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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-95-22-Ex2
Applicant: Crown Castle

**Meeting of March 3, 2016
Agenda Item No. 4**

Project Planner: Travis Kroger

Location: 5131 Ellsworth Road

General Plan: Urban Commercial

Assessor Parcel Number: 0133-050-010

Zoning: CS

Proposal

The applicant has requested extension No. 2 of use permit U-95-22, pursuant to condition of approval No. 12. 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 October 19th, 1995, Land Use permit U-95-22 was granted by the Solano Planning Commission for a communications site with an equipment shelter and 100 foot monopole with 12 antennas. On November 15th, 2004, the Solano County Zoning Administrator approved extension no 2 to expire November 15th, 2014.

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 communications facility is being operated in compliance with Use Permit : U-95-22.

Permit Term

Per condition 12 of : U-95-22, staff recommends that this permit be extended for a 10 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of November 15th, 2024.

Attachment: Land Use Permit No. U-95-22 and conditions of approval



Solano County Department of Environmental Management

PERMIT

601 TEXAS STREET • FAIRFIELD, CALIFORNIA • 94533 • (707) 421-6765

LAND USE PERMIT NO. U-95-22

Cellular One

(*permittee*)

For an unmanned equipment shelter containing radio equipment approximately 20' x 12' x 11'6" with a 100' monopole and three groups of four antennas at the top of the tower. The project is located at 5131 Ellsworth Road, Vacaville, in an "C-S" Commercial Service Zoning District, 1/4 mile north of the City of Vacaville. APN: 133-050-01

(*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 as follows:

(SEE ATTACHED SHEETS)

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

[Signature] 651 Gateway Blvd. 13th floor S.F. 10/31/95
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 (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: *[Signature]*
Director/Secretary

Date Granted October 19, 1995

SOLANO COUNTY ZONING ADMINISTRATOR

By: _____
1/92

**CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-95-22
of
CELLULAR ONE**

1. The above use shall be established in accord with the plans and information submitted with Use Permit Application No. U-95-22 and approved by the Solano County Planning Commission.
2. All requirements of the Federal Aviation Administration and the Federal Communications Commission shall be met prior to issuance of a building permit and during operation. Ground level radiation shall not exceed standards adopted by the 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 property.
4. The building shall be painted light flat tan and the tower, microwave dishes and antennas shall be painted light flat slate grey or constructed of galvanized steel.
5. Upon termination or expiration of the permit the facilities shall be removed from the site. All obsolete or unused facilities must be removed within 12 months of cessation of operations at the site and the area regraded to natural conditions.
6. Any expansion or change in the use may require a new or modified use permit and further environmental review.
7. The site shall be enclosed by a six foot high, chainlink fence with wood slats, or other fence adequate to screen the site from view.
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 three sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
9. No additional uses (including outdoor storage uses) shall be established beyond those identified on the project plot plan without prior approval of a minor revision to the use permit. No new or expanded buildings shall be constructed without prior approval of a minor revisions to the use permit.
10. The premises shall be maintained in a neat and orderly manner and kept free of accumulation of debris or junk.

Conditions of Approval
U-95-22, Cellular One

11. The proposed communication tower shall conform with FAR Part 77 height requirements as set forth by the Federal Aviation Administration (FAA).
12. 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 the expiration date of October 19, 2005, 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.

Wendy Ortega 10/31/95
Permittee's Signature Date

651 Gateway Blvd. 13th floor San Francisco, CA 94080
Address Zip