



Planning Division
(707) 784-6765

**Department Of
Resource Management**
675 Texas Street, Suite 5500
Fairfield, CA • 94533

Agenda Item No. 3

MEMORANDUM:

TO: Solano County Zoning Administrator

FROM: Karen Avery, Senior Planner

SUBJECT: T-Mobile West, LLC (Crown Castle)
Minor Use Permit MU-15-01

HEARING DATE: October 6, 2016

I. Recommendation:

- A. **APPROVE** the request for a 1 year extension to exercise, pursuant to Section 28.106 (K) of the Solano County Zoning Code.

II. Discussion:

On April 16, 2015, the Zoning Administrator approved a minor use permit for T-Mobile West, LLC to collocate 6 panel antennas, 3 remote radio units, and a 2' microwave onto an existing monopole located at 4000 Suisun Valley Road (Solano Community College). The new antennas would be centered at 75'. Ground equipment would be placed within the existing fenced equipment compound located at the base of the monopole.

According to the zoning code, if land use permits are not exercised within a year of approval, then the use permit shall expire and thereafter be null and void. However, a one year extension to exercise may be granted by the Zoning Administrator. Only one such extension may be granted.

The applicant is requesting a one year time extension to exercise the use permit. The applicant has submitted a letter to the Planning Division stating that the permitting required from the Division of State Architect (DSA) took longer than expected and Crown Castle is now ready to proceed with construction. Planning staff recommends that the 1 year extension to exercise be granted to Crown Castle on behalf of T-Mobile West, LLC.

Attachments –
Letter from Crown Castle
MU-15-01 Permit with Conditions of Approval



Crown Castle
4301 Hacienda Drive, Suite 410
Pleasanton, CA 94588

September 21, 2016

Karen Mavery, Senior Planner
675 Texas Street, Suite 5500
Fairfield, CA 94533
Phone 707-784-3165

Via: FedEx

**RE: Site ID: 877154 > Site Name: SOLANO COLLEGE
4000 Suisun Valley Road Suisun, CA 94585
Land Use Permit # MU-15-01 Extension Request**

Dear Karen:

Per our phone conversation yesterday please find the following request.

We wish to request an extension of Land Use Permit # MU-15-01 which expired April 17, 2016. We only now received approval from the Division of State Architect (DSA) of our construction documents and did not realize this entitlement expired. We noticed the expiration while preparing the turnover package to the awarded general contractor to begin the work.

We experienced a significant delay in obtaining approval from DSA due to pre-existing applications that we not certified. We are now ready to commence construction and need this entitlement to remain in place as approved. Please let us know if you may grant this request.

Thank you for your help with this request and if you have any questions or need additional information, please contact me at 916-622-6323 or e-mail at tim.page@crowncastle.com.

Sincerely,

A handwritten signature in black ink that reads 'Tim Page'.

Tim Page, AICP
Real Estate Specialist

BILL EMLLEN
Director
(707) 784-6765

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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

*mailed 4/30/15

**LAND USE PERMIT NO. MU-15-01
(Minor Revision No. 1)**

T-MOBILE WEST, LLC

(permittee)

For the co-location of antennas on an existing Crown Castle monopole located at Solano Community College at 4000 Suisun Valley Road, Fairfield, in an "A-SV20" Suisun Valley Agricultural Zoning District, APN: 0027-242-120.

(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. 15-07).

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 16, 2015

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by: _____


Bill Emlen, Director
Resource Management

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 15-07**

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision No. 1 to Minor Use Permit Application No. MU-15-01 of T-Mobile West, LLC for the co-location of antennas on an existing Crown Castle monopole located at Solano Community College at 4000 Suisun Valley Road, Fairfield, in an "A-SV20" Suisun Valley Agricultural Zoning District, APN: 0027-242-120, 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 April 16, 2015, 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 collocation of a telecommunications facility 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 located off Solano College Loop Road which is located off Suisun Valley 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, 28.81.**
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 Minor Use Permit Application No. MU-15-01 subject to the following recommended conditions of approval:

General:

1. Approval is hereby granted to allow the collocation of 3 - remote radio units, 6 - 54" x 15" x 9" panel antennas and 3- 96" x 12" x 7" panel antennas to be centered at 79' on the monopole and a 2' in microwave dish to be centered at 75'. Ground mounted equipment cabinets would be placed within the existing fenced equipment compound located at the base of the pole. The proposed use shall be established in accord with the application and site plan for Minor Use Permit MU-15-01, dated December 22, 2014, submitted January 21, 2015 for T-Mobile Site# BA90328A Solano Community College Crown Castle Site #877154 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 equipment associated with the wireless communication facility shall be removed within 90 days of the discontinuation of the use and the site shall be restored to its original pre-construction condition.
7. The permittee shall obtain the required building permit from the California Division of the State Architect's office (DSA) for the project or if the State defers, from the Solano County Building Division. If DSA issues the building permit approval, the applicant shall forward a copy of the approval and final certification from DSA to the Solano County Department of Resource Management Planning Division.
8. The maximum potential volume of hazardous materials stored at the facility shall be calculated, and if required, the facility shall submit a hazardous materials business plan to Solano County Hazardous Material Section.
9. The subject use permit, approved on April 16, 2015 is granted for a fixed term of ten years and shall expire on April 16, 2025 at which time a new use permit shall be required.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 16, 2015.

BILL EMLEN, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager