

# SOLANO COUNTY ZONING ADMINISTRATOR

## Minor Revision Use Permit Resource Management Staff Report

Application No. U-10-05-MR1 Ramos Orchards Meeting of August 18, 2011  
Project Planner: Karen Avery, Senior Planner Agenda Item No. 4

**Applicant:**

Name: Fred Ramos  
Address: PO Box 488  
Winters, CA 95694

**Property Owner:**

Name: John Ramos  
Address: 9192 Boyce Road  
Winters, CA 95694

**Action Requested:**

Approval of a minor revision to a use permit to add a 44' x 80' building to house walnut drying equipment as part of the custom farm service operation currently operating on the property.

**Site Information:**

Size: 19.81 acres

Location: 9192 Boyce Road, Winters

APN: 0103-230-100

Zoning: A-40

Land Use: Walnut Orchards

General Plan: Agriculture

Ag. Contract: #456

Soils Type(s): Ys- Yolo silty clay loam and BrA – Brentwood clay loam – Class I

Access: Boyce Road

Utilities: On-site well and septic

**Adjacent General Plan Designations, Zoning and Existing Land Uses**

	General Plan	Zoning	Land Use
North	Agricultural	A-40	Orchards
South	Agricultural	A-40	Orchards
East	Agricultural	A-40	Orchards
West	Agricultural	A-40	Orchards

**Motion to Approve:**

The Zoning Administrator does hereby **ADOPT** the attached draft resolution and **APPROVE** Use Permit No. U-10-05-MR1 subject to the recommended conditions of approval.

## SUMMARY

The current custom farm service use permit includes agricultural scales and scale house and includes the weighing of produce grown both on-site and off-site. Off-site agricultural processing includes the drying and hulling of walnuts brought to the site from other farms in the area. The minor revision would include the construction of a 44' x 80' building to be used to house walnut drying equipment. The current walnut drying operation takes place outside in trailers resulting in a substantial loss of heated air.

## RECOMMENDATION

The Department of Resource Management is recommending that the Zoning Administrator APPROVE Minor Revision No. 1 of Use Permit U-10-05, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

## EXISTING CONDITIONS AND SURROUNDING USES

The subject property is located on Boyce Road. The structures located on the property include a single family residence, a 3,200 sq. ft. barn, a 12' x 44' agricultural office and agricultural scales and scale house.

The majority of the property is planted with walnuts. The surrounding parcels contain walnut orchards with single family dwellings and accessory buildings.

### Aerial of Parcel and Surrounding Area



## **PROJECT DESCRIPTION**

Ramos Orchards owns 200 acres of walnut orchards and leases approximately 175 acres of orchards in the Winters area. Ramos Orchards produces 550 tons of walnuts annually. Product is grown on-site and trucked in from off-site locations. The farm employs five employees.

During harvest, farmers bring their walnuts to the applicant for drying, hulling and weighing. The applicant's current drying operation is located outdoors which results in a major loss of heated air. The applicant is proposing to add a 44' x 80' building to house the drying equipment. Moving the operation from outdoors to indoors would reduce the amount of energy required for drying and reduce fuel costs and emissions. The proposed building will be located near the existing barn and construction of the barn will not eliminate any producing walnut trees.

No changes in the hours of operation are proposed with this minor revision. Current hours are 7:00 am to 5:00 pm Monday thru Sunday during harvest which is late September thru early November.

## **ENVIRONMENTAL ANALYSIS**

### **Exempt from CEQA:**

The project is exempt under CEQA Guidelines Section 15303, small structures and 15301, existing facilities.

## **DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division reviewed the project and provided comments which have been included as conditions of approval and are listed below. The applicant will be required to obtain building permits for metal building.

### **Public Works Engineering:**

Public Works Engineering reviewed the project and performed at site visit on July 14, 2011 and found the driveway encroachment to be paved and in good condition. An encroachment permit was issued for the property in August of 2010.

### **Environmental Health:**

The Environmental Health Division does not have objection to the issuance of the land use permit for the proposed project. However, prior to the issuance of the building permit for the agricultural office, the applicant will need to apply for permits for the existing on-site sewage disposal system.

## GENERAL PLAN AND ZONING

### General Plan:

The General Plan Land Use designation is Agriculture. The proposed agricultural processing and providing custom farm service is consistent with the General Plan designation of agricultural.

### Zoning:

Section 28-21(c)(2) of the Solano County Zoning code states both custom farm services and agricultural processing of off-site products are conditionally allowed in the Agricultural Zoning District.

## ANALYSIS

### Septic/Water:

There is an existing well and septic on-site. The applicant will need to obtain a septic permit from the Environmental Health Division for the agricultural office building.

## USE PERMIT MANDATORY FINDINGS

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 and maintenance of a custom farm service including the addition of a drying barn as part of an agricultural processing facility, is consistent with the goal and the 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 Boyce 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 Solano County Development Review Committee has reviewed the use permit and determined that all necessary services exist to support the drying barn at this location and will not present a detrimental or injurious impact on surrounding properties.

#### **SUGGESTED FINDINGS**

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

As noted above, 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.

#### **RECOMMENDATION**

If after the public hearing the Zoning Administrator concludes the findings and recommended conditions (or as may be amended) are appropriate, the Zoning Administrator should **ADOPT** the mandatory and suggested findings, and **APPROVE** Minor Revision No. 1 of Use Permit Application No. U-10-05.

#### **CONDITIONS OF APPROVAL**

New conditions are in bold.

##### General:

1. **Approval is hereby granted to install 44' x 80' metal building to be used as a walnut drying barn as part of an existing farm service including an on-site and off-site agricultural processing facility located at 9192 Boyce Road. The proposed use shall be established in accord with the application and site plan for Use Permit U-10-05 Minor Revision No. 1, submitted July 14, 2011, for Ramos Orchards, 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. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
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 7:00 a.m. to 5:00 p.m. Monday through Sunday.

6. Trucks traveling to or from the property shall operate within the approved operating hours, and shall not cause undue noise from truck horn honking or truck engine idling.
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 **August 18, 2016** and the use is found to be in full compliance with the terms and conditions of this permit at that time. The applicant 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 18.

Public Works Engineering:

9. ~~Applicant shall pave the existing driveway access from the edge of Boyce Road to the westerly property line of the subject property.~~
10. The applicant shall apply for, secure and abide by the conditions of an Encroachment Permit for any and all work performed within the County right of way.
11. The applicant shall apply for, secure and abide by the conditions of a Transportation Permit for any and all overweight or oversized loads.

Building Division:

12. 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."
13. A separate permit will be required for any site improvements including but not limited to any grading.
14. A geotechnical Soils Report will be required.
15. 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

16. 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."
17. All buildings and structures shall comply with the requirements of the Dixon Fire District.

Environmental Health Division:

18. A permit shall be issued by Environmental Health, for the existing sewer connection from the modular office building to the existing on-site sewage disposal system.
19. 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.

Attachments:

- Exhibit A: Draft Resolution
- Exhibit B: Site Plan
- Exhibit C: Elevation/Foundation Plan

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO.**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Revision No. 1 of Use Permit Application No. U-10-05 of Ramos Orchards to add a 44' x 80' metal building to house walnut drying equipment as part of the custom farm service operation currently operating on the property which includes an agricultural processing facility for the processing of agricultural products produced by others, located at 9192 Boyce Road in an "A-40" Exclusive Agricultural Zoning District, southeast of the City of Winters, APN: 0103-230-100, 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 August 18, 2011, 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 and maintenance of a custom farm service including the addition of a drying barn as part of an agricultural processing facility, is consistent with the goals and the 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 Boyce 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 Solano County Development Review Committee has reviewed the use permit and determined that all necessary services exist to support the agricultural scales and processing at this location and will not present a detrimental or injurious impact on surrounding properties.



## SUGGESTED FINDINGS

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

As noted above, 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 has approved Minor Revision No. 1 of Use Permit Application No. U-10-05 subject to the following recommended conditions of approval:

1. Approval is hereby granted to install a 44'x 80' metal building to be used as a walnut drying barn as part of an existing farm service including an on-site and off-site agricultural processing facility located at 9192 Boyce Road. The proposed use shall be established in accord with the application and site plan for Use Permit U-10-05 Minor Revision No. 1, submitted July 14, 2011, for Ramos Orchards, 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. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
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 7:00 a.m. to 5:00 p.m. Monday through Sunday.
6. Trucks traveling to or from the property shall operate within the approved operating hours, and shall not cause undue noise from truck horn honking or truck engine idling.
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 August 18, 2016 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 18.

Public Works Engineering:

9. The permittee shall apply for, secure and abide by the conditions of an Encroachment Permit for any and all work performed within the County right of way.
10. The permittee shall apply for, secure and abide by the conditions of a Transportation Permit for any and all overweight or oversized loads.

Building Division:

11. 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."

12. A separate permit will be required for any site improvements including but not limited to any grading.

13. A geotechnical Soils Report will be required.

14. The building permit plans shall include a code analysis as listed below and shall be designed under the current edition of the code at the time of Building Permit Application and shall follow all current rules, regulations, laws and ordinances of 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

15. 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.”

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

Environmental Health Division:

17. A permit shall be issued by Environmental Health, for the existing sewer connection from the modular office building to the existing on-site sewage disposal system.

18. 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.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 18, 2011.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

---

Michael Yankovich  
Planning Program Manager

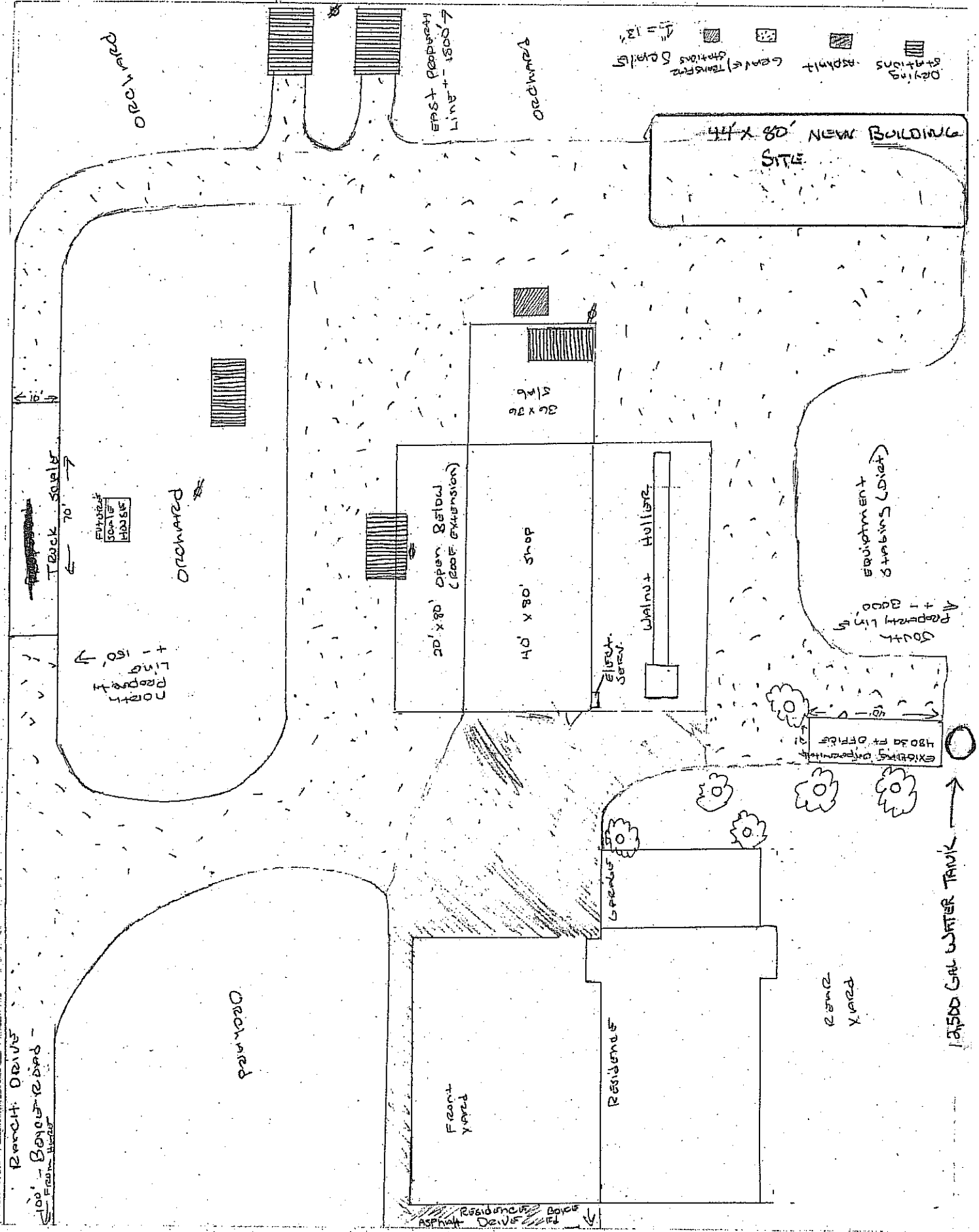
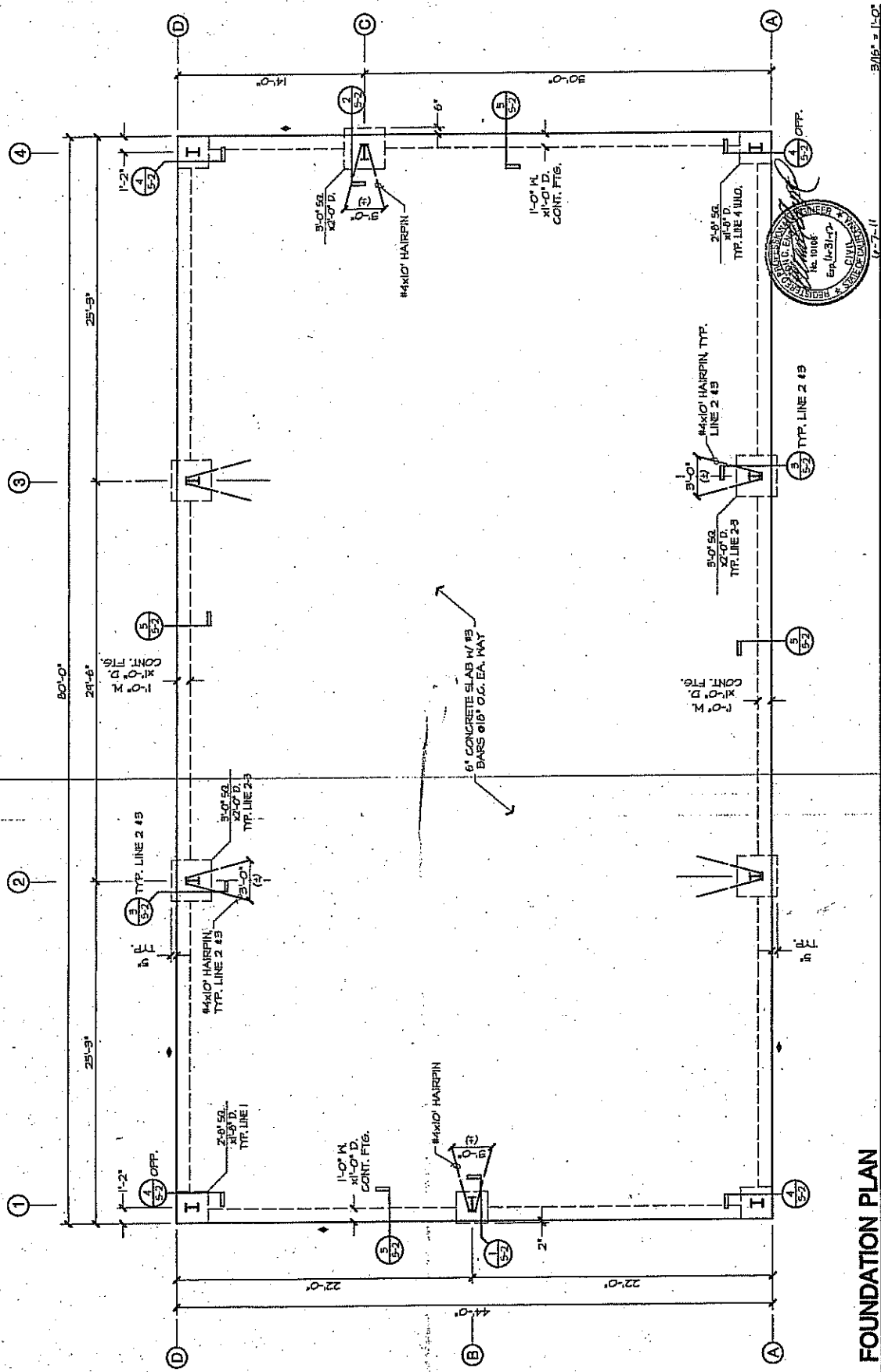


Exhibit B





**FOUNDATION PLAN**

INDICATES BRACED BAY BY STAR  
FOR ANCHOR BOLT PLACEMENT, SEE A.B. PLAN BY STAR

<p><b>ENGEL &amp; COMPANY</b> Engineers 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (805) 327-7025</p>		<p><b>FOUNDATION PLAN</b> 44x80x20 STAR METAL BUILDING <b>RAMOS ORCHARDS</b> 9192 BOYCE ROAD WINTERS, CA CONTR. GRANSTON STEEL STRUCTURES</p>		<p>DATE: 11/26/2011 SHEET: S-1 OF 2</p>
DATE	ISSUED FOR	ISSUED BY	SCALE	PROJECT