

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of April 19, 2018

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of April 5, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

CONTINUED PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-91-17 of **D/K Dixon** for the continuation of a hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way in n "A-40" Exclusive Agricultural Zoning District, APN 0109-230-170. (Project Planner: Karen Avery)

Karen Avery gave a brief presentation of the written staff report. The report noted that this project site has been in operation since the late 1970's beginning as a wholesale petroleum

distribution business then converting to a hazardous waste collection, storage, and transfer facility in 1991 with a new use permit. The applicant is requesting the continuation of this operation and the addition of waste transfer tank farm, the addition of a new anti-freeze blending facility and a new pit-type truck scale. Per Table 28.21A of the Solano County Zoning Regulations, refuse, disposal, incineration, recycling or composting is allowed in the A-40 zoning district with the approval of a use permit. D/K Dixon assumed the operations in 2004 and has been diligent in keeping the operation in compliance with the existing use permit.

As part of the Department of Resource Management project review process, the application Initial Study, and Negative Declaration have been reviewed by various County Departments, as well as other local agencies. Any recommended conditions of approval have been incorporated into the use permit resolution. Ms. Avery stated that staff is recommending approval of the project.

Commissioner Bauer asked if this expansion will create an increase in the number of truck trips. Ms. Avery stated that currently the company operates 25 trucks. She said as she understands it the number of trucks will not increase, only the amount of material put into the trucks. She noted that before the expansion of the tanks the trucks were not being fully loaded. Ms. Bauer wanted to know where the nearest residential structure is located. Ms. Avery pointed out that the nearest home is located across the street on Midway Road. She stated that the property owner had been notified of this project during CEQA review and again for this public hearing. She said staff has not received any feedback from the property owner. Ms. Avery added that there also have been no complaints filed with either the county's Hazmat or Code Enforcement divisions.

Commissioner Walker inquired about environmental review of the project in 2012 when the application was originally filed. Karen Avery explained that the project description has changed over time since 2012. At that time the project proponent was planning to do a revision and replace a manufactured office building but they changed their mind at the time it was prepared to go to hearing. In the meantime, in 2014 an amendment to the Zoning Code was completed. Ms. Avery commented that there were also staff changes taking place at the company and so this application was filed in February 2017. She said the current project description is the same that was proposed in 2012. She said the application was deemed complete in November of 2017 and environmental review was performed at that time.

Commissioner Walker asked if staff could elaborate on the history of spills as referenced in the environmental document. Karen Avery pointed out that in 1998, under the previous operator there was a spill from the underground storage tanks. She said the incident has been under review and has been monitored by the Local Oversight Program (LOP) located within the Department of Resource Management. She noted that testing has been done and in speaking with the LOP team, the mitigation for this spill will be completed in 2019. Ms. Avery remarked that monitoring and testing of the ground is done every 6 months. Ms. Avery explained that in 2014 one of the above-ground tanks was overfilled which caused some disturbance in the soils and the contaminated loams were disposed of. Since then the company has added an emergency shut off valve so that this will not happen again. They also updated their emergency shut down procedures along with adding an alarm system.

Chairperson Cayler commented that she resides in the area and drives past the facility a couple times a week. She said she travels at different times of the day and does not often see trucks coming in, nor going out of the property. Ms. Cayler wanted to know if there was a fire suppression system on site.

The applicant, Jason Chase, appeared before the commission and spoke to the recent rebranding of their parent company. He stated that the company located on the site is now known as World Oil Environmental Services. He explained that DK Dixon is a separate part of that company. He said the World Oil trucks collect the oil, antifreeze, and oily water and bring it to the transfer facility which is the DK Dixon site. In regard to fire suppression, Mr. Chase stated that they do not store any flammable material at the tank farm. He said the oil trucks are not speced to carry flammable materials so they do not bring flammable materials onto the property. Mr. Chase commented that once they start working on the building permit process they will contact the Dixon Fire Marshall to discuss the requirements for obtaining firefighting foam. Mr. Chase noted that currently they have fire extinguishers stored throughout the facility.

Since there were no further questions, Chairperson Cayler opened the public hearing. There was no one from the public wishing to speak therefore Chairperson Cayler closed the public hearing.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to adopt the Negative Declaration and the mandatory and additional findings and approve Amendment No. 1 to Use Permit No. U-91-17 subject to the recommended Conditions of Approval. The motion passed 5-0. (Resolution No. 4653)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.