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DEPARTMENT OF RESOURCE MANAGEMENT



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COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Compliance Review**

Application: U-00-26-MR1-CR1 Sprint/Crown Castle

Applicant: Mark McGarey

Project Planner: Karen Avery, Senior Planner

Location: 1620 Mason Road, Fairfield

Assessor Parcel Number: 0148-010-160

Meeting of April 20, 2017

Agenda Item No. 5

General Plan: GVSP

Proposal

The applicant has requested Compliance Review No. 1 for Use Permit No. U-00-26-MR1, pursuant to condition of approval No. 9. 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

The use permit for a 35' wooden pole with 6 panel antennas and 7 equipment cabinets was approved in 2000. An extension was granted in 2006 and 2010. A minor revision was approved in 2011 to add 2 panels, 6 remote radio units, and ground cabinet replacement. In 2012, Sprint added a microwave dish through staff approval. The applicant is requesting a five-year compliance review as outlined in Condition No. 9 of the use permit.

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 Crown Castle wireless telecommunications facility is being operated in compliance with Use Permit No. U-00-26-MR1.

Permit Term

Per condition No. 9, staff recommends that this permit has been found in compliance with the use permit conditions of approval and that the next compliance review shall be due on or before January 5, 2022.

Attachment:

Solano County Zoning Administrator Permit and Resolution No. 12-01.

SF33XC805



*mailed 3/9/12

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

**LAND USE PERMIT NO. U-00-26
(Minor Revision No. 1)**

SPRINT

(permittee)

To replace three existing panel antennas, add six remote radio units, add two equipment cabinets and remove one equipment cabinet at an existing Sprint wireless communication facility. The project is located at 1620 Mason Road 6 miles west of the City of Fairfield in an "A-P" Zoning District, APN 0148-010-160.

(Land use, location and zone district)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit are attached (Resolution No. 12-01).

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.

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.

Alba Barber _____ Date 2/14/12
Permittee's Signature

Alba Barber
Permittee's Name (Please Print)

Address _____ City _____ Zip _____

Date Granted January 5, 2012

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by: Bill Emlen
Bill Emlen, Director
Resource Management

Date 3/9/12

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 12-01**

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision No. 1 to Use Permit No. U-00-26 of Sprint (c/o Cortel LLC) to replace three existing panel antennas, add six remote radio units, add two equipment cabinets and remove one equipment cabinet at an existing Sprint wireless communication facility. The project is located at 1620 Mason Road 6 miles west of the City of Fairfield in an "A-P" Zoning District, APN 0148-010-160, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on January 5, 2012, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use applied for is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator.**

The minor revision to an existing telecommunication facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The project as proposed by the applicant, along with the recommended conditions of approval will be consistent with the General Plan.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site has existing electrical power. No domestic water and septic system are required for the unmanned facility. The site is accessed off Mason Road.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

The Solano County Development Review Committee has reviewed the project permit and determined that the project will not present a detrimental or injurious impact on surrounding properties.

4. **The proposed facility complies with all applicable sub-sections of Wireless Communications Facilities, 28.50.01.**

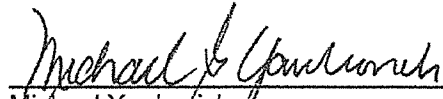
5. The facility blends in with the existing environment and will not have any significant visual impacts.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Revision No. 1 to Use Permit No. U-00-26 subject to the following recommended conditions of approval:

1. Approval is hereby granted to allow the minor revision to replace three existing panel antennas to be installed at the 32'3" centerline of a 35' monopole, the installation of six remote radio units behind the panel antennas and the addition of two equipment cabinets and the removal of one existing cabinet with the existing fenced compound. The proposed revision shall be established in accord with the application and site plan for use Permit U-00-26-MR1, submitted October 21, 2011 for Sprint Site SF33XC805 Green Valley and as approved by the Solano County Zoning Administrator.
2. 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.
3. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
5. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.
6. All antennas, remote radio units/filters, coax cable shall be painted a mottled green and brown to match the existing facility.
7. All onsite transmission lines leading to the wireless communication lease site shall be located underground.
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 improvements.
9. The subject use permit, approved on January 5, 2012, is granted for an indefinite period and subject to periodic 5 year renewal pursuant to Section 28.53 (o) of the Solano County Zoning Code. The permittee shall submit a "Report of Compliance" to the Department of Resource Management, along with the applicable "Periodic Review and Written Report fees", on or before January 5, 2017 for review by the staff. The Report of Compliance shall address compliance of conditions No. 1 through 8.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on January 5, 2012.

BILL EMLÉN, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager