

BILL EMLN
Director

TERRY SCHMIDTBAUER
Assistant Director

MIKE YANKOVICH
Planning Services Manager

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

Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT

Use Permit Renewal

Application:	U-06-24-EX2	Meeting of:	December 6, 2018
Applicant:	Frank Vezer	Agenda Item No.	1
Project Planner:	Travis Kroger		
Location:	5066 Clayton Road	General Plan:	Agriculture
Assessor Parcel Number:	0151-120-080	Zoning:	A-SV-20

Proposal

The applicant has requested compliance review No. 2 for Land Use permit U-06-24 pursuant to condition of approval No. 11. 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 May 15, 2008 the Solano County Zoning Administrator granted Land Use permit U-06-24 for processing of off-site grapes, and a special events facility and wine tasting room.

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 agricultural processing and special events facility is being operated in compliance with Use Permit U-06-24.

Permit Term

Per condition 11 of U-06-24, staff recommends that U-06-24 be found to be in compliance with the conditions of approval, with the next compliance review be due May 15, 2023.

Attachment: Land Use Permit U-06-24 and conditions of approval.



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

mailed 6/18/08

LAND USE PERMIT NO. U-06-24

VEZER FAMILY VINEYARDS

(permittee)

For an off-site agricultural processing facility with special events, including wine tasting and tours on property located at 5066 Clayton Road in an "A-20" Exclusive Agricultural Zoning District, APN: 0151-120-080.

(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 May 15, 2008

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by:

Handwritten signature of Birgitta E. Corsello in cursive.

Birgitta E. Corsello, Director
Resource Management

Date

6/17/08

**CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-06-24
of
VEZER FAMILY VINEYARDS**

1. The proposed use shall be established in accord with the application and site plan for Use Permit U-06-24, submitted February 15, 2008 by the applicant, Vezer Family Vineyard, 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 permittee shall submit a copy of the parking agreement between Solano Community College and Vezer Family Vineyard annually by May 15th.
4. There shall be no parking on Clayton Road.
5. The operating hours for special events shall be from the hours of 10:00 am to 10:00 pm as described in the project description submitted by the applicant.
6. If the parking agreement with Solano Community College is terminated, the applicant shall provide an alternative off-site parking method that meets the requirements of the Department of Resource Management or the use permit will be considered null and void.
7. All requirements of the Environmental Health Division shall be met prior to issuance of building permit including:
 - a. The wine tasting and food service shall be defined in order to determine if the activities are exempt from the requirements of the California Food Facilities Law, and State of California Division of Drinking Water Requirements.
 - b. The portable bathrooms shall meet the requirements of the State of California Department of Housing and Community Development.
 - c. The number of restroom fixtures shall be determined by the Solano County Building Official as defined by the maximum occupancy for the proposed event.
8. The permittee shall apply for, obtain and comply with the conditions of an appropriate grading permit from the Solano County Public Works Engineering Division for any on-site grading.
9. All requirements of the Suisun Fire Protection District shall be met prior to issuance of building permit including:
 - a. The business must be issued and maintain all requirements of Suisun Fire Protection District Assembly Permit. Permit to be issued upon completion of County Requirements.

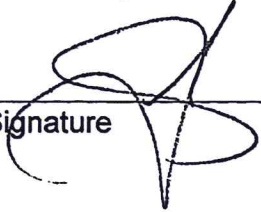
- b. Gates and access roadway for commercial use must meet Solano County "Road Improvement Standards and Land Development Requirements, adopted February 28, 2006. Additional information may be required on proposed shuttle service, security guards, and secondary farm road through the vineyard.
 - c. Combustible decorative materials used in an Assembly type occupancies shall be flame resistant as determined by the California Fire Code.
 - d. Exit doors from the outdoor patio area must be provided with Panic Hardware as listed in the California Building Code.
 - e. Seating in Assembly area must meet all requirements for spacing and exit rows as listed in the California Building Code.
 - f. Tasting and Barrel Building must meet all requirements as set forth by its use as a commercial occupancy; this occupancy to be determined by Building Division.
 - g. Maximum Occupancy Load to be posted near the main exit. Occupancy Load to be determined by the Building Department.
 - h. Candles, heaters, and other open-flame devices must be in compliance with the California Fire Code for Assembly type occupancies. Open flame devices, or pyrotechnics used as special effects for events must obtain a permit prior to the event from the Fire District.
 - i. Approved and listed Fire Extinguishers must be provided for the building and patio area.
 - j. Any underground or aboveground flammable or combustible liquid tanks are subject to approval of the Fire District.
 - k. Fire Lanes may be required adjacent to the buildings
10. All requirements of the Building and Safety Division shall be met prior to issuance of building permit 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. At time of building permit application for the change in use or occupancy, the plans will be reviewed for the worst case scenario between ADA Federal Law and California Title 24 Accessibility. The

plan details shall be site specific and shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shall show in detail that it will conform to the provisions of the Building Code and all relevant laws, ordinances, rules and regulations as per Section 106.1 of the 2007 California Building Code.

- c. It appears from the plans that there will be (2) separate parking lots. Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking as per Section 1129B of the 2007 California Building Code.
 - d. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities as per Section 1127B of the 2007 California Building Code.
 - e. The existing wine tasting building was approved as an accessory structure to residential. This use and occupancy will now be changed and there could be required modifications to the existing buildings or structures to accommodate the change in use or occupancy.
 - f. This project is not considered an exempt project under Business & Professions Code Section 5537 and shall be designed by a licensed Architect licensed in the State of California.
 - g. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:
 - 1) Occupancy Classification
 - 2) Type of Construction
 - 3) Location on Property
 - 4) Square Footage
 - 5) Occupant Load
 - 6) Allowable Floor Area
 - 7) Height and Number of Stories
11. The subject use permit shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to the expiration date of May 15, 2013 and the use is found to be in full compliance with the terms and conditions of this permit 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.


Permittee's Signature

June 2nd 2008
Date

5000 Clayton Rd. Suisun Valley
Address

94534
Zip