



SOLANO COUNTY

DEPARTMENT OF RESOURCE MANAGEMENT

Agenda Item No. 1

MEMORANDUM:

TO: Solano County Zoning Administrator
FROM: Eric Wilberg, Planner Associate
SUBJECT: Minor Use Permit MU-16-02
DATE: July 20, 2017

Minor Use Permit MU-16-02 was initially considered at the May 18, 2017 Zoning Administrator hearing. The applicant (Eiad Eltawil) was seeking approval of a Small Confined Animal Facility consisting of up to 850 sheep and goats and a 120' x 80' barn for shelter. Numerous concerns were raised by adjacent property owners during the meeting and the item was continued to June 15, 2017 to allow the applicant additional time to further develop livestock management plans and solicit expert assistance. At the June 15 meeting the applicant stated that he was in the process of seeking subject matter expert assistance and that additional time was necessary to develop the plans. The item was continued to the July 20, 2017 meeting.

Since June 15, 2017 Mr. Eltawil has coordinated, discussed, and worked together with the Solano County Agricultural Commissioner's office (Jim Allan) as well as the Livestock and Natural Resources Advisor for the University of California Cooperative Extension (Morgan Doran) to address herd management concerns identified at the previous Zoning Administrator meetings. As a result of the recommendations and guidance provided to the applicant, Mr. Eltawil has chosen to reduce the scope of his project from a Small Confined Animal Facility to that of a Pastured Livestock operation. The applicant has stated his intention to reduce the number of animals on-site to coincide with the carrying capacity analysis provided by Mr. Doran (Attachment A). The applicant has also consulted with a veterinarian to develop a herd health program which would further alleviate concerns of herd mismanagement. In addition, Mr. Eltawil has modified his proposal for providing animal shelter. The initial project included one large metal barn, whereas now multiple small structures are being proposed. This approach reduces the number of animals congregating in any one place at a specific time. The smaller structures would be open (pole barns) to allow free passage of the animals at any given time. Each structure would provide shelter from the elements and offer areas for supplemental feeding incidental to grazing activities.

Based on the applicant's proposed changes to the project the operation would be classified as Pastured Livestock. Pastured livestock is defined in Section 28.01 of the County Zoning Regulations as: *Any livestock grazing operation that is not a confined animal facility, as defined herein. Includes supplemental feeding areas, pens, working facilities, and other areas where grazing livestock may be temporarily confined incidental to grazing activities.* As seen on Table 28.21A of the Zoning Code, the Pastured Livestock land use is an allowed by right use within the Exclusive Agriculture "A-80" Zoning District. After implementing the proposed changes to the project, Mr. Eltawil's operation would function as Pastured Livestock and would not facilitate the need for a minor use permit. Based on the proposed changes, Mr. Eltawil has submitted a request to the Planning Services Division to have his minor use permit application withdrawn.

Attachment

Livestock & Natural Resources Advisor letter