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TERRY SCHMIDTBAUER
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Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application:	U-76-21-EX 1	Meeting of:	December 6, 2018
Applicant:	AJ Tajima	Agenda Item No.	2
Project Planner:	Travis Kroger		
Location:	3148 Grizzly Island Road	General Plan:	Marsh
Assessor Parcel Number:	0046-170-110	Zoning:	MP

Proposal

The applicant has requested a compliance review for Land Use permit U-76-21, which has not been conducted since at least 2001. 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 March 23, 1976, an application was submitted for Land Use permit U-76-21 for a duck club and maintenance building and related development. No records are available of the last compliance review date. The original permit is also not available, but a site plan and the original application were provided by the applicant.

Review and Recommendation

Upon review of the available permit information and an on-site inspection by county staff, and based on the absence of code compliance cases on file, staff has determined that the existing duck club facility is being operated in compliance with Use Permit U-76-21, and recommends that the Zoning Administrator extend the permit for an additional 5 years.

Permit Term

Per Zoning Regulations Section 28.106(N), staff recommends that U-76-21 be found to be in compliance with the existing Land Use permit, with the next compliance review be due August 21, 2023.

Attachment: Land Use Permit U-76-21 Extension Application



Solano County Planning Department

COURTHOUSE · FAIRFIELD, CALIFORNIA · 94533 · (707)429-6561

USE PERMIT APPLICATION NO. _____	FILING FEE _____	RECEIPT NO. _____
DATE FILED _____	RECEIVED BY _____	ZONING _____
		CODE SECTION _____

FOR OFFICE USE ONLY

- NAME OF APPLICANT DAVID D. BOHANNON ORG. TELEPHONE 345-8222
MAILING ADDRESS 60 Hillsdale Mall CITY San Mateo STATE CA ZIP 94403
INTEREST IN PROPERTY (OWNER, LESSEE OR AGENT) OWNER
NAME AND ADDRESS OF PROPERTY OWNER, IF DIFFERENT FROM APPLICANT _____
- GENERAL LOCATION OF PROPERTY: Approximately 10 miles Southeast from Fairfield,
Northeast of cross slough in Section 23 T.4.N., R.I.W., M.D.B. & M.
- ASSESSOR'S PARCEL NO.: BOOK 46 PAGE 17 PARCEL 11 SIZE IN ACRES 220 +
- PROJECT DESCRIPTION: Club house for Duck Club (Can-Can") and 20' x 20'
maintenance building including all utilities and necessary improvements in
accordance with Solano County Building and Planning Departments and all
applicable codes. Facilities to be used for a residential and recreational use.
- THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:
 - ENVIRONMENTAL EVALUATION QUESTIONNAIRE, COMPLETED.
 - SITE PLAN, DRAWN TO SCALE AND FULLY DIMENSIONED, (SEE TYPICAL PLAN DRAWING.)
 - ASSESSOR'S PARCEL MAP, WITH SUBJECT PROPERTY OUTLINED IN RED.
 - FLOOR PLAN, DRAWN TO SCALE AND FULLY DIMENSIONED, OF EACH FLOOR OF EXISTING AND PROPOSED BUILDINGS.
 - FRONT, SIDE AND REAR ELEVATIONS, DRAWN TO SCALE AND FULLY DIMENSIONED, (NOTE ON DRAWING, TYPE OF EXTERIOR MATERIALS AND DESIGN FEATURES.)
 - SUPPLEMENTAL INFORMATION: Signed application for permit to construct
and operate an individual sewage disposal system, Percolation Test,
Percolation Rate _____

APPLICANT'S SIGNATURE David D. Bohannon DATE March 23, 1976
David D. Bohannon, President

SOLANO COUNTY PLANNING COMMISSION
ENVIRONMENTAL EVALUATION QUESTIONNAIRE.

Date March 23, 1976

I. Project or Proposal Club House for Can-Can Dick Club
(Planning Dept. Reference)

II. Background Information:

1. Give a brief description of the location, function and extent of the project, during and after construction. (If necessary use additional sheets and attach)

The proposed building will be comparable to a private residence, used as a club house during the fall and winter hunting season. The 3200 sq. ft. building is to be constructed on the club grounds, approximately 10 miles southeast of Fairfield, at an elevation of 28 feet.

2. Describe the present land use, topography and other environmental features of the project site and surrounding affected area. (If necessary, use additional sheets and attach)

The building site is on a bench on the side of a sandstone hill at the easterly margin of the 222 acre club grounds. The major portion of the property comprises a "duck pond", with typical Suisun area vegetative cover. The building site is a grass covered sandstone hill with a maximum elevation of 103'. The surrounding area is of the same general character as the club pond.

III. Answer the following questions by a check in the appropriate space. If you do not know the answer to a question, check the "don't know" space. The project sponsor should be able to substantiate his response to every question answered "yes" or "no".

1. Could the project cause any significant erosion or increased flooding of agricultural lands?

Yes	No	Don't Know
—	X	—

	Yes	No	Don't Know
2. Could the project cause a significant change in the quality of any above ground or underground water resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Could any change in the original grade resulting from the project be so great as to cause a substantial community concern?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the project involve the removal of any trees with a trunk diameter greater than four inches?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Could the project significantly change any existing natural features of the landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the general area of the project serve as a habitat, food source, nesting place, source of water, etc. for rare or endangered wildlife or fish species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Could the project significantly affect fish, wildlife or plant life?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there any rare or endangered plant species on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Could significant amount of air pollution including dust be generated by the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Could significant amounts of noise be generated by the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the project involve the use, storage, manufacture, emission or disposal of significant amounts of potentially hazardous or injurious materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the project involve construction or grading on slopes of 25 per cent or greater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Will the project involve construction of facilities within a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Will the project involve construction of facilities within the area of an active earthquake fault or a slide prone area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Could the project significantly affect the continued use of a recreational area or area of important aesthetic value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Could the project significantly affect a historical or archaeological site or its setting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Could the project significantly affect the potential use, extraction or conservation of a scarce natural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Are any of the natural or man-made features on the project site unique; that is, not found in other parts of the County, State or Nation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Could the project cause the displacement of community residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	No	Don't Know
20. Could the project substantially change the velocity or direction of the flow of water in any creek, stream, river or bay?		X	
21. Could any traffic resulting from the project cause a significant change?		X	
22. Would any significant enlargement or extension of community services be necessary to serve the project?		X	
23. Does the proposal involve one of several individual actions or could it set a precedent resulting in a series of individual actions which although individually small may as a whole have significant environmental impact?		X	
24. Could any unique characteristics be introduced into the atmosphere such as sonic booms, radiation, glare, annoying electronic transmissions, vibrations, etc. as a result of the project?		X	
25. Could the project cause a public controversy of noteworthy significance?		X	
26. Are there any feasible and less environmentally offensive alternatives to this project?		X	
27. Could the project have an affect on any natural, ecological, cultural or scenic resource not covered by the foregoing questions of a significant concern to the community?		X	
28. If you have answered "yes" or "don't know" to one or more of the foregoing questions, but still think the project will not or cannot have any significant adverse environmental effects, indicate your reasons below, including any appropriate duly referenced and certified statements by authoritative public agencies or qualified private sources: (If necessary, use additional sheets and attach)			

Project Sponsor's Signature: David D. Bohannon
 David D. Bohannon, President

COUNTY OF SOLANO
DEPARTMENT OF PUBLIC HEALTH

APPLICATION FOR PERMIT TO CONSTRUCT AND OPERATE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner's Name David D. Bahannon Contractor S & F Lic. # _____

Mailing Address 60 Nilsdala Mill Mailing Address _____
San Mateo, Calif 94403

Phone Number 415 - 345 8229 Phone Number _____

Property Location _____

Assessor's Parcel No. PORTION OF 46-170 Street Address 64127 Loop Island Rd

Subdivision _____ Area Suisun Marsh East through Scally Ranch

Between _____ Road and _____ Road on East

Side of street Post Green Head Duck Club

SEPTIC TANK

Material 1800 Gal Concrete No. of gallons liquid capacity 1800 Gal

Depth of backfill 12" (Maximum suggested is 12 inches)

DRAINFIELD DESIGN

Method: Leaching Trenches Yes Other _____

Plans & specifications attached _____ Type of Soil Sandy loam

Slope 2-25' Area subject to flooding? Yes Above Flood level Water Table Depth _____

Leaching Trench: Total Length 200 feet Width 36 inches Drainrock depth 2 feet

Number of lines _____ Percolation rate 1 3/4 inches per hour

GENERAL INFORMATION

Lot Area (Square Feet) 3 Acres Square feet available for leaching 12,000+

Water Supply: Public _____ Name of Supplier _____

Individual Cross Slough - Water purification system by Universal Pump & Station
Well Spring

Setback Compliance: Meets all minimum setbacks _____

Number of rooms which could be used for bedrooms 4-6 1 Equiv. 2-3 Bath

Date 12-3-75 Applicant A. J. Wilson

Date 12-3-75 Inspector David L. Eberle

Date _____ Final Inspection: Inspector _____

Up date Septic Sys. Fee \$10.00

FRANK'S SEPTIC TANK SERVICE
P.O. BOX 794
VACAVILLE, CALIFORNIA 95688

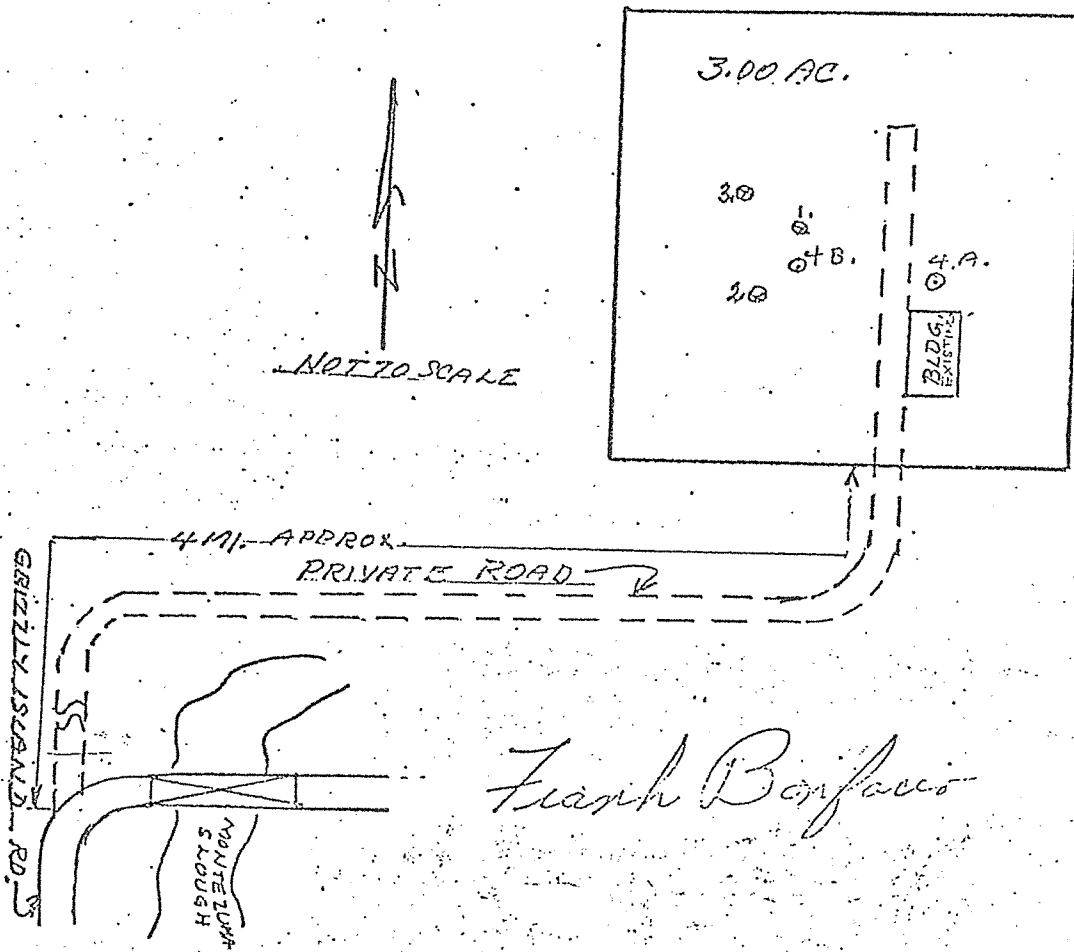
PERCOLATION TEST

NAME: David D. Bohannon ADDRESS: 60 Hillside Mall PHONE: 415/345 8222
San Mateo, Ca 94403

DESCRIPTION: 3 acres COUNTY: Solano, Ca. STREET: Grizzly Island Road

PERCOLATION RATE: No. 1 2" SOIL: Marshland
2 1-3/4"
3 1-3/4"

No. P-435
Nov 16, 1975



COUNTY OF SOLANO
DEPARTMENT OF PUBLIC HEALTH

NAME David D. Bohannon ADDRESS 60 Hilldale Mall PHONE 415/345 3222
 SUBDIVISION _____ LOT NO. San Mateo, Ca 94403 STREET Grizzly Island Rd NEAR SUNSHINE
 ASSESSOR'S PARCEL # _____

P-435

PERCOLATION RATE

HOLE NO. 1			HOLE NO. 2			HOLE NO. 3		
TEST	TIME	MEASUREMENT	TEST	TIME	MEASUREMENT	TEST	TIME	MEASUREMENT
#1	9:00	12	#1	9:01	17 1/2"	#1	9:01	17"
#2	9:15	12 3/4"	#2	9:16	15 1/4"	#2	9:16	17 5/8"
#3	9:30	13 1/4"	#3	9:31	15 7/8"	#3	9:31	18"
#4	9:45	13 3/4"	#4	9:45	16 1/8"	#4	9:46	18 3/8"
#5	10:00	14"	#5	10:01	16 1/4"	#5	10:01	18 3/4"
#6	—	2"	#6	—	1 3/4"	#6	—	1 3/4"

HOLE #4 (DEEP BORE)

DEPTH 8' SOIL MARSHLAND WATER NO ROCK NO
 SUBSOIL 4-A = 0' TO 4' TOP SOIL; 4' TO 8' SOFT SAND STONE
 COMMENTS 4-B = 0' TO 1/2' TOP SOIL; 1/2' TO 8' SOFT SAND STON

DATE 11-16-75

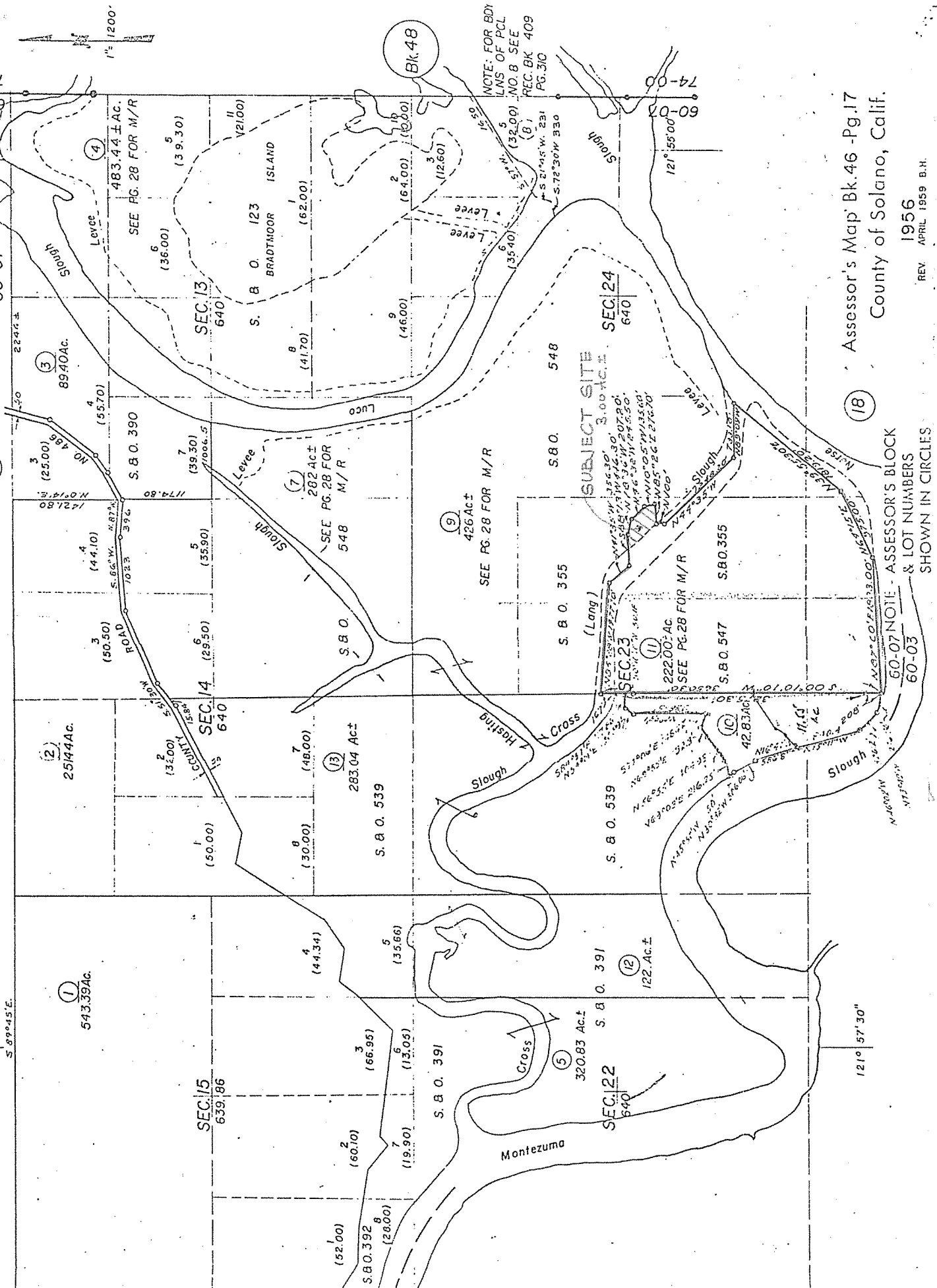
SIGNED

Frank Bonfascio

T.4N., R.1W., M.D.B. & M.

Tax Area Code
60-07

46-11



Assessor's Map Bk. 46 - Pg. 17
County of Solano, Calif.

1956
REV. APRIL 1959 B.H.

ASSASSOR'S BLOCK
& LOT NUMBERS
SHOWN IN CIRCLES

(12)

(18)

Bk. 48

NOTE: FOR BDI
LNS OF PCL
NO. B SEE
REC. BK 409
PG. 310

S. 89° 45' E.

121° 57' 30"

1" = 1200'



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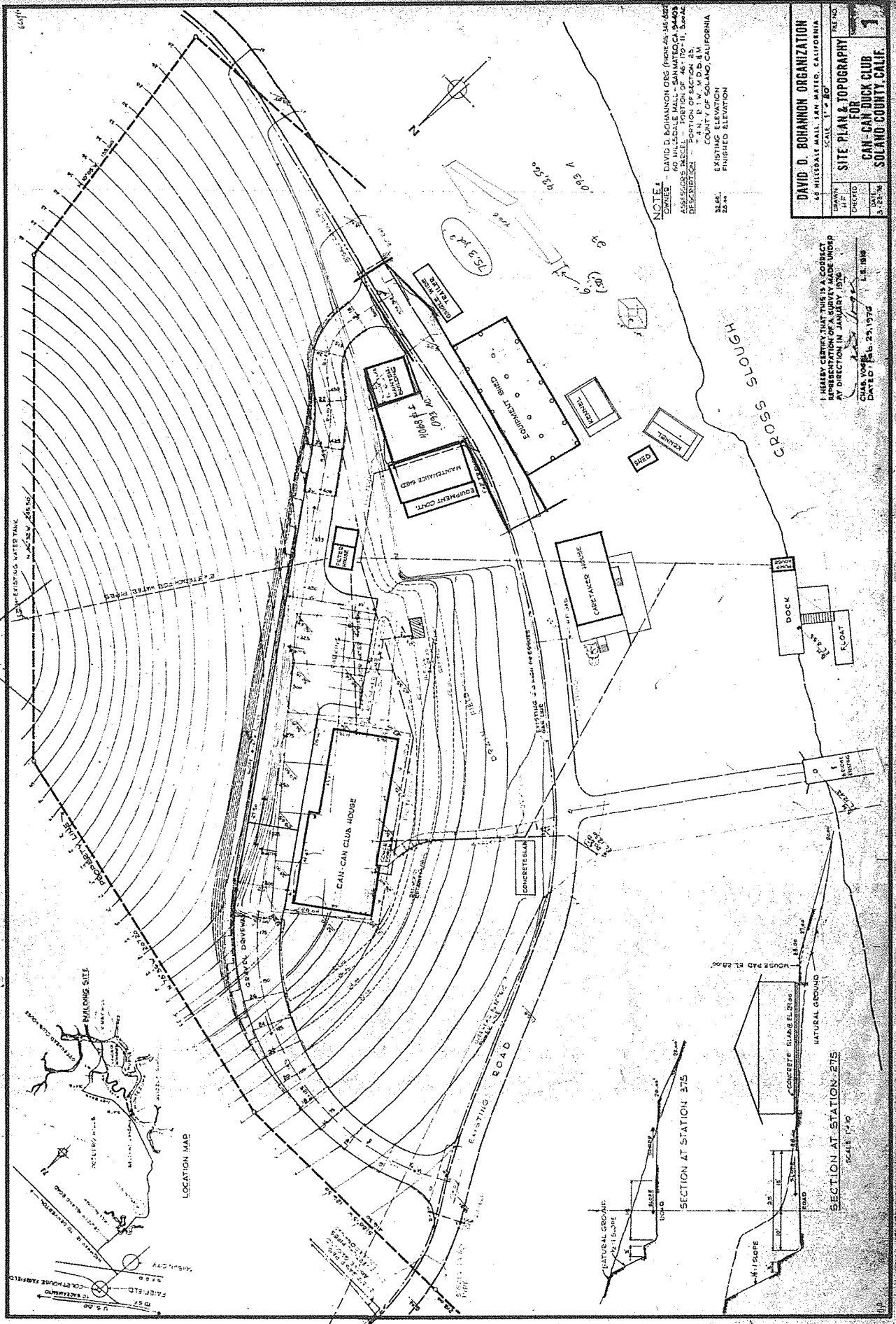
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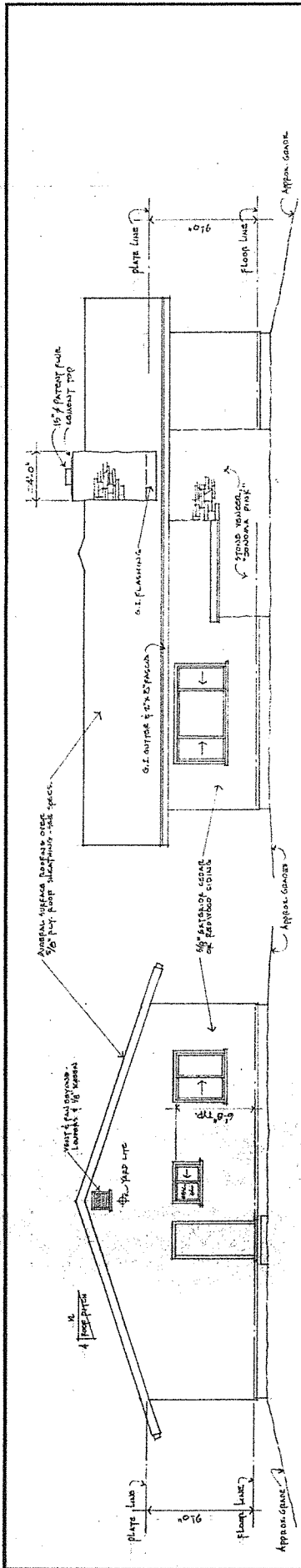
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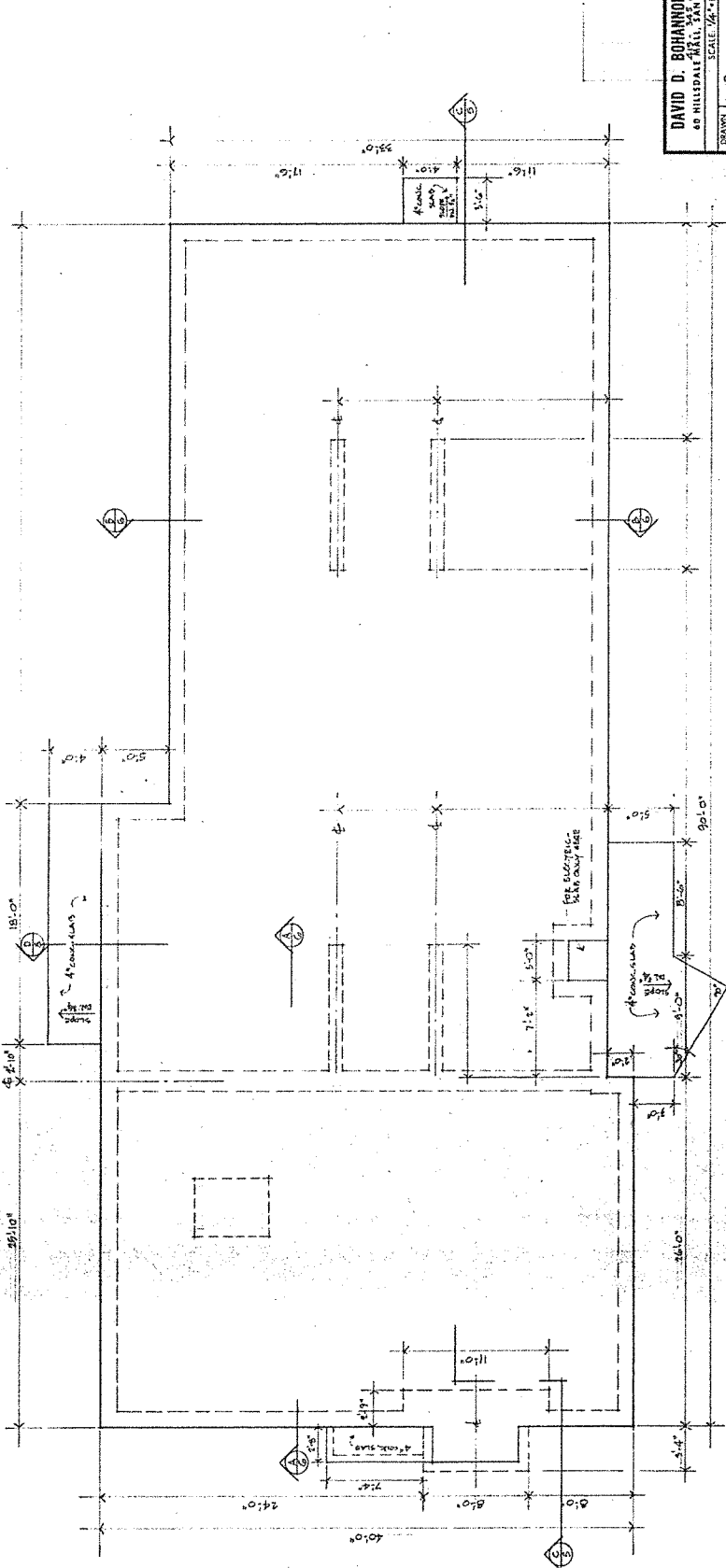
NOTE:
 1. DAVID D. BOHANNON ORS (PHRASES: 45-4527)
 2. 60 HILLSDALE HALL - SAN MATEO, CALIF. 94403
 3. ASSIGNED INSECT - PORTION OF 467 10-11, 30-42
 4. 1/2 IN. = 100 FT. (VERTICAL)
 5. 1/4 IN. = 100 FT. (HORIZONTAL)
 6. COUNTY OF SOLANO, CALIFORNIA
 7. 28-000
 8. EXISTING ELEVATION
 9. FINISHED ELEVATION

DAVID D. BOHANNON ORGANIZATION	
OF HILLSDALE HALL, SAN MATEO, CALIFORNIA	
SCALE 1" = 20'	
SITE PLAN & TOPOGRAPHY	
FOR	
CAN-CAN DUCK CLUB	
SOLANO COUNTY, CALIF.	
DATE	1.1.1958
CHECKED	3.10.58
DATE	MAY 23 1972

I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF CALIFORNIA AS AMENDED.
 DAVID D. BOHANNON
 LICENSE NO. 1111
 REGISTERED SURVEYOR
 CALIFORNIA
 DATED: MAY 23 1972



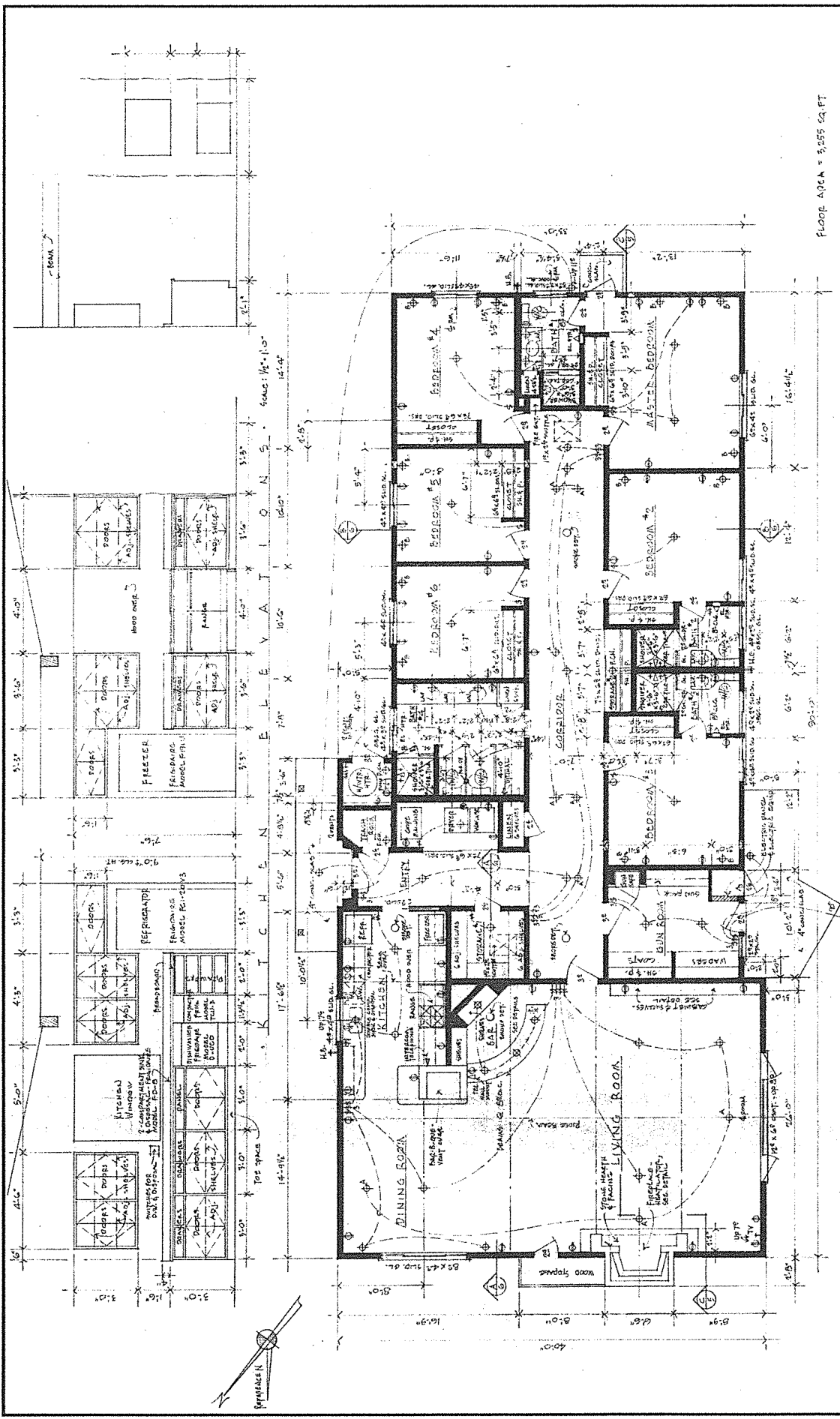
LEFT ELEVATION, GENERAL: 1/4" = 1'-0" RIGHT ELEVATION, GENERAL: 1/4" = 1'-0"



DAVID D. BOHANNON ORGANIZATION		FILE NO.	2
48 HILDALE HILL, SAN MATEO, CALIFORNIA		SHEET NO.	
OWNER:	P. BOHANNON	DATE:	
W.D.B.:	DAVID D. BOHANNON	CHECKED:	
SCALE: 1/4" = 1'-0"		PROJECT: BUILDING FOR CAN-CAN DUCK CLUB	
		LOCATION: NEAR FAIRFIELD, SOLANO COUNTY, CALIF.	

F O U N D A T I O N P L A N

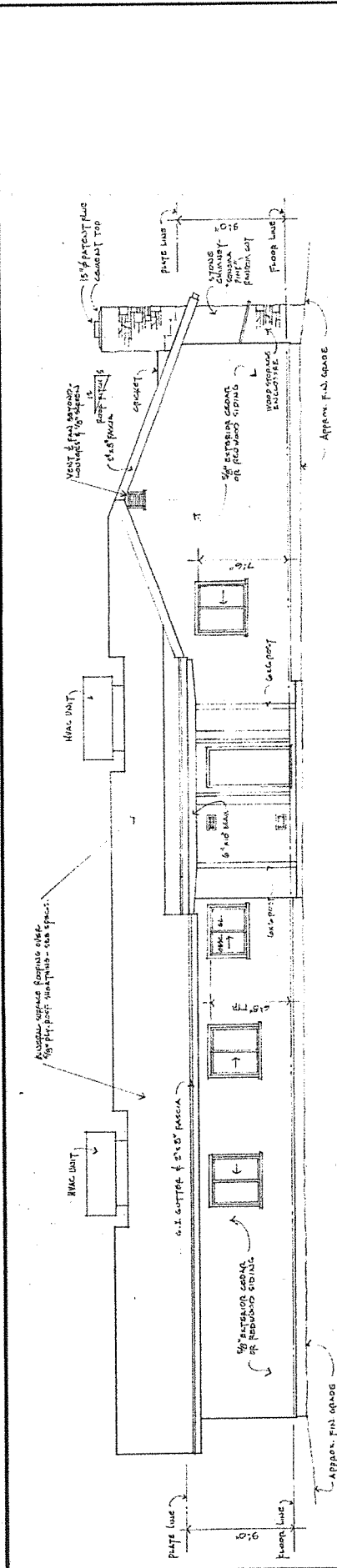
SCALE: 1/4" = 1'-0"



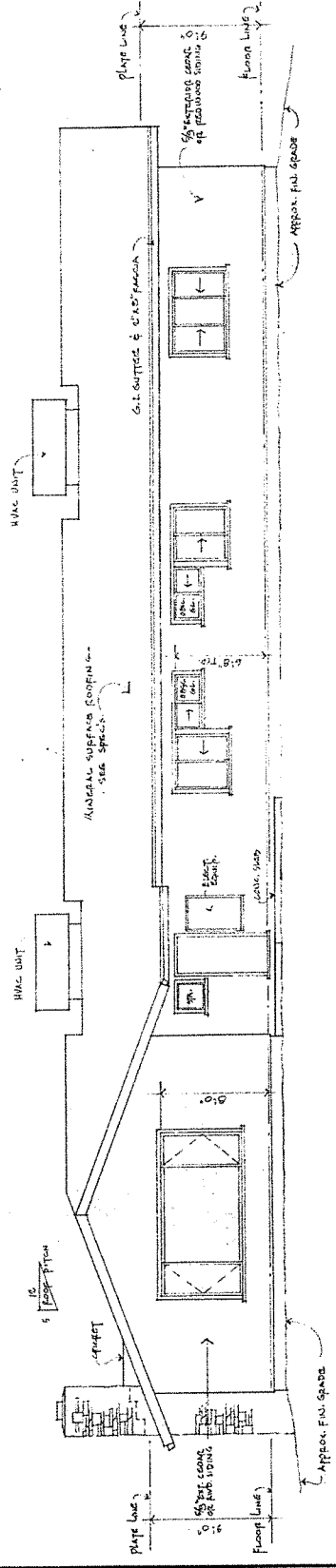
FLOOR AREA = 3,255 SQ. FT.

DAVID D. BOHANNON ORGANIZATION		115 W. HILLSDALE AVE., SAN MATEO, CALIFORNIA	
DESIGNED BY	DAVID D. BOHANNON	FOR	BUILDING FOR
CHECKED BY	DAVID D. BOHANNON	PROJECT	CALIF. CAL. DUCK CLUB
DRAWN BY	DAVID D. BOHANNON	DATE	NEAR FAIRFIELD, CALIF.
SCALE	1/4" = 1'-0"	SHEET NO.	3

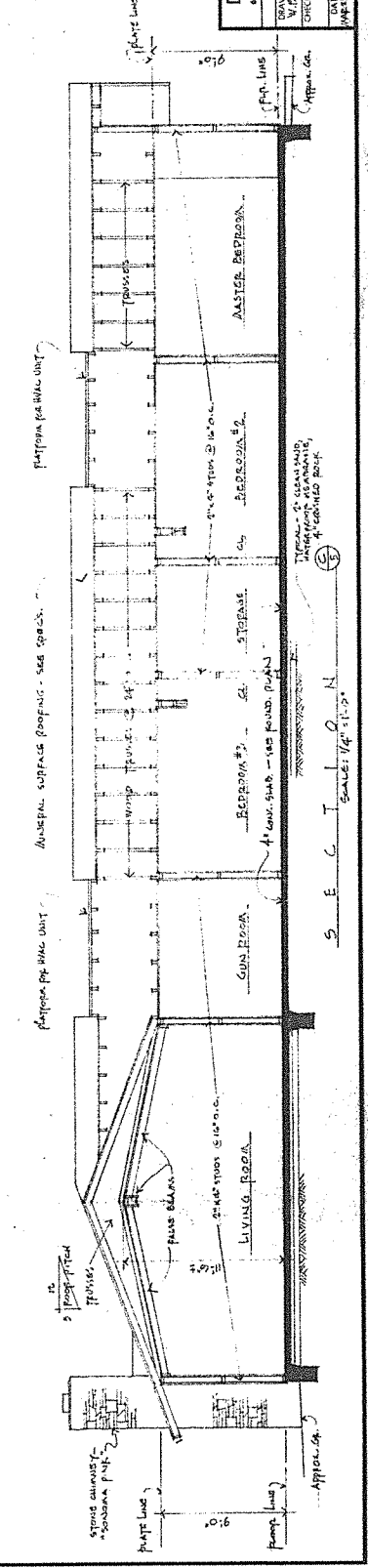
FLOOR PLAN
SCALE: 1/4" = 1'-0"



F E R R O N I SCALE: 1/4" = 1'-0" E L E V A T I O N



R E A R SCALE: 1/4" = 1'-0" E L E V A T I O N



S E C I SCALE: 1/4" = 1'-0" E L E V A T I O N

DAVID D. BOHANNON ORGANIZATION		SCALE: 1/4" = 1'-0"	
40 HILLSDALE ST., SAN ANTONIO, CALIFORNIA		DRAWN BY: [unintelligible]	
CHECKED BY: [unintelligible]	DATE: [unintelligible]	BUILDING FOR: CAN-CAN PUCK CLUB	SHEET NO: 5
WESTERN SOLANO COUNTY, CALIF.		NEAR FAIRFIELD	

