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ZONING ADMINISTRATOR STAFF REPORT

Application Number:	MU-22-04	Hearing Date:	September 15, 2022
CAMS Site Number(s):	312204	Project Planner:	Travis Kroger
Applicant:	Matt Cooley Cool Patch Pumpkins, LLC 1825 Rehrman Drive Dixon, CA 95620	Property Owner:	Ken Schroeder 945 Hillview Drive Dixon, CA 95620

Action Requested:

Consideration of Minor Use permit application MU-22-04 for an annual temporary seasonal sales lot and amusement facility including pumpkin sales, corn maze, hay ride, concessions and associated temporary development located at 6150 Dixon Avenue West, directly northwest of the City of Dixon in the Exclusive Agriculture (A-40) zoning district, APNs 0109-030-050 and 0109-030-120.

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

DECISIONMAKER FOR THIS APPLICATION:

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

Applicable Zoning Sections:

Sections 28.70.10, 28.75.20(A) & (B)(1,3)

Subject Property Information:

Parcel Size:	77.97 acres	Site Address:	6150 Dixon Avenue West
APN(s):	0109-030-050, 120	CALFIRE State Responsibility Area Designation:	N/A
Zoning District:	Exclusive Agriculture (A-40)	General Plan Designation:	Agriculture/Urban Commercial
Ag. Contract:	#361	Utilities:	N/A

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

	General Plan	Zoning
North	Agriculture	Exclusive Agriculture (A-40)
South	City	City
East	City	City
West	Agriculture	Exclusive Agriculture (A-40)

Environmental Analysis

Class I Categorical Exemption CEQA Guidelines Section 15304(e), minor alterations to land

Motion to Approve

The Zoning Administrator does hereby ADOPT the attached resolution and **APPROVE** Minor Use Permit MU-22-04, based on the enumerated findings and subject to the recommended conditions of approval.

BACKGROUND

This business historically operated at a nearby location as an existing non-conforming use and relocated to the current location in 2017 which required approval of a Minor Use permit to operate. Previous permits were issued for a one-year term, and now the applicant is requesting a longer term permit to continue operation at this site.

Permit History:

Permit Number	Description	Status
E2018-0112	Install temporary ingress/egress driveways and implement associated traffic control	Issued
E2017-0112	Install temporary ingress/egress driveways and implement associated traffic control	Issued
B2018-0641	Building E at Cool Patch Pumpkins. This is a tent structure that shall be permitted separately by Dixon Fire.	Withdrawn
B2018-0640	Building C at Cool Patch Pumpkins. This is a tent structure that shall be permitted separately by Dixon Fire.	Withdrawn
B2018-0639	Building B (ticket trailer) at Cool Patch Pumpkins	Issued
B2018-0638	Building A (coffee trailer) at Cool Patch Pumpkins.	Issued
B2018-0620	Temp Coffee Trailer Marked Letter A	Withdrawn

Existing Development:

The subject site consists of two APNs, which are currently undeveloped and planted with corn and pumpkins. The proposed use has operated at this site since 2017 after relocating from near Milk Farm road.

Legal Lot Status:

Prior development has been approved on parcel 0109-030-050, so it is considered a buildable parcel by Solano County. No development is proposed on parcel 0109-030-120.

Aerial Image:



SETTING

Access: This site is accessed via existing encroachment from Dixon Avenue West, a public road.

Surrounding uses: Agricultural land, with an agricultural processing facility to the southwest, and a subdivision within the City of Dixon to the northeast. The subject property is also bordered by Interstate Highway 80 to the southeast.

PROJECT DESCRIPTION

The proposed use consists of a temporary seasonal sales lot and amusement facility, consisting of a you-pick pumpkin patch, corn maze, food and beverage sales, and a hayride.

The food and beverage sales will consist of the following:

- Beverage sales from a temporary shipping container structure
- 2 Concession trailers on the weekends.
- Approximately 12 picnic tables.

The amusement facilities will consist of the following:

- A ticket sales shipping container structure (also used to purchase pumpkins)
- A corn maze, which includes 4 observation platforms (trailers 5, 6, 7 and 8)
- A hayride, consisting of a wagon pulled by a small tractor

In addition to the above activities, pumpkins grown on site will be available for purchase, a parking area with 300 parking spaces will be provided, and chemical toilets will be available for use by guests.

The site layout will change each year, rotating through the 3 different proposed site plans which will change the locations of the parking area, corn maze, temporary structures, pumpkin sales and other incidental activities. Two traffic control plans addressing the proposed parking locations are included as approved with previous permits for this use.

The proposed period of operation will be from mid-September to October 31. Once the Halloween season is over, all development will be removed from the site by December 31 of each year.

The staff recommendation is for this permit to be granted for an indefinite term, with a pre-opening report and inspection submitted yearly and a renewal every 5 years.

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

ZONING & LAND USE CONSISTENCY FINDINGS

General Standards: The proposed facility will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval (also see [Attachment C - General zoning consistency checklist](#)) as described below.

Performance Standards:

To avoid offensive noise, dust and glare from the event, conditions will be imposed to screen the property from surrounding roads and other uses through strategic planting of corn, a water truck will be used to control on-site dust from the parking area, and all lighting will be positioned to avoid excessive glare or distractions to drivers on the adjacent roads. 300 parking spaces will be provided, which allows for up to 1,200 guests on site at any time. The applicant will be required to file a hazardous materials business plan should the allowable quantities of hazardous materials be exceeded.

Other Permits:

- The Building & Safety Division will review proposed temporary structures and ADA accessibility.
- The Environmental Health Division will require permits for sales of food, and for hazardous materials if the allowable amounts are exceeded.
- The Public Works Division will require an encroachment permit to allow upgrades to the driveway access to meet fire access requirements, and to impose conditions on parking and access to avoid any nuisance due to traffic, overflow parking, dust or debris tracked onto the road.
- The fire district will require proper site identification and emergency access, and fire extinguishers within all structures.

Specific Standards: The proposed pumpkin patch and corn maze use will meet the requirements of Sections 28.75.20(A) & (B)(1) of the Solano County Code (also see [Attachment D - Specific zoning consistency checklist](#)) as described below.

General Requirements: Conditions will be imposed to require adequate access, parking, lighting and sanitation, and that the required permits be obtained for buildings, encroachment and food service.

Specific Standards: Performance standards will be imposed to avoid excessive glare, noise, odors and dust. Considering the nature of the proposed use, strategic planting of corn will serve as adequate screening from surrounding uses.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings detailed in [Attachment A](#) and **APPROVE** Minor Use Permit MU-22-04 subject to the recommended conditions of approval.

ATTACHMENTS

- [Draft Resolution with Conditions of Approval](#)
- [Assessor's Parcel map](#)
- [General zoning consistency checklist](#)
- [Specific zoning consistency checklist](#)
- [Draft site plans 1, 2, & 3](#)
- [Traffic Control plans 1 & 2](#)

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 22-XX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit application MU-22-04 for a temporary seasonal sales lot and amusement facility located at 6150 Dixon Avenue West, directly northwest of the City of Dixon in the Exclusive Agriculture (A-40) zoning district, APNs 0109-030-050 and 0109-030-120; 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 September 15, 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 as Agriculture/Urban Commercial by the Solano County General Plan Land Use Diagram. The current zoning is Exclusive Agriculture (A-40) which is consistent with current General Plan designation. The proposed uses are conditionally permitted within the A-40 zoning district.

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

No permanent water, sewer or electrical service are proposed as part of the project. Access will be provided per the approved site plans subject to the requirements of the Solano County Public Works division.

- 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 temporary seasonal sales lot and amusement 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 15304(e), minor alterations to land.**

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Use permit MU-22-04 subject to the recommended conditions of approval below:

ADMINISTRATIVE CONDITIONS

1. **Approved Uses** The proposed use shall be established in accord with the project description and site plan for Use Permit MU-22-04, submitted July 8, 2022 by Cool Patch Pumpkins, LLC., and as described and conditioned herein. In the event of any conflict between the application materials and the project description or conditions set forth in this permit, the latter shall control.
2. **Permit Activation**
 - a. **Permit Term**. The permit is issued for an indefinite term with renewal due every 5-year increment from the date of Zoning Administrator Approval.
 - b. **Exercise of Permit**. The use permit shall not be considered exercised until all building, public works and environmental health permits required for the uses authorized by this permit have been issued for the 2022 season.
 - c. **Annual Inspection Prior to Commencement of Activities**. Prior to the commencement of activities under this use permit or the admission of the public to the site at the beginning of the season, the permittee shall be present on site for an inspection of the premises by the Department of Resource Management, Dixon Fire District and other agencies with jurisdiction, in order to determine if all prerequisite conditions and requirements have been met. Commencement of activities authorized under this permit shall not begin until the Director of Resource Management (Director) determines that the permittee is in compliance with the required prerequisite conditions of approval. The Department will schedule this inspection once the following items have been submitted:
 - i. An event management plan (detailed below in condition 15) which includes which site plan and parking location and corresponding traffic control plan will be in use for the season.
 - d. **Subsequent Inspections**. If additional inspections are required before the Director determines the permittee is in compliance with the use permit, the permittee shall be charged inspection fees based on the adopted rate established by the Board for hourly work by the Department.
3. **Minor Revisions**. Pursuant to Section 28.106(I) of the County Code, no additional uses shall be established beyond those identified on the final development plan without prior approval of a revision or amendment to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
4. **Indemnification**. By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from the issuance or exercise of this permit. The

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

5. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit and cessation of the permitted uses at the Permittee’s expense.

Administrative - Action Required:	When:	Date Completed:	Verified by:
Submit event management plan	Prior to pre-opening inspection		
Pre-opening inspection	Prior to opening the site to the public		

SITE AND FACILITY CONDITIONS AND IMPROVEMENTS

6. **COVID-19:** The applicant will be required to strictly adhere to any California Department of Public Health Orders in effect at time of the start and for the duration of project operations -mid-September through October 31st.
7. **Occupancy.** The site shall be limited to a maximum occupancy of 1,200 persons at any one time.
8. **Access.** The site shall have 22-foot minimum width all-weather surface driveway connections to a public road.
9. **Exterior Lighting.** Lighting capable of providing adequate illumination for security and safety shall be provided. Lighting shall be downcast and/or directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.
10. **Parking.** The applicant shall provide a parking area for at least 300 vehicles to be located as shown on the approved site plans; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 20 feet to an adjoining property. Parking shall be located in an open area with a slope of 10 percent or less. When parking is located adjacent to Highway 80, a “wall of corn” of a minimum width of 50 feet shall be planted along the Interstate 80 frontage to create line of sight barrier to interstate vehicle traffic.
11. **Parking on the road.** No parking shall be allowed within any road right-of-way for 1,000 feet in either direction of any access point or access located on the site. The applicant shall place signs along the interior access ways and at 300-foot intervals along the road right-of-way indicating the parking restriction. These signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. These signs do not require a sign permit.

12. **Use of Existing Structures.** The use of existing permanent structures temporarily during events are limited to existing structures that are permitted for commercial and public assembly occupancy and are in compliance with the Americans with Disabilities Act (ADA) where applicable. Any interior remodeling of an existing structure is limited to that needed to meet building occupancy and ADA requirements without expansion of the footprint.
13. **Use of Temporary Structures.** The use of temporary structures during events are limited to structures that are permitted for commercial and public assembly occupancy and are in compliance with the Americans with Disabilities Act (ADA) where applicable. This requirement may be waived through an adjustment (Section 22.70.030) when the applicable fire agency verifies in writing that the proposed structure is adequate for safe egress and all other fire safety concerns have been addressed.
14. **Removal of Temporary Structures.** The following are proposed as temporary structures/uses that shall be removed from the site prior to December 31 each year:
 - a. **Structure #1:** Temporary shipping container structure, 40' x 8', Beverage Sales. This structure is used on the weekends to sell beverages such as bottled water and lemonade to customers.
 - b. **Structure #2:** Temporary shipping container structure, 40' x 8', Ticket Sales. This structure is used every day during the 45-day season to sell pumpkins to customers as well as tickets for the corn maze (tickets are then collected at the corn maze entrance by an employee).
 - c. **Structure #3:** Mobile Concessions Trailer, 40' x 10', Food Sales. This structure is used on the weekends to sell concessions style foods, such as hotdogs and Tri-Tip Sandwiches to customers.
 - d. **Structures #5, #6, #7, & #8:** Pedestrian Bridge Viewing Platforms, 50' x 10' ea. These structures are installed to allow the corn maze customers to see their position relative to the maze and give them bearings as to where they need to go as they navigate the corn maze.
 - e. **Hayride:** Guests can purchase Hayride Tickets from the Ticket Sales Structure and enjoy a 10-minute ride around the pumpkin patch inside a trailer, pulled by a small tractor. Guests are loaded/unloaded at a common loading area as shown. The hayride path as shown on Site Plan is approximate.
 - f. **Teepees:** Four different sized teepees are setup within the pumpkin patch as decoration. The largest Teepee is 27' in diameter, the smallest is 9' in diameter.
 - g. **Picnic Tables:** Approximately 12 temporary picnic tables are setup to give patrons a designated place to eat food sold out of Structure #3 (concessions).
 - h. **Porta-Potties:** Located near the pedestrian entrance to the pumpkin patch, to be used by guests as needed.

Site & Facility - Action Required:	When:	Date Completed:	Verified by:
Post no-parking signage	No earlier than one day prior to opening		
Remove no parking signage	No later than one day after closing for the season		
Remove all temporary structures	No later than December 31 st each year		

OPERATIONAL AND PERFORMANCE STANDARDS

15. **Event Management Plan.** All uses of land and buildings shall be conducted in a manner and provide adequate controls and operational management to prevent nuisances such as noise, dust, glare, vibration and odor. Prior to the opening inspection, the permittee shall submit an Event Management Plan to the Director or his designee for approval, which shall identify measures, procedures and operational controls to manage potential nuisances such as fugitive dust, noise, light, glare and odor. In addition, the Event Management Plan shall identify measures and controls to manage any emergency which might reasonably arise during an event. Applicant to provide a list of emergency contacts for various responders to all staff and volunteers. Identify a central location on the property which will serve as an emergency center with communications and fire and first aid equipment.
- a. The Event Management Plan shall also include an approved Covid-19 plan for opening an Outdoor Family Entertainment Center. The permittee shall not commence any uses of buildings or the land for events until the Director of Resource Management has approved the Event Management Plan.
16. **Prevent Storm Water Pollution.** Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.
17. **Solid Waste and General Liquid Waste Storage and Disposal.**
- a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.
- b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.
- c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality

Management district based on geographic location of the activity specific to each air quality management district.

- d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.
18. **Hours of Operation.** The hours of operation are from 9:00 a.m. - 8:00 p.m. Facility set up and clean up shall be allowed between the hours of 7:30 a.m. to 9 p.m. All guests of an event shall be off the property by 8:30 p.m.
19. **Site Appearance.** The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris, refuse and/or junk.

Operational & Performance - Action Required:	When:	Date Completed:	Verified by:
Submit event management plan	Prior to opening inspection		

ADDITIONAL PERMITS REQUIRED

Planning Division Permits

20. **Sign Permits.** A sign permit for all proposed signs shall be applied for and granted prior to the commencement of the use. Temporary signs for the control of traffic as required by condition #12 are exempt from this requirement.

Other Planning Division Permits - Action Required:	When:	Date Completed:	Verified by:
Apply for a sign permit	Prior to installation of any advertising signage		

Business License Required

21. The applicant shall apply for a Solano County Business License prior to opening for the 2022 season and maintain the license in good standing for as long as the business continues to operate at this location.

Business License - Action Required:	When:	Date Completed:	Verified by:
Apply for a business license	Prior to 2022 opening		

Building Division Conditions

22. Any site improvements shall be designed using the 2019 California Building Standards Codes

23. Plans and Specifications shall meet the requirements as per Section 107 of the 2019 California Building Code.
24. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2019 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2019 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale, and designed by a licensed architect reflecting all site accessibility.
25. The ADA requires all temporary structures that are extensively used by the public at an event to be accessible.
26. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst-case requirements between Chapter 11B of the 2019 California Building Code and the ADA Federal Law. One ADA parking shall be provided per every 25 parking stalls.
27. All restrooms and the path to them shall be accessible.
28. The fire district will reassess the site for fire life and safety requirements.

ENVIRONMENTAL HEALTH DIVISION CONDITIONS

29. Garbage service from a licensed commercial garbage service is required, with a pick-up frequency of at least weekly
30. The facility shall ensure the portable toilets are operated, maintained, and serviced by a Solano County licensed chemical toilet vendor. Please provide a copy of the service agreement for verification.
31. The facility shall ensure that all food service and hand wash stations are supplied with potable water.
32. A Community Event is defined by the California Retail Food Code as an event conducted for not more than 25 consecutive or nonconsecutive days in a 90-day period and that is of a civic, political, public, or educational nature, including state and county fairs, city festivals, circuses, and other public gathering events approved by the local enforcement agency.
33. The Cool Patch, if limited to 25 days, may qualify as a Community Event and apply for a temporary event permit with the submission of applications for each location which will sell or give away food to the public. Please contact the Consumer Protection program of Resource Management at (707) 784-6765 for applications and additional info. The organizer application must be submitted a minimum of 30 days prior to the start of the event and all vendor applications must be submitted a minimum of 2 weeks prior to the start of the event.

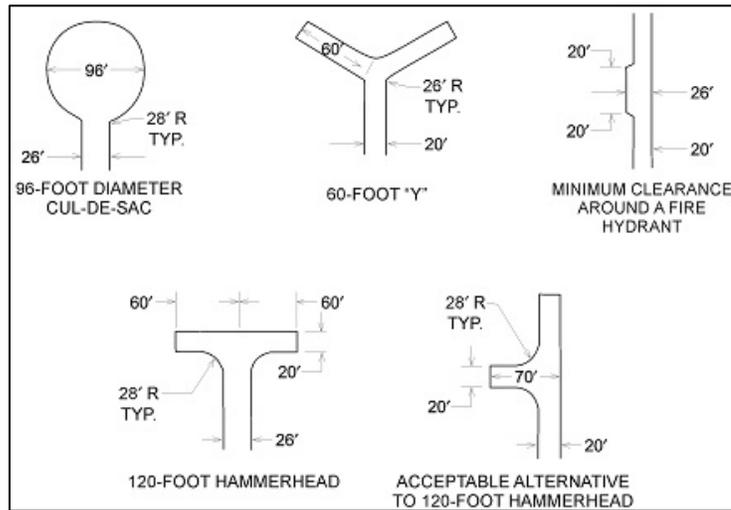
Contact the Consumer Protection program to obtain any applicable permits for the sale of prepackaged food.

- 34.** The applicant is notified that hazardous materials stored onsite in quantities larger than 200 cubic feet of gases, 55 gallons of liquids, or 500 pounds of solids will require a Hazardous Materials Business Plan (HMBP), and business identification and hazardous material inventory uploads to the California Environmental Reporting System (CERS) website.

Environmental Health - Action Required:	When:	Date Completed:	Verified by:
Provide a copy of chemical toilet service agreement	Prior to opening		
Apply for a temporary event permit	Prior to opening		

DIXON FIRE PROTECTION DISTRICT

35. The address 6150 shall be posted at the street where the driveway access to the temporary structures is located. The address numbers shall be not less than FOUR inches in height, and contrast with their background. Numbers shall not be spelled out. The addresses shall be visible from the either direction of approach. CFC 505.1
36. The fire access road accessing the temporary buildings shall be a minimum of 20 feet wide and capable of supporting a 75,000-pound fire apparatus in all weather conditions. It can be composed of compacted gravel a minimum of 8" deep. An overhead clearance of 13.5' shall be maintained the full width of the driveway at all times. The driveway shall provide access for fire apparatus to within a minimum of 150' of the most distant side of any building. The turn radius requirements are 28' on the inside and 52 feet on the outside. CFC 503.1 and CFC Appendix D.
37. If the fire access road does not meet all weather conditions above, any rain or moisture on the access road will be cause for immediate closure of the event until deemed by the Fire Official that access can be obtained by a fire apparatus.
38. A fire apparatus turn-around point shall be added. The driveway will need to meet the California Fire Code Appendix D requirements as adopted by the Solano County Consensus Code.



- 39. Vehicle access gates shall be set back at least thirty feet from the road. If it is locked or mechanically operated, it shall have a KNOX access system installed. (The Knox system must be obtained through the Dixon Fire Department or at www.knoxbox.com). Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. CFC 503.6
- 40. A minimum of one (1) 2A:10B:C Fire Extinguisher shall be required in each temporary building.
- 41. The Fire Code Official shall perform a final inspection prior to the Building Inspector's sign-off.

Dixon Fire - Action Required:	When:	Date Completed:	Verified by:
Post site address at main entrance	Prior to opening		
Schedule pre-opening inspection	Prior to opening		

PUBLIC WORKS – ENGINEERING CONDITIONS

- 42. The Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any existing or new private road connections to Dixon Avenue West, in order to provide traffic control practices and upgrade the driveway per Dixon Fire's letter dated May 14, 2021. Following operational and procedural conditions shall be met by the applicant:
 - a. Parking within the Dixon Avenue West road right-of-way shall be prohibited at all times. The County may require No Parking signs be placed on barricades along the road should parking occur.

- b. Signs shall be posted at parking area exits restricting left-turns from driveways onto Dixon Avenue West as shown on the approved parking plan.
- c. Lighting shall be placed at driveways from Dixon Avenue West as shown on the approved parking plan.
- d. Flaggers and advance traffic control signage shall be placed at all driveways along Dixon Avenue West and be managed by a Traffic Control company for proper execution. All traffic being queued on Dixon Avenue West by the applicant (and detours) shall be signed and flagged in accordance with the Manual on Uniform Traffic Control Devices.
- e. If traffic queues extend to the intersection of Schroeder Road, then a detour route shall be activated to detour traffic north on Schroeder Road, west on Silveyville Road, south on Jahn Road, and east on Dixon Avenue West. Applicant must ensure that the adjacent driveway for Salad Cosmo is clear for access during queues, utilizing flagging or other effective means.
- f. Noticing of this potential detour must be provided in advance to all residents in the area that would be impacted along the detour route.
- g. If traffic conditions at the site (or the adjacent freeway facilities) are deemed unsafe by the County or California Highway Patrol, the applicant shall cease accepting vehicles into the site, place "Closed" signs at the entrance and in advance will flag traffic away from the site.
- h. California Highway Patrol shall sign off on the encroachment permit prior to issuance.
- i. Soil and mud must not be tracked onto Dixon Avenue West. Any debris tracked onto Dixon Avenue West must be removed immediately.
- j. Dust controls, such as a water truck, shall be used to control dust in the parking areas.

Public Works - Action Required:	When:	Date Completed:	Verified by:
Implement traffic control plans as detailed above	Ongoing while venue is open to the public		

OTHER AGENCY CONDITIONS OF APPROVAL

43. Other Agencies. Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under this Chapter, any other licenses or permits required by any other agency must be obtained.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 15, 2022.

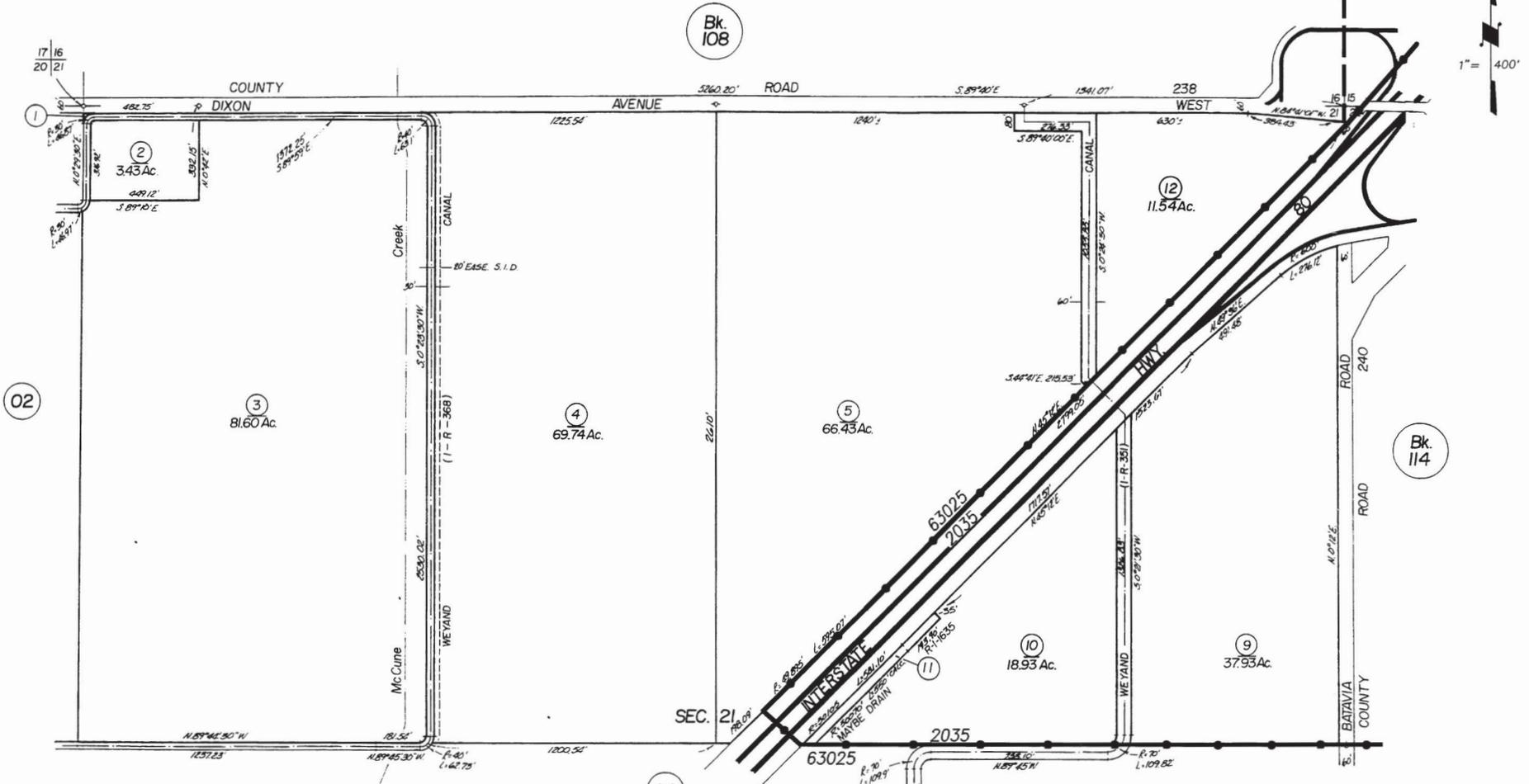
Allan M. Calder, Planning Program Manager
Resource Management

DRAFT

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

Tax Area Code
2035
63025

109-03



02

Bk. 108

Bk. 114

06

SBE 97-006	10-04-96	DJ
REVISION	DATE	BY

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

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

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

9798



General Development Standards Checklist (Section 28.70.10)

Application Number: MU-22-04

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

b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.		x		
c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.				x
d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.				x
Note: Should the Director of Resource Management believe that a proposed use in any district is likely to violate the performance standards in B.1-8 above, the Director may invoke the performance standard procedures contained in Section 28-95 .				
C. Fairfield Train Station Specific Plan Area				
1. Uses established in the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan shall, be consistent with existing development and considered interim uses which terminate upon annexation to the City of Fairfield.				x
D. Airport Land Use Compatibility Plans				
1. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land uses allowed by this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.				x
E. Other Permits.				
Building and Safety Division. The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by this chapter. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.				
a. Building Permit Required	x			
b. Occupancy Permit Required				x
c. Change of Occupancy Required				x
1. Environmental Health Services Division. The Environmental Health Services Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under this chapter, including:				
a. Food facility permits				
(1) Sale and Consumption of Food and Beverage. Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.		x		

Food Preparation. Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.				
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				x
e. Water well permits				x
2. Public Works Engineering Division. The Engineering Services Division administers a variety of regulations which may require permits including:				
a. Encroachment permits		x		
b. Grading and drainage permits				x
3. Fire Protection District. Local fire protection districts may regulate certain uses of buildings and land.				
4. Other Agencies. Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under this chapter, any other licenses or permits required by any other agency must be obtained.				



Amusement and Entertainment Uses & Seasonal Sales Lots (Section 28.75.20(A) & (B)(1,3))

Application Number: MU-22-04

A. General Requirements	YES	MAYBE	NO	N/A
Agritourism, incidental to the principal agricultural use of the property for commercial agricultural purposes, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:				
1. General Development Standards. No use of land or buildings shall be conducted except in compliance with the general development standards in Sections 28.70.10 and 28.70.20.				
2. Access. Shall provide ingress and egress designed so as to avoid traffic congestion and hazards, and shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road.	X			
3. Truck Loading. Shall provide an adequate truck loading area together with ingress and egress designed to avoid traffic hazard and congestion.	X			
4. Encroachment Permit Required. All connections to County roads shall meet the encroachment permit requirements of the Public Works – Engineering Division, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.	X			
5. Food Vendors. Permittee is responsible for ensuring that food vendors operating at a temporary agritourism use secure food permits with the Division of Environmental Health.	X			
6. Parking. Adequate off-street parking shall be provided; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.	X			
7. Setback. Minimum setback from an adjacent street shall be the same as required for the main building.	X			
8. Kitchen Facilities. Any kitchen used for the preparation, storage, handling, or service of food at a temporary agritourism use shall be permitted as a food facilities by the Division of Environmental Health.				X
9. Exterior Lighting. Temporary agritourism uses shall provide lighting capable of providing adequate illumination for security and safety. Lighting shall be downcast and/or directed away from adjacent properties and public rights-of-way to prevent offensive light or glare.		X		
10. Sanitation. Permittee must provide approved sanitation facilities of adequate capacity that are accessible to attendees, staff, and any food vendors, including restrooms, refuse disposal receptacles, potable water and wastewater facilities.	X			

11. Operational Controls. Shall show that adequate controls or measures will be taken to prevent offensive noise, light or vibration.		X		
12. No Removal of Agriculture. No existing agriculture shall be removed in order to facilitate the conduct of a temporary agritourism use.	X			
13. Incidental Retail Uses. Temporary agritourism uses of land, buildings, or structures may include incidental retail uses customarily found at such establishments.	X			
14. Outdoor Storage. Outdoor storage incidental to the primary use of the parcel for temporary agritourism purposes is permitted, provided the area devoted to outdoor storage is screened from public view.	X			
B. Specific Requirements.				
The specific temporary agritourism uses listed below shall comply with the general requirements in subdivision (A) of this section and the following specific standards:				
1. Amusement and Entertainment Uses. Amusement and entertainment uses incidental to the principal agricultural use on the property, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following:				
a. Shall show that adequate measures and controls shall be taken to prevent offensive noise, odors and dust, and shall have a minimum six-foot-high, solid board fence or masonry wall separating the lot from abutting residential uses.		X		
3. Seasonal Sales Lots. Outdoor sales and rental lots shall show that adequate measures and controls shall be taken to prevent offensive noise, glare, odors and dust.		X		

Cool Patch
Site Plan 2022



4
69.74 Ac.

5
66.43 Ac.

10
18.93 Ac.

9
37.93 Ac.

Bk.
114



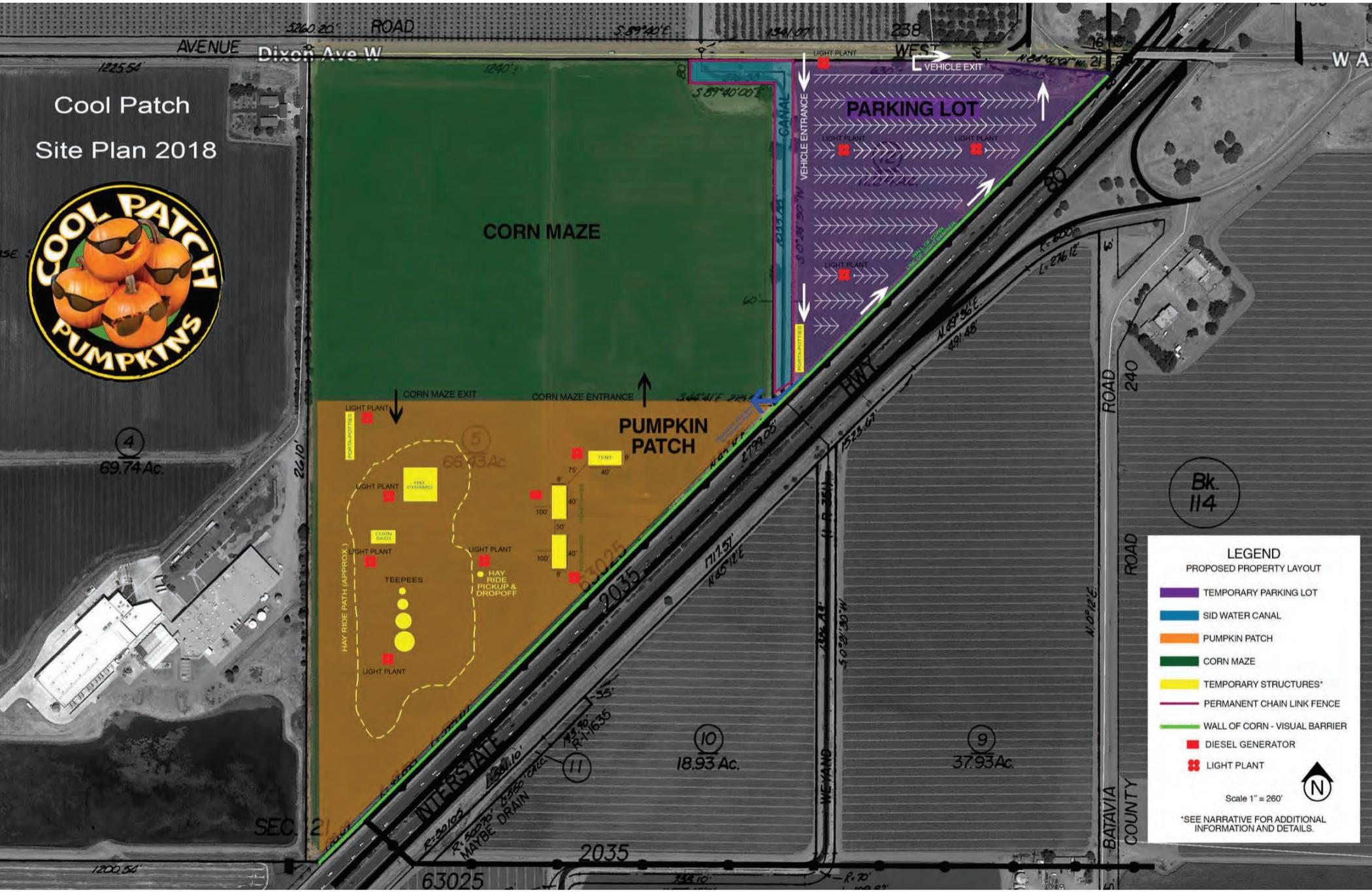
LEGEND
PROPOSED PROPERTY LAYOUT

- TEMPORARY PARKING LOT
- SID WATER CANAL
- PUMPKIN PATCH
- CORN MAZE
- TEMPORARY STRUCTURES*
- PERMANENT CHAIN LINK FENCE
- WALL OF CORN - VISUAL BARRIER
- DIESEL GENERATOR
- LIGHT PLANT

Scale 1" = 260'

*SEE NARRATIVE FOR ADDITIONAL INFORMATION AND DETAILS.

Cool Patch
Site Plan 2018



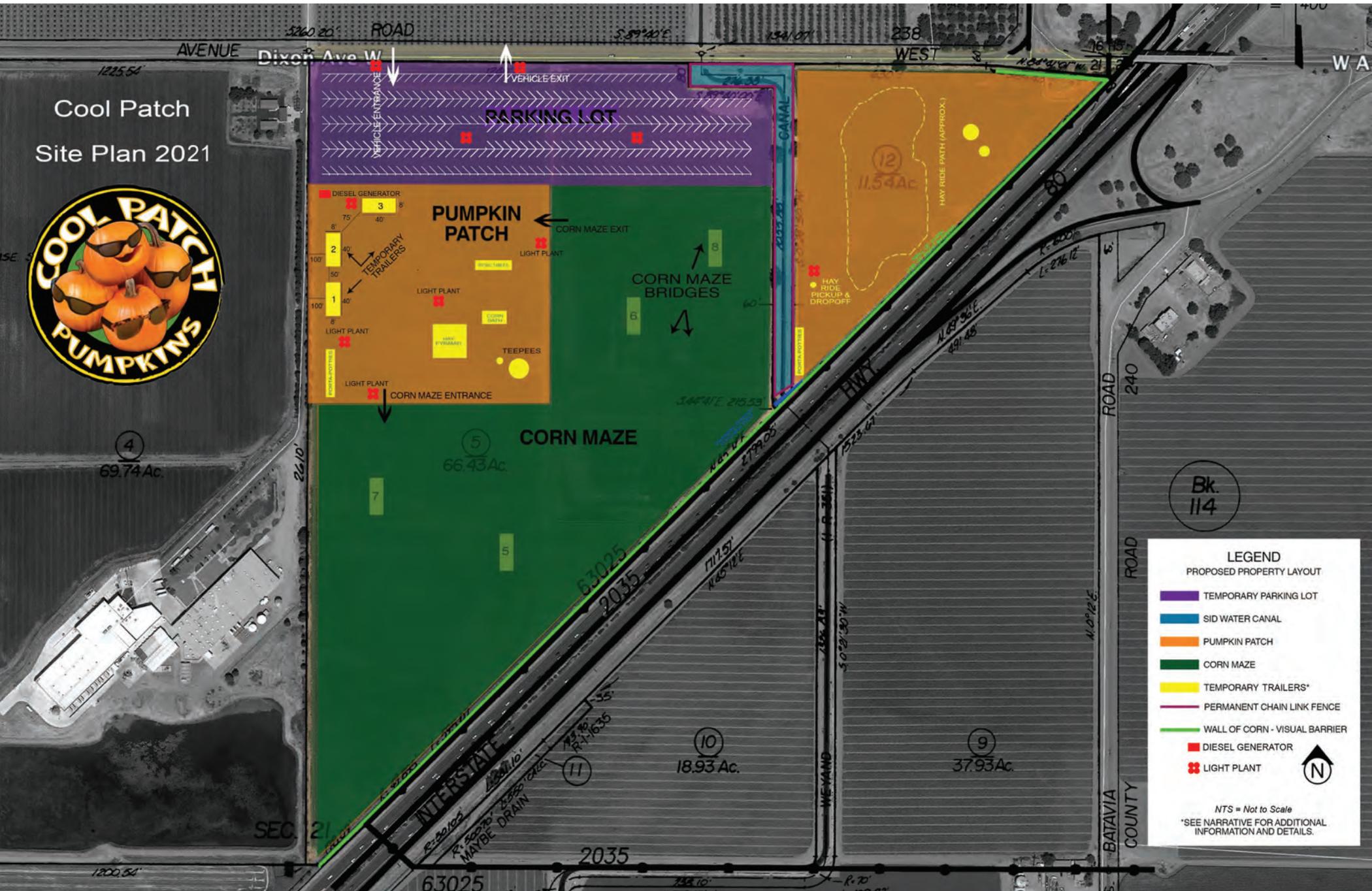
LEGEND
PROPOSED PROPERTY LAYOUT

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- SID WATER CANAL
- PUMPKIN PATCH
- CORN MAZE
- TEMPORARY STRUCTURES*
- PERMANENT CHAIN LINK FENCE
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- DIESEL GENERATOR
- LIGHT PLANT

Scale 1" = 260'

*SEE NARRATIVE FOR ADDITIONAL INFORMATION AND DETAILS.

Cool Patch
Site Plan 2021

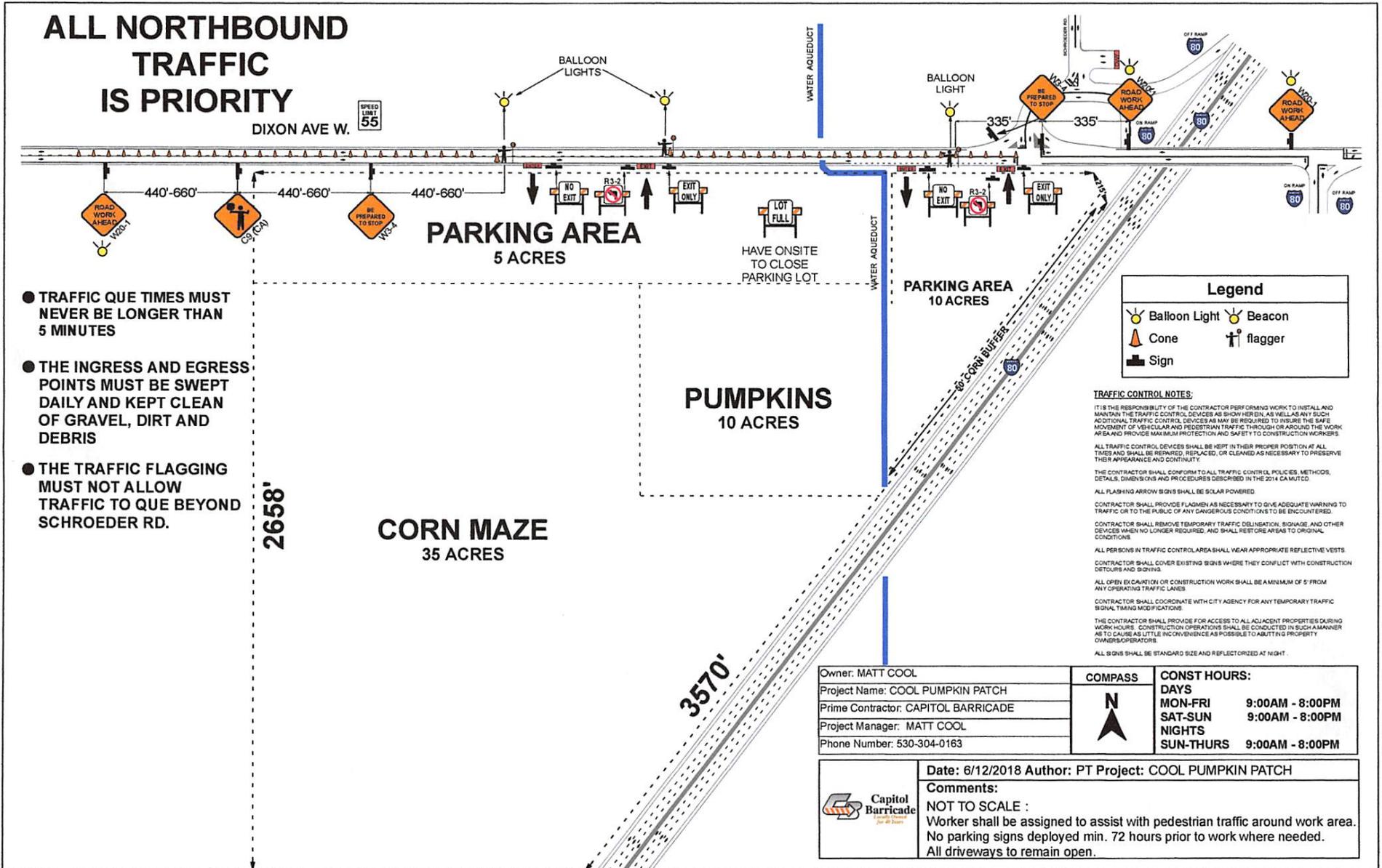


LEGEND
PROPOSED PROPERTY LAYOUT

- TEMPORARY PARKING LOT
- SID WATER CANAL
- PUMPKIN PATCH
- CORN MAZE
- TEMPORARY TRAILERS*
- PERMANENT CHAIN LINK FENCE
- WALL OF CORN - VISUAL BARRIER
- DIESEL GENERATOR
- LIGHT PLANT

NTS = Not to Scale
*SEE NARRATIVE FOR ADDITIONAL INFORMATION AND DETAILS.

ALL NORTHBOUND TRAFFIC IS PRIORITY



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

Legend	
	Balloon Light
	Beacon
	Cone
	flagger
	Sign

TRAFFIC CONTROL NOTES:

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

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

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

ALL FLASHING ARROW SIGNS SHALL BE SOLAR POWERED.

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

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

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

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

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

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

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

ALL SIGNS SHALL BE STANDARD SIZE AND REFLECTORIZED AT NIGHT.

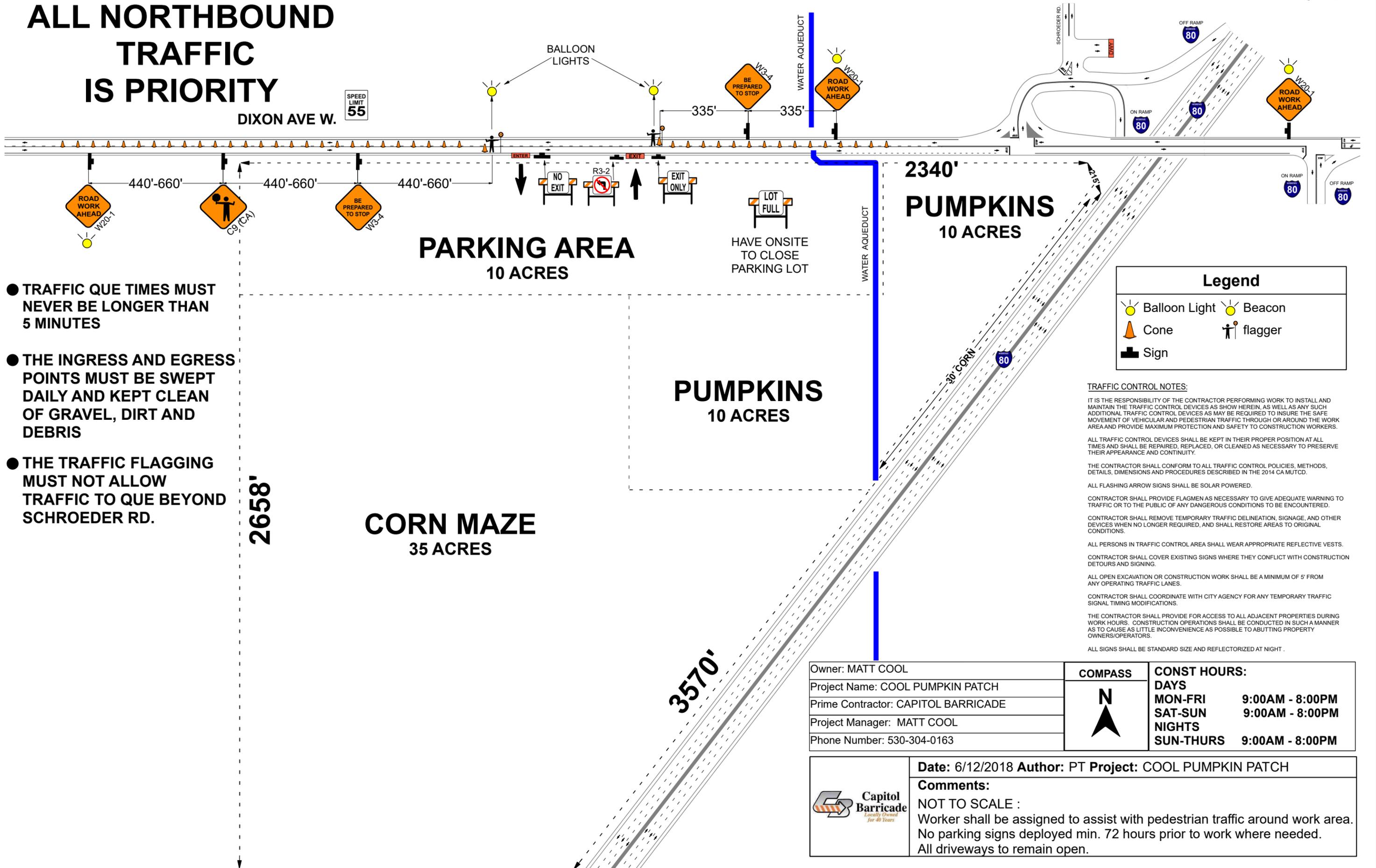
Owner: MATT COOL	COMPASS 	CONST HOURS:	
Project Name: COOL PUMPKIN PATCH		DAYS	
Prime Contractor: CAPITOL BARRICADE		MON-FRI	9:00AM - 8:00PM
Project Manager: MATT COOL		SAT-SUN	9:00AM - 8:00PM
Phone Number: 530-304-0163		NIGHTS	
		SUN-THURS	9:00AM - 8:00PM

	Date: 8/12/2018 Author: PT Project: COOL PUMPKIN PATCH
	Comments: NOT TO SCALE : Worker shall be assigned to assist with pedestrian traffic around work area. No parking signs deployed min. 72 hours prior to work where needed. All driveways to remain open.

ALL NORTHBOUND TRAFFIC IS PRIORITY

DIXON AVE W.

SPEED LIMIT 55



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- THE INGRESS AND EGRESS POINTS MUST BE SWEEPED DAILY AND KEPT CLEAN OF GRAVEL, DIRT AND DEBRIS
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Legend	
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Project Manager: MATT COOL		SAT-SUN	9:00AM - 8:00PM
Phone Number: 530-304-0163		NIGHTS	SUN-THURS 9:00AM - 8:00PM

	Date: 6/12/2018 Author: PT Project: COOL PUMPKIN PATCH
	Comments: NOT TO SCALE : Worker shall be assigned to assist with pedestrian traffic around work area. No parking signs deployed min. 72 hours prior to work where needed. All driveways to remain open.

