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Planning Services Division

Use Permit Extension Review

Application: U-10-05-MR1-EX1 (Ramos Orchard)

Meeting of April 6, 2017

Project Planner: Nedzlene Ferrario

Agenda Item No. 8

Location: 9192 Boyce Road

Assessor Parcel Number: 0103-230-100

General Plan: Agricultural

Zoning: Exclusive Agriculture 'A-40'

Project Description

Per condition #8 of use permit U-10-05-MR1, the applicant has requested renewal/compliance review #1 of said permit. Use permit renewals are granted if the following conditions are satisfied:

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

Background

On August 19, 2010, the Solano County Zoning Administrator granted Use Permit U-10-05 to operate a custom farm service operation which includes truck scales and a scale house and agricultural processing for off-site products. On August 18, 2011, revision 1 to the use permit was approved by the Zoning Administrator to allow for a structure to house walnut drying equipment. Condition no. 8 extended the use permit to August 18, 2016.

Review and Recommendation

Staff has circulated the conditions of approval to applicable Divisions and outside agencies, requesting comment on permit compliance. Based on the comments received, file review, and the absence of code compliance cases on file, staff has determined that the applicant is conducting the operation in full compliance with Use Permit No. U-10-05 MR1.

Staff recommends that the permit be renewed for an additional five year period with the next compliance review to occur on or before August 18, 2021.