



Department of Resource Management
Solano County Zoning Administrator
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Bill Emlen, Director
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Use Permit Renewal - Staff Report

Application: U-02-06-EX2 (Tri-City Boat and RV Storage)
Project Planner: Nedzlene Ferrario

Meeting of March 7, 2013
Agenda Item No. 1

Location: 4984 Peabody Road
Assessor Parcel Number: 0166-090-030

General Plan: Urban Project Area
Zoning: Commercial Service (CS)

Requested Action

Request for Zoning Administrator approval of extension No. 2 to U-02-06 to continue operation of an RV and boat storage facility located at 4984 Peabody Road.

Background

The use permit was originally approved by the Planning Commission on September 2, 2002 contingent upon the Board of Supervisors rezoning the property to CS. The CS zone became effective on November 1, 2002. Due to the proximity to the City of Fairfield's Sphere of Influence, the term of the use permit was limited to the shorter of the following periods, either September 2007 or upon annexation to the City of Fairfield. Additional extensions may be approved, if filed in a timely manner and that the use operates in compliance with conditions.

Analysis

Upon review of the permit conditions of approval, staff has determined that the recreational vehicle and boat storage operation is in compliance with the conditions of use permit U-02-06.

A viewing of the property indicates that the operation to be established in accord with the approved site plan. Comments received from the Building & Safety, Environmental Health and Public Works Divisions indicate that the facility is being operated in compliance with each division's respective conditions of approval. As such, staff recommends that the Zoning Administrator approve extension No. 2 of U-02-06.

Permit Term

Section 28.70.10 (C) of the County Zoning Regulations requires uses established in the Fairfield Train Station Area, designated Urban Project Area within the County General Plan, be interim uses which terminate upon annexation to the City of Fairfield. City of Fairfield staff (Feinstein) indicated via email that the City will not oppose the issuance of the use permit extension as long as the use permit is set to expire upon annexation. Condition No. 18 reflects that the use permit shall terminate upon annexation. On February 11, 2013, LAFCO granted the annexation request and the action will become effective 30 days thereafter.

USE PERMIT RENEWAL MANDATORY FINDINGS

1. **The owner/applicant has requested renewal.**

On February 7, 2013, Tri City RV and Boat Storage filed extension No. 2 to U-02-06.

2. **The owner/applicant has paid a renewal fee as may be set by the Board of Supervisors pursuant to Section 11-111 of the County Code.**

Along with the required application materials, the applicant has paid the use permit extension fee of \$969.

3. **The use is being conducted in full compliance with all conditions of the use permit. If the Zoning Administrator is unable to approve a renewal, the use permit shall be set for revocation.**

On the basis of site inspection, as well as a lack of complaints on file with the Department of Resource Management, staff believes the existing use is being conducted in compliance with the conditions of use permit U-02-06. As a result, staff recommends approval of this extension and that the Zoning Administrator does not consider revocation of the permit.

CONDITIONS OF APPROVAL

1. The proposed RV/boat storage facility shall be established and operate in accord with the plans and information submitted with Use Permit Application No. U-02-06 and approved by the Solano County Planning Commission.
2. Approval and issuance of Use Permit Application No. U-02-06 is contingent upon Rezoning Petition No. Z-02-03 taking effect. The rezoning petition shall take effect no earlier than 30 days from the Board of Supervisors' approval of said petition.
3. The permittee shall apply for, obtain and comply with the requirements of an encroachment permit from the Transportation Department. The encroachment permit shall be for the construction of any driveway connections to the public road.
4. All requirements of the Solano County Environmental Health Division shall be met.
5. The permittee shall ensure that the 8 foot fence along the western, southern, and northern perimeter of the storage lot and towing yard is maintained plumb, level, and in a structurally sound condition so as to provide a suitable visual buffer of both the towing yard and RV/boat storage lot.
6. Prior to issuance of the use permit, the permittee shall submit a landscaping plan, which indicates location, size, species, and watering method for the proposed plantings.

Verification: Issuance of the use permit shall be withheld pending submittal of the landscaping plan.

7. The existing restroom within the office shall be used by the business operators only. It shall not be used by the public, unless permits are acquired which bring the septic system up to current standards. At no time shall portable chemical toilets be used for sewage disposal.

8. The permittee shall apply for and obtain a grading permit for the additional paving of 3.2 acres of land.

Verification: Issuance of the use permit shall be withheld pending the submittal of an application for a grading permit.

9. All of the following requirements of the Vacaville Fire Protection District shall continue to be met:
 - a. The California Fire Code, Section 902.2.2 states that fire access roads shall have an unobstructed width of not less than 20 feet. This width is necessary to allow for the passage of fire apparatus from the street to buildings and throughout the site, and are constructed on private property. The width also provides room for fire vehicle turning maneuvers.
 - b. Combustible rubbish accumulated on the site shall be collected and stored in approved containers, rooms or vaults of non-combustible materials. Combustible vegetation, cut or uncut, shall be removed.
 - c. Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet of such buildings or structures.
 - d. Offices, storage buildings and vehicles used for site operations shall each be provided with at least one portable fire extinguisher with a rating of not less than 4-A:40BC. When required by the Fire Chief, additional portable fire extinguishers shall be provided.
10. Prior to issuance of the use permit, the permittee shall submit a revised site plan, showing the 20' wide SID easement along the eastern property line. The proposed parking spaces in this area shall be removed or relocated with this easement kept clear of paving and all permanent development. The permittee may utilize this area, without pavement, for RV/boat parking with SID's approval.
11. The permittee 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 properties.
12. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a new permit or minor revision to the use permit.
13. The permittee shall comply with the requirements of all permit conditions and applicable regulations for the operation.
14. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
15. Use Permit No. R-483 and all subsequent revisions shall become null and void.
16. No vehicles, dismantled parts, equipment or miscellaneous materials associated with the towing service shall be stored outside the 127' x 183' area at the northwest corner of the parcel and as shown on the site plan (Exhibit C).

17. The permittee shall obtain approval from the Solano Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, or demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws.
18. Uses established in the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan, shall be consistent with existing development and considered interim uses which terminate upon annexation to the City of Fairfield.