

SOLANO COUNTY ZONING ADMINISTRATOR

Resource Management Staff Report

Application No. SGN-16-02
Project Planner: Nedzlene Ferrario

Meeting of November 17, 2016
Agenda Item No. 2

Applicant:
Waste Connections – Potrero Hills Landfills
P.O. Box 68,
Fairfield, CA 94533

Property Owner:
Solano Garbage Company
2901 Industrial Court
Fairfield, CA 94533

Action Requested:

Approval of one 4' 10" X 3' monument sign for the Suisun Marsh Overlook located at 4408 Kildeer Road, Suisun City, CA 94585, in the ASM-160 zoning district.

Site Information:

Size: 40 acres

Location: 4408 Kildeer Road

APN: 0046-130-260

Zoning: ASM-160

General Plan: Agricultural

Ag. Contract: N/A

Utilities: N/A

Access: Kildeer Road

Adjacent General Plan Designations, Zoning and Existing Land Uses

	General Plan	Zoning	Land Use
North	Marsh	MP	Rangeland/wetland
South	Agriculture	ASM-160	landfill
East	Agriculture	ASM-160	rangeland
West	Marsh	MP	rangeland/wetland

Environmental Analysis: CEQA Section 15311 Accessory Structures (a) On-premise Signs

Recommendation:

The Department recommends that the Zoning Administrator APPROVE Sign Permit application SGN-16-02, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

BACKGROUND

The overlook is a 1.3 acre (57,000 square foot) passive recreational viewing area located on the former Solano Garbage Company landfill. The landfill site has been closed and capped as authorized by Calrecycle.

Reuse of the site as a passive recreational area accessible by the public is required according to a condition of approval of the current Potrero Hills Land Use Permit, and was initiated by the San Francisco Bay Conservation and Development Commission. A Marsh Development Permit (BCDC Marsh Development Permit No. 2010.003.md) was issued by the San Francisco Bay Conservation and Development Commission on November 1, 2010 for the construction of the public access overlook of the Suisun Marsh.

The use of the site as a public recreational area is an allowed use in the AM-160 zoning district.

PROJECT DESCRIPTION

The applicant proposes to install a freestanding monument sign for the Suisun Marsh Overlook. The sign is approximately 4 feet 10 inches x 3 feet, for a total of 15 square feet in area and 4 feet 6 inches tall. The single sided sign will have a tan background with black lettering. The entrance to the parking lot is located at the elbow of Kildeer Lane, a private road. The sign shall be setback a minimum of 30 feet from the edge of the roadway to ensure a safe distance from the bend.

Construction of the sign will involve installing a concrete footing, 9 inches in to the ground. According to the San Francisco Bay Regional Water Quality Control Board (SFWQCB), in order to protect the integrity of the final closure cap, excavation shall not exceed 9 inches in to the vegetative cover layer and never into the barrier layer. Any excavations of vegetative layer shall be replaced by no less than the same thickness or more thickness of another material such that the final impermeability factor either equals or exceeds that of the existing 1-foot thick vegetative layer. Any disturbed graded and planting areas will be reseeded with native grassland and hydroseed mix. The plans have been reviewed and approved by the SF Water Quality Control Board and Calrecycle closure group.

There are 4 pedestrian interpretive signs on site that are designed to provide information regarding the Suisun Marsh. Such signs are not regulated by the County Zoning Code and not part of this permit approval. However, the construction plans of such signs are currently under review and approval by Calrecycle, San Francisco Water Quality Board and the Solano County Local Enforcement Agency.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment.

GENERAL PLAN AND ZONING

The property is zoned Agricultural Suisun Marsh -160 and designated Agricultural with a Resource Conservation Overlay. The site is located within the Secondary Management area of the Suisun Marsh.

DEPARTMENTAL REVIEW

On September 21, 2016, the sign permit application was reviewed by the Department of Resource Management Development Review Committee. Comments were received from various Divisions of this Department, and recommended conditions of approval have been incorporated herein.

SIGN PERMIT MANDATORY FINDINGS

- 1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Within the Agricultural Suisun Marsh – 160 (ASM-160) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 60 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The proposal includes one 4 foot 6 inches tall freestanding sign totaling 15 square feet of sign area. No lighting is proposed for any of the signage. The proposed signage is consistent with all Sign Standard (Section 28.96 Zoning Ordinance) requirements including size, location, and height. The freestanding sign will be installed a minimum of 30 feet west of Kildeer Road, setback from the paved road and easement to ensure a safe distance.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage is complementary and compatible with the character of the existing site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

RECOMMENDATION

Department staff recommends that the Zoning Administrator **ADOPT** the mandatory findings, and **APPROVE** Sign Permit application SGN-16-02, based on the findings enumerated herein, and subject to the conditions of approval incorporated in this report.

CONDITIONS OF APPROVAL

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-16-02 filed September 2, 2016 by Solano Garbage Company and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. The monument sign shall be setback a minimum 30 feet from the private road (easement) to ensure a safe distance from the roadway.
5. Comply with the San Francisco Bay Regional Water Quality Control Board (SFWQB) requirement regarding protecting the integrity of the final closure cap. Excavation shall not exceed 9 inches in to the vegetative cover layer and never into the barrier layer. Any excavations of vegetative layer shall be replaced by no less than the same thickness or more thickness of another material such that the final impermeability factor either equals or exceeds that of the existing 1-foot thick vegetative layer. Any disturbed graded and planting areas shall be reseeded with native grassland and hydro seed mix
6. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code. "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."

Attachments:

- A- Resolution
- B- Assessor's Parcel Map
- C- Site Plan
- D- Sign Design

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XX**

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-16-02 of **Solano Garbage Company** for one freestanding monument sign at 4408 Killdeer Road located east of the City of Suisun in the "ASM-160" Agricultural Suisun Marsh 160 acre minimum Zoning District, APN: 0046-130-260, 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 November 17, 2016, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Within the Agricultural Suisun Marsh – 160 (ASM-160) zoning district, freestanding and wall mount are allowed sign types. Signage is limited to a maximum 60 square feet. Freestanding signs are limited to a maximum of 6 feet tall. The proposal includes one 4 foot 6 inches tall freestanding sign totaling 15 square feet of sign area. No lighting is proposed for any of the signage. The proposed signage is consistent with all Sign Standard (Section 28.96 Zoning Ordinance) requirements including size, location, and height. The freestanding sign will be installed a minimum of 30 feet west of Killdeer Road, setback from the paved road and easement to ensure a safe distance.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The proposed signage is complementary and compatible with the architectural character of the site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Sign Permit Application No. SGN-16-02 subject to the following recommended conditions of approval:

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-16-02 filed September 2, 2016 by Solano Garbage Company and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.
4. The monument sign shall be setback a minimum 30 feet from the private road (easement) to ensure a safe distance from the roadway.
5. Comply with the San Francisco Bay Regional Water Quality Control Board (SFWQB) requirement regarding protecting the integrity of the final closure cap. Excavation shall not exceed 9 inches in to the vegetative cover layer and never into the barrier layer. Any excavations of vegetative layer shall be replaced by no less than the same thickness or more thickness of another material such that the final impermeability factor either equals or exceeds that of the existing 1-foot thick vegetative layer. Any disturbed graded and planting areas shall be reseeded with native grassland and hydro seed mix
6. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code. "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."

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on November 17, 2016.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

Tax Area Code
60090

CO. RD. NO. 461
RD. KLUEDER

CO. RD. NO. 279
RD. (CO. RD. NO. 279)

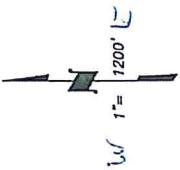
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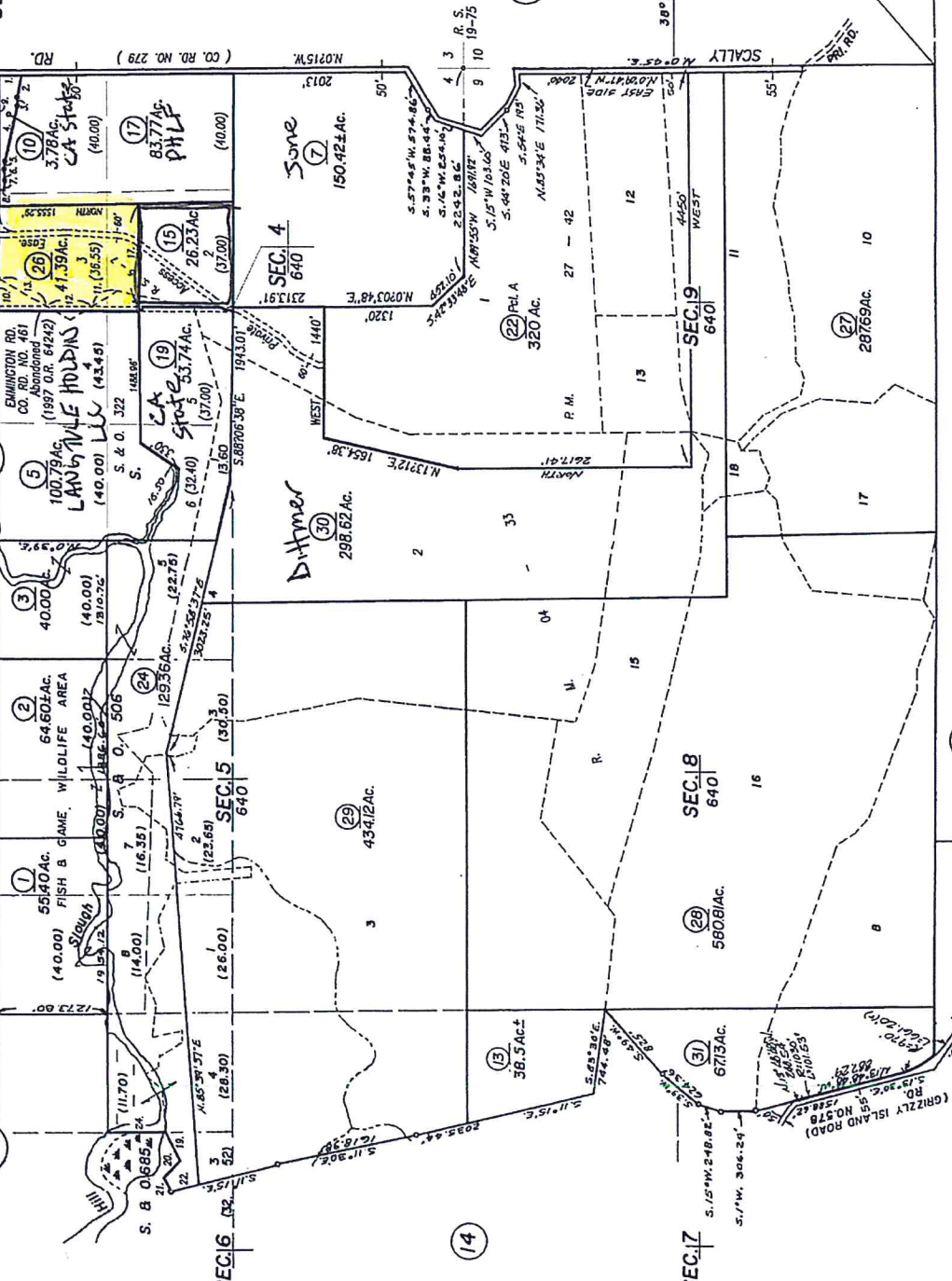
CO. RD. NO. 461
RD. (1997 Ord. 6142)

CO. RD. NO. 461
RD. (1997 Ord. 6142)

CO. RD. NO. 461
RD. (1997 Ord. 6142)



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2	17.75	S	27.10
3	4.50	E	2.65
4	4.50	S	6.59
5	1.50	E	1.02
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NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Map No.	Date	By
130-0528 (2nd Ed.)	1-14-00	PG
130-1519 (2nd Ed.)	1-14-00	PG
130-0528 (2nd Ed.)	9-14-99	DJ

Rush Ranch, R.M. Bk. 4 Pg. 33
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 46 Pg. 13
County of Solano, Calif.

09-10

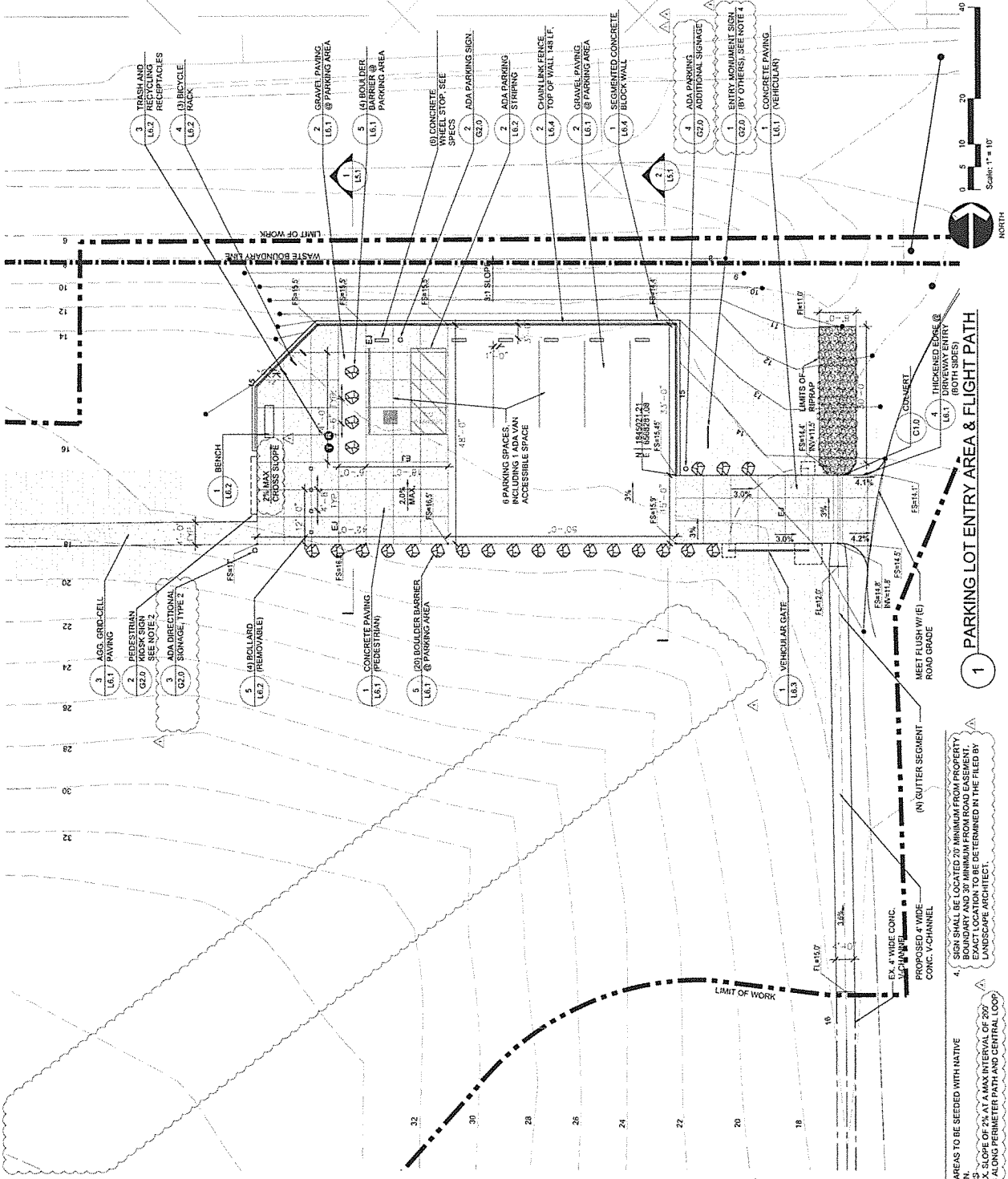
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003	07/23/14	CONTRACT REVISION		
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NOT FOR CONSTRUCTION
 ENLARGED PLAN -
 ENTRY AND FLIGHT PATH

Sheet Title
 ENLARGED PLAN -
 ENTRY AND FLIGHT PATH
 Scale: 1" = 4' 0"

Sheet Number
L4.0



- LEGEND**
- AGGREGATE GRID-CELL PAVING
 - HYDROSEED MIX
 - GRAVEL PAVING (PARKING AREA)
 - CONCRETE PAVING (ENTRANCE AREA)
- SHEET NOTES:**
1. ALL DISTURBED GRADED AND PLANTING AREAS TO BE SEEDED WITH NATIVE GRASS.
 2. KISS SIGN AND BANNER BY OTHERS.
 3. CONSTRUCT A 5' X 5' LANDING WITH A MAX. SLOPE OF 2% AT A MAX INTERVAL OF 20' FOR PASSING AND REST AREA LANDINGS ALONG PERIMETER PATH AND CENTRAL LOOP.
 4. SIGN SHALL BE LOCATED 20' MINIMUM FROM PROPERTY LINE. EXACT LOCATION TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT.

**SUISUN MARSH
 OVERLOOK
 POTRERO HILLS LANDFILL**
 Solano County, CA

PROJECT NUMBER
10065A

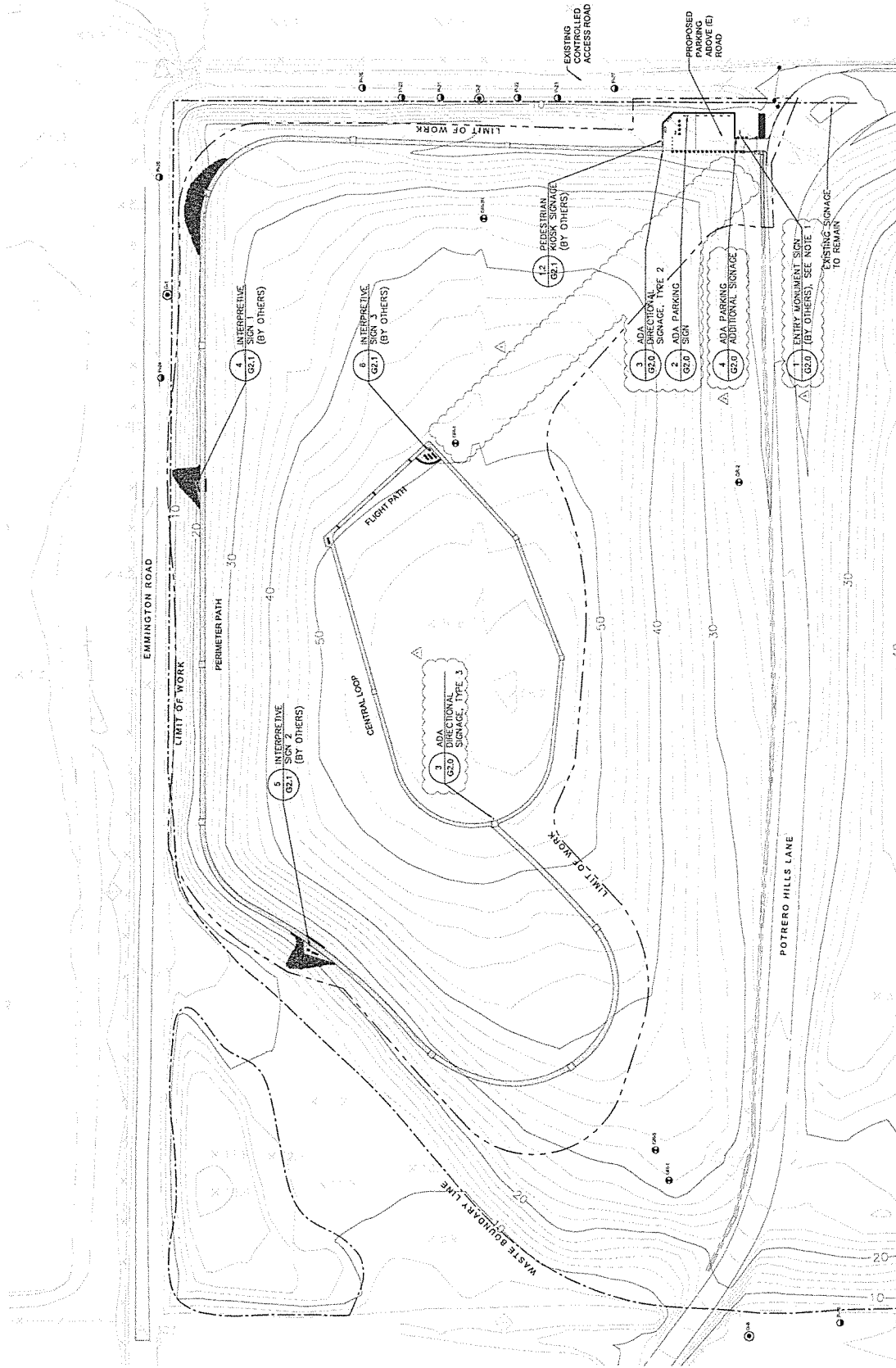
SUBMITTAL
100% Construction Documents

No.	Date	Revisions and Additions	By	Check
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02	08/11/15	ISSUE FOR PERMIT	MM	MM
03	07/29/15	ISSUE FOR PERMIT	MM	MM
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12	07/29/15	ISSUE FOR PERMIT	MM	MM

Regulation and Signatures

NOT FOR CONSTRUCTION
 Sheet Title
SIGNAGE PLAN

Sheet Number
G1.0



SHEET NOTES:
 1. SIGNS SHALL BE LOCATED BY MINIMUM FROM PROPERTY BOUNDARY AND 30' MINIMUM FROM ROAD EASEMENT. EXACT LOCATION TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT.



SAN FRANCISCO HILL VALLEY DELMAR
 232 Green Avenue, Suite 202, San Francisco, CA 94102
 T 415 841 7333 F 415 881 7155 www.rhaa.com

**SUISUN MARSH
 OVERLOOK**
 POTRERO HILLS LANDFILL
 Solano County, CA

PROJECT NUMBER
 10065A

SUBMITTAL

100% Construction Documents

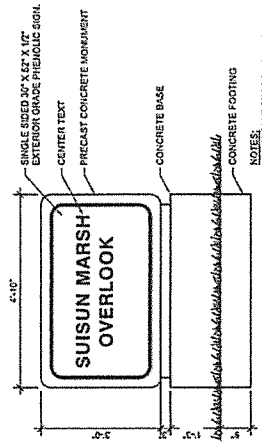
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1	ISSUE FOR PERMITS	12/15/10
2	ISSUE FOR CONSTRUCTION
3	ISSUE FOR SIGNAGE
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6	ISSUE FOR SIGNAGE
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Revised: 12/15/10

NOT FOR CONSTRUCTION
 SIGNAGE GRAPHICS

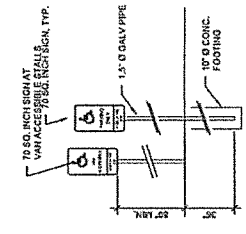
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30	ISSUE FOR SIGNAGE

G2.0



SECTION ELEVATION - FRONT

1 ENTRY MONUMENT SIGN (BY OTHERS)
 N.T.S.



NOTES:

- 1. THESE SIGNS ARE LOCATED IN AN AREA OF SOIL FILL ABOVE THE TOP OF THE VEGETATIVE COVER LAYER.

2 ADA PARKING SIGN
 N.T.S.

Small vertical text at the bottom right corner of the page.