

**DEPARTMENT OF RESOURCE MANAGEMENT**

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Planning Services Division

**Solano County Zoning Administrator**

**Staff Report  
MU-22-03**

<b>Application No.</b> MU-22-03 (Lucero) <b>Project Planner:</b> Jeffrey Lum, Senior Planner		<b>Meeting of April 6, 2023</b>	
<b>Applicant</b> Blythe Lucero 4770 McEathron Lane, Vacaville, CA 95688		<b>Property Owner</b> Same as Applicant	
<b>Action Requested</b> Consideration of Minor Use Permit application MU-22-03 to convert an existing 2,125 square foot barn to a Large Kennel and Cattery for Animal Refugee Response located at 4770 McEathron Lane, northwest of Interstate 505, in the unincorporated community of Allendale, within the Rural Residential "RR 2.5" Zoning District; APN: 0106-051-010			
<b>Property Information</b>			
<b>Size:</b> 7.52 ac.		<b>Location:</b> 4770 McEathron Lane	
<b>APN:</b> 0106-051-010			
<b>Zoning:</b> Rural Residential (RR 2.5)		<b>Proposed Land Use:</b> Large Kennel and Cattery	
<b>General Plan:</b> Rural Residential		<b>Ag. Contract:</b> n/a	
<b>Utilities:</b> Private well and on-site septic system		<b>Access:</b> McEathron Lane	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Rural Residential	Rural Residential (RR 2.5)	Residential
<b>South</b>	Rural Residential	Rural Residential (RR 2.5)	Residential
<b>East</b>	Rural Residential	Rural Residential (RR 2.5)	Residential
<b>West</b>	Rural Residential	Rural Residential (RR 5)	Creek/Residential
<b>Environmental Analysis</b> The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 Existing Facilities and Class 3 Categorical Exemption 15303 New Construction or Conversion of Small Structures.			
<b>Motion to Approve</b> The Zoning Administrator does hereby <b>ADOPT</b> the attached resolution and <b>APPROVE</b> Use Permit No. MU-22-03 based on the enumerated findings and subject to the recommended conditions of approval.			

## **PROJECT DESCRIPTION**

The applicant has applied for a Minor Use Permit to convert an existing barn to a large kennel and cattery located at 4770 McEathron Lane, northwest of Interstate 505, in the unincorporated community of Allendale, within the Rural Residential "RR 2.5" Zoning District; APN: 0106-051-010. The subject parcel is primarily flat, with access that can be obtained via Locke Road to McEathron Lane. The property is developed with an existing barn, a primary dwelling, and residential accessory structures. Adjacent parcels are planted in orchards. See Attachment C for a vicinity map of the project site.

The organization, Animal Refugee Response, is a 501c(3) non-profit organization that provides rehabilitation and adoption services to homeless, at-risk, orphaned, elderly and disabled animals. The organization also offers volunteer programs, community education, and spay/neuter assistance to the local community. Operating hours are from Monday to Saturday, from 12:00 p.m. to 6:00 p.m. The facility will be staffed with approximately three volunteers per day. The project proposes to keep and care for up to 15 small breed dogs (averaging 10 lbs. each) and 20 cats. While awaiting adoption, volunteer staff will care for the animals and maintain the facility in two shifts, seven days a week. The property owner and organization president, Blythe Lucero, will live in the home on the property and will be available to monitor the animals 24 hours a day.

The alterations to the interior of the existing 25 x 85-foot barn include adding two dividing walls, insulation, new electrical and water lines, and a new dedicated septic system and fencing. The expected duration of these alterations is approximately one month.

The maximum number of visitors anticipated at the site is 1-3 per day, plus 2-4 volunteers per day, and one delivery per month. The proposed project will include a total of 10 on-site parking spaces, including two designated Americans with Disabilities Act (ADA) parking. There is adequate parking available for staff, volunteers, and visitors to the proposed facility. The parking spaces will be in a convenient and accessible location and will be designed in compliance with the ADA requirements. See Attachment D for Site Plan and Floor Plan.

The organization plans to work closely with Solano County Animal Control to help curb the overpopulation of dogs and cats through spay/neuter programs and actively rehabilitate and rehome surrendered and abandoned animals.

## **ANALYSIS:**

### *Land Use Consistency*

The parcel is designated Rural Residential by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7), the Rural Residential zoning districts are consistent with this designation.

The subject site is zoned Rural Residential (RR 2.5). Within this district, large kennels and catteries are allowed subject to Section 28.76.20(A) and (B)(2) of the Solano County Code. These general requirements address access, stormwater management, setbacks, animal waste management, and sanitation.

### *Animal Waste Management*

As part of this project proposal, the applicant has provided a detailed animal waste management and sanitation plan measures that comply with the County's Zoning Regulations Section 26.76.20 B2 (see Attachment E for Animal Waste Management and Sanitation Plan). The plan includes twice daily cleaning of all areas the animals have access to, with solid waste being sealed in plastic bags and removed from the facility once a week. Outdoor areas will be disinfected using KennelSol applied through a pump sprayer. Additionally, kennels and litter boxes will be cleaned and disinfected daily, and food waste will be swept up daily to prevent rodent attraction. The facility will employ sonic rodent repellents, cinnamon, and cats to deter rodents. Water bowls, wading pools, and mop buckets will be emptied and cleaned daily to avoid becoming mosquito breeding grounds. The facility also has an on-site laundry room to manage dirty laundry. Visitors will be required to spray a bleach solution on the soles of their shoes before entering vulnerable animal areas to control diseases. The proposed animal waste management and sanitation plan are comprehensive and demonstrate the applicant's commitment to operating a high-quality animal care facility that will benefit the community.

### *Stormwater Management*

The applicant has provided a Stormwater Management and Pollution Prevention Plan that outlines measures to protect the stormwater from animal waste and food spillage. The proposed facility is over 200 feet away from the nearest canals, and the animals will be confined to the facility by secure fencing, ensuring that they have no access to wander freely or come close to the canals. To manage their activities and protect the stormwater, the applicant has provided a comprehensive plan (see Attachment F) that includes confining the animals to fenced yards, completely covered with artificial turf, and a layer of sand that acts as a filter for any liquid waste. Solid waste will be picked up, bagged in plastic, and removed weekly by the garbage service. No feeding will be done outdoors, and pet food storage will be in closed plastic bins on cement floors, with any spillage being swept up and bagged for trash pickup. Additionally, the applicant plans to surround the tree trunks with mulch to further control any potential runoff from the orchards. Staff has also included as a condition of approval, the maximum number of animals that can be kept onsite to be 40 at any given time, and the applicant must comply with the Stormwater Management and Pollution Prevention Plan outlined in the application.

### *Noise*

Noise control measures have been included in the project proposal to ensure that the project is not a nuisance to surrounding properties. The proposed facility will be in a rural residential area, and its nearest neighbor is over 400 feet away. The organization plans to take measures to ensure that noise levels are kept to a minimum. These measures include limiting barking through enrichment and training programs, using sound-dampening materials within the facility, and ensuring that all animals are housed within the barn and not allowed to roam outside during overnight hours. In addition, the organization will maintain open lines of communication with neighbors to address any concerns related to noise and take appropriate action to address any issues that arise.

### *Neighborhood Compatibility*

An aerial survey shows that surrounding parcels in the area are developed with dwellings and accessory structures. The proposed large kennel and cattery is in conformance with the 200 foot setback requirement pursuant to Zoning Regulation Section 28.76.20(B)(2)(b)(2), and any areas where animals are kept will be at least 200' from all property lines. See Attachment G for map showing the proposed project site is located more than 200 feet away from any neighboring dwelling units.

## 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 and Class 3 Categorical Exemption 15303 New Construction or Conversion of Small Structures.

## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Use Permit No. MU-22-03 subject to the recommended conditions of approval.

## MINOR USE PERMIT MANDATORY FINDINGS

1. **That the establishment, maintenance or operation of the use or building 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 to be pertinent.**

This project is located within an area designated Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Rural Residential (RR 2.5) zoning district.

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

Access is provided via McEathron Lane by a culvert across the canal, which is maintained by the Solano Irrigation District (SID). SID has indicated that access is adequate for the proposed use. In addition, the site is provided with water by private well and sewer service by an on-site sewage disposal system.

3. **The subject use will not, under the circumstances of this 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.**

As conditioned, the proposed Large Kennel and Cattery will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. The project qualifies for a Class 1 and Class 3 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 Existing Facilities and 15303 New Construction or Conversion of Small Structures.

## CONDITIONS OF APPROVAL

### General

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-22-03 filed on November 7, 2022 and as approved by the Solano County Zoning Administrator.
2. Any changes or expansion of this land use or construction of additional structures may require a Minor Revision or Amendment to this Minor Use permit or approval of a new permit.
3. The maximum number of animals allowed on site shall not exceed 40 at any given time. This includes all dogs, cats, and any other animals that may be kept on the premises.
4. Operating hours for the Animal Refugee Response facility shall be limited to Monday through Saturday, from 12:00 p.m. to 6:00 p.m.
5. The Permittee shall utilize best practices to ensure that stray dogs or cats do not trespass onto adjacent public rights-of-way or private lands.
6. Prior to issuance of a building permit or operation of the business, the owner shall apply for Solano County Business License and maintain the license for as long as this business remains in operation.
7. The building and any site improvements shall be designed using the 2019 California Building Standards Codes or the current Code adopted at the time of application.
8. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2019 California Building Code. "Any owner or authorized agent who intends to construct, enlarge, or change the occupancy of a building or structure shall first make an application to the building official and obtain the required permit."
9. 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 building official has issued a certificate of occupancy therefore as provided herein."
10. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2019 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2019 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.
11. 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 2019 California Building Code and the ADA Federal Law. One ADA parking shall be provided per every 25 parking stalls.

12. Due to change in occupancy a code analysis as listed below and the design shall be under the 2019 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect or engineer shall provide a code analysis for the facility such as:
- A) Occupancy classification
  - B) Type of construction
  - C) Seismic zone
  - D) Location on property
  - E) Building height & number of stories
  - F) Square footage
  - G) Occupant load
  - H) Allowable floor Area
  - I) Egress requirements & safe dispersal area
  - J) Plumbing fixture analysis (number of restrooms)
13. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 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 provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official."

### **Environmental Health Division**

14. The applicant will need to maintain commercial garbage service with a minimum weekly pickup frequency.
15. The applicant shall implement the submitted "Animal Waste Management & Sanitation Plan" and ensure onsite personnel have been trained in the animal waste management and sanitation practices described. Any verified complaints regarding animal waste odor, excessive accumulation of animal waste, attraction of flies, rodents, or other disease vectors, or any other unsanitary conditions may be cause for revisions to the Plan. Additional waste management or sanitation activities may be required. A copy of the Plan shall be kept onsite and provided to a Department representative upon request.

## **Solano Irrigation District**

16. The Developer must execute the District's development work order prior to project approval and construction. The work order is the mechanism to which all fees and charges associated with District staff time for administration, reviews, inspections, boundary adjustments, facility modifications and/or installation will be charged for reimbursement from the developer.
17. The developer shall sign an Encroachment Agreement with the District for the access crossing over Kilkenny Canal prior project approval.

## **Permit Term**

18. As provided for in Section 28.106.N of the County Code, the Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit, with the next renewal due on or before April 6, 2028. The cost associated with the periodic reviews shall be charged at that time.

## **Attachments**

[A – Draft Resolution](#)

[B – Assessor's Parcel Map](#)

[C – Vicinity Map](#)

[D – Site Plan and Floor Plan](#)

[E – Animal Waste Management and Sanitation Plan](#)

[F – Stormwater Management and Pollution Prevention Plan](#)

[G – Map showing the Proposed Project Site meets the 200 feet Setback Requirement](#)

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. XX**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Land Use Permit application MU-22-03 to convert an existing barn to a Large Kennel for Animal Refugee Response located at 4770 McEathron Lane, northwest of Interstate 505, in the Allendale unincorporated community, within the Rural Residential "RR 2.5" Zoning District; APN: 0106-051-010; and

**WHEREAS**, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on April 6, 2023; and

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

- 1. That the establishment, maintenance or operation of the use or building 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 to be pertinent.**

This project is located within an area designated Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Rural Residential (RR 2.5) zoning district.

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

The site is provided with water by private well and sewer service by an on-site sewage disposal system. Access is provided via McEathron Lane.

- 3. The subject use will not, under the circumstances of this 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.**

As conditioned, the proposed Large Kennel will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 Existing Facilities and 15303 New Construction or Conversion of Small Structures.**



**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Land Use Permit application MU-22-03 subject to the following recommended conditions of approval:

**General**

1. The above use shall be established in accord with the application materials and development plans as submitted with MU-22-03 filed on November 7, 2022 and as approved by the Solano County Zoning Administrator.
2. Any changes or expansions to this land use or construction of additional structures may require a Minor Revision or Amendment to this Minor Use permit or approval of a new permit.
3. The maximum number of animals allowed on site shall not exceed 40 at any given time. This includes all dogs, cats, and any other animals that may be kept on the premises.
4. Operating hours for the Animal Refugee Response facility shall be limited to Monday through Saturday, from 12:00 p.m. to 6:00 p.m.
5. The Permittee shall utilize best practices to ensure that stray dogs or cats do not trespass onto adjacent public rights-of-way or private lands.
6. Prior to issuance of a building permit or operation of the business, the property owner shall apply for Solano County Business License and maintain the license for as long as this business remains in operation.

Action Required	When	Date Completed	Verified by
Apply for Solano County Business License per COA #6	Prior to Solano County Planning Division's Approval		

**Building and Safety Division**

7. The building and any site improvements shall be designed using the 2019 California Building Standards Codes or the current Code adopted at the time of application.
8. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2019 California Building Code. "Any owner or authorized agent who intends to construct, enlarge, or change the occupancy of a building or structure shall first make application to the building official and obtain the required permit."

Action Required	When	Date Completed	Verified by
File building permit application per COA #8	Prior to construction		

9. 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 building official has issued a certificate of occupancy therefore as provided herein.”

10. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2019 California Building. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2019 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.
11. 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 2019 California Building Code and the ADA Federal Law. One ADA parking shall be provided per every 25 parking stalls.
12. Due to change in occupancy a code analysis as listed below and the design shall be under the 2019 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect or engineer shall provide a code analysis for the facility such as:
  - A) Occupancy classification
  - B) Type of construction
  - C) Seismic zone
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  - E) Building height & number of stories
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  - H) Allowable floor Area
  - I) Egress requirements & safe dispersal area
  - J) Plumbing fixture analysis (number of restrooms)
13. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 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 provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.”

#### **Environmental Health Division**

14. The applicant will need to maintain commercial garbage service with a minimum weekly pickup frequency.

- 15. The applicant shall implement the submitted “Animal Waste Management & Sanitation Plan” and ensure onsite personnel have been trained in the animal waste management and sanitation practices described. Any verified complaints regarding animal waste odor, excessive accumulation of animal waste, the attraction of flies, rodents, or other disease vectors, or any other unsanitary conditions may be cause for revisions to the Plan. Additional waste management or sanitation activities may be required. A copy of the Plan shall be kept onsite and provided to a Department representative upon request.

**Solano Irrigation District**

- 16. The Developer must execute the District's development work order prior to project approval and construction. The work order is the mechanism to which all fees and charges associated with District staff time for administration, reviews, inspections, boundary adjustments, facility modifications and/or installation will be charged for reimbursement from the developer.
- 17. The developer shall sign an Encroachment Agreement with the District for the access crossing over Kilkenny Canal prior project approval.

Action Required	When	Date Completed	Verified by
Execute the District's development work order per COA #16	Prior to project approval and construction		
Sign an Encroachment Agreement with the District per COA #17	Prior to project approval and construction		

**Permit Term**

- 18. As provided for in Section 28.106.N of the County Code, the Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at five (5) year intervals from the date of granting this permit, with the next renewal due on or before April 6, 2028. The cost associated with the periodic reviews shall be charged at that time.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 6, 2023.

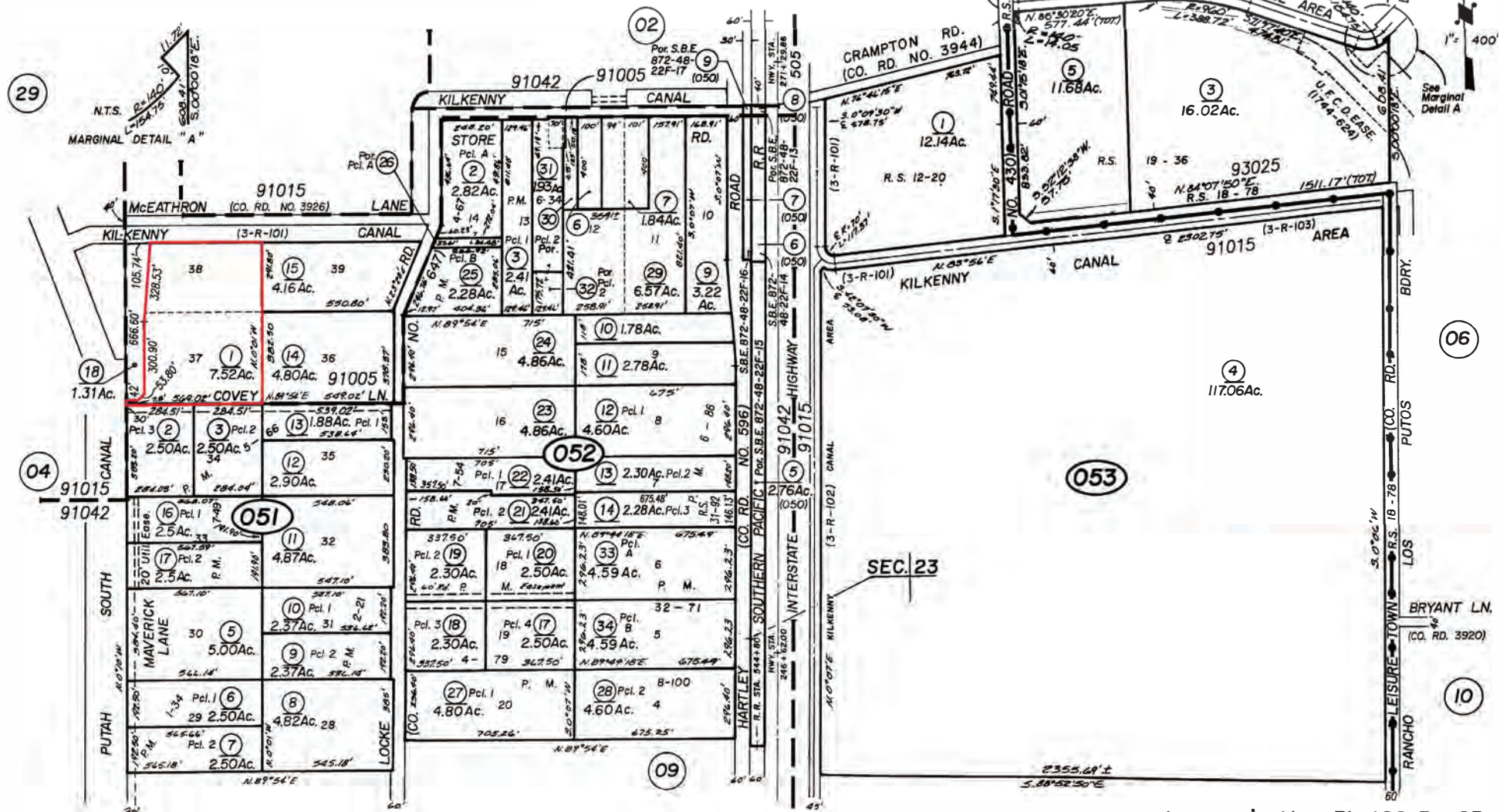
TERRY SCHMIDTBAUER, DIRECTOR  
 RESOURCE MANAGEMENT

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Allan Calder  
 Planning Services Manager

POR. LOT 38, RANCHO LOS PUTOS  
POR. SEC. 23, T. 7 N., R. 1 W., M. D. B. & M. EXT.

Tax Area Code 106-05  
63025 91015  
91005 91042



C. Locke-Paddon Col. No. 11, R.M. Bk. 5 Pg. 21

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

052-14 (Rs)	6-30-15	DV
Inact 051-19 (Mm)	12-1-10	JS
051-19(Dd)	7-19-06	JS
051-18(Dd)	7-18-06	JS
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Map Bk. 106 Pg. 05  
County of Solano, Calif.

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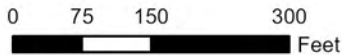




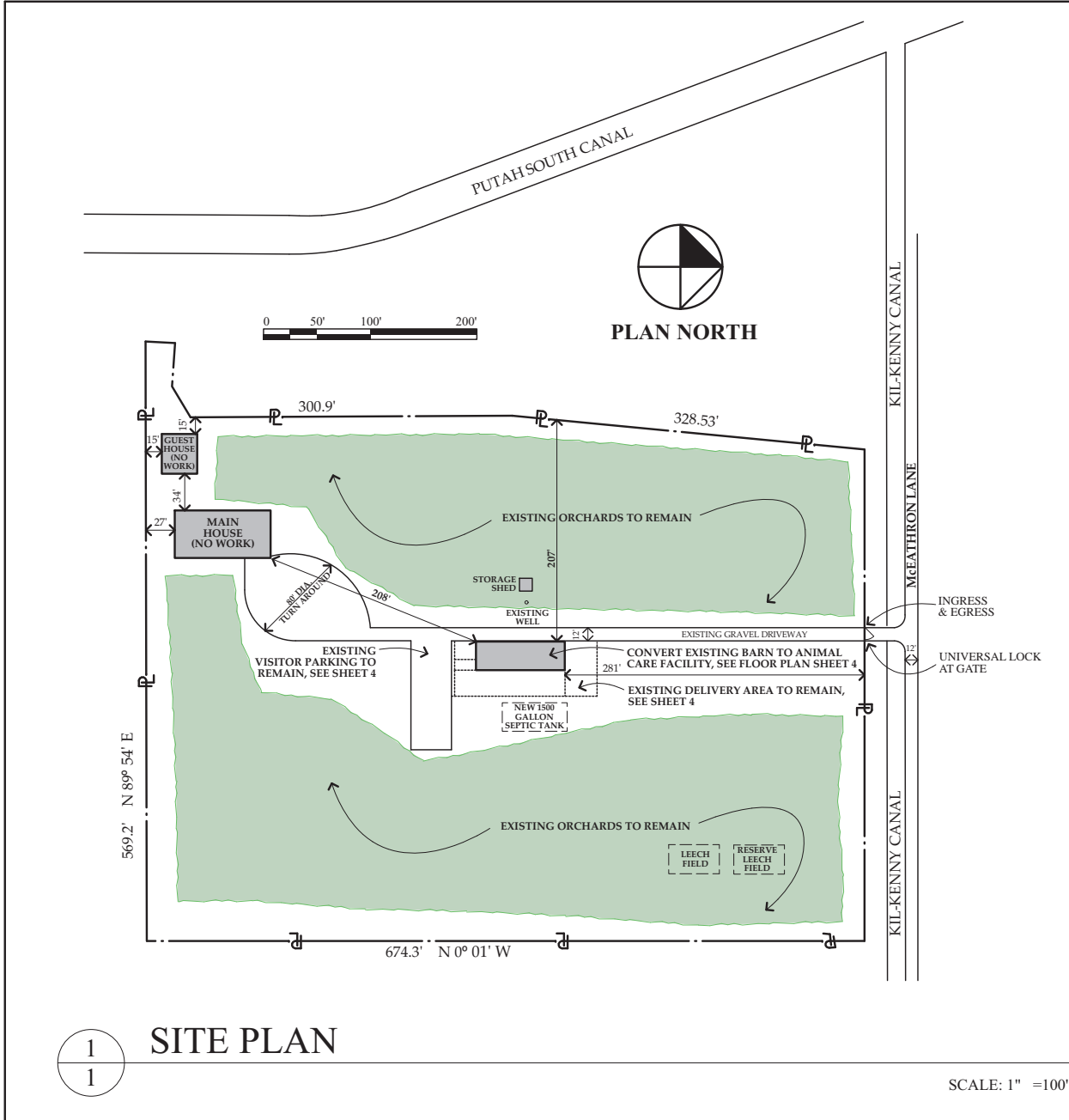
**MU-22-03 (Lucero) Minor Use Permit  
for Large Kennel (APN: 0106-051-010)**



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



Proposed Project Site (APN:0106-051-010)



1  
1

**SITE PLAN**

SCALE: 1" = 100'

**SCOPE OF BARN REMODEL WORK**

(INTERIOR REMODEL, NO ADDITIONAL SQUARE FOOTAGE IS BEING ADDED)

- 1) NEW INTERIOR PARTITIONS
- 2) NEW DOORS AND WINDOWS
- 3) NEW BATHROOM AND LAUNDRY
- 4) NEW FENCING

**DRAWING INDEX**

- 1) SITE PLAN
- 2) GENERAL NOTES
- 3) ASSESSOR'S MAP
- 4) PROPOSED ANIMAL FACILITY PLAN
- 5) EXISTING BARN ELEVATIONS
- 6) STORMWATER PREVENTION PLAN

**PLANNING & BUILDING NOTES (MUP NO. MU-22-03)**

ASSESSORS PARCEL NUMBER: 0106-051-010  
 SIZE OF PARCEL: 7.52 ACRES  
 ZONING: RR2.5 (RURAL RESIDENTIAL)  
 FLOOD ZONE (EXISTING, NO CHANGE) = "MINIMAL RISK" DESIGNATION IN FLOOD FACTOR MODEL  
 RESIDENTIAL OCCUPANCY (2 DWELLINGS): R3  
 AGRICULTURAL OCCUPANCY (1 BARN): U  
 CONSTRUCTION TYPE V-B

**BUILDING SQUARE FOOTAGES**

ANIMAL CARE FACILITY (EXISTING) = 2,000 SQ.FT., 18' TALL  
 MAIN DWELLING (EXISTING, CA. 1948) = 2,000 SQ. FT., 18' TALL  
 GUEST HOUSE (EXISTING, EXISTING, CA. 1948) = 1,200 SQ. FT., 18' TALL  
 STORAGE SHED (EXISTING) = 144 SQ.FT., 10' TALL



11/7/22 - COUNTY PLANNING SUBMITTAL FOR MINOR USE PERMIT 11/09/22 - PLANNING RESUBMITTAL

**JERRI HOLAN & ASSOCIATES, AIA**  
 ARCHITECTS ENGINEERS PLANNERS  
 1323 Solano Avenue, Suite 204, Albany, CA 94706  
 www.holanarchitects.com

Animal Care Facility for:  
**BLYTHE LUCERO**  
 4770 McEathron Lane  
 Vacaville, California

**SITE PLAN**

DATE: 11/7/22

SHEET  
**1**  
 of 6



**GENERAL NOTES**

1. These Drawings and Specifications may not be used for construction unless corresponding Drawings signed by the architect and approved by the building department, with appropriate permits, are in the possession of the general contractor or owner.
2. Drawings and Specifications, as instruments of service, are and shall remain the property of the architect whether the project is executed or not. The owner may be permitted to retain copies for information and reference in connection with the use and occupancy of the project. The Drawings and Specifications shall not be used by the owner or anyone else without permission from the architect.
3. The architect will not be responsible for any changes in, or divergence from, the plans, specifications, or details unless such are specifically allowed in writing by the architect.
4. The architect does not accept responsibility for any changes made necessary by building codes, laws, or ordinances. All contractors, subcontractors, fabricators, and other persons utilizing these plans are advised to verify any and all aspects of these plans and any inconsistencies between them and actual conditions or requirements of equipment, materials, local codes or ordinances. Any such inconsistencies shall be brought to the attention of the architect in a timely fashion so that they may be resolved or clarified.
5. All work shall conform to any applicable codes, standards, or requirements adopted by Solano County. Work to conform to the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Fire Code, 2019 California Plumbing Code, 2019 California Green Standards Code, and 2019 California Energy Code.
6. Fire protection, electrical, plumbing, and mechanical design is not the architect's responsibility. These portions of the work are design/build and are by contractor. Contractor shall provide drawings as required for this work. Indications and notations of such systems on the architectural drawings are only to indicate general arrangement for convenience.
7. By executing the Work, the contractor represents that he has visited the site, familiarized himself with the local conditions under which the work is to be performed, and correlated his observations with the requirements of the Drawings and Specifications.
8. Locate all existing gas, water, sewer, and electrical service prior to any demolition. Contractor to contact utility companies prior to demolition.
9. All subcontractors shall coordinate work with each other.
10. Any work not shown or specified which can reasonably be inferred or defined as belonging to the work and necessary to complete any system shall be the responsibility of the contractor.
11. All sizes and dimensions shall be checked and verified by the contractor. Verify all dimensions in the field and do not scale drawings. Plans of existing conditions, as drawn, do not constitute a survey.
12. Notify the architect of any discrepancy in dimensions. Written dimensions take precedence over scaled dimensions. "Clear" dimensions are from finished surface to finished surface. "Verify" is a dimension that the architect will resolve in the field. "+/-" calls out the dimension in a string which has some flexibility. "N.T.S." means not to scale.
13. Water-resistant backing board shall not be used in the following locations: over a vapor retarder; in areas subject to continuous high humidity; and on ceilings.
14. Tempered glass required within 24" arc of door jamb, within 60" of standing surface of tub or shower, and within 18" of finished floor and/or top edge greater than 36" above floor.
15. Contractor to confirm all appliance and fixture specifications, requirements, and locations with owner and with manufacturers.
16. Plans & Specifications are are not intended to depict every condition or detail of construction. As the knowledgeable party in the field, the Contractor shall verify that all construction is completed in manner that will provide a water-tight structure.



11/7/22 - COUNTY PLANNING SUBMITTAL FOR MINOR USE PERMIT 11/09/22 - PLANNING RESUBMITTAL

**JERRI HOLAN & ASSOCIATES, AIA**  
 ARCHITECTS ENGINEERS PLANNERS  
 1323 Solano Avenue, Suite 204, Albany, CA 94706  
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Animal Care Facility for:  
**BLYTHE LUCERO**  
 4770 McEachron Lane  
 Vacaville, California

**GENERAL NOTES**

DATE: 11/7/22  
 SHEET  
**2**  
 of 6





**Application: MU-22-03**  
**DOG & CAT BARN**  
4770 McEathron Lane  
Vacaville, CA 95688  
Submitted by: Blythe Lucero

## **ANIMAL WASTE MANAGEMENT & SANITATION PLAN**

Regular clean up, containment and removal of animal waste is an important part of a well-operated animal care facility. One good thing is our animals are small, so their waste is also small! Our McEathron Lane facility is located in an area with a large presence of animals on neighboring properties, including dogs and cats, sheep, goats, and cows. Our priority is to maintain our facility and animal environments so that they are sanitary and free of flies, odors and rodents both for the health of our animals, and for the comfort of our neighbors. Specifically, our plan to accomplish this includes:

1. Twice daily cleaning of all areas the animals have access to including indoor animal environments and outdoor animal yards. Solid waste will be picked up and sealed in a plastic bag and placed into a closed receptacle, and removed from the facility once a week. Any standing liquid waste will be absorbed, then cleaned with a commercial floor cleaner and disinfected using KennelSol, an industry standard for animal disinfecting and deodorizing, applied through mopping. Outdoor areas will be disinfected with KennelSol applied through a pump sprayer.
2. Dog, puppy and kitten kennels will be cleaned and disinfected everyday, and set up with a new potty pad, clean waterproof bed cover, seasonal clean blanket, new water, and new food. As our adult cat environment is “free-roaming” within a walled space, no kennels are present. Waterproof covers and seasonal blankets on cat beds will be replaced everyday. Both cat and kitten litter boxes will be cleaned everyday. Litter box waste will be sealed in plastic bags, stored in a closed receptacle, and removed once a week.
3. Our current practice is to transport our sealed solid animal waste to the dump on a weekly basis, because cat litter was apparently too heavy for the garbage truck to pick up here in Lake County. But it would be easier for us if a pick up was possible from our new location, for sure. We could rent a small dumpster.
4. Food waste in and around kennels, feeding stations, and spillage from food storage will be swept up daily to avoid attracting rodents. Sonic rodent repellents, and cinnamon will be employed at the first sign of rodents. Cats are also wonderful rodent deterrents, and we have cats! Our pet food supply is stored in closed plastic bins.
5. Outdoor water bowls, wading pools and mop buckets will be emptied and cleaned everyday, to avoid becoming mosquito breeding grounds.
6. Dirty laundry will be done everyday in our on-site laundry room.
7. We deal with any annoying flies with Bronco fly spray (citronella). We eliminate fleas with Revolution topical.
8. We control diseases including parvovirus from contaminating our facility by having visitors spray a bleach solution on the soles of their shoes before entering vulnerable animal areas.

**MU-22-03**  
**STORMWATER MANAGEMENT & POLLUTION PREVENTION PLAN**  
**Submitted by Blythe Lucero**

We are committed to not polluting the stormwater through responsible management of our activities. The area of greatest concern with our project seems to be the possibility of the waste of our animals, as well as food spillage merging with the stormwater, including into the cement-lined irrigation canals to the north and west of the property.

On the north side of the property, the canals are situated 280 feet from the barn where the animals will be kept, and on the west side the canals are over 200 feet from the barn. The animals will be confined to the barn area by secure fencing and will have no access to wander freely on the rest of the property, or close to the canals.

As a regular practice, these are the measures we will take to manage our activities, and to protect and manage the stormwater:

1. When outdoors (approximately 8 hours a day), animals will be confined to fenced yards adjacent to the barn. The yards will be completely covered with artificial turf. Under the turf will be a four inch layer of sand. Both the turf and the sand act as filters for any liquid waste. Solid waste will be picked up and bagged in plastic daily, stored in a closed, leak-proof container, and removed from the property weekly by the garbage service. As needed for odor control, the turf will be sprayed with biodegradable, pet-friendly disinfectant (no bleach).
2. No feeding will be done outdoors. Pet food storage will be done inside the barn, in closed plastic bins, on cement floors. Any spillage will be swept up and bagged for trash pick up.
3. Beyond the animal yards is at least 200 feet of established fruit and nut orchards on all sides, consisting of over 350 thirsty trees, planted in rows designed to guide water to the trees for adorption. Our plan is to surround the tree trunks with mulch to further control any potential run off. The orchards are flat. According to records on the property, the original orchard was planted almost 100 years ago, and has effectively used stormwater as irrigation since then.
4. Cement walkways surrounding the barn structure will be sloped by 2% away from the building and towards the orchards.
5. Cement walkways will be scored to avoid cracking, but these same scores will work to slow stormwater runoff and direct it into the orchards.
6. When indoors (approximately 16 hours a day), the animals will be confined to kennels with a waste collection tray below each one. All solid animal waste will be bagged in plastic daily. All liquid animal waste will be absorbed and bagged in plastic daily. Any food waste will be swept up and bagged in plastic daily. All bagged waste will be collected and stored in a closed, leak-proof container for weekly pick up by the garbage service.
7. The indoor animal areas all have cement floors that will be mopped with biodegradable, pet-friendly disinfectant (no bleach). The used mop water will be emptied down the sink drain into the septic system.
8. The property has a “minimal” risk designation in the Flood Factor™ model which uses data from First Street Foundation. The property’s risk of flood is not changing according to this model. Still, it is good to be prepared. We are confident that the measures we have in place will work to slow the flow of stormwater and avoid contamination in the event of flooding.
9. Stormwater will be monitored by Blythe Lucero, president of the non-profit organization, Animal Refugee Response, with the back up of Shelter Manager, Mario Godinez.

-continued-

## MU-22-03

## STORMWATER MANAGEMENT &amp; POLLUTION PREVENTION PLAN

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## ANIMAL CONTROL OVERSIGHT

It should be noted that a rescue organizations like ours, that requires annual approval of the County Animal Control agency will be monitored regularly for the quality of animal keeping. This includes checking for the existence of animal waste and other unhealthy conditions in their environment. That should provide more assurance that waste from our animals will not be left uncollected and unmanaged.

## ANIMAL IMPACT IN THE NEIGHBORHOOD

It should also be noted that the animals in our care are small, averaging 5-10 pounds each. According to veterinary estimates, a small dog produces about a quarter pound of waste per day. A cat produces slightly less. Using this value as a base, all 20 of our dogs and all 20 of our cats together would produce about eight pounds of waste per day. In comparison, just ONE of the many cows, weighing 1,600 - 2,400 pounds each, and other farm animals living in abundance on neighboring properties, produces up to 65 pounds of waste per day according to veterinary estimates. All of our animals put together produce less than 20% of the waste of a single cow.

Unlike our animals, the cows and other farm animals in the neighborhood are allowed to graze freely, leaving their waste directly in the soil. In some cases they graze and leave their waste closer to the canals than our property line lies. Our proposed animal barn is over 200 feet on all sides from our property line. Unlike the cows and other farm animals, our animals' waste will be confined to a very small area, well over 200 feet from the canals. Our animals' waste will be picked up daily, and not allowed to absorb into the soil. Looking at the neighborhood as a whole, the environmental impact of our animals will be miniscule.

The argument that the waste of the cows and other farm animals is not as harmful to the environment as that of dogs and cats does not hold water. Cited often is the concern that the waste of dogs and cats contains parasites. In fact, cows and other farm animals are suseptible to the same parasites as dogs and cats. Our animals are treated regularly for for parasites.

Another argument talks about dogs and cats being meat-eating animals, whereas cows and other farm animals are vegetarians, making the waste of cows disapate faster. I don't know why that it a good thing, because that would mean that the cow waste would blend into the stormwater faster. Cow waste disapates in six days, whereas dog and cat waste can take several months (if left in the environment). Further, the feed given to some farm animals contains animal content. For instance, chickens feed is frequently made of chicken meal containing bone and chicken innerds. There is a chicken rescue about a half mile from our property. Goats as well are omnivores. They graze freely to the north across the street from our property, very close to the canal.

## PROFESSIONAL OPERATION

In conclusion, our animal rescue organization is not new to operating an animal shelter. We have been doing it for almost 15 years. We follow best animal care practices. We follow veterinary and ASPCA guidelines. We follow the rules. If we didn't we would not have sought a use permit and just gone ahead and did what we wanted, like many other animal resuces, and neighbors. It certainly would have been easier, quicker and less expensive.

It neither serves us or the community for us to operate a poorly managed operation. It is shortsighted, and since we want Solano County to be our permanent home, we will be good stewards of the environment.



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STORMWATER MANAGEMENT & POLLUTION PREVENTION PLAN  
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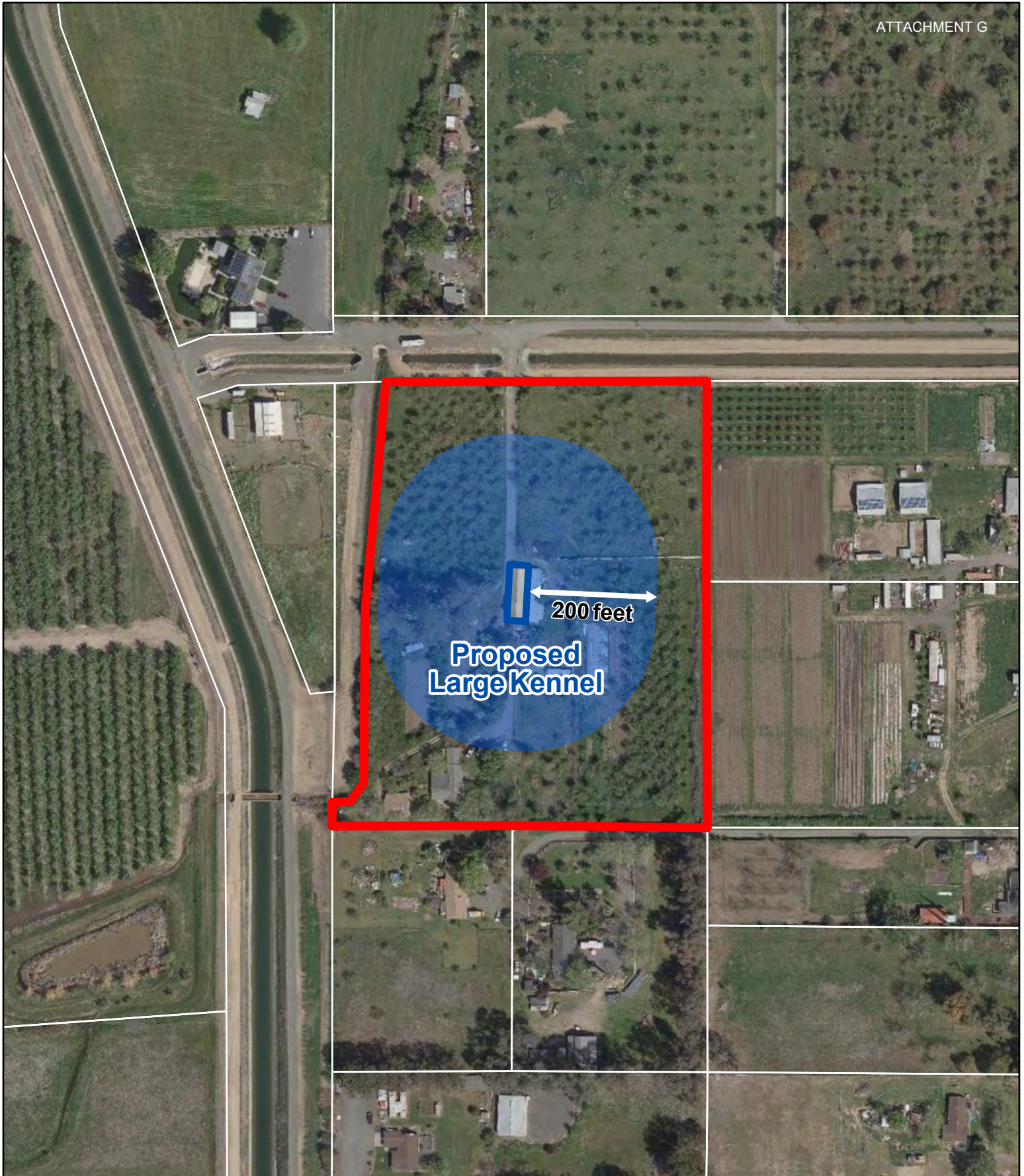


**One of the Many Neighborhood Cows**  
Average Weight: 1,600 - 2,400 pounds  
Produces 64 pounds of waste per day  
directly into the soil adjacent to the canals in our neighborhood.  
It is not picked up.



**Our Shelter Dogs and Cats**  
Average Weight: 5 - 10 pounds  
All together they produce 8 pounds  
of waste per day (3/4 lbs each) in a  
confined area at least 200 feet from  
the canals, filtered by turf and sand.  
It is picked up daily.

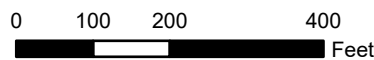




### MU-22-03 (Lucero) 200 feet Setback Requirement



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



- Proposed Large Kennel
- 200 Feet Buffer Zone from the Proposed Large Kennel
- Proposed Site (APN: 0106-051-010)