



**Department of Resource Management**  
**Solano County Zoning Administrator**  
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Bill Emlen, Director  
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**Use Permit Renewal - Staff Report**

**Application:** U-82-52-EX6 (Howlett)  
**Project Planner:** Eric Wilberg  
**Location:** 5164 Fry Road  
**General Plan:** Agriculture

**Meeting of** February 19, 2015  
**Agenda Item No.** 2  
**Assessor Parcel Number:** 0137-020-130  
**Zoning:** Exclusive Agriculture 'A-40'

**Proposal**

The applicant is requesting the sixth time extension of Use Permit U-82-52 for the continued operation of a repair and storage facility for farm equipment used in commercial farm trucking and harvesting operations. Pursuant to Section 28.106(N) of the County Zoning Regulations, use permits subject to periodic renewal shall be administratively approved if all of the following criteria are met:

- 1) The permittee has requested renewal;
- 2) The permittee has paid the applicable renewal fee; and
- 3) The use is being conducted in full compliance with all conditions of the use permit.

**Background**

Use Permit U-82-52 was granted by the Solano County Planning Commission November 4, 1982 which permitted the establishment and operation of a repair and storage facility for farm equipment used in commercial farm trucking and harvesting operations. On January 26, 1983 Lot Line Adjustment LLA-83-01 was approved which reconfigured the lot into its present size and shape. Subsequent use permit renewals have been processed and approved extending the permit term.

**Review and Recommendation**

Based on the application materials submitted for this renewal and review of the approved development plans and conditions of approval, staff has determined that the agricultural service facility is being operated in compliance with U-82-52. Staff recommends approval based on the following findings:

1. The applicant filed an application for a renewal.
2. The applicant has paid the necessary permit renewal fee.
3. The permitted use is operating in compliance with the conditions of approval as set forth in U-82-52.

**Updated Permit Term (Condition of Approval No. 6)**

The permit shall be in effect for a five (5) year period with the provision that an extension may be granted if said request is received prior to expiration date of January 10, 2020, depending upon the circumstances at that time.

**Attachment:** U-82-52 Permit and Planning Commission Resolution No. 3501



# Solano County Planning Department

COURTHOUSE · FAIRFIELD, CALIFORNIA · 94533 · (707) 429-6561

LAND USE PERMIT NO. U-82-52

PAPIN, Nick

(permittee)

to ESTABLISH AN OPERATION FOR REPAIR AND STORAGE OF FARM EQUIPMENT  
USED IN COMMERCIAL FARM TRUCKING AND HARVESTING OPERATIONS, located  
in an "A-40" Exclusive Agricultural District on the south side of  
Ery Road and 1/4 mile east of Leisure Town Road  
(Land use, location and zone district)

In addition to the zoning regulations, the conditions of granting this permit, if any, are as follows:

(SEE ATTACHED SHEET)

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

Nick Papin                      1067 Woodridge Dr                      11-15-82  
Permittee's Signature                      Address                      Date

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 Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use 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.

Appeals from action to grant this permit may be filed by any person within ten days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: Charles D. Wilson  
Planning Director/Secretary

Date Granted November 4, 1982

SOLANO COUNTY ZONING ADMINISTRATOR

By: \_\_\_\_\_

SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. 3501

WHEREAS: The Solano County Planning Commission has considered, in public hearing, Use Permit Application No. U-82-52 of NICK PAPIN to ESTABLISH AN OPERATION FOR REPAIR AND STORAGE OF FARM EQUIPMENT USED IN COMMERCIAL FARM TRUCKING AND HARVESTING OPERATIONS, in an "A-40" Exclusive Agricultural District, located on the south side of Fry Road approximately 1/2 mile east of Leisure Town Road, and

WHEREAS: Said Commission has reviewed the report of the Planning Department, and

WHEREAS: Said Commission heard testimony in support of the subject application, and

WHEREAS: After due consideration, the said Planning Commission has made the following findings in regard to said proposal:

1. The project has been determined to be exempt from CEQA requirements.
2. The use is allowed in the "A-40" District with a use permit.
3. The use is in accord with the General Plan as it clearly serves commercial agriculture.

Be it, therefore,

RESOLVED: That the Planning Commission does hereby APPROVE Use Permit Application No. U-82-52 subject to the following conditions:

1. That the use be established in accord with the plans submitted with the application and approved by the Planning Commission.
2. That all requirements of Public Works, Health Dept., and Fire Warden be met.
3. The land shall be limited to the storage and repair of farm equipment and machinery which is used to provide a direct and necessary service to agriculture.
4. All outside storage of farm equipment and machinery shall be within the area designated on the plans submitted in a neat and orderly manner and the premises kept free of debris at all times.
5. No junk, abandoned machinery or equipment, salvage materials or parts shall be stored outside the enclosed building.
6. The permit be in effect for a five (5) year period with the provision that extension may be granted by the Zoning Administrator if said request is received prior to the expiration date of November 4, 1987, depending upon the circumstances at the time.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on November 4, 1982 by the following vote:

AYES: Commissioners Anderson, Courtland, Stewart, Lenzi, Kay, Lanza and Sullivan

NOES: Commissioners None

ABSENT: Commissioners Moss

Clayne E. Munk  
Clayne E. Munk, Secretary

CEM/CLM/jf