019 California Building Code, or the most current edition of the code enforced at the time of the building permit application. “Any owner or authorized agent who intends to construct signs taller than 6 feet or installation of electrical system shall first make application to the building official and obtain the required permit.

Public Works Division

6. The right of way for Schroeder Road is 30 feet from centerline. If the sign is within 30 feet of centerline it shall be moved to a location outside of the right of way.

Attachments

- A – Draft Resolution
- B – Assessor’s Parcel Map

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 21-04**

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit SGN-20-04 to permit an as-built monument sign located adjacent to the driveway of the existing business "Grow West" located at 8034 Schroeder Road which is permitted by Land Use permit U-18-01 which allows use of the parcel for agricultural trucking and custom farm services businesses (APN 0113-010-180).and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on April 15, 2021 and;

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

- 1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Within the Exclusive Agriculture (A-40) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 200 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The applicant has applied for a Sign Permit to permit an as-built monument sign adjacent to the existing driveway connection to Schroeder Road.

The freestanding sign will be installed to the right of the driveway when entering the property from Schroeder Road. The signage will alert customers and employees of the business from a sufficient distance to safely and conveniently access the site.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage is complementary and compatible with the character of the existing site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

ADDITIONAL FINDINGS

1. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

RECOMMENDATION

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Sign Permit Application No. SGN-20-04 subject to the following recommended conditions of approval:

General

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-20-04 filed May 22, 2020 and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. Any business located on the site will maintain a current Solano County Business License.

Building and Safety Division

5. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2019 California Building Code, or the most current edition of the code enforced at the time of the building permit application. "Any owner or authorized agent who intends to construct signs taller than 6 feet or installation of electrical system shall first make application to the building official and obtain the required permit.

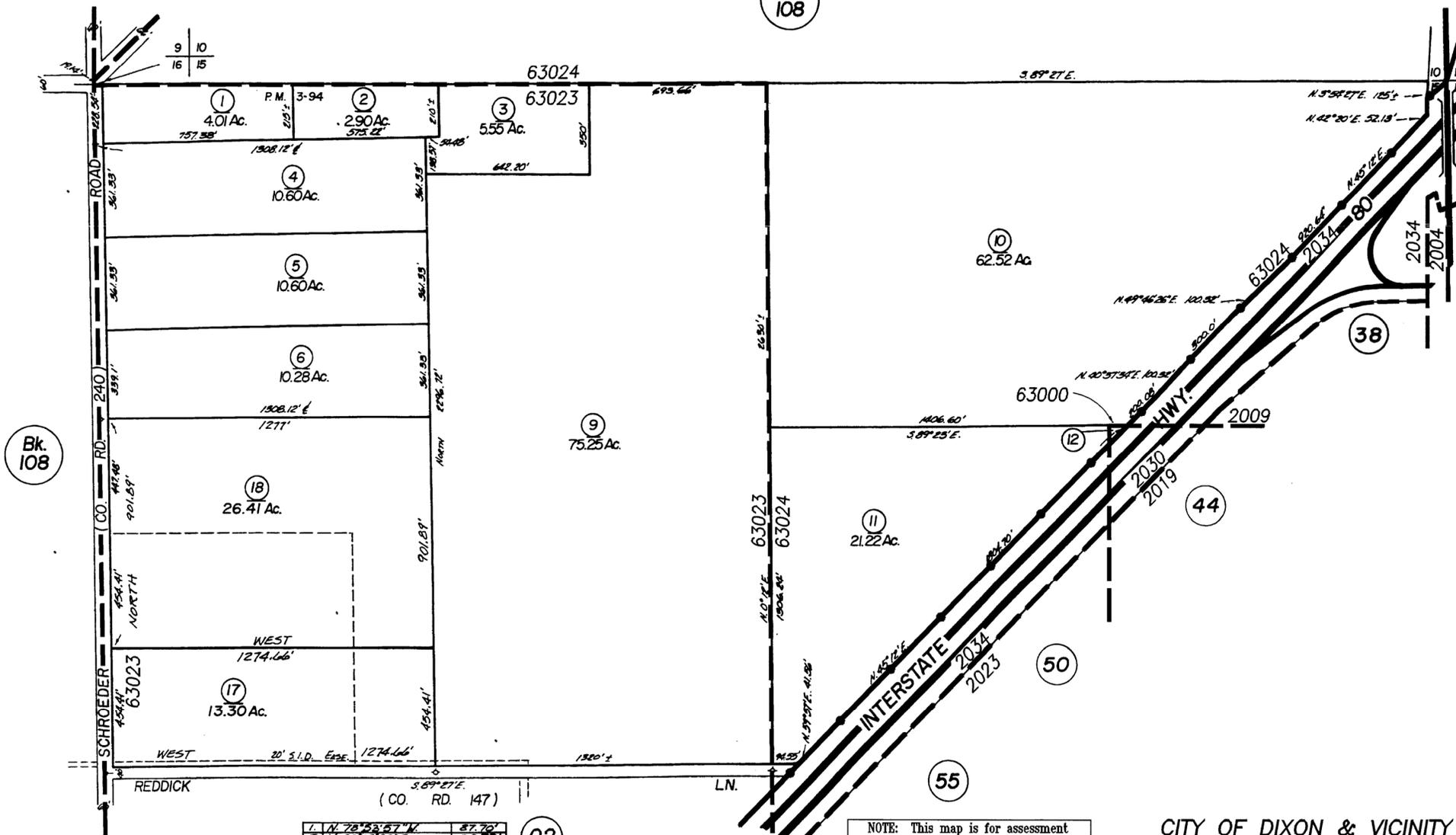
Public Works Division

6. The right of way for Schroeder Road is 30 feet from centerline. If the sign is within 30 feet of centerline it shall be moved to a location outside of the right of way.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 15, 2021.

Allan Calder, Planning Manager
Zoning Administrator
Resource Management

Bk. 108



Bk. 108

1. N. 78° 53' 57" W.	57.70'
2. N. 60° 22' 25" E.	20.83'
3. N. 66° 15' 55" E.	17.72'

02

SBE 97-006	10-04-96	DJ
010-31 to SUB	9-16-94	FG
REVISION	DATE	BY

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 laws.

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

CITY OF DIXON & VICINITY
Assessor's Map Bk. 113 Pg. 01
County of Solano, Calif.

9798