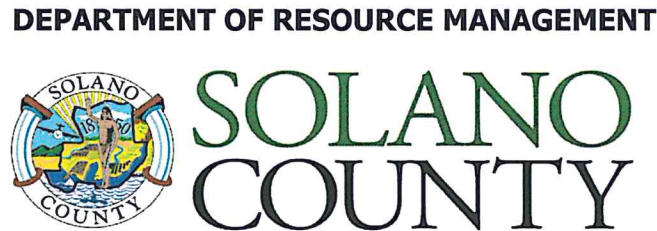


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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT**  
**Use Permit Renewal**

<b>Application:</b>	U-12-04-CR1	<b>Meeting of:</b>	July 19, 2018
<b>Applicant:</b>	Gli-Co Hay	<b>Agenda Item No.</b>	1
<b>Project Planner:</b>	Travis Kroger		
<b>Location:</b>	7220 Tremont Road	<b>General Plan:</b>	Agriculture
<b>Assessor Parcel Number:</b>	0110-170-070, 080	<b>Zoning:</b>	A-40

**Proposal**

The applicant has requested compliance review No. 1 for Land Use permit U-12-04 pursuant to condition of approval No. 8. 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 21, 2012, Land Use permit U-12-04 was granted for a 5 year term to establish a large agricultural processing facility for hay storage and sales.

**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 existing large agricultural processing facility is being operated in compliance with Use Permit: U-12-04.

**Permit Term**

Per condition 8 of : U-12-04, staff recommends that U-12-04 be found to be in compliance with the conditions of approval, and the next compliance review due by June 21, 2022.

**Attachment:** Solano County Zoning Administrator Resolution 12-20.

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 12-20**

**WHEREAS**, the Solano County Zoning Administrator has considered Use Permit Application No. U-12-04 of **Gli-Co Hay** to operate an agricultural processing facility (hay press) which includes one 45,000 sf processing bar, six 70,500 sf hay storage barns, one 2,700 sf office/scale house and one 80' truck scales. The storage barns and processing barn will be located on APN 0110-170-080 and the office/scale house will be located on APN 0110-170-070. The project is located at 7228 Tremont Road, .5 miles northeast of the City of Dixon in an "A-40" Zoning District, 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 21, 2012, 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 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 operation of an agricultural processing facility, including a hay press operation and hay storage barns, is consistent with the goals and objectives and policies of the Solano County General Plan. The facility as proposed by the applicant, along with the recommended conditions of approval will be consistent with the General Plan.

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

External access to the site will be via Tremont Road. The site has existing electrical power, domestic and irrigation water and will provide for its own wastewater treatment system on-site.

- 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, as conditioned, will not constitute a nuisance or be detrimental to the health, safety, peace, morals and welfare of the persons residing or working in the Tremont Road area of Solano County.

- 4. The proposed use will not have a negative effect on neighboring properties nor pose a threat to the public's health and safety.**

The operation of the proposed facility, in accordance with the conditions of approval, will not create a nuisance or pose a threat to surrounding properties.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator does hereby adopt the Mitigated Negative Declaration, adopt the suggested findings and approve Use Permit Application No. U-12-04 subject to the following recommended conditions of approval:

General:

1. Approval is hereby granted to install one hay press barn with office (45,000 sq. ft.), six (70,500 sq. ft.) hay storage barns, and an 80' truck scale and 2700 sq. ft. office building as part of an off-site agricultural processing facility located at 7228 Tremont Road, Dixon. The proposed use shall be established in accord with the application and site plan for Use Permit U-12-04, submitted April 26, 2012, dated April 21, 2010 for Glide Farms drawn by J. Sullivan 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 new development or operation that would not be in substantial conformance with the terms and conditions of the use permit shall not be initiated or undertaken until a revision or amendment to the use permit has been approved.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
5. The operating hours of the facility shall be limited to the hours of 6:00 a.m. to 4:00 p.m. Monday through Friday.
6. This permit authorizes hay pressing of up to 30,000 tons per year on an annualized basis. The operator shall file an annual report with the Department of Resource Management setting forth the actual tonnage pressed. Should the volumes exceed 30,000 tons, the operator shall be required to file for and secure an amendment to this use permit to increase the limitations on hay pressing.
7. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.
8. The subject use permit shall be in effect for a five (5) year period. An extension may be granted if said request is received prior to the expiration date of June 21, 2017 and the use is found to be in full compliance with the terms and conditions of this permit at that time. The permittee shall submit a "Report of Compliance" to the Resource Management Department, along with applicable "Periodic Review and Written Report fees", on the fifth (5<sup>th</sup>) anniversary of the issuance of this permit for review by the staff. The Report of Compliance shall address compliance of conditions no. 1 through 26.

Mitigation Measures:

To reduce potential air quality impacts to less than significant levels, the following shall be required.

9. The permittee shall use a water truck to control dust on the driveway and project area to keep exposed soils and gravel damp to reduce dust.
10. The permittee shall ensure that no on-site equipment is not left idling when not in use.
11. The permittee shall adhere to all requirements of the Yolo-Solano Air Quality Management District with regards to equipment requirements and permits to operate.

Public Works Engineering:

12. The permittee shall apply for, secure and abide by the conditions of an Encroachment Permit for a commercial driveway connection to Tremont Road through Public Works Engineering.
13. The permittee shall apply for, secure and abide by the conditions for a Major Grading Permit from Public Works Engineering for the construction of the improvements. The grading permit will require both geotechnical and hydrological reports.
14. All loaded truck traffic destined to Interstate 80 from the facility shall be restricted to Tremont Road, Sparling Lane, Kidwell Road, and Pedrick Road to reduce impact to County roads.
15. All loaded truck traffic from Interstate 80 destined for the facility shall be restricted to Pedrick Road, Sparling Lane, Kidwell Road and Tremont Road to reduce impact to County roads.

Building Division:

16. The existing facility was not classified for the use that is currently proposed and the use and occupancy of the site and buildings may have to be reclassified through the building permitting process. There may be additional construction standards that may be required to be implemented prior to occupancy of the site.
17. If the hay press building is storing more than 1000 cubic feet of baled hay or 100 cubic feet of loose hay, it must be classified as H3. The maximum allowable area for H3 occupancy with sprinklers and type IIB construction is 24,500 sq. ft. If there is no storing of hay in the press building, the Building Division can classify the structure as F2 occupancy and allow unlimited square footage as long as the building has a sprinkler system.
18. Any change in use and occupancy of the site and/or buildings and structures shall be designed by a licensed designer license in the State of California.

19. If it is determined that the occupancy classification of the site and/or structures shall take place for the proposed use, the parking lot area, driveway, paths of travel and an building or structure accessed by the public and employees, whether considered private or not, shall be designed to meet the requirements for disabled access for the Federal ADA and the California Title 24 Disabled Access Codes. The designer can make an appointment with the Solano County Building & Safety Division for further information on disabled access requirements.
20. Any proposed development of any buildings or structures shall meet the minimum requirements set forth in the Green Building Code.
21. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2010 California Building Code, or the most current edition of the code 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."
22. The building permit plans shall include a code analysis as listed below and shall be designed under the edition of the code at the time of Building Permit Application and shall follow all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
  - A. Occupancy
  - B. Type of Construction
  - C. Seismic Zone
  - D. Location on Property
  - E. Height of all buildings and structures
  - F. Square footage
  - G. Occupant Load
  - H. Allowable Floor Area
  - I. Height and Number of Stories
23. Plans and Specifications shall meet the requirements as per the **2010 California Building Code or the most current edition of the code enforced at the time of building permit application.** "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." Also "Construction documents shall be dimensioned and drawn upon substantial material. 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 by the provisions of

this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”

- 24. All buildings and structures shall comply with the requirements of the Dixon Fire District.

Environmental Health Division:

- 25. The Hazardous Materials Section of Environmental Health shall verify requirements for the proposed hay storage and distribution business. A Hazardous Materials Business Plan is required including chemical inventories, emergency response plan, and employee training plan are required when chemicals stored on-site meet or exceed 55 gallons liquid, 200 cubic feet of gas and/or 500 pounds of solid, of hazardous materials. Also a determination may be necessary as to allowance and permitting of any proposed or future truck wash rack facility with respect to USEPA Region IX and possible Class V injection well standards.
- 26. If additional hazardous materials are to be stored on site, the hazardous materials division shall be informed and the current hazardous materials permit shall be evaluated and updated as necessary.

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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 21, 2012.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

  
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Michael Yankovich  
Planning Program Manager