



Planning Division
(707) 784-6765

**Department Of
Resource Management**
675 Texas Street, Suite 5500
Fairfield, CA • 94533

Agenda Item No. 1

MEMORANDUM:

TO: Solano County Zoning Administrator

FROM: Karen Avery, Senior Planner

SUBJECT: Keller Crafted Meats (Green Valley Farm Preserve)
Minor Use Permit MU-13-04

MEETING DATE: September 4, 2014

I. Recommendation:

A. **APPROVE** the request for a 1 year extension to exercise, pursuant to Section 28.106 (K) of the Solano County Zoning Code.

II. Discussion:

On September 5, 2013, the Zoning Administrator approved a use permit for Keller Crafted Meats (Green Valley Farm Preserve) for the establishment of a poultry and hog ranch for meat production located off Mason Road outside the city limits of Fairfield.

According to the zoning code, if land use permits are not exercised within a year of approval, then the use permit shall expire and thereafter be null and void. However, a one year extension to exercise may be granted by the Zoning Administrator. Only one such extension may be granted.

The applicant is requesting a one year time extension to exercise the use permit. The applicant has submitted a letter to the Planning Division stating that his research on the farm model he was approved has taken longer than expected and that he is currently reviewing quotes to construct the approved structures. Planning staff recommends that the 1 year extension to exercise be granted to Keller Crafted Meats (Green Valley Farm Preserve)

Attachments –

Letter from Mark Keller owner Keller Crafted Meats
MU-13-04 Permit with Conditions of Approval



August 19, 2014

To the Planning Division:

I am requesting a one year extension to exercise the Land Use Permit - MU - 13-04.
The reasons for the extension request are:

- The research, including a trip to Hawaii for the farming model took longer than expected.
- I'm currently reviewing quotes and bids from barn structure manufacturers.

KCM plans to submit for a building permit in the near future.

Thank you,

Mark Keller
Owner
Keller Crafted Meats



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*mailed 9/25/13

LAND USE PERMIT NO. MU-13-04

KELLER CRAFTED MEATS (Green Valley Farm Preserve)
(permittee)

For the establishment of a poultry and hog ranch for meat production located off Mason Road adjacent to the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN's: 0148-060-140 and 150.

(Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit is attached (Resolution No. 13-07).

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Date Granted: September 5, 2013

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by: _____

Bill Emlen
Bill Emlen, Director
Resource Management

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 13-07**

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-13-04 of Keller Crafted Meats (Green Valley Farm Preserve) for the establishment of a poultry and hog ranch for meat production located off Mason Road adjacent to the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN's: 0148-060-140 and 150, 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 5, 2013, 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 applied for 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.**

The proposed fowl, poultry and hog ranch project is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan.

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

There is electrical power at the site. No domestic water or septic system is proposed. Agricultural water is provided by Solano Irrigation District. The site has existing paved access off Mason Road.

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

The Solano County Development Review Committee has reviewed the project permit and determined that the project will not present a detrimental or injurious impact on surrounding properties.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Use Permit Application No. MU-13-04 subject to the following recommended conditions of approval:

1. The proposed use shall be established in accord with the application and site plan for Minor Use Permit MU-13-04, dated August 13, 2013 as submitted by Cultivate Studio for Green Valley Farm Preserve and as approved by the Solano County Zoning Administrator.

2. The subject use permit shall be in effect for a five (5) year period. An extension may be granted if said request is received prior to the expiration date of September 5, 2018 and the use is found to be in full compliance with the terms and conditions of this permit at that time. The applicant shall submit a "Report of Compliance" to the Resource Management Department, along with applicable "Periodic Review and Written Report fees", on the fifth (5th) anniversary of the issuance of this permit for review by the staff. The "Report of Compliance" shall address compliance of conditions no. 2 through 8.
3. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties.
4. No additional uses shall be established beyond those identified on the project plan without prior approval. 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.
5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.

Building Division

7. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2010 California Building Code, or the most current edition of the code enforced at the time of building permit application to the Building Division. "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."

Public Works Engineering Division

8. The permittee shall apply for, secure and abide by the conditions of an appropriate grading permit from the Public Works Engineering Division for the construction of the associated facilities or roadways.

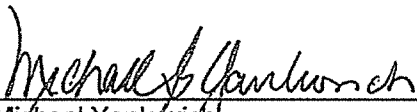
Solano Irrigation District

9. The District has a 6" rubber gasketed polyvinyl chloride pipeline running along the westerly boundary of the subject property. Any new driveway crossings of the pipeline shall be approved by the District and installed per the District's Standard Specifications and Details, latest revision.
10. The District maintains a 20' easement along the westerly boundary of the property for the operation, maintenance, repair, and/or reconstruction of an agricultural irrigation pipeline. In accordance with the District's Rules & Regulations, which can be found on the District's website, no trees, shrubs, corals, fences, buildings, bridges, or any other type of encroachment shall be placed in, on, over, or across any District facility or right-of-way.

11. Any modifications to the existing service shall be done at the Developer's expense.
 - a. The District must review and place its certificate on the improvements plans submitted by the developer.
 - b. The Developer shall show all District facilities and Rights-of-Way on the site and utility plans.
 - c. The Developer must execute the District's development work order prior to project approval and construction. The work order is the mechanism to which all fees and charges associated with the District staff time for reviews, inspections, boundary adjustments, facility modifications and/or installation will be charged for reimbursement from the developer.
 - d. A District standard Relocation and Protection of Facilities Agreement must be signed by the Developer.
 - e. Electronic AutoCAD files or PDFs are required upon completion of the project showing "As-Builts" for the District's electronic archiving.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 5, 2013.

BILL EMLIN, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager