

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
U-19-05**

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|--|---------------------|--|-----------------|
| Application No. U-19-05 (Canon Partners LLC) Project Planner: Eric Wilberg, Planner Associate | | Meeting of November 5, 2020 Agenda Item No. 1 | |
| Applicant Canon Partners, LLC Jason Andrews 1107 Kentucky Street Fairfield, CA 94533 | | Property Owner same | |
| Action Requested Public Hearing to consider Use Permit application U-19-05 of Canon Partners, LLC to establish a 10-acre storage yard as a Transitional Commercial land use located at 5204 North Gate Road, adjacent to the City of Fairfield, within the Exclusive Agriculture "A-80" and Policy Plan PP-17-01 Overlay Zoning Districts; APN's 0166-040-060 and 0166-050-100 | | | |
| Property Information | | | |
| Size: 302 ac. (total parcel acreage) | | Location: Adjacent (west) to City of Fairfield | |
| APNs: 0166-040-060 and 0166-050-100 | | | |
| Zoning: Exclusive Agricultural "A-80", PP-17-01 | | Land Use: Inert Debris Recycling Center | |
| General Plan: Agriculture, Travis Reserve | | Ag. Contract: n/a | |
| Utilities: n/a | | Access: North Gate Road | |
| Adjacent General Plan Designation, Zoning District, and Existing Land Use | | | |
| | General Plan | Zoning | Land Use |
| North | Agriculture | Exclusive Agricultural "A-40" | Grazing |
| South | Agriculture | Exclusive Agricultural "A-80" | Grazing |
| East | Agriculture | Exclusive Agricultural "A-80" | Grazing |
| West | Urban Industrial | Industrial (City of Fairfield) | Grazing |
| Environmental Analysis The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311, Accessory Structures. | | | |
| Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. U-19-05 based on the enumerated findings and subject to the recommended conditions of approval. | | | |

ENVIRONMENTAL SETTING

The subject property is comprised of two Assessor's Parcels totaling 302.43 acres. Policy Plan PP-17-01 Overlay is established on 83.5 acres across both APN's. Go Green, a Type A Inert Debris Recycling Center, operates on 47 acres within the overlay district. The balance of the 302-acre property is undeveloped and has primarily been utilized for cattle grazing.

The subject property is relatively flat, exhibiting slopes of less than six percent. The site generally slopes downward to the east with elevations of 130 feet above sea level along the western property line, then dropping to 95 feet ASL along the eastern lot line.

Surrounding properties exhibit characteristics similar to those of the subject site. The parcels are relatively flat and utilized agriculturally for pasture land and grazing. The State Department of Water Resources operates a water tank as part of the North Bay Aqueduct project 500 feet south of the site. The nearest residential development is approximately one mile south at the military base. Properties to the west of the subject site are located within Fairfield city limits. The land to the west is currently undeveloped; however, the Fairfield Train Station Specific Plan designates this area for various industrial, manufacturing, and commercial service land uses.

PROJECT DESCRIPTION

The applicant, Canon Partners, LLC, is requesting use permit approval of a Transitional Commercial use which provides surface storage for construction and corporation yards, equipment and machinery storage, stockpiling, and vehicle storage including automobiles, RV's, and watercraft. The proposal would allow for leased areas ranging in size between 0.10 ac. up to the entire 10-acre project site.

Any structures will be temporary in nature and removable, such as trailers, shipping containers, and covered parking structures. Issuance of building permit is required for any structure within the project boundaries.

A minimum of six-foot-high fencing shall be constructed around each lease area.

All lighting will be down cast and shall be designed to minimize conflicts with surrounding properties.

No landscaping is proposed.

The facility would operate Sunday through Saturday.

Access road(s) through the subject site will have an unobstructed width of not less than twenty feet. Roadway surface will be recycled concrete aggregate. Parking and surface storage areas will be recycled concrete aggregate or recycled asphalt aggregate.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311, Accessory Structures. Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities.

The intent of the existing overlay zoning district is to provide for Transitional Commercial and Transitional Industrial land uses within the PPO boundaries. The surface storage project may include the construction of

temporary fencing, cargo containers, and covered parking (carport) accessory and incidental to the proposed Transitional Commercial, storage use.

DISCUSSION:

General Plan

The project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. Also, the project is located within the Travis Reserve Area which provides for future expansion of Travis Air Force Base and support facilities for the base. The general plan designates the Travis Reserve for the “ongoing agricultural and open space uses” with the reserve area. The Department is recommending that short-term temporary nonresidential uses may also be considered, subject to a discretionary permit approval.

Zoning

The project site is located within the Exclusive Agriculture “A-80” and Policy Plan PP-17-01 Zoning Districts. The proposed storage facility is classified as a Transitional Commercial land use, a conditionally permitted land use within overlay district. The zoning districts are consistent with the General Plan designation.

Agency Review

The project was referred to the Department of Resource Management’s Development Review Committee for review, comment, and recommended conditions of approval. Any comments received have been incorporated as conditions of approval.

RECOMMENDATION, FINDINGS, and CONDITIONS OF APPROVAL:

Staff recommends that the Zoning Administrator adopt the attached resolution and approve Use Permit No. U-19-05 based on the enumerated findings and subject to the recommended conditions of approval.

Reference Attachment A, Draft Resolution

ATTACHMENTS:

- A – Draft Resolution
- B – Assessor’s Parcel Maps
- C – Surface Area Storage Plan