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COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-93-12-EX2

Applicant: Helwig Vineyards, LLC

Project Planner: Travis Kroger

Meeting of September 17, 2015

Agenda Item No. 2

Location: 5079 Suisun Valley Road

Assessor Parcel Number: 0106-070-290

General Plan: Agriculture

Zoning: Suisun Valley Agriculture "A-SV-20"

Proposal

The applicant has requested extension No. 2 of use permit U-93-12, pursuant to condition of approval No. 15. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

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

Background

On June 3rd, 1993 the Zoning Administrator granted Use Permit U-93-12, permitting farm labor quarters on the above mentioned parcels. On August 27th, 2003 the Zoning Administrator approved extension No. 1 to extend the permit for an additional 10 year term.

Review and Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, staff has determined that the farm labor quarters is being operated in compliance with use permit no. U-93-12.

Permit Term

Per condition 9 of U-93-12, staff recommends that this permit be extended for a 10 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of June 3, 2023.

Attachments:

Conditions of Approval U-93-12, Site Plan, Floor Plan, Elevations



Solano County Department of
Environmental Management

ORIGINAL

601 TEXAS STREET • FAIRFIELD, CALIFORNIA • 94533 • (707) 421-6765

LAND USE PERMIT NO. U-93-12

WOODEN VALLEY WINERY

(*permittee*)

To ESTABLISH A FARM LABOR QUARTERS INCLUDING A 12' X 70' MOBILEHOME TO CONSOLIDATE EXISTING FARM LABOR FACILITIES in an "A-40" Exclusive Agricultural District, located at 5071 Suisun Valley Road. (APN: 149-070-100)

(*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 as follows:

See attached pages.

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

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

Richard Lopez X 4256 SUISON VLY RD. JUNE 10 1993
Permittee's Signature Address Date

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Appeals from action to grant this permit may be filed by any person within ten (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: _____
Director/Secretary

Date Granted June 3, 1993

SOLANO COUNTY ZONING ADMINISTRATOR

By: *John E. [Signature]* 6/15/93
1/92

CONDITIONS OF APPROVAL FOR USE PERMIT NO. U-93-12
of
WOODEN VALLEY WINERY

1. The subject property shall be developed and used in accordance with the plans and information submitted with Use Permit Application No. U-93-12 as approved by the Solano County Zoning Administrator.
2. The proposed farm labor housing shall remain accessory and incidental to the bonafide agricultural use conducted on the premises and other properties associated with Wooden Valley Winery.
3. The mobile home shall be located a minimum distance of 10 feet from any onsite structures.
4. The area under and around the mobilehome and around the proposed camphouse shall be maintained clear of all dry vegetation and combustible growth for a distance of not less than 30 feet.
5. Upon cessation of farming operations approved under this permit, the mobilehome shall be disconnected and removed from the property and occupancy of the farm labor housing unit shall terminate.
6. All requirements of the Solano County Environmental Health Services Division shall be met including:
 - a. Prior to the issuance of the building permit for the bunkhouse, the applicant shall secure written approval from the Building Division to connect the bunkhouse to the existing septic tank.
 - b. Prior to the issuance of the building permit, the applicant shall submit plans for the location and layout of the sewage disposal system and secure a permit for installation from this Division.
 - c. Prior to occupancy of the labor camp, the applicant shall secure a permit to operate a farm labor camp from the California Department of Housing and Community Development and submit copies of the permit and annual inspection reports to this Division.
 - d. Should the combined number of people working and residing on the property reach 25 or more per day for 60 days or more per year, the applicant shall secure a permit to operate a public water system from the California Department of Health Services Office of Drinking Water.
 - e. The sewage disposal system shall be maintained so as not to create a public health nuisance.

Conditions of Approval
U-93-12, Wooden Valley Winery

- 7. All requirements of the Solano County Department of Transportation shall be met including:
 - a. The applicant shall apply to the Transportation Department for grading and encroachment permits at the time of application for a building permit.
- 8. Obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting or demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. The applicant shall submit three sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
- 9. The permit shall be in effect for a ten (10) year period with the provision that an extension may be granted if said request is received prior to the expiration date of June 3, 2003 depending upon the circumstances at that time.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

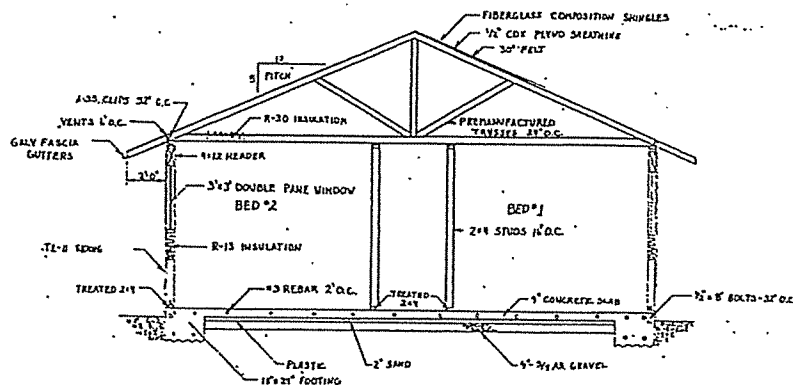
I agree to conform fully to this use permit and all of the foregoing conditions.

X Richard Lajo
Permittee's Signature

6/10/93
Date

X 4756 SUISON VLY RD SUISON.
Address

94585
Zip Code



SCALE 3/8" = 1'
SECTION DETAIL

SOLANO COUNTY PLANNING COMMISSION
Plan File Identification

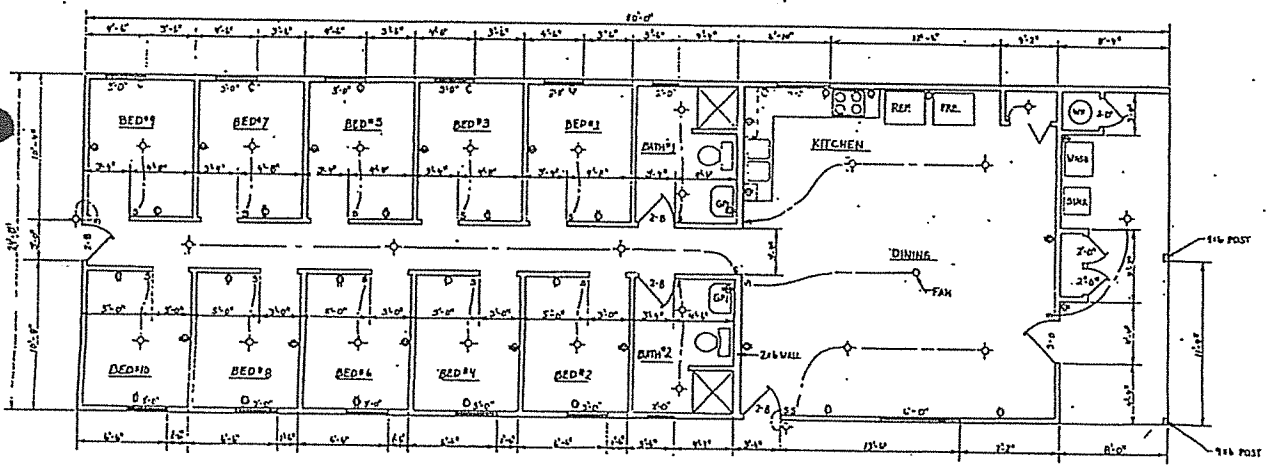
DATE OF PLAN FILING: 4/22/92

AS A PART OF: 61-93-12

FILED BY: _____

SHEET NO. _____ OF _____ SHEETS

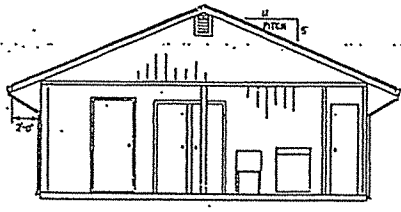
RECD. BY: _____



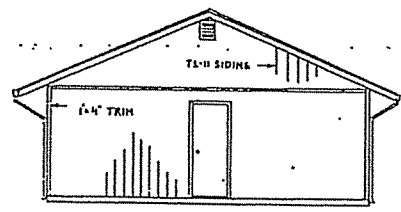
FLOOR PLAN SCALE 1/8" = 1'

SHEET
2/3

DRAWN FOR:
WOODEN VALLEY WINEAT



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'



LEFT SIDE ELEVATION
SCALE 1/4" = 1'

SOLANO COUNTY PLANNING COMMISSION
Plan File Identification

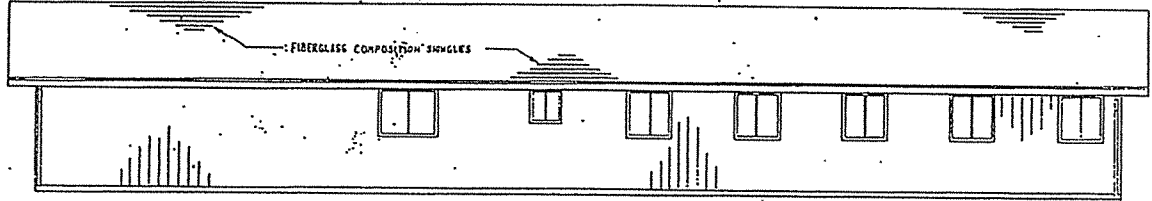
DATE OF PLAN FILING 4/22/93

AS A PART OF 1-93-12

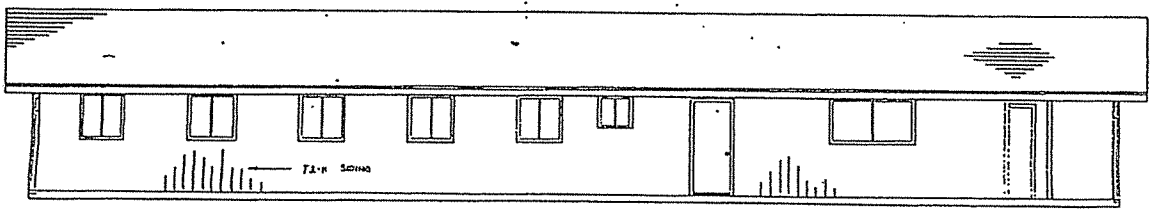
FILED BY _____

SHEET NO. _____ OF _____ SHEETS

RECD. BY _____



REAR ELEVATION
SCALE 1/4" = 1'



FRONT ELEVATION
SCALE 1/4" = 1'

