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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT  
Use Permit Renewal**

**Application:** U-81-51-EX 3 & 4  
**Applicant:** Monticello Veterinary Clinic

**Meeting of April 6, 2017  
Agenda Item No. 1**

**Project Planner:** Travis Kroger

**Location:** 9253 Johnson Road  
**General Plan:** Agriculture

**Assessor Parcel Number:** 0103-160-140

**Zoning:** A-40

**Proposal**

In 2006 the applicant requested extension No. 3 of Land Use Permit No. U-81-51 pursuant to condition of approval No. 10, to extend the permit for an additional 10 year term (through October 1, 2011). Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

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

**Background**

On October 1, 1981, the Solano County Planning Commission approved Land Use permit U-81-51 to establish a veterinary hospital as an agricultural service use for a 10 year term, to be extended at the end of that time if requested by the applicant. In 2006, the applicant applied for extension No. 3 to extend the permit through October 1, 2011. Due to a change in Planning Services staff review of this extension application was never completed, so the application will now serve as extensions No. 3 and No. 4.

**Review and Recommendation**

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, staff has determined that the facility is being operated in compliance with Use Permit U-81-51.

**Permit Term**

Per condition 10 of U-81-51, staff recommends that this permit be extended for the two additional 10 year terms, with the next extension due October 1, 2021.

**Attachment:** Solano County Planning Commission Resolution No. 3429

SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. 3429

- WHEREAS: The Solano County Planning Commission has considered in public hearing Use Permit Application No. U-81-51 of CHARLES C. CLARK to ESTABLISH A VETERINARY HOSPITAL AS AN AGRICULTURAL SERVICE USE in an "A-40" Exclusive Agricultural District, located on the west side of Johnson Road, approximately 300 feet south of Putah Creek Road, and
- WHEREAS: Said Commission has reviewed the report of the Planning Department, and
- WHEREAS: Said Commission heard testimony relative to the subject application, and
- WHEREAS: A Negative Declaration of environmental impact was prepared and processed by the Planning Department pursuant to the California Environmental Quality Act and the State and County EIR Guidelines, and
- WHEREAS: After due consideration, the said Planning Commission has made the following findings in regard to said proposal:
1. A Negative Declaration has been prepared for this project.
  2. The use should not have a negative effect on surrounding properties.
  3. The proposed veterinary hospital is compatible with the "Policy and Uniform Regulations Governing Administration of Agricultural Preserves in Solano County" and such use must also be deemed compatible with said policy by the Board of Supervisors.
  4. An illegal mobilehome exists on the property.
  5. The project is not inconsistent with the General Plan.
  6. The use is allowed in the district with a use permit.

Be it, therefore,

- RESOLVED: That the Planning Commission does hereby ADOPT the said Negative Declaration of environmental impact prepared in regard to the project and does hereby GRANT Use Permit Application No. U-81-51 subject to the following conditions:
1. Prior to its establishment, the use shall be deemed compatible with agriculture by the Board of Supervisors pursuant to the County's Agricultural Preserve Policy.
  2. The use shall be established in accord with the plans submitted with Use Permit Application No. U-81-51 and approved by the Solano County Planning Commission.
  3. The applicant shall secure an encroachment permit and meet all requirements of the Solano County Department of Public Works.

4. That the use be subject to the regulations and such additional requirements and limitations as may be imposed by the County Fire Warden, the County Department of Public Health and Animal Control Department. Such additional requirements include:
  - a. An on-site well shall be used as a source of domestic water.
  - b. A septic tank/leachfield system shall be used as a method for sewage disposal.
  - c. A washdown system which drains to an approved septic tank/leachfield facility shall be installed.
  - d. The dog runs shall have an impervious surface. They shall be equipped with floor drains connected to the septic tank. Hair screens shall be installed on these drains to prevent entrance of the hair into the septic tank.
  - e. Soil percolation/core tests shall be conducted at the proposed leachfield site prior to the issuance of a building permit.
  - f. Plumbing drawings submitted for approval to the Department of Public Health and all necessary permits for the installation of the septic tank/leachfield shall be obtained from this Department, prior to the issuance of a building permit.
  - g. All solid waste material generated or used in conjunction with the operation of the hospital shall be collected by a licensed solid waste disposal company.
  - h. A trash enclosure shall be constructed to accommodate all waste containers.
5. The applicant shall take measures necessary to prevent offensive noise, odor or lighting to adjacent properties. No incineration of refuse shall be permitted on the premises.
6. The applicant shall take the necessary action to bring the existing illegal mobilehome into compliance with County requirements.
7. Any expansion of the use shall require a new or modified use permit and further environmental review.
8. The permit shall be granted for a ten (10) year period with the provision that an extension may be granted if the request is received prior to the expiration date of October 1, 1991, depending upon the circumstances at the time.


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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on October 1, 1981 by the following vote:

AYES: Commissioners Moss, Anderson, Lenzi, Sullivan,  
Lanza, Kay and Kinney

NOES: Commissioners Courtland and Stewart

ABSENT: Commissioners None

  
Clayne E. Munk, Secretary

CEM/CLM/jf