

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

Use Permit Extension - Staff Report

Application: U-96-45-EX3 (Vance)

Project Planner: Karen Avery

Location: 8424 Wild Rose Lane, Dixon

General Plan: Agricultural

Meeting of October 4, 2012

Agenda Item No. 1

Assessor Parcel Number: 0111-070-280

Zoning: Agricultural (A-40)

Proposal

The applicant is requesting a third time extension to Use Permit U-96-45. Extensions of time 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

History

Use Permit U-96-45, permitting the establishment of a commercial dog kennel (boarding, grooming, training) on 14.5 acres that includes 60 dog runs (indoor and outdoor), associated office and parking areas was approved by the Solano County Planning Commission at a public hearing on June 19, 1997 and the Board of Supervisors on August 12, 1997.

Review and Recommendation

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

- 1. On February 14, 2012 the applicant filed an application for extension. (Exhibit A)
- 2. The applicant has paid the necessary fees in the amount of \$447.00 (Receipt No. 983637)
- 3. Staff has determined through an inspection (Exhibit B) conducted on September 24, 2012 that the project is operating in full compliance with the conditions of approval as set forth in U-96-45 and there are no complaints on file against the operation.

EXHIBIT A: Extension Application EXHIBIT B: Staff Compliance Report



DEFINENT OF RESOURCE I NAGEMENT CEIVED LAND USE PERMIT EXTENSION APPLICATION

LAND USE PERMIT <u>EXTENSION</u> APPLICATION Planning Services Division

FEB 1 4 2012

675 Texas Street , Suite 5500, Fairfield, CA 94533 Phone (707) 784-6765 Fax (707) 784-4805 www.solanocounty.com COUNTY OF SOLANO RESOURCE MANAGEMENT

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See reverse side.....



Department of Resource Management 675 Texas Street, Suite 5500 Fairfield, California 94533 Solanocounty.com

Planning Services Division (707) 784-6765 Fax (707) 784-4805 Mike Yankovich Program Manager

Staff Compliance Report

Application: U-96-45-EX3 Project Planner: Karen Avery

Development Review Committee Meeting: September 19, 2012

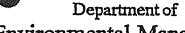
Inspection Conducted: September 24, 2012

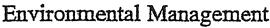
Staff Present: Jeffrey Bell

Conclusion:

Staff conducted an inspection of the kennel operation located at 8424 Wild Rose Lane and found the facility operating in compliance with the conditions of approval for U-96-45. (Attachment A)







601 TEXAS STREET FAIRFIELD, CALIFORNIA • 94533 Phone: (707) 421-6765



ROBERT VANCE

(permittee)

For a commercial dog kennel (boarding, grooming, training), on 14.5 acres that includes 60 dog runs (indoor and outdoor), associated office and parking area. The project is located at 8424 Wild Rose Lane in rural Dixon, ½ mile east of the Yolo County line and 1200 feet north of Maxwell Lane in an "A-40" Exclusive Agricultural Zoning District, APN: 111-070-280.

(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.

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

Permittee's Signature Address

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 (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

Director/Secretary

Date Granted _

June 19, 1997

ORIGINAL

r:myu9645.per/kl (August 18, 1997)

Attachment A



CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-96-45 of ROBERT VANCE

- 1. The proposed use shall be established in accord with the plans and information submitted with Use Permit Application No. U-96-45 and approved by the Solano County Planning Commission.
- 2. The operating hours of the training area shall be limited to the hours of 8:00 a.m. to 8:00 p.m. when daylight savings time is in effect, and 9:00 a.m. to 7:00 p.m. during the months that daylight savings time is not in effect.
- 3. The building construction of the exterior wall and ceiling assemblies for both the main building and the kennel shall meet a sound transmission class (STC) rating of 50 based on laboratory tests as defined in the American Society for Testing and Materials (ASTM) standards E 90 and E 413.
- 4. All lighting shall be shielded to prevent any light spillover onto surrounding properties. A lighting plan providing the location, light intensity and direction, construction and materials shall be submitted and approved by the Planning Division of the Department of Environmental Management prior to issuance of building permit.
- 5. The permittee shall maintain the private road (Wild Rose Lane) in its present condition and shall repair any damage that may result from the use authorized by this permit. The proposed onsite driveway and parking area will be improved with decomposed granite. The permittee shall be responsible for litter removal on Wild Rose Lane.
- 6. No additional uses shall be established beyond those identified on the project plot plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
- 7. 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 three sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
- 8. All requirements of the Solano County Environmental Health Division shall be met, including:
 - a. Prior to issuance of the use permit, the permittee shall submit plans of the proposed sewage disposal system, prepared by a registered engineer, for review and approval by this Division.



- b. Prior to the issuance of a building permit for the kennel and office, the Permittee shall secure a permit for construction from this Division.
- c. Should the number of people on-site increase to 25 or more per day, sixty (60) or more days per year, the permittee shall secure a permit to operate a small public water system from the State Department of Health Services.
- d. The sewage disposal systems shall be maintained so as not to create a public health nuisance.
- 9. All requirements of the Solano County Department of Animal Control regarding licenses and permits shall be met.
- 10. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
- 11. 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 property.
- 12. Construction of the kennel shall commence within one year of final approval of this use permit. If construction work does not begin within one year and carried on diligently to completion, the conditional use permit shall become void; however, the Planning Commission may authorize an extension in the case of unavoidable delay.
- 13. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause for the revocation of this permit and removal of the commercial dog kennel at the Permittee's expense.
- 14. The permit shall be in effect for a five (5) year period with the provision for an extension not exceeding five (5) years if the request is received prior to the expiration date of June 19, 2002. Future extensions may be granted at the discretion of the Planning Commission.

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.

Policy	Conso	9-10-9
Permittee's Signature	Date	
BAZAWild Fore Lene	Defon, Co. 9562	
Address	707-693-1001	Zip

