



**Department of Resource Management
Solano County Zoning Administrator**

675 Texas Street, Suite 5500
Fairfield, CA 94533

Telephone No: (707) 784-6765
Fax: (707) 784-2894

Bill Emlen, Director
Clifford Covey, Asst Director

Administrative Permit - Staff Report

Application: U-07-02-Ex 1 (Garben)
Project Planner: Nedzlene Ferrario

Meeting of: May 3, 2012
Agenda Item No. 2

Location: 3971 Gum Tree Road, Suisun, CA
Assessor Parcel Number: 0046-190-200
General Plan: Marsh
Zoning: MP – Marsh Preservation

Project Description:

Renewal of a duck club use permit.

Background:

On April 19, 2007, the Zoning Administrator approved use permit which allowed the installation and occupancy of a 1,101 square foot manufactured home to be used as a duck club. The duck club is not open to the public. The club has four members and is operated from October 20th thru January 20th on Wednesdays, Saturdays, and Sundays. The club is not in use other than the days and months noted above. Conditions relative to access driveway, building permits, sewage and water supply have been satisfied. In addition, the Bay Conservation Development Commission has indicated that a marsh development permit is not required.

Review and Recommendation

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.

Staff has reviewed the application and recommends approval of the requested renewal for the period from April 19, 2012 to April 19, 2017 based on the following findings:

1. On March 8, 2012, the applicant filed a timely application for renewal.
2. The applicant has paid the necessary fees in the amount of \$447.00 (Receipt No. 983790)
3. The staff has determined through an aerial inspection that the project is operating in full compliance with the conditions of approval as set forth in U-07-02 and there are no complaints on file against the operation.

Attachment:

Exhibit A – Adopted use permit



Department Of Resource Management

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Planning Division

(707) 784-6765

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** Mailed to applicant 6/8/07*

LAND USE PERMIT NO. U-07-02

GARBEN RANCH

(permittee)

For the installation and occupancy of a manufactured home to be used as a duck club, located on a private road off Van Sickle Road on Grizzly Island in an "M-P" Marsh Preservation Zoning District, APN: 0046-190-200.

(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.

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 Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this 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.

Date Granted April 19, 2007

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by: *Birgitta E. Corsello*
Birgitta E. Corsello

Date 6/4/07

CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-07-02

of
GARBen RANCH

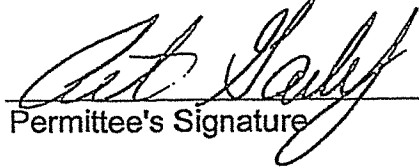
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1. The proposed use shall be established in accord with the application and site plan for Use Permit U-07-02, submitted March 29, 2007 by the applicant, Arthur Garben, and as approved by the Solano County Zoning Administrator.
2. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties.
3. The water storage tank and septic holding tank to be installed will and meet the requirements set forth by the Solano County Environmental Health Department.
4. A grading permit shall be obtained from the Solano County Public Works Engineering Division in the event that grading of the site becomes necessary.
5. All requirements of the Suisun Fire Protection District shall be met prior to issuance of building permit including:
 - a. The permittee shall provide a county approved, 16 ft. wide, all weather surface residential driveway. For fire protection, all structures must have all portions of the buildings within 150' of this driveway.
 - b. Any gate entrances shall be the width of the required traffic lane serving the gate.
6. The manufactured unit shall maintain a minimum setback of 10 feet from any other structure.
7. The area under and around the mobilehome shall be maintained clear of all dry vegetation and combustible growth for a distance of not less than 30 feet.
8. 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.
9. Written confirmation from BCDC stating that a marsh development permit will not be required shall be submitted prior to issuance of a building permit.
10. 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 April 19, 2012 and the use shall remain the same and in compliance with the conditions of approval. An extension may be considered if requested prior to the expiration date and depending upon the circumstances at that time. Upon expiration of the permit, should no extension be granted, the manufactured home shall be disconnected and removed from the property

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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.


Permittee's Signature

5-18-07
Date

720 WEBSTER ST. FAIRFIELD, CA. 94533
Address Zip

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