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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Extension**

Application: U-95-34-EX1
Applicant: Rockville Presbyterian Fellowship Church
Project Planner: Karen Avery

**Meeting of October 6, 2016
Agenda Item No. 1**

Location: 4177 Suisun Valley Road
Assessor Parcel Number: 0153-180-040

General Plan: Agriculture
Zoning: ATC (Ag Tourist Center)

Proposal

The applicant has requested an extension of Use Permit U-95-34, pursuant to condition of approval No. 17. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit extension 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

The church received a Use Permit (U-95-34) for the establishment of a church, sanctuary, social hall and Sunday school in 1996. In 1997, the church asked for and was granted an extension to exercise the use permit and at the same time was granted architectural review (AR-97-01) for the exterior improvements for the social hall/Sunday school classrooms. The applicant submitted a status report of the conditions of approval for the use permit which were reviewed by the Development Review Committee (DRC) on August 31, 2016.

Review and Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, the DRC has determined that the church facility is being operated in compliance with Use Permit U-95-34.

Permit Term

Per condition No. 17 of U-95-34, staff recommends that this permit be extended for a 10 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of March 21, 2026.

Attachment: Copy of U-95-34 Permit and Conditions of Approval



Solano County Department of Environmental Management

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LAND USE PERMIT NO. U-95-34

ROCKVILLE PRESBYTERIAN FELLOWSHIP CHURCH

(permittee)

For the establishment of a church/sanctuary, social hall and Sunday school located at 4177

Suisun Valley Road in an "RE-1" Residential Estate Zoning District 1/2 mile north of the

City of Fairfield. (APN: 153-180-040)

(Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are as follows:

(SEE ATTACHED SHEETS)

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

[Signature] 4221 SUISUN VALLEY ROAD 3/29/96
Permittee's Signature *Address* *Date*

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Appeals from action to grant this permit may be filed by any person within ten (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: *[Signature]*
Director/Secretary

Date Granted March 21, 1996

SOLANO COUNTY ZONING ADMINISTRATOR

By: _____
1/92

03/27/2017

CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-95-34
of
ROCKVILLE PRESBYTERIAN FELLOWSHIP CHURCH

1. The subject property shall be developed and the proposed church facility shall be operated in accordance with the development plans and information submitted with Use Permit Application No. U-95-34 as approved by the Solano County Planning Commission.
2. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent light, glare, traffic congestion, visual distraction or other impacts which constitute a nuisance to motorists, persons or property in the surrounding area.
3. The proposed use shall not constitute a nuisance or be detrimental to the health, safety comfort or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
4. Any expansion or change in the use may require a new or modified use permit and further environmental review.
5. Architectural review of the design and functional arrangement of the proposed church facility (site, buildings, landscaping and signs) requires approval by the Planning Commission prior to the issuance of building permits to construct the project.
6. All requirements of the Solano County Department of Transportation shall be met including the following:
 - a. The permittee shall apply to the Transportation Department for an Encroachment Permit, for the access connections and all improvements constructed within the right of way for Suisun Valley Road.
 - b. The permittee shall construct two 24.00 foot wide residential type access connections to Suisun Valley Road. Each access connection shall be lighted (sight lighting), a 100-watt minimum is recommended.
 - c. The permittee shall install curb and gutter across the entire frontage of this project. The curb and gutter shall be located with the face of curb 20.00 feet from the centerline of Suisun Valley Road and match the existing curb and gutter adjoining the applicant's property to the south. Suisun Valley Road shall be repaired and widened to match the new curb and gutter.
 - d. The permittee shall install adequate road side drainage, designed to carry the road side drainage. The roadside drainage shall also be designed to carry site drainage and be sized to carry future drainage from the property

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Conditions of Approval
U-95-34, Rockville Presbyterian Fellowship Church

- located to the north of this project. The permittee shall be required to demonstrate the ability of the existing drainage infrastructure to carry drainage from the proposed project.
- e. No parking will be allowed along the applicant's frontage of Suisun Valley Road. This department will issue a Traffic Order restricting the parking. The permittee shall pay this department a fee of \$300.00 for the cost of installing the no parking signs.
 - f. Road side landscaping and signs shall be designed so that sight distance for the access connections is not impaired.
 - g. Existing road signs shall be relocated, as directed by this department, at the expense of the applicant.
 - h. A Building Permit shall not be issued for this project until this department has approved the improvements to Suisun Valley Road, and has received the appropriate security, fees and deposits.
 - i. All utility, water and sewer connections within the Suisun Valley Road right of way will require an encroachment permit issued by this department.
 - j. The permittee shall have prepared an engineered improvement plan for all improvements within the Suisun Valley Road right of way. The improvement plan shall include, but is not limited to, the following: an erosion control plan for all improvements including any temporary access connections, a sign plan, a landscaping plan and a drainage plan. The landscaping plan shall include a separation feature between the proposed buildings and Suisun Valley Road to discourage pedestrian access to the road.
 - k. The permittee shall be required to keep Suisun Valley Road free of any material tracked onto the roadway as a result of construction associated with this project.
 - l. The permittee shall be required to provide this department with security in the amount of one and one half (1½) times the cost of the improvements located within the Suisun Valley Road right of way, prior to the beginning of construction for those improvements.
 - m. The permittee shall be required to secure the amount of 10% of the cost for the improvements as security for one year after the improvements have been completed, to provide for potential maintenance costs associated with those improvements.

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- n. The permittee shall be required to pay the entire Major Thoroughfare Area of Benefit No. 1 fee, prior to the issuance of any building permit for this parcel.
7. All requirements of the Solano County Environmental Health Services Division shall be met including the following:
 - a. Prior to occupancy of any building, the applicants shall secure a permit to operate a small public water system from the California Department of Health Services, Division of Drinking Water.
 - b. Prior to the issuance of any building permits for buildings containing inside plumbing, the permittee shall submit plans prepared by a registered engineer, showing the size, location, and layout of the sewage disposal system(s) to service the facilities and secure a permit for construction from this Division.
8. The permittee shall obtain approval from the Solano County 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 three (3) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
9. Due to the potential for overhead transmission lines to fall during earthquakes, all "onsite" transmission lines shall be installed underground.
10. Construction activities associated with the development of the proposed church facility shall only take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
11. A detailed landscape plan showing the species and spacing of all plant materials shall be submitted to the Planning Commission for approval as part of the architectural review of the project.
12. The permittee shall show their intentions regarding the location and design of a trash disposal area on revised site and landscape plans prior to architectural review of the project.
13. The permittee shall show proposed construction materials and the color scheme of proposed structures (including the building walls, roofs and signs) on plan elevations as part of the required architectural review of the project.
14. All landscaping installed as a result of the subject use permit applications' approval shall be maintained in a healthy, thriving and weed-free condition at all times by the

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applicant. Dead plant materials shall be replaced with plant material(s) indicated on the landscape plan approved by the Planning Commission.

15. No additional uses, including outdoor storage, shall be established beyond those identified on the project site plan without prior approval of a minor revision to the subject use permit application. No new or expanded buildings shall be constructed without prior approval of a minor revision to the use permit.
16. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
17. The permit shall be in effect for a ten (10) year period with provision that an extension may be granted if said request is received prior to the expiration date of March 21, 2006, depending on the circumstances at that time.
18. Failure to comply with the above conditions may be cause for the revocation of this use permit.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this use permit and all of the foregoing conditions.

X [Signature] 3/29/96
Permittee's Signature Date

X 4221 SUISUN VALLEY ROAD SUISUN CA 94585
Address Zip