



Agenda Submittal

Agenda #: 1 **Status:** PC-Regular
Type: PC-Document **Department:** Planning Commission
File #: PC 19-039 **Contact:** Karen Avery 7077846765
Agenda date: 10/3/2019 **Final action:**
Title: Public Hearing to consider Use Permit Application U-19-06 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. (Project Planner: Karen Avery)
Governing body: Planning Commission
District:
Attachments: 1. Attachment A - Draft Resolution, 2. Attachment B - Assessors Parcel Map, 3. Attachment C - Site Plan

Date	Ver.	Action By	Action	Result
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Published Notice Required? Yes X No ____
Public Hearing Required? Yes X No ____

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed Public Hearing to consider Use Permit Application U-19-06 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; and
2. Find that the project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities; and
3. Adopt a resolution and Approve Use Permit U-19-06 subject to the recommended conditions of approval in the attached Draft Resolution.

SUMMARY:

PAR Electric has been contracted by PG&E to inspect and repair PG&E transmission towers, poles, and lines throughout California as part of PG&E's Wildfire Safety Inspection Program which was approved by the California Public Utilities Commission (CPUC). The applicant is requesting approval of a use permit to operate a temporary public service facility at 8358 Pedrick Road, Dixon. This is a temporary location pending further direction from PG&E. The applicant is requesting a five-year use permit to ensure PAR Electric may use the

property throughout their contract with PG&E. The business operation is cyclical. Repair work generally slows in the winter months and increases in the spring as demands from PG&E evolve.

FINANCIAL IMPACT:

The costs associated with filing the Use Permit application has paid by the applicant to the Department of Resource Management.

DISCUSSION:

Setting

The subject site is located at 8358 Pedrick Road, which is adjacent to the boundaries of the City of Dixon to the west. The property is situated in an Industrial Agricultural Service District. The land uses to the east include the Southern Pacific Railroad and agricultural production. The property to the south is developed with a hay processing and trucking business, the parcel to the west is in agricultural production/row crops and the Campbell's processing plant is located directly north of the subject parcel.

The property is comprised of one Assessor's Parcel totaling 5.35 acres. The lot is generally flat, with a graveled parking area and equipment yard. The property equipment yard is fenced with a 6' chain link fence. Development on the property includes two metal buildings. The metal building fronting Pedrick Road is approximately 10,000 sq. ft. and is used for storage of electrical equipment and tools and is used for maintenance of vehicles. An 800 sq. ft. portion of the metal building located behind the front building will be used for office purposes by PAR Electric. Most of the office uses including office personnel are located in leased office in Vacaville; however, there is a need for a computer and printer access at the site for record keeping purposes.

Previous Permits

A use permit (U-91-41) for an agricultural equipment repair business was approved by the Solano County Planning Commission on September 3, 1992. The permit was issued for five years to September 3, 1997. It appears that no extensions to this permit were applied for or granted since 1992. The Planning Commission adopted a Negative Declaration for the project as part of the use permit approval.

Project Description

PAR Electric is requesting a use permit to operate a temporary public service facility at 8358 Pedrick Road. PAR Electric will be using existing structures on the property and using the outdoor fenced yard for outdoor storage of vehicles and equipment used in the inspection and repair of PG&E transmission towers, poles and lines as part of PG&E's Wildfire Safety Inspection Program.

PAR Electric will be using the 10,000 sq. ft. building located adjacent to Pedrick Road for the storage of equipment including tools. PAR Electric will also be using the same building for the repair and maintenance of vehicles used for the project. There is a second metal building of approximately 6,000 sq. ft. located behind the 10,000 sq. ft. building. PAR Electric is proposing to use the office portion of that building to store an on-site computer and printer; approximately 450 sq. ft. The majority of office equipment and personnel are located in leased office space in Vacaville. However, should the need arise, PAR Electric is requesting the use of a temporary commercial office trailer if more office space is needed in an emergency situation.

There are no proposed new permanent structures with this application. The hours of operation are Monday through Sunday from 6:00 a.m. to 6:00 p.m. year round. There are no customers coming to the site. Generally, employees come to the site and conduct repairs to the vehicles and get them fitted for release to PG&E site. The vehicles that are stored on the property are moved as needed to the work locations requested by PG&E.

Access/Parking

Access to the site is provided via Pedrick Road, a City of Dixon maintained roadway. There are two paved encroachments used to enter and exit the site. On entrance is approximately 75' wide and is located in the center of the parcel. The second entrance is approximately 30' wide and is located near the southern property line of the parcel. No new access is being proposed. There is a graveled parking area in front of the repair shop. There is a security gate located adjacent to the repair shop to allow trucks and other equipment enter and be secured in the outdoor storage area.

Signage

No signage is proposed with this application. The applicant will need to apply for a sign permit with the Planning Services Division should a permanent sign be requested.

Domestic Water Supply

The project includes utilizing an existing domestic water well to supply potable water. Per the State Water Resources Control Board, the PAR Electric facility does not current meet the statutory definition of a public water system. The applicant will need to apply for a public water system should the number of on-site users increase to meet the requirements of a public water system. A condition of approval has been added to reflect this request.

Wastewater

There is an existing septic system in place. The applicant also uses portable toilets onsite as well. The Environmental Health Division has included conditions of approval to address the maintenance of the portable toilets.

Hazardous Materials

Currently, the site does not require a Hazardous Materials Business Plan (HMBP), however, should the amount of hazardous materials increase to a level that requires an HMBP, the applicant shall be responsible for submitting a plan to the California Environmental Reporting System.

Fire Suppression

While there is an existing fire suppression system installed in the 10,000 sq. ft. metal building, per Dixon Fire Department the sprinkler system needs to be repaired. A condition of approval requiring the applicant obtain a building permit and repair of the sprinkler system is included in the conditions of approval.

ANALYSIS:

General Plan and Zoning Consistency

The subject site is designated Limited Industrial by the Solano County General Plan. Table LU-5 of the General Plan provides a description and intent of the Limited Industrial designation:

The (Limited Industrial Designation) allows industrial-supporting service activities requiring large land areas and easy access to major transportation facilities.

The subject site is zoned Industrial Agricultural Service "I-AS" consistent with the General Plan designation. Section 28.43A of the County Zoning Ordinance provides a table of allowed uses and permit requirements applicable to this zoning district. As seen on Table 28.23A, a public service facility is a conditionally allowed land uses within the I-AS Zoning District. A public service facility is defined by the Solano County Zoning Ordinance as "...any use of a public or quasi-public nature which is found by the Planning Commission to be necessary for the public health, safety, convenience or welfare." In this case, PAR Electric is serving as a contractor to PG&E for the repairs associated with an emergency action declared by Governor Newsom to decrease the risk of wildland fires.

Environmental Analysis:

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act

pursuant to CEQA Guidelines Section 15301, Existing Facilities. The buildings being utilized by the applicant are on-site, the outdoor storage area exists, and the use of a temporary office trailer is temporary pending need.

Agency Review:

The project has been reviewed by the County Development Review Committee. As stated above, conditions of approval have been included from the Environmental Health Division, Building Division, and Dixon Fire Department. These conditions of approval reflect the requirements of the Committee.

RECOMMENDATION:

Staff recommends approval of the use permit request for PAR Electric at 8358 Pedrick Road based on the Findings, Additional Finding, and with the Conditions of Approval listed below.

PROPOSED FINDINGS:

- 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.

ADDITIONAL FINDINGS:

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

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.

ATTACHMENTS:

- A** - Draft Resolution
- B** - Assessor's Parcel Map
- C** - Site Plan Aerial Photo