



**Department of Resource Management**  
**Solano County Zoning Administrator**  
675 Texas Street, Suite 5500  
Fairfield, CA 94533

Telephone No: (707) 784-6765  
Fax: (707) 784-2894

Bill Emlen, Director  
Clifford Covey, Asst Director

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**Use Permit Extension - Staff Report**

**Application:** U-81-05-EX3 (Wameda Kennel)  
**Project Planner:** Karen Avery

Meeting of June 2, 2011  
Agenda Item No. 3

**Location:** 7441 Leisure Town Road  
**General Plan:** Rural Residential

**Assessor Parcel Number:** 0106-210-350/360  
**Zoning:** Rural Residential (RR 5.0)

**Proposal**

The applicant is requesting a 10 year time extension to Use Permit U-81-05-EX3, as provided for by Condition of Approval # 7 of said permit. Extensions of time are granted if the following conditions are satisfied:

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

**History**

Use Permit U-81-05, permitting the establishment of a dog kennel was approved by the Solano County Planning Commission at a public hearing on April 14, 1981.

**Review and Recommendation**

Staff has reviewed the application and recommends approval of the requested time extension for the period from April 14, 2011 to April 14, 2021, based on the following findings:

1. On April 12, 2011 the applicant filed an application for extension (Exhibit A)
2. The applicant has paid the necessary fees in the amount of \$447.00 (Receipt No. 974818)
3. The staff has determined through a field inspection (Exhibit B) conducted on May 4, 2011, that the project is operating in full compliance with the conditions of approval as set forth in U-81-05 and there are no complaints on file against the operation.

EXHIBIT A: Extension Application

EXHIBIT B: Staff Compliance Report

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Building & Safety  
David Cliche  
Building Official

Planning Services  
Mike Yankovich  
Program Manager

Environmental  
Health  
Terry Schmidtbauer  
Program Manager

Administrative  
Services  
Su Krishnan  
Office Supervisor

Public Works-  
Engineering  
Paul Wiese  
Engineering Manager

Public Works-  
Operations  
Wayne Spencer  
Operations Manager



DEPARTMENT OF RESOURCE MANAGEMENT

LAND USE PERMIT EXTENSION APPLICATION

Planning Services Division

RECEIVED

APR 12 2011

675 Texas Street , Suite 5500, Fairfield, CA 94533
Phone (707) 784-6765 Fax (707) 784-4805
www.solanocounty.com

COUNTY OF SOLANO
RESOURCE MANAGEMENT

[X] Use Permit (U) [ ] Marsh Development Permit (MD) [ ] Mobilehome storage permit (MH)

For office use only: Application No: V-81-05-EX 3 Ex (3) Hrg: (ZA) PC Date Filed: 4/12/11 Plnr: EW

Project Name: Wameda Kennels

Subject Site Information

Site Address: 7441 Leisure Town Rd. City: Vacaville State: Ca Zip: 95688

Assessor's Parcel Number (s): APN: 0106-210-3504360 Size (sq. ft/acre): ?

Preferred Property Access by Staff: [ ] OK to access [ ] Call applicant before access [X] Call owner before access

Contact Information

Property Owner Name: Alvin & Ruth Lee

Contact Name: Ruth Lee Phone: 707-678-4224 Email:

Mailing Address: 7441 Leisure Town Road City: Vacaville State: Ca Zip: 95688

Architect/Engineer/Land Surveyor Company Name:

Contact Name: Phone: Email:

Mailing Address: City: State: Zip:

Applicant/Company Name:

Contact Name : Phone: Email:

Mailing Address: City: State: Zip:

Other Contacts:

Name: Phone: Email:

Mailing Address: City: State: Zip:

See reverse side.....

**Project Narrative**

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Information Verification - Signed by Owner and Applicant**

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct. If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. **This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**For Office Use Only**

Planning Permit Fee(s)		Environmental Review Fees	
V-81-05	MR - EX 3	\$	447
-	MR - Ex	\$	_____
-	MR - EX	\$	_____
-	MR - EX	\$	_____
Total		\$	447
Receipt No.:	974818	Date:	4/12/11
		Initial Study	\$ _____
		Archaeological Study (Sonoma State NWIC)	\$ _____
		Negative Declaration	\$ _____
		CA Fish and Games (ND or EIR)	\$ _____
		Initiate EIR	\$ _____
		Mitigation Monitoring Plan	\$ _____
		Total	\$ _____

Staff verify: Zoning: \_\_\_\_\_ GP Land Use & Consistency: \_\_\_\_\_

Comments: \_\_\_\_\_ Staff/Date: \_\_\_\_\_



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*Solanocounty.com*

*Planning Services Division  
(707) 784-6765 Fax (707) 784-4805*

*Mike Yankovich  
Program Manager*

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## Staff Compliance Report

Application: U-81-05-EX3  
Project Planner: Karen Avery

Development Review Committee Meeting: April 27, 2011  
Field Inspection Conducted: May 5, 2011  
Staff Present: Karen Avery and Jeffrey Bell

### Conclusion:

Staff conducted a field inspection of the kennel operation located at 7441 Leisure Town Road, Vacaville, and found the facility operating in compliance with the conditions of approval for U-81-05 (see attached).



# Solano County Planning Department

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

LAND USE PERMIT NO. U-81-05

FRANK C. MOORE

(permittee)

To ESTABLISH A DOG KENNEL FOR THE BREEDING AND RAISING OF PEDIGREE

DOGS, in an "R-R5" Rural Residential District, located on the west

side of Leisure Town Road, approximately 1,900 feet north of the

intersection of Midway and Leisure Town Roads.

(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.

Frank C. Moore      7441 Leisure Town Rd      Apr 17, 81  
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 BOARD OF SUPERVISORS

By: Clayton E. Munk  
Planning Director/Secretary

Date Granted April 14, 1981

SOLANO COUNTY ZONING ADMINISTRATOR

By: \_\_\_\_\_

CONDITIONS OF APPROVAL RE USE PERMIT APPLICATION NO. U-81-05

FRANK C. MOORE

1. The project be developed in accordance with the plans submitted with the application as approved by the Solano County Board of Supervisors.
2. That the project be restricted to use only as a commercial breeding kennel for pedigree dogs.
3. Additional landscaping or buffer requirements shall be established as required by the Zoning Administrator. If noise levels should become a problem in the future, review and modification of the design requirements may be required as determined necessary by the Zoning Administrator.
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. A washdown system which drains to an approved septic tank/leach field facility.
  - b. Plumbing drawings submitted for approval prior to issuance of a Building Permit.
  - c. The services of the approved local refuse collector.
5. Prior to issuance of any building permits, the applicant provide a drainage plan or grading permit approved by the Solano County Department of Public Works which corrects potential flooding and drainage problems.
6. The use permit shall become null and void upon the sale of either parcel independently from the other or upon the development of the vacant parcel (Parcel 2B of P.M. 14-82).
7. The permit shall be in effect for a ten (10) year period with provision that extension may be granted if said request is received prior to the expiration date of April 14, 1991 depending upon the circumstances at the time.

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

X Frank C. Moore  
Permittee's Signature

7441 Litchfield Rd  
Address

April 17, 81  
Date