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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Compliance Review**

Application: U-08-17-CR2
Applicant: Delores Russell (John's Hauling)

**Meeting of May 19, 2016
Agenda Item No. 1**

Project Planner: Karen Avery

Location: 2525 Mankas Corner Road, Fairfield, CA 94534

General Plan: Neighborhood Agricultural Tourist Center

Assessor Parcel Number: 0151-140-050 & 060 **Zoning:** ATC (Agricultural Tourist Center)

Project:

The applicant has requested Compliance Review No. 2 of Use Permit U-08-17, pursuant to condition of approval No. 2.

Background

On February 11, 2011, the Solano County Planning Commission approved U-08-17 to operate a retail sales business with an accessory hauling business. The items available for retail sales were items resulting from the hauling business. Retail sales are allowed daily and include a once a month weekend outdoor sale. Compliance Review No. 1 was conducted and approved by the Department of Resource Management in 2012.

Review and Recommendation

The Department of Resource Management has conducted compliance review No. 2 and found that the business is operating in compliance with the permit conditions of approval. The applicant has installed a rock wall within the County right-of-way and will be required to obtain an encroachment permit from the Public Works Engineering Division. The construction of the wall in the County right-of-way is not within the purview of this use permit.

Use Permit Term

Per condition of approval No. 2, the use permit was granted for a temporary period of eight years, and shall expire and become null and void upon termination of the eight year period, February 17, 2019.

Attachments:

Building Division Comments
Environmental Health Comments
Public Works Engineering Comments
Suisun Fire Comments

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Building & Safety Division

MEMORANDUM

DATE: April 14, 2016
TO: Karen Avery, Senior Planner
FROM: Saeed Iravani, Building Official
SUBJECT: U-08-17

The Building Division has reviewed the information packet for a Compliance Review No. 2 to Use Permit No. U-08-17 of John's Hauling for the operation of a hauling business that includes retail sales, outdoor sales and monthly yard sales located at 2525 Mankas Corner Road, 1.5 miles west of the City of Fairfield in an "C-N" Neighborhood Commercial Zoning District, APN's: 0151-140-050 and 060.

1. With respect to my site visit on, April 11, 2016, at John's Hauling, it appears that the applicant has not made any modifications at his business site or building; therefore, it looks as if he is in compliance with the building code requirements.
2. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2013 California Building Code, or the most current edition of the code 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."
3. If the public will be accessing the property for any reason, or if any employees are hired, the site and any buildings accessed by the public shall meet the minimum requirements for the disabled access under the California Disabled Access Codes and the ADA Federal Guidelines.

This is not an exhaustive or complete review list, but based on the lack of information on the plans provided, these or additional comments during the plan review process after building permit application submittal could take place.

Should you have any questions, please contact me at (707) 784-6765.

Sincerely,
Saeed Iravani
Saeed Iravani
Building Official

SAEED IRAVANI
Building Official
Building & Safety

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Program Manager
Planning Services

JAGJINDER SANOJA
Manager
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SUGANTHI KRISHNAN
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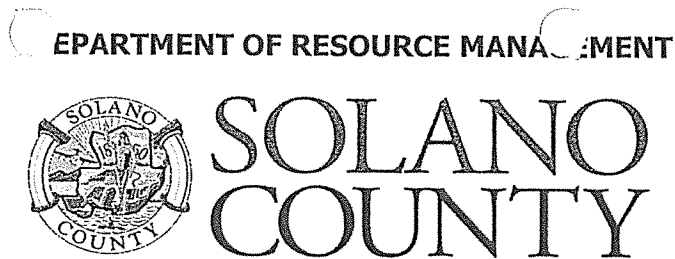
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Environmental Health Division

Memorandum

Date: April 12, 2016
To: Karen Avery, Senior Project Planner
From: Jeffrey Bell, Senior Environmental Health Specialist
Copy: Jaghinder Sahota, EH Manager
Matthew Geisert, EH Supervisor
Re: Use Permit Application U-08-17 – Dolores Russell –John’s Hauling
2525 Mankas Corner Road, Fairfield, CA APN 0151-140-050 and 060

Project Description:

Review of Conditions of Use Permit associated with John’s Hauling business at 2525 Mankas Corner Road, Fairfield, CA.

Discussion:

The property consists of two parcels, legal in combination. APN 0151-140-050 is approximately 0.62 acres and APN 0151-140-060 is approximately 0.34 acres in size. The detached building is currently operated as a gallery type sales display, doing business as the The Clay Station. The larger shop building is doing business as John’s Hauling, where items from hauling and garage type cleaning jobs are sorted and then offered for resale, where the items obtained may have resale and/or collectors value. There is an existing apartment building attached to the shop building, accessible from the rear fenced yard area, with entrance near The Clay Station.

According to County Assessment records, the buildings were constructed in 1965. The shop building was formerly operated as a gasoline service station, as an Automotive Repair Shop, and as an Automotive Tire Shop. The two fuel tanks were removed from the site under permit from this office in 1993.

The existing onsite sewage disposal system serves the two businesses and the apartment unit on the property. The leachfield is approximately 200 feet in length and the leachfield extends from the fenced yard of the apartment unit into the fenced yard of John’s Hauling. John’s Hauling is aware they are not to store heavy equipment items over the area of the leachfield. At this time John’s Hauling has some aluminum type display racks with household items stored in the area of the leachfield. The entire yard of John’s Hauling is utilized to display the items scavenged while performing hauling / clean-up activities.

The property is served by the Suisun-Solano Water Authority for drinking water. The Suisun-Solano Water Authority is a joint powers authority between the City of Suisun and the Solano Irrigation District.

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Building & Safety

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Public Works
Engineering

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Operations Manager
Public Works
Operations

CHRIS DRAK
Parks Service
Manager
Parks

Summary:

The property owner has complied with conditions of the use permit, regarding the area of the leachfield shall not be utilized to store heavy equipment and shall not have any impervious material placed in the area of the existing leachfield.

The Hazardous Materials Division has inspected the property and at this time has determined the amounts of hazardous materials stored onsite are below reportable quantities and do not require additional permitting from this office.

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Public Works – Engineering Services Division

MEMORANDUM

DATE: May 3, 2016
TO: Karen Avery, Senior Planner

FROM: Stuart Hagerman, County Surveyor
SUBJECT: U-08-17-CR2, Dolores Russell – John’s Hauling

Public Works Engineering has reviewed the application from John’s Hauling for a Use Permit to operate a hauling business at a site in the Mankas Corners area of Suisun Valley. The site is located at 2525 Mankas Corner Road at the intersection of Mankas Corners Road and Gordon Valley Road. The property is identified as APN 0151-140-050 and is 0.62 acres in size. The property is zoned Agricultural Tourist Center (ATC) and has another business operating on site.

A site visit on April 21, 2016 found the driveway encroachments from both Mankas Corner Road and Gordon Valley Road to be in serviceable condition for the existing businesses. It was noted that a new rock wall has been constructed entirely within the County of Solano Right of Way without an encroachment permit. The applicant must contact the Department of Resource Management to obtain an encroachment permit for the rock wall pursuant to section 24-12 of the Solano County Code.

Public Works Engineering has no concerns with the continued use of the property under the existing Use Permit.

This response addresses concerns of Public Works Engineering for roads, mapping, and grading

Please feel free to call me at 784-6073 if you have any questions.

R:EMWPAWENGLandDevelopmentandPermits\@DRC\UU-08-17-CR2

Building & Safety
Saeed Iravani
Building Official

Planning Services
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Kacy Bowers
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Manager

Parks
Chris Drake
Parks Services
Manager

FIRE DISTRICT REQUEST FOR COMMENT

JOB ADDRESS 2525 Mankas Corner Road
OWNER Dolores Russel
PERMIT APPLICATION U-08-17-CR2
JOB DISCRIPTION John's Hauling
2012 Compliance Review Agreement

X Approved with comment

NOTE This inspection was conducted following requirements for retail sales type occupancy.

Comment: Suisun Fire Protection District comments as follows;

1. A fire inspection of John's Hauling at 2525 Mankas corner was conducted on Monday April 11, 2016. This inspection was to confirm conditions of Use Permit. It was also for noting any fire code issues found at the site.
2. During this inspection it was noted that the previous required roll up door with an integrated egress door had been installed. It was also noted that the aisle paths were clear and unobstructed.
3. Exit sign above roll up door's exit should be raised higher above the door so that it can be seen over shelving.
4. Exit sign to be installed above door leading from sales floor to office.
5. Surplus Propane Bottles and empty Gasoline Tanks to be removed from site.
6. Keep isle ways in rear outdoor sales area clear and unobstructed.
7. Keep clear isle in front of business for emergency vehicles.

FROM Stephen Johnson, Fire Marshal
Suisun Fire Protection District

FAX #425-3614

PHONE 425-3605