

BILL EMLÉN
Director
TERRY SCHMIDTBAUER
Assistant Director
MIKE YANKOVICH
Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-79-53-EX5
Applicant: David Cavanaugh

**Meeting of January 7, 2016
Agenda Item No. 2**

Project Planner: Travis Kroger

Location: 2099 Collinsville Road
Assessor Parcel Number: 0090-070-230

General Plan: Marsh
Zoning: MP

Proposal

The applicant has requested extension No. 5 of use permit U-79-53, pursuant to condition of approval No. 3. 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 October 18th, 1979, Land Use permit U-79-53 was granted by the Solano County Zoning Administrator to establish a duck club using an existing structure and a mobile home as temporary caretaker's quarters. The permit term for the caretaker's quarters is 5 years, and 20 years for the duck club.

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 duck club is being operated in compliance with Use Permit U-79-73.

Permit Term

Per condition 3 of U-79-53, staff recommends that this permit be extended for a 5 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of October 18, 2019 for both the duck club and caretaker quarters, with the following extension for the caretaker mobile home due October 18, 2024, and October 18, 2039 for the duck club.

Attachment: Solano County Land Use Permit U-79-53 with conditions of approval.

CONDITIONS OF APPROVAL RE LAND USE PERMIT NO. U-79-53

DAVID M. CAVANAUGH

CONDITIONS COVERING MOBILEHOME AND DUCK CLUB

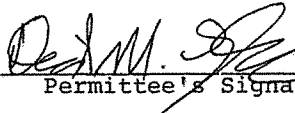
1. The use shall be established in accord with the plans submitted with Use Permit Application No. U-79-53 and approved by the Solano County Zoning Administrator.
2. The requirements of the Solano County Department of Public Health shall be met.
3. The permit shall be in effect for the duck club for a twenty (20) year period and for the mobilehome for a five (5) year period with respective expiration dates of October 18, 1999 and October 18, 1984 except that extensions may be granted if received prior to the expiration dates, depending upon the circumstances at the time.

CONDITIONS COVERING MOBILEHOME ONLY

1. Upon expiration of the mobilehome permit, should no extension be requested, the mobilehome shall be removed.
2. The area under and around the mobilehome shall be maintained clear of all dry vegetation or 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.


Permittee's Signature

1700 Park St Alameda 10/24/79
Address Date