



Legislation Text

File #: PC 18-016, **Version:** 1

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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 an "A-40" Exclusive Agricultural Zoning District, APN 0109-230-170

RECOMMENDATION:

1. The Planning Commission ADOPT the Negative Declaration and the mandatory and additional findings with respect to Amendment No. 1 to Use Permit No. U-91-17and;
2. The Planning Commission ADOPT the attached draft Resolution and APPROVE Amendment No. 1 to Use Permit No. U-91-17, subject to the recommended Findings and Conditions of Approval.

EXECUTIVE SUMMARY:

D/K Dixon is requesting to continue to operate 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 also proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do now and is also proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale within the existing business footprint.

ENVIRONMENTAL ANALYSIS:

Per the California Environmental Quality Act (CEQA), a Draft Negative Declaration was prepared and circulated for public review and comment. The public comment ended on February 26, 2018. Three comment letters were received and are included as Attachment D. See further environmental discussion below in "H - Environmental Analysis" of the staff report.

BACKGROUND:

U-78-17 was approved by the Planning Commission on April 4, 1978 for a wholesale distribution of petroleum products and related petroleum equipment.

U-91-17 was approved by the Planning Commission on November 21, 1991 for the pre-existing wholesale distribution of petroleum products and related petroleum products.

U-91-17-MR#2 was approved by Planning Commission on October 7, 1999 for hazardous waste storage and transfer facility for use oil, oily wastewater and waste antifreeze from off-site generators.

U-91-17-MR#3 was approved by Planning Commission on November 19, 1998 for the installation of four, 20,000 gallon above ground fuel tanks for diesel fuel or gasoline (replacing underground tanks).

U-91-17-MR#2EX#1 a time extension for the continued use of a hazardous waste storage and transfer facility to collect, store and transfer used oil, oily wastewater and waste antifreeze from off-site generators was approved by the Planning Commission on August 15, 2002 thru 2012. In 2012 the applicant filed for a minor revision to add a manufactured office. Since that time, the project description has been revised several times and the project description for this project is the outcome of these revisions.

PROPERTY INFORMATION:

A. Applicant/Owner:

Advanced Environmental, Inc.
3650 East 26th Street
Vernon, CA 90085

B. General Plan Land Use Designation/Zoning:

General Plan: Urban Commercial - Municipal Service Area
Zoning: Exclusive Agricultural "A-40"

C. Existing Use: D/K Dixon Waste Transfer and Storage Facility

D. Adjacent Zoning and Uses:

North: Commercial Highway (CH) - vacant
South: Exclusive Agricultural (A-40) - California Pipe Fitters
East: Exclusive Agricultural (A-40) - Gas tank storage for Sheldon Gas Company
West: Exclusive Agricultural (A-40) - Vacant - then I-80/Midway Road interchange

E. Environmental Setting

The project site is located at 7300 Chevron Way which intersects with Midway Road in unincorporated Solano County; east of the boundaries of the City of Vacaville and approximately .33 of a mile from the Interstate 80 and Midway Road interchange. The Assessor's Parcel Number is 0109-230-170 and the entire parcel is 17.6 acres in size. The parcel is bisected by a 60' public road known as Chevron Way. The approximately 9-acre portion on the west side of Chevron Way is vacant of structures and is covered in grasses. The developed portion of the parcel is on the eastern side of Chevron Way and is approximately 7.5 acres in size. The 7.5 portion of the parcel is currently used by D/K Dixon for the operation of a hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater, and waste antifreeze from off-site generators located within a 100-mile radius.

Current development on the project site includes:

- One (1) 50' x 50' modular office building (2500 sq. ft.)
- One (1) 50 x 100' warehouse building (5000 sq. ft.)
- One (1) 24' x 60' modular office trailer used as a training room and locker room
- One (1) remediation compound - 1785 sq. ft.
- One (1) elevated concrete loading dock

One (1) office trailer used for the Transfer Facility Office (445 sq. ft.)
One (1) wood building used as the Transfer Facility Laboratory Office (128 sq. ft.)
One (1) metal shipping container used for storing emergency response supplies (160 sq. ft.)
One (1) wood building (Tuff Shed) used for sample storage (100 sq. ft.)
One (1) metal truck scale (69' x 11')
One (1) concrete and cinder block - secondary containment for above-ground diesel fuel tank (diesel tank not in use)
Six (6) above ground storage tanks totaling 50,000- gallon capacity

The 7.5-acre portion of the parcel is bordered by a chain link fence with two entry gates - one near the office building and one near the loading dock area and one near the existing loading dock area. Both of these gates are accessed from Chevron Way.

There is a row of mature trees (oaks and pines) along with several bushes, located along the frontage of the property bordering Midway Road. The entire compound has been graded and majority of the site is covered in weathered asphalt in parking and traffic areas and with concrete pads in the storage tank areas. The remaining portion of the compound is covered in gravel with some native soil along the eastern most boundary. The property is flat with 0-6% slopes and drainage flows east to west.

The land use on the surrounding properties includes California Pipe business to the south, an RV storage business to the southwest, vacant highway commercial property directly north and a Sheldon Gas storage tank facility to the east. Prior to the Sheldon Gas parcel there is a flood control easement for the Sweeney Channel, which is part of the Ulatis Flood Control Project managed by the Solano County Water Agency. Other manmade drainage channels sit along the north, west and south side of the parcel. The nearest residential dwelling is approximately .10 of a mile northwest on an agricultural property located east of the vacant highway commercial property. The Sacramento Veterans Cemetery entrance is approximately .75 of a mile to the east.

Potable water is provided by Solano Irrigation District. A septic system and all other utilities are also located onsite. There is outdoor security lighting around the tanks and buildings. There is a 4' x 8' business identification sign located on the chain link fence facing the northwest (main) entrance to the facility.

Site History:

A wholesale distribution operation for petroleum products and related petroleum equipment facilities (BC Stocking) was approved to operate on the site in 1978 by the Solano County Planning Commission. A new use permit was approved in 1991 for the same petroleum product business. There were subsequent revisions to the use permit (Minor Revision No. 2) which added the hazardous waste storage and transfer facility to collect, store, and transfer used oil, oily wastewater and waste antifreeze from off-site generators. This use permit was extended by the Solano County Planning Commission in 2002 through 2012. The current property owner (Advanced Environmental) purchased the property in 2004 and applied for a 4th revision to the use permit in 2012 to add a modular office trailer. This 4th minor revision application was subsequently revised and resubmitted in 2017 which is the project identified as Amendment 1 to Use Permit U-91-17 and is defined in the project description below.

F. Project Description

In addition to the continuation of the 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 as they do today (used oil, oily wastewater and waste antifreeze). D/K Dixon is also proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale.

A summary of proposed changes is described below:

1. Construct a 4,000 sq. ft. Waste Transfer Tank Farm to include:
 - a. Install seven (7), 33,000-gallon horizontal, UL-142, AST tanks - five (5) tanks to contain used oil, one (1) tank to contain used glycol (spent antifreeze); and one (1) tank to contain storm water. Six of the seven tanks will have split compartments, 16,500-gallon capacity each. (Note: these volumes are approximate as designed prior to construction);
 - b. Install one (1) 1,200-gallon vertical tank to contain carbon which will be used to filter storm water so that storm water will meet discharge requirements prior to discharging;
 - c. Install a drum storage area to contain one hundred twenty (120), 55-gallon drums to store Non-RCRA liquid and solid waste;
 - d. Construct Secondary Containment system for the new Tank Farm.
2. Construct one (1) 2,400 sq. ft. truck loading and unloading area for the new Tank Farm.
3. Install a new pit type truck scale.
4. Install approximately 68,000 sq. ft. A.C.C paving for travel aisle areas and striped parking stalls for the addition of 14 parking spaces.
5. Install a new 40' foot driveway and rolling gate on the south west portion of the facility along Chevron Way to provide access to the transfer facility.
6. Construct an 1,800 sq. ft. Product Antifreeze Tank Farm along the south west portion of the facility to include:
 - a. Install nine (9) 6,000 gallon AST dish bottom tanks on skirts to hold new glycol.
 - b. Construct a Secondary Containment system for the Product Antifreeze Tank Farm.
 - c. Construct Truck loading/unloading area.

Demolition

1. Remove existing empty 20,000 gallon AST
2. Remove existing small gate along the southwest corner

D/K Dixon operates Monday-Saturday from 3:00 a.m. to 12:00 a.m. Construction hours are proposed to be from 7:00 a.m. to 5:00 p.m. There are approximately 20-25 employees on-site during operating hours working in opposing shifts. There are no proposed changes to the operating hours or in the number of employees with this project.

No new lighting other than security lighting around the new tank farms is proposed. There is a 4' x 8' business identification sign located on the chain link fence facing the northwest (main) entrance to the facility. No new signage is proposed.

Discussion and Analysis

G. General Plan and Zoning Consistency

General Plan

The General Plan designation for the D/K Dixon property is Urban Commercial/Municipal Service Areas. Urban Commercial allows for commercial and non-commercial uses. The property is located within a Municipal Service Area (MSA) outside the city limits of Vacaville. Because of the MSA designation, permanent commercial uses cannot occur until the property is annexed into the city of Vacaville. The applicant is not proposing a new land use; the property has been used as a transfer station for petroleum products since 1978 and will continue to operate as a transfer station for new, used, and recycled oil, oily wastewater and antifreeze. As described in the above project description, the project is in compliance with the 2008 Solano

County General Plan.

Zoning

The property is zoned Exclusive Agricultural(A-40). Per Table 28.21A of the Solano County Zoning Regulations, refuse, disposal, incineration, recycling or composting is allowed with an approved conditional use permit. Per Table 28.21A, transitional industrial uses are allowed in the A-40 zones after obtaining a minor use permit. The property has been used as a storage and transfer business for almost 40 years when a conditional use permit was approved by the Solano County Planning Commission in 1978.

As mentioned above, the property falls within an MSA; land uses located within the boundaries of an MSA are considered a Transitional Commercial Use in Section 28.76 of the Zoning Regulations which limits urban commercial uses to a fixed term of ten years. Transitional Commercial uses also requires any new construction to be temporary in nature so that they can be removed upon annexation. Properties within MSA's outside of Vacaville requires new buildings, structures, and landscaping to meet the City of Vacaville's design guidelines. The proposed project is not a new use. All proposed construction, installation of storage tanks and truck scale, are temporary construction and are proposed within the existing disturbed footprint of the existing facility. The use permit will be limited to ten years in the conditions of approval. After ten years, the applicant may approach the Solano County Department of Resource Management and the City of Vacaville for renewal options at that time.

H. Environmental Analysis

An Initial Study and Negative Declaration have been prepared for the project and circulated for public review. The public comment period expired February 26, 2018. Four comment letters were received and are included as Attachment D.

Letter #1 - State Clearinghouse and Planning Unit

The State Clearinghouse and Planning Unit act as the clearinghouse for environmental documents being processed throughout the state of California. The Clearinghouse sends environmental documents to other state agencies and collects their responses to send to the lead agency responsible for preparing the final environmental document. A list of the agencies routed the D/K Dixon Draft Initial Study and Negative Declaration are shown on the Document Details Report page included in the letter from the Clearinghouse. The Central Valley Regional Quality Control Board sent comments to the Clearinghouse; as well as to Solano County (see Letter #2).

Letter #2 - Central Valley Regional Water Quality Control Board

A comment letter was received from the Central Valley Regional Water Quality Control Board listing potential permits that D/K Dixon may need to obtain for their proposed expansion project. The operator and the Solano County Environmental Health Division are aware that existing permits will need to be updated and condition of approval No. 17 listed below, requires D/K Dixon to obtain all necessary and required permits from the Central Valley Regional Quality Control Board.

Letter #3 - Caltrans

A comment letter was received from Caltrans regarding D/K Dixon's Construction General Permit and Storm Water Pollution Prevention Plan (SWPPP). D/K Dixon has a SWPPP on file with the Central Valley Regional Water Quality Control Board and will be updating their Construction Permit and SWPPP as part of the permitting process; this would come after the review and approval of the land use permit by the Solano County Planning Commission. Condition of approval No. 22 requiring these permits to be updated is included below.

Letter #4 - Department of Toxic Substances

A comment letter was received from the Department of Toxic Substances (DTSC). The DTSC letter stated that it is their belief that the environmental baseline for the proposed project's environmental review is the year 2008; this is the year that DTSC processed an Initial Study/Negative Declaration for D/K Dixon for a renewal of

their DTSC Class C Standardized Permit. However, per CEQA, the baseline established for environmental review of a project is based upon the existing conditions at the site at the time environmental review begins. Therefore, the current existing use of the D/K Dixon facility was used as the environmental baseline for County staff when evaluating the proposed expansion project. The applicant is proposing no changes to the existing hours of operation, no changes in the amount of trucks entering/existing the site (approximately 25 per day), no changes in the number of employees, thus there would be no significant impacts to air quality, traffic, noise, and greenhouse gas emissions with the addition of this project.

During the initial review of the project, the applicant supplied Solano County Public Works Engineering with the details of truck trips to and from the property on an average day for the facility. The information was reviewed by Public Works Engineering staff who determined that this amount of truck traffic would not have a significant impact to Midway Road or to Chevron Way. No road improvements are required nor is a road impact fee imposed by the Public Works Engineering Division.

Trucks Arriving:

9 - 3 axles truck - 10 tons
3 - 2 axle trucks - 7 tons
4 - 2 axle tankers - 9 tons

Trucks Departing:

6 - 3 axle trucks - 24 tons

The project was also reviewed by the Yolo-Solano Air Quality Control District which stated that no permits were needed from the District unless demolition of any of the manufactured units were to take place due to potential asbestos in those units. As noted in the project description, the demolition of the manufactured units is not part of this proposed project.

Staff has reviewed the Tribal Cultural Resources inclusion on the Initial Study Checklist. This included reviewing the requirements under Section 21080.3.1 of CEQA which requires consultation with a tribe prior to the release of a Negative Declaration, Mitigated Negative Declaration or Environmental Review *if* the tribe has made a written request to be notified of proposed projects within its geographic area of affiliation, and upon notification by the lead agency, the tribe responds in writing within 30 days of receiving such notice. At this time, no tribe has made a request for such a notice of projects in the D/K Dixon area. As stated in the project description, this site has been historically disturbed for a number of years and it is unlikely that any tribal cultural resource would be significantly impacted by the proposed project. However, condition of approval No. 5 is included which states that if any cultural or tribal resource is discovered during construction activities, the applicant shall cease construction and notify the Solano County Coroner if human remains are found or notify the State Native American Heritage Commission if tribal resources are discovered.

In summary, the Negative Declaration found that the project could not have a significant effect on the environment. Details regarding each of the California Environmental Quality Act (CEQA) checklist items considered for this project are discussed in Attachment C.

I. Project Review and Analysis

As noted above, 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.

Solano County Building Division

The Building Division reviewed the application and commented that the construction of the new tank farms, truck scale and parking lot striping will require approval of a building permit. Conditions of approval requiring necessary building permits is included below.

Solano County Public Works Engineering Division

Chevron Way is a County of Solano maintained road. Any on-site grading and driveway improvements will require a grading permit and encroachment permit as noted in the conditions of approval below. As part of the grading permit review, the applicant will be required to submit a drainage plan showing all off-site and on-site improvements necessary to manage storm water issues related to the development.

Solano County Environmental Health Division

The project was reviewed by the Environmental Health Division Technical Section and Hazardous Materials Section. The conditions of approval require the permittee to contact the Central Valley California Regional Water Quality Control and the Department of Toxic Substances to obtain any and all required permits based upon this expansion.

Solano Irrigation District

The project was reviewed by the Solano Irrigation District which provides potable water to the facility. A complete list of their requirements is included below.

Yolo-Solano Air Quality Management District

The project was reviewed by the Yolo-Solano Air Quality Control District (YSAQMD) and responded that the toxicity of the products handled by D/K Dixon does not warrant a permit through their jurisdiction. YSAQMD did note that the if demolition of the manufactured offices was to take place, permits would be required from them as asbestos may be exposed during the demolition. No demolition of the offices is planned with the proposed project.

Dixon Fire Department

The project was reviewed by the Dixon Fire Department which provides fire protection to the facility. A complete list of their requirements is included in the conditions of approval below.

City of Vacaville

No comments were received from the City of Vacaville.

FINDINGS:

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

The General Plan designation for the D/K Dixon property is Urban Commercial/Municipal Service Areas. Urban Commercial allows for commercial and non-commercial uses. The property is located within a Municipal Service Area (MSA) outside the city limits of Vacaville. Because of the MSA designation, permanent commercial uses cannot occur until the property is annexed into the city of Vacaville. The applicant is not proposing a new land use; the property has been used as a transfer station for petroleum products since 1978 and will continue to operate as a transfer station for new, used, and recycled oil, oily wastewater and antifreeze. As described in the above project description, the project is in compliance with the 2008 Solano County General Plan.

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

Vehicular access to the site will continue to be from Chevron Way, a public road located off Midway Road. The site has existing electrical power and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. Grading and drainage plans will be reviewed and approved by the Public Works Engineering Division. The Solano Irrigation District supplies potable water to the site and the site maintains an on-site septic system.

3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons 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.

A Draft Initial Study and Negative Declaration was prepared and circulated by the Department of Resource Management. No potentially significant adverse environmental impacts are likely to occur with this project. Implementation of conditions of approval would prevent the project from creating significant effects to the persons residing or working in, or passing through the neighborhood; nor would the conditioned project be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to D/K Dixon for the continuation of the hazardous waste storage and transfer facility that collects, stores, and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. Approval is also granted for the proposed addition of a waste transfer tank farm to receive and manage the same types of wastes (used oil, oily wastewater and waste antifreeze) and the proposed installation of a new project antifreeze blending and storage unit, as well as a new pit-type truck scale as in accordance with the plans and information submitted with Amendment No. 1 of Use Permit Application No. U-91-17 and approved by the Solano County Planning Commission.
2. 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 motorists, persons or property in the surrounding areas.

3. No additional uses or new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. If any cultural or tribal resources, including human remains, are discovered during construction, the applicant shall immediately cease construction and notify the Solano County Coroner if human remains are found or notify the State Native American Heritage Commission if tribal resources are discovered.
6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of the use permit.
7. The use permit shall be limited to ten (10) years, April 19, 2028. After ten years, the applicant may approach the Solano County Department of Resource Management and the City of Vacaville for renewal options at that time.

Building & Safety Division

8. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2010 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change 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."
9. The building and any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the 2016 California Building Code Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures. The building shall meet all the requirements for commissioning a Green Building due to the size exceeding 10,000 square feet. The commissioning information is found in Section 5.410.2 of the 2016 California Green Building Code (CalGreen). The building shall be designed by a licenses and/or registered architect/engineer who is knowledgeable in Green Building Codes.
10. Certificate of Occupancy "111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Solano County Building Official has issued a certificate of occupancy."
11. A geotechnical/soils report shall be required for any expansions to existing buildings or for the construction of new buildings.
12. 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." Electronic media documents are permitted when approved by the building official. 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 provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

13. The site and all facilities shall meet all of the accessibility requirement found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale and designed by a licensed architect reflecting all site accessibility.
14. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.

Environmental Health Division

15. The applicant shall modify their existing Hazardous Materials Business Plan (HMBP) by revising the chemical inventory, site diagram, emergency response plan, and employee training plan. The applicant shall revise their HMBP and submit the revisions in the California Environmental Reporting System. The applicant shall contact Dixon Fire and provide any necessary equipment and foam to respond to an incident involving a pool fire in or around the aboveground storage tanks at this facility.
16. The applicant shall verify with the Solano County Hazardous Materials Section the installation of the Piping and Instrument Diagram and their secondary containment drawings and specifications. Adequate overflow protection and a high level alarm system with emergency shut down mechanism in place are also required.
17. The applicant shall contact the California Regional Water Quality Control Board, Central Valley Region and US EPA Region IX, for any requirements for permitting of the proposed or future truck wash rack facility with respect to Waste Discharge Requirements and possible Class V injection well standards.
18. Product storage shall be clarified for the seven tanks, each of 33,000-gallon capacity. The site plan shall include the mapping of the proposed tank locations, proposed buildings, proposed onsite sewage disposal system, proposed treatment system components and monitoring well locations.
19. If the applicant uses shop built tanks, they must install aboveground storage tanks designed to UL 142 standards that are installed pursuant to California Building Code and California Fire Code.
20. The applicant shall contact a professional engineer to review and if necessary, modify their Spill Prevention Countermeasure Plan to include the proposed increase of capacity as required by Title 40 Code of Federal Regulations Part 112 and contact US EPA Region IX for any other federal requirements.
21. Any new onsite sewage disposal design proposal shall include information as to existing underground piping and infrastructure to ensure that new septic system construction does not negatively impact the existing septic system, existing monitoring wells, and/or existing underground piping systems. The

maximum capacity of the onsite sewage system shall be clarified with any design submittal application. Any onsite sewage disposal systems serving at least 20 people, operator must contact US EPA Regions IX to verify the need for a Class V Injection Well Permit.

22. The applicant shall inform the California Regional Water Quality Control Board, Central Valley Region, who has assigned case No. 480215 for this site information regarding the use permit amendment for any actions if necessary; including updating their Construction General Permit and their Storm Water Pollution Prevention Plan (SWPPP).
23. The applicant shall maintain permits as required through the State of California Water Resources Control Board, Division of Drinking Water, in coordination with the Solano Irrigation District - Stocking Ranch Potable Water System. The property is located within the Solano Irrigation District service area and is subject to the Rules and Regulations, assessments and charges of the District.
24. The applicant shall inform the California Department of Toxic Substances Control (DTSC) of the proposed use permit amendment to allow for review to determine if any further action or change in permitting is necessary by the DTSC.
25. D/K Dixon has a SWPPP on file with the Central Valley Regional Water Quality Control Board and will be updating their Construction Permit and SWPPP as part of the permitting process upon review and approval of the land use permit by the Solano County Planning Commission

Public Works Engineering Division

26. The permittee shall apply for, secure and abide by the terms and conditions of grading permit prior to any onsite grading. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development.
27. The permittee shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Chevron Way that does not have an existing encroachment permit issued by Solano County. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Solano Irrigation District

28. The subject property shall not be permitted to use more water than historical consumption for the site.

Dixon Fire Department

29. The proposed improvements do not appear to have any conflict with the District facilities.
30. All permits shall be approved by the Dixon Fire Department.
31. The water supply system may need to be updated for fire protection services.
32. Installation of the tanks shall be in compliance of the 2016 California Fire Code Chapter 57.

ATTACHMENTS:

Attachment A - Draft Resolution
Attachment B - Assessor Map
Attachment C - Negative Declaration
Attachment D - Comment Letters
Attachment E1 - Existing Site Plan
Attachment E2 - Proposed Site Plan