TERRY SCHMIDTBAUER Assistant Director

ALLAN CALDER Planning Services Manager

Planning@SolanoCounty.com





675 Texas Street, Suite 5500 Fairfield, CA 94533-6342 (707) 784-6765 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report MU-20-07

Application No. MU-19-14 (Ciarlo Fruit and Nut) Project Planner: Cheryl Whitfield, Senior Planner	Meeting of February 4, 2021 Agenda Item No. 1
Applicant	Property Owner
Ciarlo Fruit and Nut Food Processing Facility	Chris and Patricia Calvert
3946 Ciarlo Lane	3946 Ciarlo Lane
Vacaville, CA 95688	Vacaville, CA 95688

Action Requested

Consideration of Minor Land Use Permit application MU-19-14 to request construction of a new, detached building in the rear yard of an existing residential property, to accommodate small scale food production for Ciarlo Fruit and Nut Food Processing. Located at 3946 Ciarlo Lane, in unincorporated Vacaville. Zoning RR-5, APN 0105-040-710

Property Information

Size: 5.00 acres	Location: 3946 Ciarlo Lane

APN: 0105-040-710

Zoning: Rural Residential (RR-5)	Land Use: Residential
General Plan: Rural Residential	Ag. Contract: n/a
Utilities: RNVWD water and OWTS wastewater treatment	Access: Ciarlo Lane

Adjacent General Plan Designation, Zoning District, and Existing Land Use

	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential (RR-5.0)	Residential
South	Rural Residential	Rural Residential (RR-5.0)	Residential
East	Rural Residential	Rural Residential (RR-5.0)	Residential
West	Rural Residential	Rural Residential (RR-5.0)	Residential

Environmental Analysis

The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Motion to Approve

The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE the Minor Use Permit No. MU-19-14 based on the enumerated findings and subject to the recommended Conditions of Approval.

BACKGROUND

The applicant operates an existing Processed Food facility within their residence. This is a wholesale business that is currently licensed by the California Department of Public Health as well as being permitted through Solano County Environmental Health Division via a Cottage Food Permit. There are no outside employees. The business does not currently do retail sales with customers visiting the property, and will not do so with the proposed Minor Use Permit.

SETTING

The site is a 5.0-acre parcel that is zoned Rural Residential RR-5, with APN: 0105-040-710. It is in a rural residential and agricultural use area, located 2.5 miles north of the city limits of Vacaville. The surrounding land uses are homestead agricultural lots of similar size.

The existing development on this parcel consists of a 2,142 square foot primary residence, a swimming pool, solar panels, and a detached shed.



PROJECT DESCRIPTION

The application is for a Minor Use Permit. The request is subject to the standards of a **Type I - Limited Cottage Industry**. The Minor Use Permit request is to build a free-standing building consisting of a total of 1,152 sq. ft. of building coverage, containing a total of 912 sq. ft. of floor area. The building is designed to contain a kitchen. It is proposed to be located in the backyard of the existing residence. The proposed building will be built in order to bottle and store olive oil, make jams and jellies, bake a limited number of cakes, and bottle vinegars. The application states that the olive oil would be pressed offsite and bottled onsite. No customers will be allowed onsite. Retail sales, including online sales, will not be conducted onsite. The applicant intends to obtain a California Department of Public Health (CDPH) Food Processing Registration for the proposed free-standing operations building and will cancel the Cottage Food Permit once their CDPH registration is complete. No other changes to the site or land use are proposed.

LAND USE CONSISTENCY

The parcel is designated Rural Residential by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Rural Residential (RR-5) Zoning District is consistent with this designation.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Assessor's property records and Building Permit records indicate that the primary residence on the subject parcel (APN 0105-040-710) was issued a building permit in 1988.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Minor Use Permit No. MU-19-14, subject to the recommended conditions of approval.

MINOR USE PERMIT MANDATORY FINDINGS

1. That the establishment, maintenance or operation of the proposed detached building 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 to be pertinent.

This project is located within an area designated Rural Residential the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use with a Minor Use Permit within the Residential (RR-5.0) zoning district. The Zoning of the property along with the proposed construction is consistent with the General Plan.

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

The application states that potable water will be supplied by the Rural North Vacaville Water District (RNVWD) and sewage will be handled by an onsite wastewater treatment system (OWTS) that received a final inspection from the County Environmental Health Division on October 10, 1987. Access is provided via Ciarlo Lane.

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.

As conditioned, the proposed Minor Use Permit use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

ADDITIONAL FINDINGS

4. The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

CONDITIONS OF APPROVAL

General

- The above use shall be established in accord with the application materials and development plans as submitted with MU-19-14 filed October 16, 2019, to include Attachment A – Application, and Attachment B – Exhibits set, and as approved by the Solano County Zoning Administrator.
- 2. Any modifications to the business and existing development or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.

Public Works Engineering Division

- 3. The Applicant apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, more than 50 cubic yards of material movement, excavation more than 3 feet in vertical depth, or ground disturbance exceeding 5,000 square feet.
- 4. Applicant shall apply for, secure and abide by conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking into public road.

Environmental Health Division

- 5. The applicant shall inactivate their Cottage Food permit prior to final inspection of the proposed new food processing building.
- 6. The applicant shall supply a copy of their CDPH Food Processing Registration for County records once issued and maintain the Registration as valid for the life of the facility.
- 7. The applicant shall ensure that no retail food sales, including online retail sales, are conducted by the facility.

- 8. The applicant shall supply verification that they have a permitted potable water system that allows them to process foods onsite. The Public Water System (PWS) permit shall be from the Division of Drinking Water. In lieu of the Public Water System permit, the applicant may supply a written determination from CDPH that the onsite well water does not require permitting nor testing for food processing operations.
- 9. The applicant shall hire a septic design consultant that will provide plans and calculations showing how the commercial kitchen will add a grease interceptor, potentially increase the capacity of the existing septic tank and potentially increase the capacity of the existing leach lines, based upon the additional wastewater flows.
 - A. The consultant will clarify if the commercial kitchen will generate wastewater that is considered high strength wastewater or process water, and if the system will require a pretreatment unit or a Waste Discharge Requirements waiver or similar from the Central Valley Waterboard for the discharge of the potentially high strength wastewater.
 - B. Per Solano County Code Ch. 6.4-84.1(o)(3)(F), the grease interceptor shall be at least 1000 gallons in size the consultant will provide calculations which show an adequate sizing for the commercial kitchen grease trap prior to installation. Note: Any restroom facilities within the commercial structure will need to be routed around the grease interceptor.
 - C. The consultant shall provide calculations to show if the existing septic system can accommodate the amount of wastewater generated at the facility or if additional leach line, or a replacement septic system is required.
 - D. The consultant shall submit a map and calculations which shows the designated septic reserve area for the existing onsite wastewater treatment system (OWTS). The map shall also show the location of the existing system and all water wells in the area.

The reserve area shall be an undeveloped portion of the property, that has not been graded within the last 10 years, and that is less than 20% grade. The reserve area shall meet the applicable setbacks of at least 25 ft. from all property lines, 100 ft. from all water wells, 15 ft. from all swimming pools, and 10 ft. from all structures or foundations. The consultant shall provide calculations justifying the size of the septic reserve area and the type of septic system recommended for the reserve area. County records indicate the existing system is roughly 4,300 sq. ft. in size.

Building and Safety Division

- 10. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2019 California Building Code, or the most current edition of the code enforced at the time of building permit application.
- 11. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent

of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."

- 12. If the public will be accessing the property for any reason, or if any employees are hired, the site and any buildings accessed by the public shall meet the minimum requirements for the disabled access under the California Disabled Access Codes and the **ADA** Federal Guidelines.
- 13. The fire district will reassess the site for fire life and safety requirements.

Permit Term

14. The Department of Resource Management shall issue this permit for an indefinite term and renewable every 5 years. If the business is to continue operation beyond this date, the permittee should submit an application for a new permit at least 4 months prior to the expiration of MU-19-14, beginning February 4, 2026.

Attachments

- A Application
- B Exhibits set
- C Photo set
- D Draft Resolution
- E Assessor's Parcel Map

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SOLANO COLANO	DEPARTMENT OF RESOURCE		OCT 16 2	(707) 784- (707) 784- (707) 784-	6765 Phone 4805 Fax
CONTR	675 Texas Street Suite 5500, Fairfield, CA		COUNTY OF SC	DLANO	nocounty.com
Application Type	: New 🗌 Extension	(maps) 🗌 N	linor Revision	Map Modific	ation
Architectural General Plan Major Subdiv	Review (AR) Dobile Amendment (G) Mutua ision (S) Perforr opment Permit (MD) Policy I	Use Permit (MU) home Storage Perr Agreement (MA) nance Standards (F Plan Overlay (PP) • (Z)		Sign Permit (Use Permit (Variance (V) Waiver (WA) Zone Text An	(ר
Application No:	-15-14 MR# Hr	FOR OFFICE USE ONLY	the second s	10/19	Plnr:
	CIARLO FRUIT +			FALIT	r.51
Subject Site Int		sur joop	1 200255/108	TACILI	/
	3946 CIARLO LA	NE C	ty: VACAVI	LLE State: CI	4 Zip: 95688
	lumber (s): 0105 - 040 - 7			Size (sq. ft/acre)	
	Access by Staff: 🔲 OK to access 🗌		access 🕢 Call owne	er before access	
Contact Inform	nation				
	ame: CHRIS & PA	TRICIA C	ALVERT		
	HRIS CALVERT Ph			ALVERTQU	DAVIS. EDU
Mailing Address:	3946 CIARLO LAN	<u>ک</u> City:	ACAVILLE	State:CA	_Zip: <u>95688</u>
Architect/Enginee	r/Land Surveyor Company Name:				
Contact Name:	Ph	one:	Email:		
Applicant/Compar	Name: CIARLO FRU	IT AND MUT	I, LLC		
Contact Name: ∠	HRIS CALVERT Ph	one: 530- 304-1	<u>413</u> Email: <u>CeC</u>	LVERTOU	COAVIS.EDU
Mailing Address: _	3946 CIARLO LANS	City:	VACAVILLE	State:	Zip: <u>95688</u>
Other Contacts:					<i>t</i> ,
Name:	Ph	one:	Email:		
Mailing Address: _		City: _		State:	Zip:

1/10

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

THE FACILITY WILL BE USED TO PROCESS JAMS AND JELLIES. BAKE CAKES, AND BOTTLE OLIVE OIL. THE FACILITY WILL HAVE COOLED STORAGE FOR INGREDIENTS AND PROCESSE JAM AND JELLIES AS WELL AS OLIVE OIL. THE OLIVES FIRE GROWN ON THE ESTATE AS ARE FRUITS. AT PRESENT A PRODUCE THE JAMB AND JELLIES IN OUR NOME KITCHEN WITH A COTTAGE FOOD PREMIT FROM SOLAND COUNTY. WE WILL MOVE THAT ACTIVITY INTO THE PROPOSED FACILITY. THE ONLY ADDITIONAL ACTIVITY AT OUR LOCATION WILL BE THE BOTTELING OF THE OLIVE OIL + STORAGE OF THE BOTTER DOIL, WE DONOT ANTICIPATE AN INGREASE IN WATER USE OF PRODUCTION OF WASTE WATER AS THE BIGBERT USE OF WATER IS THE JAM JELLY CAODOCTION, WHICH ALREADY OCCURS ON SITE. AND HAUE UPGRADED TO A YUDAMP SLECTRICAL PHANEL AND 415 HAVE 72 SOLAR PAXIELS

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Ruppel RESIDENTI	ACurrent Zoning: <u>RR5</u>
Proposed General Plan Designation:	Proposed Zoning:
Current Water Provider: RURAL NORTH VACAVILLE WATER	Current Sewage Disposal: SEPTIC
Proposed Water Provider:	Proposed Sewage Disposal:

Williamson Act Contract
A. Is any portion of the property under Williamson Act Contract? 🛛 🗌 Yes 🕅 N o
If yes, Contract Noplease provide a copy.
If yes, has a Notice of Non-Renewal been filed?
If yes, please provide a copy.
B. Are there any agricultural conservation, open space or similar easements affecting the use of the project si (such easements do not include Williamson Act contracts)
Yes Xo if yes, please list and provide a copy.
Additional Background Information
A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?
Yes Xo If yes, please describe in the project narrative.
B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. buildi permit, Department of Fish and Game permits, etc.)
· · · · · · · · · · · · · · · · · · ·
C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Ide the project name, type of project and date of approval. BO3-0900 · 248 SqFT Addition B2012 - 0685 - 7-E. ROOF
B2010-0332. ELECTRICAL UPGRADE SED from 200AMP to 400AMP
D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)
KC ENGINEERING CO - GEDTECH REPORT
KC ENGINEERING CO - GEDTECH REPORT PEMBERTON ENGINEERING - STRUCTURAL
E. Does the project involve Housing and Urban Development (HUD) federal funding? Yes 4. Yo Is HUD funding anticipated? Yes 4. Yo
If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. 🗌 Yes	9 No
	,

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

PROJECT SITE IS NOT USED. SUPROUNDING AREA INCLUDES MOUSE, POOL, AND ORCHARDS. THERE ARE TURKEYS and DEER IN THE ORCHARDS. PROPOSED FACILITY WILL LOOK OUT ON EXSISTING PATTO AND GRILLING AREA.

- B. Surrounding properties: <u>NEXT TO POOL THAT IS BEE ABOUE FOUNDATION OF PROPOSED FACILITY</u> <u>THE ROOF OF THE PEOPOSED FACILITY WILL BE AT THE SAME</u> HIEGT AS THE SURFACE OF THE POOL.
- C. Existing use of land: <u>HAS 15 OLEANOERS ON BUILDING SITE. NO OTHER USE</u>.
- D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural		
Commercial		
Industrial		
Other		

E. Describe existing vegetation on site, including number and type of existing trees.

15 OLFANOSRS ON BUILDING SITE

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

NO AG USE ON PRIPOSED SITE. SURPOUNDING AREA INCLUDES ~ 2,0 ACRES OF OLIVE ORCHARDS AND FRUIT TREES. G. Slope of property:

Flat or sloping	(0 - 6% slope)4	acres
Rolling	(7 - 15% slope) 🛛 🖊	acres
Hilly	(16 - 24% slope)	acres
Steep	(> 24% slope)	acres

- H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected. DRAIMAGE GOES INTO EXSISTING PRAINAGE DITCHS THAT CONNECT TO A POND AND CREEKS.
- I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	NO AG VACANT	South	RESIDENTIAL
East	RESIDENTIAL	West	RESIDENTIAL

- J. Distance to nearest residence(s) or other adjacent use(s): 342 (ft/mi)
- K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property. <u>POWER</u>, <u>WATER & TELEPHONE</u> COME FROM SOUTH EAST BOANDRY <u>CONCLARIO LANG</u> TO THE RESIDENCE.

L.	Describe number and location of natural creeks or water courses through or adjacent to the property. Specify
	names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet
	(all former and former)

Season), or perennial (year-round flows). SEAGONAL FLOW ON SWEENY CREEK

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

BINE DRAINAGE FROM MANMADE POND AT SOATH EAST BOUNDRY

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependent on water bodies) vegetation, etc.:

NONE

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes No X Don't Know_____ If yes, please list:

P. Describe existing vehicle access(s) to property: PAUED DELUS - WAY; FIRE DERT. Complicut. SecuRILYGATE AT delug way: No public neess.

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

CUPRINSAD POWER LINES

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

SMALL FIRE DAPT SIGN WITH APPRESS "3946" a Hackad To fourb.

6 Proposed Changes to the Site

- A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)
 - Percent of site previously graded: _____%.
 - ii. Project area (area to be graded or otherwise disturbed): <u>910</u> sq. ft./acres.
 - iii. Estimate amount of soil to be moved (cut and/or fill):
 - Less than 50 cubic yds³ _____More than 50 cubic yds³ _____More than 1000 cubic yds³

iv. Estimate amount of soil to be:

Imported	yd³	Exported	yd³	Used on site	30	yd ³ .
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- B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)
 12 OLE HNDERS
- C. Number, type and use of existing structures to be removed, and removal schedule:
- D. Describe proposed fencing and/or visual screening (landscaping): <u>TOOD SIDES OF THE BUILDIDG (NORTH AND EAST) ARE</u> <u>BUILT INTO THE MILL. SOUTH SIDE FACES THE PORTO, WEST SIDE</u> <u>SCREENED</u> BY TREES E. Proposed access to project site (road name, driveway location, etc.):
- E. Proposed access to project site (road name, driveway location, etc.): <u>
 デメミリラTINE</u> レイソ
- F. Proposed source and method of water supply: $\frac{PNVWD}{PNVWD}$
- G. Proposed method of sewage disposal (specify agency if public sewer): <u>B</u><u>CURPENT</u> <u>SEPTIC</u> <u>WHICH</u> <u>IS</u> <u>ACREADY</u> <u>USED</u> <u>FOR</u> <u>THE</u> <u>FOOD</u> <u>PIZULESSING</u>

- H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable): <u>NO MATARDOGS (D)AGTE - Recylcle with WASTE MANAGEMENT</u>. <u>WE COMPOST ALL FOOD PRODUCTS</u>
- List hazardous materials or wastes handled on-site:
- J. Duration of construction and/or anticipated phasing:
- K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

1. Nur	nber of structures: Single Family	y:Multj-family:	Accessory:	FLAT TOP ROOF
lfmu	ulti-family, number of units:	Maximum height:		1
	hage: Freestanding: <u>Non</u>	Dimension(s):	Area:	(sq.ft)
2. Sigr	Attached/Wall: XION		Area:	(sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1.	Lot coverage:
	Building coverage:(sq.ft) Surfaced area:(sq.ft)
	Landscaped or open space: (sq.ft)
2.	Total floor area:(sq.ft)
3.	Number of stories: (ft.)
4.	Proposed hours of operation:
	Days: USED DAILY - USUALLY FOR LESS THAN 30 MINUTES
	From: <u>8 A</u> ^m (a.m./p.m to <u>5</u> a.m./p.m
	WHEN PROCESS JAMS & JELLIES, up to BLOUGES - DOWE by
	5 PM
	Year round: Yes No Months of operation: from through

Proposed construction schedule:
Daily construction schedule: from $\frac{7}{1000}$ a.m./p.m. to $\frac{4}{1000}$ a.m./p.m.
Days of construction:
Will this project be constructed in phases? Describe:
Maximum number of people using facilities:
At any one time: ZThroughout day:
Total number of employees: <u>SELF Employeed</u> - Jest Two to of as, r
Expected maximum number of employees on site: <u>Nowe - No outside Employees</u>
During a shift:During day:
Number of parking spaces proposed: <u>LE HOUR PARKING FOR AT LEAST</u> SUPHICLES.
Maximum number of vehicles expected to arrive at site:
At any one time: NONE day: We HAVE NO Employees AND WE TAKE PRODUCT
Radius of service area:OFF THE PERPERTY IN
Type of loading/unloading facilities: NOUE NEEDED

- 13. Type of exterior lighting proposed: ONLY ONLY ON THE PATIO BETWEEN THE EXISTSING FORESE AND PROPOSED STRUCTURES
- 14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.
- 15. Describe all proposed uses which may emit odors detectable on or off-site. <u>COOCINE PRUITS</u> FOR JAMS AND JOLLIES
- 16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height. <u>NONE - WE ARE NOT CPEN TO THE PUBLIC ANN</u> <u>ARE NOT ADVERTISING</u> OUR LOCATON

8 Environmental Checklist

. . .

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". *Attach additional sheets as necessary.*

		YES	MAYBE	NO
Α.	Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.			
В.	Change in scenic views or vistas from existing residential areas, public lands or roads.			a
c.	Change in scale, pattern or character of general area of project.			Ø
D.	Increased amounts of solid waste or litter.			a
Ε.	Dust, ash, smoke, fumes or odors on site or in vicinity.			CZ-
F.	Change in ground water quality or quantity.			A
G.	Alteration of existing drainage patterns, or change in surface water quantity or quality.			Ø
н.	Change in existing noise or vibration levels.			0
I.	Construction on filled land or construction or grading on slopes of 25% or more.			0
J.	Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).			Ø
К.	Increase in demand for public services (police, fire, water, sewer, etc.)			Ø
	Increase in fossil fuel consumption (electricity, natural gas, oil, etc.). WE HAVE FL SOCAR PANELS			Ø
M.	AND A LOOAMA PANEL WITH Service Change in use of or access to an existing recreational area or navigable stream.			9 -
N.	Change in traffic or vehicular noise on road system in immediate vicinity.			
0.	Increased hazards for vehicles, bicycles or pedestrians.			0
Ρ.	Removal of agricultural or grazing lands from production.			
Q.	Relocation of people.			Ø

9 Additional Information by Applicant

NCT 1.6 2019

RECEIVED

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds the number of hours implicit in the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: Mar Calust	Date: <u>09-20-2019</u>
PRINTED NAME:	
Applicant signature: Cha Calint	Date: <u>09-20-2019</u>
PRINTED NAME: CHRIS CALVERT	

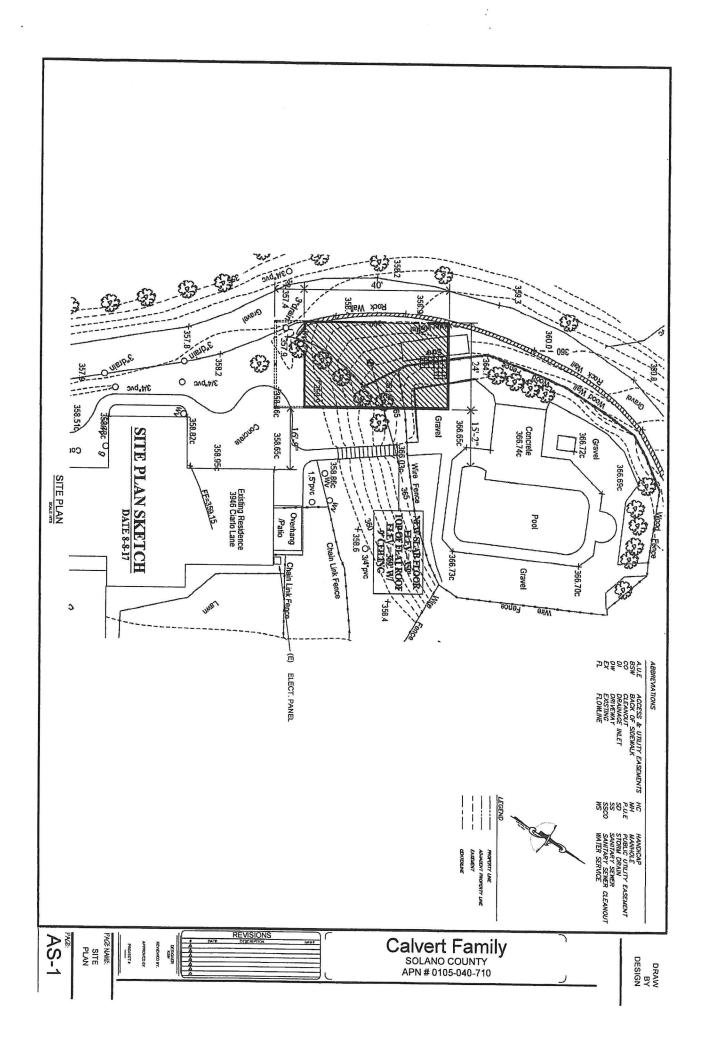
For Office Use Only

Planning Permit Fee(s)	Environmental Review Fees
<u>MU-19-19 3.109</u>	Initial Study\$Archaeological Study (Sonoma State NWIC)\$Negative Declaration\$CA Fish and Games (ND or EIR)\$Initiate EIR\$Mitigation Monitoring Plan\$
Total Fees Paid \$ 3109 Cash Check Charge/Debit	Receipt No.: 7562 DATE: 10/16/19

Staff verify: Zoning: _____ GP Land Use & Consistency: _

Staff/Date:

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application 042418.doc(May 2, 2018)

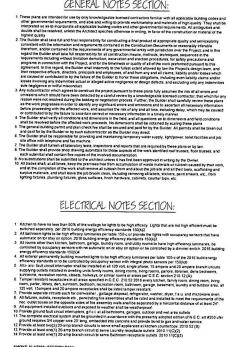


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GENERAL NOTES SECTION:

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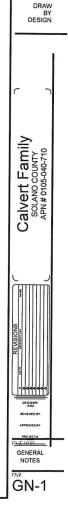
GENERAL BUILDING COMMENTS SECTION:

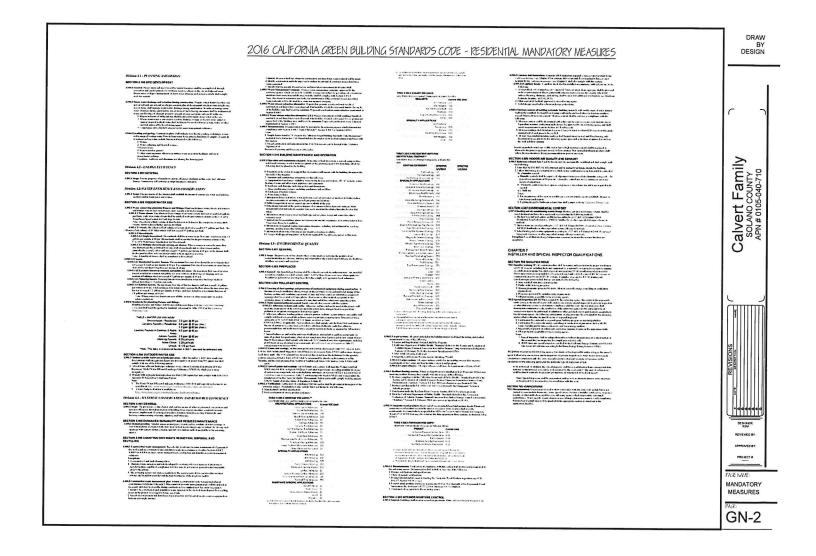
FIREPLACE COMBUSTION NOTES

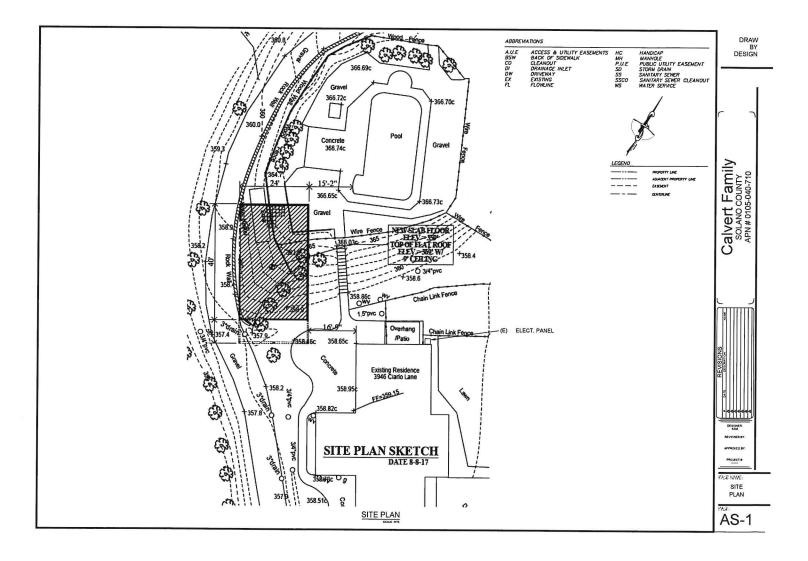
Factory-built freplaces shall be listed, installed and labeled in accordance with UL 127. Hearth extensions of approved factory-built replaces shall comply with UL 1616. Decorative shrough can be used only when they are listed and labeled for use with the specific factory-built freplace system and shall have extence an supply in accordance with CR CL 1006.

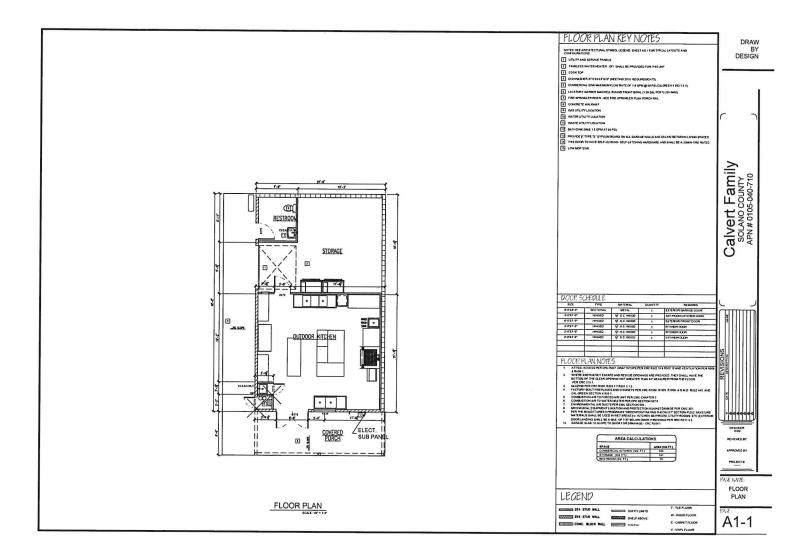
Factory-built freplaces or chimneys shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive. Exterior combustion air ducts shall be a linted component of the freplace and installed according to the the freplace manufactured instructions.

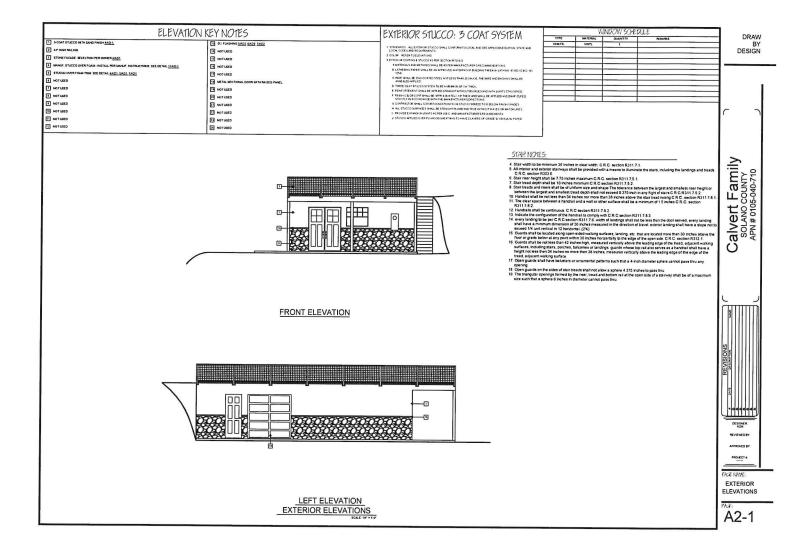
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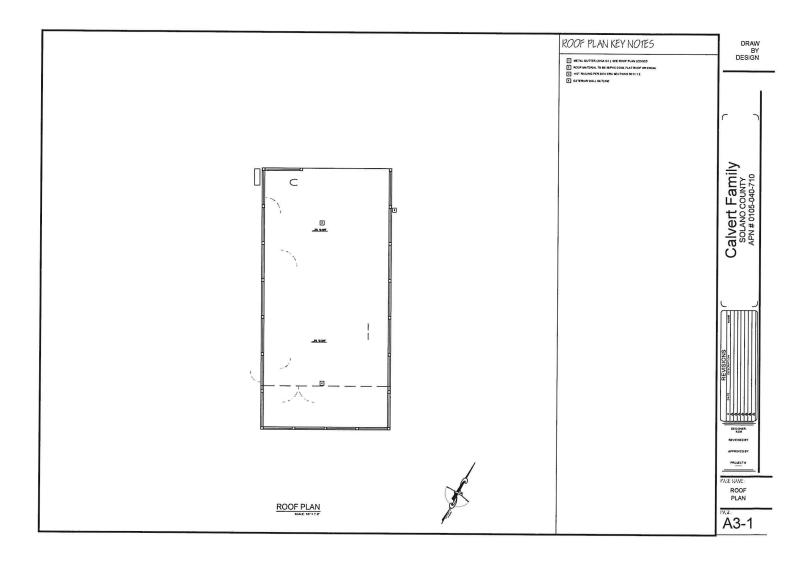


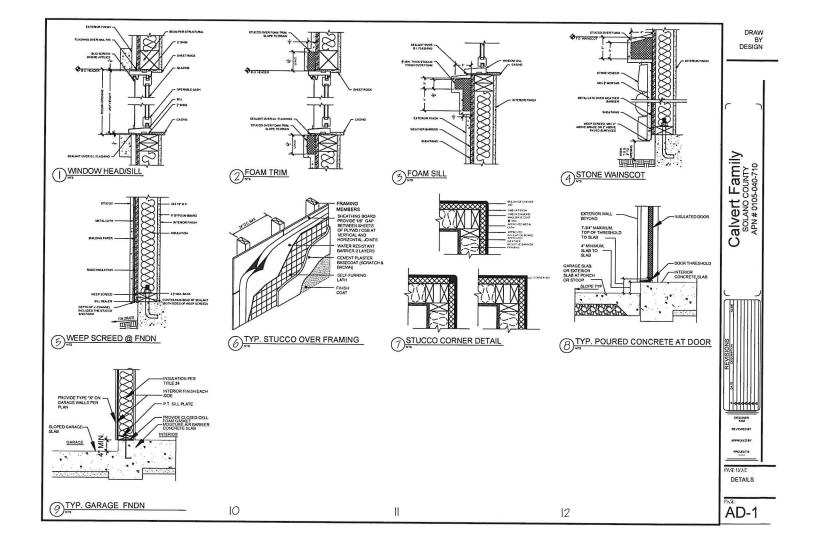




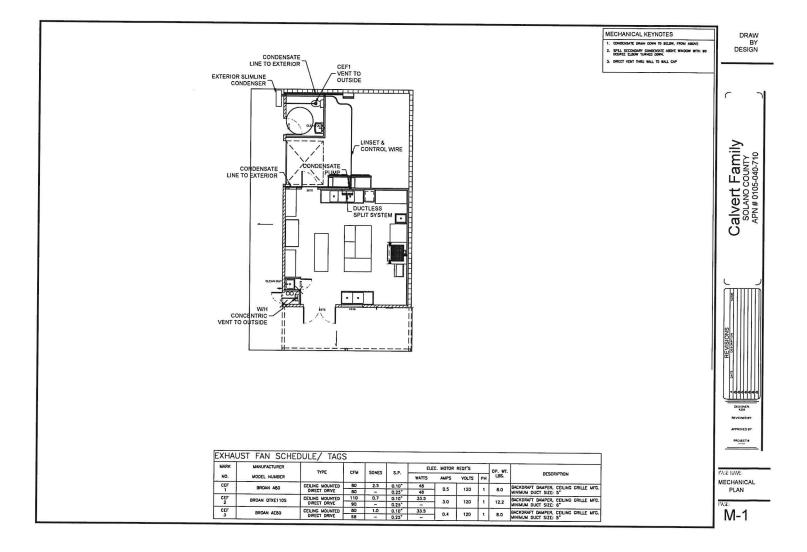


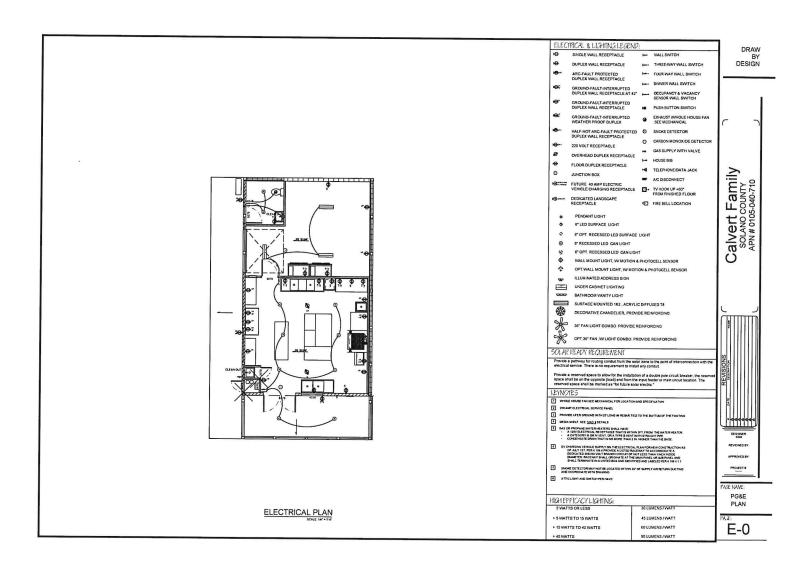




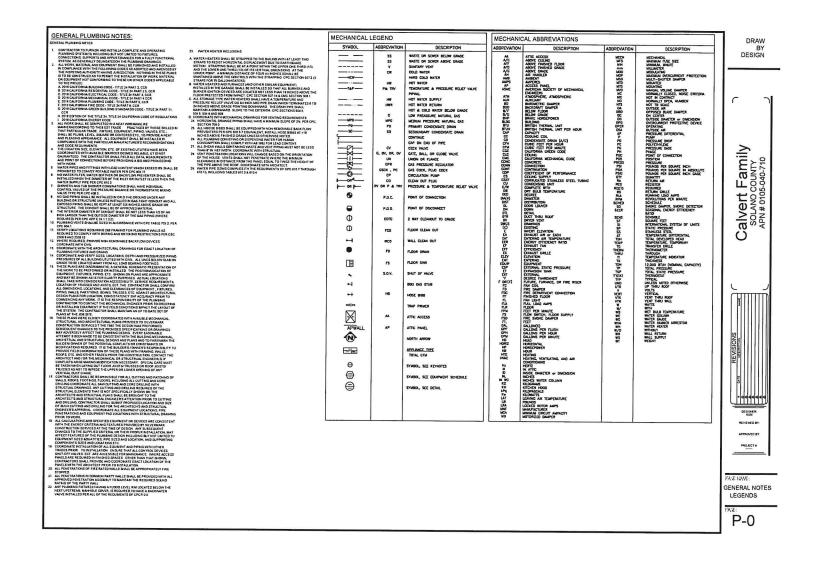


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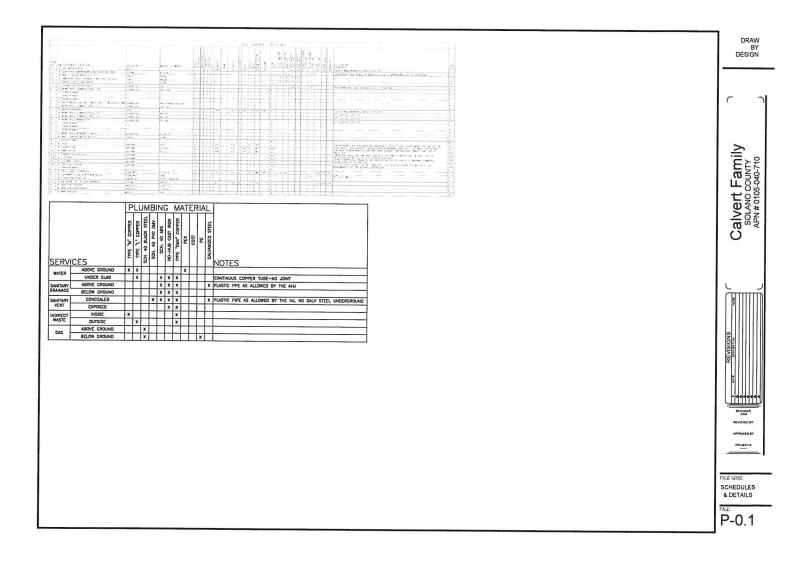


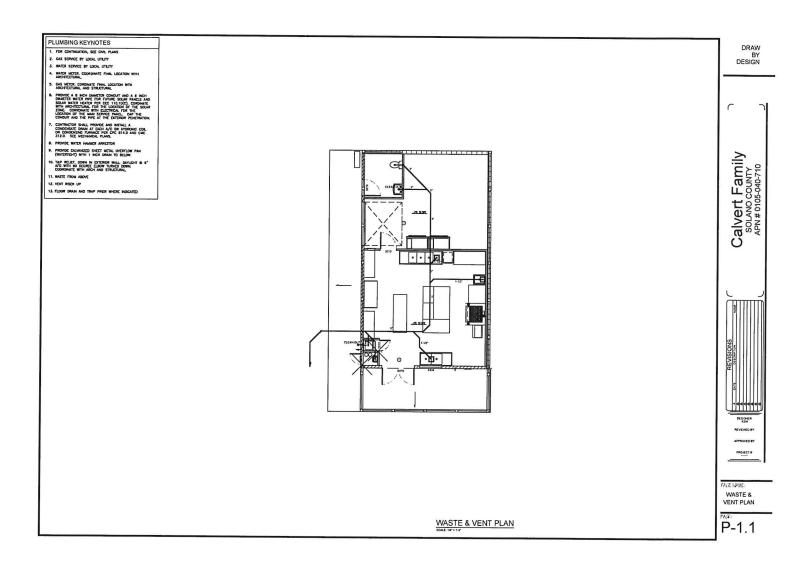


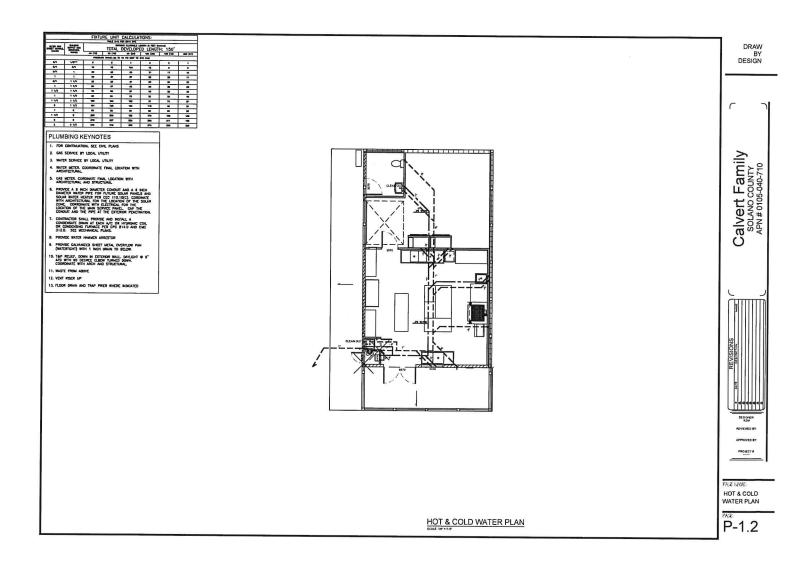
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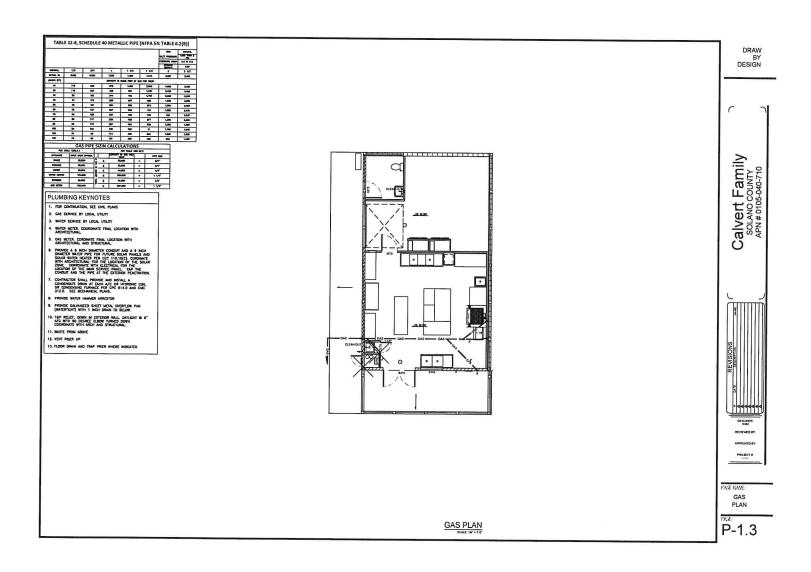
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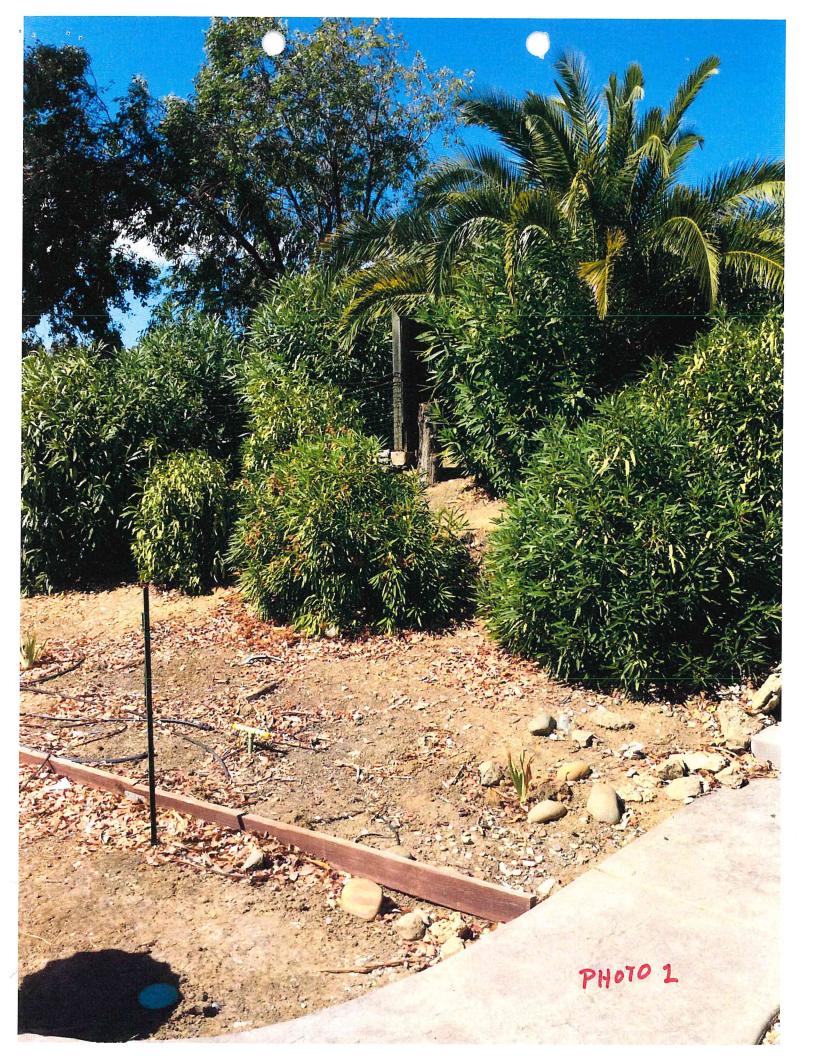


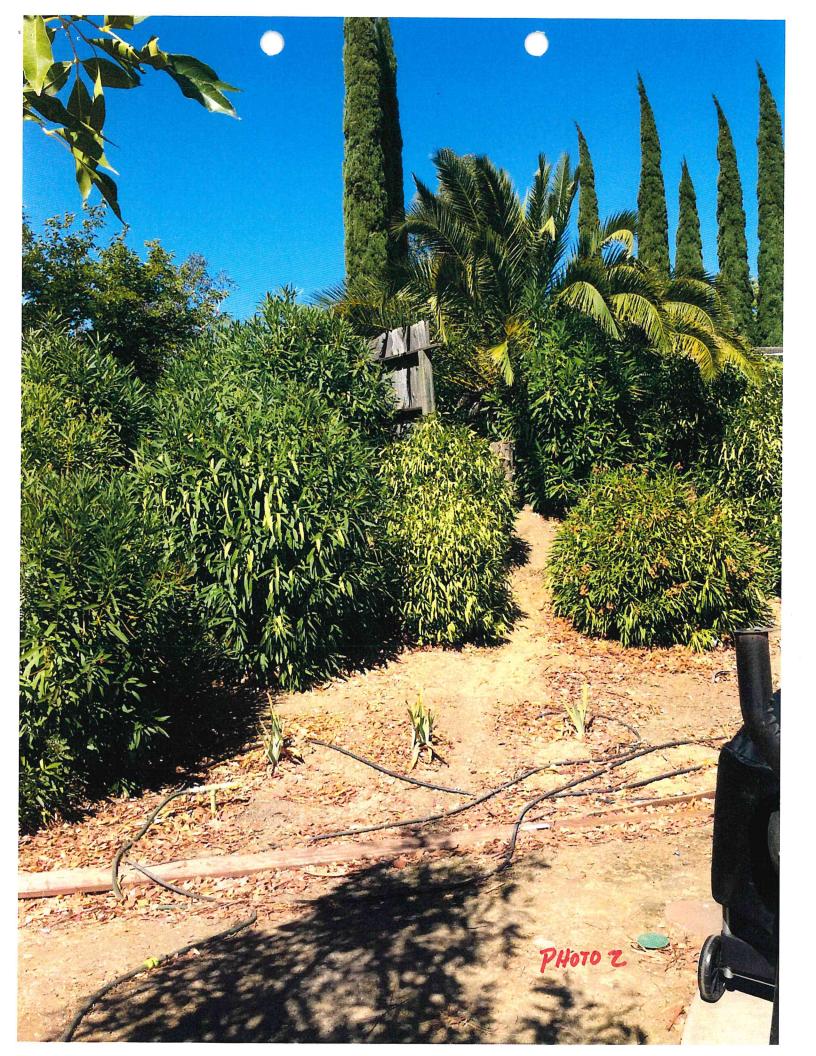




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SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 21-01

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-19-14, of Chris and Patricia Calvert to permit the construction of a new 1,152 sq. ft. detached building in the rear yard of an existing residential property, to accommodate small scale food production for Ciarlo Fruit and Nut Food Processing Facility located at 3946 Ciarlo Lane, in unincorporated VacavIIe in the Rural Residential (RR-5.0) Zoning District on parcel 0105-040-710, 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 February 4, 2021, 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 proposed detached building 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 to be pertinent.

This project is located within an area designated Rural Residential the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use with a Minor Use Permit within the Residential (RR-5.0) zoning district. The Zoning of the property along with the proposed construction is consistent with the General Plan.

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

The application states that potable water will be supplied by the Rural North Vacaville Water District (RNVWD) and sewage will be handled by an onsite wastewater treatment system (OWTS) that received a final inspection from the County Environmental Health Division on October 10, 1987. Access is provided via Ciarlo Lane.

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.

As conditioned, the proposed Minor Use Permit use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Use Permit No. MU-19-14 subject to the following recommended conditions of approval:

General

- The above use shall be established in accord with the application materials and development plans as submitted with MU-19-14 filed October 16, 2019, to include Attachment A – Application, and Attachment B – Exhibits set, and as approved by the Solano County Zoning Administrator.
- Any modifications to the business and existing development or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.

Public Works Engineering Division

- 3. The Applicant apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, more than 50 cubic yards of material movement, excavation more than 3 feet in vertical depth, or ground disturbance exceeding 5,000 square feet.
- 4. Applicant shall apply for, secure and abide by conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking into public road.

Environmental Health Division

- 5. The applicant shall inactivate their Cottage Food permit prior to final inspection of the proposed new food processing building.
- 6. The applicant shall supply a copy of their CDPH Food Processing Registration for County records once issued and maintain the Registration as valid for the life of the facility.
- 7. The applicant shall ensure that no retail food sales, including online retail sales, are conducted by the facility.
- 8. The applicant shall supply verification that they have a permitted potable water system that allows them to process foods onsite. The Public Water System (PWS) permit shall be from the Division of Drinking Water. In lieu of the Public Water System permit, the applicant may supply

a written determination from CDPH that the onsite well water does not require permitting nor testing for food processing operations.

- 9. The applicant shall hire a septic design consultant that will provide plans and calculations showing how the commercial kitchen will add a grease interceptor, potentially increase the capacity of the existing septic tank and potentially increase the capacity of the existing leach lines, based upon the additional wastewater flows.
 - A. The consultant will clarify if the commercial kitchen will generate wastewater that is considered high strength wastewater or process water, and if the system will require a pretreatment unit or a Waste Discharge Requirements waiver or similar from the Central Valley Waterboard for the discharge of the potentially high strength wastewater.
 - B. Per Solano County Code Ch. 6.4-84.1(o)(3)(F), the grease interceptor shall be at least 1000 gallons in size the consultant will provide calculations which show an adequate sizing for the commercial kitchen grease trap prior to installation. Note: Any restroom facilities within the commercial structure will need to be routed around the grease interceptor.
 - C. The consultant shall provide calculations to show if the existing septic system can accommodate the amount of wastewater generated at the facility or if additional leach line, or a replacement septic system is required.
 - D. The consultant shall submit a map and calculations which shows the designated septic reserve area for the existing onsite wastewater treatment system (OWTS). The map shall also show the location of the existing system and all water wells in the area.

The reserve area shall be an undeveloped portion of the property, that has not been graded within the last 10 years, and that is less than 20% grade. The reserve area shall meet the applicable setbacks of at least 25 ft. from all property lines, 100 ft. from all water wells, 15 ft. from all swimming pools, and 10 ft. from all structures or foundations. The consultant shall provide calculations justifying the size of the septic reserve area and the type of septic system recommended for the reserve area. County records indicate the existing system is roughly 4,300 sq. ft. in size.

Building and Safety Division

- 10. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2019 California Building Code, or the most current edition of the code enforced at the time of building permit application.
- 11. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Electronic media documents are permitted when approved by the building official.

Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."

- 12. If the public will be accessing the property for any reason, or if any employees are hired, the site and any buildings accessed by the public shall meet the minimum requirements for the disabled access under the California Disabled Access Codes and the **ADA** Federal Guidelines.
- 13. The fire district will reassess the site for fire life and safety requirements.

Permit Term

14. The Department of Resource Management shall issue this permit for a fixed term of 10 years ending Feb 4, 2028. If the business is to continue operation beyond this date, the permittee should submit an application for a new permit at least 4 months prior to the expiration of MU-19-14.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 4, 2021.

TERRY SCHMIDTBAUER, DIRECTOR RESOURCE MANAGEMENT

Allan Calder Planning Program Manager

