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Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal

Application:	U-90-32-MR2-EX3	Meeting of:	June 16, 2016
Applicant:	Mark McGarey (Crown Castle)	Agenda Item No.	1
Project Planner:	Travis Kroger		
Location:	7297 Blue Ridge Road	General Plan:	Watershed
Assessor Parcel Number:	0102-100-030	Zoning:	

Proposal

The applicant has requested compliance review No. 3 for Land Use permit U-90-32-MR2 pursuant to condition of approval No. 11. 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 December 6th, 1990, Land Use permit U-90-32 was granted by the Solano Zoning Administrator for a 10 year term to establish a new cellular communication facility with a 145 foot tall free standing lattice tower and 360 square foot equipment building. Revision No. 1 was approved by the Solano County Zoning Administrator on July 18th, 1996 for a 10 year term to add 7 antennas to the existing facility. On June 16th, 2005, Revision No. 2 to add an additional antenna to the existing facility was granted for a 5 year term by the Solano County Zoning Administrator, with extension No. 2 granted on July 21, 2011.

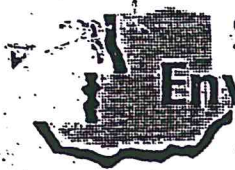
Review and Recommendation

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-90-32-MR2.

Permit Term

Per condition 11 of : U-90-32-MR2, 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 July 18th, 2021.

Attachment: Land Use Permit No. U-90-32-MR2 and conditions of approval



Solano County Department of Environmental Management

ORIGINAL

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LAND USE PERMIT NO. U-90-32 (REVISED)

GTE MOBILNET

(permittee)

for the addition of 7 antennas to an existing communications tower located on a 1.2 acre parcel at 7297 Blue Ridge Road (northeast quarter of Section 31, Township 7N, Range 2W M.D.B. & M.) approximately 1 mile west of the intersection of Mix Canyon and Blue Ridge Road. The project is within the "W" Watershed and Conservation Zoning District, 6 miles northwest of the City of Vacaville. APN: 102-100-030.

(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.

<i>X</i>	<i>hanna Atchul</i>	<i>4464 Willow Rd.</i>	<i>7/31/96</i>
	<i>Permittee's Signature</i>	<i>Address</i>	<i>Date</i>

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: _____
Director/Secretary

Date Granted July 18, 1996

SOLANO COUNTY ZONING ADMINISTRATOR

By: *Beryl E. Couello*
1/92

**CONDITIONS OF APPROVAL FOR MINOR REVISION (#1) TO
LAND USE PERMIT NO. U-90-32
of
GTE MOBILNET**

1. The above use shall be established in accord with the plans and information submitted with Use Permit No. U-90-32 (Minor Revision #1) and approved by the Solano County Zoning Administrator.
2. All requirements of the Federal Aviation Administration and the Federal Communications Commission shall be met.
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. Prior to issuance of any Building Permit, requirements of Environmental Health Services shall be met including:
 - a. Secondary containment of the diesel fuel tank shall be provided for at least 110% of the volume.
 - b. The permittee shall continue to operate within the parameters of the Hazardous Materials Management Plan. Any changes in the types or quantities of hazardous materials stored on the site shall be immediately reported to the Division.
 - c. The Permittee shall submit to the Environmental Health Division a maintenance agreement with a licensed sanitation company to provide and maintain a portable chemical toilet for the duration of the construction.
5. Prior to issuance of any building permit, all requirements of the Transportation Department shall be met including:
 - a. The permittee shall obtain a grading permit from the Solano County Transportation Department.
 - b. The permittee shall obtain an encroachment permit from the Solano County Transportation Department for the driveway connection to Blue Ridge Road.
6. Prior to issuance of any building permit, plans shall be submitted as part of the building permit meeting all the requirements and approved by the Vacaville Fire Protection District and Department of Forestry and Fire Protection.
7. Any expansion or change in the use shall require a new or modified use permit and further environmental review.

Conditions of Approval
Minor Revision to U-90-32, GTE Mobilnet

- 8. On-site facilities shall be painted a neutral color that blends and is compatible with the surrounding area.
- 9. 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 July 18, 2006, 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.

X Wamp Atschul 1/24/06
 Permittee's Signature Date

X 4464 Willow Rd Pleasanton
 Address Zip

r:bpU9032.con/kd (July 18, 1996) #8