

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
Minor Use Permit MU-24-03**

Application No. Minor Use permit MU-24-03 Project Planner Eric Wilberg, Senior Planner		Meeting of June 20, 2024	
Applicant Solano Landing LLC 506 Couch Street Vallejo, CA 94534		Property Owner same	
Action Requested Consideration of Minor Use Permit application MU-24-03 by Solano Landing LLC c/o James Pierson to demolish, reconstruct, and operate a 2,429 square foot wine retail, tasting, and assembly structure identified as the "Fruit Stand" located at 2316 Rockville Road, one-quarter mile north of the City of Fairfield, within the Agricultural Tourist Center "ATC" zoning district; APN 0027-200-150.			
Property Information			
Size: 24.55 acres		Location: 2316 Rockville Road	
APN: 0027-200-150			
Zoning: Agricultural Tourist Center "ATC"		Land Use: Vacant, commercial	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: Public Water System (TBD)		Access: Suisun Valley Court	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Suisun Valley Agriculture "A-SV-20"	Agriculture
South	Agriculture	Suisun Valley Agriculture "A-SV-20"	Agriculture/Residential
East	Agriculture	Suisun Valley Agriculture "A-SV-20"	Agriculture
West	Commercial/Residential	Neighborhood commercial "CN"	Commercial retail & service
Environmental Review An Addendum to the Mitigated Negative Declaration adopted January 23, 2024 for the Solano Landing Project (State Clearinghouse No. 2023080100) has been prepared pursuant to CEQA Guidelines Section 15164.			

DISCUSSION

Setting

The subject property is situated within a predominantly agricultural setting identified as the Suisun Valley Agricultural Region by the Solano County General Plan. The broader Suisun Valley is bordered by Napa County to the north, City of Fairfield to the east and south, and by the unincorporated community of Green Valley to the west.

The 24.42-acre parcel is located at 2316 Rockville Road southeast of the intersection of Rockville Road and Suisun Valley Road approximately one-quarter mile north of Solano Community College and the City of Fairfield. The site is relatively flat, exhibiting slopes of less than two percent. A majority of the property is being planted in vineyards as part of the approved Solano Landing Project. Suisun Valley Court runs along the northwestern edge of the property and affords access to the site.

Surrounding Land Uses

Commercial retail and service uses at Rockville Corner are immediately northwest of the Project, open agricultural fields are north and east, rural homesites are west and south, and the unincorporated community of Willotta Oaks is approximately one-quarter mile east of the property.

PROJECT DESCRIPTION

Proposed Use

The project involves the reconstruction of the "Fruit Stand" which historically operated as a roadside fruit stand. The existing building is in disrepair and will be replaced with a 2,429 square foot wine retail, tasting, and assembly structure within the same footprint and retain the agrarian architectural design and color scheme as the existing building.

The Project has two functions including a 1,392 square foot area utilized for wine retail and tasting and a 1,037 square foot area to serve as the welcome/preview center for the adjacent Solano Landing resort hotel project.

Parking

Parking will be provided on-site near the proposed structure as well as designated off-site spaces within the dead-end portion of Suisun Valley Court right-of-way just north of the project. A total of twelve parking spaces and one Americans with Disabilities Act (ADA) compliant parking space will be provided.

Waste Disposal

Solid waste will be disposed of in a dumpster at the rear of the building which will include a typical wood fence and gate and constructed on a concrete slab.

Sewer

There is currently no sewer service to the property. The applicant is in discussions with the Fairfield-Suisun Sewer District to hook up to the main sewer line which is adjacent to the site in the Rockville Corners area.

The permittee shall secure a Will Serve letter, or similar written approval, from the Fairfield Suisun Sewer District (FSSD) for commercial sewer service. The permittee shall also obtain a County tightline permit to document the connection to the FSSD sewer main line.

Water

The permittee shall secure potable water service from a Public Water System (PWS) permitted by the CA State Division of Drinking Water. Verification of this requirement will be made either by submittal of a Will Serve letter from the PWS, or the issuance of a Public Water System permit to the Project.

Verification that potable water is being supplied from a Public Water System shall be required prior to approval for any Building permits that propose structures with plumbing fixtures. The project shall not proceed until such verification is provided.

Pacific Gas and Electric services would be utilized for gas and electricity for the property.

LAND USE CONSISTENCY

General Plan and Suisun Valley Strategic Plan

The subject site is designated Agriculture and Neighborhood Agricultural/Tourist Center by the 2008 Solano County General Plan and the 2011 Suisun Valley Strategic Plan, which is intended to preserve the agricultural production within Suisun Valley while providing complementary tourist serving commercial facilities compatible with surrounding agricultural uses.

The proposal will function as a stand-alone wine tasting room bringing visitors to Suisun Valley and also complement the future Solano Landing resort hotel agritourism development.

Zoning

The subject property is zoned Suisun Valley Agriculture "A-SV-20" and Agricultural Tourist Center "ATC". The project is situated on the ATC portion of the property, which conditionally allows retail stores and services greater than 1,500 square feet size upon issuance of a minor use permit.

Design Review

The Project was analyzed by the Suisun Valley design review committee utilizing the Suisun Valley Strategic Plan Design Guidelines. In general, the Project will maintain the agrarian architectural design, building material, and color scheme of the existing Fruit Stand structure. The proposal includes charcoal gray corrugated metal roofing and cedar horizontal ship lap siding painted barnyard red. Stone veneer will accentuate the indoor/outdoor fireplace and approximately 300 square feet of native landscaping and other drought-tolerant grasses and perennials will enhance the development.

The proposal is consistent with the "Village Character" design principal of the Suisun Valley Strategic Plan (SVSP) in that the Project is situated within walkable, close proximity to other agritourism uses within the permitted Solano Landing Development on-site and adjacent commercial retail and service uses at Rockville Corner. Convenient, nearby parking along Suisun Valley Court will prevent interference between vehicular circulation and pedestrian-friendly use of the facility.

Oak trees currently on the property will help preserve the existing rural landscape and natural resources within Suisun Valley, while proposed native and drought-tolerant landscaping will incorporate a water-

sensitive element to the Project encouraged by the SVSP. Approximately 10 acres of planned vineyards on-site will reinforce and contribute to the Suisun Valley Strategic Plan's vision of the Valley as a world-class agricultural tourism destination.

As proposed, the Project is consistent with the SVSP design guidelines.

Good Neighbor Policy

Extensive public outreach was performed by the applicant for the larger Solano Landing project. The applicant has updated outreach efforts for the Fruit Stand project with the Solano County Orderly Growth Committee and neighbors in the vicinity who showed interest throughout the proposal. The applicant has indicated that they have had great conversations regarding the rebuilding of the fruit stand and all those "outreached" are supportive of the project.

ENVIRONMENTAL ANALYSIS (CEQA)

The Department has prepared an Addendum to the Mitigated Negative Declaration adopted January 23, 2024 for the Solano Landing Project (State Clearinghouse No. 2023080100) pursuant to CEQA Guidelines Section 15164. The Addendum demonstrates that the project proposed by MU-24-03 will not result in new significant impacts or substantially increase the severity of previously disclosed impacts beyond those already identified in the Solano Landing Project and addressed in the certified Mitigated Negative Declaration. The Addendum demonstrates that only minor technical changes and additions are necessary to the Mitigated Negative Declaration, and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.

At the time the Mitigated Negative Declaration was prepared, the document indicated that there would be no changes to the Fruit Stand. However, with previous fire damage, the applicant is unable to salvage the existing structure and is now proposing a new structure that will be substantially the same as the existing structure. The project will not increase the development footprint or result in any impacts not already analyzed in the Mitigated Negative Declaration.

An analysis was completed that determined that the existing Fruit Stand building does not qualify as a historic structure, and therefore there will be no significant cultural resources impacts.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

OTHER AGENCY INVOLVEMENT:

The project was solicited for review and comment through the Department of Resource Management's Development Review Committee (DRC) process.

Comments were received from the Building and Safety, Environmental Health, and Public Works – Engineering Divisions, as well as the Cordelia Fire District. Comments from each of the responding agencies have been incorporated as conditions of approval in the attached resolution.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-24-03, subject to the recommended conditions of approval.

ATTACHMENTS

- A** - Draft Resolution
- B** - Site Plan
- C** - Addendum
- D** - Public Notice

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 24-XX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-24-03 by Solano Landing LLC c/o James Pierson to demolish, reconstruct, and operate a 2,429 square foot wine retail, tasting, and assembly structure identified as the “Fruit Stand” located at 2316 Rockville Road, one-quarter mile north of the City of Fairfield, within the Agricultural Tourist Center “ATC” zoning district; APN 0027-200-150; and

WHEREAS, the County has prepared an Addendum to the Mitigated Negative Declaration adopted January 23, 2024 for the Solano Landing Project (State Clearinghouse No. 2023080100) pursuant to CEQA Guidelines Section 15164. The Addendum demonstrates that the project proposed by MU-24-03 will not result in new significant impacts or substantially increase the severity of previously disclosed impacts beyond those already identified in the Solano Landing Project and addressed in the certified Mitigated Negative Declaration. The Addendum demonstrates that only minor technical changes and additions are necessary to the Mitigated Negative Declaration, and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred; and

WHEREAS, the Zoning Administrator has considered the Addendum and certified Mitigated Negative Declaration (State Clearinghouse No. 2023080100), and reviewed the report of the Department of Resource Management on MU-24-03, and heard testimony relative to the subject application at the duly noticed public hearing held on June 20, 2024; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings regarding said proposal:

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

The subject site is designated Agriculture and Neighborhood Agricultural/Tourist Center by the 2008 Solano County General Plan and the 2011 Suisun Valley Strategic Plan, which is intended to preserve the agricultural production within Suisun Valley while providing complementary tourist serving commercial facilities compatible with surrounding agricultural uses. The Project site is zoned Agricultural Tourist Center (ATC) which conditionally allows wine tasting and retail uses in excess of 1,500 square feet upon issuance of a Minor Use Permit. The proposal is complementary and ancillary to the larger, permitted Solano Landing agri-tourism project and the balance of the 24.42-acre property is currently being planted in vineyards. The Project is consistent with zoning and meets the intent of the General Plan and Suisun Valley Strategic Plan.

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

There is currently no sewer service to the property. The Project proponent has had discussions with the Fairfield-Suisun Sewer District (FSSD) and has a plan for the FSSD to provide sanitary sewer service to the Project. A main sewer line for the district currently runs to the Rockville Corners area adjacent to the property.

The Project proponent intends to utilize domestic water service through the City of Vallejo. In the event that the City of Vallejo will not provide domestic water, the Project will secure a Public Water System (PWS) permit through the State Water Resources Control Board to provide potable water.

As conditioned, the proposal will provide adequate utilities, access roads, drainage, and other necessary facilities consistent with the development standards for Retail Stores and Services listed in Section 28.23.50.40 of the County Code.

- 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.**

With the proposed conditions, this project 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 is within the Green Valley Major Thoroughfare Area of Benefit No. 1 Impact Fee as established by Board Resolution 80-88. However, project site is zoned Agricultural Tourist Center (ATC) and therefore is exempt from the associated Impact Fees.**

BE IT THEREFORE RESOLVED that the Zoning Administrator approves the Addendum to the Mitigated Negative Declaration adopted for the Solano Landing Project and directs staff to file a Notice of Determination in accordance with State law.

BE IT FURTHER RESOLVED that the Zoning Administrator does hereby approve Minor Use Permit application MU-24-03 subject to the following recommended conditions of approval:

ADMINISTRATIVE

- 1. Land Use.** The proposed land use shall be established and operated in accord with the application materials and development plans submitted for Minor Use Permit MU-24-03, dated April 8, 2024, and as approved by the Solano County Zoning Administrator. This permit authorizes the reconstruction of the Fruit Stand as a wine retail, tasting, and public assembly structure per the approved plans and project description.
- 2. Permit Term.** The Minor Use Permit shall be in effect for a five (5) year period with the provision that a renewal may be granted if said request is received prior to the expiration date of June 20, 2029 and the use remains the same and in compliance with the Conditions of Approval.
- 3. Renewal.** The permit term may be renewed administratively by the Zoning Administrator upon verification of the permit holder's continued compliance with the findings and conditions of approval. A Land Use Renewal application shall be submitted to the Planning Services Division prior to the expiration of the permit term.
- 4. Revisions or Modifications in Land Use.** No additional land uses, activities for new or expanded buildings shall be established beyond those identified on the approved development plan dated April 8, 2024 and detailed within the project description without prior approval of a revision, amendment, or a new use permit and subsequent environmental review.

5. **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 fees related to litigation based on the issuance 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.

6. **Permits Required.** The Project shall comply with all applicable Solano County Zoning regulations and Building Code provisions and secure all required local, State, regional and federal permits required to operate.

7. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitations 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.

8. **Extension to exercise.** In any case where a use permit has not been exercised within one year after the date of approval thereof, or any other period for exercise as stated in a condition of the permit, the use permit shall expire and thereafter be null and void without further action by Zoning Administrator; 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 extension may be granted.

OPERATIONAL CONTROLS

9. **Hours of Operation.** The hours of operation of the facility shall be Monday through Sunday 10:00 a.m. to 5:00 p.m.

10. **Sign Permit.** The Permittee shall secure and abide by the conditions of an issued sign permit for all commercial signage onsite.

Action Required	When	Verified by	Date
Secure Sign Permit application to Planning	Prior to sign installation		

11. **Business License.** The Permittee shall secure and abide by the terms and conditions of the Business License issued by Solano County. This approved Use Permit shall constitute as the “Zoning Clearance” necessary to file for the license.

Action Required	When	Verified by	Date
Secure Business License application	Prior to operation		

12. **ABC License.** The Permittee shall secure and abide by the terms and conditions of an ABC License for the scope of the proposed Uses.

Action Required	When	Verified by	Date
Secure ABC license	Prior to operation		

- 13. **Hazard or Nuisance.** 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 motorist, persons on the property and in the surrounding areas.
- 14. **Adequate Utilities.** The Permittee shall provide adequate utilities, access roads, drainage, and other necessary facilities.
- 15. **Junk & Debris.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
- 16. **Light and Glare.** Any outdoor lighting used during events shall be downcast and shield so that neither the lamp nor the reflector interior surface is visible from any offsite location.
- 17. **Odor.** The facility shall not cause objectionable odors on adjacent properties.
- 18. **Parking.** The Project shall provide four on-site parking spaces. It is anticipated that nine additional striped parking spaces will be provided within the Suisun Valley Court right-of-way/easement immediately north of the Project. Accessible parking spaces shall be located as indicated on the site plan.
- 19. **Recycled Materials.** To the extent feasible, recycle building materials from the original Fruit Stand building.

BUILDING & SAFETY DIVISION

- 20. **Building Permit.** Prior to any construction or improvements taking place, a building permit application shall first be submitted as per Section 105 of the California Building Code or the latest edition of the codes enforced at the time of building permit application. “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.”

Action Required	When	Verified by	Date
Secure building permit as necessary	Prior to construction		

ENVIRONMENTAL HEALTH DIVISION

- 21. **Potable Water.** The permittee shall secure potable water service from a Public Water System (PWS) permitted by the CA State Division of Drinking Water. Verification of this requirement will be made either by submittal of a Will Serve letter from the PWS, or the issuance of a Public Water System permit to the Project.

Verification that potable water is being supplied from a Public Water System shall be required prior to approval for any Building permits that propose structures with plumbing fixtures. The project shall not proceed until such verification is provided. Permitting and operation documentation, including any water quality sampling results, shall be provided to the Department upon request. The permittee shall make reasonable effort to obtain

potable water service from a Public Water System within one year of the approval of the Use Permit.

Action Required	When	Verified by	Date
Secure PWS potable water service	Prior to construction		

- 22. Sewer Service.** The permittee shall provide a Will Serve letter, or similar written approval, from the Fairfield Suisun Sewer District (FSSD) for commercial sewer service. The permittee shall also obtain a County tightline permit to document the connection to the FSSD sewer main line.

Action Required	When	Verified by	Date
Secure Will Serve & tightline permit	Prior to construction		

- 23. Abandoned Utilities.** Any existing water well or septic system on-site not intended to be utilized by the Project shall be destroyed under Environmental Health permit.

Action Required	When	Verified by	Date
Submit EH permit	Prior to construction		

- 24. Food Facility.** The permittee shall obtain a food facility permit from the Consumer Protection Program of Environmental Health prior to beginning operations, per the California Retail Food Code requirements.

The permittee shall comply with the food facility construction and operation permit requirements for the food facility, as stated in the California Retail Food Code, and enforced by Environmental Health.

Action Required	When	Verified by	Date
Secure food facility permit	Prior to commencing operations		

- 25. Commercial Garbage Service.** The permittee shall obtain adequate commercial garbage service with a collection frequency of at least one time per week prior to beginning operations.

- 26. Hazardous Materials Business Plan.** The facility shall create a Hazardous Materials Business Plan (HMBP) on the online California Environmental Reporting System (CERS) if it manages, stores, handles, and/or uses hazardous material in quantities equal to or greater than 55 gallons of liquids, 200 cubic feet for gases, and/or 500 lbs. of solids. The HMBP shall be created on CERS within 30 days of exceeding the hazardous materials reporting limits.

Action Required	When	Verified by	Date
Create HMBP	Within 30 days of bringing reportable quantities of hazardous materials onsite		

PUBLIC WORKS - ENGINEERING

27. **Grading Permit.** The permittee shall apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. 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 development. Agricultural soil cultivation does not require a grading Permit.

Action Required	When	Verified by	Date
File grading permit	Prior to construction		

28. **Encroachment Permit.** Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.

Action Required	When	Verified by	Date
File encroachment permit	Prior to construction		

CORDELIA FIRE DISTRICT

29. **Fire Hydrant.** The permittee shall provide one (1) fire hydrant capable of providing 1,500 gallons per minute. It will be located by the Fire District at the time of improvement plan submittal and review.
30. **Address.** The permittee shall provide a building address of not less than 4" in height with 1/2" stroke so that it is visible from Rockville Road.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 20, 2024.

JAMES BEZEK, DIRECTOR
 RESOURCE MANAGEMENT

Allan M. Calder
 Planning Services Manager

Location Map (not to scale)



Project Summary

PROJECT DATA
SITE ADDRESS:
 2316 Rockville Road
 Fairfield, CA 94534
ASSESSOR'S PARCEL NUMBER:
 0027-200-150
ZONING DISTRICT:
 A-SV, ATC
FIRE HAZARD SEVERITY:
 Parcel is outside of SFA/WUJ
FEMA FLOODZONE:
 Parcel is outside of FEMA Floodzone
LOT AREA:
 24.42 acres ±
BUILDING HEIGHT:
 Hotel: ± 16'-0"
 Height Limit: ± 40'-0"
USER GROUP & OCCUPANCY:
 A-C, A-3, B, S
CONSTRUCTION TYPE:
 Type V-B, automatic sprinklers throughout
SQUARE FOOTAGE:
 2,672 GSF
 2,401 NSF
FLOOR LIVE LOAD:
 See structural drawings
ROOF LIVE LOAD:
 See structural drawings
WIND DESIGN DATA:
 See structural drawings
PROJECT DESCRIPTION:
 Construction of a new single-story, slab-on-grade structure comprised of a tasting bar, display space, welcoming/exhibit center, office, clean-up and storage spaces.
SEPARATE PERMITS:
 Septic System
 Well
UTILITIES:
 Water: Well
 Power & Gas: PG&E
 Sewer: On-site/Septic System

Project Team

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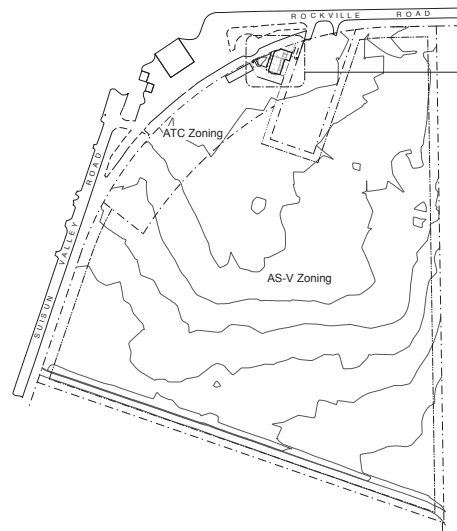
taylorlombardo.com



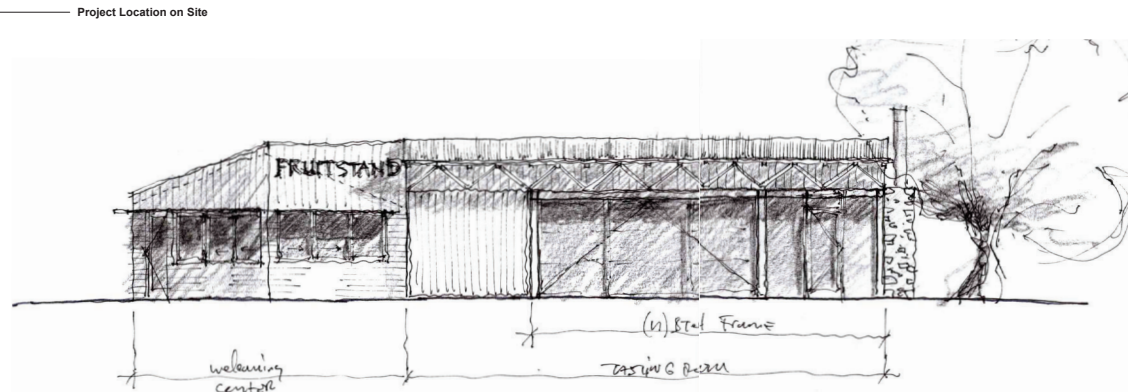
Fruit Stand
2316 Rockville Road
Fairfield, CA 94534
APN: 0027-420-150

Site Diagram

note: see sheets A1.01 and A1.02 for site plan drawing



Concept Sketch



This drawing is the property of Taylor Lombardo Architects LLP. Any duplication or use in any way without written permission is prohibited.

General Notes

scale: n/a

revision: _____ date: _____

Permit Submittal 12.15.23

job no: 2305

drawn: NN

checked: TT

date: 12.15.23

sheet no:

A0.01



Roof, Gutters & Downspouts
Corrugated metal roof half-round metal gutters, gutter straps every other rail; mt-factory-applied Charcoal Gray Color



Siding, Fencing & Gates
STK Cedar, 1x vertical T&G and 1x horizontal ship lap Painted barnyard red; Fences/gates not to exceed 6' tall



Stone
1 1/2" stone veneer, St. Helena Cottage Blend



Landscaping
Native and other drought-tolerant grasses and perennials; total planted landscape area 200 square feet.



Legend

- 1. New Fruit Stand Building
- 2. Existing Building to Remain
- 3. New Accessible Parking (concrete) - 1 stall
- 4. New Standard Parking (asphalt) - 12 stalls
- 5. Trash Enclosure - typical wood fence & gates, max 6' tall on concrete slab whose bib nearby

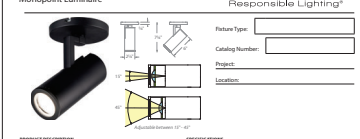
Parking Spaces

13 Total - (1) Accessible Stall, (12) Standard Stalls

Notes

- 1. Parking in Right-of-Way/Easement - Solano County Public Works is allowing parking in the right-of-way/easement. New parking in the right-of-way/easement area to be striped and of asphalt surface.
- 2. Trash enclosure per Solano County Code, Ch. 29, Section 29-22 and to be securable, windable and cleanable ground surface (concrete) and with a hose bib w/in reasonable proximity, per Solano County Dept. of Resource Management Env. Health Division.
- 3. Fences/gates not to exceed 6' in height from adjacent grade.
- 4. Outdoor heat pump units are ground mounted and in the back of the building, out of public view.
- 5. All exterior lighting to be directed downwards and shielded from above.

PALOMA - model: MO-4023
Monopoint Luminaire

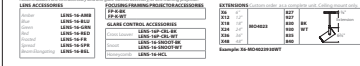


PRODUCT DESCRIPTION
Adjustable LED luminaire with adjustable beam angle.

FEATURES
• Adjustable beam angle between 15° - 45°
• Corrugated aluminum beam angle between 15° - 45°
• Adjustable beam angle between 15° - 45°
• Adjustable beam angle between 15° - 45°
• Adjustable beam angle between 15° - 45°

Model	Color Temp.	CR	Beam	Options	CRP	Feet
MO-4023-01	3000K	90	15°	None	None	100
MO-4023-02	3000K	90	30°	None	None	100
MO-4023-03	3000K	90	45°	None	None	100
MO-4023-04	3000K	90	15°	None	None	150
MO-4023-05	3000K	90	30°	None	None	150
MO-4023-06	3000K	90	45°	None	None	150
MO-4023-07	3000K	90	15°	None	None	200
MO-4023-08	3000K	90	30°	None	None	200
MO-4023-09	3000K	90	45°	None	None	200

MO-4023-930
Monopoint Luminaire



Model	Color Temp.	CR	Beam	Options	CRP	Feet
MO-4023-930-01	3000K	90	15°	None	None	100
MO-4023-930-02	3000K	90	30°	None	None	100
MO-4023-930-03	3000K	90	45°	None	None	100
MO-4023-930-04	3000K	90	15°	None	None	150
MO-4023-930-05	3000K	90	30°	None	None	150
MO-4023-930-06	3000K	90	45°	None	None	150
MO-4023-930-07	3000K	90	15°	None	None	200
MO-4023-930-08	3000K	90	30°	None	None	200
MO-4023-930-09	3000K	90	45°	None	None	200

WAC LIGHTING
Responsible Lighting®

TUBE ARCHITECTURAL DS-W505
LED Wall Mounts



PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing, minimalist profile.

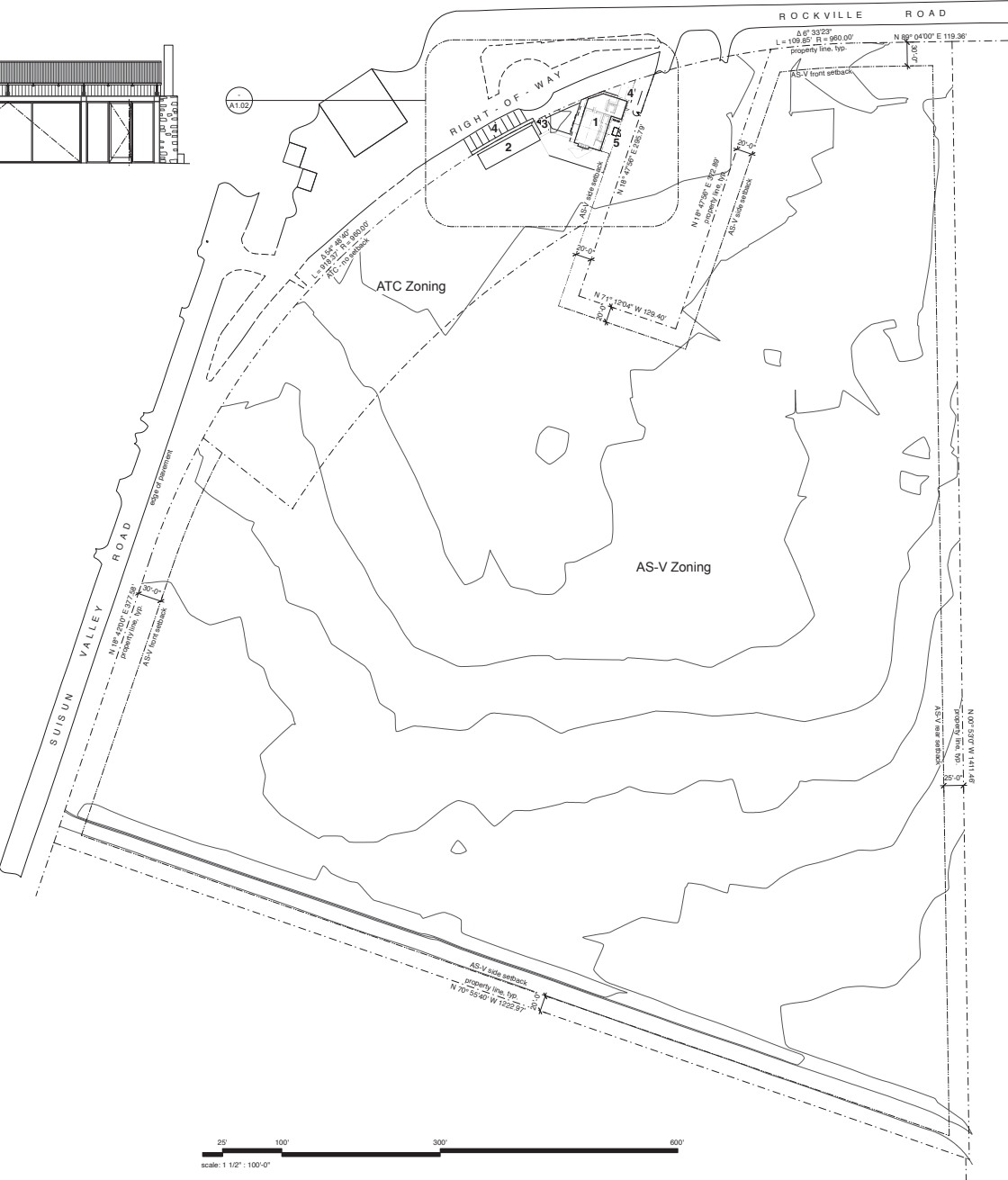
FEATURES
• High performance, energy efficient LED technology
• High performance, energy efficient LED technology
• High performance, energy efficient LED technology

Model	Beam	Color Temp.	CR	Options	CRP	Feet
DS-W505-01	15°	3000K	90	None	None	100
DS-W505-02	30°	3000K	90	None	None	100
DS-W505-03	45°	3000K	90	None	None	100
DS-W505-04	15°	3000K	90	None	None	150
DS-W505-05	30°	3000K	90	None	None	150
DS-W505-06	45°	3000K	90	None	None	150
DS-W505-07	15°	3000K	90	None	None	200
DS-W505-08	30°	3000K	90	None	None	200
DS-W505-09	45°	3000K	90	None	None	200

DS-W505
Reference output shown 2000 output. Multiply by 0.7 to determine output for 1700 lumens.

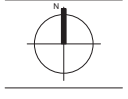
DS-W505-930
Reference output shown 2000 output. Multiply by 0.7 to determine output for 1700 lumens.

WAC LIGHTING
Responsible Lighting®



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Fruit Stand
2316 Rockville Road
Fairfield, CA. 94534
APN: 0027-420-150

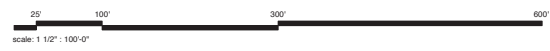
Overall Site Plan

scale: 1 1/2" = 100'-0"

revision: date:

Planning Review 04.08.24

Exterior Lighting
All exterior lighting to be directed downward and shielded from above. Finish/color to be black.



scale: 1 1/2" = 100'-0"

job no: 2105

drawn: NN

checked: TT

date: 04.09.24

sheet no:

A1

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Fruit Stand
2316 Rockville Road
Fairfield, CA 94534
APN: 0027-420-150



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Code Analysis

scale: n/a

revision: _____ date: _____
Permit Submittal 12.15.23

job no: 2305

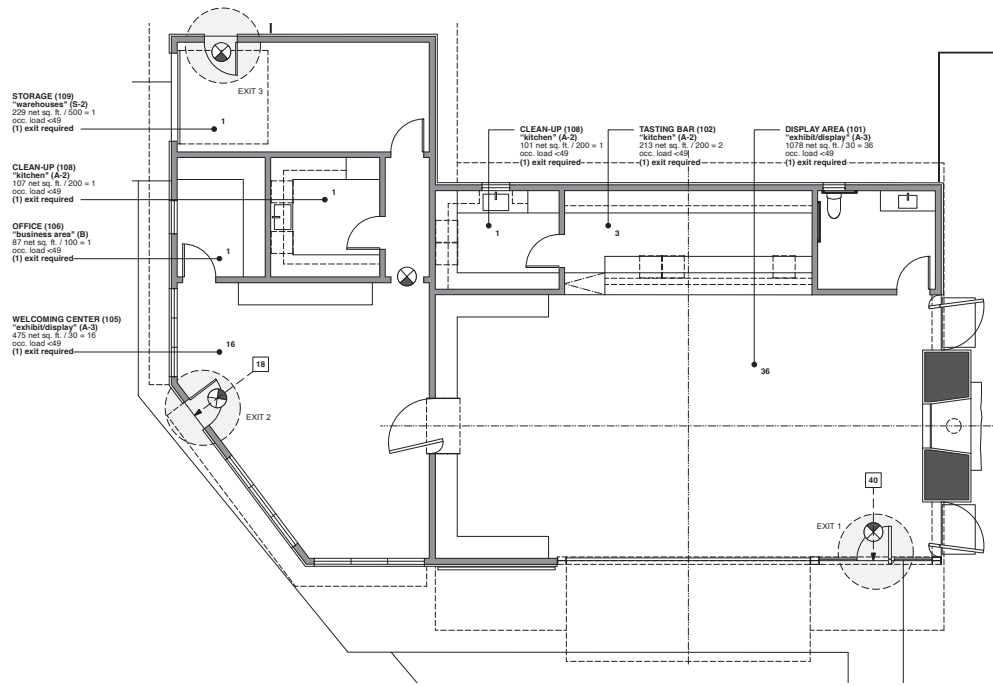
drawn: NN

checked: TT

date: 12.15.23

sheet no:

A0.03



KEY:

ROOM NAME / NUMBER
function [per CBC table 1004.1.2] (Use Group)
square footage / floor area per occupant = occupant load
exits required [per CBC table 1006.3.2]

- ☒ illuminated exit sign, shaded areas denote faces, sign to conform with CBC 1013
- ☒ tactile exit sign, to conform with CBC 11B-703
- Ⓡ recessed fire extinguisher, to conform with CBC Section 506, min. size to be 2-A10B; to be installed on approved hangers or inside approved fire extinguisher cabinets; top of appliance shall be no more than 48" a.f.f.
- 3 → occupant load at direction of exit
- path of travel/exit access travel distance from most remote point within a story (CBC 1017.3); dimension indicates length of segment
- ▨ hatched areas indicate non-occupiable spaces due to built-ins/winery equip.

NOTES:

01. Per CBC 8-302.3 required occupancy separations of one hour may be omitted when the building is provided with an automatic sprinkler system throughout.
02. Per CBC 1013.1 exception 1, exit signs are not required in areas that require only (1) exit.
03. Per CBC 1013.4 tactile exit signs are required only at doors that are required to comply with Section 1013.1.
04. At exit doors with locks and latches, provide signage "this door to remain unlocked when building is occupied" per CBC 1010.1.3.3.
05. Per CBC 508.2, no separation is req'd between accessory and main occupancy if accessory occupancies are less than 10% of building area.

OCCUPANCY COUNT

ROOM NUMBER	ROOM NAME	TYPE OF OCCUPANCY	AREA (SQ. FT.)	OCC. LD. FACTOR	OCC. LOAD
101	DISPLAY AREA	A-3 Exhibit/Display	1078	30/gross	36
102	TASTING BAR	A-2 Kitchen	213	200/gross	3
103	CLEAN-UP	A-2 Kitchen	101	200/gross	1
104	RESTROOM	B Business	98	150/gross	1
105	WELCOMING	A-3 Exhibit/Display	475	30/gross	16
106	OFFICE	B Business	87	150/gross	1
107	CORRIDOR	B Business	43	150/gross	1
108	CLEAN-UP	A-2 Kitchen	107	200/gross	1
109	STORAGE	S-2 Storage	229	500/gross	1
			Total Area	Total Occupancy	52
SF BY OCCUPANCY			OCCUPANCY	SQ. FT.	
			A-2	41	
			A-3	1553	
			B	87	
			S-2	229	

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Fruit Stand
2316 Rockville Road
Fairfield, CA 94534
APN: 0027-420-150



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Enlarged Site Plan

scale: 1/8" = 1'-0"

revision: date:

Permit Submittal 12.15.23

job no: 2305

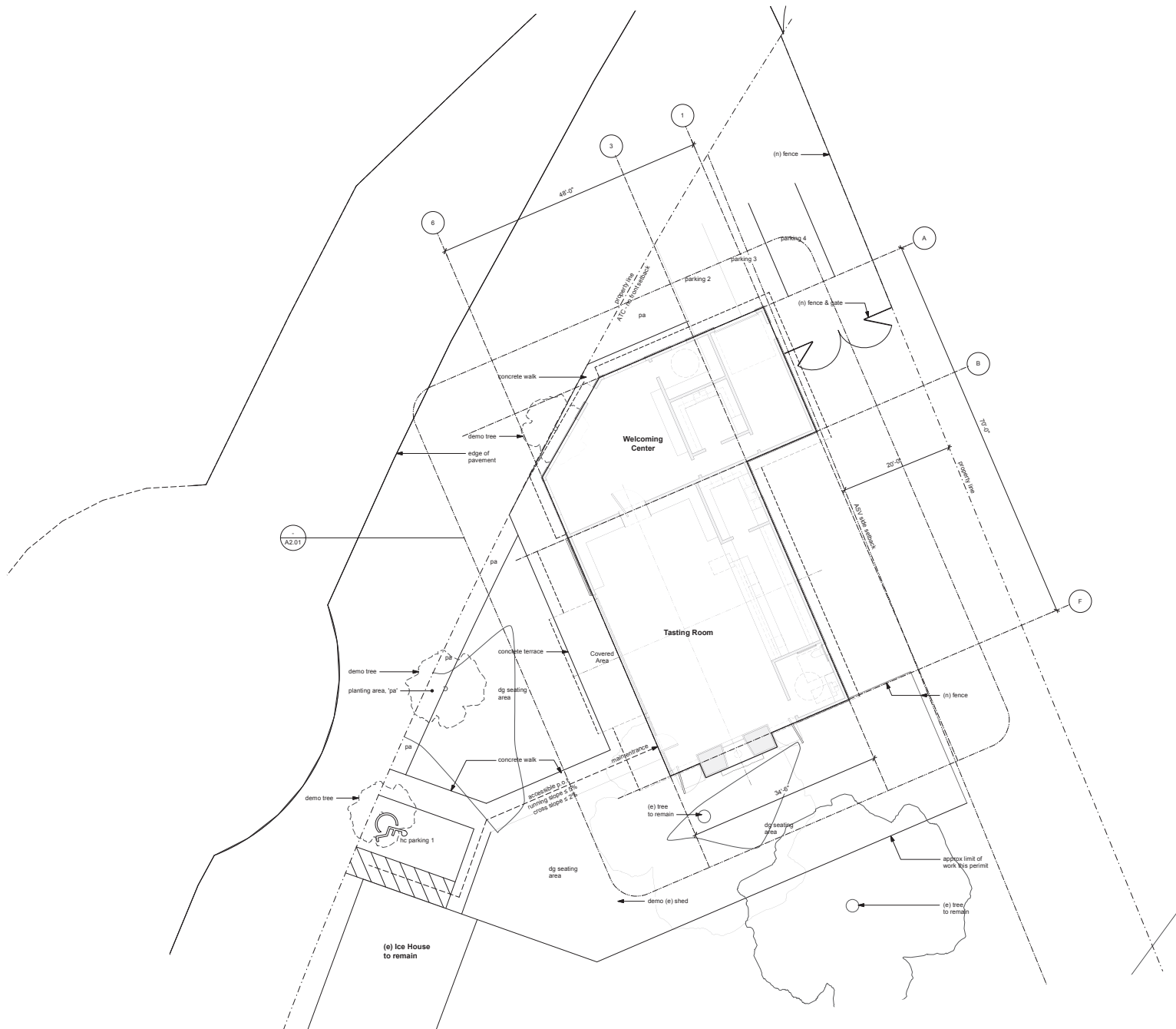
drawn: NN

checked: TT

date: 12.15.23

sheet no:

A1.02



Addendum to the Solano Landing Mitigated Negative Declaration For the Fruit Stand Project

State Clearinghouse No. 2023080100

Solano County

Department of Resource Management
Planning Services Division
675 Texas Street Suite 5500 Fairfield, CA 94533

Contact: Eric Wilberg, Senior Planner

May 2024

SECTION 1: INTRODUCTION

This Addendum has been prepared to analyze whether the proposed Solano Landing Fruit Stand (Project) is within the scope of Solano Landing Mitigated Negative Declaration (Solano Landing MND) and whether additional environmental review is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.).

1.2 Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) or adopted Negative Declaration (ND) if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the Final EIR or adopted ND prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation, supported by substantial evidence, of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;¹
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete . . . shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more

¹ CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code, Section 21068).

- significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This addendum, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent MND for the Solano Landing Project is not required prior to approval of the amendment.

Section 2: Project Description

This Project is in the Suisun Valley, one of several designated agricultural regions in western Solano County identified in the County's General Plan. The subject property is located at 2316 Rockville Road on the corner of Rockville Road and Suisun Valley Road, 1.7 miles west of the city of Fairfield.

The Project will replace the current Fruit Stand structure on the subject property with a new building with the same footprint and location as the current structure. It is being processed separately from the recently approved Solano Landing Project (approved by the Solano County Board of Supervisors on January 23, 2024), but because it is located on the same parcel and is related to the larger project, it is included in this Addendum.

The Solano Landing MND indicated that there would be no impacts to the Fruit Stand as a result of that larger project. However, since adoption of the Solano Landing Mitigated Negative Declaration (MND), the Applicant determined that previous fire damage to the Fruit Stand made keeping the Fruit Stand structure infeasible. Therefore, this Addendum updates the Solano Landing MND to address removal of the Fruit Stand and construction of a new building.

The proposed new Fruit Stand building will keep the general design and characteristics of the current building. This building is adjacent to the Ice House building which will continue to not be impacted by the project.

The project will have two components: (1) a 1,392 square foot area, which will be used as a tasting room; and (2) a 1,037 square foot area, which will be used as a preview/welcome center for the Solano Landing project. The project will serve no more than 60 people per day. The intent is to have the tasting room and preview center available for use while the previously approved Solano Landing Project is constructed. The approved Solano Landing Project includes a hotel resort, tasting rooms, vineyards, a boutique hotel, restaurant and market.

Parking

Parking will be provided proximate to the Fruit Stand building to the west and northeast on existing paved areas and within the Rockville Road right away. Twelve spaces and one Americans with Disabilities Act (ADA) compliant parking space are required and are provided.

Waste Disposal

Solid waste will be disposed of in a dumpster at the rear of the building which will include a typical wood fence and gate and constructed on a concrete slab.

Sewer

As was discussed in the Solano Landing MND, there is currently no sewer service to the property. The applicant is in discussions with the Fairfield-Suisun Sewer District (FSSD) to hook up to the existing main sewer line which is adjacent to the project site in the Rockville Corners area. The FSSD has indicated that they would serve the subject property. The proposed project does not include any residential development and, therefore, would not result in any growth inducement, and would be consistent with the Suisun Valley Strategic Plan. The proposed project would not increase demand for wastewater treatment such that new facilities or the expansion of existing facilities would be required.

Water

The applicant shall provide a Will Serve letter from a Public Water System (PWS) or shall obtain an approved PWS operation permit from the CA State Division of Drinking Water (DDW), for commercial water service. The Applicant is continuing to have ongoing dialogue with the City of Vallejo regarding utilization of City of Vallejo water for this project. The Applicant understands that either City of Vallejo water or approval from the CA State Division of Drinking Water (DDW) is necessary in order to get a certificate of occupancy for the building, consistent with the conditions of approval.

Pacific Gas and Electric services would be utilized for gas and electricity for the property.

3. Analysis

This addendum analyzes the proposed Project revisions as required under the CEQA Guidelines, Sections 15162 and 15164. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or Environmental Impact Report (EIR) have occurred. Under Section 15162, the lead agency shall prepare an EIR if there are any new significant environmental effects associated with the refined project. With respect to the proposed Project, the revisions are only minor technical changes that do not result in any new significant environmental effect(s); therefore, the revised Project does not require a new Mitigated Negative Declaration or EIR.

The County, as the lead agency under CEQA, will consider the potential environmental impacts of the revised project when it considers whether or not to approve these changes as part of the original project. This Addendum is an informational document, intended to be used in the planning and decision-making process as provided for under Section 15164 of the CEQA.

The project site has been previously disturbed. The Fruit Stand project will not substantially increase building square footage or disturb natural vegetation. The building footprint will remain the same. Adequate access and parking would be provided.

The only potential impact would be to historic resources. The Fruit Stand is an early to mid-20th Century structure. The structure, along with its counterpart the "Ice House" which rests immediately adjacent to the west, was identified on historic aerial photography and dates as early as 1948. Local

residents contend the building was constructed in the 1930s. USGS topographic quadrangles first show this complex in 1950 but no other developments are shown in the project area between the earliest topographic quadrangle printed in 1898, and those dated 1901, 1906, 1911, 1926, and 1933.

The fruit stand currently stands as an “L”-shaped structure exhibiting a closed store window section facing north and two garage doors along the east side. The structure is made of wooden planking and a corrugated metal roof. The structure is painted burgundy with white trim, and a “Fruit Stand” sign is prominently displayed along the north side above the closed shopping window. The Fruit Stand has had obvious modifications to it, including modern electrical and building hardware. As a result, the structure appears to lack historic integrity, and is not a significant historic resource.

In order to qualify as an historic resource, buildings or structures must be:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).
- Associated with the lives of persons important to local, California or national history (Criterion 2).
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3).
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4). (Pub. Res. Code, §5024.1; 14 Cal. Code Regs. §4852.)

The Fruit Stand is not associated with any events that have made an important contribution to local history, nor is the Fruit Stand a distinct architectural work that would qualify it as an historic resource. An analysis was completed on State of California Parks and Recreation Form DPR 523b Building, Structure, Object Record, that determined that the original Fruit Stand building did not qualify as an historic structure, therefore there will be no significant cultural resources impacts.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

This Addendum neither recommends approval or denial of the proposed revisions to the Project nor will it be the sole basis for the County’s action on the revised Project. The fundamental conclusion of this Addendum is that the proposed changes to the original Project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the original Project. Thus, a subsequent or supplemental Negative Declaration need not be prepared.

4.- Findings

There are no substantial changes proposed by the project or under circumstances in which the project will be undertaken that require major revisions of the existing MND, or preparation of a new

subsequent or supplemental EIR or ND, that are due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No circumstances outlined in CEQA Guidelines 15162 would occur as a result of the project that would result in a Subsequent Mitigated Negative Declaration:

1. No substantial changes are proposed which require major revisions to the Mitigated Negative Declaration that would create a new significant impact of a substantial increase in the severity of a significant effect previously discussed.
2. New information would not cause one or more significant effects or cause a substantially greater impact or result in new mitigation measures or alternatives not previously discussed.

As illustrated herein, the project is within the scope of the MND and would involve only minor changes.

5.- Conclusion

Based on substantial evidence documented in this Addendum, Solano County, as lead agency, has determined that the proposed Fruit Stand project necessitates only minor technical changes or additions to the adopted Solano Landing MND. Solano County has further determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or ND have occurred.

The adopted Solano Landing MND evaluated the environmental impacts that might reasonably be anticipated to result from the implementation of the larger Solano Landing Project. No new significant information or changes in circumstances surrounding the Solano Landing Project have occurred since the certification of the MND. The set of mitigation measures to be implemented by the Solano Landing Project remain applicable and now extend to the proposed Fruit Stand Project.

The proposed Fruit Stand only requires minor revisions to the MND to update the status of the Fruit Stand building and does not result in new or substantially more severe significant effects or the need for new mitigation measures. Therefore, preparation of an Addendum to the adopted MND provides an appropriate level of environmental review and Solano County may approve a Minor Use Permit for the Fruit Stand based on this Addendum.



Planning Services Division

NOTICE OF PUBLIC HEARING

(Zoning Administrator)

NOTICE IS GIVEN that the Solano County Zoning Administrator will hold a PUBLIC HEARING to consider Minor Use Permit Application No. MU-24-03 by Solano Landing LLC c/o James Pierson to demolish, reconstruct, and operate a 2,429 square foot wine retail, tasting, and assembly structure identified as the “Fruit Stand” located at 2316 Rockville Road, one-quarter mile north of the City of Fairfield, within the Agricultural Tourist Center (ATC) zoning district; APN 0027-200-150. The project qualifies for an Addendum to the Mitigated Negative Declaration adopted for the Solano Landing Project (State Clearinghouse No. 2023080100).(Project Planner: Eric Wilberg, 707-784-6765)

The hearing will be held on **Thursday, June 20, 2024 at 10:00 a.m.** in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please call 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Phone: You may provide comments verbally from your phone by dialing **1-323-457-3408** and entering Conference ID number **293118721#**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to Planning@SolanoCounty.com or mailed to Resource Management, Zoning Administrator, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 8:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Zoning Administrator and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Zoning Administrator.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Daily Republic - legal ad/one time – Wednesday, June 5, 2024