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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
 COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT  
 Use Permit Renewal**

<b>Application:</b>	U-87-21-EX5	<b>Meeting of:</b>	April 5, 2018
<b>Applicant:</b>	Austin Powder Co.	<b>Agenda Item No.</b>	1
<b>Project Planner:</b>	Travis Kroger		
<b>Location:</b>	3872 Bithell Lane	<b>General Plan:</b>	Specific Project Area
<b>Assessor Parcel Number:</b>	0042-110-430	<b>Zoning:</b>	MG-3

**Proposal**

The applicant has requested compliance review No. 5 for Land Use permit U-87-21 pursuant to condition of approval No. 9. 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 August 6<sup>th</sup>, 1987, Land Use permit U-87-21 was granted for a 3 year term to establish a commercial coach office in conjunction with the existing manufacturing use. Extension No. 2 was granted on June 12, 2007, Extension No. 3 on July 6<sup>th</sup> 2010, and Extension No. 4 on August 1, 2013.

**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 existing commercial coach office is being operated in compliance with Use Permit: U-87-21.

**Permit Term**

Per condition 9 of : U-87-21, staff recommends that U-87-21 be found to be in compliance with the conditions of approval, and the next compliance review due by August 6<sup>th</sup>, 2019.

**Attachment:** Solano County Land Use Permit U-87-21 and conditions of approval.

Solano County Department of  
**Environmental Management**

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LAND USE PERMIT NO. U-87-21B

WESTERN STATES ENERGY

(permittee)

To ESTABLISH A COMMERCIAL COACH MOBILEHOME OFFICE in conjunction with  
an existing manufacturing use in an "MG-3" General Manufacturing zone  
located on property in the Lambie Industrial Park, at the end of  
Bithell Lane north of its intersection with Lambie 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.

X Fred Berenson P.O. Box 364 Suisun CA 94585 8-11-87  
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 August 6, 1987

SOLANO COUNTY ZONING ADMINISTRATOR

By: [Signature]

CONDITIONS OF APPROVAL ON USE PERMIT APPLICATION NO. U-87-21 of  
WESTERN STATES ENERGY

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1. The above use shall be established in accord with the plans and information submitted with Use Permit No. U-87-21 and approved by the Solano County Zoning Administrator.
2. The commercial coach shall be used exclusively for office operations only.
3. All requirements of the Solano County Environmental Health Services Division shall be met, including:
  - a. Final set-up approval of the mobilehome shall be precedent upon securance of a septic tank/leachfield system permit.
  - b. Precedent to the occupancy of the mobilehome, the septic tank/leachfield system shall be installed subject to cur inspection and approval.
  - c. All waste drain lines from the mobilehome shall be connected directly to the septic tank using ABS Schedule 40 pipe or its equivalent, equipped with solid couplings. The use of flex accordion type pipe is prohibited.
4. All requirements of the Director of Public Works for securance of an Encroachment Permit shall be met.
5. That mobilehome shall be a minimum distance of 10 feet from any other structure.
6. 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.
7. Upon expiration of the permit, should no extension be granted, the mobilehome shall be removed.
8. The mobilehome shall not be occupied until all necessary permits and Certificate of Occupancy have been secured.
9. The permit shall be in effect for a three (3) year period with the provision that a time extension not exceeding the initial approval period may be granted if said request is received prior to the expiration date of August 6, 1990, depending upon 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.

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

*[Handwritten Signature]*  
Permittee's Signature

P.O. Box 368 Svisunler 94585  
Address

8-11-87  
Date

DB/k1

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