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Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT Use Permit Renewal

Application: U-83-50-EX2
Applicant: Suisun Valley Fruit Growers
Project Planner: Travis Kroger

Meeting of October 1, 2015
Agenda Item No. 2

Location: 4162 and 4163 Chadbourne Road
Assessor Parcel Number: 0150-240-020, 0150-270-080
'A-SV-20'

General Plan: Agriculture
Zoning: Suisun Valley Agriculture

Proposal

The applicant has requested extension No. 2 of use permit U-83-50, pursuant to condition of approval No. 8. 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 January 5th, 1984 the Planning Commission granted Use Permit U-83-50, permitting an existing agriculture service and supplies business to be relocated to the above mentioned parcels. On February 8th, 2005 the Zoning Administrator approved extension No. 1 to extend the permit for an additional 10 year term to expire February 4th, 2015. This permit was originally issued without specifying an APN, and the first extension in 2005 only mentioned APN 0150-270-080. However, the original site plan shows both of the parcels listed above, and this land use has always included both parcels.

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 this business is being operated in compliance with use permit no. U-83-50.

Permit Term

Per condition 8 of U-83-50, staff recommends that this permit be extended for a 10 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of February 4th, 2025.

Attachment:

Exhibit A – Conditions of Approval U-83-50, Solano County Planning Commission Resolution No. 3571

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. 3571

WHEREAS: The Solano County Planning Commission has considered in public hearing Use Permit Application No. U-83-50 of SUISUN VALLEY FRUIT GROWERS ASSOCIATION to RELOCATE AN AGRICULTURAL SERVICE USE FOR THE SALE OF AGRICULTURAL SUPPLIES in an "A-40" Exclusive Agricultural District, located on the west side of Chadbourne Road and just north of I-80, and

WHEREAS: Said Commission has reviewed the report of the Planning Department, and

WHEREAS: Said Commission heard testimony relative to the subject application, and

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

1. The use permit is for the relocation of an existing agricultural service use.
2. Agricultural service uses including bulk storage and corporation yards clearly serving commercial agriculture are allowed in the Exclusive Agricultural District through the use permit process.
3. The use is in conformance with the General Plan.
4. The use will not have a negative impact on neighboring properties.
5. The proposal has been determined exempt from CEQA requirements as a Class 2 Categorical Exemption.

Be it, therefore,

RESOLVED: That the Planning Commission does hereby APPROVE Use Permit Application NO. U-83-50 of Suisun Valley Fruit Growers Association, subject to the following conditions:

1. That the use be established in accord with the plans submitted with the application as approved by the Solano County Planning Commission.
2. The operation of the business shall meet all requirements of the Solano County Health Department and County Fire Warden.
3. The corporation yard shall be enclosed by a chain link fence having a minimum height of 6' and said fence shall be maintained plumb and level in structurally sound condition.
4. The corporation yard shall be screened from I-80 with redwood slats (or functional equivalent) along Chadbourne Road and the North Bay Aqueduct.

5. Adequate measures shall be taken to prevent offensive noise, lighting, odors, dust, fumes, smoke or vibrations; and that traffic will not constitute a hazard or nuisance to surrounding property.
6. The premises shall be kept free of debris and incidental outside parking and storage shall be in a neat and orderly manner at all times.
7. Should the use be found during any review to be operating as a public nuisance or to be failing in any of the conditions of the permit, the permit will be subject to revocation by the Planning Commission.
8. The permit for the operation shall be in effect for a ten (10) year period. Prior to expiration of the permit, the permittee may apply for an extension which may be approved by the Zoning Administrator.
9. Dedicate right-of-way to the County to provide for a cul-de-sac at the end of Chadbourne Road which is mutually acceptable to the applicant and Director of Public Works.

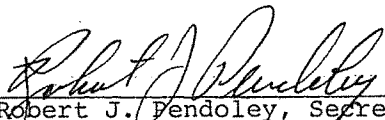
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on January 5, 1984 by the following vote:

AYES: Commissioners Moss, Anderson, Lenzi, Stewart and Daniel

NOES: Commissioners None

ABSTAIN: Commissioners Lanza

ABSENT: Commissioners Kay and Cassil


Robert J. Pendoley, Secretary

RJP/JK/jf.