



## Department of Resource Management

### Solano County Zoning Administrator

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Bill Emlen, Director  
Clifford Covey, Asst Director

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### Use Permit Renewal - Staff Report

**Application:** U-79-27-EX6  
**Project Planner:** Eric Wilberg, Planning Tech.

Meeting of March 20, 2014  
Agenda Item No. 2

**Location:** 2864 Grizzly Island Road  
**Assessor Parcel Number:** 0046-180-010

**General Plan:** Marsh  
**Zoning:** Marsh Preservation 'MP'

#### **Requested Action**

Request for Zoning Administrator approval of Use Permit U-79-27-EX6 for the continued operation of a duck hunting club and caretaker residence at 2864 Grizzly Island Road, APN 0046-180-010.

#### **Background**

On June 7, 1979 the Solano County Zoning Administrator approved Use Permit U-79-27 which permitted the duck club facility as well as a temporary mobile home serving as a caretaker residence. At the time of approval, U-79-27 became the overarching permit for the facility and superseded previously issued use permits U-78-64 and U-78-72.

#### **Review**

Based upon review of the renewal application, permit conditions of approval and absence of code compliance cases on file, staff recommends that the duck hunting club and temporary mobile home are being operated in compliance with Use Permit No. U-79-27. In addition, the applicant has requested renewal and has paid the applicable permit renewal fee. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a renewal if the following circumstances exist:

- 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

#### **Updated Permit Term**

Condition of Approval No. 3 shall be updated as follows;

That permit for temporary use of mobilehome be in effect for a five (5) year period with provision that extension may be granted if said request is received prior to expiration date of ~~June 7, 1984~~, **June 7, 2018**, depending upon the circumstances at that time.

**Attachment A - Use Permit U-79-27 Conditions of Approval**

CONDITIONS OF APPROVAL RE USE PERMIT APPLICATION NO. U-79-27

BALBOA FARMS

1. That the use be established in accord with the plans submitted with Use Permit Application No. U-79-27 and approved by the Solano County Zoning Administrator.
2. That requirements of the Solano County Department of Public Health be met.
3. That permit for temporary use of mobilehome be in effect for a five (5) year period with provision that extension may be granted if said request is received prior to expiration date of June 7, 1984, depending upon the circumstances at the time.
4. That the requirements of P.G. & E. be met for location of power lines.
5. That the above use be established and work be accomplished subject to any required BCDC (Bay Conservation Development Commission) approvals.
6. Maintain the area under and around the mobilehomes and other improvements clear of all dry vegetation or combustible growth for a distance of not less than 30 feet.
7. That Land Use Permit Nos. U-78-64 and U-78-72 become null and void.

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

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

Gene W. Holger for 50 HEIGENBERGER 6/1/79  
Permittee's signature Address Date  
WE BYONS OAKLAND 94621