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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT Use Permit Renewal

Application: U-79-53-EX5

Applicant: David Cavanaugh

David Gavariaugii

Project Planner: Travis Kroger

Location: 2099 Collinsville Road

Assessor Parcel Number: 009

0090-070-230

Meeting of January 7, 2016

Agenda Item No. 2

General Plan: Marsh

Zoning: MP

Proposal

The applicant has requested extension No. 5 of use permit U-79-53, pursuant to condition of approval No. 3. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

- 1) The permittee has requested renewal
- 2) The permittee has paid the applicable renewal fee
- 3) The use is being conducted in compliance with the conditions of the use permit

Background

On October 18th, 1979, Land Use permit U-79-53 was granted by the Solano County Zoning Administrator to establish a duck club using an existing structure and a mobile home as temporary caretaker's quarters. The permit term for the caretaker's quarters is 5 years, and 20 years for the duck club.

Review and Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, staff has determined that the duck club is being operated in compliance with Use Permit U-79-73.

Permit Term

Per condition 3 of U-79-53, staff recommends that this permit be extended for a 5 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of October 18, 2019 for both the duck club and caretaker quarters, with the following extension for the caretaker mobile home due October 18, 2024, and October 18, 2039 for the duck club.

Attachment: Solano County Land Use Permit U-79-53 with conditions of approval.



LAND USE PERMIT NO. U-79-53

DAVID M. CAVANAUGH

(permittee)
to ESTABLISH A PREEXISTING DUCK CLUB AND A MOBILEHOME AS CARETAKER'S

QUARTERS FOR A TEMPORARY PERIOD NOT TO EXCEED FIVE (5) YEARS in an

"A-20" Exclusive Agricultural District located south of Roaring River,

north of Honker Bay and west of Wreck Slough.

(Land use, location and zone district)

In addition to the zoning regulations, the conditions of granting this permit, if any, are as follows:

(See attached sheet)

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

Permittee's Signature

Address

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Appeals from action to grant this permit may be filed by any person within ten days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By:

Planning Director/Secretary

SOLANO COUNTY ZONING ADMINISTRATOR

By: Clame Menh

Date Granted October 18, 1979

CONDITIONS OF APPROVAL RE LAND USE PERMIT NO. U-79-53

DAVID M. CAVANAUGH

CONDITIONS COVERING MOBILEHOME AND DUCK CLUB

- The use shall be established in accord with the plans submitted with Use Permit Application No. U-79-53 and approved by the Solano County Zoning Administrator.
- The requirements of the Solano County Department of Public Health shall be met.
- 3. The permit shall be in effect for the duck club for a twenty (20) year period and for the mobilehome for a five (5) year period with respective expiration dates of October 18, 1999 and October 18, 1984 except that extensions may be granted if received prior to the expiration dates, depending upon the circumstances at the time.

CONDITIONS COVERING MOBILEHOME ONLY

- Upon expiration of the mobilehome permit, should no extension be requested, the mobilehome shall be removed.
- The area under and around the mobilehome shall be maintained clear or all dry vegetation or combusible growth for a distance of not less than 30 feet.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

Permittee's Signature

Parkst Alamoba

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