

**TERRY SCHMIDTBAUER**  
Director

**JAMES BEZEK**  
Assistant Director

**ALLAN CALDER**  
Planning Services Manager

**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
COUNTY**

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Fairfield, CA 94533-6342  
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**ZONING ADMINISTRATOR STAFF REPORT**

<b>Application Number:</b>	MU-19-04	<b>Hearing Date:</b>	June 16, 2022
<b>CAMS Site Number(s):</b>	311904	<b>Project Planner:</b>	Travis Kroger
<b>Applicant:</b>	Issam Mizirawi <a href="mailto:imizirawi@gmail.com">imizirawi@gmail.com</a>	<b>Property Owner:</b>	Chateau Jaune LLC 2526 Mankas Corner Rd. Fairfield CA 94534
<b>Action Requested:</b>			
<p>Consideration of Minor Use permit application MU-19-04 for use of the existing primary dwelling as a Vacation House Rental - Unhosted at 5070 Clayton Road, 0.06 miles north of the City of Fairfield in the A-SV-20 zoning district, APN 0151-130-090.</p> <p>No other changes to the site or new development are proposed.</p>			
<b>DECISIONMAKER FOR THIS APPLICATION:</b>			
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Zoning Administrator <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Supervisors			
<b>Applicable Zoning Sections:</b>	Section 28.72.10, Section 28.75.30		
<b>Subject Property Information:</b>			
<b>Parcel Size:</b>	23.05 acres	<b>Site Address:</b>	5062 Clayton Road
<b>APN(s):</b>	0151-130-090	<b>CALFIRE State Responsibility Area Designation:</b>	High
<b>Zoning District:</b>	Suisun Valley Agricultural (A-SV-20)	<b>General Plan Designation:</b>	Agriculture
<b>Ag. Contract:</b>	N/A	<b>Utilities:</b>	Private well and on-site septic system
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	
<b>North</b>	Agriculture	Suisun Valley Agricultural (A-SV-20)	
<b>South</b>	Agriculture	Suisun Valley Agricultural (A-SV-20)	
<b>East</b>	Agriculture	Suisun Valley Agricultural (A-SV-20)	
<b>West</b>	Agriculture	Suisun Valley Agricultural (A-SV-20)	
<b>Environmental Analysis</b>	Class I Categorical Exemption CEQA Guidelines Section 15301, Existing Facilities		
<b>Motion to Approve</b>			
<p>The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Use Permit MU-19-04, based on the enumerated findings and subject to the recommended conditions of approval.</p>			

## BACKGROUND

### Existing Development:

The existing structures on the parcel include a primary dwelling (5070 Clayton Road), secondary dwelling (5062 Clayton Road), swimming pool, tennis court, a barn used for wine barrel and equipment storage with a meeting room and restroom on the second floor, and the remainder of the property is planted in wine grapes.

### Permit History:

Permit Number	Description	Status
B9900110	Replace existing wiring, add insulation to exterior walls and ceiling	Finalized
B9900221	Upgrade existing service to 4 wire service for ag pump	Finalized
B9800569	Replace existing foundation	Finalized
B2007-0010	Electrical service change out - new meter and panel, Existing 200 amp	Finalized
B2014-0704	Reroof - mansard siding plus small 4 square roof area. Remove and replace comp.	Finalized
B2016-0623	SFDR replace plumbing fixtures (4 bath, 2 shower, 5 lav) and 3 lights with ceiling fans.	Finalized
B2016-0857	Remodel exterior stairway at barn to second level. Replace footings, handrails, guardrails.	Finalized

### Legal Lot Status:

This parcel is a legal building site per Certificate of Compliance CC-05-27.

### Aerial Images:

Full parcel:



### Developed Area:



### SETTING

Access: This parcel is accessed via encroachment from Clayton Road, a public road.

Surrounding uses: The site is bordered by vineyard, orchard and residential uses to the north, east and west, and vacant land to the south, and a residential subdivision within the City of Fairfield about 0.4 miles southwest of the project location.

### PROJECT DESCRIPTION

The existing primary dwelling will be offered for rent for periods of up to 30 days via online advertising and booking. The existing secondary dwelling will be leased (for periods of more than 30 days), and no changes to existing structures or new structures are required or proposed. The property will be managed by Vezer winery staff, and a sign with contact information for issues or complaints (by both renters and surrounding property owners) will be posted in front of the residence anytime it is occupied by renters.

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

### ZONING & LAND USE CONSISTENCY FINDINGS

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

Specific Standards: The proposed Vacation Rental – Un-hosted meets the requirements of Section 28.75.30 of the Solano County Code (see attachment E).

## **ENVIRONMENTAL REVIEW**

This project has been determined to qualify for a Class I Categorical Exemption CEQA Guidelines Section 15301, Existing Facilities. Operation of the proposed vacation house rental does not require any new development or modifications to the subject property, and the change in use will not significantly affect the environment.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings detailed in attachment A and **APPROVE** Minor Use Permit MU-19-04 subject to the recommended conditions of approval.

## **ATTACHMENTS**

- A. [Draft Resolution/ Conditions of approval](#)
- B. [Assessor's Parcel map](#)
- C. [General zoning consistency checklist](#)
- D. [Specific zoning consistency checklist](#)
- E. [Approved Plans](#)

<b>SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 22-XX</b>
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**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use permit application MU-19-04 for use of the existing primary dwelling as a Vacation House Rental - Unhosted at 5070 Clayton Road, 0.06 miles north of the City of Fairfield in the A-SV-20 zoning district, APN 0151-130-090 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 June 16, 2022, 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 Agriculture by the Solano County General Plan Land Use Diagram. The proposed use is conditionally permitted within the A-SV-20 zoning district.

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

The site is provided with water by a private well and sewer service by an on-site sewage disposal system. Access is via encroachment off Clayton Road, a public road.

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

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

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

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Use permit MU-19-04 subject to the recommended conditions of approval below:

### General

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-19-04 filed March 14, 2019 (and revised plans submitted February 14, 2022) and as approved by the Solano County Zoning Administrator.
2. The Vacation Rental - Unhosted will maintain a current Solano County Business License for as long as the business remains in operation.
3. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties.
4. Any expansion or change in the use or new or expanded buildings may require a Minor Revision or Amendment to the existing Minor Use permit or a new permit if determined to be necessary by the Director of the Department of Resource Management.
5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

General - Action Required:	When:	Date Completed:	Verified by:
Obtain a Solano County Business License	Within 90 days of permit issuance and prior to operation of the business		

### Specific Conditions

6. A dwelling used as a vacation house rental shall meet all of the development standards for dwellings specified in Section 28.72.10(A)(1) and in Tables 28.21B, 28.23B, and 28.31B as applicable to the zoning district. If the dwelling includes a guest house, the guest house shall also meet those development standards.
7. Space used for overnight accommodations as part of a vacation house rental must be located entirely within a dwelling or a dwelling in combination with an approved guest house. Other accessory buildings, recreational vehicles, recreational vehicle parking space, or tents may not be used as a vacation house rental.
8. Overnight occupancy is limited to two persons per bedroom plus two additional persons, not to exceed a total of 10 persons.
9. Three off-street parking spaces shall be provided for all guests. On-street parking is prohibited for any property on which a vacation house is located.

10. A vacation house rental may not be advertised, offered, or used as a special events facility that includes events such as weddings, parties and similar events. No outdoor amplified sound is allowed.
11. A dwelling or guest house may not be used as a vacation house rental if it is the subject of an enforcement action pursuant to any provision of this code.
12. Transient occupancy tax registration and payment are required, pursuant to Chapter 11. A business license is required, pursuant to Chapter 14.
13. The property shall be covered by commercial property insurance.
14. The property owner shall obtain the required permit and complete transient occupancy tax registration prior to advertising or operating the vacation house rental. Online advertisements and/or listings for the vacation house rental shall include the following:
- Maximum occupancy, not including children under three;
  - Maximum number of vehicles;
  - Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;
  - Notification that no outdoor amplified sound is allowed; and
  - The transient occupancy tax certificate number for that property.
15. Vacation house rentals shall meet all building and fire codes at all times and shall be inspected by the Fire Department before any short-term rental can occur.
16. An exterior display with the name of the property owner or manager and a current contact phone number shall be located near the front door of the rental unit. While a vacation house is rented, the owner or a property manager shall be available 24 hours per day, seven days per week, for the purpose of responding within 45 minutes to complaints regarding the condition, operation, or conduct of occupants of the vacation house rental or their guests. Items in need of repair may take longer to correct.
17. Access. Shall have direct access from a public or private road that complies with county road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to county roads shall meet the encroachment permit requirements of the director of resource management, which generally include, but shall not be limited to, paving of the connection within the county road right-of-way.

<b>Specific Conditions - Action Required:</b>	<b>To Whom and When:</b>	<b>Date Completed:</b>	<b>Verified by:</b>
Provide a copy of the rental listing	To county planning staff prior to operation		
Provide proof of Transient Occupancy Tax registration	To county planning staff prior to operation		
Provide proof of commercial property insurance	To county planning staff prior to operation		

**Exercise of Permit**

The Minor Use permit shall not be considered exercised until all “Action Required” items above have been completed and verified. If the permit has not been exercised within one year after the date of approval, the use permit shall expire and thereafter be null and void without further action by the Zoning Administrator or Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such one-year extension may be granted.

**Permit Term**

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

Permit Term- Action Required:	When:	Date Completed:	Verified by:
Submit completed renewal application	Prior to June 16, 2027 or when requested in writing by Solano County		

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 16, 2022.

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Allan M. Calder, Planning Manager  
Resource Management

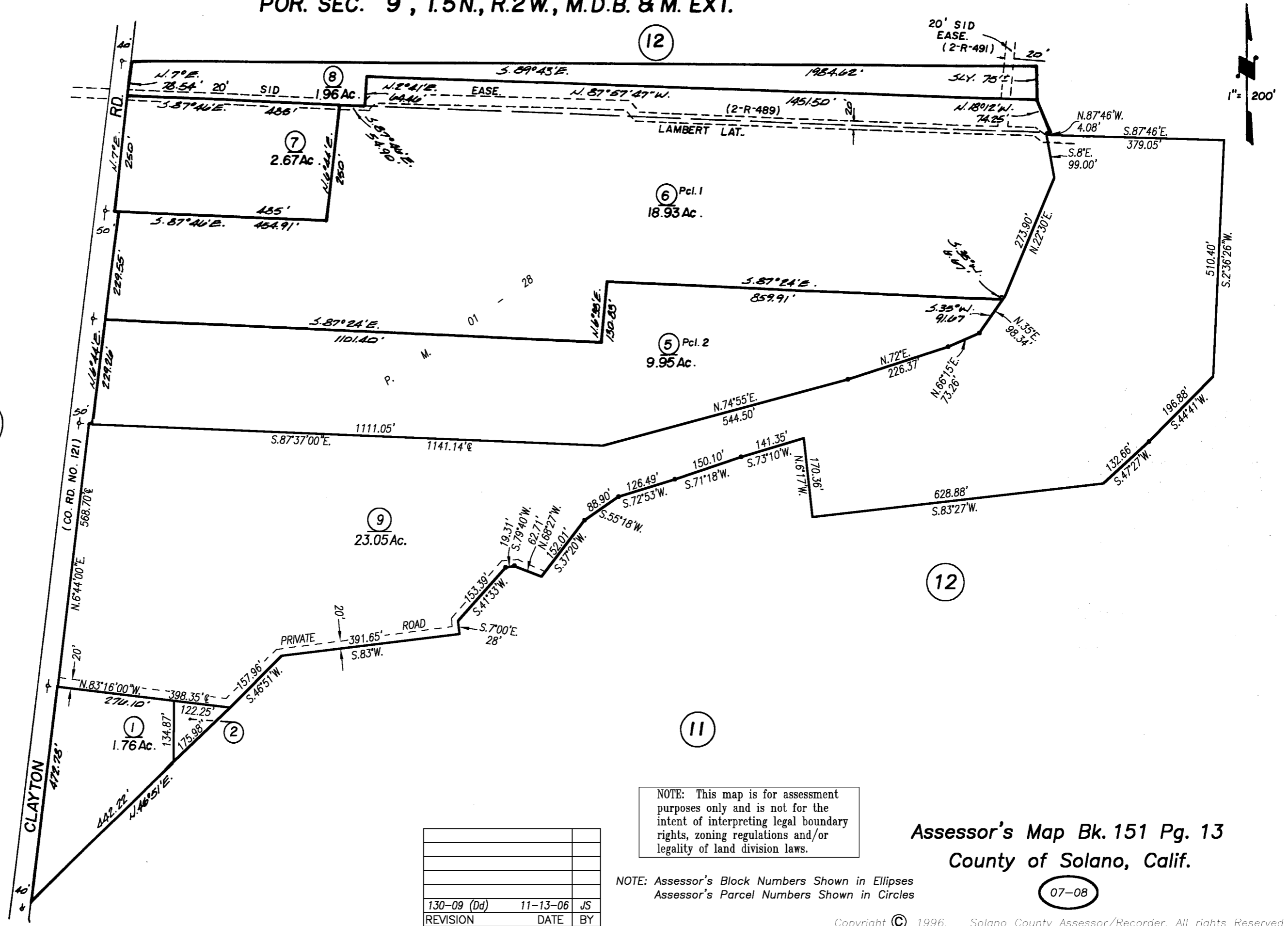


POR. LOT 37, RANCHO SUISUN  
 POR. SEC. 9, T.5N., R.2W., M.D.B. & M. EXT.

Tax Area Code  
 60068

151-13

Bk.  
 149



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.

Assessor's Map Bk. 151 Pg. 13  
 County of Solano, Calif.

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

07-08

130-09 (Dd)	11-13-06	JS
REVISION	DATE	BY



## General Development Standards Checklist (Section 28.70.10)

Application Number: MU-19-04

No use of land or buildings shall be conducted except in compliance with these general development standards.				
<b>A. Zoning District Standards</b>	YES	MAYBE	NO	N/A
Any use of land or buildings must meet the general development standards described in this section unless more stringent permitting and development standards are delineated in the applicable zoning district.				
<b>B. Performance Standards</b>				
1. <b>Prevent Offensive Noise, Dust, Glare, Vibration, or Odor.</b> All uses of land and structures shall be conducted in a manner, and provide adequate controls and operational management to prevent:				
a. Dust, offensive odors, or vibrations detectable beyond any property line;	X			
b. Noise that exceeds 65dBA LDN at any property line	X			
c. Glint or glare detectable beyond any property line or by overflying aircraft	X			
2. <b>Prevent Storm Water Pollution.</b> 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.				
3. <b>Parking.</b> Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.				
4. <b>Removal of Natural Material.</b> Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.				
5. <b>Solid Waste and General Liquid Waste Storage and Disposal.</b>				
a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.				X

<p>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.</p>				X
<p>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.</p>				X
<p>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.</p>				X
<p><b>Note:</b> Should the Director of Resource Management believe that a proposed use in any district is likely to violate the performance standards in B.1-8 above, the Director may invoke the performance standard procedures contained in Section <a href="#">28-95</a>.</p>				
<p><b>C. Fairfield Train Station Specific Plan Area</b></p>				
<p>1. Uses established in the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan shall, be consistent with existing development and considered interim uses which terminate upon annexation to the City of Fairfield.</p>				X
<p><b>D. Airport Land Use Compatibility Plans</b></p>				
<p>1. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land uses allowed by this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.</p>				X
<p><b>E. Other Permits.</b></p>				
<p><b>Building and Safety Division.</b> The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by this chapter. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.</p>				
<p>a. Building Permit Required</p>				X
<p>b. Occupancy Permit Required</p>				X
<p>c. Change of Occupancy Required</p>				X
<p>1. <b>Environmental Health Services Division.</b> The Environmental Health Services Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under this chapter, including:</p>				
<p>a. <b>Food facility permits</b></p>				
<p>(1) <b>Sale and Consumption of Food and Beverage.</b> Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.</p>				X

<b>Food Preparation.</b> Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.				
a. Hazardous materials and waste program permits				X
b. Recreational health facility permits				X
c. Liquid and solid waste permits including septic system permits				X
d. State small water system permits				
e. Water well permits				X
<b>2. Public Works Engineering Division.</b> The Engineering Services Division administers a variety of regulations which may require permits including:				
a. Encroachment permits				X
b. Grading and drainage permits				X
<b>3. Fire Protection District.</b> Local fire protection districts may regulate certain uses of buildings and land.				
<b>4. Other Agencies.</b> 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.				

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## VACATION HOUSE RENTALS Checklist (Section 28.70.30)

Application Number: MU-19-04

<b>A. General Requirements. Vacation house rentals shall comply with the following general standards:</b>	YES	MAYBE	NO	N/A
1. A dwelling used as a vacation house rental shall meet all of the development standards for dwellings specified in Section 28.72.10(A)(1) and in Tables 28.21B, 28.23B, and 28.31B as applicable to the zoning district. If the dwelling includes a guest house, the guest house shall also meet those development standards.				
2. A dwelling used as a vacation house rental shall meet all of the development standards for dwellings specified in Section 28.72.10(A)(1) and in Tables 28.21B, 28.23B, and 28.31B as applicable to the zoning district. If the dwelling includes a guest house, the guest house shall also meet those development standards.	X			
3. Overnight occupancy is limited to two persons per bedroom plus two additional persons, not to exceed a total of 10 persons.	X			
4. Three off-street parking spaces shall be provided for all guests. On-street parking is prohibited for any property on which a vacation house is located.	X			
5. A vacation house rental may not be advertised, offered, or used as a special events facility that includes events such as weddings, parties and similar events. No outdoor amplified sound is allowed.	X			
6. A dwelling or guest house may not be used as a vacation house rental if it is the subject of an enforcement action pursuant to any provision of this code.	X			
7. Transient occupancy tax registration and payment are required, pursuant to Chapter 11. A business license is required, pursuant to Chapter 14.	X			
8. The property shall be covered by commercial property insurance.	X			
9. The property owner shall obtain the required permit and complete transient occupancy tax registration prior to advertising or operating the vacation house rental. Online advertisements and/or listings for the vacation house rental shall include the following:				
a. Maximum occupancy, not including children under three;	X			
b. Maximum number of vehicles;	X			
c. Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;	X			
d. Notification that no outdoor amplified sound is allowed; and	X			
e. The transient occupancy tax certificate number for that property.	X			
10. Vacation house rentals shall meet all building and fire codes at all times and shall be inspected by the Fire Department before any short-term rental can occur.	X			

<p>11. An exterior display with the name of the property owner or manager and a current contact phone number shall be located near the front door of the rental unit. While a vacation house is rented, the owner or a property manager shall be available 24 hours per day, seven days per week, for the purpose of responding within 45 minutes to complaints regarding the condition, operation, or conduct of occupants of the vacation house rental or their guests. Items in need of repair may take longer to correct.</p>	X			
<p>12. <b>Access.</b> Shall have direct access from a public or private road that complies with county road standards. If access is from a private road, there shall be a recorded road maintenance agreement in effect for all properties served by the private road. All connections to county roads shall meet the encroachment permit requirements of the director of resource management, which generally include, but shall not be limited to, paving of the connection within the county road right-of-way.</p>	X			
<p><b>B. Specific Requirements.</b> Vacation house rentals listed below shall comply with the general requirements in subdivision (A) of this section and the following specific standards:</p>				
<p>1. Vacation House Rental, Hosted</p>				
<p><b>a.</b> A hosted vacation house rental requires the property owner to reside on the property during the vacation house rental period.</p>				X
<p><b>b.</b> Only one dwelling may be used as a vacation house rental and the property owner must reside in the other dwelling.</p>				X

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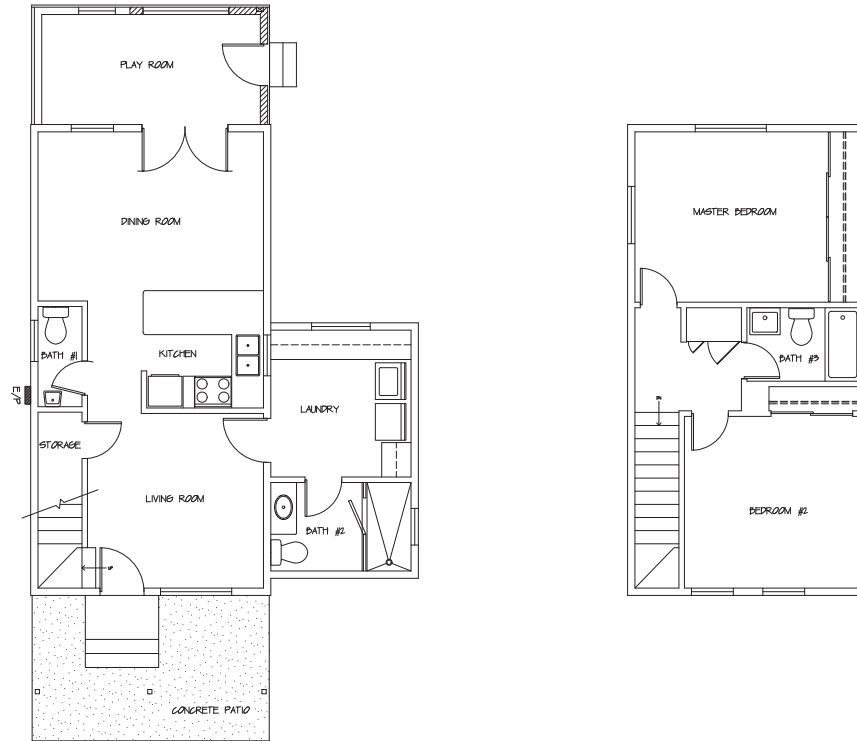
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1 FLOOR PLAN

SCALE: 1/4"=1'-0"

NO.	DESCRIPTION	DATE

**dnw architectural design**  
 DAN WILLIAMS  
 CHAIRMAN, 707 ANA DRIVE  
 DAN WILLIAMS ARCHITECTURE  
 1000 10TH AVENUE, SUITE 100, FAIRFIELD, CA 94504

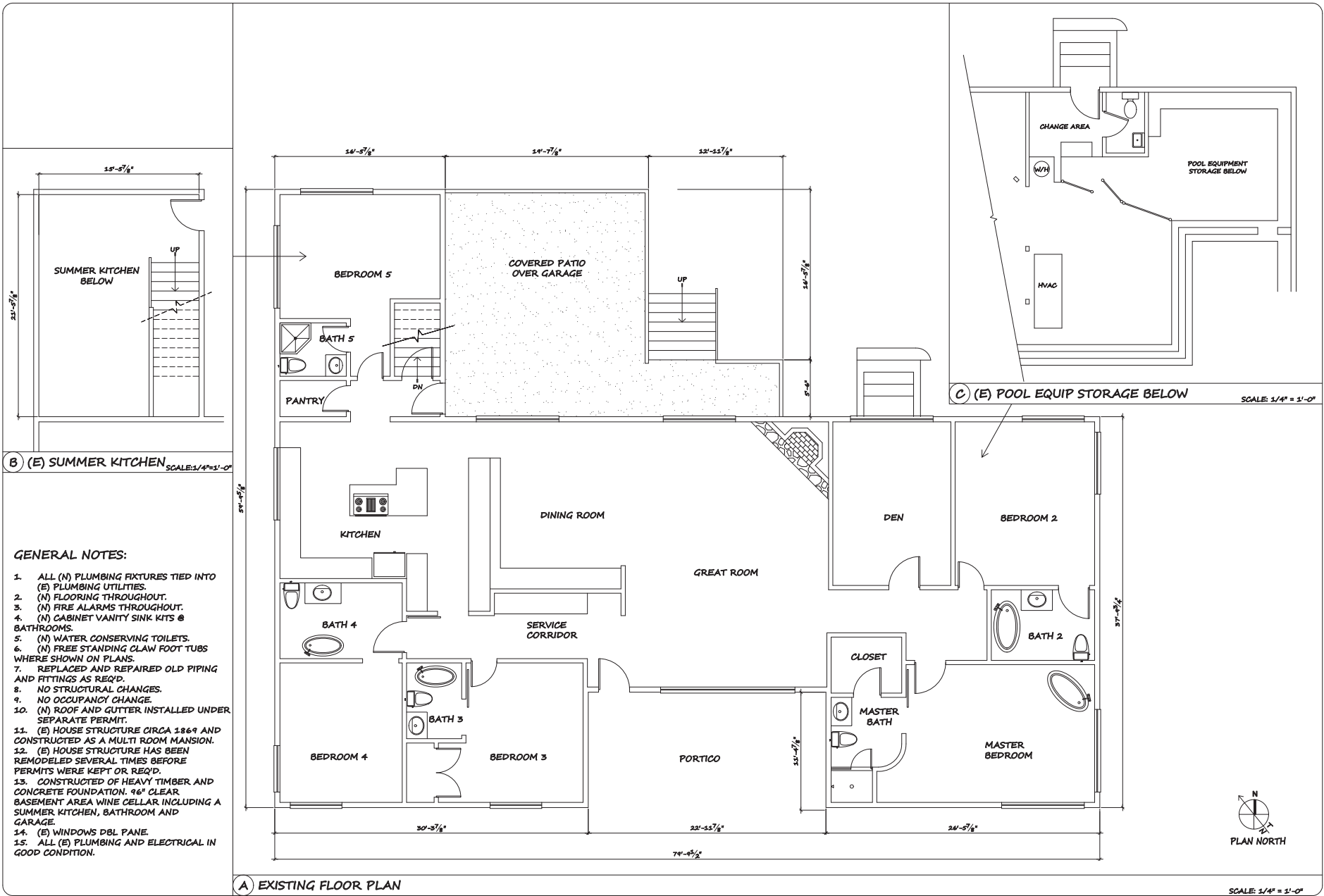


FLOOR PLAN  
 CONTENTS:

COTTAGE FLOOR PLAN  
 PROJECT: 5042 CLAYTON RD  
 LOCATION: FAIRFIELD, CA 94504

CHECKED BY:  
 DW  
 DRAWN BY:  
 IM, FV  
 SCALE:  
 NOTED  
 DATE:  
 2/8/2022  
 JOB NO.:  
 2206  
 SHEET NO.:

A1  
 OF 1 SHEETS



NO.	DESCRIPTION	DATE

**ARCHITECTURAL**  
**DANIEL WILLIAMS**  
**dnw**  
 1001 17th Street, Suite 100  
 San Francisco, CA 94109  
 Tel: 415.774.8900  
 Fax: 415.774.8901  
 Email: dan@dnw.com

**EXISTING FLOOR PLAN**

CONTENTS:

**VEZER RESIDENCE**  
 PROJECT: 5070 CLAYTON RD  
 FAIRFIELD, CA 94534  
 LOCATION:

CHECKED BY: FW, M  
 DRAWN BY: DW  
 SCALE: NOTED  
 DATE: 2/8/2022  
 JOB NO.: 2205  
 SHEET NO.: A1  
 OF 1 SHEETS



**FOULK CIVIL ENGINEERING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
4777 MANGELS BOULEVARD  
FAIRFIELD, CA 94534  
OFFICE (707) 864-0784  
FAX (707) 864-0793

April 15, 2021  
21-009WLE

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PRIVATE WELL AND WATER LINE EASEMENT  
ACROSS THE LANDS OF CHATEAU JAUNE, LLC**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS OF THE CHATEAU JAUNE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE DOCUMENT RECORDED JANUARY 31, 2019, AS DOCUMENT NUMBER 2019-00005930, SOLANO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EASEMENT "A", PRIVATE WELL EASEMENT**

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF THE LANDS OF CHATEAU JAUNE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE DOCUMENT RECORDED JANUARY 31, 2019, AS DOCUMENT NUMBER 2019-00005930, SOLANO COUNTY RECORDS, SAID POINT BEING ALONG THE CENTERLINE OF CLAYTON ROAD; THENCE S 12°23'22" E 557.97 FEET TO **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED PRIVATE WELL EASEMENT, REFERRED TO AS POINT "A"; THENCE S 83°16'00" E 20.00 FEET; THENCE S 6°44'00" W 20.00 FEET TO THE NORTH LINE OF THAT 20 FOOT WIDE ROAD AND PUBLIC UTILITY EASEMENT DESCRIBED IN DOCUMENT RECORDED AUGUST 15, 1977, AT PAGE 6111, SERIES 35830, SOLANO COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID 20 FOOT ROAD AND PUBLIC UTILITY EASEMENT N 83°16'00" W 20.00 FEET; THENCE LEAVING SAID ROAD AND PUBLIC UTILITY EASEMENT, N 6°44'00" E 20.00 FEET TO **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED PRIVATE WELL EASEMENT.

Containing 400 Square Feet, More or Less

**EASEMENT "B", 10 FOOT WIDE PRIVATE WATER LINE EASEMENT**

**COMMENCING** AT THE ABOVE REFFERENCED POINT "A"; THENCE S 83°16'00" E 15.00 FEET TO **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED TEN FOOT WIDE PRIVATE WATER LINE EASEMENT, SAID POINT BEING AT THE CENTERLINE OF SAID TEN FOOT WIDE PRIVATE WATER LINE EASEMENT; THENCE ALONG SAID CENTERLINE OF THE TEN FOOT WIDE PRIVATE WATER LINE EASEMENT THE FOLLOWING COURSES AND DISTANCES: N 6°44'00" E 7.08 FEET, N 40°25'51" E 123.68 FEET, N 61°03'34" W 87.51 FEET, N 49°55'02" E 22.98 FEET, S 87°31'34" E 659.92 FEET, N 61°14'02" E 74.52 FEET, N 33°24'22" E 137.41 FEET, N 88°17'40" E 12.03 FEET, S 62°42'54" E 26.16 FEET, N 69°28'22" E 41.44 FEET TO THE BEGINNING OF A CURVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY 41.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°53'02"; THENCE N 37°35'20" E 112.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHEASTERLY 79.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°28'53"; THENCE N 79°04'13" E 128.59 FEET, N 76°10'09" E 195.16 FEET, N 65°22'55" E 102.70 FEET, N 68°42'33" E 353.81 FEET, N 56°56'10" E 74.54 FEET, N 37°10'27" E 102.12 FEET AND S 87°30'30" E 415.92 FEET TO A POINT ON EASTERLY LINE OF SAID LANDS OF CHATEAU JAUNE, LLC, SAID POINT BEING THE CENTERLINE TERMINOUS OF THE HEREIN DESCRIBED PRIVATE WATER LINE EASMENT, SAID POINT BEING S 2°36'26" W 372.82 FEET FROM THE MOST NORTHEASTERLY CORNER OF SAID LANDS OF CHATEAU JAUNE, LLC.

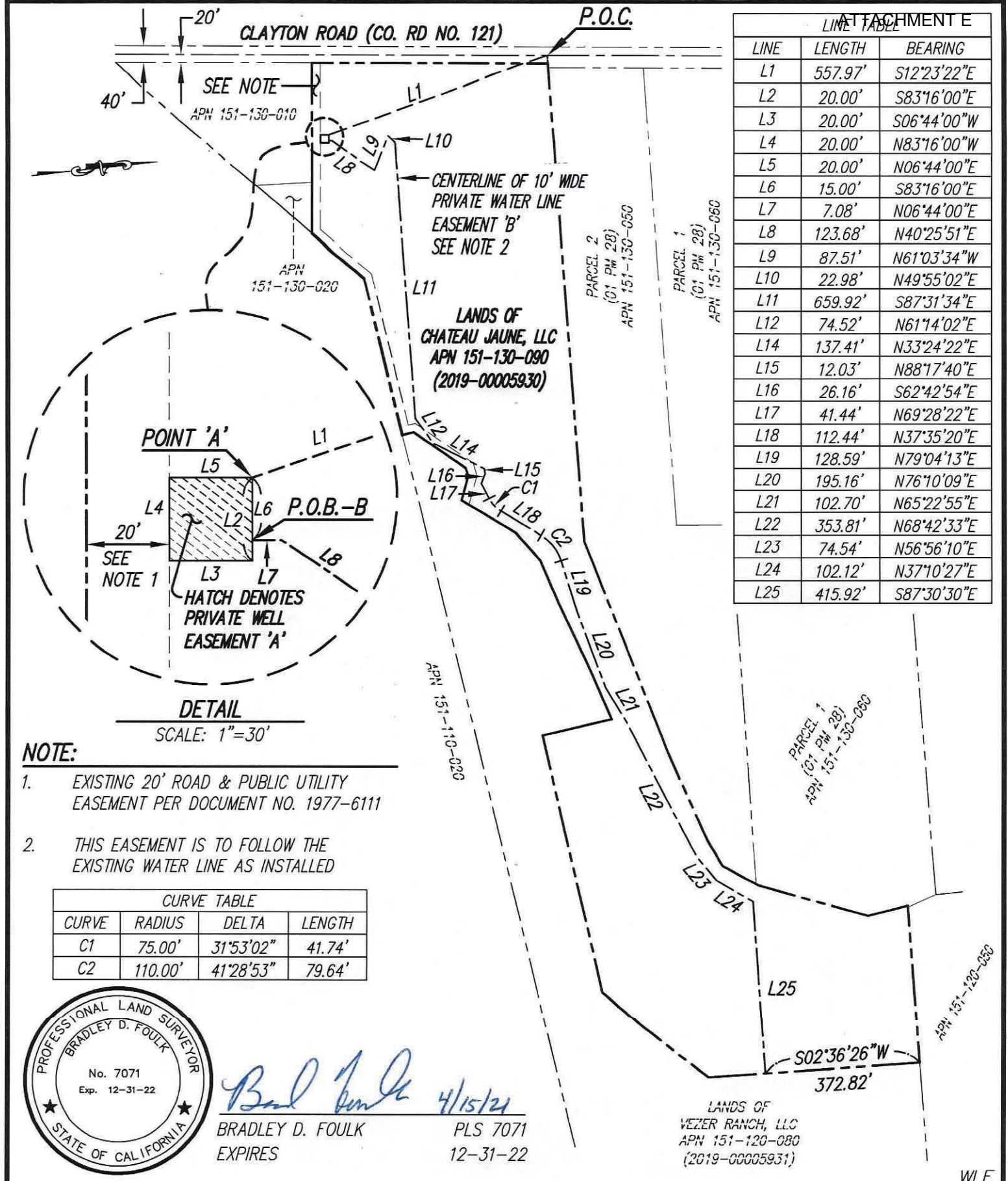
THE SIDE LINES OF THIS EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT SAID EASTERLY LINE OF CHATEAU JAUNE, LLC.

THIS EASEMENT IS TO FOLLOW THE EXISTING WATER LINE AS INSTALLED.



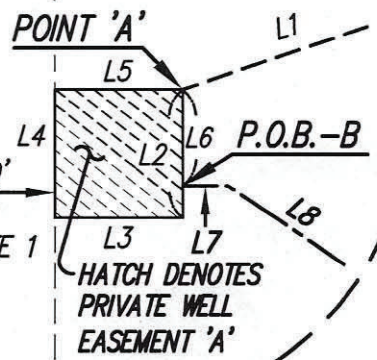
*Brad Foulk* 4/15/21

BRAD D. FOULK, PLS 7071  
EXPIRES: 12/31/2022



**ATTACHMENT E**  
**LINE TABLE**

LINE	LENGTH	BEARING
L1	557.97'	S12°23'22"E
L2	20.00'	S83°16'00"E
L3	20.00'	S06°44'00"W
L4	20.00'	N83°16'00"W
L5	20.00'	N06°44'00"E
L6	15.00'	S83°16'00"E
L7	7.08'	N06°44'00"E
L8	123.68'	N40°25'51"E
L9	87.51'	N61°03'34"W
L10	22.98'	N49°55'02"E
L11	659.92'	S87°31'34"E
L12	74.52'	N61°14'02"E
L14	137.41'	N33°24'22"E
L15	12.03'	N88°17'40"E
L16	26.16'	S62°42'54"E
L17	41.44'	N69°28'22"E
L18	112.44'	N37°35'20"E
L19	128.59'	N79°04'13"E
L20	195.16'	N76°10'09"E
L21	102.70'	N65°22'55"E
L22	353.81'	N68°42'33"E
L23	74.54'	N56°56'10"E
L24	102.12'	N37°10'27"E
L25	415.92'	S87°30'30"E



- NOTE:**
- EXISTING 20' ROAD & PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 1977-6111
  - THIS EASEMENT IS TO FOLLOW THE EXISTING WATER LINE AS INSTALLED

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C1	75.00'	31°53'02"	41.74'
C2	110.00'	41°28'53"	79.64'



*Bradley D. Foulk* 4/15/24  
**BRADLEY D. FOULK** PLS 7071  
 EXPIRES 12-31-22

LANDS OF VEZER RANCH, LLC  
 APN 151-120-080  
 (2019-00005931)

**FCE** FOULK CIVIL ENGINEERING, INC.  
 Civil Engineering Land Surveying Planning  
 4777 Mangels Boulevard, Fairfield, CA 94534  
 (707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

**EXHIBIT 'B'**  
 PRIVATE WELL & WATER LINE EASEMENT  
 ACROSS THE LANDS OF CHATEAU JAUNE, LLC  
 (2019-00005930)  
 SOLANO COUNTY, CALIFORNIA

WLE

SCALE:	1"=300'
DATE:	04/15/21
DWG:	21-009-Topo
JOB NO:	21-009
DRAWN BY:	AJH
CHECKED BY:	BDf

21-009 - Closure - WLE - 040121.txt

-----  
Parcel name: WLE-A

North: 9458.2057 East : 10079.8079  
 Line Course: S 83-16-00 E Length: 20.00  
           North: 9455.8607 East : 10099.6700  
 Line Course: S 06-44-00 W Length: 20.00  
           North: 9435.9986 East : 10097.3250  
 Line Course: N 83-16-00 W Length: 20.00  
           North: 9438.3436 East : 10077.4629  
 Line Course: N 06-44-00 E Length: 20.00  
           North: 9458.2057 East : 10079.8079

Perimeter: 80.00 Area: 400 sq.ft. 0.01 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.0000 Course: S 90-00-00 E  
 Error North: 0.00000 East : 0.00000  
 Precision 1: 80,000,000.00

-----  
Parcel name: WLE-B

North: 9455.5366 East : 10094.5970  
 Line Course: N 06-44-00 E Length: 7.08  
           North: 9462.5678 East : 10095.4271  
 Line Course: N 40-25-51 E Length: 123.68  
           North: 9556.7117 East : 10175.6372  
 Line Course: N 61-03-34 W Length: 87.51  
           North: 9599.0579 East : 10099.0553  
 Line Course: N 49-55-02 E Length: 22.98  
           North: 9613.8546 East : 10116.6376  
 Line Course: S 87-31-34 E Length: 659.92  
           North: 9585.3698 East : 10775.9426  
 Line Course: N 61-14-02 E Length: 74.52  
           North: 9621.2314 East : 10841.2662  
 Line Course: N 33-24-22 E Length: 137.41  
           North: 9735.9398 East : 10916.9200  
 Line Course: N 88-17-40 E Length: 12.03  
           North: 9736.2978 East : 10928.9446  
 Line Course: S 62-42-54 E Length: 26.16  
           North: 9724.3057 East : 10952.1940  
 Line Course: N 69-28-22 E Length: 41.44  
           North: 9738.8367 East : 10991.0028  
 Curve Length: 41.74 Radius: 75.00  
           Delta: 31-53-02 Tangent: 21.42  
           Chord: 41.20 Course: N 53-31-51 E  
           Course In: N 20-31-38 W Course Out: S 52-24-40 E  
           RP North: 9809.0746 East : 10964.7039  
           End North: 9763.3252 East : 11024.1345  
 Line Course: N 37-35-20 E Length: 112.44  
           North: 9852.4236 East : 11092.7219  
 Curve Length: 79.64 Radius: 110.00  
           Delta: 41-28-53 Tangent: 41.65  
           Chord: 77.91 Course: N 58-19-47 E  
           Course In: S 52-24-40 E Course Out: N 10-55-47 W  
           RP North: 9785.3245 East : 11179.8868  
           End North: 9893.3292 East : 11159.0303

## 21-009 - Closure - WLE - 040121.txt

Line	Course: N 79-04-13 E	Length: 128.59	
	North: 9917.7105		East : 11285.2877
Line	Course: N 76-10-09 E	Length: 195.16	
	North: 9964.3646		East : 11474.7892
Line	Course: N 65-22-55 E	Length: 102.70	
	North: 10007.1461		East : 11568.1543
Line	Course: N 68-42-33 E	Length: 353.81	
	North: 10135.6153		East : 11897.8165
Line	Course: N 56-56-10 E	Length: 74.54	
	North: 10176.2824		East : 11960.2857
Line	Course: N 37-10-27 E	Length: 102.12	
	North: 10257.6518		East : 12021.9907
Line	Course: S 87-30-30 E	Length: 415.92	
	North: 10239.5701		East : 12437.5174
Line	Course: S 71-29-52 W	Length: 2470.62	
	North: 9455.5400		East : 10094.6005

Perimeter: 5269.99 Area: 104,695 sq.ft. 2.40 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0049	Course: N 45-50-04 E
Error North: 0.00339	East : 0.00349
Precision 1: 1,075,512.24	

**FOULK CIVIL ENGINEERING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
4777 MANGELS BOULEVARD  
FAIRFIELD, CA 94534  
OFFICE (707) 864-0784  
FAX (707) 864-0793

April 15, 2021  
21-009APE

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PRIVATE ACCESS AND PARKING EASEMENT  
ACROSS THE LANDS OF CHATEAU JAUNE, LLC**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS OF THE CHATEAU JAUNE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE DOCUMENT RECORDED JANUARY 31, 2019, AS DOCUMENT NUMBER 2019-00005930, SOLANO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF THE LANDS OF CHATEAU JAUNE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE DOCUMENT RECORDED JANUARY 31, 2019, AS DOCUMENT NUMBER 2019-00005930, SOLANO COUNTY RECORDS, SAID POINT BEING ALONG THE CENTERLINE OF CLAYTON ROAD; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LANDS OF CHATEAU JAUNE, LLC, S 87°37'00" E 20.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLAYTON ROAD; THENCE LEAVING SAID NORTHERLY LINE OF THE LANDS OF CHATEAU JAUNE, LLC, SOUTHERLY ALONG SAID EASTERLY LINE OF CLAYTON ROAD, S 6°44'00" W 137.72 FEET TO **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED PRIVATE ACCESS AND PARKING EASEMENT; THENCE LEAVING SAID EASTERLY LINE OF CLAYTON ROAD, S 87°29'41" E 889.87 FEET; THENCE S 2°30'19" W 209.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS OF CHATEAU JAUNE, LLC; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE LANDS OF CHATEAU JAUNE, LLC, THE FOLLOWING COURSES AND DISTANCES: S 41°33'00" W 52.41 FEET, S 7°00'00" E 28.00 FEET AND S 83°00'00" W 52.33 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF THE LANDS OF CHATEAU JAUNE, LLC, N 2°30'19" E 226.65 FEET; THENCE N 87°29'41" W 814.30 FEET TO A POINT ON THE EASTERLY LINE OF SAID CLAYTON ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF CLAYTON ROAD, N 6°44'00" E 60.16 FEET TO **THE POINT OF BEGINNING**.

Containing 1.60 Acres, More or Less

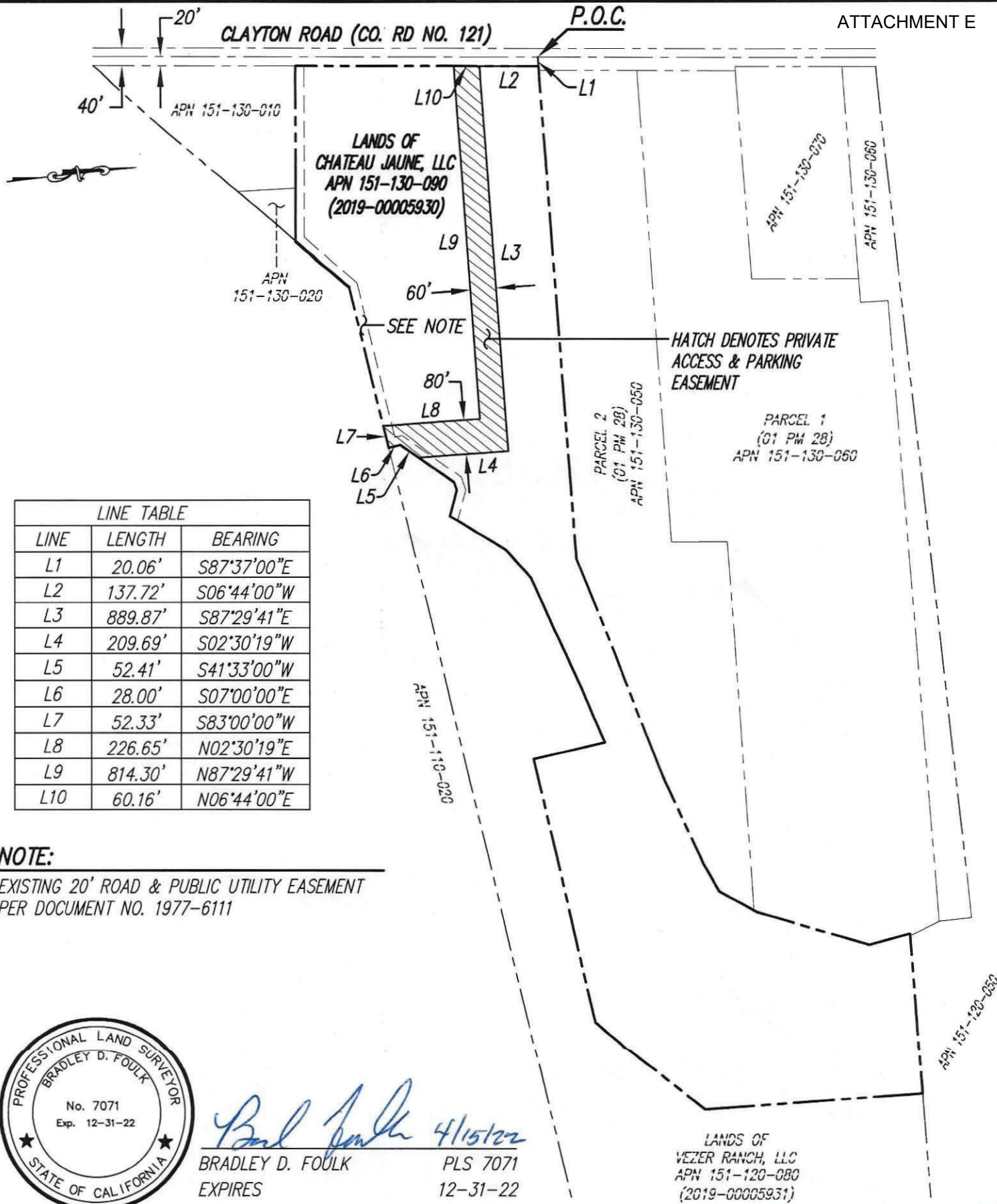


*Bradley D. Foulk 4/15/22*

BRAD D. FOULK, PLS 7071  
EXPIRES: 12/31/2022

CLAYTON ROAD (CO. RD NO. 121)

P.O.C.



LINE TABLE

LINE	LENGTH	BEARING
L1	20.06'	S87°37'00"E
L2	137.72'	S06°44'00"W
L3	889.87'	S87°29'41"E
L4	209.69'	S02°30'19"W
L5	52.41'	S41°33'00"W
L6	28.00'	S07°00'00"E
L7	52.33'	S83°00'00"W
L8	226.65'	N02°30'19"E
L9	814.30'	N87°29'41"W
L10	60.16'	N06°44'00"E

**NOTE:**

EXISTING 20' ROAD & PUBLIC UTILITY EASEMENT  
PER DOCUMENT NO. 1977-6111



*Bradley D. Foulk* 4/15/22  
BRADLEY D. FOULK PLS 7071  
EXPIRES 12-31-22

LANDS OF  
VEZER RANCH, LLC  
APN 151-120-080  
(2019-00005931)

APE

**FCE**

FOULK CIVIL ENGINEERING, INC.

Civil Engineering Land Surveying Planning  
4777 Mangels Boulevard, Fairfield, CA 94534  
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

**EXHIBIT 'B'**

PRIVATE ACCESS & PARKING EASEMENT  
ACROSS THE LANDS OF CHATEAU JAUNE, LLC  
(2019-00005930)  
SOLANO COUNTY, CALIFORNIA

SCALE:	1"=300'
DATE:	04/15/21
DWG:	21-009-Topo
JOB NO:	21-009
DRAWN BY:	AJH
CHECKED BY:	BDF



21-009 - Closure - APE - 040121.txt

-----  
Parcel name: APE

	North: 9864.6620		East : 9963.8786
Line	Course: S 87-29-41 E	Length: 889.87	
	North: 9825.7645		East : 10852.8980
Line	Course: S 02-30-19 W	Length: 209.69	
	North: 9616.2750		East : 10843.7322
Line	Course: S 41-33-00 W	Length: 52.41	
	North: 9577.0525		East : 10808.9700
Line	Course: S 07-00-00 E	Length: 28.00	
	North: 9549.2612		East : 10812.3824
Line	Course: S 83-00-00 W	Length: 52.33	
	North: 9542.8838		East : 10760.4424
Line	Course: N 02-30-19 E	Length: 226.65	
	North: 9769.3172		East : 10770.3496
Line	Course: N 87-29-41 W	Length: 814.30	
	North: 9804.9114		East : 9956.8279
Line	Course: N 06-44-00 E	Length: 60.16	
	North: 9864.6564		East : 9963.8816

Perimeter: 2333.41 Area: 69,669 sq.ft. 1.60 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0064 Course: S 28-26-58 E

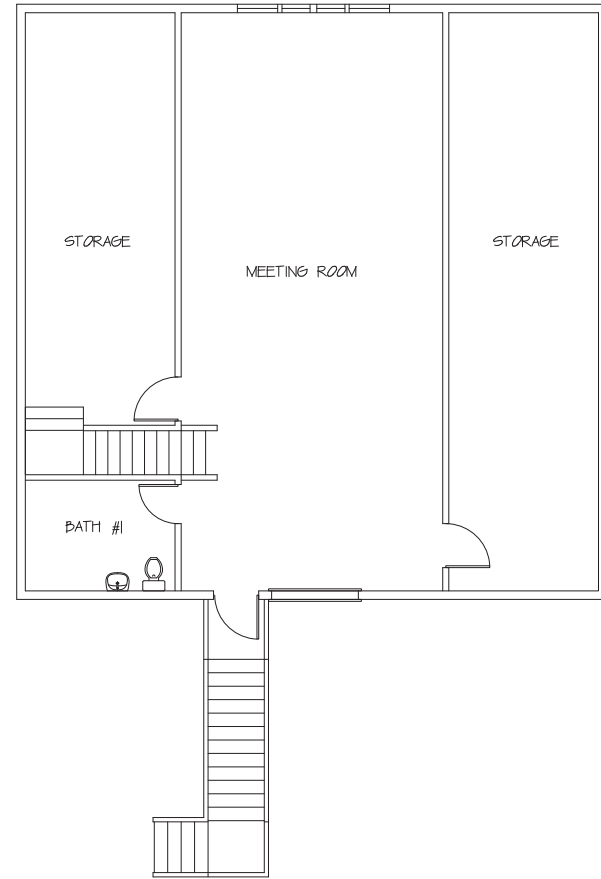
Error North: -0.00559 East : 0.00303

Precision 1: 364,595.31



**A** FLOOR PLAN

SCALE: 1/4"=1'-0"



**B** 2ND FLOOR PLAN

SCALE: 1/4"=1'-0"

NO.	REVISIONS	DATE

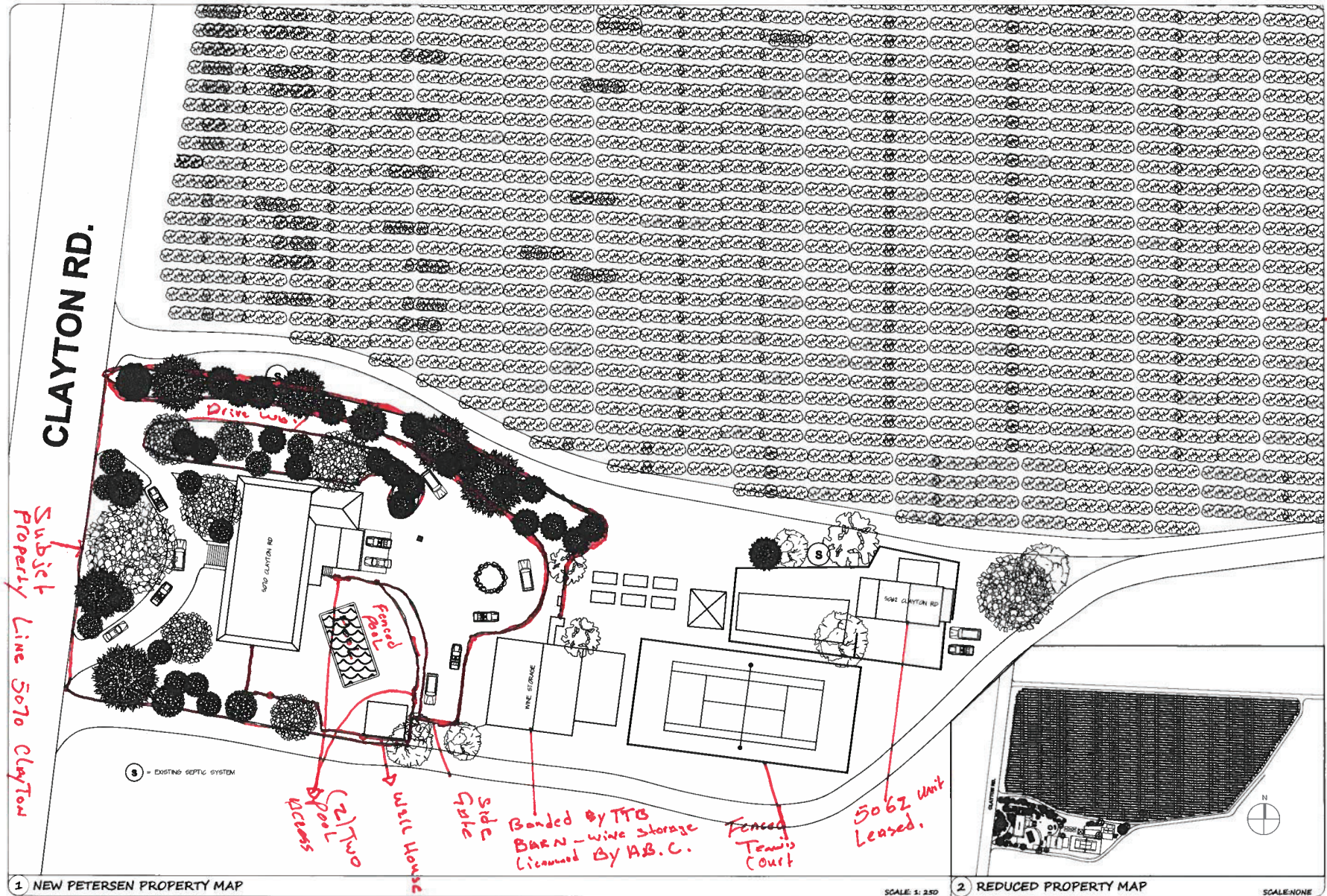
**daw architectural design**  
 P A N W I L L I A M S  
 ARCHITECTS INC.  
 1000 S. GARDEN ST. SUITE 100  
 FAIRFIELD, CA 94534  
 TEL: (707) 429-1100  
 FAX: (707) 429-1101  
 WWW.DAWARCHITECTS.COM



FLOOR PLAN
CONTENTS:

PROJECT:	WINE BARN
LOCATION:	5010 CLAYTON RD FAIRFIELD, CA 94534

CHECKED BY:	DW
DRAWN BY:	IM, FV
SCALE:	NOTED
DATE:	2/8/2022
JOB NO.:	2206
SHEET NO.:	A1
OF 1 SHEETS	



REVISIONS	DATE	BY

**daw architectural design**  
 DAN W. WILLIAMS  
 10000 WILSON AVENUE  
 SUITE 100  
 FAIRFIELD, CA 94534  
 (925) 436-1111  
 www.dawarchitect.com

FLOOR PLAN & DETAILS

CONTENTS:

VEZER PROPERTY MAP

PROJECT: 5070 CLAYTON RD  
 FAIRFIELD, CA 94534

LOCATION:

CHECKED BY: DW

DRAWN BY: FV, IM

SCALE: NOTED

DATE: 2/7/2022

JOB NO.: 2204

SHEET NO.: P1

OF 1 SHEETS

*our way*