



Department Of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA • 94533
Planning Division
(707) 784-6765

LAND USE PERMIT NO. U-97-17
(Revision No. 1)

Snug Harbor
 (permittee)

For a change to the entrance road and gate layout in conjunction with the extension of an existing use permit for a water-oriented marina and campground with related services and facilities located at 3356 Snug Harbor Drive, Ryer Island, in a "P" Park Zoning District, APN: 0177-060-060.

(Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are attached.

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 Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this 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.

Date Granted June 5, 2008

SOLANO COUNTY PLANNING COMMISSION

Issued by: *Birgitta E. Corsello*
 Birgitta E. Corsello, Director/Secretary

Date 7/1/08

**CONDITIONS OF APPROVAL FOR MINOR REVISION NO. 1 TO
LAND USE PERMIT NO. U-97-17
of
SNUG HARBOR**

1. The proposed use shall be conducted in accord with the revised project description and revised plans and information submitted with Use Permit Application No. U- 97-17, entitled "Snug Harbor Resorts, LLC - Use Permit Application, Narrative Description and Related Exhibits", received by the Planning Division October 3, 1997, except as said project description may be modified by the conditions of approval listed below.
2. The proposed use shall be conducted in accord with the revised project description and revised plans and information submitted with Use Permit Application No. U- 97-17, Minor Revision No. 1, entitled "Snug Harbor Proposed Road Re-Alignment and Office/Store Replacement", received by the Planning Division March 31, 2008.
3. No use of any kind shall be permitted on the Golden Gate dredge occupying the site unless and until a Use Permit or amended Use Permit is approved by Solano County for the proposed use.
4. A 4'x8' off-site directional sign located at the entrance to Snug Harbor Drive shall be permitted subject to the permittee obtaining permission for such use from the owner of the property upon which the sign is to be placed. All other signs as shown on the sign location map contained in the letter from Nicky Suard, Snug Harbor Resorts, dated December 5, 1997, shall be permitted to remain in use, except that no additional signs of any kind shall be permitted to be placed or constructed on-site without the approval of the Department of Resource Management, unless otherwise expressly permitted by the Solano County Zoning Ordinance.
5. All requirements of the Solano County Environmental Health Services Division shall be met including:
 - a. The permittee shall construct a concrete slab around each of the site's well heads and well equipment to prevent intrusion of flood water and to provide adequate support and protection for the pump equipment.
 - b. The permittee shall annually test and report on nitrate levels in the on-site water supply wells to ensure that any potential impacts are held to a less than significant level. If any wells test positive for bacteria, or exceed the Maximum Contaminant Levels (MCLs) for any Safe Drinking Water constituent (most likely nitrates), the reporting, retesting, monitoring, notification, and/or other procedures required by the California Department of Health Services for a community domestic water supply system shall be followed.

Unless and until any such contamination found in any individual well has been remedied to the satisfaction of the County and State, alternate sewage disposal facilities and/or alternate water supplies meeting State and County health requirements shall be installed or implemented, and/or the scope of the project shall be reduced to a level sufficient to reduce the nitrate levels and/or other contaminant levels to levels acceptable to the County and State.

Verification:

The permittee shall annually submit all results of the required nitrate tests to the Division of Environmental Health for verification.

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- c. The permittee shall provide evidence to the County Division of Environmental Health of the issuance of a permit from the California Department of Health Services for a non-Transient non-community Water System.
 - d. Septic tank access lids shall be extended to the ground surface.
 - e. Prior to issuance of a building permit for any building with inside plumbing, the permittee shall submit percolation data for the area of the proposed leachfield.
 - f. Prior to issuance of a building permit for any building with inside plumbing, the permittee shall submit plans for the sizing, layout, and location of the sewage disposal system.
 - g. The permittee shall 1) submit proof of filing of a Spill Prevention Control and Countermeasure Plan with the Regional Water quality Control Board, and 2) submit an updated Hazardous Materials Business Plan to the to the County Division of Environmental Health for approval.
6. All requirements of the Director of the Public Works Division for issuance of an Encroachment Permit shall be met, specifically:

The permittee shall construct a private road connection with Ryer Island Road that conforms to the minimum requirements as shown in the Solano County Road Standards approved August 5, 1997. The connection shall provide for a minimum road width of a 24 foot wide traveled way with transition tapers and shoulders in the fill area that are approved by the Public Works Division. The portion of the road from the edge of pavement of Ryer Island Road to the point at which the private road levels out shall be surfaced with asphalt concrete.

Verification:

Verification shall be by plan check of the improvement plans and issuance of an encroachment permit by the Public Works Division.

7. The permittee shall improve Snug Harbor Drive from the point at which the private road levels out, as noted above, to the entrance of Snug Harbor Resort, and shall similarly improve all roads within the project site, to the standards required by the provisions of the Uniform Fire Code Section 902 (Fire Department Access) or Public Resources Code Section 4290 (Fire Safe Regulations), as determined by and to the satisfaction of the Ryer Island Fire District.

Verification:

Verification shall be by plan check of the improvement plans by the Ryer Island Fire District prior to issuance of an encroachment permit by the Division of Public Works.

8. All existing or proposed hazardous materials storage tanks located in the floodplain shall be secured to the satisfaction of the California Department of Water Resources to ensure that they do not become unstable during potential flooding conditions.
9. A revegetation plan shall be provided to the California State Lands Commission. Vegetation indicating the location and species of vegetation to be removed and/or replaced, to the satisfaction of the State Lands Commission.

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10. In addition to the "early warning system" proposed by the permittee, the permittee shall post Emergency Evacuation procedures in public view at the campground and marina providing emergency access routes for boats and vehicles.
11. Any expansion or change to the use as proposed, including dredging of the harbor and restoration of the Golden Gate dredge, may require a new or modified permit and environmental review if required. Dredging of the harbor and increase of height of the covered berths will also require Corps of Engineers Section 404 permits.
12. The use shall be operated in such a manner as to not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
13. Any outside storage of equipment, materials, and inoperable vehicles shall be screened from view by chain link fencing interspersed with redwood slats, or other appropriately opaque fencing or screening. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
14. Failure to comply with any of the conditions or limitations set forth in the Conditions of Approval shall be cause for the revocation of this permit.
15. By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to property or person arising from exercise of this permit. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses, or legal actions arising from any such injuries. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance of an/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
16. Failure to comply with any of the conditions or limitations set forth in the subject Conditions of Approval shall be cause for the revocation of this permit.
17. The Department of Resource Management may 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 revision (May 1, 2013).

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.

Wm. G. Lund ^{CEO} MANAGING MEMBER 6-15-08
 Permittee's Signature SNUG HARBOR RESORTS LLC Date

3356 SNUG HARBOR DRIVE, WALNUT GROVE CA 95690
 Address (Solano County - Ryer Island) Zip

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