



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

Use Permit Extension - Staff Report

Application: U-82-48-EX5 Wedemeyer
Project Planner: Karen Avery, Senior Planner

Meeting of September 15, 2011
Agenda Item No. 2

Location: 2423 Rockville Road
General Plan: Agricultural Suisun Valley

Assessor Parcel Number: 0027-030-120
Zoning: A-SV20

Proposal

The applicant is requesting a time extension to Use Permit U-00-48-EX5. 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-82-48, permitting the establishment of a temporary mobilehome for farm worker housing was approved by the Solano County Planning Commission on October 7, 1982.

Review and Recommendation

Staff has reviewed the application and recommends approval of the requested time extension for the period from December 5, 2007 to December 5, 2012 based on the following findings:

1. On September 9, 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. 979911)
3. The staff has determined through a site inspection (Exhibit B) conducted on September 1, 2011 that the project is operating in full compliance with the conditions of approval as set forth in U-82-48 and there are no complaints on file against the operation.

EXHIBIT A: Extension Application

EXHIBIT B: Staff Compliance Report

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

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

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

For office use only: Application No: U-82-48 Ex 5 Hrg: (ZA) PC Date Filed: 9/9/11 Plnr: Avery

Project Name: Willotta Ranch (Temp Mobilhome) U-82-48

Subject Site Information

Site Address: 2423 Rockville rd. City: Fairfield State: CA Zip: 94534

Assessor's Parcel Number (s): 0027-030-120 Size (sq. ft/acre): _____

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

Contact Information

Property Owner Name: Austin Wedemeyer

Contact Name: Austin Wedemeyer Jr. Phone: 7072467796 Email: _____

Mailing Address: 2423 Rockville City: Fairfield State: CA Zip: 94534

Architect/Engineer/Land Surveyor Company Name: N/A

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant/Company Name: Willotta Ranch

Contact Name: Same Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Other Contacts:

Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

See reverse side.....

Exhibit A

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.

Temporary Mobile home - Agricultural Employee Housing

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: Austin Wedemeyer Jr. Date: 9/7/11

PRINTED NAME: Austin Wedemeyer Jr.

Applicant signature: _____ Date: _____

PRINTED NAME: _____

For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees	
MR	EX 5	Initial Study	\$ _____
-	-	Archaeological Study (Sonoma State NWIC)	\$ _____
-	-	Negative Declaration	\$ _____
-	-	CA Fish and Games (ND or EIR)	\$ _____
-	-	Initiate EIR	\$ _____
-	-	Mitigation Monitoring Plan	\$ _____
-	-	Total	\$ _____
Total			\$ <u>447</u>
Receipt No.: <u>979911</u>		Date: <u>9/9/11</u>	

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____



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

*Mike Yankovich
Program Manager*

Staff Compliance Report

Application: U-82-48-EX5
Project Planner: Karen Avery
Development Review Committee Meeting: August 24, 2011
Site Inspection Conducted: August 15, 2011 & September 1, 2011
Staff Present: Karen Avery & Jeffrey Bell

Conclusion:

Staff conducted a site inspection of the agricultural employee housing unit located at 2423 Rockville Road, Fairfield and found the unit in compliance with the conditions of approval for U-82-48. (see attached).



Solano County Planning Department

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

LAND USE PERMIT NO. U-82-48

LEWIS PIERCE, III
(permittee)

To ESTABLISH A TEMPORARY MOBILEHOME AS A FARM LABORER'S QUARTERS

FOR A PERIOD NOT TO EXCEED FIVE (5) YEARS in an "A-40" Exclusive

Agricultural District, located on the north side of Rockville

Road approximately 200 feet west of Suisun Creek.

(Land use, location and zone district)

In addition to the zoning regulations, the conditions of granting this permit, if any, are as follows:

1. The above use shall be established in accord with the plans and information submitted with Use Permit Application No. U-82-48 and approved by the Solano County Zoning Administrator.
2. All requirements of the Solano County Department of Public Health and Department of Public Works shall be met.
3. The permit shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to expiration date of October 7, 1987, depending upon the circumstances at that time.
4. Upon expiration of the permit, should no extension be granted, the mobilehome shall be removed.
5. 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.

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.

<i>Lewis Pierce III</i>	<i>2423 Rockville Rd</i>	<i>10/12/82</i>
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: _____
Planning Director/Secretary

Date Granted October 7, 1982

SOLANO COUNTY ZONING ADMINISTRATOR

By: *Charles D. [Signature]*