

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 SGN-21-07**

Application No. SGN-21-07 (HvH Specialty Growers) Project Planner: Eric Wilberg, Senior Planner		Meeting: January 18, 2024	
Applicant Ronald vanHuiksloot and Lisa Haas 4287 Abernathy Road Fairfield, CA 94534		Property Owner same	
Action Requested Consideration of Sign Permit SGN-21-07 to construct one (1) freestanding sign totaling 17.28 square feet of sign area to identify HvH Specialty Growers located at 4287 Abernathy Road, one-mile west of the City of Fairfield, within the Suisun Valley Agriculture "A-SV-20" zoning district; APN 0027-040-210.			
Property Information			
Size: 11 acres		Location: 4287 Abernathy Road	
APN: 0027-040-210			
Zoning: Suisun Valley Agriculture "A-SV-20"		Land Use: Nursery	
General Plan: Agriculture		Ag. Contract: 1224	
Utilities: Domestic water well and private septic system		Access: Abernathy Road	
Adjacent General Plan Designation and Zoning District			
	General Plan	Zoning	Existing Land Use
North	Agriculture	A-SV-20	Fallow, residence
South	Agriculture	A-SV-20	Fallow
East	Agriculture	A-SV-20	Row crop
West	Agriculture	A-SV-20	Fallow, residence

PROJECT DESCRIPTION

On November 21, 2023 Administrative Permit AD-23-01 was granted to operate a Nursery with Public Sales comprised of a 480 square foot farm stand, associated parking , and related marketing event such as education workshops. Greenhouses associated with the nursery are constructed near the center of the 11-acre property, set back approximately 500 feet from Abernathy Road.

The proposed signage consists of one (1) freestanding, double-sided sign located near the center of the property's 347 feet of frontage along Abernathy Road, set back approximately 50 feet from the centerline of the existing road. The oval shaped signage measures 17.28 square feet and will be mounted beneath a six-foot-tall Western Red Cedar arbor.

As shown on the development plans sign content identifies "HvH Specialty Growers" and logo and will consist of a white background with green and grey lettering. The wooden support structure is reddish brown.

GENERAL PLAN AND ZONING

The General Plan designates this area Agriculture and the property is zoned Suisun Valley Agriculture "A-SV-20". The nursery is permitted via Administrative Permit AD-23-01 and proposed signage is supportive and incidental to the permitted use.

SUISUN VALLEY DESIGN GUIDELINES

The subject property is located within the Suisun Valley Agriculture zoning district and the proposed signage is subject to the design guidelines provided in the Suisun Valley Strategic Plan "SVSP". The SVSP recommends that signage be of appropriate scale relative to development within the vicinity, organized using a consistent style to orient users and clearly identify the associated business.

The proposed signage is scaled appropriately for the agrarian setting and is of sufficient size to orient motorists along Abernathy Road towards the nursery.

SIGN STANDARDS ANALYSIS

Section 28.96 of the County Zoning Regulations (Signs) specifies general and specific standards for the placement, type, size, and number of signs allowed within each unincorporated Zoning District.

Section 28.96.60 provides general sign standards, with an excerpt applicable to the A-SV-20 district provided below:

Zoning District	Allowed Sign Types (1)	Maximum Number (2)	Maximum Sign Area (3)	Maximum Sign Height	Type of Lighting Allowed
A A-SM A-SV-20	Awning	3	60 sf		Indirect
	Freestanding			6 ft for freestanding.	
	Projecting			As provided by Section 28.96.70(C) for projecting.	
	Wall			Eave height for wall-mounted.	

The proposal is consistent with these general standards in that the signage is freestanding, does not exceed the maximum of three (3) proposed signs, does not exceed the maximum sign area of 60 square feet, does not exceed maximum height of six (6) feet, and all lighting is indirect, ground mount, solar powered.

In addition to the general standards above, Section 28.96.70 (B) provides standards specific to freestanding signage:

- a. Sign height shall not exceed six feet.
- b. A freestanding sign may be placed only on a site frontage adjoining a public street.
- c. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs.
- d. The sign shall not project over public property, vehicular easements, or rights-of-way
- e. To assist emergency response personnel in locating the site, a freestanding sign should contain an illuminated street address plate. Numbers should be a minimum of six inches in height. Address plates shall not be calculated as part of the allowed sign area.

The proposed signage is consistent with standards a through d, and the sign permit is conditioned to ensure compliance with “e” regarding addressing and street numbering.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment. Class 11 consists of the construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including an on-premises signage.

RECOMMENDATION

Staff recommends that the Zoning Administrator ADOPT a resolution to APPROVE Sign Permit SGN-21-07 subject to the findings and conditions of approval.

ATTACHMENTS:

- A – Draft Resolution
- B – Development Plans