

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit U-19-06 of **PAR Electric** to establish a temporary public service facility to provide contract services to PG&E for the repair of PG&E transmission towers, poles, and lines as part of the Wildfire Safety Inspection Program. Project includes utilizing an existing 10,000 square foot warehouse for storage and repair of equipment, indoor office space in a separate building, and outdoor equipment storage including vehicles. The use of a temporary office trailer may be utilized within the outdoor storage area. The property is located in the Industrial Agricultural Service "I-AS" zone at 8358 Pedrick Road, adjacent to the boundaries of the City of Dixon, APN 0111-100-180 and;

WHEREAS, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on October 3, 2019 and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use or building is in conformity of the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Planning Commission to be pertinent.**

The use of the property for a temporary public service facility that consists of the repair, maintenance, and storage of equipment associated with the Wildfire Safety Inspection Program is consistent with the goals and policies of the Solano County General Plan. The business, as proposed, along with the conditions of approval, will be consistent with the General Plan.

2. **Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.**

The site contains existing domestic water and septic system onsite. The applicant will be using portable toilets. There is existing access to the facility from Pedrick Road and utilities are onsite.

3. **The subject use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of person residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed use of the property by PAR Electric for a temporary public service facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of Solano County residents.

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby adopt the findings and approves Use Permit U-19-06, subject to the following recommended conditions of approval:

CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to PAR Electric to establish a temporary public service facility in accord with the application materials and site plan submitted with the Use Permit Application U-19-06 and as approved by the Solano County Planning Commission.
2. The subject use permit shall be granted for a fixed term of five (5) years and shall expire on October 3, 2024.
3. No additional uses, new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without approval of a new, revised or amended use permit.
4. 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.
5. The premises shall be maintained in a neat and orderly manner and kept free of weeds, accumulated debris and junk.

Environmental Health Division:

6. PAR Electric shall manage the use of the portable toilets onsite to avoid the creation of any nuisance conditions such as odor and vector control.
7. PAR Electric shall continue to adhere to any requirements of the Division of Drinking Water regarding the potable water onsite and number of water users.
8. If PAR Electric exceeds the threshold storage limits of 55 gallons/200 cubic feet gas/500 pounds solids of hazardous materials onsite, shall create a hazardous Materials Business Plan (HMBP) and submit it to the online California Environmental Reporting System (CERS) within 30 days of exceeding the threshold limits.

Building and Safety Division:

While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the use Permit, but (4) sets of plans will be required to be submitted to reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.

9. The Building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California a Green Building Code, Chapter(s) 1,2,3,5,6,7,8 and A5 for Voluntary Measures.
10. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 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 of 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.
11. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional." Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."
12. The Dixon Fire Department will reassess the site for fire, life and safety requirements.
13. An automatic fire sprinkler system shall be installed throughout any new building.

Dixon Fire Department:

14. The property owner shall repair the existing fire sprinkler system and ensure that all fire sprinkler requirements are met.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on October 3, 2019 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary

T:\PLANNING\Planning Templates\PC & ZA\Resolutions\Resolution - Planning Commission.docx(July 17, 2019)

DRAFT