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## DEPARTMENT OF RESOURCE MANAGEMENT



# SOLANO COUNTY

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Planning Services Division

### Use Permit Renewal – Staff Report

**Application:** U-09-02 (Bravos)  
**Project Planner:** Eric Wilberg  
**Location:** 7768 Sikes Road  
**General Plan:** Agriculture

**Meeting of** May 21, 2015  
**Agenda Item No.** 1  
**Assessor Parcel Numbers:** 0112-020-080  
**Zoning:** Exclusive Agriculture 'A-40'

#### Proposal

The applicant has filed compliance review No. 1 of Use Permit U-09-02 for the continued operation of a veterinary facility. 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-09-02 was granted by the Solano County Zoning Administrator July 23, 2009.

#### 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 veterinary facility is being operated in compliance with U-09-02. 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-09-02.

#### Updated Permit Term (Condition of Approval No. 12)

The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit, May 21, 2015. The cost associated with the periodic reviews shall be charged at that time.

**Attachment A** – Land Use Permit U-09-02 and Zoning Administrator Resolution No. 09-12



**Department Of Resource Management**  
**675 Texas Street, Suite 5500**  
**Fairfield, CA • 94533**  
**Planning Division**  
**(707) 784-6765**

\*mailed 7/24/09\*

**LAND USE PERMIT NO. U-09-02**

**JASON BRAVOS**

**(permittee)**

For a veterinary facility located at 7768 Sikes Road in an "A-40" Exclusive Agricultural Zoning District, 3 miles east of the City of Dixon, APN: 01112-020-080.

**(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.

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 Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this 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.

**Date Granted June 4, 2009**

**SOLANO COUNTY ZONING ADMINISTRATOR**

Issued by: *Birgitta E. Corsello*  
Birgitta E. Corsello, Director  
Resource Management

Date 7/23/09

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**ATTACHMENT A**

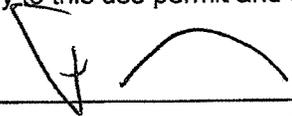
**CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-09-02**  
**of**  
**JASON BRAVOS**

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1. The proposed use shall be established in accord with the plans and information for Use Permit U-09-02, prepared by Highline Builders, Inc., submitted January 29, 2009 by the applicant, and as approved by the Solano County Zoning Administrator.
2. 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.
3. The veterinary facility is permitted only for storage of materials related to the permittee's private practice. It cannot be converted into a clinic receiving client visits because the structure is to be built below base flood elevation.
4. As long as the barn is used for the storage of veterinary supplies, the permittee shall continue to focus his veterinary practice on the treatment of farm animals that are regarded as agricultural commodities under the Williamson Act.
5. No incineration of refuse, including medical waste, shall be allowed on the subject property.
6. No enlargement of the proposed barn, construction of additional structures, or outdoor storage used in conjunction with the conditionally allowed veterinary facility shall be allowed without prior approval of a minor revision to this use permit. Additional structures or uses that are unrelated to the veterinary facility and allowed by right under the County Zoning Ordinance may be approved without a revision to this use permit, at the discretion of the Zoning Administrator.
7. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
8. Prior to issuance of building permits, all requirements of the Dixon Fire Department shall be met.
9. The permittee shall consult with the Building and Safety Division prior to installation of the approved signage to determine whether a building permit is required and, if so, the permittee shall obtain said permit.
10. Any relocation or enlargement of the two signs described in this report or additional signage shall require a sign permit from the Planning Services Division.
11. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
12. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.
13. Violation of any of the foregoing conditions shall be cause for revocation of this permit.

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.

  
Permittee's Signature 7/6/09  
Date

Jason Bravos

Permittee's Name (Please Print)  
7709 Sites Blvd  
Address  
Ariz  
City  
95621  
Zip

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 09-12**

**WHEREAS**, the Solano County Zoning Administrator has considered Use Permit Application No. U-09-02 of **Jason Bravos** for a veterinary facility located at 7768 Sikes Road in an "A-40" Exclusive Agricultural Zoning District, 3 miles east of the City of Dixon, APN: 0112-020-080, 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 June 4, 2009, and

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

Mandatory Findings

1. That the establishment, maintenance or operation of the use applied for 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.

The use is consistent with the goals, objectives, and policies of the Solano County General Plan. The property is designated Agriculture in the General Plan and the proposed large-animal veterinary facility is an agricultural service use.

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

The existing gravel driveway will be lengthened to serve the proposed barn. Adequate utilities currently exist on the property.

3. That the applicant exhibits proof that such use will not, under the circumstances of the 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; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

Since animals will not be housed or treated on site, there is no danger of offensive noise, odor, or other nuisance associated with the project. The use will support surrounding agricultural operations and will not be detrimental to the welfare of County residents.

Additional Findings

4. The project qualifies for a Class 3 Categorical Exemption from CEQA.

The project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303: New Construction or Conversion of Small Structures.

5. The project qualifies as a compatible use on property under the Williamson Act.

As the proposed use will not significantly impair commercial agriculture on the subject property and will support agriculture in the surrounding area, the use qualifies as a compatible use under the *Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts*.

## **SIGNAGE FINDINGS**

### Mandatory Findings

1. The proposed signs do not exceed the standards of Sections 28.66.060 (Zoning District Sign Standards) and 28.66.070 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.

The proposed signs meet the standards of Section 28.66.060 with respect to size, location, and height, as well as the standards in Sections 28.66.070 (B) and (E). The signs will allow motorists on Sikes Road to identify the facility from a sufficient distance to safely and conveniently access the facility.

2. The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.

The proposed signs are complementary and compatible with the architectural character of the site and surrounding area.

3. The proposed signs are in substantial conformance with the sign design criteria provided in Section 28.66.050 (D) and (E) of the Sign Regulations.

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.66.050(D) and (E) of the Solano County Zoning Ordinance.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Use Permit Application No. U-09-02 subject to the following recommended conditions of approval:

1. The proposed use shall be established in accord with the plans and information for Use Permit U-09-02, prepared by Highline Builders, Inc., submitted January 29, 2009 by the applicant, and as approved by the Solano County Zoning Administrator.
2. 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.

3. The veterinary facility is permitted only for storage of materials related to the permittee's private practice. It cannot be converted into a clinic receiving client visits because the structure is to be built below base flood elevation.
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11. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
12. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.
13. Violation of any of the foregoing conditions shall be cause for revocation of this permit.

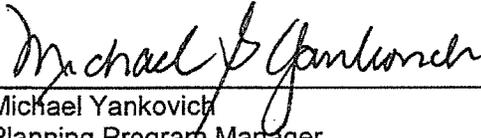
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Resolution No. 09-12  
U-09-02, Bravos

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 4, 2009.

BIRGITTA E. CORSELLO, DIRECTOR  
RESOURCE MANAGEMENT



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Michael Yankovich  
Planning Program Manager

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