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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 MU-15-09**

Application No. MU-15-09 (California Pipe Fabricators) Project Planner: Travis Kroger, Planning Technician		Meeting of April 5, 2018 Agenda Item No. 6	
Applicant California Pipe Fabricators Attn: Peter Gugliemone 7277 Chevron Way Dixon, CA 95620		Property Owner Dennis Rinearson 1015 Sunset Drive Dixon, CA 95620	
Action Requested Consideration of Minor Land Use Permit application MU-15-09 to permit the existing steel pipe fabrication business as a Transitional Industrial use located 0.4 miles east of Vacaville in the Exclusive Agriculture (A-40) zoning district on parcel 0109-230-190.			
Property Information			
Size: 10.13 ac. (total)		Location: 7277 Chevron Way	
APN: 0109-230-190			
Zoning: Exclusive Agriculture (A-40)		Land Use: Transitional Industrial	
General Plan: Urban Commercial		Ag. Contract: n/a	
Utilities: Existing well and septic system		Access: Chevron Way	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Urban Commercial	Exclusive Agriculture (A-40)	Transitional Industrial
South	Public/Quasi-Public	Exclusive Agriculture (A-40)	Agriculture
East	Public/Quasi-Public	Exclusive Agriculture (A-40)	Agriculture
West	Urban Commercial	Exclusive Agriculture (A-40)	Transitional Industrial
Environmental Analysis The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. MU-15-09 based on the enumerated findings and subject to the recommended conditions of approval.			

BACKGROUND

The existing development on this parcel consists of a 40'x120' shop building (Shop #1) permitted by Building Permit B-629 in 1978, 70' x 10' scale pit (no longer used) permitted by Building Permit B-222 in 1977, an office addition to "Shop #1" permitted by Building Permit B-5792 in 1991, a 60' x 150' fabrication building (Shop #2) permitted by Building Permit B-5972 in 1991. Several additional improvements appear to have been constructed without permits, including additions to the above referenced shop buildings, and additional "Paint Shop" and Sandblast" buildings, all of which will require Building Permits.

In 1979, Land Use permit U-76-74 was approved for storage and processing of sileage for resale. On May 3, 1984, Land Use permit U-84-11 was approved for California Pipe Fabricators to build and repair water piping and well casings, and to weld and repair agricultural equipment. By June of 2000, the existing business had expanded beyond what was allowed by the conditions of approval, and no response was received to several letters recommending a Minor Revision to the existing permit.

SETTING

The subject property consists of 10.13 acres of land, historically an area devoted to agricultural service uses. The site is accessed via Midway or Lewis Road and Chevron Way. Existing on-site development includes four metal buildings, an on-site well and a septic system on the west side of the parcel. The surrounding parcels include smaller (approximately 10 acre) parcels currently developed with agricultural service and transitional industrial uses, and larger agricultural parcels planted with trees or row crops.



PROJECT DESCRIPTION

The applicant has applied for a Minor Land Use permit for a Transitional Industrial business consisting of fabrication of welded steel pipe for water agencies across the state. This business was originally approved by Land Use permit U-84-11 as an agricultural service business to build and repair water piping and well casings and repair agricultural equipment. By 2000, the business had expanded from five employees to over 25, three additional buildings had been added, and the agricultural equipment repair portion of the business has been discontinued. The current business is consistent with the standards for the Transitional Industrial land use.

No other changes to the site or land use are proposed.

LAND USE CONSISTENCY

The parcel is designated Urban Commercial by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Exclusive Agriculture (A-40) Zoning District is consistent with this designation.

The Exclusive Agriculture (A-40) zoning district has been modified since the previous Land Use permit approval for this site to include "Transitional Industrial" uses as a conditionally permitted use for parcels pending annexation into the city of Vacaville.

The subject site is zoned Exclusive Agriculture (A-40) and is located within the Municipal Service Area for the City of Vacaville, therefore is eligible for annexation. Within this district, Transitional Industrial uses are allowed subject to the requirements of sections 28.77.10(A) & (B)(4) of the Solano County Code. These general requirements address access, lighting, outdoor storage, parking, general design guidelines for buildings, and allowable permit term. Vehicle access to the site is provided via Midway Road and Chevron Way.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Assessor's property records and Building Permit records indicate the effective age of development on the subject parcel (APN 0109-230-190) to be built starting in 1977.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. MU-15-09, subject to the recommended conditions of approval.

MINOR USE PERMIT MANDATORY FINDINGS

1. That the establishment, maintenance or operation of the use or building is 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 considered by the Zoning Administrator to be pertinent.

This project is located within an area designated Urban Commercial by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agriculture (A-40) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water and sewer service by an on-site well and on-site sewage disposal system. Access is provided via encroachment off Chevron Way.

3. **The subject use will not, under the circumstances of this 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 of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Transitional Industrial use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

ADDITIONAL FINDINGS

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

CONDITIONS OF APPROVAL

General

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-15-09 filed October 16, 2015 and site plan labeled "Exhibit A" and as approved by the Solano County Zoning Administrator.
2. Any modifications to the business and existing development or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.

Public Works Engineering Division

3. The Applicant shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Midway Road that do not have an existing encroachment permit issued by Solano county. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements for commercial driveways.
4. Public Works Engineering will require the submittal of an Industrial General Permit (IGP) obtained from the State Water Resources Control Board to confirm that all offsite and on-site improvements are in place to manage storm water discharge. Storm water discharge requirements are not under review by Solano County Public Works Engineering for the issuance of this use permit.

Building and Safety Division

5. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 California Building Code, or the latest edition enforced at the time of building permit application. "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."
6. Within 180 days of the date of approval of MU-15-09, the applicant will apply for Building Permits for all unpermitted structures including the additions to the buildings labeled "Shop #1" and "Shop #2" and the "Paint Shop" and Sandblast" buildings All Building Permits for existing structures must receive a final inspection before the expiration date of the applicable Building Permit.

Permit Term

7. The Department of Resource Management shall issue this permit for a fixed term of 10 years ending April 15th, 2028 or until the subject parcel is annexed to the City of Vacaville. If the business is to continue operation beyond this date, the permittee should submit an application for a new permit at least 4 months prior to the expiration of MU-15-09.

Attachments

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Site Plan

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-15-09 of **California Pipe Fabricators** to permit the existing steel pipe fabrication business as a Transitional Industrial use located 0.4 miles east of the City of Vacaville in the Exclusive Agriculture "A-40" Zoning District on parcel 0109-230-190, 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 April 5, 2018, and;

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

- 1. That the establishment, maintenance or operation of the use or building is 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 considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Urban Commercial by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agriculture (A-40) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water and sewer service by an on-site well and on-site sewage disposal system. Access is provided via encroachment off Chevron Way.

- 3. The subject use will not, under the circumstances of this 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 of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Transitional Industrial use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.**

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Use Permit No. MU-15-09 subject to the following recommended conditions of approval:

General

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-15-09 filed October 16, 2015 and site plan labeled "Exhibit A" and as approved by the Solano County Zoning Administrator.
2. Any modifications to the business and existing development or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.

Public Works Engineering Division

3. The Permittee shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Midway Road that do not have an existing encroachment permit issued by Solano county. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements for commercial driveways.
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6. Within 180 days of the date of approval of MU-15-09, the permittee will apply for Building Permits for all unpermitted structures including the additions to the buildings labeled "Shop #1" and "Shop #2" and the "Paint Shop" and Sandblast" buildings. All Building Permits for existing structures must receive a final inspection before the expiration date of the applicable Building Permit.

Permit Term

7. The Department of Resource Management shall issue this permit for a fixed term of 10 years ending April 15, 2028 or until the subject parcel is annexed to the City of Vacaville. If the business is to continue operation beyond this date, the permittee should submit an application for a new permit at least 4 months prior to the expiration of MU-15-09.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 5, 2018.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

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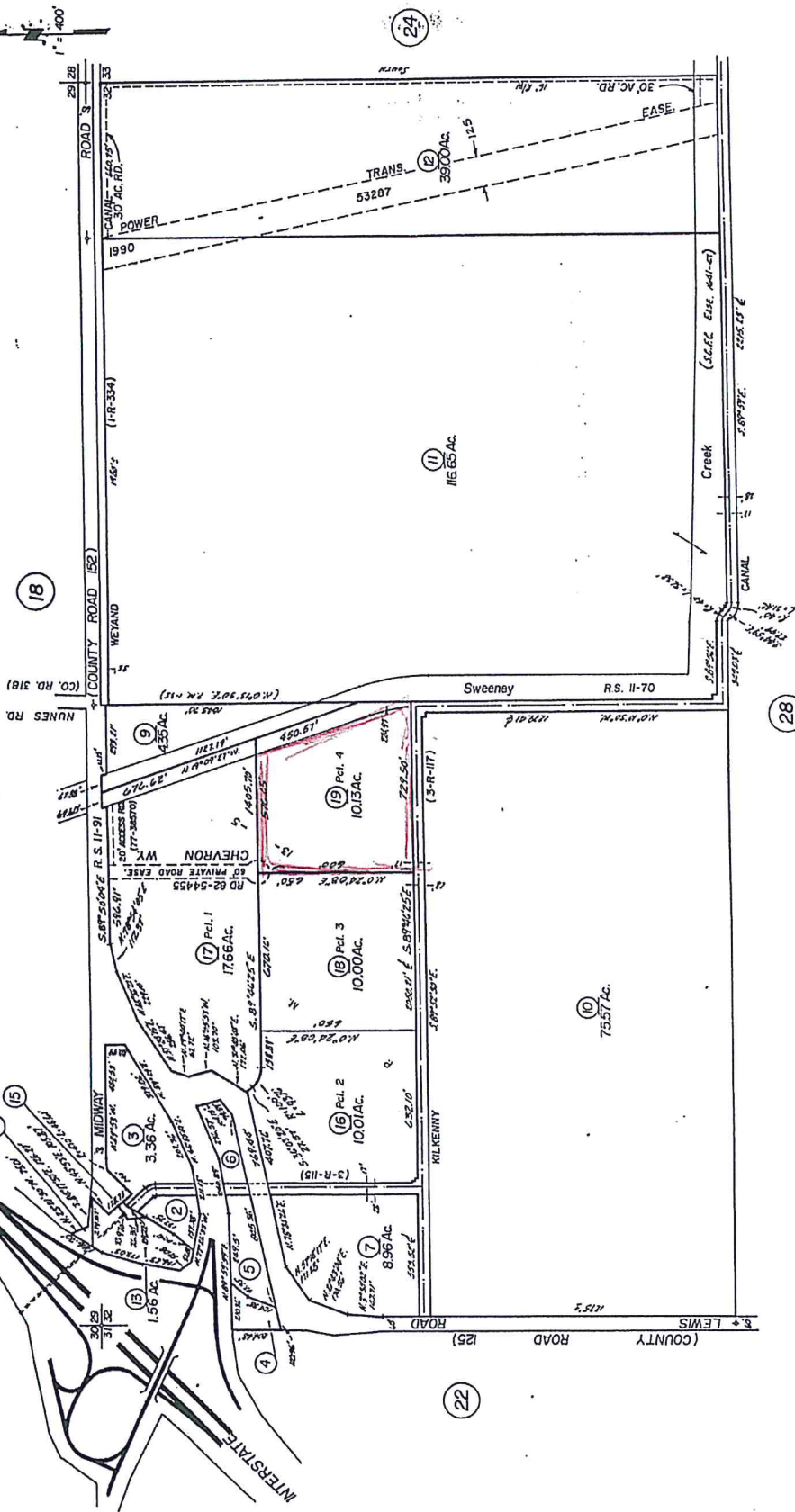
DRAFT

109-23

Tax Area Code
63025

N. 1/2 SEC. 32, T. 7N., R. 1E., M.D.B. & M.

0109-230-190



Assessor's Map Bk. 109 Pg. 23
County of Solano, Calif.

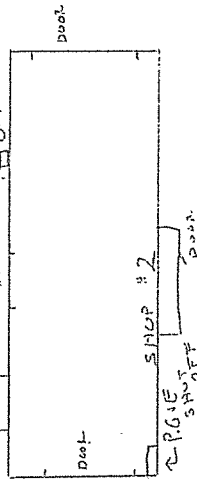
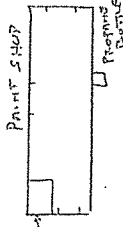
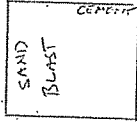
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NOTE - Assessor's Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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KILKENNY CANAL

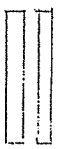
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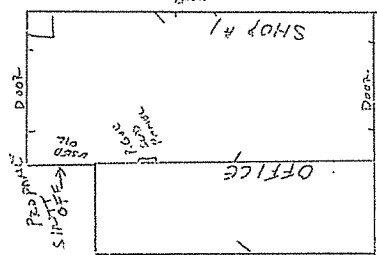
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 ASBUC
 CRUISE
 DIESEL
 TANK

EMERGENCY
 SAFETY MEETING
 AVENUE

SOB



PROPRING
 STORAGE
 FORKLIIFT



PROPRING STORAGE
 ASBUC GROUND

WELL

LAWN

DRIVEWAY

ASBURY OIL

MILWAUKEE ROAD

END
 DRAWING

ASBURY OIL

