

**BILL EMLÉN**  
Director  
**TERRY SCHMIDTBAUER**  
Assistant Director  
**MIKE YANKOVICH**  
Planning Services Manager

**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
COUNTY**

675 Texas Street, Suite 5500  
Fairfield, CA 94533-6342  
(707) 784-6765  
Fax (707) 784-4805

[www.solanocounty.com](http://www.solanocounty.com)

Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT  
Use Permit Renewal**

<b>Application:</b>	U-79-25-EX6	<b>Meeting of:</b>	December 7, 2017
<b>Applicant:</b>	Underground Construction Co, Inc	<b>Agenda Item No.</b>	2
<b>Project Planner:</b>	Travis Kroger		
<b>Location:</b>	2934 Rockville Road	<b>General Plan:</b>	Agriculture
<b>Assessor Parcel Number:</b>	0150-260-010	<b>Zoning:</b>	A-SV-20

**Proposal**

The applicant has requested compliance review No. 6 for Land Use permit U-79-25 pursuant to condition of approval No. 6. 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 21, 1979 the Solano County Planning Commission granted Land Use permit U-79-25 to establish a corporation yard for a 10 year term with provision for extension if requested by the applicant. On July 13<sup>th</sup>, 2007, extension No. 4 was granted for a 5 year term. On March 15<sup>th</sup>, 2012, extension No. 5 was granted for a 5 year term

**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 corporation yard is being operated in compliance with Use Permit: U-79-25.

**Permit Term**

Per condition 6 of : U-79-25, staff recommends that U-79-25 be found to be in compliance with the conditions of approval, and the next compliance review due by June 21, 2022.

**Attachment:** Solano County Planning Commission Resolution No. 3252.

SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. 3252

WHEREAS: The Solano County Planning Commission has considered in public hearing Use Permit Application No. U-79-25 of the UNDERGROUND CONSTRUCTION COMPANY, INC. to ESTABLISH A CORPORATION YARD in a "T" Temporarily Unclassified District, located between Rockville Road and I-80, approximately 1800 feet east of Chadbourne Road, and

WHEREAS: Said Commission has heard testimony both in favor and in opposition to the proposal, and

WHEREAS: A Negative Declaration of environmental impact was prepared and processed by the Planning Department pursuant to the California Environmental Act and the State and County EIR Guidelines, and

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

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

1. A Negative Declaration has been prepared for this project.
2. The proposed use would not further substantially commit the land for non-agricultural uses.
3. The proposal is a reasonable use of the subject property.

Be it, therefore,

RESOLVED: That the Solano County Planning Commission does hereby ADOPT the Negative Declaration for the project and does hereby APPROVE Use Permit Application No. U-79-25 of Underground Construction Co., Inc., subject to the following conditions:

1. The above use be established in accord with the plans submitted with Use Permit Application No. U-79-25 and approved by the Solano County Planning Commission.
2. The operation of the business shall meet all requirements of the Solano County Health Department, Public Works Department and 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. Screen planting shall be established and maintained along the south side and along the three legs of the eastern side of the ownership pursuant to plan approved by the Zoning Administrator so as to effectively screen the corporation yard from I-80.
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. That except as provided otherwise by condition No. 9 the permit shall be valid for a period of 10 years, subject to annual review of the operation by the Zoning Administrator. Prior to expiration of the permit, the permittee may apply for an extension of said permit. Any extension must be applied for in writing 60 days prior to its expiration.
- 7. If the ownership changes or the use cease beyond a period of six (6) months, the permit shall become null and void.
- 8. 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.
- 9. The office trailer shall be located no closer than 20' from any property line and shall be limited to a period of two years. The permittee may apply for an extension for the office trailer in writing 60 days prior to the expiration of the two year period and the extension may be granted by the Zoning Administrator. The office trailer may be replaced by a conventional structure to be used for period corresponding to the permit period provided the type of structure and its location is approved by the Zoning Administrator.

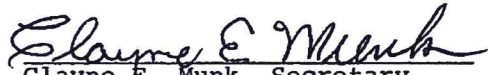
\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on June 21, 1979 by the following vote:

AYES: Commissioners Courtland, Lenzi, Stewart, Ficklin and Allbright

NOES: Commissioners Kinney

ABSENT: Commissioners Moss, Anderson and Low

  
 Clayne E. Munk, Secretary

CEM/CLM/ljc