



DEPARTMENT OF RESOURCE MANAGEMENT  
Planning Services Division

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STAFF REPORT

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Program Manager

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**Agenda Item No. 1**

**To:** Solano County Planning Commission

**From:** Eric Wilberg, Associate Planner

**Subject:** SUPPLEMENT to the staff report for Use Permit Amendment application U-96-31-AM1

**Meeting Date:** November 20, 2014

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**Summary**

On November 21, 1996 the Solano County Planning Commission approved Use Permit U-96-31 of Superior Packing Company to permit construction of replacement facilities accessory to the existing meat packing plant. Condition of approval No. 2 required merging of the four Assessor's Parcels comprising the then Superior Farms property, through issuance of a Certificate of Compliance (PC Resolution 4144 attached for reference). This condition has carried over through subsequent permit revisions and was also incorporated into the draft resolution of the current amendment application as follows:

*The project site is composed of two Assessor Parcels (APN's: 0112-040-220 and 200). The two APN's shall be merged through the Certificate of Compliance Parcel Merger process. An application for the parcel merger shall be filed with the Planning Services Division prior to the issuance of building permits for the proposed structure.*

**Departmental Recommendation**

After conferring with County Counsel's Office, merging of the two Assessor's Parcels is not mandatory for project, so long as the facility remains under one ownership throughout its permitted life. Below is the Department's recommended change of condition of approval No. 2:

*The project site is composed of two Assessor Parcels (APN's 0112-040-220 and -200). The project site shall be maintained and operated as one ownership at all times while this use permit is in effect.*

The Department recommends that the Planning Commission modify the terms and conditions of the permit based on new information received and further analysis.

# SOLANO COUNTY PLANNING COMMISSION

## RESOLUTION NO. 4144

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**WHEREAS**, the Solano County Planning Commission has considered, Use Permit Application No. U-96-31 of **Superior Packing Company** for the construction of replacement facilities accessory to an existing meat packing plant including :1. Covered and enclosed livestock holding areas; 2. Truck loading facilities associated with the holding areas; 3. Pelt operations shed; 4. Employee locker room facilities; 5. Relocation of the existing manure storage area. Additionally other existing facilities which currently exist on the site will be incorporated into the proposed use permit. The project site is located at 7390 State Highway 113 approximately ½ mile south of the City of Dixon in an "A-40" Exclusive Agricultural Zone, APN's: 0112-040-05, -07, -08 and -09, and

**WHEREAS**, said Commission has reviewed the report of the Department of Environmental Management and heard testimony relative to the subject application at the duly noticed public hearing held on November 21, 1996, and

**WHEREAS**, after due consideration, said Planning Commission has made the following findings in regard to said proposal:

1. Adequate utilities and access have been provided.
2. The proposed use is compatible with surrounding land uses and will not conflict with agricultural operations.
3. The use will not have a negative effect on neighboring properties or pose a threat to health or safety.
4. The project is located such that it provides convenient trucking access with minimum interferences to normal traffic.
5. The project provides loading spaces necessary to support the proposed use.
6. The project includes adequate measures to control odor, dust, noise, and waste disposal so as not to constitute a nuisance.
7. The project's proposed source of water will not deprive others of normal supply.
8. The proposed use is consistent with the Solano County Zoning Ordinance.
9. A Negative Declaration has been circulated for this project and has been considered by the Planning Commission. The Solano County Planning Commission finds that on the basis of an Initial Study, the proposed project will not have a significant effect on the environment, and has adopted a Negative Declaration.

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby adopt the Negative Declaration and suggested findings and APPROVE Use Permit Application No. U-96-31 subject to the following conditions:

1. The above use shall be established in accord with the plans and information submitted with Use Permit Application No. U-95-31 and approved by the Solano County Planning Commission.
2. The project site is composed of 4 Assessor Parcels (APN's: 0112-040-05, -07, -08 and -09) which shall be merged within 90 days of the issuance of the Use Permit. An application for the merger of the parcels shall be filed with the Planning Division prior to the issuance of building permits for the proposed structures.
3. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, insect infestations (including mosquitos) or other impacts which constitute a hazard or nuisance to surrounding property.
4. Any expansion or change in the use may require a new or modified use permit and further environmental review.
5. 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 three sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
6. No additional uses (including outdoor storage uses) shall be established beyond those identified on the project plot plan without prior approval of a minor revision to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revisions to the use permit.
7. A. The permittee shall submit detailed improvement plans for the construction of improvements necessary to implement the Schematic Stormwater Drainage Plan (hereafter referred to as "the Plan" and which is attached to the staff report as Exhibit L). The improvement plans shall be approved by the Department of Environmental Management prior to the issuance of building permits for the covered and enclosed livestock holding area described in this Use Permit application. The improvement plans shall be prepared by a registered civil engineer and shall contain sufficient detail to insure that they will meet the performance standards contained in the Plan. The applicant shall be responsible for reimbursing the Department of Environmental Management for costs associated with reviewing and inspecting for compliance with the improvement plans.

- B. By November 21, 1997 the improvements shown by Figure 1 of the Plan shall be completed. Because of the length of time necessary to obtain an encroachment permit from Caltrans for the placement of a culvert under State Highway 113 for the contingency stormwater runoff ditch the remainder of the drainage improvements as shown by Figure 2 of the Plan shall be completed by November 21, 1998. The application for the Caltrans encroachment permit shall be submitted to Caltrans with a copy to the Department of Environmental Management by March 1, 1997.
- C. All stormwater runoff shall be retained on-site until the permittee presents written verification to the Department of Environmental Management from the Dixon Resource Conservation District of the District's acceptance of the project's stormwater runoff.
- 8 A. The relocated manure storage area shall be covered by a roof acceptable to the Department of Environmental Management.
- B. The agricultural well in the irrigated pasture on the south side of the plant shall be modified to prevent the possible contamination of groundwater by surface waters to the satisfaction of the Environmental Health Division before the pasture area is further used for wastewater irrigation.
- 9. The permit shall be in effect for twenty (20) year period with provision that an extension may be granted if said request is received prior to the expiration date of November 21, 2016, depending upon the circumstances at that time.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on November 21, 1996 by the following vote:

AYES: Commissioners Plutchok, Robbins, Stahl, Campbell, Hawkes  
NOES: Commissioners \_\_\_\_\_  
ABSTAIN: Commissioners \_\_\_\_\_  
ABSENT: Commissioners \_\_\_\_\_

By   
Birgitta Corsello, Interim Director