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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
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Planning Services Division

**Use Permit Renewal – Staff Report**

**Application:** U-79-49-MR1-CR2 (Arabian Star)      **Meeting of** September 3, 2015  
**Project Planner:** Eric Wilberg                      **Agenda Item No.** 1  
**Location:** 7756 Acacia Lane                      **APN:** 0105-030-110, 12, 13  
**General Plan:** Rural Residential                      **Zoning:** Rural Residential 'RR-2.5'

**Proposal**

The applicant has filed compliance review No. 2 of Use Permit U-79-49-MR1 for the continued operation of a public horse stable. 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-79-49 to establish a public stable was granted by the Solano County Planning Commission on October 4, 1979. Minor revision No. 1 was granted August 21, 1986 to incorporate a caretaker mobile home into the facility. Subsequent renewals have extended the permit through July 22, 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 public stable is being operated in compliance with U-79-49-MR1. 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-79-49-MR1.

**Updated Permit Term (Condition of Approval No. 21)**

The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals. The cost associated with the periodic reviews shall be charged at that time (The next scheduled compliance review is due July 22, 2018).

**Attachment - U-79-49-MR1 Permit and Board of Supervisors Resolution No. 2003-169**



**Department Of Environmental Management**  
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ORIGINAL

LAND USE PERMIT NO. U-79-49-mr1-5

**ARABIAN STAR STABLES**

*(permittee)*

To operate a public stable that includes 22 stalls at 7756 Acacia Lane on property consisting of 18 acres in the "RR-2.5" Rural Residential Zoning District, 6 miles north of the City of Vacaville, APN's: 0105-030-110, 120, and 130.

*(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 July 22, 2003

**SOLANO COUNTY BOARD OF SUPERVISORS**

Issued by:

Handwritten signature of Birgitta Corsello in black ink.

Birgitta Corsello, Director  
of Environmental Management

Date 8/12/03

## **RESOLUTION NO. 2003-169**

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLANO COUNTY APPROVING MINOR REVISION NO. 1 TO USE PERMIT NO. U-79-49 OF ARABIAN STAR STABLES**

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**WHEREAS**, the Solano County Board of Supervisors has duly considered, in public hearing, an appeal of the Planning Commission's approval of Minor Revision No. 1 to Use Permit No. U-79-49 of **Arabian Star Stables** to operate a public stable that includes 22 stalls at 7756 Acacia Lane on property consisting of 18 acres in the "RR-2.5" Rural Residential Zoning District, 6 miles north of the City of Vacaville, APN's: 0105-030-110, 120, and 130, and

**WHEREAS**, said Board has reviewed the applicant's submittal and staff report of the Department of Environmental Management, read and considered the minutes and resolution of the Planning Commission, and heard and considered all comments regarding said application at the public hearing held on July 22, 2003, and

**WHEREAS**, after due consideration, said Board made the following findings in regard to said application:

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

The operation and maintenance of a public stable is consistent with the goals, objectives, and policies of the Solano County Land Use and Circulation Element. As conditioned, the operation and maintenance of the subject stable is consistent with the General Plan.

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

External access to the site is from Acacia Road, with internal access via a driveway through a private easement appurtenant to the subject site. The site has existing utilities which have been found adequate by the Division of Environmental Health Services, and any further building plans will be reviewed and approved by the Solano County Division of Environmental Health Services and the Building and Safety Division before a permit is issued. Staff has determined that there are no significant drainage issues associated with the project.

3. The subject use will not, under the circumstances of this 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 existing use does not constitute a nuisance nor does it degrade the comfort or general welfare of persons residing in or passing through the neighborhood. The applicant has remained in substantial compliance with the existing conditions of the use permit.

**NOW, THEREFORE, IT IS RESOLVED**, that the Solano County Board of Supervisors does hereby approve Minor Revision No. 1 to Use Permit No. U-79-49 subject to the following conditions:

1. The proposed use shall be established in accord with the plans and information submitted with Minor Revision #1 of Use Permit Application No. U-79-49.
2. This use permit applies to the three parcels consisting of 18 acres. Any reduction in the land area shall terminate this use permit.
3. The operating hours of the public stable shall be limited to the hours of 8:00 a.m. to 9:00 p.m., seven days per week, except when special needs of animals require after-hours attention.
4. A maximum of five horse riding events shall be allowed within a calendar year. A calendar of horse riding events shall be published and mailed to adjacent property owners and the Solano County Planning Division prior to the month of June for that calendar year informing the adjacent property owners of dates and times for the horse riding events. The horse riding events shall be limited to the hours of 8:00 a.m. to 9:00 p.m., with arrivals occurring no earlier than 7:00 a.m. and departures no later than 10:00 p.m. The total number of people per riding event will be no greater than 50.
5. The total number of car trips per horse riding event, per day will be limited to 25.
6. The permittee shall water the gravel road from Acacia Lane to the public stable as often as necessary to reduce the dust nuisance created by the vehicles accessing the public stable.
7. Dust shall be controlled by watering down the riding arenas prior to every horse riding event during the dry season.
8. All lighting shall be shielded to prevent any light spillover onto surrounding properties.

9. All parking areas shall be maintained free of flammable vegetation and combustible growth.
10. A minimum of one portable toilet in addition to the existing restroom facilities shall be provided during horse riding events.
11. Amplified music associated with the operation of the public stable shall not exceed 50 decibels at any property boundary.
12. Amplified music associated with the operation of the public stable shall only be played during horse riding events which shall be held no more than 5 times per year.
13. 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.
14. 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, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
  - b. Except as exempted in Chapter 31 of the Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Building and Safety Division.
15. All requirements of the Solano County Environmental Health Division shall be met including:
  - a. No spreading or storing of manure shall be allowed within thirty (30) feet of the seasonal creek.
  - b. The permittee shall submit manure and fly management plan for review and approval to the Environmental Health Division prior to issuance of the use

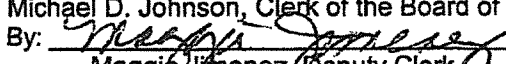
permit. The spreading of manure will only take place on the two parcels to the east of the primary residence.

16. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
17. A sign permit for all existing signs shall be applied for and granted prior to the issuance of the use permit.
18. 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.
19. 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 cessation of the public stable use at the Permittee's expense.
20. By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses, or legal actions from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
21. The Department of Environmental Management shall verify ongoing compliance with the terms and conditions of this permit through a program of regular compliance reviews occurring at five (5) year intervals beginning July 22, 2008.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on July 22, 2003 by the following vote:

AYES:	Supervisors	Forney, Kondylis, Silva, Vasquez, and Chairman Kromm
NOES:	Supervisors	None
EXCUSED:	Supervisors	None

  
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Duane Kromm, Chairman

ATTEST:  
Michael D. Johnson, Clerk of the Board of Supervisors  
By:   
\_\_\_\_\_  
Maggie Jimenez, Deputy Clerk