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DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO COUNTY

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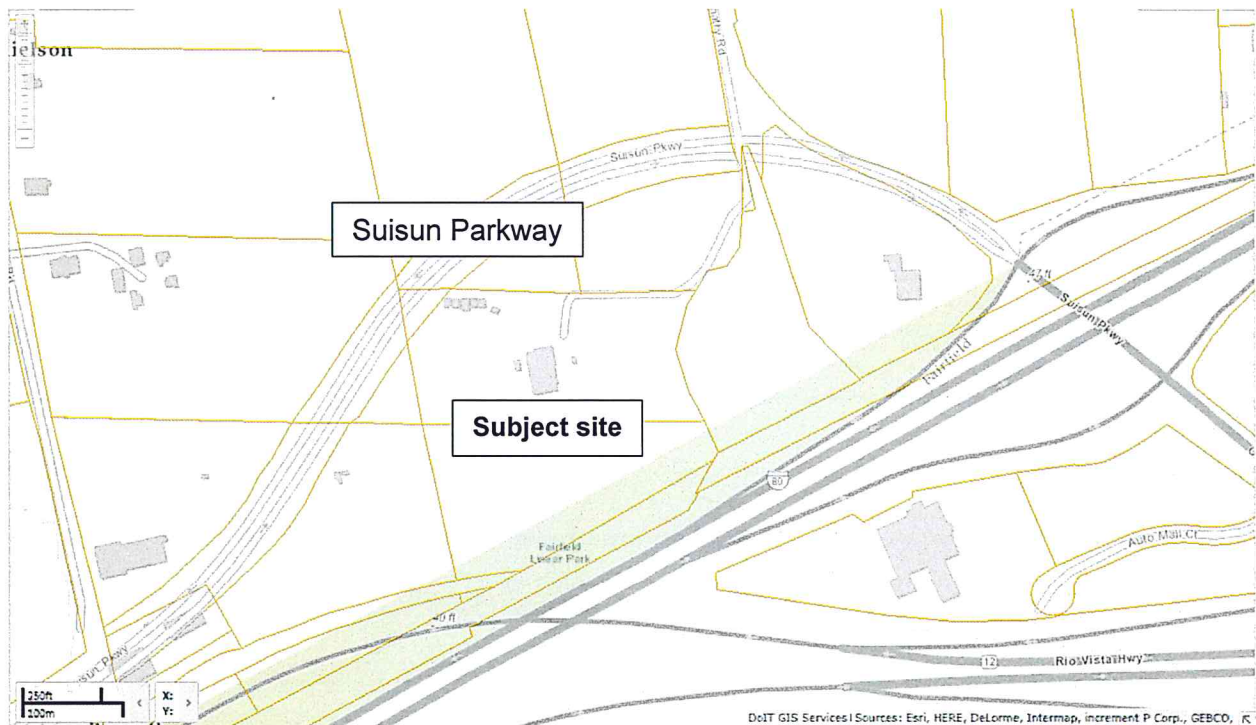
Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 LONEY RANCH**

Application No. U-94-30 MR 1 Project Planner: Nedzlene Ferrario		Meeting of March 16, 2017 Agenda Item No. 5	
Applicant: Ronald and Kimberlie Loney 4135 Abernathy Road Fairfield, CA 94534		Property Owner Same as applicant	
Action Requested Approval of Minor Revision No. 1 of Use Permit No. 94-30 to allow a full service tractor sales and repair service, totaling 3 acres in size.			
Property Information			
Size: 13.19		Location: 4135 Abernathy Road	
APNs: 0027-510-310; 160; 270			
Zoning: ATC-NC; ASV-20; ATC-NC		Land Use: tractor sales and storage	
General Plan: Agriculture		Ag. Contract: 480 & 437	
Utilities: SID and septic		Access: off Abernathy Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	ASV-20	Agriculture
South	Agriculture	ASV-20	I-80
East	Agriculture	ATC-NC	Agriculture
West	Agriculture	ATC-NC	Agriculture
Environmental Analysis The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, (Class 1 -Existing Structures)			
Motion to Approve: Approve Minor Revision No. 1 to Use Permit No. 94-30 to allow a full service tractor sales and repair service, totaling 3 acres in size.			

PROJECT LOCATION:



BACKGROUND:

In June 1995, a use permit was granted by the Board of Supervisors. The footprint of the tractor sales and repair business was limited to the existing/shop office building and surrounding area totaling 1 acre. Since then, 3 prior extensions have been reviewed and approved. A recent aerial review of the property, revealed that the operation has expanded since the original approval.

PROJECT DESCRIPTION:

The request to amend the use permit would allow a 3 acre footprint, 2 acres over the original approval, on the 13.19 acre property. The balance of the property is a vineyard.

LAND USE ANALYSIS:

The tractor sales and service business expansion will not create additional nuisances or traffic, and is consistent with the Solano County Code. The project has been reviewed by the Development Review Committee and no additional conditions of approval are recommended.

ENVIRONMENTAL ANALYSIS:

Pursuant to Section 15301 (Class 1 – Existing Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and will not have a significant effect on the environment.

RECOMMENDATION:

Staff recommends APPROVAL of Minor Revision No. 1 to Use Permit 94-30 subject to the findings and conditions in this report.

MANDATORY FINDINGS

1. The establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan.
2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
3. The application exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood as such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
4. Pursuant to Section 15301 (Class 1 – Existing Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and will not have a significant effect on the environment.
5. The project is consistent with the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

CONDITIONS OF APPROVAL

1. The proposed use shall be conducted in accord with the plans/aerial (March 2017) attached, as part of U-94-30 Minor Revision No. 1 as approved by the Zoning Administrator.
2. All requirements of the Solano County Environmental Health Division shall be met including:
 - a. Within 30 days of the issuance of the use permit, the permittee shall submit a revised Hazardous Materials Management Plan to this Division for permitting and approval.
3. Signage shall not exceed the minimum standards for the ASV-20/ATC-NC as set forth in Section 28-21(b)(5) of the Solano County Code and no sign shall be visible from Interstate 80 except the sign proposed for the south side of the repair shop building.
4. If painting of equipment or machinery will be conducted on the site, the applicant shall incorporate a paint booth into the project design adequate to control painting operations and air pollutants therefrom. The permittee shall meet all requirements of the Bay Area Air Quality Management Control District with regard to paint booth operations, including securing an Authority to Construct; if required, prior to the issuance of any building permit.
6. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Code.

7. No additional uses (including outdoor storage uses) shall be established beyond those identified on the project plot plan without prior approval of minor revision to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revisions to the use permit.
- 8a. Disabled, damaged or abandoned motor vehicles or farm machinery shall not be held for longer than 90 days on the project site. The permittee shall maintain business records adequate to document compliance with this condition. Such records shall be provided to the Department of Resource Management upon request.
- 8b. Motor vehicles, farm machinery or other equipment shall not be dismantled on the project site. The project site shall not be used as wrecking yard or junkyard.
9. The premises shall be maintained in a neat and orderly manner and kept free of accumulation of debris or junk.
10. Equipment shall not be stored outside in excess of the height of the fence.
11. The use shall not be operated in such a manner as to produce offensive dust, noise, lighting or other impacts so as 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 or improvements or to the general welfare of the County.
12. The permit shall be in effect for a five (5) year period with the provision that an extension may be granted if said request is received prior to the expiration date of July 6, 2020, and the use shall remain the same and in compliance with the conditions of approval.

Attachments:

1. Aerial – March 2017
2. Approved Site Plan - 1995

LONEY RANCH AERIAL PLAN
U-93-40 MR 1



Suisun Parkway

4135 Abernathy Rd

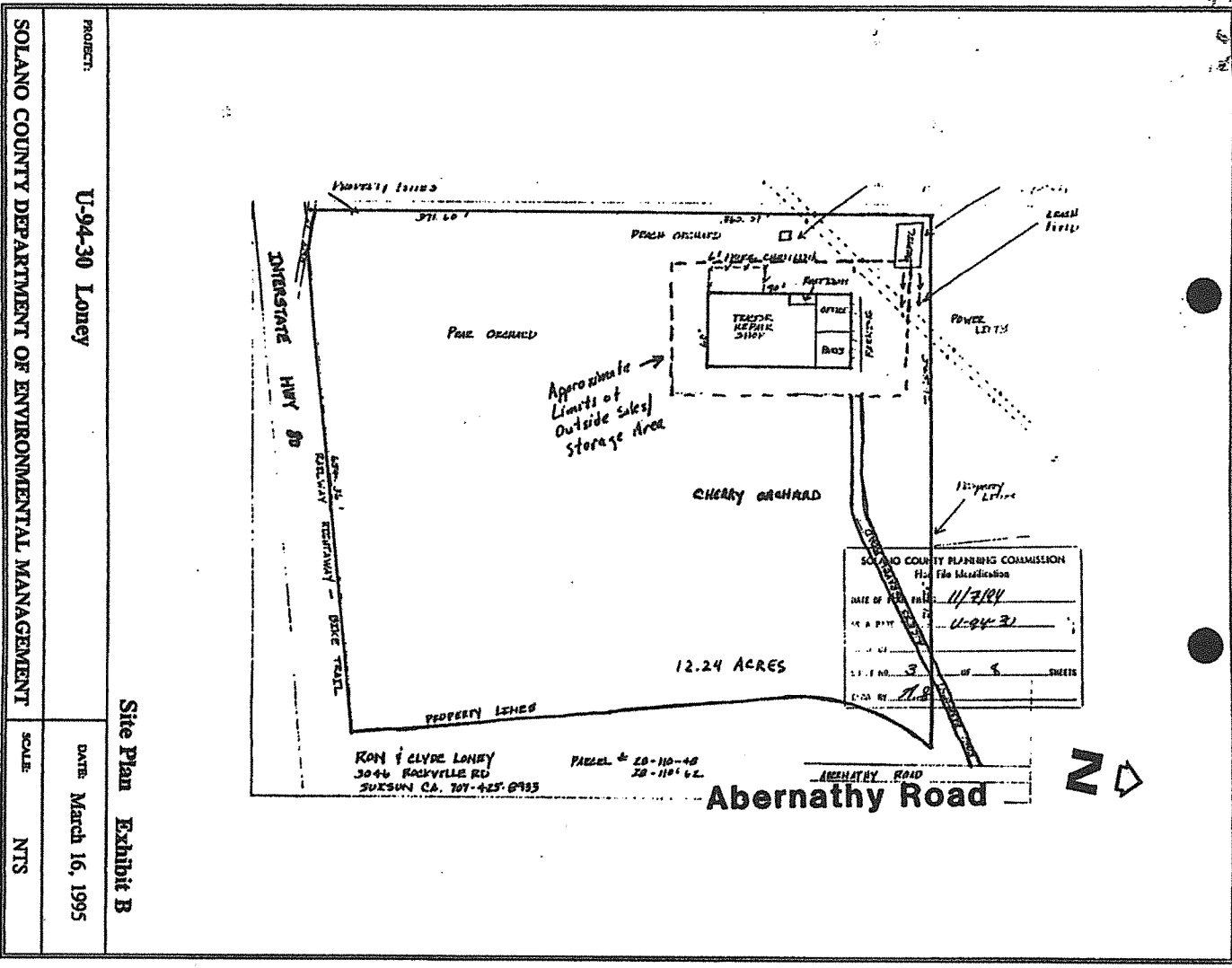
I-80

1593

Tour Guide

Google Earth

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SOLANO COUNTY PLANNING COMMISSION	
File Identification	
DATE OF PREPARE	11/2/84
AS A PART OF	U-94-30
SHEET NO.	3 OF 5 SHEETS
DRAWN BY	J.P.

RON & CLYDE LONEY
 3046 ROCKVILLE RD
 SUXSUN CA. 907-425-0933
 PARCEL # 20-110-40
 20-110-62

ABERNATHY ROAD
 N

PROJECT: U-94-30 Loney
 SOLANO COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 DATE: March 16, 1995
 SCALE: NTS
 Site Plan Exhibit B