

**MINUTES OF THE  
SOLANO COUNTY ZONING ADMINISTRATOR**

**Meeting of May 16, 2013**

The regular meeting of the Solano County Zoning Administrator was called to order at 10:00 a.m. in the Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield, California.

STAFF PRESENT: Michael Yankovich, Program Manager  
Eric Wilberg, Planning Technician  
Stan Schram, County Surveyor  
Nick Burton, Civil Engineer  
Kristine Letterman, Zoning Administrator Clerk

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**ADMINISTRATIVE APPROVALS**

No items scheduled.

**PUBLIC HEARINGS**

1. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-13-01 of **Glashoff Farms** for a special event venue (25 events per season, up to 350 attendees per event) located at 5353 Williams Road, 2 miles northwest of the City of Fairfield in an "A-SV-20" Agriculture-Suisun Valley Zoning District, APN: 0149-090-170. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Eric Wilberg gave a brief presentation of staff's written report. The applicant proposes to operate a special events facility at 5353 Williams Road. The Glashoff farm consists of three Assessor's parcels totaling 68 acres; however the area dedicated to special events is clustered around the existing residential development on APN 0149-090-130. Events will take place within the large lawn area, orchards, and gardens surrounding the residence. Existing structures will not be utilized for the events and no new structures are proposed. As a result, no agricultural land will be taken out of production. The various types of events will include: weddings, graduations, birthdays, school outings, reunions, office parties, organizational events, etc. Food and beverages will be catered by vendors, and prepared at off-site facilities. The applicant proposes 25 events per season with up to 350 per event.

Staff recommended approval of the project with a lessor number of events to 18 per season and 200 guests per event. Mr. Wilberg noted that the project is consistent with zoning and the Solano County General Plan. He indicated that conditions have been incorporated into the use permit to address noise and traffic.

The applicant, Larry Glashoff, spoke briefly about the history of their property and their farming operations. He stated that they decided to pursue this proposal after some encouragement from family and friends, and with the adoption of the new General Plan. He stated that with the changes that took place they decided to take advantage of the opportunities that the new plan offered and allowed. He spoke of several wedding events they hosted in the past and the response to the facility, the location, and the ambience was very positive and encouraging. With the positive reaction and inquiries about the farm availability in the future they made the decision to continue with the venture.

Mr. Glashoff spoke to the use permit process. He quoted several sections of the General Plan that lends support for this type of venture. He said that based on these passages it is clear that they have applied for a use that fills the intent, the policies, and the goals of the Plan with regard to allowed land use of agricultural lands. Mr. Glashoff stated that this project will be a benefit to the local community and encourage agri-tourism in the Suisun Valley. Mr. Glashoff noted that they have learned some lessons from past events that they had to set some parameters of operation with regards to music, PA systems, and hours of operation. He noted that they have asked neighbors for input and have tried to adjust to their comments and concerns. He said that there were no formal complaints issued and with their continued conversations with neighbors, it left them confident that they could continue to operate without neighbor conflict. Mr. Glashoff stated that their hope and desire and intent will be to continue to mitigate all concerns as they move forward. Mr. Glashoff once again stated that the proposed venue fits exceeding well into the vision of the general plan and matches the plan's intent and goals. Mr. Glashoff stated that they are more than happy to discuss and moderate any issues that will come up and are confident that they can address each and every issue.

Elizabeth Glashoff spoke of a petition that was signed in opposition to the project. She noted that those who signed the petition did so based on what was contained in the public notice they received. She explained that the notice was fairly vague in that it said 25 events would be held per season. She commented that this could be interpreted as 100 events per year, and she made it clear that it is not their intention to have 100 events per year or 350 guests at each event. She said that the number of events as recommended by the county will be 18, with a season of May to October. She commented that the number of guests was a ballpark figure that they drew based upon weddings, fundraisers, family events and school tours that they are hoping to host. She said the number of guests as proposed by the county is 200. She noted that the maximum number of guests allowable does not mean that many will attend.

Ms. Glashoff addressed several concerns expressed by neighbors. With regard to noise, Ms. Glashoff noted that they are planning to regulate and enforce 65 decibels at the property line, and will turn music off at 10 p.m. She noted that generators will not be industrial sized and to her knowledge have not created noise problems in the past. On the subject of traffic, Ms. Glashoff stated that the county estimates 50 vehicles per 200 guests. She said they will also encourage their event clients to use hotels with shuttles in order to lessen the impact to the roads. She indicated that the majority of traffic problems would occur when guests are arriving for an event which is estimated to be within a 45 minute timeframe, making the traffic congestion and blockage unsubstantial for farm and residential

traffic. To address dust, Ms. Glashoff stated that they will provide a dust cover during every event to any neighbor who is affected by dust. With regard to security and trespassing, they will hire event staff who will continually walk the property line and event boundaries to monitor the venue. She said additional irrigation has been added in the orchard west of the event space to prevent foot traffic from entering the orchard. Mr. Glashoff stated that to their knowledge, past events have created no security issues on neighboring properties. There is also fencing around the event spaces that are used to help contain the groups visiting the property. Ms. Glashoff stated that they have addressed the fire hazard concern by designating an area with ashtrays that is surrounded by 30 feet or more of gravel and green grass that is irrigated at all times. The parking area is green grass and is irrigated on a weekly basis so that it is not dry enough to be a fire hazard. With regard to accountability, Ms. Glashoff stated that they will document every event and will turn this documentation into the county for regulation, and also have it available for neighbors if they desire. She said they would be happy to give their neighbors prior notice for each event.

Ms. Glashoff spoke to the concern with commercialization of Williams Road, Suisun Valley Road and Suisun Valley. She stated that this issue should have been brought up during the General Plan planning sessions and before the Strategic Plan was put into place. At that time they could have included or excluded certain parts of Suisun Valley. She noted that that their area was intentionally included in the plan. With regard to environmental concerns, Ms. Glashoff said that they would be happy to have a member of the Department of Fish and Wildlife visit their property to make sure that are not creating any impact on the creek.

Ms. Glashoff stated that they believe they have sufficiently addressed and reasonably accommodated the concerns of their neighbors. She said that they would have addressed any concerns much sooner if they had been brought to their attention. She said they have only had two complaints and those were only made when she solicited them. She said they truly want to work with their neighbors, but also want this project to work in a way that they can support their farming, promotion of their product, and be able to share Suisun Valley with others.

Mike Yankovich opened the public hearing.

Reta Jones, 5117 Suisun Valley Road, stated that she has lived in the area for 47 years. She spoke to the many changes that have taken place such as the increase in the number of people and vehicles, noise and bright lights from public events held in the area, and events that temporarily close Rockville Road. She stated that while these are nuisances in the community, the local residents deal with it. She said that gone are the days that families can live off their land. She commented that their own oat/hay crop does not even pay for their property taxes. She said the reality is if a family can come up with an additional way to make money they should pursue it. Ms. Jones stated that she has attended a number of events at the Glashoff ranch and has never encountered any complaints.

Mike German, Suisun Valley, stated that he has been a farmer in the valley for many years and this is his only source of income. He said that his children and grandchildren will one day be managing the farm. Mr. German stated that he has seen many changes in the valley and believes the general plan is the best thing that has ever happened to the area. He

commented that the market for stone fruits and pears are gone. He said there is a market for grapes and wineries, but not everyone can grow grapes or own a winery. He believed that what the Glashoff family is proposing is favorable for Suisun Valley and will promote tourism. He said that Suisun Valley needs a source to bring people to the area so others in the valley can survive. Mr. German stated that traffic in the area is already heavy, in part due to the local school and to Larry's Produce stand which is just a part of doing business. He said you have to acknowledge that it exists and just slow down. Mr. German stated that he supports the proposed project.

Bruce Dorrrough, Suisun Valley, stated that he uses his ranch as a refuge; as a place to go to get away from the hustle, noise and stress. He said that now he is not given a choice to enjoy peace and quiet because of the probability of an outdoor event every weekend. He described that the way his property sits geographically he is located between the Blue Victorian Winery, Wooden Valley Winery and the Glashoff's ranch. He compared the valley to that of an amphitheater where sound travels. He said that he will be forced to sit on any given weekend between the stereo effect of competing music and traffic. He stated that when the general plan update was taking place, he did not believe that the infrastructure of the area was really understood. He said that the road will not support the increased amount of traffic. Mr. Dorrrough spoke to safety concerns for cyclists on Williams Road especially on weekends and relayed an incident where he was run off the road by an event delivery truck. He acknowledged that the truck was large and had no room to navigate, but wanted to stress how safety is an issue.

Mr. Dorrrough believed that this will have a negative impact on his property value. He said that he did not see this proposal moving in a favorable direction and it could open up the gate for others on Williams Road to also use their property for such activities. Mr. Dorrrough spoke to the issue of homeowner liability with regard to accidents and a possible increase in criminal activity due to an increase in visitors to the neighborhood. He also spoke to the loss of privacy for neighbors. Mr. Dorrrough asked that the county to take these types of issues into consideration when evaluating this type of a proposal.

Gary Darville, Siebe Ranch Country Store, Rockville Road, stated that he has witnessed the change in the area such as when the college was built, the installation of the roundabout to alleviate traffic, and now the plan of putting a school on Rockville Road. He said change is going to happen and it needs to be accepted. Mr. Darville commented that farmers in the area cannot make a living and need other outlets. He said the Glashoff family has worked very hard to make a living with what they are doing. He commented that he has been on the Glashoff property for an event and he never experienced a problem with traffic. Mr. Darville stated that his ranch on Rockville Road is 18 acres and is located within the agricultural tourist area as designated in the general plan. He said the designation means that he can survive because he can offer other items in his store besides just produce. Mr. Darville said that he is just trying to survive as is the Glashoff family and every other farmer in the valley.

Steve Ramirez stated that with regard to the road, an event delivery truck is no bigger than a farming truck and so that should not even be an issue. He said that someone who requires complete privacy should chose to live in a gated community rather than out in the country. Mr. Ramirez reiterated that the general plan allows for this type of activity and the Glashoff

family has gone out of their way to make this proposal acceptable. He hoped that some type of happy medium could be reached on this.

Avery Greene, Joyce Lane, Suisun, spoke with regard to noise, stating that the music travels and is very loud especially in the evenings. He stated that he too is a business man and he respects what the Glashoff family is proposing, but noise is a real issue. Mr. Greene was not as concerned with daytime noise, but was troubled as to how much of an increase would take place if other venues in the area were approved to hold events at the same time.

Robert Hansen, Suisun Valley, stated that he was involved with the general plan update process and attended the meetings as a representative of the Suisun Valley Fruit Growers and Growers of the Valley. He believed there was a split between the lower and upper valleys but was unsure if that is how it eventually ended up in the plan. He said there were a lot of new regulations put on wineries and farm stands that actually increased their ability to operate. He said he was under the understanding that the farm stands and like facilities would be allowed to have weddings, but did not remember if the individual growers in the upper part of the valley were able to do the same. Mr. Hansen referred to events hosted by Phil Glashoff and how those events triple the traffic all day long. He said that his experience last year was not good because of noise, traffic, trespassing, trash, and several tractor incidents. He stated that when the Glashoffs hold an event he has to shut down his farming operations because of the narrow road. He stated that the noise levels are also really high. He commented that a remedy would be to reduce the size of the events so the noise does not carry. He also suggested that the event guests be advised to stay within the property boundaries and be warned about the narrow road. He commended that the road is not designed for that much traffic.

Mr. Hansen also suggested an early cut off time for events. He commented that it is hard for farmers who need to be up early to farm to get a good night's rest when a loud event is taking place. Mr. Hansen stated that the biggest problem is trying to farm next to a venue like this. If there is an event every weekend it is very difficult if that is the time when the winds are not blowing and a farmer needs to do their spraying and similar type operations. Mr. Hansen stated that he appreciates the Glashoff family trying to develop this type of use, he felt that it needs to be smaller in size and have an earlier end time.

Victoria Erickson, Suisun Valley, stated that they have farmed in the valley for many years and have a family fruit stand. She stated that she also participated in the general plan process. She believed that the proposed project fits within the scope of the plan. Ms. Erickson stated that change is inevitable. She said they are also looking into holding events on their property because it is hard to make a living just farming the land. She said the Glashoff family can offer something that is appealing to folks and their property is local and is made for that type of activity.

Chris Pray, 5337 Suisun Valley Road, stated that he lives directly across the creek from the Glashoff property. He stated that his main complaint is with noise. He said the sound from the property is loud, very uncomfortable and affects his quality of life. Mr. Pray made his point by referencing an incident a few years back where the Glashoffs called him because his dog was barking late and it was a nuisance to them. He believed this project will affect

the value of his property due to the fact that he would have to reveal to a potential buyer that loud events occur in the neighborhood. Mr. Pray commented that traffic in the area has already increased because of increased tourist activity and this project would just add to that. He commented to the added noise pollution of car burglar alarms and car stereos that blast as they drive by. Mr. Pray said if the noise could be mitigated he would not have a problem with the proposal. Mr. Pray also voiced concern with the protection of the creek and its wildlife and questioned security and possible issues that could arise.

Frank Gonzalez-Mena, 5348 Suisun Valley Road, stated that they live directly across the street from the Glashoff family. He commented that he was not aware that the Glashoffs held 9 events last year. He said he heard sounds from maybe 2 events. He said the only noise he remembers is from a house farther down the street where they had an event with loud music. Mr. Gonzalez-Mena stated that change is going to happen and we have to accept the fact that things are going to be different. He said that the valley cannot sustain small scale farming and we need to find ways to bring in economic growth. Mr. Gonzalez-Mena stated that if the Glashoff family wants to start something to preserve the farm to help that growth we should not just block it because of unfounded fears and imagining the worst case scenario. He said we should try to work and find a solution to make things happen that are best for the valley.

J. P. Ramirez stated that not every event that is held at the Glashoff property is one with loud music. He stated that he teaches a special education class and takes his class on a field trip every year to the Glashoff ranch so that the children can learn about farming and farm animals. Mr. Ramirez stated that it is not a benefit to focus on every possible problem that could occur or every worst case scenario.

Rebecca Ramirez stated that the Glashoffs are the hardest working people she knows and they are trying to be productive citizens and support the community.

Kendall Hillman, attorney at law, spoke on behalf of Carolyn and Warren Sheldon. He referred to the staff report where it states that the project qualifies for a categorical exemption under CEQA Guidelines Section 15301 which requires a determination that the project involves negligible or no expansion of an existing use. He stated that in this case it is a completely new project, it is a substantial change in the existing use not only on this property but in this area and he questioned if the categorical exemption is appropriate. Mr. Hillman stated that the county zoning regulations require that access roads and lanes have an unobstructed 20 foot width for emergency vehicles, and he did not believe that Williams Road meets this requirement. He stated that the zoning regulations concerning special events in this zone district requires that the events be incidental to the principal agricultural use of the property. He said that incidental suggests that this would likely happen in an unplanned or subordinate manner or in conjunction with something else. He said it was hard to imagine how the special events that are proposed fit the definition of incidental to the principal agricultural use of the property.

Kate Novotny, 5404 Williams Road, Suisun, stated that she lives next door to the Glashoff family. She stated that she is not against change and understands it is going to happen but she is asking that it is done right. She said that based on experience, this special event has

already caused significant environmental impacts in the areas of safety and access, noise nuisance and impact on agriculture to a fundamentally residential neighborhood. She said that based upon information contained in the project file, an exemption for CEQA is not supported by any evidence. She stated that it is worrisome that no analysis appears to have been conducted as this project is significantly changing life in the neighborhood and in the upper valley altogether. Ms. Novotny stated that an Initial Study on environmental impacts and any possible mitigation measures is called for. She believed that is a reason for continuing this item to allow important and relevant data on impacts to be collected and presented. She said an environmental baseline has never been established prior to the venues' unpermitted commercial operation starting in 2012. Without an initial study, Ms. Novotny could not understand how sufficient conditions of approval are going to be spelled out, and she would argue for an exception to the exemption based on unusual circumstances.

With respect to safety and access, Ms. Novotny stated that by permitting increased risk with the introduction of wedding guests unfamiliar with the terrain and after drinking and at night, it is only a matter of time before a head on collision occurs on Williams Road. She did not believe that basic safety requirements have been met for the ingress and egress of emergency vehicles. With respect to noise nuisance, she said that sound travels in unique ways in the upper valley such that standard decibel measures are likely inadequate to measure impact in this particular setting. She said that a professional acoustic engineer would be needed to analyze this specific location with respect to noise impacts vs. relying on general plan standards.

Ms. Novotny stated that she expects to be able to sit outside and enjoy a peaceful dinner without being assaulted by offensive and repeated noise. She said it seems plain that this constitutes unreasonable interference, and in itself causes a significant environmental impact. With respect to agriculture, Ms. Novotny stated that a special event venue for weddings and the like is not an agricultural supporting use as required by the Suisun Valley Strategic Plan. She said the potential and likely impact on their capacity to manage their crops is a major cause for concern, and to permit a non-agricultural, purely commercial social event venue to negatively impact agriculture would be in opposition to the stated intentions and vision to the strategic plan. Ms. Novotny stated that the valley is all of ours to protect as a community in the present moment to the best of our ability regardless whether we have been here for several years, several generations or anywhere in between. She stated that this project warrants environmental review and she asked that this item be continued to allow time to obtain necessary data and input so that the Zoning Administrator can make a well informed decision.

Linda Ramirez stated that the general plan has been passed and the laws of the plan are now being implemented. She stated that it took years in crafting what is needed to preserve Suisun Valley. She said that the valley could not remain as it was by keeping the regulations the same. Ms. Ramirez stated that farmers cannot generate enough income just from their crops and expansion is needed. She stated that the expansion goes beyond by increasing patronage at local hotels, wineries, and locales such as Jelly Belly. Ms. Ramirez stated that weddings are an allowable use in the general plan. She commented that Suisun Valley is not a country club and does not have CC&Rs that regulate the area. Ms. Ramirez stated

that the general plan was very carefully crafted and that we now need to move forward.

John Crossley, John's Hauling & Suisun Valley Antiques & Collectibles, 2525 Mankas Corner Road, Suisun, stated that he supports the small businessman. He stated that the county is encouraging business to locate in the valley and so change is coming. He commented about talk of a 40 bedroom hotel and a visitor center in the future to help promote local wineries. He said that he has seen an increase in traffic but views it as a positive impact because it brings potential customers past his business. Mr. Crossley stated that there are definitely more people in the valley and we all need to find a way to get along. He voiced his support for the proposed project.

Doug Novotny, 5404 Williams Road, Suisun, stated that Williams Road is small road in a small valley and these large, loud, events have tremendous impacts. He spoke on how they chose to live in the area with the deciding factors being the dead end road, the isolation, and most of all, the quiet. He said that they are severely impacted by the events held on the Glashoff property. Mr. Novotny stated that this proposal is a big expansion from what was done last year, stating that the activity last year was highly unacceptable mainly due to noise impacts. He commented that a family wedding or gathering on occasion is not a problem, but when it becomes a commercial venture, its changes and the impacts escalate. Mr. Novotny stated that he understands most of the residents in the area also work outside the home because a small farm is not self-sustaining. He said that he believed in the general plan the idea of having events in Suisun Valley is a terrific idea and was probably envisioned primarily down in the loop area where there are adequate roads and facilities, buffer zones, and possibly indoor facilities. Mr. Novotny addressed safety concerns on Williams Road and provided a photo of the blind curve and how maneuvering could be very difficult.

Mr. Novotny stated that noise is the most significant impact, especially at night and is very intrusive in their lives. Mr. Novotny spoke to the spraying and dusting of their crops and how their crops are very close to the dance floor on the Glashoff property. He stated that it is totally unacceptable that they should have to make a choice between keeping their crops, to exposing hundreds of guests to chemicals. Mr. Novotny was in favor of continuing this item for further review.

Marguerite Capp, Suisun Valley, stated that they farm property at the end of Williams Road and have been there for many years; they also farm 200 acres in Napa County. She stated that she supports the Glashoff proposal because it is another way for them to expand their ability to support themselves. She spoke to her involvement with the Save Suisun Creek Alliance which resulted in the release of water year round by the City of Vallejo to support wildlife. She said that there are inherent problems with living outside of subdivisions and they are willing to accept some of the positives and negatives of living out in the country.

Jeff Ramirez stated that his family has resided on Williams Road for many years and have had many parties and weddings and have never experienced complaints regarding noise, theft, or garbage. He stated that several neighbors have blown things completely out of proportion and some statements are completely untrue.

Kathy Ramirez stated that she drives on Williams Road every day and acknowledged that

the road is narrow. She stated that the neighborhood has always gotten along in the past and is surprised that this venture has become such an issue. She said the Glashoff family has hosted events for the past couple of years and they have been successful.

John Ramirez stated that living in the country is wonderful but it is a lot of work. He said the freedom of having space is also the detriment of having space, as there is no insulation between you and your neighbors. He said that this is just the nature of living out in the country. Mr. Ramirez said that it is more quiet and peaceful than living in a city but there is not going to be total peace and quiet. He stated that he has been kept awake in the past from parties in the neighborhood but that he has also been awakened in the night by farm equipment.

Giana Flores stated that there are other generations who will be experiencing the valley and that it is important that we transition. She said there should be compromise so that everyone can be happy, but also to transition to what is coming next. She believed that the Glashoffs are trying to transition to something that can generate revenue so that they can survive.

William Bernheim, attorney at law, stated that neighbors have not been upset about family gatherings. He stated that the issue is those who are not familiar with the area are being brought into the valley. Mr. Bernheim stated that location is very important, and he did not feel that this is a good location. He spoke to the general plan saying that no one had in mind where a wedding venue would be located. He said it would make sense to locate it where noise would be captured. He commented that this will not increase property values on Williams Road.

Chris Estes, Suisun Valley, stated that he supports the venue but has concerns about the road. He said it is not wide enough for 2 cars to pass each other. He said that there is dust and traffic and depending upon the time of year, mud. He stated that the sound, especially a DJ announcer is very intrusive late at night.

Linda Ramirez noted that when a person purchases property which is located out in the country, they are required to sign a legal document acknowledging that they will be residing in a commercial agricultural business zone where agricultural activities will be taking place. Ms. Ramirez commented to noise that is generated by a hulling or dry yard operation and commented that noise goes with the territory.

Sarah Landis stated that she felt 50 to be an unrealistic expectation on the number of cars that will be generated. She believed that with a cap of 200 hundred guests, the number would be more like 75 to 100. She commented that the road is narrow road and it would be very difficult for emergency vehicles to maneuver properly. Ms. Landis stated that she believes change is inevitable. She felt that it is time to consider some compromises that could be made that could keep everyone happy and would allow the Glashoff family to pursue a new line of revenue at the same time as preserving the nature of the Suisun Valley and allowing the possibility of everybody to co-exist peacefully.

Reta Jones stated that her property is located in close proximity to the German's dry yard, the neighborhood school and the Blue Victorian Winery. She commented that they do not

always appreciate hearing the noise from the local school children or the loud music and lights emanating from the winery, but they just make due and adjust their lifestyle to country living.

Carolyn Williams-Sheldon stated that they live directly across the creek from the Glashoff property. She stated that in the past they saw this as a minor issue because it consisted of just family functions. Ms. Williams-Sheldon stated that the noise is a real issue and that they cannot use their backyard when the Glashoffs are hosting an event because of the noise.

Maria Glashoff mentioned that the estimated number of cars at 50 was provided by county staff. She believed the number would be even less when out-of-towners arrive because they will be encouraged to stay at local hotels that provide shuttles. She commented that the county does not have a sound ordinance that dictates a time limit for sound. She said they chose 10pm on Friday and Saturday nights so as to impact the neighbors less. She noted that their intention is to aim toward daylight hour celebrations. Ms. Glashoff stated that the security issue has been addressed by having fencing surround the venue area and irrigation of the orchards behind the property to keep guests out of the creek area. She stated that they are also going to be up against meeting ADA requirements which will be very costly. She said that they want to work with their neighbors but have to work in a means that will not shut them down or make it impossible for them to function. She stated that if the restrictions are put on them so stringently that it makes this unfeasible then they will not proceed with the venture.

Larry Glashoff stated that every event will not have 200 attendees. He commented that last year there was a mixture of large and small groups. He stated that they are still in the learning process and are more than willing to work with everyone to make this venture happen. He said that they are willing to compromise as long as they are able to conduct this business in a reasonable fashion. Mr. Glashoff stated that the General Plan allows for and encourages this type of activity. He stated that they will continuously monitor noise and consult with neighbors. He noted they do not plan to use generators. With regard to traffic and fire, Mr. Glashoff noted that a copy of their project application was sent to the Public Works Division and Fire District and there were minimal or no comments. He said that fire is a non-issue because there is no dry grass anywhere. With regard to security and trespassing, Mr. Glashoff stated that if their neighbors hire a land surveyor to identify the property boundaries, he will install a fence around the entire property. Mr. Glashoff stated that he believed this is a good project. He believed that it could be successful and very beneficial for the community, Suisun Valley, and the farming community in general.

Elizabeth Glashoff stated that their property is a wonderful location for this venue because it is quiet, beautiful, and fairly protected. She stated that they are trying to promote the valley along with their products and feel this is the perfect location.

Since there were no further speakers, Mr. Yankovich closed the public hearing.

Mr. Yankovich approved Minor Use Permit Application No. MU-13-01 subject to the recommended conditions of approval including a condition that the applicant shall take measures for dust control along Williams Road on the days in which special events are held;

provide a schedule of upcoming special events to the Department of Resource Management along with any property owners in the vicinity of the subject site who wish to remain informed of the events; and the Department of Resource Management shall monitor the applicant's compliance with regard to noise generated by special events.

Mr. Yankovich stated that any person who believes he or she has been adversely affected by the decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days

2. Since there was no further business, the meeting was **adjourned**.