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**DEPARTMENT OF RESOURCE MANAGEMENT**



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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT**  
**Use Permit Renewal**

<b>Application:</b>	U-05-27-EX2	<b>Meeting of:</b>	June 16, 2016
<b>Applicant:</b>	Jonathan Dohm (Crown Castle)	<b>Agenda Item No.</b>	3
<b>Project Planner:</b>	Travis Kroger		
<b>Location:</b>	4236 Green Valley Road	<b>General Plan:</b>	Rural Residential
<b>Assessor Parcel Number:</b>	0025-180-290	<b>Zoning:</b>	A-40

**Proposal**

The applicant has requested compliance review No. 2 for Land Use permit U-05-27 pursuant to condition of approval No. 13. 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 April 6<sup>th</sup>, 2006 the Solano County Planning Commission granted Land Use permit U-05-27 for a 5 year term to establish a new "tree pole" communications site. On June 2, 2011, Extension No. 1 was approved by the Solano County Zoning Administrator.

**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 existing communication facility is being operated in compliance with Use Permit : U-05-27.

**Permit Term**

Per condition 13 of : U-05-27, 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 April 6<sup>th</sup>, 2021.

**Attachment:** Land Use permit U-05-27 and conditions of approval.



Department Of Resource Management  
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ORIGINAL

\*\*mailed 5/31/06\*\*

**LAND USE PERMIT NO. U-05-27**

**CINGULAR WIRELESS**

**(permittee)**

To construct a wireless communication "tree pole" along Green Valley Road at 4236 Green Valley Road in an "A-40" Exclusive Agricultural Zoning District, ½ mile north of the City of Fairfield, APN: 0025-180-290.

**(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 April 6, 2006

**SOLANO COUNTY PLANNING COMMISSION**

Issued by:

Birgitta E. Corsello  
Birgitta E. Corsello, Director/Secretary

Date

5/30/06

**CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-05-27**  
**of**  
**CINGULAR WIRELESS**

ORIGINAL

1. The proposed wireless communication facility shall be established in accord with the plans entitled "Cingular Wireless Services, Inc.; Site Number: CN0777 (NB-107-02)", submitted on November 23, 2005, with Use Permit Application No. U-05-27, and approved by the Solano County Planning Commission.
2. All requirements of the Federal Communications Commission shall be met prior to the issuance of a building permit and during operation of the subject facility. Ground level radiation shall not exceed standards adopted by the Federal Communications Commission and U.S. Environmental Protection Administration.
3. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to surrounding properties.
4. Upon termination or expiration of the subject use permit, the proposed wireless communication infrastructure shall be removed from the site. All obsolete or unused facilities, including concrete pads, shall be removed within 12 months of cessation of operations at the site and the area regraded to natural conditions.
5. Any expansion or change in the use may require a new or modified use permit and further environmental review.
6. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of a new permit or minor revision to the use permit.
7. All requirements of the Environmental Health Division shall be met, including:
  - a. The permittee shall provide and maintain a portable chemical toilet or other approved toilet facilities on-site for the duration of construction.
  - b. If hazardous materials are stored on-site, a Hazardous Materials Management Plan shall be required.
8. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
9. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
10. The lowest "branches" on the tree pole shall be no higher than 15 feet above the ground, so as to blend in with the other trees in the vicinity.

ORIGINAL

11. The permittee shall plant 5 gallon container blue cypress shrubs along the west and south exterior borders of the fenced lease area and maintain the plantings.
12. Prior to issuance of the use permit, the permittee shall submit a revised site plan which shows the proposed lease area located a minimum distance of 20 feet from the south property line, and which also shows the location and separation of the blue cypress plantings.
13. The subject use 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 the expiration date of April 6, 2011, and the use is found to be in full compliance with the terms and conditions of this permit at that time.

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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.

Zachary Carter 4/20/06  
Permittee's Signature Date

9300 TECH CENTRAL DR. SUITE 190 SAC. CA 95826  
Address Zip