

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

Solano County Zoning Administrator
Staff Report
MU-12-05-Rev1

Application No. MU-12-05-Rev1 Project Planner: Travis Kroger, Associate Planner		Meeting of April 17, 2025	
Applicant Brenda Bray 5778 Dixon Avenue West Dixon, CA 95694		Property Owner Same as applicant	
Action Requested: Consideration of Revision No. 1 of Minor Use Permit Application No. MU-12-05 of Brenda Bray (Discovery Land Care) to revise the existing landscape care and maintenance business to change the number of employees who work off-site from two (2) to five (5), change the parking and storage locations of supplies and equipment as shown on the provided site plan, and convert the as-built apartments in the existing egg barn into an employee breakroom and ADA restroom, located at 5778 Dixon Road West 0.75 miles northwest of the City of Dixon, in a "A-40" Exclusive Agricultural Zoning District, APN" 0109-020-080.			
Property Information:			
Size: 4.56 acres (total):		Site Address: 5778 Dixon Avenue West	
Assessor's Parcel Number (APN): 0109-020-080		SRA Designation: Local Responsibility Area	
Zoning: Exclusive Agriculture 40-acre minimum (A-40)		Land Use: Cottage Industry – Limited/Nursery	
General Plan: Agriculture		Ag. Contract: N/A	
Utilities: Private well/septic system		Access: Dixon Avenue West	
Adjacent General Plan Designation, Zoning District, and Existing Land Use:			
	General Plan	Zoning	Land Use
North	Agriculture/Agricultural Reserve Overlay	Exclusive Agriculture 40-acre min (A-40)	Agriculture
South	Agriculture/Agricultural Reserve Overlay	Exclusive Agriculture 40-acre min (A-40)	Nursery
East	Agriculture/Agricultural Reserve Overlay	Exclusive Agriculture 40-acre min (A-40)	Vacant Land
West	Agriculture/Agricultural Reserve Overlay	Exclusive Agriculture 40-acre min (A-40)	Nursery
Environmental Analysis: The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to Section 15301 Class 1 – Existing Facilities, which includes minor alterations, repairs, and additions to existing structures and therefore is exempt from further environmental review. See the Environmental Analysis section for further details.			

Staff Recommendation

Staff recommends that the Zoning Administrator **ADOPT** the attached resolution with respect to the enumerated findings and **APPROVE** Revision No. 1 to Minor Use Permit No. MU-12-05 subject to the recommended conditions of approval.

DISCUSSION

Setting

The project is in northern Solano County, 1.25 miles west of the City of Dixon at 5778 Dixon Avenue West and consists of a single APN (0109-020-080) which is 4.56 acres in size. As identified by the General Plan, the property is situated in the Dixon Ridge agricultural region which provides for a combination of agricultural production, agricultural processing, and agricultural services.

The subject property is zoned Exclusive Agriculture 40-acre minimum (A-40) zoning district, and is developed with a primary dwelling, secondary dwelling (unpermitted, with an as-built Building Permit application in review) and several accessory structures and is primarily used for a nursery and landscape maintenance business. Access to the property is via an existing driveway from Dixon Avenue West.

Surrounding Land Use

Adjacent parcels are mainly used for residential and agricultural use, with another nursery located to the west.

PROJECT DESCRIPTION

Existing Use

Several existing buildings on the parcel were constructed in the 1950s for the James Egg Ranch. A nursery and landscaping business "Discovery Land Care" was permitted by MU-12-05 in 2012 to operate as a Cottage Industry – Limited and Nursery with Public Sales including improvements to the existing egg ranch buildings and infrastructure.

Proposed Revisions

Since approval of MU-12-05, several unpermitted modifications have been made to the former poultry ranch buildings including conversion into two (2) apartments, conversion of a detached garage into a secondary dwelling, addition of interior walls, removal of a portion of one building and construction of a new end wall at the rear of the property, and addition of an office area at the front of the property. The required detached ADA accessible restroom was also never completed due to high construction cost.

The unpermitted garage conversion to a Secondary Dwelling does not require separate Planning entitlement, so the property owner has submitted a Building Permit application (B2024-0546) to legalize this structure.

Discovery Land Care will continue to operate from the site in compliance with the standards for a Cottage Industry – Limited with storage, parking and office areas as shown on the approved plans. Instead of the originally proposed standalone ADA compliant restroom, one of the existing apartments will be converted to an employee break room and restroom. The remaining unpermitted improvements will be permitted as necessary (including any required modifications to meet code requirements) or removed including the following:

- a. The second unpermitted apartment will be converted back to storage space.
- b. The office addition at the front of the old poultry barn will be permitted for the appropriate occupancy.
- c. The new end wall at the rear of the poultry barn will be permitted.
- d. All interior modifications (walls, doors) will be permitted or removed, as necessary.
- e. The existing unpermitted carport and dog kennel adjacent to the primary dwelling will be permitted or removed.
- f. All shipping containers will be permitted or removed.

The nursery will continue to operate as permitted, with public sales permitted but not planned at this time.

A new septic system will also be constructed to serve the new employee breakroom and Secondary Dwelling.

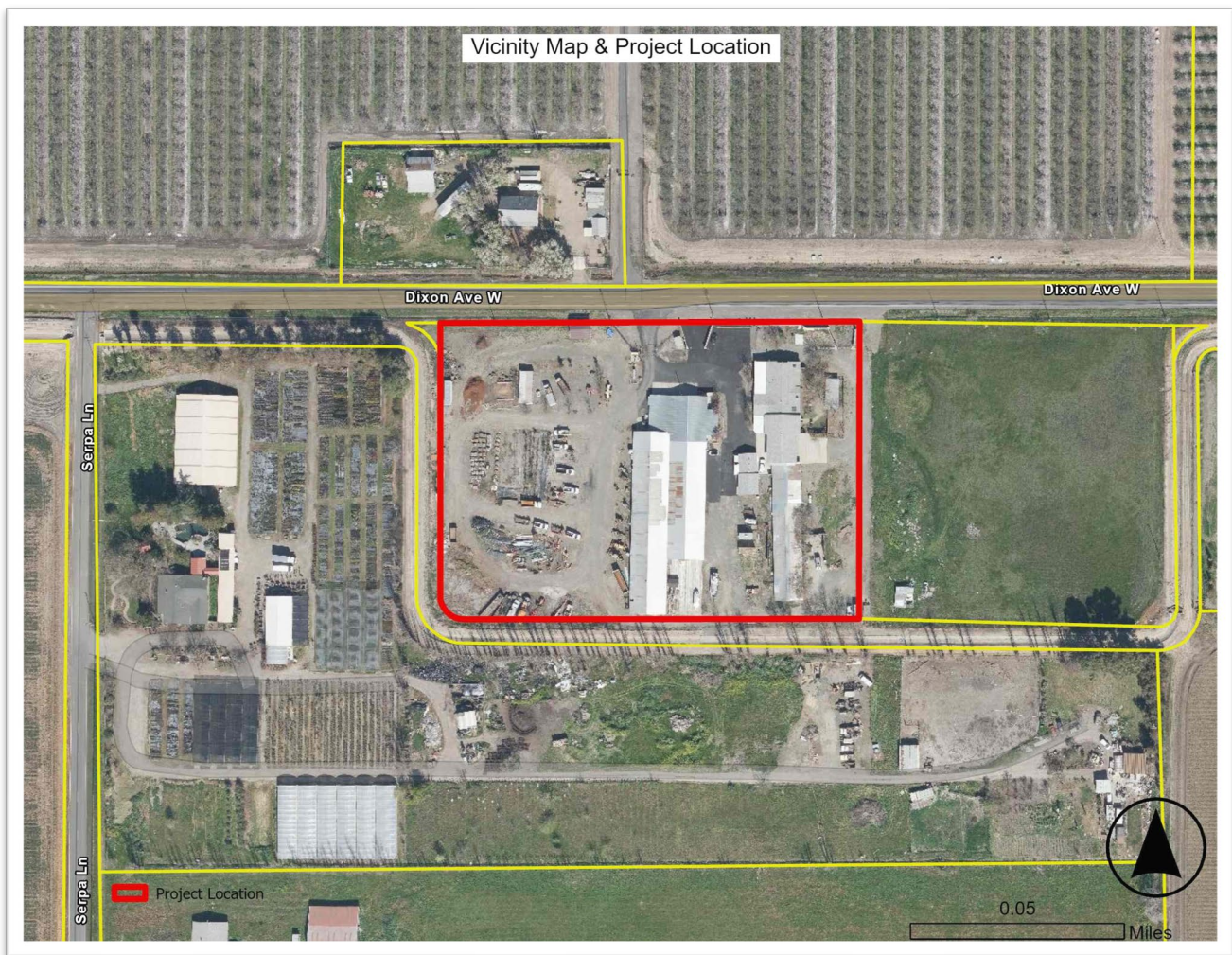


Figure 1: Vicinity Map and Project Location

LAND USE CONSISTENCY

General Plan

The project site is designated Agriculture by the General Plan Land Use diagram (Figure LU-1) of the Solano County General Plan and zoned Exclusive Agriculture 40-acre minimum (A-40). The location is in the Dixon Ridge Agricultural Region (Figure AG-4), which has a minimum lot size of 40 acres. The

existing zoning is consistent with the 2008 General Plan, and the proposed Cottage Industry – Limited and Nursery are allowed in the A-40 zoning district subject to the applicable regulations and permitting requirements detailed below.

Zoning

General Standards: The proposed facility will meet all standards listed in Section 28.72.10 of the Solano County Code when operated in compliance with the proposed conditions of approval.

Specific Standards: The subject parcel is zoned A-40, where a Cottage Industry – Limited is allowed with approval of a Minor Use Permit subject to 28.72.40(A) & (B)(1) of the Solano County Code. A Nursery with Public Sales (although no public sales are proposed) is allowed by right when accessed via a public road.

As proposed and conditioned, this project will comply with all applicable zoning standards as described.

ENVIRONMENTAL ANALYSIS (CEQA)

The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 Class 1 – Existing Facilities. The work proposed by this permit includes alterations including changes to interior walls, electrical and plumbing alterations, repair of deteriorated structures, and additions of less than 50% of the existing floor area, all of which are consistent with a Class 1 exemption.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

PUBLIC HEARING NOTICE

In accordance with Solano County Zoning Regulations, a Notice of Public Hearing (Attachment C) was published at least 15 days before the scheduled hearing in the Fairfield Daily Republic. In addition, all property owners of real property as shown on the latest equalized assessment roll within 1/2 mile of the property, and all persons requesting notification, were mailed notices of the hearing.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Revision No. 1 of Minor Use Permit No. MU-12-05, subject to the recommended conditions of approval.

Attachments:

- A. Draft Resolution
- B. Development Plans
- C. Public Notice