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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-88-32-EX5 (Albers)
Project Planner: Eric Wilberg
Location: 8140 Pedrick Road
General Plan: Agriculture

Meeting of June 18, 2015
Agenda Item No. 2
Assessor Parcel Numbers: 0111-100-070
Zoning: Exclusive Agriculture 'A-40'

Proposal

The applicant has filed extension No. 5 of Use Permit U-88-32 for the continued use of a temporary mobilehome as a farm labor residence. Pursuant to Section 28.106(N) of the County Zoning Regulations, use permits subject to periodic renewal shall be administratively approved if all of the following criteria are met:

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

Background

Use Permit U-88-32 was granted by the Solano County Zoning Administrator October 6, 1988. Subsequent renewals have extended the permit term through September 21, 2013.

Review and Recommendation

Based on the application materials submitted for this renewal and review of the approved development plans and conditions of approval, staff has determined that the mobilehome for farm labor quarters is being operated in compliance with U-88-32. Staff recommends approval based on the following findings:

1. The applicant filed an application for a renewal.
2. The applicant has paid the necessary permit renewal fee.
3. The permitted use is operating in compliance with the conditions of approval as set forth in U-88-32.

Updated Permit Term (Condition of Approval No. 10)

The permit shall be in effect for a five (5) year period, with the provision that an extension may be granted if said request is received prior to the expiration date of September 21, 2018 and the use remains the same and in compliance with the conditions of approval.

Attachment - U-88-32 Permit and Zoning Administrator Resolution No. 08-36

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 08-36**

WHEREAS, the Solano County Zoning Administrator has considered Extension No. 4 to Use Permit No. U-88-32 of **Peter Albers** for the continued use of a temporary mobilehome as a farm labor residence on a 37.85 acre parcel located at 8140 Pedrick Road in an "A-40" Exclusive Agricultural Zoning District, ¼ mile east of the City of Dixon, APN's: 0111-100-070 and 060, and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on November 6, 2008, and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The establishment, maintenance or operation of the proposed use is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan.**

The use is consistent with the goals, objectives, and policies of the Solano County General Plan, including, but not limited to the Agricultural Section of the Land Use Section of the Land Use and Circulation Element and Chapter II of the Housing Element of the General Plan.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The property accommodates existing water, septic, and road access.

- 3. The subject use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

The applicant has demonstrated evidence to support making this mandatory finding. The project presents no significant environmental impacts and qualifies for a Categorical Exemption under the requirement of the California Environmental Quality Act.

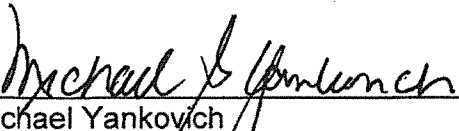
BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Extension No. 4 to Use Permit No. U-88-32 subject to the following recommended conditions of approval:

1. The proposed use shall be established in accord with the plans and information submitted with Use Permit Application No. U-88-32 extension 4 and approved by the Solano County Zoning Administrator. Specifically, an Agricultural Employee Housing Supplemental Application and Declaration as completed by the permittee.
2. The use shall remain accessory and incidental to the bone-fide agricultural use conducted on the premises.
3. All requirements of the Solano County Environmental Health Services Division shall be met including:
 - a. Prior to the issuance of this use permit, the permittee shall secure approval from this Division for the use of the existing septic system.
 - b. All waste drain lines from the mobilehome shall be connected directly to the septic tank with ABS Schedule 40 or its equivalent, equipped with proper couplings and fittings.
 - c. The mobilehome shall not be occupied until all necessary permits and a Certificate of Occupancy from the Building and Safety Division have been secured.
4. All requirements of the Public Works Division for securance of an Encroachment Permit shall be met.
5. All requirements of the Dixon Fire Protection District shall be met.
6. That mobilehome shall be a minimum distance 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. Upon expiration of the permit, should no extension be granted, the mobilehome shall be removed.
9. The mobilehome shall not be occupied until all necessary permits and Certificate of Occupancy have been secured.
10. The permit shall be in effect for a five (5) year period with the provision that an extension may be granted if a request is received prior to the expiration date of

September 21, 2013 and the use remains the same and in compliance with the conditions of approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on November 6, 2008.

BIRGITTA E. CORSELLO, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager

ORIGINAL

Solano County Department of
Environmental Management

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LAND USE PERMIT NO. U-88-32

EMILY ROWE

(permittee)

To ESTABLISH A MOBILEHOME FOR FARM LABOR QUARTERS in an "A-40"

Exclusive Agricultural District located on the east side of Pedrick
Road, 1/2 mile south of Vaughn 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.

* Emily Rowe Rt. 2 Box 2800, Davis CA 10/31/88
Permittee's Signature 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 October 6, 1988

SOLANO COUNTY ZONING ADMINISTRATOR

By: [Signature]

CONDITIONS OF APPROVAL FOR USE PERMIT APPLICATION NO. U-88-32
of
EMILY B. ROWE

- 1. The above use shall be established in accord with the plans and information submitted with Use Permit No. U-88-32 and approved by the Solano County Zoning Administrator.
- 2. The use shall remain accessory and incidental to the bone-fide agricultural use conducted on the premises.
- 3. All requirements of the Solano County Environmental Health Services Division shall be met including:
 - a. Prior to the issuance of this use permit, the applicant shall secure approval from this Division for the use of the existing septic system.
 - b. All waste drain lines from the mobilehome shall be connected directly to the septic tank with ABS Schedule 40 or its equivalent, equipped with proper couplings and fittings.
 - c. The mobilehome shall not be occupied until all necessary permits and a Certificate of Occupancy from the Building Division have been secured.
- 4. All requirements of the Director of Public Works for securance of an Encroachment Permit shall be met.
- 5. All requirements of the Dixon Fire Protection District shall be met.
- 6. That mobilehome shall be a minimum distance 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. Upon expiration of the permit, should no extension be granted, the mobilehome shall be removed.
- 9. The mobilehome shall not be occupied until all necessary permits and Certificate of Occupancy have been secured.
- 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 expiration date of October 6, 1993, depending upon the circumstances at that time.

* * * * *

ORIGINAL

Use Permit Application No. U-88-32
Emily Rowe/Innisfail Dairy
Page 2

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 Emily Rowe
Permittee's Signature

Rt. 2 Box 2800, Davis, CA 95616
Address Zip

Oct. 31, 1988
Date

ZUCONU32