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**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Extension**

Application: U-96-25-EX3 & 4 (Jackson)
Project Planner: Travis Kroger

Meeting of June 1, 2017
Agenda Item No. 2

Location: 5144 Allendale Road
General Plan: Agriculture

Assessor Parcel Number: 0106-030-100
Zoning: A-40

Project Description

Per condition #14 of Use Permit U-96-25, the applicant has requested renewal of said permit. Use permit renewals are granted if the following conditions are satisfied:

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

Review and Recommendation

On October 15th, 1981, Land Use permit U-81-56 was granted to establish 3 manufactured homes as farm labor quarters incidental to a horse breeding operation for a two year term with provision for extension if requested by the applicant. U-81-56 was extended twice and expired on October 15th, 1988.

On July 18, 1996, the Solano County Zoning Administrator granted Use Permit U-96-25 to allow continued use of the existing 3 temporary manufactured homes for farm labor incidental to an existing private horse training and breeding operation for a 5 year term. Extension No. 1 was granted by the Solano County Zoning Administrator on September 20, 2001, and Extension No. 2 was granted on September 2, 2006. Extension 3 was submitted but never completed, so this compliance review will serve as extensions No. 3 and No. 4, with no additional charge to the applicant until extension No. 5 is due.

Staff recommends that the permit be renewed through June 18, 2021.

Attachment:

Zoning Administrator Resolution No. 96-11

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 96-11**

WHEREAS, the Solano County Zoning Administrator has considered, in public hearing, Use Permit Application No. U-96-25 of **Ellen Jackson** for three (3) temporary mobilehomes for agricultural caretakers located on the south side of Allendale Road ½ mile west of the intersection of Meridian Road. The project is located within the "A-40" Exclusive Agricultural Zoning District, 2 miles north of the City of Vacaville, APN: 106-030-10, 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 18, 1996, 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 a use or building applied for are 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.
2. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
 - Adequate utilities (water, sewer, electricity, etc.) are provided for the proposed use. The County Transportation Department will review the proposed encroachment, grading and drainage and condition the project as necessary.
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, that 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 requirements of the California Environmental Quality Act.

4. The proposed use will conform to such performance standards as may be imposed and established by the Conditions of Approval suggested below and pursuant to the regulations of the Solano County Zoning Ordinance.
5. The proposed project will not have a significant effect on the environment, and is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 under Categorical Exemptions Class 3 (Construction or Conversion of Small Structures).
6. Mobilehomes may be used in the unincorporated County as temporary structures for short term purposes including farm labor and caretaker housing (Housing Element).

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

1. The use shall be established in accord with the plans and information submitted with Use Permit Application No. U-96-25 as approved by the Solano County Zoning Administrator.
2. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent impacts which constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
3. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
4. The mobilehome shall remain accessory and incidental to the bone-fide agricultural use conducted on the premises.
5. All requirements of the Solano County Environmental Health Division shall be met.
6. All requirements of the Solano County Department of Transportation shall be met including:
 - a. The permittee shall apply to the Transportation Department for an Encroachment Permit for the access connection to Allendale Road.
7. 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 or demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. The applicant shall submit three sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

8. No mobilehome shall be established no closer than 50 feet from the top of the bank of Sweeney Creek.
9. Each mobilehome shall be a minimum distance of ten (10) feet from any other structure.
10. The area under and around each mobilehome shall be maintained clear of all dry vegetation and combustible growth for a distance of not less than thirty (30) feet.
11. Any expansion or change in the use may require a new or modified use permit and environmental review if required.
12. Upon expiration of the permit, should no extension be granted, the mobilehome shall be disconnected and removed from the property.
13. 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.
14. 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 18, 2001 depending upon the circumstances at that time.

BE IT, THEREFORE, RESOLVED, that the Zoning Administrator of the County of Solano does hereby approve Use Permit Application No. U-96-25.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on July 18, 1996.

BIRGITTA CORSELLO, INTERIM DIRECTOR



Christopher L. Monske,
Planning Program Manager