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DEPARTMENT OF RESOURCE MANAGEMENT



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COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-96-07-Ex1
Applicant: Ken Holloway (West Coast Landscape)

**Meeting of March 17, 2016
Agenda Item No. 1**

Project Planner: Travis Kroger

Location: 5119 Quinn Road **General Plan:** Urban Commercial

Assessor Parcel Number: 0133-090-070 , 080 **Zoning:** CS

Proposal

The applicant has requested extension No. 1 of use permit U-95-22, pursuant to condition of approval No. 22. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

- 1) The permittee has requested renewal
- 2) The permittee has paid the applicable renewal fee
- 3) The use is being conducted in compliance with the conditions of the use permit

Background

On June 6th, 1996, Land Use permit U-96-07 was granted by the Solano Planning Commission for a 5 year term to allow the establishment of a business selling lumber and landscape supplies.

Review and Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, staff has determined that the existing business is being operated in compliance with Use Permit : U-96-07.

Permit Term

Per condition 22 of : U-96-07, staff recommends that this permit be extended for a 5 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of June 6th, 2021.

Attachment: Land Use Permit No. U-96-07 and conditions of approval



Solano County Department of Environmental Management

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COPY ORIGINAL

LAND USE PERMIT NO. U-96-07

COMMUNITY PLANNING SERVICES (West Coast Landscape Supply)

(permittee)

to allow the establishment and operation of a business that stores, displays and sells landscaping and lumber supplies including railroad ties, redwood, bricks, and other outdoor materials on a 1.23 acre parcel. The property is located on the southwest corner of the Quinr and Ellsworth Roads intersection in unincorporated Vacaville in a "C-S" Commercial Service Zoning District, APNs: 133-090-07 and 08.

(Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are as follows:

(SEE ATTACHED SHEETS)

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

Handwritten signature, address 1175 Weyland Way Dixon, CA 95620, and date 4/2/99.

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 Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use 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.

Appeals from action to grant this permit may be filed by any person within ten (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: [Signature] Director/Secretary

Date Granted June 6, 1996

SOLANO COUNTY ZONING ADMINISTRATOR

By: _____ 1/92

**CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-96-07
of
COMMUNITY PLANNING SERVICES**

1. The subject property shall be developed and the proposed business shall be operated in accordance with the development plans and information submitted with Use Permit Application No. U-96-07 as approved by the Solano County Planning Commission.
2. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent light, glare, traffic congestion, visual distraction, offensive dust, noise, odor or other impacts which constitute a nuisance to persons or property in the surrounding area.
3. The proposed use shall not constitute a nuisance or be detrimental to the health, safety comfort or general welfare of the people of the County, or be detrimental to adjacent properties and improvements or to the general welfare of the County.
4. Any change of use or intensification of use will require permit revision and further environmental review. Any deviation from the project description or requirements of the Planning Commission will subject the use permit to review and possible revocation.
5. All requirements of the Solano County Department of Transportation shall be met including the following:
 - a. The permittee shall apply to the Transportation Department for an Encroachment Permit for the road improvements and access connections to Quinn and Ellsworth Roads. The permittee shall apply for an Encroachment Permit within one (1) year of the approval of this application or prior to the issuance of a Building Permit for this project. A Building Permit shall not be issued for this project until this department has approved the improvement plans for the road improvements and access connections to Quinn and Ellsworth Roads.
 1. The permittee shall construct a 24.00 foot wide commercial type access connections to Quinn and Ellsworth Roads.
 2. Each access connection shall be lighted (sight lighting), a hundred watt minimum is recommended. The permittee shall be responsible for energizing and maintaining the lighting.
 3. Roadside landscaping and fencing shall be designed so that sight distances for the access connections are not impaired.

4. The permittee shall be required to install asphalt gutters along the project's frontage of Quinn Road. The improvements shall be constructed to the satisfaction of the Transportation Department.
 - b. Onsite drainage shall be designed to minimize the impacts to the existing roadside drainage along Quinn and Ellsworth Roads.
 - c. The permittee shall provide ample onsite parking. No parking will be allowed along the permittee's frontage of Quinn and Ellsworth Roads. This department will issue a Traffic Order restricting parking if parking occurs along the permittee's frontage. Prior to the issuance of the traffic order the permittee will be required to pay this department \$600.00 for the cost of installing the No Parking Signs.
 - d. The permittee shall be required to keep Quinn and Ellsworth Roads free of any material tracked onto the roadway as a result of construction or use associated with this project.
 - e. Commercial trucks over five (5) tons shall use Quinn Road for access to this site. Commercial trucks shall be prohibited from using Ellsworth Road west of the north driveway.
6. All requirements of the Solano County Environmental Health Division shall be met including:
 - a. Prior to the issuance of the building permit, the permittee shall either submit to this Division, a letter from the tenant of the "Rock Shop" stating that the employees of the proposed project will have similar working hours and are free to use the restroom facilities located at the "Rock Shop" or install restroom facilities and an onsite sewage disposal system by completing items b and c below.
 - b. Should the permittee choose to install a restroom prior to the issuance of a building permit, the permittee shall submit to this Division a soil percolation report performed in the area of the proposed sewage disposal system.
 - c. Should the permittee choose to install a restroom prior to the issuance of a building permit, the permittee shall submit plans and secure a permit from this Division to construct a sewage disposal system.
 - d. Occupancy of the proposed buildings and facility is contingent upon the completion of permanent restrooms either onsite or use of those located in the "Rock Shop".
 - e. Should the combined amount of hazardous materials stored onsite exceed: 500 lbs of solid, 55 gallons of liquid, or 200 cubic feet of compressed gas, the permittee shall submit a hazardous materials management plan to this Division for approval and permitting.

7. The permittee shall obtain approval from the Solano County Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting or demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. The permittee shall submit three (3) sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.
8. All exterior lights shall be shielded such that light is not emitted offsite onto Interstate 80, adjacent properties and into the sky above the site.
9. Plant Oleander bushes (5 gallon containers) at 3 ft. on center spacing along the entire Quinn Road frontage and the area of the property located at the intersection of Quinn and Ellsworth Roads.
10. All landscaping installed as a result of the subject use permit permittees' approval shall be maintained in a healthy, thriving and weed-free condition at all times by the permittee no later than December 31, 1996. Dead plant materials shall be replaced with plant material(s) approved by the Planning Division of the Department of Environmental Management.
11. Onsite sign(s) shall not move, blink, flash, oscillate, rotate, pulsate in sequence, be wind-driven or otherwise be animated.
12. Banners, temporary signs, streamers, flags, balloons and like devices used to advertise the project or the availability of merchandise are prohibited.
13. The proposed land use is a "temporary use", therefore, the future construction of permanent structures and improvements is prohibited.
14. All loading and unloading activities shall take place on the project site.
15. The storage of products east of the onsite access driveway shall be limited to a maximum height of six(6) feet.
16. The storage of products west of the onsite access driveway shall be limited to a maximum height of twelve (12) feet.
17. Perimeter landscaping shall be planted such that a six(6) foot high landscape screen shall be provided along Ellsworth Road on the east side of the access driveway. A twelve(12) foot high landscape screen shall be provided along Ellsworth Road on the west side of the access driveway.
18. The proposed freestanding sign is limited to a height of fourteen(14) feet.
19. Adequate maintenance shall be provided to prevent deterioration of all exterior improvements by the permittee owner so that the subject project remains visually attractive to the public at all times.

- 20. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
- 21. Failure to comply with the above conditions may be cause for the revocation of this use permit.
- 22. The permit shall be valid for a five (5) year period ending June 6, 2001, provided that one (1) or more extensions may be granted if a request for an extension is received prior to the expiration date.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this use permit and all of the foregoing conditions.

[Signature] 4/2/99
Permittee's Signature Date

1175 Weyland Way Dixon, Ca. 95620
Address Zip

r:giU9607.con/kd (June 19, 1996)