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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
U-16-03**

Application No. U-16-03 (Anselmo Farms) Project Planner: Eric Wilberg, Planner Associate		Meeting of March 16, 2017 Agenda Item No. 7	
Applicant Kathryn Shamieh Family Trust c/o Jody Anselmo 4160 Suisun Valley Road E760 Fairfield, CA 94534		Property Owner Kathryn Shamieh Family Trust c/o Jody Anselmo 2275 Julian Lane Fairfield, CA 94534	
Action Requested Consideration of Use Permit U-16-03 to conduct a Custom Farm Services business within a portion of an existing 4,000 square foot agricultural accessory structure as well as outdoor vehicle and equipment parking and storage.			
Property Information			
Size: 15 acres		Location: 2.5 miles NW of City of Fairfield	
APN: 0149-060-120			
Zoning: Suisun Valley Agriculture "A-SV-20"		Land Use: Agriculture, residential	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: Domestic well, septic system		Access: Julian Lane	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Suisun Valley Agriculture "ASV-20"	Vineyards
South	Agriculture	Suisun Valley Agriculture "ASV-20"	Vineyards/orchard
East	Agriculture	Suisun Valley Agriculture "ASV-20"	Vineyards
West	Agriculture	Suisun Valley Agriculture "ASV-20"	Agriculture/vacant hillside
Environmental Analysis The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. U-16-03 subject to the mandatory and suggested findings and recommended conditions of approval.			

SITE DESCRIPTION

The subject property is located within Suisun Valley approximately 2.5 miles northwest of the City of Fairfield. The entire 15 acre parcel is relatively flat exhibiting slopes of less than six percent. Approximately 10 acres of the site is planted in vineyards supporting a winery processing operation on-site. Development on-site is clustered near the southwest corner of the lot consisting of two single family dwellings, two agricultural accessory structures, and a graded pad for vehicle/equipment parking. Parcels surrounding the subject site are predominately planted with vineyards. Suisun Valley Road lies 1,000 feet east of the site and Suisun Creek 1,100 feet to the west. Julian Lane bounds the site to the south.

PROJECT DESCRIPTION

Anselmo Farms LLC is requesting Use Permit approval for a Custom Farm Services business located at 2275 Julian Lane. In addition to farming their own land within Solano County the applicant also provides custom farm services including vineyard maintenance and removal, mechanical and hand weed control, irrigation systems, drainage control, farm road and building pad construction, and farm labor contracting. Vehicles used in the business include 3 medium duty farm trucks, 3 service trucks, 2 water trucks, 1 dozer, 1 medium loader, 2 small loaders, 1 medium excavator, 2 small excavators, 1 rock conveyor, 1 forklift, 2 RTV's.

A 1,300 sq. ft. portion of the existing 4,000 sq. ft. agricultural accessory structure is devoted to vehicle storage of the farm service business. The remaining vehicles and equipment are parked on the approximate 10,000 square foot gravel/dirt pad north of the residential development on-site and surrounding the accessory structure. The balance of the accessory structure is utilized for storage and winery operations. Business hours on-site typically occur between 6-8 a.m. and 3-4 p.m. Operations generally begin earlier during harvest season. The business employs 7-10 persons seasonally who meet off-site at each job location. Customers do not access the property. The applicant owns the parcel east of the subject site and has existing developed access off Suisun Valley Road. Aside from existing electrical service to the site, no additional utilities are required of the project.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. The project involves utilizing a 1,300 square foot portion of an existing accessory structure as well as previously graded area for vehicle and equipment storage and parking. The 4,000 square foot structure was originally permitted via building permit B2007-0225 for vehicle and equipment storage. The proposed use remains similar to that of the originally permitted use; however the vehicles and equipment are also being utilized for business operations in addition to private farming needs, therefore triggering the Use Permit requirement.

LAND USE CONSISTENCY

General Plan and Zoning

The property is designated Agriculture by the Solano County General Plan. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Suisun Valley Agriculture "A-SV-20" Zoning District is consistent with this designation.

Pursuant to the Suisun Valley *table of allowed uses and permit requirements* (Section 28.23) of the County Zoning Regulations, a Commercial Custom Farm Service facility is a conditionally permitted land use within the A-SV-20 Zoning District. Section 28.76.10(A) details the general requirements and development standards for custom farm services. In summary, the existing accessory structure and developed footprint exceed minimum setback requirements from Julian Lane, the adjacent roadway. The agricultural property has developed ingress/egress and encroachment off Suisun Valley Road and Julian Lane. The type of

business does not require trucking access, loading spaces, or commercial retail. A majority of the site is planted in vineyards and the agricultural operation has an existing developed footprint, therefore removal of agriculture is not necessary or proposed. The property involves outdoor equipment and vehicle storage however the use is adequately setback 1,000 feet from public view off Suisun Valley Road. The property is not located adjacent to a residential Zoning District therefore screening, landscaping, and/or fencing is not required.

RECOMMENDATION

The Department recommends that the Zoning Administrator **ADOPT** the resolution containing the mandatory and suggested findings, and **APPROVE** Use Permit No. U-16-03, 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 proposed Custom Farm Services facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The facility is a conditionally permitted land use within the Suisun Valley Agriculture "A-SV-20" Zoning District and will benefit farming operations within the Suisun Valley Agricultural Region and Solano County. The proposal meets or exceeds the general and specific land use regulations pertaining to this use.

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

The project has developed utilities, access roads, and drainage necessary for the facility. The operation fronts along Julian Lane; however has direct access to Suisun Valley Road via the adjacent parcel to the east, also under the applicant's ownership. The project does not require that a source of water supply or sewage disposal be developed.

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.**

The project involves the operation of a Custom Farm Services business at 2275 Julian Lane within the Suisun Valley. The business utilizes vehicles and equipment vital for commercial agricultural operations and which are regularly implemented in an agricultural setting for crop, orchard, and vineyard establishment and on-going maintenance. The subject use will not constitute a nuisance to surrounding properties or persons residing, working, or passing through the agricultural area.

ADDITIONAL FINDINGS

4. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

CONDITIONS OF APPROVAL

General

1. Approval is hereby granted Anselmo Farms, LLC to operate a Custom Farm Services facility consisting of a 1,300 square foot portion of an existing 4,000 square foot agricultural accessory structure as well as an approximate 10,000 square foot outdoor gravel/dirt parking and storage area at 2275 Julian Lane; APN 0149-060-120. The permitted use shall be established in accord with the application materials and development plans for U-16-03, submitted May 12, 2016 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. Any expansion or change in the use may require a new or modified use permit and further environmental review.
4. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a new use permit or minor revision or amendment to the permit.
5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
6. The applicant shall secure and abide by the terms and conditions of a Business License issued by this Department. This approved Use Permit shall constitute as the "Zoning Clearance" necessary to file for the license.

Building and Safety Division

7. Prior to any construction or improvements taking place, a building permit application shall first be submitted as per Section 105 of the 2013 California Building Code or the latest edition of the codes enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

Permit Term

8. The permit shall be in effect for a five (5) year period with provision that a renewal may be granted if said request is received prior to the expiration date of March 16, 2022 and the use shall remain the same and in compliance with the conditions of approval.

Attachments:

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Site Plan, partial
- D – Floor Plan

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Use Permit Application No. U-16-03 of **Anselmo Farms** to conduct a Custom Farm Services business within a portion of an existing 4,000 sq. ft. agricultural accessory structure and incidental equipment storage. The property is located at 2275 Julian Lane 2.5 miles northwest of the City of Fairfield within the Suisun Valley Agriculture "A-SV-20" Zoning District; APN 0149-060-120, 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 March 16, 2017, 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 proposed Custom Farm Services facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The facility is a conditionally permitted land use within the Suisun Valley Agriculture "A-SV-20" Zoning District and will benefit farming operations within the Suisun Valley Agricultural Region and Solano County. The proposal meets or exceeds the general and specific land use regulations pertaining to this use.

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

The project has developed utilities, access roads, and drainage necessary for the facility. The operation fronts along Julian Lane; however has direct access to Suisun Valley Road via the adjacent parcel to the east, also under the applicant's ownership. The project does not require that a source of water supply or sewage disposal be developed.

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.**

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orchard, and vineyard establishment and on-going maintenance. The subject use will not constitute a nuisance to surrounding properties or persons residing, working, or passing through the agricultural area.

4. The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved the application subject to the following recommended conditions of approval:

General

1. Approval is hereby granted Anselmo Farms, LLC to operate a Custom Farm Services facility consisting of a 1,300 square foot portion of an existing 4,000 square foot agricultural accessory structure as well as an approximate 10,000 square foot outdoor gravel/dirt parking and storage area at 2275 Julian Lane; APN 0149-060-120. The permitted use shall be established in accord with the application materials and development plans for U-16-03, submitted May 12, 2016 and as approved by the Solano County Zoning Administrator.
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5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
6. The applicant shall secure and abide by the terms and conditions of a Business License issued by this Department. This approved Use Permit shall constitute as the "Zoning Clearance" necessary to file for the license.

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Permit Term

8. The permit shall be in effect for a five (5) year period with provision that a renewal may be granted if said request is received prior to the expiration date of March 16, 2022 and the use shall remain the same and in compliance with the conditions of approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on March 16, 2017.

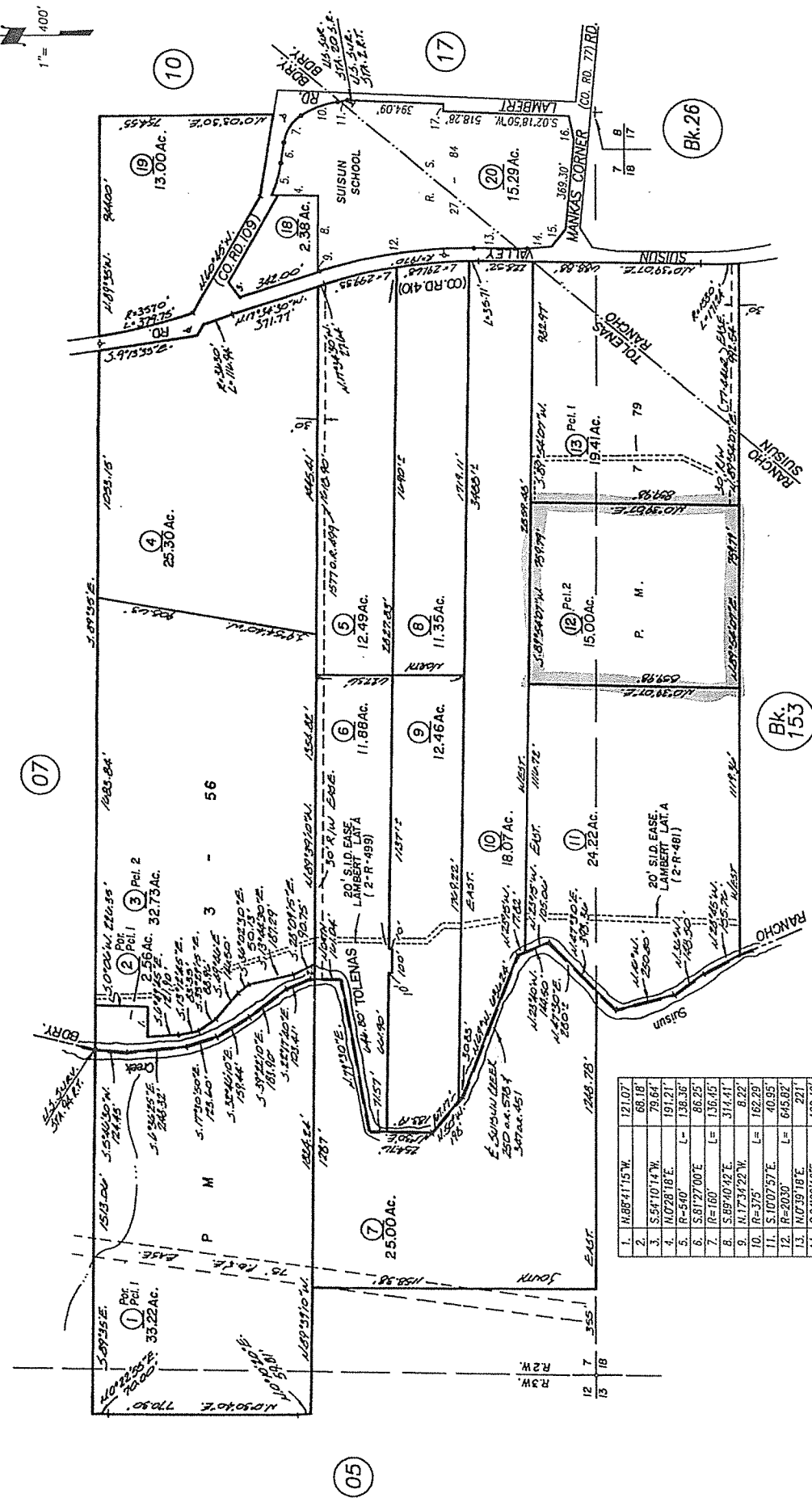
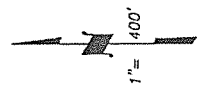
BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

DRAFT

Tax Area Code
60060
60068

149-06
POR. LOT. 37, SUISUN RANCHO & POR. LOT. 38, RANCHO TOLENAS
POR. SEC. 7&18, T.5N., R.2W., M.D.B.&M.
POR. SEC. 12, T.5N., R.3W., M.D.B.&M.



1.	N.88°41'15"W.	121.07'
2.	S.54°10'14"W.	79.64'
3.	N.02°28'18"E.	191.21'
4.	R=540'	L=138.36'
5.	S.81°27'00"E.	86.25'
6.	R=160'	L=136.45'
7.	S.89°40'42"E.	314.41'
8.	N.17°34'22"W.	8.22'
9.	R=375'	L=162.29'
10.	S.100°7'57"E.	40.95'
11.	R=2030'	L=645.82'
12.	N.0°39'18"E.	221'
13.	S.04°29'16"E.	100.40'
14.	S.52°08'49"E.	93.81'
15.	N.77°55'54"E.	98.92'
16.	N.89°40'42"W.	30.02'
17.		

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

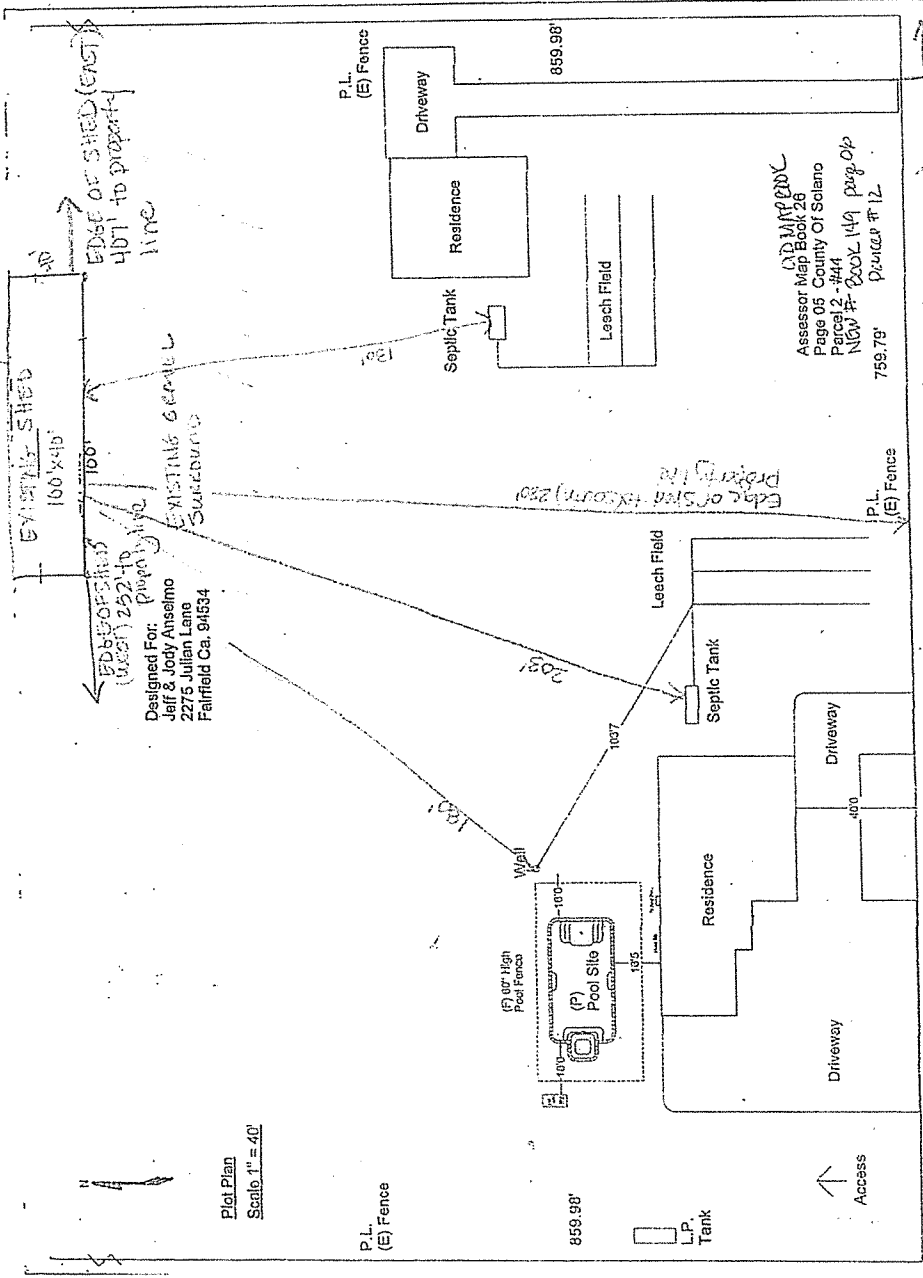
060-20 (U)	7-25-13	Cr	
060-14 (L)	17 (85)	2-06-07	DV
060-56 (E)	43	Chg.	
Ac.	10-18-95	Pg	
REVISION	DATE	BY	

Assessor's Map Bk. 149 Pg. 06
County of Solano, Calif.

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

DETAIL Plan
w/ south & west
property lines.

EXISTING VINEYARD / APPROX. LOCATIONS



ADMP # 26
Assessor Map Book 26
Page 05 County Of Solano
Parcel 2 - #44
N8W 74° 00' 14" S 759.79' 12
Parcel # 12

Floor Plan

1:20

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