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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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ZONING ADMINISTRATOR STAFF REPORT

Application Number:	MU-21-10	Hearing Date:	May 19, 2022
CAMS Site Number(s):	312110	Project Planner:	<u>Travis Kroger</u>
Applicant:	Central Valley Ag Grinding Scott Baker 5705 Langworth Road Oakdale, CA 95631	Property Owner:	Douglas & Jane Dickson 13381 River Road Walnut Grove, CA 95690
Action Requested:			
<p>Consideration of Minor Use permit application MU-21-10 of Central Valley Ag Grinding (CVAG) for the addition of a small (less than 20,000 square feet) agricultural processing facility to the existing grain storage and drying facility for processing of rice, walnut and almond byproducts located at 7040 Yolano Road, 5.75 miles southeast of the City of Dixon in the Exclusive Agriculture (A-40) zoning district, APNs 0112-120-040, 050, 060, 110, 120, 140, 170 & 210.</p> <p>No other changes to the site or new development are proposed.</p>			
DECISIONMAKER FOR THIS APPLICATION:			
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Zoning Administrator <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Supervisors			
Applicable Zoning Sections:	Section 28.70.10, Section 28.71.20(A) & (B)(1)		
Subject Property Information:			
Parcel Size:	19.65 acres	Site Address:	7040 Yolano Road
APN(s):	0112-120-040, 050, 060, 110, 120, 140, 170 & 210	CALFIRE State Responsibility Area Designation:	N/A
Zoning District:	Exclusive Agriculture (A-40)	General Plan Designation:	Agriculture
Ag. Contract:	N/A	Utilities:	Private well and on-site septic system
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	
North	Agriculture	Exclusive Agriculture (A-40)	
South	Agriculture	Exclusive Agriculture (A-40)	
East	Agriculture	Exclusive Agriculture (A-40)	
West	Agriculture	Exclusive Agriculture (A-40)	
Environmental Analysis	Class I Categorical Exemption CEQA Guidelines Section 15301, minor alteration of existing public or private structures. The proposed use of the structures will not create any significant changes from the historic use of the facility since it was constructed.		
Motion to Approve			
<p>The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Use Permit MU-21-10, based on the enumerated findings and subject to the recommended conditions of approval.</p>			

BACKGROUND

Existing Development:

The existing development on the parcel consists of the following structures:

1. 29,000 square foot building used for loading and unloading grain.
2. Grain dryer and 4 steel silos.
3. 4,000 square foot metal shop building.
4. 1,875 square foot office building.
5. 70-foot truck scale.
6. 1,800 square foot single family dwelling.

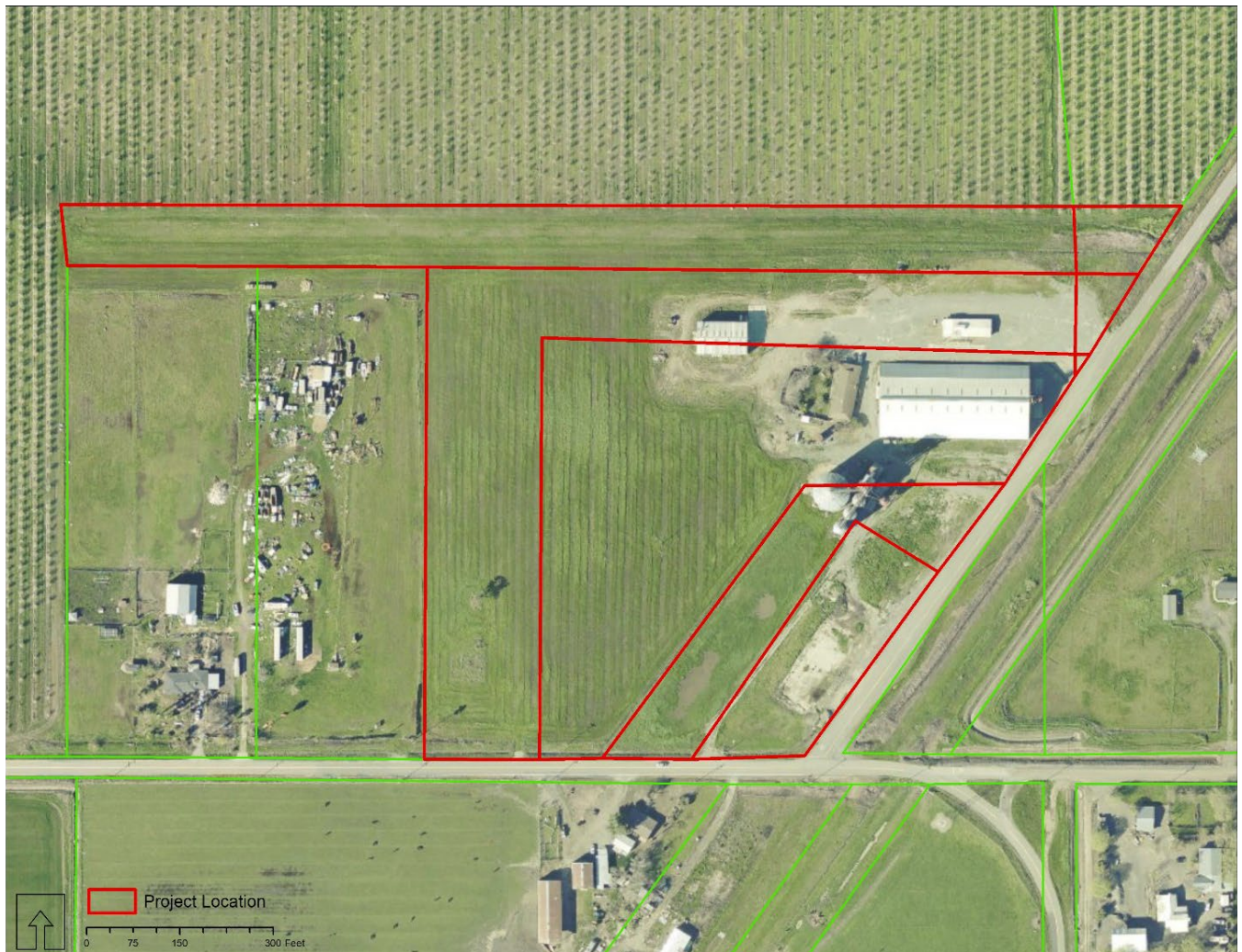
Permit History:

See [Attachment F](#).

Legal Lot Status:

Prior development has been approved on this parcel, so the 8 APNs are considered one buildable parcel by Solano County.

Aerial Image:



SETTING

Access: This site is accessed via encroachment from Yolano Road, a public road.

Surrounding uses: Mostly agricultural (row crops) with residential structures to the south and west.

Site Location and current/historic uses:

The site encompasses 19.85 acres (APNs 0112-120- 040, 050, 060, 110, 120, 140, 170, and 210) at 7040 Yolano Road, Dixon. The property is zoned Exclusive Agriculture (A-40). The property has historically been used as a grain drying and storage facility, as evidenced by the maintenance of air quality management operation permits since 2013.

29,000ft² storage building:

The site currently contains a 29,000ft² flat storage building that is used for grain storage. This storage building was constructed with an outdoor surge hopper, bucket elevator and receiving pit that can be used to load and off load trucks and move grain to and from the interior of the building using an in-ground conveyance system (with screw conveyor) or the overhead conveyance system with chutes. Both the inground and overhead conveyance systems run the entire length of the building. This building has four fans used to move air into or out from the building during operations and storage. There are two roll up truck access doors, one on the west side and one on the east side of the building.

Other structures:

A grain dryer and four steel silo bins also are existing at this location. Central Valley Ag Grinding (CVAG) may decide to store grain in the existing silos, depending on local farmer's needs and overall agricultural market demands. Other existing structures include a 4,000 ft² metal shop building, an 1,875 ft² office, a 70-foot truck scale, and an 1,800 ft² single family dwelling.

Permits:

Permits issued include building permits and Yolo-Solano Air Quality Management District (AQMD) permits. All permits are active and have been renewed annually as required.

PROJECT DESCRIPTION

Overview:

CVAG proposes to add a small agricultural processing facility (less than 20,000 ft²), consisting of hoppers, conveyors, a hammermill grinder, and truck scales, to an existing agricultural storage and drying facility at 7040 Yolano Road, Dixon (See *Site Location and current/historic uses* above). CVAG proposes to receive various agricultural products and by-products for short-term storage and then load the material into containers for export for agricultural use, including in animal feed. Depending on the commodity, additional processing/milling may occur prior to loading into larger containers for transport. The typical agricultural by-products will consist of rice bran, almond and walnut hull and shells, corn, and rice.

Proposed Development:

The existing buildings on-site will be utilized, including minor modifications to the 29,000 ft² flat storage building, and a new container loading structure with hammermill grinder and truck scales will be added. Details of the proposed changes and new development are as follows:

- Minor modifications to the 29,000 ft² flat storage building:
 - A new truck access door will be installed on the North East side of the building and will be used for truck access and egress for the building. The existing access door on the east side of the building will not be used for ingress/egress by trucks.

- Installation of two new hoppers and three conveyors inside the south west portion of the flat storage building to do one of the following:
 1. Move shells and/or hulls from the building to the hammermill grinder. The grinder is located in a container loading structure outside of the flat storage building. The shells and/or hulls will be ground and placed directly into the loader in the container loading structure to fill containers on trucks parked on the scales; or
 2. Receive ground material from the hammermill grinder (located outside the flat storage building) in the container loading structure for short term storage until it can be placed into truck containers per #3 below; or
 3. Move temporarily stored ground material from the building to the loader in the outside container loading structure where it will then be placed into containers on trucks parked on the outside scales.
- Installation of a new agricultural processing facility (adjacent to the existing 29,000 ft² flat storage building):

A small pole barn structure will be constructed on the south side of the existing 29,000 ft² flat storage building to serve as the container loading structure. This structure will house a hammermill grinder, a loader, and conveyors to fill containers on trucks. This outdoor container loading structure will include a concrete slab floor and a metal roof to match the existing building. The sides will consist of fabric screening. Two container loading scales will also be placed on the south side of the existing building at ground level, allowing trucks to be weighed both empty and as they are receiving the ground material until full.

Proposed Operations:

Bulk haul rice by-products:

CVAG will bulk haul rice by-products from rice processing facilities to the site. The rice by-products will be unloaded on the floor of the existing 29,000ft² flat storage building through a new truck access door to be installed on the North East side of the building. By-products will then be transferred by front loader to cargo containers which will be hauled by truck from the site.

New Small Agricultural Processing Facility:

Walnut and almond hulls and shells will be received in the 29,000ft² flat storage building prior to processing. These commodities will then be placed into the hopper for conveyance outside to the hammermill grinder, where they will be ground and either placed into a loader to fill a container on a truck parked on a scale, or if no truck, returned to the building via a different conveyor for short term storage. If stored in the building, once an empty container on a truck is available, the ground material in the building will be placed in a hopper and conveyed to the outside container loading structure where it will then be placed into the loader and into the truck's container. Trucks on the scales will be weighed both empty and full, ensuring that they do not exceed maximum allowed weight limits.

All unground material placed in the flat storage building will be removed in one week and all ground material in the flat storage building will be removed within two (2) days.

Existing silo storage:

The existing on-site silos may also be used for storage of grains depending on local farmers' needs and overall agricultural market demands.

Truck Traffic, employees, and hours of operation:

The facility will have three (3) on-site employees, not including truck drivers who typically will not exit their trucks. The facility will operate from 6:00 AM to 5:00 PM, Monday through Friday. As needed, the facility may operate on Saturday. Outside clients visiting the site will be rare.

Up to twelve (12) trucks per day will utilize the site in addition to employee cars. This number of trucks is the yearly equivalent to past seasonal trucking associated with use of the facility for grain storage during the shorter crop harvest period.

The Port of Oakland is the primary destination; however, some of the processed materials may be used as animal feed and be sent to local dairy or poultry facilities.

No other changes to the site or land use are proposed.

ZONING & LAND USE CONSISTENCY FINDINGS

The proposed new agricultural processing facility is less than 20,000 ft² and qualifies as a small agricultural processing facility. However, because CVAG does not produce any of the material to be processed, the facility is subject to the permitting requirements of a Medium Agricultural Processing Facility, so a Minor Use Permit is required. Modifications to the existing structure to accommodate the agricultural processing facility are minimal and consistent with their current use (see discussion of the 29,000 ft² structure above in “Site Location and current/historic uses”).

General Standards: The existing used and proposed revision meets all standards listed in Section 28.72.10 of the Solano County Code (also see [Attachment C](#)).

Specific Standards: The proposed Medium Agricultural Processing use meets the requirements of Sections 28.70.10 and Section 28.71.20(A) & (B)(1) of the Solano County Code, see [Attachment D](#).

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings detailed in attachment A and **APPROVE** Minor Use Permit MU-21-10 subject to the recommended conditions of approval.

ATTACHMENTS

- A. [Draft Resolution/Conditions of Approval](#)
- B. [Assessor’s Parcel Map](#)
- C. [General zoning consistency checklist](#)
- D. [Specific zoning consistency checklist](#)
- E. [Draft Plans](#)
- F. [Permit History](#)

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX-XX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Use permit application MU-21-10 of Central Valley Ag Grinding (CVAG) for the addition of a small (less than 20,000 square feet) agricultural processing facility to the existing grain storage and drying facility for processing of rice, walnut and almond byproducts located at 7040 Yolano Road, 5.75 miles southeast of the City of Dixon in the Exclusive Agriculture (A-40) zoning district, APNs 0112-120-040, 050, 060, 110, 120, 140, 170 & 210, 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 May 19, 2022, 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 or 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 Agriculture by the Solano County General Plan Land Use Diagram. The proposed use is conditionally permitted within the Exclusive Agriculture (A-40) zoning district.

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

The site is provided with water by private well and sewer service by an on-site sewage disposal system. Access is via encroachment off Yolano 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.**

As conditioned, the proposed Agricultural Processing 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 I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, minor alteration of existing public or private structures.**

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Use permit MU-21-10 subject to the following recommended conditions of approval:

General

1. The proposed Agricultural Processing use shall be established in accord with the application materials, development plans and project description as submitted with MU-21-10 filed October 12, 2021 and revised April 12, 2022 and as approved by the Solano County Zoning Administrator.
2. Within 30 days of issuance of MU-21-10, the applicant will submit final development plans reflecting all conditions of approval as approved by the Solano County Zoning Administrator.
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. Any expansion or change in the use (including increased truck trips or on-site processing of material) or new or expanded buildings may require a Minor Revision or Amendment to the existing Land Use permit or a new permit if determined to be necessary by the Director of the Department of Resource Management.
5. The amount of truck trips per day shall be limited to 12 trucks entering the site, and 12 leaving the site. A report of daily truck trips shall be provided to the Department of Resource Management annually, and in the event of any traffic issues, complaints or abnormal road wear a traffic counter may be placed at the discretion of the Director of the Department of Resource Management.
6. The facility operator shall report at the end of each calendar year to the Department of Resource Management the amount and source of product processed during the calendar year.
7. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
8. The facility shall maintain all required state and local permits, including applicable Yolo-Solano Air Quality Management Permits.

General - Action Required:	When:	Date Completed:	Verified by:
Submit final development plans	30 days from permit issuance		
Submit report of daily truck trips	One year after permit issuance, and annually thereafter.		
Submit a report of the amount and source of material processed	Annually, at the end of the calendar year		

Environmental Health Division

The following shall be completed prior to issuance of Building Permits for the facility:

9. Truck routing and construction of the grinder and scales shall not interfere with use of the well or any existing onsite wastewater treatment system.
10. Any new construction, expansion of existing structures, paving, or change in truck routes on site other than development of the new agricultural processing facility and truck routes as shown on the approved site plan will require mapping the location of all existing water wells and on-site wastewater treatment systems within the project area.

11. No water is proposed to be used in the grinding process. Should wastewater be generated from processing of agricultural products or by-products, then it will be disposed into a wastewater disposal and treatment system approved by Solano County Environmental Health or the Central Valley Regional Water Quality Control Board, as applicable.
12. A Hazardous Business Management Plan shall be maintained on file with Solano County Environmental Health should reportable quantities of hazardous materials or wastes be stored on the site.
13. Processed material is not proposed to be landfilled or composted. If any material should be taken to landfill or compost operations after processing, a brief description of the outgoing material and volume estimates for each outgoing material stream will be provided to the Environmental Health Division.

Environmental Health Division- Action Required:	When:	Date Completed:	Verified by:
Provide mapping of water wells and septic systems	At the time of application for any building or grading permits for new or expanded structures, or changes to on-site truck routing from that shown in the approved site plan.		
Contact Haz-Mat division to provide the quantities of reportable materials to be stored on-site.	Within 30 days of permit issuance.		

Building and Safety Division

14. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2019 California Building Code. "Any owner or authorized agent who intends to construct, enlarge, or change the occupancy (U to F occupancy) of a building or structure shall first make application to the building official and obtain the required permit."
15. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2019 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2019 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale, and designed by a licensed architect reflecting all site accessibility.
16. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst-case requirements between Chapter 11B of the 2019 California Building Code and the ADA Federal Law. One ADA parking shall be provided per every 25 parking stalls.
17. 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."

18. The fire district will reassess the site for fire life and safety requirements after operation is implemented.

Building & Safety Division- Action Required:	When:	Date Completed:	Verified by:
Obtain Building Permits for any proposed new structures or modifications to existing structures.	Within one year of permit issuance, and prior to starting construction for the specific project.		

Public Works Division

The information and permit applications detailed below shall be submitted prior to issuance of Building Permits for the proposed facility.

- 19. Applicant shall apply for, secure, and abide by the 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 onto public roads.
- 20. Applicant shall apply for, secure, and abide by the conditions of any required grading permit necessary for the construction of the private access improvements, parking areas and walkways, as well as any onsite grading.
- 21. The operator/permittee shall enter into an Encroachment Permit Agreement for Roadway Damage with Solano County to cover the use of Yolano Road, King Road, and/or Bulkley Road to and from Midway Road. Access to the facility from Midway Road shall be via these roads unless otherwise approved in writing by the Department of Resource Management.

Public Works Division- Action Required:	When:	Date Completed:	Verified by:
Obtain a Grading Permit	Prior to construction of any parking areas, access and walkways, or as required by proposed new development.		
Enter into a Encroachment Permit Agreement for Roadway Damage with Solano County	Within 60 days of minor use permit approval and then maintained valid		

Dixon Fire Protection District

- 22. A dust hazard analysis (DHA) will be required to be submitted for review by the Fire Code Official. CFC Section 2203 and 2016 NFPA 652. The dust hazard analysis shall indicate if use of powered equipment (trucks, loaders etc.) are safe for use in the building, and not an ignition hazard. If combustible dust is produced an annual operational permit from the Dixon Fire Department shall be required. CFC 2201.2, CFC 105.6.6, & CFC Chapter 2 “Combustible Dust” definition.
- 23. Any use other than as described in the definition of an Ag Building shall require a request for a change of occupancy classification in writing.
 - a. Ag Building Definition per the 2019 California Fire Code (CFC) and 2019 California Building Code. [BG]

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where

agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Fire District- Action Required:	When:	Date Completed:	Verified by:
Submit a Dust Hazard Analysis	Within 6 months of permit issuance, and prior to use of the existing 29,000 square foot building for storage or transfer of processed materials		

Exercise of Permit

24. The Minor Use permit shall not be considered exercised until all “Action Required” items above have been completed and verified. If the permit has not been exercised within one year after the date of approval, the use permit shall expire and thereafter be null and void without further action by the Zoning Administrator or Planning Commission; except that, upon written request by the owner, the Zoning Administrator may authorize an extension of time to exercise the permit, not to exceed one year. Only one such extension may be granted.

Permit Term

25. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic renewals shall be charged at that time.

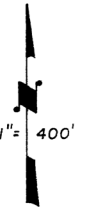
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on May 19, 2022.

Allan M. Calder, Planning Manager
 Department of Resource Management

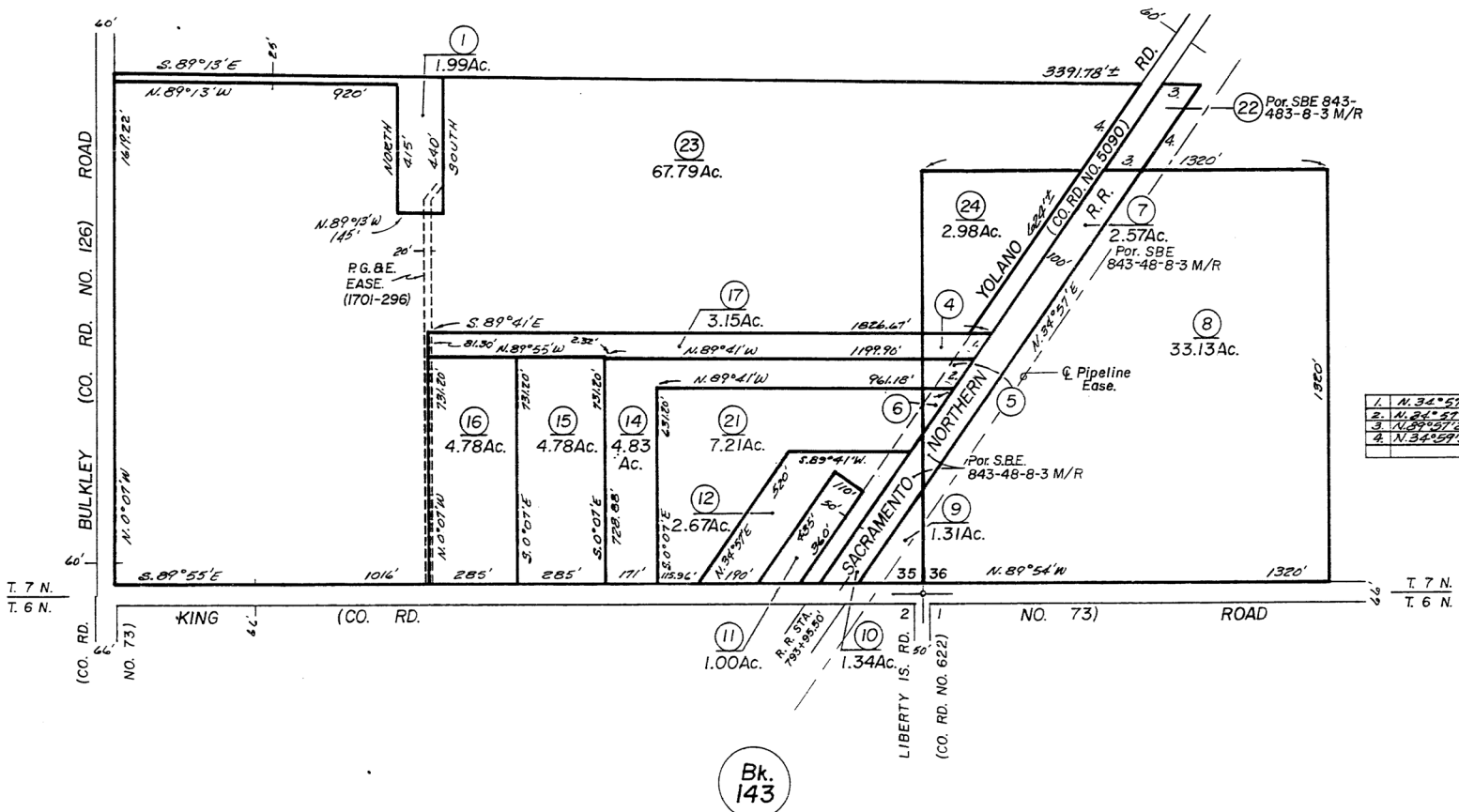
POR. SEC'S. 35 & 36, T. 7 N., R. 2 E., M. D.B. & M.

Tax Area Code
63002

112-12



11



Bk.
143

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

SBE CHG	7-13-93	RD
120-22, 23, 24, 10-30-93		RD
SBE-PL	6-22-90	BT
SBE-PL	5-31-89	FG
SBE-PL	6-27-86	RD
REVISION	DATE	BY

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 112 Pg. 12
County of Solano, Calif.

9495



General Development Standards Checklist (Section 28.70.10)

Application Number: MU-21-10

No use of land or buildings shall be conducted except in compliance with these general development standards.				
A. Zoning District Standards	YES	MAYBE	NO	N/A
Any use of land or buildings must meet the general development standards described in this section unless more stringent permitting and development standards are delineated in the applicable zoning district.				
B. Performance Standards				
1. Prevent Offensive Noise, Dust, Glare, Vibration, or Odor. All uses of land and structures shall be conducted in a manner, and provide adequate controls and operational management to prevent:				
a. Dust, offensive odors, or vibrations detectable beyond any property line;	X			
b. Noise that exceeds 65dBA LDN at any property line	X			
c. Glint or glare detectable beyond any property line or by overflying aircraft	X			
2. Prevent Storm Water Pollution. Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.				
3. Parking. Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.				
4. Removal of Natural Material. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.				
5. Solid Waste and General Liquid Waste Storage and Disposal.				
a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.	X			

b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.	X			
c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.				X
d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.				X
Note: Should the Director of Resource Management believe that a proposed use in any district is likely to violate the performance standards in B.1-8 above, the Director may invoke the performance standard procedures contained in Section 28-95 .				
C. Fairfield Train Station Specific Plan Area				
1. Uses established in the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan shall, be consistent with existing development and considered interim uses which terminate upon annexation to the City of Fairfield.				X
D. Airport Land Use Compatibility Plans				
1. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land uses allowed by this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.				X
E. Other Permits.				
Building and Safety Division. The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by this chapter. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.				
a. Building Permit Required	X			
b. Occupancy Permit Required				X
c. Change of Occupancy Required				X
1. Environmental Health Services Division. The Environmental Health Services Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under this chapter, including:				
a. Food facility permits				
(1) Sale and Consumption of Food and Beverage. Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.				X

Food Preparation. Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.				
a. Hazardous materials and waste program permits	x			
b. Recreational health facility permits				x
c. Liquid and solid waste permits including septic system permits				x
d. State small water system permits				
e. Water well permits				x
2. Public Works Engineering Division. The Engineering Services Division administers a variety of regulations which may require permits including:				
a. Encroachment permits		x		
b. Grading and drainage permits		x		
3. Fire Protection District. Local fire protection districts may regulate certain uses of buildings and land.	x			
4. Other Agencies. Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under this chapter, any other licenses or permits required by any other agency must be obtained.	x			



AGRICULTURAL PROCESSING USES – Small Agricultural Processing Facility (Section 28.71.20(A) & (B)(1))

All agricultural processing uses shall comply with the general performance standards (28.70.10) and the following general standards:				
A. General Requirements	YES	MAYBE	NO	N/A
1. Trucking access with shall not interference with normal traffic	X			
2. Processing facilities may be located on a private road only if there is a recorded maintenance agreement executed by all lot owners served by the private road.				X
3. Storm water shall be managed to prevent any processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.	X			
B. Specific Requirements - The specific agricultural processing uses listed below shall comply with the following specific standards:				
1. Agricultural Processing Facility				
a. Small Agricultural Processing Facility: A Small Agricultural Processing Facility, as defined in Section 28-10, shall comply with the applicable development standards delineated in the zoning district, the general requirements for agricultural processing uses ((28.71.20A above) and the following standards:				
1. At least ten percent (10%) of the product used in production, averaged over 5 consecutive years, must be grown on-site or off-site on land owned or leased by the operator within Solano County.			X	
2. The facility operator shall report at the end of each calendar year to the Department of Resource Management the amount and source of product processed during the calendar year.	X			
3. Shall obtain Environmental Health Services Division of the Department of Resource Management, and Fire Department approval, if required, and notify the Sheriff's Office prior to hosting special events.				X
4. A retail sales and tasting facility, ancillary to the processing facility, must be no larger than 1,000 square feet.				X
5. If less than ten percent (10%) of the product used in production, averaged over 5 consecutive years, is grown on-site or off-site on land owned or leased by the operator in Solano County, then the facility shall be subject to the permitting requirements of the zoning district applicable to a Medium Agricultural Processing Facility.	X			

Central Valley Ag Grinding
 7040 Yolano Road
 Dixon, CA 95620

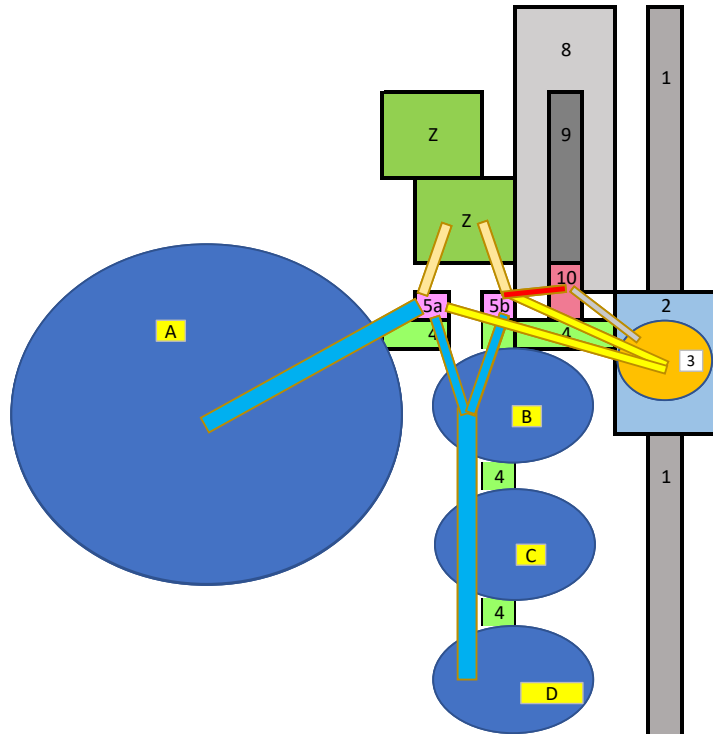
SCHEMATIC GRAIN HANDLING FLOW CHART

Date: 7/23/2020

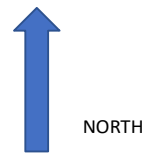
Revised: 1/15/21



Flow Chart for Grain Handling - Schematic - No Change



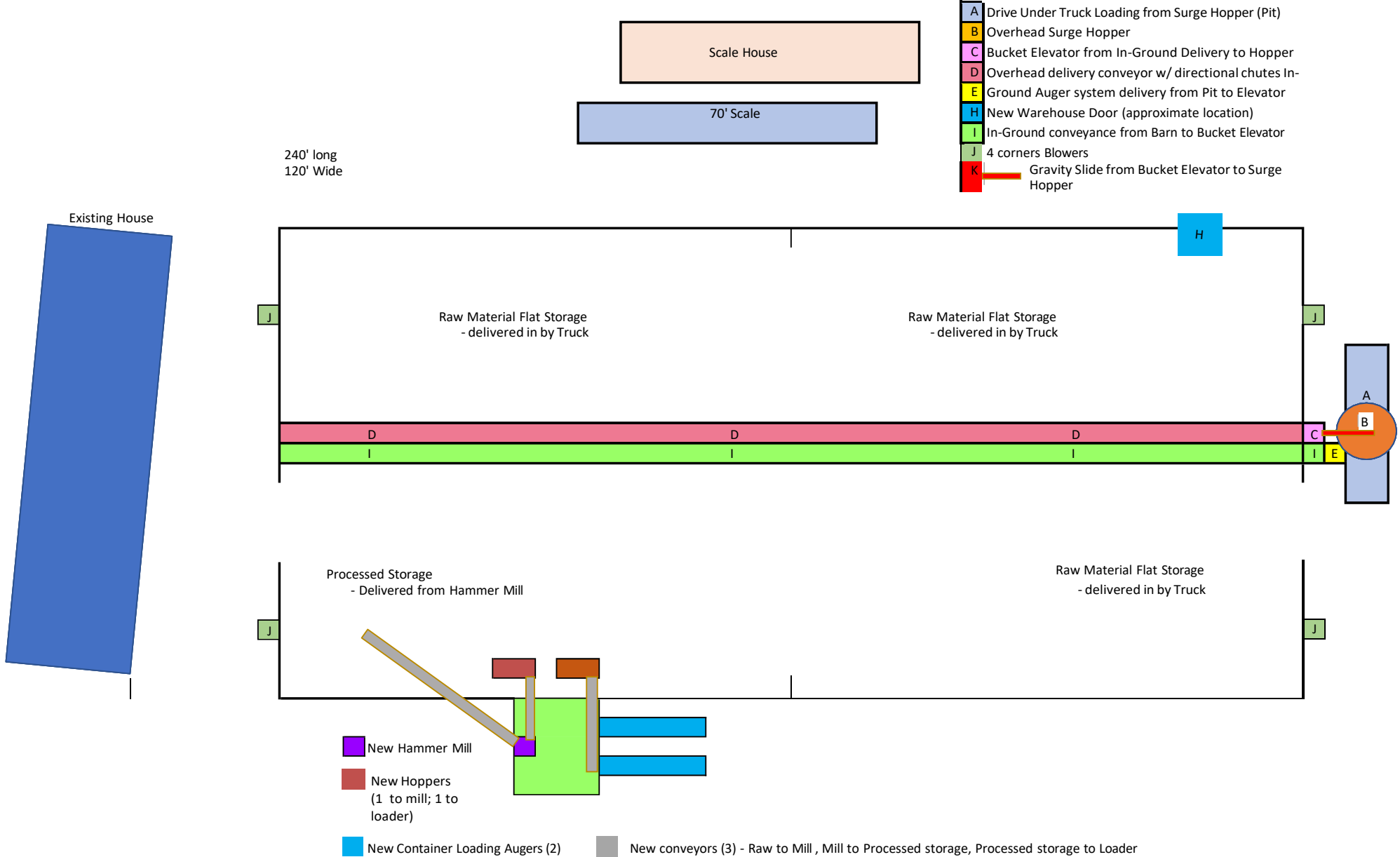
- 1** Drive Path for Trucks
 - 2** Drive over pit for dumping truckloads of commodities
 - 3** Overhead Bin / Hopper Surge for loading Container Loader / Out Bound Trucks
 - 4** Ground level delivery to Bucket Elevators from Pit and Silos
 - 5** Bucket Elevators - a/b - delivery from ground level - pit / under bin - to silo's
 A/B/C/D for storage - Hopper #2 for surge - from surge hopper to Container Loader / Mill
 - 6** Overhead delivery Augers from Bucket Elevator to Silos A,B,C,and D **A** = Auger, BCD = Auger, Split Y is gravity
 - 7** Overhead Gravity feed from Bucket Elevators to Surge Hopper
 - 8** Container Loading Scale - being added
 - 9** Container Loader Stinger Auger - being added
 - 10** Almond Shell Grinder - 200 Hp Mill - being added
 - 11** Gravity Delivery Slide from Elevator to Grider / Container Loader
 - 12** Auger Feeder from Surge Hopper to Container Loader
-
- Z** Overhead delivery gravity feed from Bucket Elevators to Driers - (unused)
 - Z** Grain Driers - (unused)



Date: 7/23/2020

Revised: 4/4/22

Shell and Rice Handling - Schematic






Central Valley Ag Grinding
7040 Yolano Road
Dixon, CA 95620

Date: 7/23/2020

Revised: 04/05/22

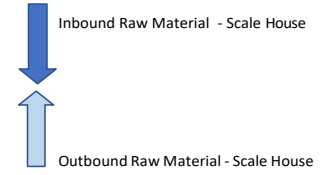
Site Plan

Proposed modifications

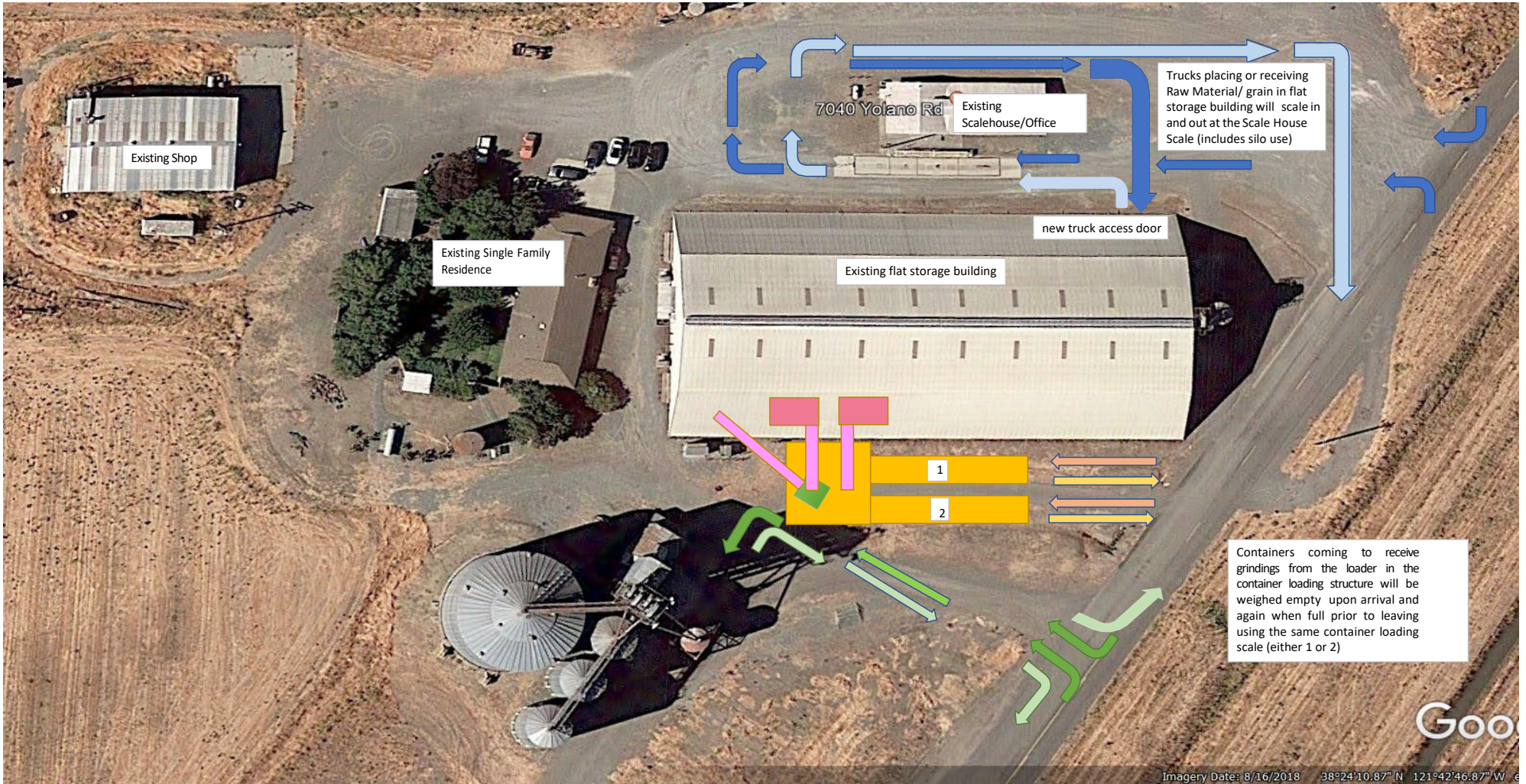
-  New Container Loading Scale - with Loading Auger, 1 and 2
-  New Conveyors - Raw to Mill, Mill to Store, Store to Loader
-  New Hoppers - Raw to Mill, Storage to Loader

New Mill for Grinding Shell and hull located inside container Loading Structure

ATTACHMENT E



Existing Facility Layout - Including proposed modifications



7040 Yolano Road Permit History

Permit Type	Permit Number	Description
Use Permit	R-721	To establish a mobile home site, situated in an A-10 District, located 3 miles SW of Dixon on the W side of Batavia Road in the general vicinity of Batavia Road and I-80
Use Permit	R-722	To establish a mobile home site, situated in an A-10 District, located 3 miles SW of Dixon on the W side of Batavia Road in the general vicinity of Batavia Road and I-80
Use Permit	R-839	To establish a mobile home site, situated in an A-10 District, located 3 miles SW of Dixon on the W side of Batavia Road in the general vicinity of Batavia Road and I-80
Use Permit	R-840	To establish a mobile home site, situated in an A-10 District, located 3 miles SW of Dixon on the W side of Batavia Road in the general vicinity of Batavia Road and I-80
Building Permit	B.P. #9647	Elevated Loadout Tank
Building Permit	B.P. #9508	Grain storage building
Permit to Operate	P-45-13(t)	Grain storage and loadout - YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT
Permit to Operate	P-46-13(t)	Grain receiving and handling - YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT
Permit to Operate	P-47-13(t)	Grain dryer - YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT
Permit to Operate	C-20-151	Hammer Mill: Grinding grain and feed commodities - YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT