

**BILL EMLEN**  
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](http://www.solanocounty.com)

Planning Services Division

Agenda Item No. 1

**MEMORANDUM:**

**TO:** Solano County Zoning Administrator  
**FROM:** Karen Avery, Senior Planner  
**SUBJECT:** Keller Crafted Meats (Green Valley Farm Preserve)  
Minor Use Permit MU-14-01  
**DATE:** October 15, 2015

I. Recommendation:

A. **APPROVE** the request for a 1 year extension to exercise, pursuant to Section 28.106 (K) of the Solano County Zoning Code.

II. Discussion:

On October 2, 2014, the Zoning Administrator approved a use permit for Keller Crafted Meats (Green Valley Farm Preserve) for the establishment of a meat processing facility and butcher shop within an existing barn located at the corner of Green Valley Road and Mason Road outside of the city limits of Fairfield. The facility would receive, store, process, package and sell meat products as well as sell local fruits, vegetables, and eggs.

According to the zoning code, if land use permits are not exercised within a year of approval, then the use permit shall expire and thereafter be null and void. However, a one year extension to exercise may be granted by the Zoning Administrator. Only one such extension may be granted.

The applicant is requesting a one year time extension to exercise the use permit. The applicant has submitted a letter to the Planning Division stating that more time is needed to finalize the business plan and financial model to ensure the project will be financially sustainable. Planning staff recommends that the 1 year extension to exercise be granted to Keller Crafted Meats (Green Valley Farm Preserve)

Attachments –  
Letter from Mark Keller owner Keller Crafted Meats  
MU-14-01 Permit with Conditions of Approval



Department of Resource Management  
September 29, 2015  
RE: Extension of Minor Use Permit No. MU-14-01

To the Planning Division:

I am requesting a one year extension to exercise the Land Use Permit - MU – 14-01.

The reasons for the extension request are:

- The due diligence process has revealed some operational costs that need to be reduced to be financially sustainable.
- I am currently researching viable options to these daily cost challenges.

KCM plans to finalize the business plan / financial model in the near future and take the necessary next steps to realize the goal of expanding our business operations in Solano County.

Thank you,

Mark Keller  
Owner  
Keller Crafted Meats



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

\*mailed 10/16/14

## LAND USE PERMIT NO. MU-14-01

KELLER CRAFTED MEATS (Green Valley Farm Preserve)

*(permittee)*

For meat processing and butcher shop (no slaughtering) with ancillary retail sales located at 1852 Mason Road, .1 miles north of the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN: 0148-060-220.

*(Land use, location and zone district)*

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit are attached (Resolution No. 14-07).

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 October 2, 2014

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by:

A handwritten signature in blue ink, appearing to read "Bill Emlen", written over a horizontal line.

Bill Emlen, Director  
Resource Management

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 14-07**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-14-01 of Keller Crafted Meats (Green Valley Farm Preserve) for meat processing and butcher shop (no slaughtering) with ancillary retail sales located at 1852 Mason Road, .1 miles north of the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN: 0148-060-220, 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 September 18, 2014 which was continued to October 2, 2014, 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 proposed meat processing and butcher shop is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan.

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

There is electrical power at the site. A new domestic water well is proposed and a new septic system will be required. The access driveway off Mason Road will be improved as per the Public Works Engineering requirement. Agricultural water is provided by Solano Irrigation District.

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 project permit and determined that the project will not present a detrimental or injurious impact on surrounding properties.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Use Permit Application No. MU-14-01 subject to the following recommended conditions of approval:

1. The proposed use shall be established in accord with the application and site plan for Minor Use Permit MU-14-01, dated July 24, 2014 as amended August 11, 2014 as submitted by Cultivate Studio for Green Valley Farm Preserve and as approved by the Solano County Zoning Administrator.

2. The subject use permit shall be granted for a period of fifteen (15) years, and shall become null and void upon termination of the fifteen (15) year period, October 2, 2029, if deemed non-conforming to Zoning District by adoption of Specific Plan.
3. The applicant shall submit a request for renewal of the use permit to the Department of Resource Management, along with applicable fees, every five years beginning October 2, 2019 for review by staff.
4. 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.
5. 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.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
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.

#### Building Division

8. 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 to the Building Division. "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."
9. This facility shall meet all the requirements set forth in the code for a change of use and occupancy of the existing barn, or "U" Occupancy, to a food processing plant, or "F-1" Occupancy and the building shall not be occupied until a new Certificate of Occupancy has been issued.
10. The change in use and occupancy will be reviewed by the Local Fire Protection District and a Building Fire Suppression system shall be required to be installed.

#### Environmental Health Division

11. The Solano County Code, Chapter 6.4 Sewage Disposal Standards does not have approval language to allow the use of a storage vault in conjuncture with a meat processing, packaging, and retail sales facility. The proposed use shall require review and permitting approval by the San Francisco Bay Region, Regional Water Quality Control Board.
12. The water supply for the facility shall meet the standards of the California Safe Drinking Water Act and permitting for the water supply shall be secured through the State of California, Water Quality Control Board, Division of Drinking Water.

13. Construction of the facility shall require plan check and review of floors, walls, finish schedules, equipment specifications and layout and facility design by the Solano County Environmental Health Division.
14. Applicant shall obtain all permits required for the preparation, packaging, and sale of meat products from the United States Department of Agriculture and the California Department of Food and Agriculture.

Public Works Engineering Division

15. The applicant shall apply for, secure and abide by the conditions of an encroachment permit for the construction of the proposed driveway. The driveway at a minimum shall be paved from the existing edge of pavement to the right-of-way line and be constructed to commercial driveway standards.

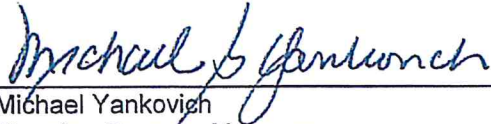
Solano Irrigation District

16. The District maintains a 16' easement and 27" asbestos-concrete pipeline along the easterly boundary of the property for the operation, maintenance, repair, and/or reconstruction of an agricultural irrigation pipeline. In accordance with the District's rules & Regulations, which can be found on the District's website, no trees, shrubs, corrals, fences, buildings, bridges, or other type of encroachment shall be placed in, on, over, or across any District facility or right-of-way.
17. The property is currently provided agricultural irrigation water near the northeast corner. The agricultural irrigation water may be used for landscape irrigation or process water but shall be charged at a higher rate.
18. Any modifications to the existing service shall be done at the Developer's expense.
  - a. The District must review and place its certificate on the improvements plans submitted by the developer.
  - b. The Developer shall show all District facilities and Rights-of-Way on the site and utility plans.
  - c. The Developer must execute the District's development work order prior to project approval and construction. The work order is the mechanism to which all fees and charges associated with the District staff time for reviews, inspections, boundary adjustments, facility modifications and/or installation will be charged for reimbursement from the developer.
  - d. A District standard Relocation and Protection of Facilities Agreement must be signed by the Developer.
  - e. Electronic AutoCAD files or PDFs are required upon completion of the project showing "As-Builts" for the District's electronic archiving.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 2, 2014.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT



---

Michael Yankovich  
Planning Program Manager