

Department of Resource Management

Solano County Zoning Administrator

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Bill Emlen, Director Clifford Covey, Asst Director

Use Permit Renewal - Staff Report

Application: U-94-06-EX3 (Castillo)
Project Planner: Karen Avery

Location: 5718 Cherry Glen Road, Vacaville

General Plan: Agriculture

Meeting of September 5, 2013

Agenda Item No. 1

Assessor Parcel Number: 0128-020-020

Zoning: A-40 (Agricultural)

Proposal

The applicant is requesting an extension to Use Permit U-94-06. Pursuant to Section 28.106(N) of the Solano County Code, use permits approved prior to October 28, 2010, and which include a condition allowing a time extension of the permit are now subject the renewal period and procedure. A request for renewal of a use permit shall be approved if the following conditions are satisfied:

- 1) The permittee has requested renewal;
- 2) The permittee has paid the applicable renewal fee; and
- 3) The use is being conducted in full compliance with all conditions of the use permit.

History

Use Permit U-94-06, for the establishment of a dog and cat grooming shop a cattery was approved by the Solano County Zoning Administrator on August 4, 1994.

Review and Recommendation

Upon review of the permit conditions of approval, the evidence submitted by the applicant and staff site inspection, staff has determined that the agricultural employee housing is being operated in full compliance with U-94-06.

Staff has reviewed the application and recommends approval based on the following findings:

- 1. The applicant filed an application for a renewal.
- 2. The applicant has paid the necessary fees in the amount of \$447.00.
- 3. Staff has determined through an aerial inspection and building permit approvals that the project is operating in full compliance with the conditions of approval as set forth in U-94-06.

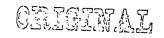
Updated Permit Term

The permits 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 expiration date of September 16, 2014, depending upon the circumstances at that time.

EXHIBIT A: U-94-06 Permit and Conditions of Approval

Solano Conty Department of Carganal Environmental Management

601 TEXAS STREET · FAIRFIELD, CALIFORNIA · 94533 · (707) 421-6765



LAND USE PERMIT NO. U-94-06

	***************************************	and a second sec
	KATHY CASTILLO	
	(permittee)	
For the establishment of a dog a		cattery for the boarding of 30
cats on a 3.39 acre parcel, loca	ated at 5718 Cnerry Glen Road	l in the Vacaville area. The
property is within the "A-40" E	xclusive Agricultural Zoning	District. (APN: 128-020-020)
· (Le	and use, location and zone distric	t)
In addition to the zoning regulations, permit, if any, are as follows:	the building laws and other ordina	ances, the conditions of granting this
	(SEE/ATTACHED SHEETS)	
This permit shall not take effect unless of granting hereof and unless this permit agree to conform fully to this Use P	mit is issued by signature of an autermit and all of the foregoing con-	thorized agent of the County.
Kathy M Cashell 3	5718 Cherry Glen Fld	8/23/94
Permittee's Signature	Address	Date
Granting or conditional granting of the county, state or federal laws. Failure cause for the revocation of this Use Perailure, neglect or refusal to exercise thereof, shall automatically cause the same appeals from action to grant this permanent and the same are already as a second state of the same are already as a second	to comply with all the aforemention ermit by the County Planning Con this Use Permit within a period of consame to become and remain null a nit may be filed by any person with	ned provisions and conditions will be nmission. one (1) year from the date of granting nd void. hin ten (10) days of the date granted.
Any such appeal shall stay all proceed	-	Deal.
SOLANO COUNTY PLANNING CO	MMISSION	
Ву:	:	
Director/Secretary	The second secon	
		Date Granted August 4, 1994
SOLANO COUNTY_ZONING ADMI		
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By: # ZOB	_8/17/95	
1/92		•

CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-94-06 of KATHY CASTILLO

- 1. The use shall be established in accord with the plans and information submitted with Use Permit No. U-94-06 and Variance Application No. V-94-01 as approved by the Solano County Zoning Administrator.
 - 2. All requirements of the Solano County Environmental Health Division shall be met including:
 - a) Prior to the issuance of building permits for the cattery and dog kennel, the applicant shall submit plans for the siting, location and layout of the sewage disposal system to serve the animal facility and secure a permit for the installation thereof from the Environmental Health Division. Plans shall include estimated waste water flow from the grooming and kennel operations.
 - b) The sewage disposal system shall be maintained so as not to create a public health nuisance.
 - c) The facility shall be kept clean and free of odors so as not to create a public health nuisance.
 - 3. In conjunction with the application for a building permit the applicant shall apply to the Transportation Department for:
 - a) an encroachment permit for the site access onto Cherry Glen Road and
 - b) a grading permit for all on-site grading.
 - 4. All requirements of the Solano County Building and Safety Division shall be met including:
 - a) The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting or demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws.
 - b) The permittee shall submit three sets of plans to the Building and Safety Division for plan review and permits prior to beginning improvements.
- 5. The premises shall be maintained in a neat and orderly manner and kept free of accumulation of debris or junk. Outside storage shall be prohibited.
- 6. Adequate measures will be taken as necessary or as directed by the County to prevent offensive noise, lighting, glare, dust or other impacts which may constitute a hazard or nuisance to surrounding property or persons in the area.
- 7. Any expansion or change in the use or location may require a new or modified use permit and environmental review if required.
- 8. Failure to comply with the provisions of this use permit shall be cause for immediate revocation of this permit.

- 9. The permittee shall take steps in construction, establishment, and maintenance of the kennel facilities and operation as necessary to maintain sounds at levels found acceptable by the Zoning Administrator to persons residing in the community.
- 10. Prior to the issuance of the variance and use permit the new septic system construction shall be inspected by the Environmental Health Services Division.
- 11. The facility shall be inspected on a regular basis by the Animal Control Division.
- 12. Prior to the issuance of the building permit, a noise expert shall verify that the proposed construction for the dog kennel will satisfy the noise standard of 60 dBA CNEL at all property lines through the Planning Division sign-off on the Building Permit checklist.
- 13. All violations of the Solano County Zoning Ordinance shall be abated prior to issuance of this permit.
- 14. The permit shall be valid for a five (5) year period, ending August 4, 1999 provided that one or more extensions may be granted if a request for extension is received prior to the expiration date, and depending on 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.

Vacarlle, Ca

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

Therry Glen Road

Permittee's Signature

Date

Zip

G:LKU9406.con\k1 (8/18/94) #3