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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-86-01-MR-1-EX5 (Anderson)
Project Planner: Travis Kroger
Location: 7401 Gum Grove Lane
General Plan: Rural Residential

Meeting of June 18, 2015
Agenda Item No. 3
Assessor Parcel Numbers: 0106-210-410
Zoning: Rural Residential 'RR-5'

Proposal

The applicant has filed extension No. 5 of Use Permit U-86-01 for the continued use of a continued use of a boarding kennel. Pursuant to Section 28.106(N) of the County Zoning Regulations, use permits subject to periodic renewal shall be administratively approved if all of the following criteria are met:

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

Background

Use Permit U-86-01- MR-1 was granted by the Solano County Zoning Administrator July 15th, 1999. Subsequent renewals have extended the permit term through July 15th, 2014.

Review and Recommendation

Based on the application materials submitted for this renewal and review of the approved development plans and conditions of approval, staff has determined that the boarding kennel is being operated in compliance with U-86-01-MR-1. Staff recommends approval based on the following findings:

1. The applicant filed an application for a renewal.
2. The applicant has paid the necessary permit renewal fee.
3. The permitted use is operating in compliance with the conditions of approval as set forth in U-86-01-MR-1.

Updated Permit Term (Condition of Approval No. 13)

The permit shall be in effect for a five (5) year period, with the provision that an extension may be granted if said request is received prior to the expiration date of July 15th, 2019 and the use remains the same and in compliance with the conditions of approval.

Attachment - U-86-01-MR-1 Permit and Zoning Administrator Resolution No. 99-18



RECEIVED
 Solano County
 Environmental Management
 AUG 09 1999
 AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6

Department Of
 Environmental Management
 601 Texas Street
 Fairfield, CA • 94533
 Planning Division
 (707) 421-6765

ORIGINAL

USE PERMIT NO. U-86-01 (Revision No. 1)

LISA AND RANDY ANDERSON
 (permittee)

For grooming and an office addition to a kennel located at 7401 Gum Grove Lane in an "RR-5" Rural Residential Zoning District, 1 mile northeast of the City of Vacaville, APN: 106-210-410.
 (Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are attached.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

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

X Randy H Anderson 7401 GUM GROVE LN 8/5/99
VACAVILLE CA 95688
 Permittee's Signature Address Date

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 (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY ZONING ADMINISTRATOR

By: Birgitta E Corsello
 Birgitta Corsello

Date Granted July 15, 1999

R:\PLANNING\MATT\WU5601.PER (July 30, 1999)

**CONDITIONS OF APPROVAL FOR
USE PERMIT NO. U-86-01 (Revision No.1)
of
LISA AND RANDY ANDERSON**

ORIGINAL

-
1. The existing use and proposed expansion shall be established in accord with the plans and information submitted with Minor Revision to Use Permit Application No. U-86-01 as approved by the Solano County Zoning Administrator.
 2. The permittee shall take such measures in construction, maintenance, and operation of the kennel facilities as may be necessary or may be required by the County to prevent offensive noise, lighting, dust or other impacts which would constitute a hazard or nuisance to surrounding property.
 3. All requirements of the Solano County Department of Animal Control regarding licenses and permits shall be met.
 4. Noise emitted from the kennel shall not exceed 50 dBA CNEL at any property line or other standard as may be established by Environmental Health Services Division to keep noise at an acceptable level.
 5. The use shall be managed and operated by the resident family and there shall not be more than one (1) non-resident employee on site.
 6. Any sign shall be limited to one non-illuminated name plate not to exceed 20 square feet mounted on or directly adjacent to the residence or kennel building.
 7. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
 8. All requirements of the Solano County Transportation Department shall be met.
 9. All requirements of the Solano County Environmental Health Division shall be met.
 10. All requirements of the Solano County Building and Safety Division shall be met, including:
 - a. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
 - b. Except as exempted in Chapter 31 of Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of

vegetation for any purpose without having first obtained a grading permit from the Building and Safety Division.

11. No additional uses shall be established beyond those identified on the project plot plan without prior approval. No new or expanded buildings beyond the proposed addition shall be constructed without prior approval of another minor revision to this use permit or approval of a new use permit.
12. Failure to comply with any of the conditions or limitations set forth in the subject Conditions of Approval shall be cause for the revocation of this permit.
13. The permit shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to the expiration date of July 15, 2004, and the use shall remain the same and in compliance with the conditions of approval.

* * * * *

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.

X Randy H Anderson
Permittee's Signature

8/5/99
Date

X 7401 SUM GROVE LN VACAVILLE CA 95688
Address Zip

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**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 99-18**

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision No. 1 to Use Permit No. U-86-01 of **Randy and Lisa Anderson** for grooming and an office addition to a kennel located at 7401 Gum Grove Lane, in an "RR-5" Rural Residential Zoning District, 1 mile northeast of the City of Vacaville, APN: 106-210-410, and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Environmental Management and heard testimony relative to the subject application at the duly noticed public hearing held on July 15, 1999, and

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

1. That the establishment, maintenance or operation of the use applied for is in conformity to 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 Zoning Administrator.

The proposed use is consistent with the policies and intent of the Solano County General Plan, including, but not limited to, the Rural Residential designation and Land Use and Circulation Element.

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

Adequate utilities, access roads, drainage and other necessary facilities have been provided.

3. That the applicant exhibits proof that such 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; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

The applicant has demonstrated evidence to support making this mandatory finding. The project presents no significant environmental impacts and qualifies for a Categorical Exemption under the requirement of the California Environmental Quality Act.

4. The expansion of the existing use will not have a significant negative effect on neighboring properties or pose a threat to health or safety.
5. The existing kennel and its proposed expansion will remain entirely indoors.
6. The proposed use is compatible with surrounding land uses.
7. The existing use and proposed expansion is allowed in the District pursuant to Section 28-23(c)(1) of the Solano County Code if a use permit is first obtained. A variance has been obtained to reduce setback requirements set forth under Section 28-53(i)(4) of the Code.
8. The existing use and proposed expansion will conform to the requirements of the Solano County Zoning Ordinance based on the imposition of the recommended conditions of approval.
9. The proposed expansion of the kennel will not have a significant effect on the environment, and it is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303 under Categorical Exemption - Class 3 (New Construction of Small Structures).

WHEREAS, the Zoning Administrator has determined that the following conditions of approval shall be incorporated into said Use Permit:

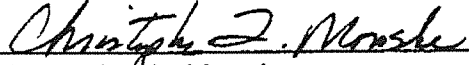
1. The existing use and proposed expansion shall be established in accord with the plans and information submitted with Minor Revision to Use Permit Application No. U-86-01 as approved by the Solano County Zoning Administrator.
2. The permittee shall take such measures in construction, maintenance, and operation of the kennel facilities as may be necessary or may be required by the County to prevent offensive noise, lighting, dust or other impacts which would constitute a hazard or nuisance to surrounding property.
3. All requirements of the Solano County Department of Animal Control regarding licenses and permits shall be met.
4. Noise emitted from the kennel shall not exceed 50 dBA CNEL at any property line or other standard as may be established by Environmental Health Services Division to keep noise at an acceptable level.
5. The use shall be managed and operated by the resident family and there shall not be more than one (1) non-resident employee on site.
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7. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
8. All requirements of the Solano County Transportation Department shall be met.
9. All requirements of the Solano County Environmental Health Division shall be met.
10. All requirements of the Solano County Building and Safety Division shall be met, including:
 - a. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
 - b. Except as exempted in Chapter 31 of Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Building and Safety Division.
11. No additional uses shall be established beyond those identified on the project plot plan without prior approval. No new or expanded buildings beyond the proposed addition shall be constructed without prior approval of another minor revision to this use permit or approval of a new use permit.
12. Failure to comply with any of the conditions or limitations set forth in the subject Conditions of Approval shall be cause for the revocation of this permit.
13. The permit shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to the expiration date of July 15, 2004, and the use shall remain the same and in compliance with the conditions of approval.

BE IT, THEREFORE, RESOLVED, that the Zoning Administrator of the County of Solano does hereby approve Minor Revision No. 1 to Use Permit No. U-86-01 of **Randy and Lisa Anderson** based on the above findings and conditions of approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on July 15, 1999.

BIRGITTA CORSELLO, DIRECTOR



Christopher L. Monske,
Planning Program Manager

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