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**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Extension**

Application: U-81-24 MR 3 EX 3
Applicant: Frank Gwerder (Double G Dairy)
Project Planner: Nedzlene Ferrario

**Meeting of March 16, 2017
Agenda Item No. 4**

Location: 8118 Sikes Road
Assessor Parcel Number: 0111-110-070

General Plan: Agriculture
Zoning: A-40

Proposal

The applicant has requested an extension of Use Permit U-81-24 MR2 EX3, pursuant to condition of approval No. 15. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a compliance review request so long as the following requirements are satisfied:

- 1) The permittee has requested a compliance review
- 2) The permittee has paid the applicable fee
- 3) The use is being conducted in compliance with the conditions of the use permit

Background

On August 19, 1999, Use Permit 81-24 MR 2 was granted by the Solano County Zoning Administrator. The use permit included a condition of approval that a compliance review be conducted every five years.

Review and Recommendation

Upon review of the permit conditions of approval and materials submitted by the applicant, staff has determined that the existing communication facility is being operated in compliance with Use Permit U-81-24 MR 2.

Permit Term

Per condition No. 15, staff recommends that the next compliance review be conducted in five years prior to August 19, 2019.

Attachment: Use Permit U-81-24 MR 2 and conditions of approval

ORIGINAL



Department Of
Environmental Management
601 Texas Street
Fairfield, CA • 94533
Planning Division
(707) 421-6765

USE PERMIT NO. U-81-24 (Revision No. 2)

B & G DIXON DAIRY

(permittee)

For consolidation of multiple use permits for a dairy into one master permit located at 8118 Sikes Road in an "A-40" Exclusive Agricultural Zoning District, 4 miles east of the City of Dixon, APN: 111-110-070.
(Land-use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are attached.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

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

X *[Signature]* *8118 Sikes Rd Dixon* *9-9-99*
Permittee's Signature Address CA 95620 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 (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY ZONING ADMINISTRATOR

By: *[Signature]*
Birgitta Corsello

Date Granted August 19, 1999

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**CONDITIONS OF APPROVAL FOR
LAND USE PERMIT NO. U-81-24 (Revision No. 2)
of
B & G Dixon Dairy**

1. The use shall continue to operate in accord with the plans and information submitted with Minor Revision No. 2 to Use Permit No. U-81-24 and approved by the Solano County Zoning Administrator.
2. The establishment and operation of the use shall meet all requirements of the Solano County Health Services Division, Building and Safety Division, Department of Agriculture, Department of Transportation, and State Water Quality Control Board, including a specific drainage plan.
3. All requirements of the Dixon Fire Protection District with specific regard to adequate water supply, water storage and necessary connections for fire pumps shall be met.
4. The additional dwellings shall remain incidental to the agricultural use of the site.
5. The permittee shall take such measures as may be necessary or may be required by the County to prevent offensive noise, lighting, dust or other impacts which would constitute a hazard or nuisance to surrounding property or persons in the area.
6. Use Permits U-89-21 and U-89-34 shall become null and void.
7. The three existing temporary mobilehomes serving as farm labor quarters shall remain accessory and incidental to the bonafide agricultural use conducted on the property located 8118 Sikes Road.
8. The mobilehomes shall be a minimum distance of 10 feet from any other structure.
9. The area under and around the mobilehomes shall be maintained clear of all dry vegetation and combustible growth for a distance of not less than thirty (30) feet.
10. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
11. Any expansion or change in the use or location may require a new or modified use permit and environmental review if required.
12. Prior to the issuance of this minor revision to the use permit, the permittee shall secure a Certificate of Deposit or similar instrument in the amount of Five Thousand (\$5,000.00) Dollars to insure removal of the mobilehomes. Said document shall be made payable to "Solano County" with the interest payable to depositor; shall not be released, except as authorized by the Zoning Administrator, upon receipt of a written request and satisfactory evidence that the mobilehomes have been removed; and shall be forfeited to the County of Solano if the mobilehome is not removed within the period of this permit. Except as provided for above, the original

Certificate of Deposit or similar instrument shall not be released from control of Solano County other than through a direct exchange in a Solano County office for an acceptable Certificate or instrument which does not place an unwarranted expense, workload or risk on the County of Solano.

13. Upon expiration or termination of this use permit, the applicant shall have 60 days to remove the mobilehomes from the subject property.
14. Failure to comply with any of the conditions or limitations set forth in the subject Conditions of Approval shall be cause for the revocation of this permit.
15. The permit approval for the use of the temporary mobilehomes for farm labor purposes shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to the expiration date of August 19, 2004, and the use shall remain the same and in compliance with the conditions of approval.

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.

J.P. Beutler
Permittee's Signature

9-9-99
Date

8118 Sikos rd Dixon
Address

95620
Zip

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