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**DEPARTMENT OF RESOURCE MANAGEMENT**



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Planning Services Division

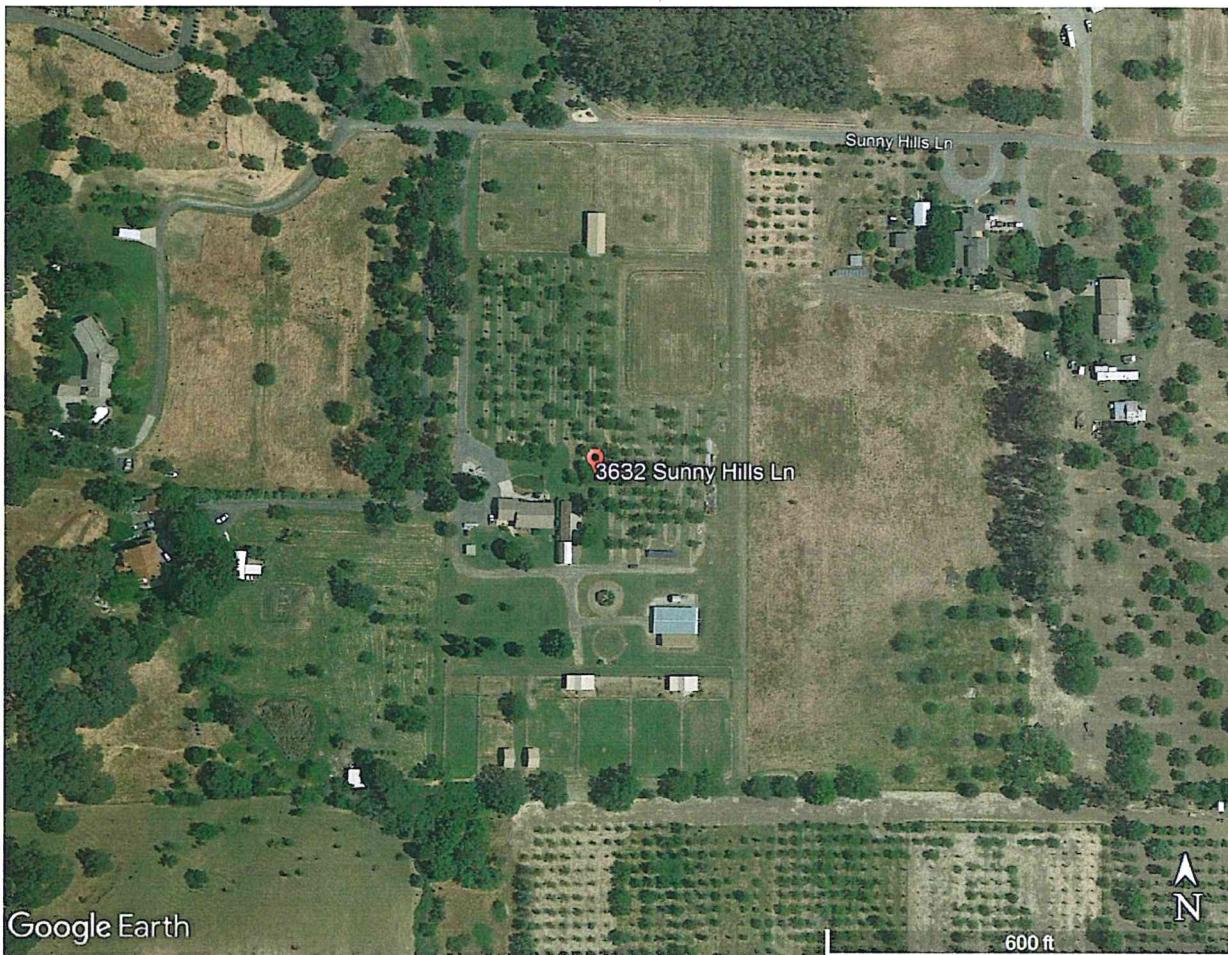
**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
 U-17-08**

<b>Application No.</b> U-17-08 (Pleasants Valley Saddlebreds) <b>Project Planner:</b> Travis Kroger, Planning Technician		<b>Meeting of April 5, 2018    Agenda Item No. 4</b>	
<b>Applicant</b> Gen Hess 7271 Pleasants Valley Road Vacaville, CA 95688		<b>Property Owner</b> Pleasants Valley Saddlebreds LLC 7271 Pleasants Valley Road Vacaville, CA 95688	
<b>Action Requested</b> Consideration of Land Use permit application U-17-08 for a Public Stable without horse shows for up to 16 horses with boarding and training facilities approximately 0.7 miles west of Vacaville in the vicinity of Pleasants Valley Road in the Exclusive Agriculture (A-40) zoning district at 3632 Sunny Hills Lane, APN 0122-020-120.			
<b>Property Information</b>			
Size: 10.00 ac. (total)		Location: 3632 Sunny Hills Lane	
APN: 0122-020-120			
Zoning: Exclusive Agriculture (A-40)		Land Use: Public Stable without horse shows	
General Plan: Watershed/Agriculture		Ag. Contract: n/a	
Utilities: Existing well and septic system		Access: Sunny Hills Lane	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Watershed	Exclusive Agriculture (A-40)	Residential
<b>South</b>	Watershed	Exclusive Agriculture (A-40)	Residential/Orchard
<b>East</b>	Agriculture	Exclusive Agriculture (A-40)	Residential
<b>West</b>	Watershed	Exclusive Agriculture (A-40)	Residential
<b>Environmental Analysis</b> The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. U-17-08 based on the enumerated findings and subject to the recommended conditions of approval.			

## SETTING

The subject property consists of 10.00 acres of land, accessed from Sunny Hills Lane in the unincorporated Vacaville area. The surrounding parcels include residential and agricultural structures and grazing and orchard land. The existing development on this parcel consists of a single family residence (permitted by Building Permit B-2130 issued 8/17/81), and five animal shade structures, a barn and “lean-to” addition, a manufactured home, carport, deck, two small “sheds”, and a chicken coop, all of which were built without approval of any permits. As-built permits are currently on file for the unpermitted improvements. The surrounding parcels are zoned A-40 (Exclusive Agriculture) and are primarily used for residential purposes. The nearest residences are to the north, east and west located 600-800 feet from the proposed public stable location. The site is accessed via Pleasants Valley Road and Sunny Hills Lane, which currently serves 10 parcels developed with residences.



## PROJECT DESCRIPTION

The applicant is proposing a Public Stable with horse boarding and training with boarding of up to 16 horses and 5-7 clients visiting the property once or twice a week. The proposed business will be operated by a tenant residing on the property, with no additional employees proposed as part of the application. Horses will be kept on site and transported to off-site horse shows approximately 10 times per year. New development will include a barn with 16 stalls, covered arena measuring 150' x 65' and open arena measuring approximately 190' x 130' for use as part of the business, and the existing structures and pastures would be retained for private use. One truck and trailer will be stored on the parcel as part of the business, and horses would be transported to shows by a commercial

hauler who would only come to the site when needed. No on site horse shows are proposed as a part of this application. Parking for customers will be provided adjacent to the covered arena.

#### **LAND USE CONSISTENCY**

The parcel is designated Watershed by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Exclusive Agriculture (A-40) Zoning District is consistent with this designation.

The subject site is zoned Exclusive Agriculture (A-40). Within this district, Public Stables without horse shows are allowed subject to the requirements of section 28.73.10(A) and (B)(3) of the Solano County Code. These general requirements address access, road encroachment standards, and setbacks, noise and waste management, and number of horses allowed on site. Vehicle access to the site is provided via a driveway off of Sunny Hills Lane. The site plan and project description submitted with this application show the proposed project to be consistent with all applicable standards.

#### **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Assessor's property records and Building Permit records indicate the effective age of development on the subject parcel (0122-020-120) to be built starting in 1981.

#### **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. U-17-08, subject to the recommended conditions of approval.

#### **MINOR USE PERMIT MANDATORY FINDINGS**

1. **That the establishment, maintenance or operation of the use or building 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 considered by the Zoning Administrator to be pertinent.**

This project is located within an area with a split designation of Agriculture and Watershed by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agriculture (A-40) zoning district. The Zoning of the property along with the proposed use is consistent with the General Plan.

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

The site is provided with water and sewage disposal by an existing community water system and on-site septic system. Access is provided via Sunny Hills Lane.

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.

As conditioned, the proposed Public Stable without horse shows use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

**ADDITIONAL FINDINGS**

- The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. Assessor’s records show development on site beginning in 1981.

**CONDITIONS OF APPROVAL**

**General**

- The proposed Public Stable facility shall be established in accord with the plans and information submitted with Use Permit Application No. U-17-08, and as shown on the approved site plan and as approved by the Solano County Zoning Administrator.
- The permittee shall submit a set of plans that will reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.
- Any unpermitted structures shall be removed or as-built Building Permits must be obtained within 6 months of approval of this permit. The permittee shall apply for and obtain an appropriate grading permit for the construction of the new arenas and horse barns.
- The existing private road maintenance agreement shall be amended to include the applicant’s responsibility for the additional traffic generated by the proposed Public stable without horse shows.
- All existing fences shall be relocated as necessary to meet the setback requirements of Table 28-73.A of the Solano County Code.

<b>Table 28-73.A Development Standards for Public Stables without Horse Shows</b>			
<b>Use</b>	<b>Minimum Distance from any Dwelling Unit</b>	<b>Minimum Distance from Side and Rear Property Lines</b>	<b>Minimum Distance from Front Property Lines*</b>
Pens for no more than one horse; Barns and other similar shelters for nine horses or less	20 feet	20 feet	60 feet*

<b>Table 28-73.A Development Standards for Public Stables without Horse Shows</b>			
<b>Use</b>	<b>Minimum Distance from any Dwelling Unit</b>	<b>Minimum Distance from Side and Rear Property Lines</b>	<b>Minimum Distance from Front Property Lines*</b>
Corrals, paddocks, riding rings and other similar horse arenas	20 feet	60 feet	60 feet*
Barns, pens, corrals and other similar shelters for 10 or more horses and accessory buildings and areas.	20 feet	200 feet	200 feet*

6. 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 properties.
7. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan or those otherwise allowed by right, without prior approval of a new permit or minor revision to the use permit and additional environmental review.
8. If hazardous materials, including fuels, oils, lubricants, and/or welding gases are stored onsite, verification with Solano County Resource Management, Hazardous Materials Section shall be made regarding requirements for a Hazardous Materials Management Plan.
9. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

**Building and Safety Division**

10. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
11. 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 (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

#### **Public Works Division**

12. The Applicant shall apply for, secure and abide by the conditions of a grading permit prior to any onsite grading. The Applicant shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.

#### **Permit Term**

13. 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 from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

#### **Attachments**

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Site Plan

## **SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX**

**WHEREAS**, the Solano County Zoning Administrator has considered Use Permit Application No. U-17-08 of **Pleasants Valley Saddlebreds** for a public stable without horse shows for up to 16 horses with boarding and training facilities located at 3632 Sunny Hills Lane, approximately 0.7 miles west of the City of Vacaville in the vicinity of Pleasants Valley Road in the Exclusive Agriculture "A-40" Zoning District, APN: 0122-020-120, 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 April 5, 2018, and;

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

- 1. That the establishment, maintenance or operation of the use or building 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 considered by the Zoning Administrator to be pertinent.**

This project is located within an area with a split designation of Agriculture and Watershed by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agriculture (A-40) zoning district. The Zoning of the property along with the proposed use is consistent with the General Plan.

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

The site is provided with water and sewage disposal by an existing community water system and on-site septic system. Access is provided via Sunny Hills Lane.

- 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.**

As conditioned, the proposed Public Stable without horse shows use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities. Assessor's records show development on site beginning in 1981.**

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Use Permit Application No. U-17-08 subject to the following recommended conditions of approval:

**General**

1. The proposed Public Stable facility shall be established in accord with the plans and information submitted with Use Permit Application No. U-17-08, and as shown on the approved site plan and as approved by the Solano County Zoning Administrator.
2. The permittee shall submit a set of plans that will reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.
3. Any unpermitted structures shall be removed or as-built Building Permits must be obtained within 6 months of approval of this permit. The permittee shall apply for and obtain an appropriate grading permit for the construction of the new arenas and horse barns.
4. The existing private road maintenance agreement shall be amended to include the permittee's responsibility for the additional traffic generated by the proposed Public stable without horse shows.
5. All existing fences shall be relocated as necessary to meet the setback requirements of Table 28-73.A of the Solano County Code.

<b>Use</b>	<b>Minimum Distance from any Dwelling Unit</b>	<b>Minimum Distance from Side and Rear Property Lines</b>	<b>Minimum Distance from Front Property Lines*</b>
Pens for no more than one horse; Barns and other similar shelters for nine horses or less	20 feet	20 feet	60 feet*
Corrals, paddocks, riding rings and other similar horse arenas	20 feet	60 feet	60 feet*
Barns, pens, corrals and other similar shelters for 10 or more horses and accessory buildings and areas.	20 feet	200 feet	200 feet*

6. 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 properties.



7. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan or those otherwise allowed by right, without prior approval of a new permit or minor revision to the use permit and additional environmental review.
8. If hazardous materials, including fuels, oils, lubricants, and/or welding gases are stored onsite, verification with Solano County Resource Management, Hazardous Materials Section shall be made regarding requirements for a Hazardous Materials Management Plan.
9. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

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11. 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 (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

**Public Works Division**

12. The Permittee shall apply for, secure and abide by the conditions of a grading permit prior to any onsite grading. The Permittee shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.

**Permit Term**

13. 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 from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 5, 2018.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager

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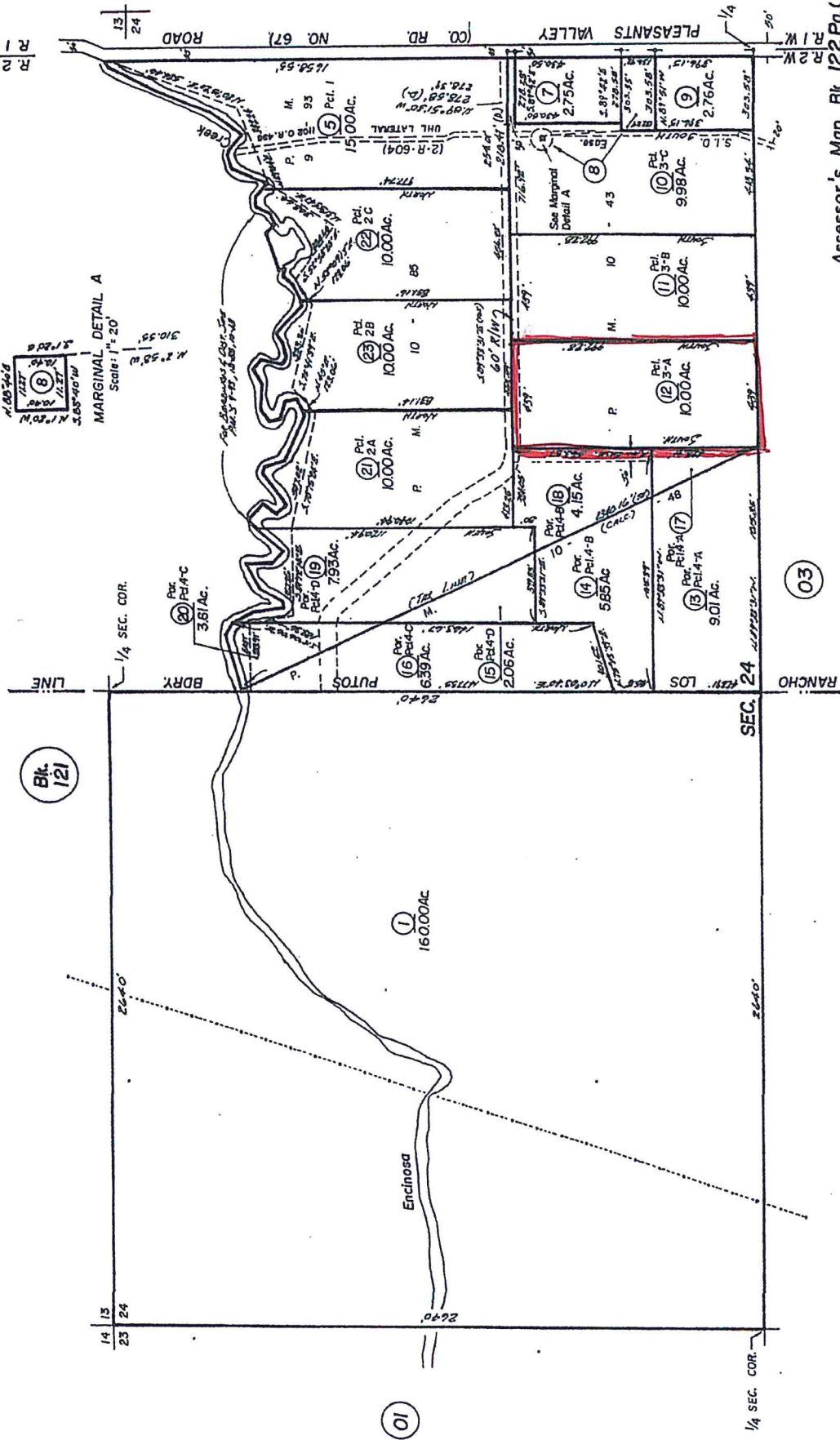
122-02

12:

Tax Area Code

- 91011
- 91014
- 91020
- 91041
- 91053

POR. LOT 37, RANCHO LOS PUTOS  
 NW. 1/4 SEC. 24, T. 6 N., R. 2 W., M. D. B. & M.  
 POR. NE. 1/4 SEC. 24, T. 6 N., R. 2 W., M. D. B. & M. EXT.



Assessor's Map Blk. 122 Pg. 1  
 County of Solano, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

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