



Department of Resource Management
Solano County Zoning Administrator
675 Texas Street, Suite 5500
Fairfield, CA 94533

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Bill Emlen, Director
Clifford Covey, Asst Director

Use Permit Renewal - Staff Report

Application: U-87-21-EX4 (Austin Powder West, LLC)
Project Planner: Eric Wilberg, Planning Tech.

Meeting of August 1, 2013
Agenda Item No. 2

Location: 3872 Bithell Lane
Assessor Parcel Number: 0042-110-430

General Plan: Specific Project Area (Lambie)
Zoning: General Manufacturing 'MG-3'

Requested Action

Request for Zoning Administrator approval of extension No. 4 to use permit U-87-21 for the continued use of a temporary commercial coach mobilehome office at 3872 Bithell Lane, within a General Manufacturing 'MG-3' zoning district, APN 0042-110-430.

Background

On August 6, 1987 the Zoning Administrator granted use permit U-87-21, to establish a commercial coach mobilehome office. Subsequent renewals have been approved, however on July 19, 2010 the permit was extended for an additional three year term.

Review & Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance case, staff has determined that the commercial coach mobilehome office is being operated in compliance with use permit No. U-87-21. In addition, the applicant has requested renewal and has paid the applicable permit renewal fee. As such, staff recommends renewal of U-87-21.

Permit Term

Condition of Approval No. 9 shall be updated to reflect the extended permit term:

The permit shall be in effect for a three (3) year period with the provision that a time extension not exceeding the initial approval period may be granted if said request is received prior to the expiration date of ~~June 12, 2013~~ **June 12, 2016**, depending on the circumstances at the time.

Attachment A –U-87-21 Conditions of Approval

Solano County Department of
Environmental Management

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LAND USE PERMIT NO. U-87-21B

WESTERN STATES ENERGY

(permittee)

TO ESTABLISH A COMMERCIAL COACH MOBILEHOME OFFICE in conjunction with
an existing manufacturing use in an "MG-3" General Manufacturing zone
located on property in the Lambie Industrial Park, at the end of
Bithell Lane north of its intersection with Lambie Road.

(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.

X *Fred Berenson*
Permittee's Signature

P.O. Box 364, Suisun CA 94585 8-11-87
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 days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: _____
Director/Secretary

Date Granted August 6, 1987

SOLANO COUNTY ZONING ADMINISTRATOR

By: *[Signature]*

CONDITIONS OF APPROVAL ON USE PERMIT APPLICATION NO. U-87-21 of
WESTERN STATES ENERGY

1. The above use shall be established in accord with the plans and information submitted with Use Permit No. U-87-21 and approved by the Solano County Zoning Administrator.
2. The commercial coach shall be used exclusively for office operations only.
3. All requirements of the Solano County Environmental Health Services Division shall be met, including:
 - a. Final set-up approval of the mobilehome shall be precedent upon securance of a septic tank/leachfield system permit.
 - b. Precedent to the occupancy of the mobilehome, the septic tank/leachfield system shall be installed subject to cur inspection and approval.
 - c. All waste drain lines from the mobilehome shall be connected directly to the septic tank using ABS Schedule 40 pipe or its equivalent, equipped with solid couplings. The use of flex accordion type pipe is prohibited.
4. All requirements of the Director of Public Works for securance of an Encroachment Permit shall be met.
5. That mobilehome shall be a minimum distance of 10 feet from any other structure.
6. The area under and around the mobilehome shall be maintained clear of all dry vegetation and combustibile growth for a distance of not less than 30 feet.
7. Upon expiration of the permit, should no extension be granted, the mobilehome shall be removed.
8. The mobilehome shall not be occupied until all necessary permits and Certificate of Occupancy have been secured.
9. The permit shall be in effect for a three (3) year period with the provision that a time extension not exceeding the initial approval period may be granted if said request is received prior to the expiration date of August 6, 1990, depending upon the circumstances at that time.

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.

T. Perrenoud
Permittee's Signature

P.O. Box 368 Suisun CA 94585
Address

8-11-87
Date

DB/k1

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