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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
 COUNTY**

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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
 PS-19-01**

<b>Application No.</b> PS-19-01 (JJ Kane) <b>Project Planner:</b> Jim Leland, Principal Planner		<b>Meeting of February 20, 2020    Agenda Item No.</b>	
<b>Applicant</b> Daniel DeLoach 210 Inverness Center Drive Birmingham, AL 35242		<b>Property Owner</b> Crimsonco, LLC 8656 Sparling Lane Dixon, CA 95620	
<b>Action Requested</b> Consideration of Performance Standards application PS-19-01 to permit a General Manufacturing Use, including the storage and auction of various types of vehicles and equipment at 8668 Sparling Lane, 2 miles northeast of the City of Dixon, within the General Manufacturing "MG-3" Zoning District; APN 0110-160-220.			
<b>Property Information</b>			
Size: 3 ac out of 13.5 ac. total		Location: 8668 Sparling Lane, Dixon, CA	
APN: 0110160220			
Zoning: Manufacturing-General (MG-3)		Land Use: General Manufacturing	
General Plan: Manufacturing		Ag. Contract: n/a	
Utilities: Community well and on-site septic system		Access: Sparling Lane	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Manufacturing	Manufacturing-General (MG-3)	Manufacturing
<b>South</b>	Manufacturing	Manufacturing-General (MG-3)	Manufacturing
<b>East</b>	Agriculture	Exclusive Agricultural (A-20)	Agriculture
<b>West</b>	Agriculture	Exclusive Agricultural (A-20)	Agriculture
<b>Environmental Analysis</b> The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or <u>Conversion of Small Structures</u> .			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Performance Standards application PS-19-01 based on the enumerated findings and subject to the recommended conditions of approval.			

## SETTING

The proposed project will consist of a lease area of 3 acres on a 13.5-acre parcel located at 8668 Sparling Lane in unincorporated Dixon. The property is developed with various buildings and large parking areas historically occupied by an agricultural trucking service. The existing development on the parcel consists of a small office building and 2+ acres of parking.

## PROJECT DESCRIPTION

The applicant has applied for a Performance Standards Permit for a commercial vehicle auction and agricultural equipment sales business. The business would be allowed by right in the MG-3 Zoning District. The applicant has filed an application for performance standards to establish requirements necessary to mitigate for potential nuisance impacts and to address any other requirements of the County of Solano.

## LAND USE CONSISTENCY

The parcel is designated General Manufacturing 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 Manufacturing-General (MG-3) Zoning District is consistent with this designation.

## ENVIRONMENTAL ANALYSIS

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. PS-19-01, subject to the recommended conditions of approval.

## PERFORMANCE STANDARDS 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 General Manufacturing by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Manufacturing-General (M-G-3) 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 by an existing on-site community well and sewer service by an on-site sewage disposal system. Access is proposed via Sparling Lane.

- 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 commercial vehicle auction and agricultural equipment sales operation land 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 15303, New Construction or Conversion of Small Structures.**

#### **CONDITIONS OF APPROVAL**

##### **General**

1. The above use shall be established in accord with the application materials and attached performance standards (Attachment B) for PS-19-01.

##### **Attachments**

- A- Application and Site Plan
- B- Performance Standards
- C- Draft Resolution



DEPARTMENT OF RESOURCE MANAGEMENT  
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

RECEIVED

NOV 08 2019 (707) 784-6765 Phone  
(707) 784-4805 Fax

www.solanocounty.com

COUNTY OF SOLANO  
RESOURCE MANAGEMENT

- Application Type:  New     Extension (maps)     Minor Revision     Map Modification
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit (AD)    | <input checked="" type="checkbox"/> Minor Use Permit (MU) | <input type="checkbox"/> Sign Permit (SGN)        |
| <input type="checkbox"/> Architectural Review (AR)     | <input type="checkbox"/> Mobilehome Storage Permit (MH)   | <input type="checkbox"/> Use Permit (U)           |
| <input type="checkbox"/> General Plan Amendment (G)    | <input type="checkbox"/> Mutual Agreement (MA)            | <input type="checkbox"/> Variance (V)             |
| <input type="checkbox"/> Major Subdivision (S)         | <input type="checkbox"/> Performance Standards (PS)       | <input type="checkbox"/> Waiver (WA)              |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Policy Plan Overlay (PP)         | <input type="checkbox"/> Zone Text Amendment (ZT) |
| <input type="checkbox"/> Minor Subdivision (MS)        | <input type="checkbox"/> Rezone (Z)                       |   |

FOR OFFICE USE ONLY

Application No: MU-19-10 MR#    Hrg: AD ZA PC BOS    Date Filed: 11-13-19    Plnr: R

Project Name: 8668 Sparling Lane

Subject Site Information

Site Address: 8668 Sparling Lane    City: Dixon    State: CA    Zip: 95620

Assessor's Parcel Number (s): 0110-160-220    Size (sq. ft/acre): 10.7 acres

Preferred Property Access by Staff:  OK to access  Call applicant before access  Call owner before access

Contact Information

Property Owner Name: Crimsonco, LLC

Contact Name: David Nickum    Phone: 707-678-4404    Email: dnickum@vftrans.com

Mailing Address: 8656 Sparling Lane    City: Dixon    State: CA    Zip: 95620

Architect/Engineer/Land Surveyor Company Name: JTS Engineering

Contact Name: Javed Siddiqui    Phone: 916-441-6708    Email: javed.siddiqui@jtsengineering.com

Mailing Address: 1808 J Street    City: Sacramento    State: CA    Zip: 95811

Applicant/Company Name: JJ Kane Associates, Inc.

Contact Name: Mike Smaystrla    Phone: 707-470-9465    Email: mike.smaystrla@jjkane.com

Mailing Address: 1450 North First Street    City: Dixon    State: CA    Zip: 95620

Other Contacts:

Name: Daniel DeLouch    Phone: 205-437-4096    Email: daniel.delouch@altec.com

Mailing Address: 210 Inverness Center Drive    City: Birmingham    State: AL    Zip: 35242



### 3 Williamson Act Contract

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A. Is any portion of the property under Williamson Act Contract?  Yes  No

If yes, Contract No. \_\_\_\_\_ please provide a copy.

If yes, has a Notice of Non-Renewal been filed?  Yes  No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

Yes  No if yes, please list and provide a copy.

### 4 Additional Background Information

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A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

Yes  No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

Minor Use Permit

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C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

None

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D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

Phase 1 Environmental Site Assessment

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E. Does the project involve Housing and Urban Development (HUD) federal funding?  Yes  No  
Is HUD funding anticipated?  Yes  No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

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H. Is this part of a larger project? If yes, please explain.  Yes  No

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## 5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

10.7 acres of a larger 13.7 acre parcel. The 13.7 acre parcel is fenced. Six of the 10.7 acres are paved with either concrete or asphalt. The remaining 4.7 acres are well-graveled.

B. Surrounding properties:

North - Trucking Company; South - Caltrans operations yard; West - Frontage Road/Interstate  
East - ag field

C. Existing use of land:

Vacant land that the owner occasionally uses to park trucks used in his bulk agricultural transport business.

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential		
Agricultural		
Commercial		
Industrial	Office / 1	≈ 1200
Other		

E. Describe existing vegetation on site, including number and type of existing trees.

Eleven trees along Sparling Ln.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

N/A

G. Slope of property:

Flat or sloping	(0 - 6% slope)	<u>10.7</u>	acres
Rolling	(7 - 15% slope)	_____	acres
Hilly	(16 - 24% slope)	_____	acres
Steep	(> 24% slope)	_____	acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.

See "M" below.

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	<u>Trucking</u>	South	<u>Caltrans operations yard</u>
East	<u>Ag Field - usually tomatoes, beans, or some type of grain. - Potatoes through seasons</u>	West	<u>Frontage Rd / Interstate</u>

J. Distance to nearest residence(s) or other adjacent use(s): Valley Farm Transport would be the closest use and is shown on the site plan. (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.

Power lines are on the west side of the property, running along Sparling Lane

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).

None

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

One ditch that runs north & south on the east side of the property. The drainage settles in a pond on the southwest corner of the property and then flows to an irrigation ditch running east.

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

None

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes \_\_\_\_\_ No  Don't Know \_\_\_\_\_ If yes, please list:

P. Describe existing vehicle access(s) to property:

Existing driveway(s) from Sparling Lane.

- Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

None

- R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

Free standing signage on the west side of the property that parallels Sparling Lane. About 10' long and 3'-4' tall.

## 6 Proposed Changes to the Site

- A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

i. Percent of site previously graded: \_\_\_\_\_%.

ii. Project area (area to be graded or otherwise disturbed): \_\_\_\_\_sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

\_\_\_\_\_ Less than 50 cubic yds<sup>3</sup> \_\_\_\_\_ More than 50 cubic yds<sup>3</sup> \_\_\_\_\_ More than 1000 cubic yds<sup>3</sup>

iv. Estimate amount of soil to be:

Imported \_\_\_\_\_yd<sup>3</sup> Exported \_\_\_\_\_yd<sup>3</sup> Used on site \_\_\_\_\_yd<sup>3</sup>.

- B. Number, size and type of trees, and type and quantity of vegetation to be removed. ( size of trees = diameter at 4ft. above grade)

N/A

- C. Number, type and use of existing structures to be removed, and removal schedule:

N/A

- D. Describe proposed fencing and/or visual screening (landscaping):

Per the terms of the lease we will install a fence along the red line on the attached site plan.

- E. Proposed access to project site (road name, driveway location, etc.):

The two driveway entrances are marked in green on the site plan.

- F. Proposed source and method of water supply:

No change

- G. Proposed method of sewage disposal (specify agency if public sewer):

No Change

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):

Under corporate policy that meets or exceeds all applicable regulations.

I. List hazardous materials or wastes handled on-site:

Auction and temporary storage of vehicles that may contain petroleum and/or antifreeze.

J. Duration of construction and/or anticipated phasing:

N/A

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.

No

## 7 Proposed Site Utilization

### A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: \_\_\_\_\_ Multi-family: \_\_\_\_\_ Accessory: \_\_\_\_\_

If multi-family, number of units: \_\_\_\_\_ Maximum height: \_\_\_\_\_

2. Signage: Freestanding: \_\_\_\_\_ Dimension(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)  
Attached/Wall: \_\_\_\_\_ Dimensions(s): \_\_\_\_\_ Area: \_\_\_\_\_ (sq.ft)

### B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:

Building coverage: ≈ 1200 (sq.ft) Surfaced area: Paved = 261,360  
Gravel 161,172 (sq.ft)

Landscaped or open space: — (sq.ft)

2. Total floor area: 423,732 (sq.ft)

3. Number of stories: 1 Maximum height: \_\_\_\_\_ (ft.)

4. Proposed hours of operation:

Days: Monday - Friday

From: 8 a.m./p.m to 5 a.m./p.m

Live auctions would be on Saturdays. There is potential for occasional Saturday hours outside of live auctions.

Year round:  Yes  No

Months of operation: from \_\_\_\_\_ through \_\_\_\_\_

5. Proposed construction schedule: N/A  
 Daily construction schedule: from \_\_\_\_\_ a.m./p.m. to \_\_\_\_\_ a.m./p.m.  
 Days of construction: \_\_\_\_\_
6. Will this project be constructed in phases? Describe:  
N/A
7. Maximum number of people using facilities:  
 At any one time: ≈ 250 Throughout day: ≈ 300
8. Total number of employees: ≈ 6 full time plus part-time  
 Expected maximum number of employees on site: During an auction, all six full time plus part time  
On a typical day, one full time plus one part time.  
 During a shift: \_\_\_\_\_ During day: \_\_\_\_\_
9. Number of parking spaces proposed: Currently about 50 stalls
10. Maximum number of vehicles expected to arrive at site: → Highest volume of arrivals would be customers  
on auction day. Auctioned equipment would be  
a smaller, more steady flow.  
 At any one time: ≈ 300 day: ≈ 300
11. Radius of service area: N/A
12. Type of loading/unloading facilities:  
N/A
13. Type of exterior lighting proposed:  
The existing lighting, consisting of 5 free standing light posts with 3 lights per post.
14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.  
On average the site would house 400 goods, 75% of which would be motor vehicles and 25%  
of which would be equipment. These goods would be auctioned.
15. Describe all proposed uses which may emit odors detectable on or off-site.  
N/A
16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.  
Free standing signage on the west side of the property that parallels Sparling Ln. The  
dimensions are ≈ 10' long and ≈ 3-4' tall.

## 8 Environmental Checklist

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Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". **Attach additional sheets as necessary.**

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Change in scale, pattern or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Increased amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Change in ground water quality or quantity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Change in existing noise or vibration levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Construction on filled land or construction or grading on slopes of 25% or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Increase in demand for public services (police, fire, water, sewer, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
M. Change in use of or access to an existing recreational area or navigable stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Change in traffic or vehicular noise on road system in immediate vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O. Increased hazards for vehicles, bicycles or pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P. Removal of agricultural or grazing lands from production.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Relocation of people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**9 Additional Information by Applicant**

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

**10 Information Verification - Signed by Owner and Applicant**

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds the number of hours implicit in the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: David F Nickum Date: 11-7-2019

PRINTED NAME: DAVID F NICKUM

Applicant signature: DJ Kane Date: 11-7-2019

PRINTED NAME: JJ Kane Associates, Inc. by Daniel DeLoach

**For Office Use Only**

**Planning Permit Fee(s)**

\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_ \$ \_\_\_\_\_

**Environmental Review Fees**

Initial Study \$ \_\_\_\_\_  
Archaeological Study (Sonoma State NWIC) \$ \_\_\_\_\_  
Negative Declaration \$ \_\_\_\_\_  
CA Fish and Games (ND or EIR) \$ \_\_\_\_\_  
Initiate EIR \$ \_\_\_\_\_  
Mitigation Monitoring Plan \$ \_\_\_\_\_

Total Fees Paid \$ 3104 Cash  Check  Charge/Debit

Receipt No.: 8136 DATE: 11/13/19

Staff verify: Zoning: \_\_\_\_\_ GP Land Use & Consistency: \_\_\_\_\_

Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit Application 042416.doc(May 2, 2018)

## **PROJECT NARRATIVE**

Crimsonco, LLC, an affiliate of Valley Farm Transport, Inc. ("VFT"), owns approximately 13.7 acres of land and improvements located in Solano County, CA with an address of 8668 Sparling Lane, Dixon, CA 95620, and which is graphically shown on the site plan (the "Site Plan") included with this application (the "Property"). Kane is negotiating terms to lease a portion of the Property, including approximately 10.7 acres of land and improvements (the "Site") in order to conduct live auctions and house Goods ("Goods" defined as motor vehicles and equipment including, but not limited to, pickup trucks, fleet cars, bucket trucks, cab and chassis trucks, hauling and transport trucks, government vehicles, cabs, trailers, and related equipment) to be auctioned online ("Proposed Use").

Kane submitted a Zoning Confirmation Request to Solano County on July 15, 2019, seeking approval for its Proposed Use on the Site. Solano County approved Kane's proposal to house Goods for online auction, and further stated that Kane's proposal to conduct live auctions would be approved under Public Assembly Uses in the MG zoning districts with the processing of a Minor Use Permit.

VFT currently operates, and would continue to operate, its bulk agricultural trucking service business on approximately 3 acres of the Property. This area, as shown on the Site Plan, consists of a large warehouse, a small shed, and surrounding paved area. The Site is currently vacant, except for occasional storage of VFT trucks. VFT would remove any trucks parked on the Site upon commencement of a lease.

There would be two access points to the Site from Sparling Ln., each denoted with a green line on the site plan. One access point would lead to the administrative office and the housing lot of Goods auctioned online ("Timed Auction Area"). The other access point would lead to the customer parking area (outlined in yellow on the Site Plan) and the live auction area at the back of the Site ("Live Auction Area").

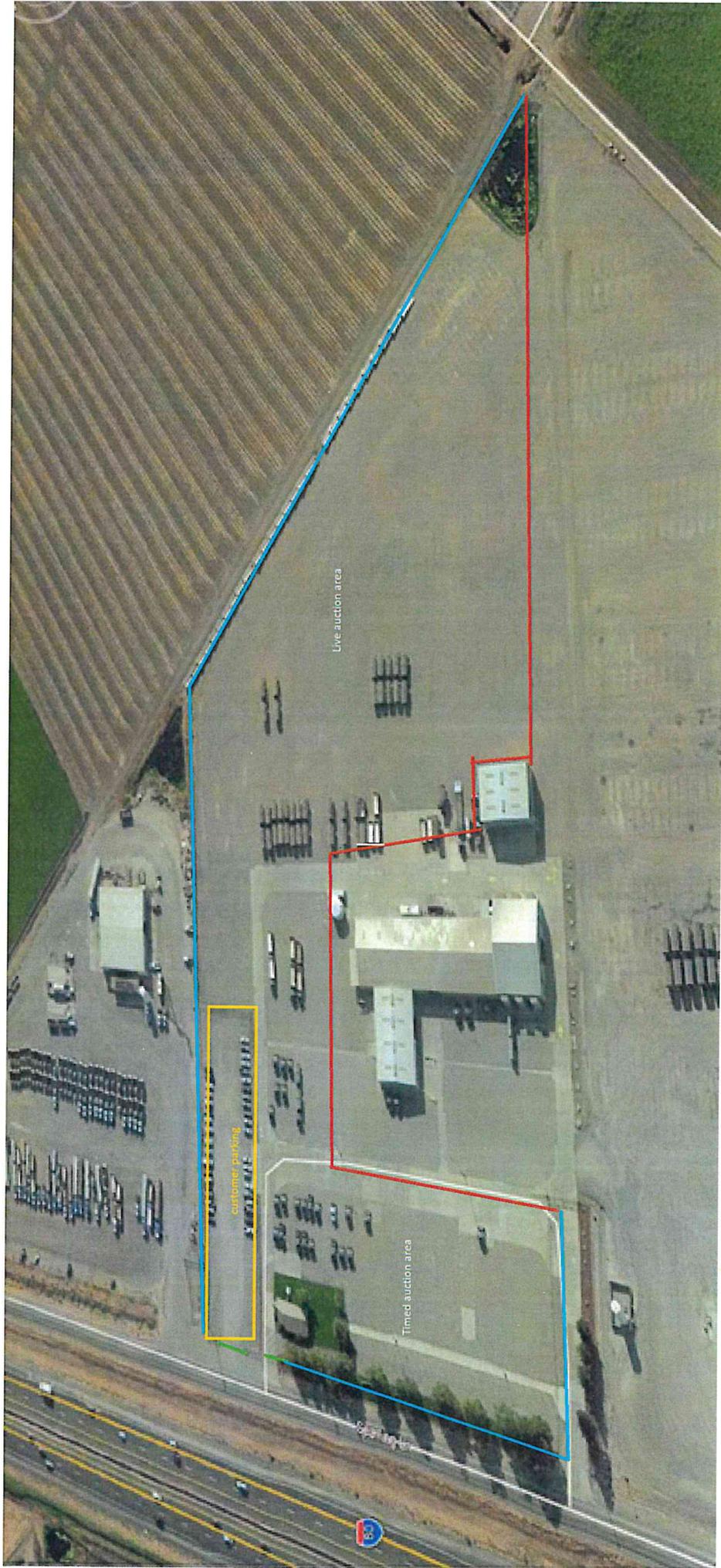
The Site is well-suited for auctions. Roughly 6 acres are paved with either concrete or asphalt and the remainder is covered with gravel. Most of the Site is bordered with a fence (denoted with a blue line on the Site Plan) and the lease will require Kane to erect a fence between its operations and VFT (denoted with a red line on the Site Plan).

The uses of neighboring parcels are conducive to Kane's Proposed Use. The Site is neighbored by a trucking company to the North, a Caltrans operations yard to the South, an agricultural field to the East, and Frontage Road to the West. Additionally, less than a mile down the road, a live auction site is currently in operation.

Kane anticipates conducting 4 to 6 live auctions per year. The number of auctions could grow in the future but would not exceed one per month. For the remainder of the year, Goods would be stored on the site and auctioned online. Kane expects around 300 customers to attend each live auction, including a Friday "inspection day" and the Saturday auction. The site would house 400 Goods on average, with actual daily volume differing based on the timing of auctions. Historically, roughly 75% of the Goods are motor vehicles (many are PG&E fleet vehicles), and 25% are equipment. Even at peak volume, the site is large enough to contain all Goods and parking.

During typical weeks, Kane would be open Monday – Friday from 8 a.m. to 5 p.m., and occasionally on Saturday as needed. The site would be operated by one full time and one part time employee. Except for the live auction days, traffic would be minimal, as the only activity would be pick-up and delivery of Goods.

Site Plan



**PERFORMANCE STANDARDS  
(APPLICATION NO. PS-19-01)  
for  
A Lease Area within Valley Farm Transport  
(APN: 0110-160-220)**

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These performance standards are imposed on the construction, leasing, occupancy, and use of 10.7 acres of land including 1,300 square foot metal building to be located at 8668 Sparling Lane Dixon, CA (APN:0110160220). The parcel is zoned MG-3.

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1. **Limitations.** The construction, occupancy, and use of the building and surrounding lease area shall be in accord with the plans and information submitted with Performance Standards Application PS-19-01 and approved by the Solano County Zoning Administrator.
2. **Prevention of Nuisances.** The property owner and/or lessee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust, or other impacts which constitute a hazard or nuisance to surrounding property.
4. **Lighting and Glare.** All lighting shall be shielded to prevent any light spillover onto surrounding properties. A lighting plan providing the location, light intensity and direction, construction and materials shall be submitted and approved by the Planning Division prior to issuance of building permit.
5. **Fencing.** All fencing surrounding the facility shall be a minimum of six feet in height and shall be maintained plumb, level, and in a structurally sound condition.
6. **Minimum Parcel/Lease Areas.** The minimum size for a lease area shall be 3 acres.
7. **Constraints on Further Development.** No additional uses or structures shall be established beyond those identified on the project plot plan without prior approval.
8. **Building Division Requirements.** All requirements of the Solano County Building and Safety Division shall be met including:
  - a. 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 Laws. Submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

- b. Except as exempted in Chapter 31 of the Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Public Works Engineering Division.
  - c. Grading plans shall be reviewed and approved by the Building Division prior to the commencement of grading.
9. **General Environmental Health Requirements.** All requirements of the Solano County Environmental Health Division shall be met, including:
- a. New construction that generates liquid waste and for which public sewer is not available will require an on-site sewage disposal system complying with Solano County Sewage Disposal Standards.
  - b. Soil testing shall be performed in accordance with Solano County Code Chapter 6.4, Sewage Disposal Standards. Soil profiles shall be performed for both the primary and reserve area leachfields, and results may require additional percolation testing.
  - c. The total length of leach line required shall be calculated using the infiltrative area as determined by soil testing. All employees, patrons and delivery drivers shall be considered in the design of the sewage disposal system. The design shall be stamped by a professional engineer or registered environmental health specialist.
  - d. Prior to beginning operations, the permittee shall submit a Hazardous Materials Management Plan to this division for review and approval.
11. **Sewage Requirements.** The property is by an onsite wastewater treatment systems (OWTS), permitted under S-91-18 by this office and expanded under S-94-31. Aerial imagery indicates that the existing leachfield area has been compacted and graveled. The auction facility appears to propose vehicle storage above the leachfield area. No records exist indicating the location of the leachfield reserve area.
- The applicant shall provide new, permanent restroom facilities for its employees and visitors. Portable restrooms may be utilized for overflow visitors on auction days.
12. **Hazardous Materials.** Records indicate that the Valley Farm Transport facility has a profile and submittals on the California Environmental Reporting System (CERS) for the hazardous materials it has onsite.

The applicant shall comply with the Hazardous Waste requirements of the State of California and the County of Solano.

13. **Potable Water Requirements.** The applicant shall provide potable water evidenced by a permit issued from either the County of Solano or the Division of Drinking Water of the State Water Resources Board.

If the water supply from the water well is a Public Water System per the Health and Safety Code section 116275, then a Public Water System permit from the state shall be obtained and maintained valid and all operating, monitoring, reporting and notification requirements for a Public Water System shall be met.

If the water supply from the onsite water well is not a state regulated Public Water System, then, at a minimum, the onsite water supply shall meet the same requirements as those for a State Small Water System HSC § 116275 (n), regardless of the number of connections. This includes obtaining an annual County State Small Water System permit (CCR Title 22 §64211) and monitoring the water supply per CCR Title 22 § 64212 and 64213) for constituents and reporting test results to the Solano County Environmental Health Division at the frequency required for a State Small Water System. Exception: If there are less than 5 service connections, then coliform testing only needs to be performed annually unless the Environmental Health Division requires more frequent testing. The application and all required monitoring and testing shall be conducted prior to final inspection from the Building Division.

The owner of the onsite water supply will certify the number of employees and customers/visitors using the water supply and the number of connections attached to the water supply to the Environmental Health Division on an annual basis.

The owner of the water supply system shall provide sample results for other constituents as required by the Environmental Health Services Division within 30 days of a written directive to provide such results.

Any cost incurred by the Environmental Health Division above that recovered through any annual permit fee for work performed associated with the water supply shall be paid at the current hourly rate for Environmental Health Division within 30 days of invoice.

14. **On-Site Fire Protection Requirements.** The fire access road shall meet the requirements provided in the 2016 California Fire Code Appendix D.
15. **Dust Control.** The property owner or lease shall implement a plan for dust control which shall include, at a minimum, the following items:
- a. All material stockpiled on site shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance.

Watering shall occur at least once a day with complete site coverage, preferably in the mid-morning hours.

- b. All on site areas with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- 16. **Grading and Drainage Improvements.** The property owner or lease shall apply for, secure, and abide by the conditions of a grading permit for the unpermitted work dating back to 2011 and any proposed onsite grading exceeding a total of 5,000 square feet.
- 17. **Encroachment Permit Requirement.** The property owner or lease shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must meet the current commercial driveway standard and must be maintained in such a manner as to prevent soils, rocks, and debris from tracking onto Sparling Lane.
- 18. **Non-Performance.** Failure to comply with any of the conditions or limitations set forth in these Performance Standards shall be cause for the revocation of this authorization for use of the building and surrounding lease area.
- 19. **Compliance Review.** The Department of Resource Management shall verify ongoing compliance with these performance standards through a program of regular compliance reviews .

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These performance standards shall not take effect unless the property owner and/or applicant signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully with all of the foregoing performance standards.

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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Address \_\_\_\_\_ Zip \_\_\_\_\_

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

**WHEREAS**, the Solano County Zoning Administrator has considered a Performance Standards application (PS-19-01) (**JJ Kane Associates**) for a General Manufacturing Use, including the storage and auction of various types of vehicles and equipment at 8668 Sparling Lane, 2 miles northeast of the City of Dixon, within the General Manufacturing "MG-3" Zoning District; APN 0110-160-220. (Project Planner: Jim Leland)

**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 February 20, 2020, 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 General Manufacturing by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Manufacturing-General (M-G-3) 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 by an existing on-site community well and sewer service by an on-site sewage disposal system. Access is proposed via Sparling Lane.

- 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 commercial vehicle auction and agricultural equipment sales operation land 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 1 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

**BE IT THEREFORE RESOLVED** that the Zoning Administrator has approved Performance Standards Application No. PS-19-01 subject to the recommended conditions of approval as set forth in Attachment B for PS-19-01

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on February 20, 2020.

BILL EMLER, DIRECTOR  
RESOURCE MANAGEMENT

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Terry Schmidtbauer,  
Interim Planning Program Manager