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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application:	U-86-69-EX3	Meeting of:	May 3, 2018
Applicant:	Stephen Dold	Agenda Item No.	1
Project Planner:	Travis Kroger		
Location:	7245 Blue Ridge Road	General Plan:	Watershed
Assessor Parcel Number:	0102-100-080	Zoning:	W-160

Proposal

The applicant has requested compliance review No. 3 for Land Use permit U-86-69 pursuant to condition of approval No. 7. 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 February 5th, 1987, Land Use permit U-86-69 was granted for a 10 year term to establish a radio repeater station. On April 4th, 2007 Extension No. 2 was granted by the Solano County Department of Resource Management. A site inspection was performed on March 29, 2018 and the radio repeater station was observed to be in compliance with the Land Use Permit conditions. Also located on the parcel are several RV trailers, a pickup truck, and various other items unrelated to the radio repeater station. Photos of the site have been provided to the Code Compliance division for investigation of any issues.

Review and Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file for the permitted use, staff has determined that the existing radio repeater station is being operated in compliance with Use Permit: U-86-69.

Permit Term

Per condition 7 of : U-86-69, staff recommends that U-86-69 be found to be in compliance with the conditions of approval, and the next compliance review due by February 4, 2027.

Attachment: Land Use Permit U-86-69 and conditions of approval.

Solano County Department of
Environmental Management

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LAND USE PERMIT NO. U-86-69

STEPHEN E. DOLD

(permittee)
TO CONSTRUCT A RADIO REPEATER STATION on a portion of 19.07 acres
located at 7245 Blue Ridge Road, approximately 0.5 mile south of
Blue Ridge Road, approximately 0.75 mile west of its intersection
with Mix Canyon Road.

(Land use, location and zone district)

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

(SEE ATTACHED CONDITIONS)

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.

Stephen E. Dold 555 MARVIN WAY, DIXON CA 2/17/87
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: _____
Director/Secretary

Date Granted February 5, 1987

SOLANO COUNTY ZONING ADMINISTRATOR

By: [Signature]

CONDITIONS OF APPROVAL ON USE PERMIT APPLICATION NO. U-86-69 of
STEPHEN E. DOLD

1. The above use shall be established in accord with the plans and information submitted with Use Permit Application No. U-86-69 and approved by the Solano County Zoning Administrator.
2. All requirements of the Federal Aviation Administration and the Federal Communications Commission be met.
3. That the use shall 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.
4. The applicant 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 property.
5. All requirements of Environmental Health Services shall be met, during construction, chemical sanitary facilities shall be provided and serviced regularly by a licensed septic tank contractor so as not to create a public health nuisance.
6. Any expansion or change in the use shall require a new or modified use permit and further environmental review.
7. The permit shall be in effect for a ten (10) year period with provision that an extension may be granted if said request is received prior to expiration date of February 4, 1987, depending upon the circumstances at that time.

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.

Stephen E. Dold
Permittee's Signature

555 MARVIN WAY, DIXON CA.
Address

2/17/87
Date