

**BILL EMLÉN**  
 Director  
 (707) 784-6765

**TERRY SCHMIDTBAUER**  
 Assistant Director  
 (707) 784-6765

**MIKE YANKOVICH**  
 Planning Services Manager  
 (707) 784-6765

**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO COUNTY**

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

[www.solanocounty.com](http://www.solanocounty.com)

Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
 U-94-14-MR4**

<b>Application No.</b> U-94-14-MR4 (Dreamland Farms) <b>Project Planner:</b> Eric Wilberg, Associate Planner		<b>Meeting of September 17, 2015 Agenda Item No. 4</b>	
<b>Applicant</b> Andrea Barbee 8127 Meridian Road North Dixon, CA 95620		<b>Property Owner</b> same	
<b>Action Requested</b> Consideration of Minor Revision No. 4 of Use Permit U-94-14 to construct a 2,400 square foot accessory structure for the storage of horse, boat, and recreational vehicle trailers incidental to the existing public stable and residential land uses on-site.			
<b>Property Information</b>			
Size: 60.25 acres		Location: 8127 Meridian Road North	
APNs: 0104-080-050			
Zoning: Exclusive Agriculture 'A-40'		Land Use: Public Stable, Residential	
General Plan: Agriculture		Ag. Contract: 737	
Utilities: Private water well and septic system		Access: Meridian Road North	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture	Exclusive Agriculture 'A-40'	Agriculture (hay)
<b>South</b>	Agriculture	Exclusive Agriculture 'A-40'	Agriculture (hay)
<b>East</b>	Agriculture	Exclusive Agriculture 'A-40'	Agriculture (orchard)
<b>West</b>	Agriculture	Exclusive Agriculture 'A-40'	Agriculture (hay)
<b>Environmental Analysis</b> The project qualifies for a Class III Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures.			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. U-94-14-MR4 based on the enumerated findings and subject to the recommended conditions of approval.			

## **BACKGROUND**

On September 15, 1994 the Zoning Administrator granted Use Permit U-94-14 which established a public horse stable, including: two riding rings, pastures, barns, and an office trailer.

Minor Revision 1 was granted November 17, 1994 to expand a hay barn, relocate the office trailer, construct an agricultural caretaker mobilehome, construct a secondary dwelling, and provide for five horse shows annually.

Minor Revision 2 was granted December 3, 1998 to replace the permitted office trailer and mobilehome with a farm labor quarters.

Minor Revision 3 was granted June 17, 2010 to construct a 15,000 square foot unenclosed cover for a portion of the existing outdoor arena, a 1,728 square foot barn, and to complete the exterior of an existing 4,000 sq. ft. steel structure at the northwest corner of the property.

## **SETTING**

The subject property is located along the west side of Meridian Road North, 4 miles west of the City of Dixon. The entire 60.25 acre parcel is relatively flat, exhibiting slopes of less than 6 percent. The site is bound to the north by Sweeney Road; to the east by Meridian Road North; to the south by Weyand Canal; and to the west by an agricultural property. Approximately 45 acres of the parcel is devoted to the agricultural production of hay, oat, and alfalfa. The equestrian facility utilizes the remaining 15 acres, developed near the southern extent of the parcel.

Parcels surrounding the subject site are engaged in the agricultural production of hay as well as orchard crops. The nearest residence is 1,000 feet south of the site, along Meridian Road North.

## **PROJECT DESCRIPTION**

The applicant is proposing to construct a 2,400 square foot accessory structure at the existing Dreamland Farms equestrian facility. The building will be utilized for trailer storage and would be situated near the northeast corner of the 15 acre developed footprint, just north of an existing barn and horse corrals.

## **LAND USE CONSISTENCY**

The proposed residential accessory structure is an allowed by right use within the Exclusive Agriculture 'A-40' zoning district; however the property is subject to the terms and conditions of a use permit for the public stable land use. The applicant has filed this minor revision to incorporate the proposed structure into the existing facility. The proposed 'shed' depicted on the site plan is subject to the minimum development standards for accessory structures in the A-40 district. The proposed structure exceeds the minimum setback requirements, including the 60 foot front yard setback from the front property line.

The equestrian facility has been previously permitted as a public stable with horse shows, which is a conditionally permitted land use within the district.

## **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 of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The structure is proposed within the developed footprint of the equestrian facility and does not exceed the recommended 2,500 square foot floor area threshold outlined in the CEQA Guidelines.

## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Minor Revision No. 4 of Use Permit U-94-14, subject to the recommended conditions of approval.

## USE PERMIT MANDATORY FINDINGS

- 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.**

The existing public stable with horse shows and the proposed accessory structure are consistent with the Land Use Chapter of the General Plan, the Exclusive Agriculture zoning district standards, and continue to be compatible with the Solano County Uniform Rules and Regulations Governing Agricultural Preserve.

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

The site is developed with on-site private domestic water and septic systems, access via Meridian Road North, and other utilities. No changes are proposed.

- 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.**

Compliance with the adopted conditions of approval will ensure that the existing land use does not constitute a nuisance nor is it detrimental to the comfort or general welfare of persons residing in or passing through the neighborhood.

## 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 of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The structure is proposed within the developed footprint of the equestrian facility and does not exceed the recommended 2,500 square foot floor area threshold outlined in the CEQA Guidelines**

## CONDITIONS OF APPROVAL

1. The permitted 2,400 square foot accessory structure shall be established and operated in accord with the application materials and development plans for Minor Revision No. 4 of Use Permit U-94-14, filed June 22, 2015 by Dreamland Farms, and as approved by the Solano County Zoning Administrator. The equestrian facility, including public stables, horse shows, corrals, barns, riding arenas, along with the permitted farm labor housing shall continue to operate in accord with previously permitted development plans and as conditioned herein.
2. The farm labor housing shall remain accessory and incidental to the bonafide agricultural use conducted on the property.
3. The horse show events are limited to a maximum of 4 horse show events per year and no more than 60 horses per show. Due to the 200 foot setback requirement per Section 28-50(b) of the Zoning Code, the horse shows shall be limited to the existing riding arena as identified on the site plan.
4. The permittee shall maintain a Certificate of Deposit or similar instrument in the amount of Five Thousand (\$5000) Dollars to insure removal of the mobilehome utilized for farm labor housing. Said document shall not be released, except as authorized by the Director of Resource Management, upon receipt of a written request and satisfactory evidence that the mobilehome has been removed. Except as provided above, the original Certificate of Deposit or similar instrument shall not be released from control of Solano County other than through a direct exchange in a Solano County office for an acceptable Certificate of instrument which does not place an unwarranted expense, workload or risk on the County of Solano.
5. All requirements of the Solano County Building and Safety Division shall be met including:
  - a. 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.
  - b. Except as exempted in Chapter 31 of the Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Building and Safety Division.
6. Comply with the Dixon Fire Department rules and regulations.
7. Comply with the submitted manure management plan. The stockpile shall be covered with tarp and secured during the rainy season (October 15 – April 15). If the Department of Resource Management receives nuisance complaints, manure management practices may be subject to a reevaluation through the use permit revision process.
8. Prior to issuance of the Use Permit, all requirements of the Solano County Public Works Division shall be met including obtaining a grading/drainage permit.

9. The business shall maintain a valid business license pursuant to Section 14-10 of the Solano County Code.
10. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk. The existing debris and/or junk shall be removed from the subject site.
11. The use shall be operated in such a manner as to not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
12. 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.
13. All lightings shall be hooded and directed downward, so as not to provide off-site glare.
14. Per Zoning Code Section 28.106(N), this use permit shall remain in effect for a five (5) year period with the provision that an application for renewal may be granted if said request is received prior to the renewal date of September 17, 2020 and the use remains in compliance with permit conditions of approval.

#### **Attachments**

- A – Draft Resolution
- B – Assessor’s Parcel Map
- C – Site Plan

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

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Revision No. 4 to Use Permit No. U-94-14 of **Andrea Barbee (Dreamland Farms)** to construct a 2,400 square foot accessory structure at an existing public stable located at 8127 Meridian Road, 4.3 miles northwest of the City of Dixon in an "A-40" Exclusive Agricultural Zoning District, APN: 0104-080-050, 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 September 17, 2015, 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.**

The existing public stable with horse shows and the proposed accessory structure are consistent with the Land Use Chapter of the General Plan, the Exclusive Agriculture zoning district standards, and continue to be compatible with the Solano County Uniform Rules and Regulations Governing Agricultural Preserve.

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

The site is developed with on-site private domestic water and septic systems, access via Meridian Road North, and other utilities. No changes are proposed.

- 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.**

Compliance with the adopted conditions of approval will ensure that the existing land use does not constitute a nuisance nor is it detrimental to the comfort or general welfare of persons residing in or passing through the neighborhood.

- 4. The project qualifies for a Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The structure is proposed within the developed footprint of the equestrian facility**

and does not exceed the recommended 2,500 square foot floor area threshold outlined in the CEQA Guidelines

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved the minor revision to Use Permit No. U-94-14 subject to the following recommended conditions of approval:

1. The permitted 2,400 square foot accessory structure shall be established and operated in accord with the application materials and development plans for Minor Revision No. 4 of Use Permit U-94-14, filed June 22, 2015 by Dreamland Farms, and as approved by the Solano County Zoning Administrator. The equestrian facility, including public stables, horse shows, corrals, barns, riding arenas, along with the permitted farm labor housing shall continue to operate in accord with previously permitted development plans and as conditioned herein.
2. The farm labor housing shall remain accessory and incidental to the bonafide agricultural use conducted on the property.
3. The horse show events are limited to a maximum of 4 horse show events per year and no more than 60 horses per show. Due to the 200 foot setback requirement per Section 28-50(b) of the Zoning Code, the horse shows shall be limited to the existing riding arena as identified on the site plan.
4. The permittee shall maintain a Certificate of Deposit or similar instrument in the amount of Five Thousand (\$5000) Dollars to insure removal of the mobilehome utilized for farm labor housing. Said document shall not be released, except as authorized by the Director of Resource Management, upon receipt of a written request and satisfactory evidence that the mobilehome has been removed. Except as provided above, the original Certificate of Deposit or similar instrument shall not be released from control of Solano County other than through a direct exchange in a Solano County office for an acceptable Certificate of instrument which does not place an unwarranted expense, workload or risk on the County of Solano.
5. All requirements of the Solano County Building and Safety Division shall be met including:
  - a. 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.
  - b. Except as exempted in Chapter 31 of the Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Building and Safety Division.
6. Comply with the Dixon Fire Department rules and regulations.



7. Comply with the submitted manure management plan. The stockpile shall be covered with tarp and secured during the rainy season (October 15 – April 15). If the Department of Resource Management receives nuisance complaints, manure management practices may be subject to a reevaluation through the use permit revision process.
8. Prior to issuance of the Use Permit, all requirements of the Solano County Public Works Division shall be met including obtaining a grading/drainage permit.
9. The business shall maintain a valid business license pursuant to Section 14-10 of the Solano County Code.
10. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk. The existing debris and/or junk shall be removed from the subject site.
11. The use shall be operated in such a manner as to not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
12. 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.
13. All lightings shall be hooded and directed downward, so as not to provide off-site glare.
14. Per Zoning Code Section 28.106(N), this use permit shall remain in effect for a five (5) year period with the provision that an application for renewal may be granted if said request is received prior to the renewal date of September 17, 2020 and the use remains in compliance with permit conditions of approval.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 17, 2015.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

---

Michael Yankovich  
Planning Program Manager



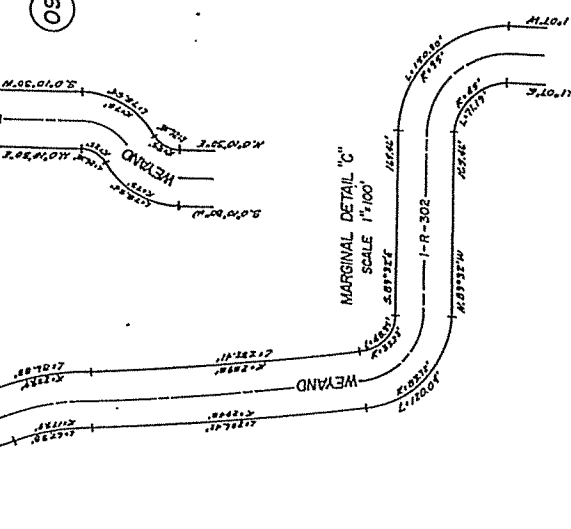
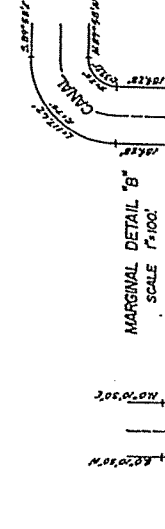
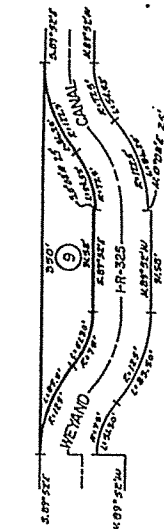
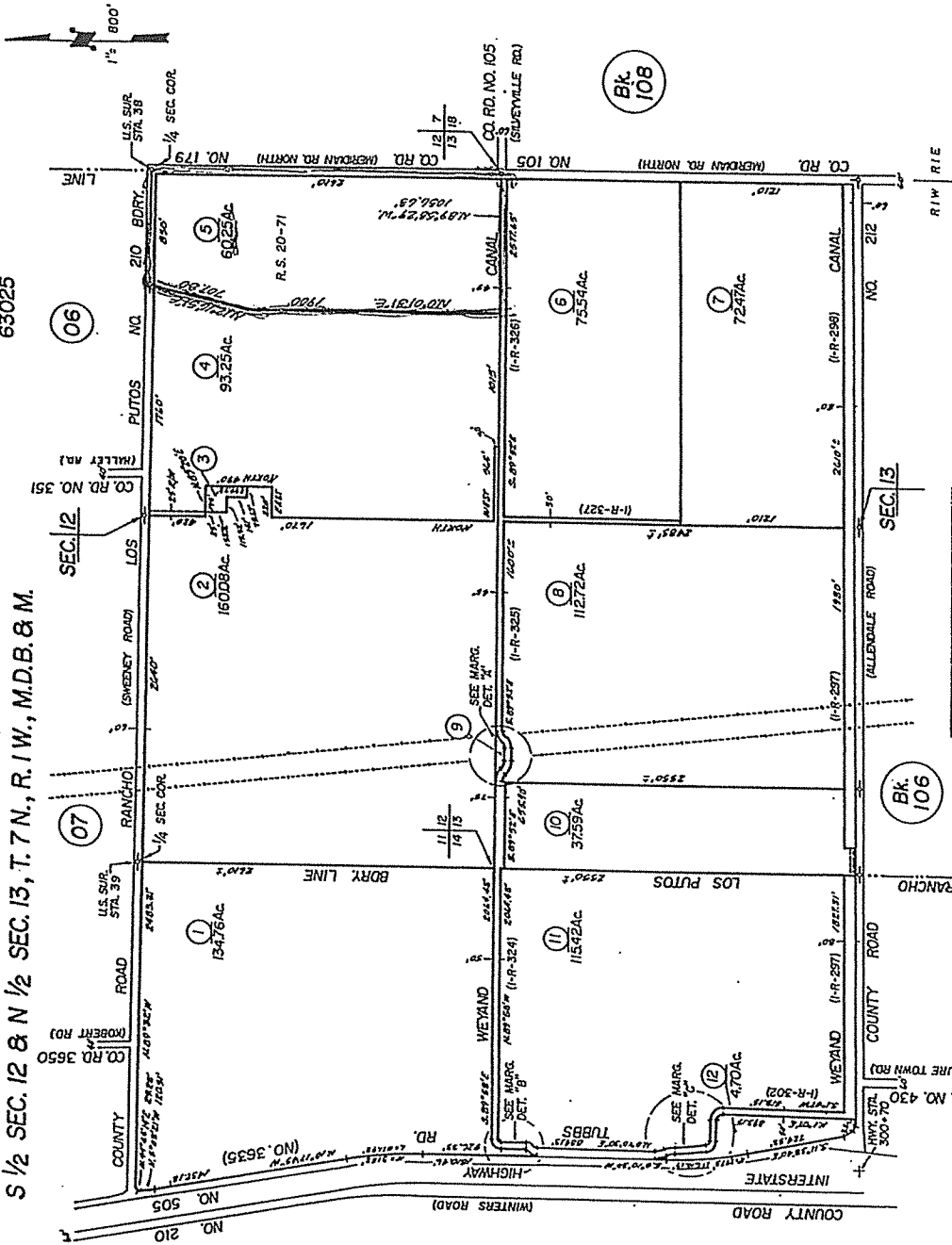
**FILE COPY**  
 U-94-14-MR-24

FOR LOT 38 RANCHO LOS PUTOS

SE 1/4 SEC. 11 & NE 1/4 SEC. 14, T.7N., R.1W., M.D.B. & M. EXT.  
 S 1/2 SEC. 12 & N 1/2 SEC. 13, T.7N., R.1W., M.D.B. & M.

Tax Area Code  
 63025

104-08



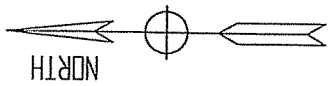
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

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

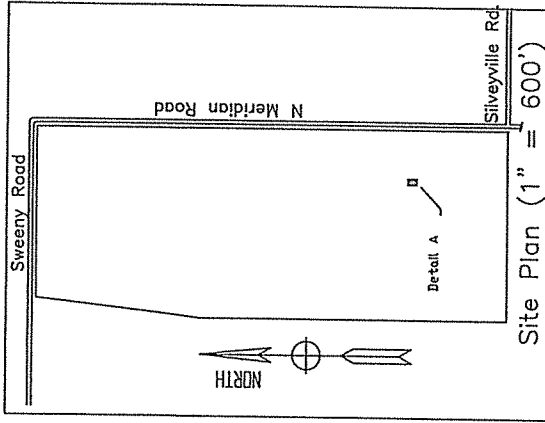
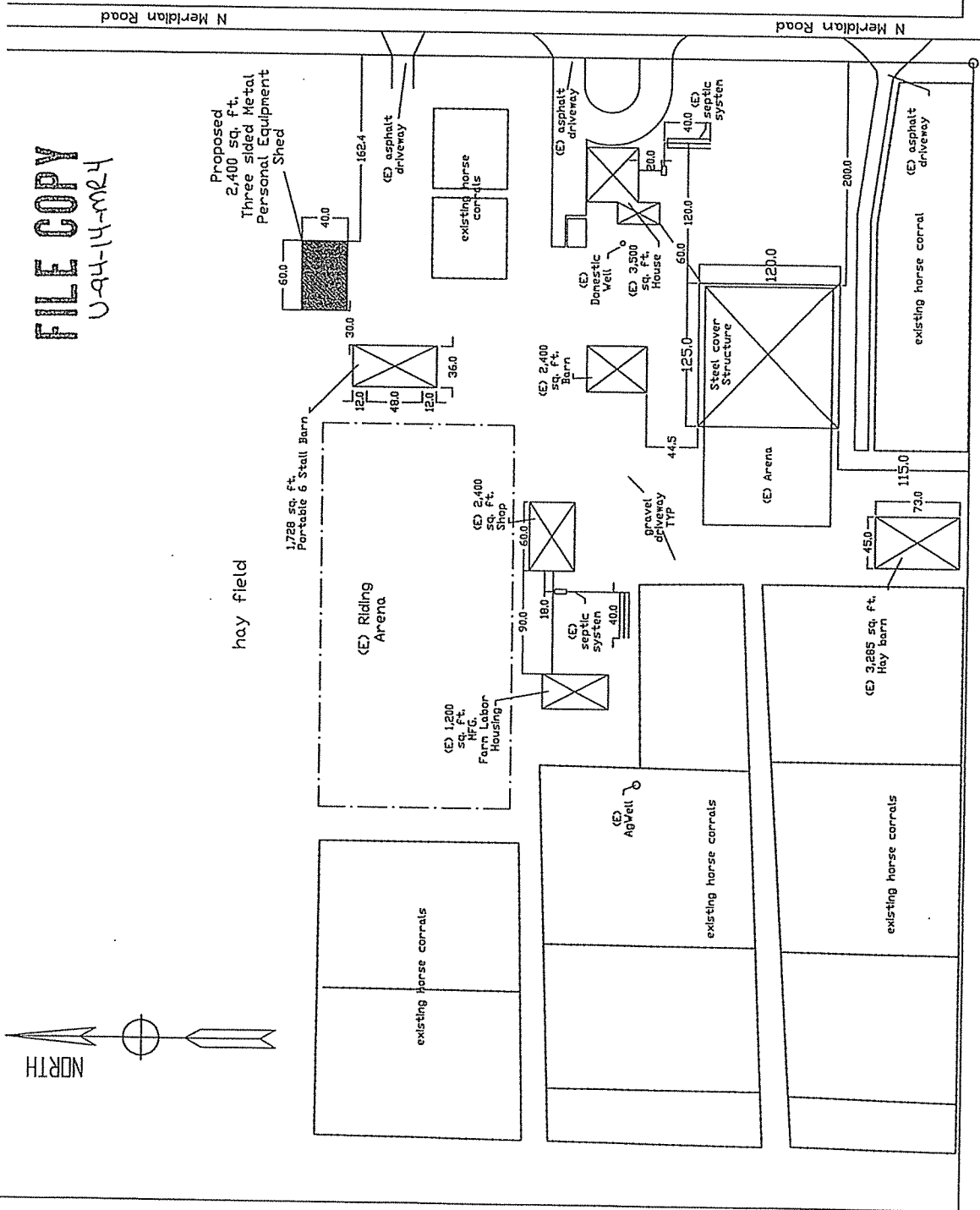
REVISION	DATE	BY
1	12-20-11	222-12 AR
2	11-25-11	222-12 AR
3	11-25-11	222-12 AR
4	11-25-11	222-12 AR

NO.	DESCRIPTION	DATE	BY
1	5.07121W	11-25-11	222-12 AR
2	4.89121W	11-25-11	222-12 AR
3	4.89121W	11-25-11	222-12 AR
4	4.89121W	11-25-11	222-12 AR

Assessor's Map Bk. 104 Pg. 08  
 County of Solano, Calif.  
 95970



FILE COPY  
U-94-14-MR4



Site Plan (1" = 600')

Owner: Andrea Barbee  
8127 Meridian Rd  
Dixon, CA 95620  
(707)678-6953

Applicant: Owner

Site Address: Owner

Dwg by: Owner

Parcel # 0104-080-050

Parcel size: 62.5 acres

Date: May 2015

Silveyville Road

Site Plan Detail A (1" = 75')