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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT  
Compliance Review**

**Application:** U-11-08-CR1  
**Applicant:** Complete Wireless (Verizon)  
**Project Planner:** Karen Avery

**Meeting of October 6, 2016  
Agenda Item No. 2**

**Location:** 4236 Green Valley Road  
**Assessor Parcel Number:** 0025-180-290

**General Plan:** Agriculture  
**Zoning:** A-40

**Proposal**

The applicant has requested a compliance review of Use Permit U-11-08, pursuant to condition of approval No. 11. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a compliance review request so long as the following requirements are satisfied:

- 1) The permittee has requested a compliance review
- 2) The permittee has paid the applicable fee
- 3) The use is being conducted in compliance with the conditions of the use permit

**Background**

On September 1, 2011, Use Permit U-11-08 was granted by the Solano County Zoning Administrator. The use permit included a condition of approval that a compliance review be conducted every five years.

**Review and Recommendation**

Upon review of the permit conditions of approval and materials submitted by the applicant, staff has determined that the existing communication facility is being operated in compliance with Use Permit U-11-08.

**Permit Term**

Per condition No. 11, staff recommends that the next compliance review be conducted in five years prior to September 1, 2021.

**Attachment:** Use Permit U-11-08 and conditions of approval



Department Of Resource Management  
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(707) 784-6765

\*mailed 10/25/11

**LAND USE PERMIT NO. U-11-08**

VERIZON

*(permittee)*

To add antennas on an existing monopine (U-05-27) located at 4236 Green Valley Road .5 miles north of the City of Fairfield in an "A-40" Exclusive Agricultural Zoning District, APN: 0025-180-290.

*(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 attached.

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 September 1, 2011

**SOLANO COUNTY ZONING ADMINISTRATOR**

Issued by: Bill Emlen  
Bill Emlen, Director  
Resource Management

Date 10/21/11

**CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-11-08**  
**of**  
**VERIZON**

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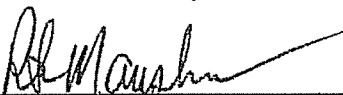
1. Approval is hereby granted to allow the collocation of 12 (6' x 1') panel antennas (three sectors with four panel antennas per sector) to be installed at the 55', a 13' x 22' pad for equipment cabinets, a 6' x 13' generator pad for a 210 gallon standby 30 KW diesel generator to be installed within a 399 sq. ft. lease area within AT&T's existing compound. The approval also includes the future placement of a 4' microwave dish centered at 46' on the existing monopine. The proposed use shall be established in accord with the application and site plan for Use Permit U-11-08, submitted June 9, 2011 for Verizon Wireless Site 248928 Green Via Palo 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 shall be covered with antennas socks and sock color shall match the existing color of the monopine.
7. All antennas, microwave dishes and mounting hardware shall be of non-reflective material and shall be painted to match the color of the existing monopine.
8. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code. "any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
9. The fire district will reassess the site for fire life and safety requirements during building permit review.
10. The Hazardous Materials Section of Environmental Health shall verify Hazardous Materials Business Plan requirements which may be applicable to the Verizon Wireless Base Station, identified as site No. 248928 "Green Via Palo" in the use permit application. Chemical inventories are required when chemicals stored on-site meet or exceed 55 gallons liquid, 200 cubic feet of gas and/or 500 pounds of solid, potentially hazardous materials.
11. The subject use permit, approved on September 1, 2011, 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 September 1, 2016 for review by the staff. The Report of Compliance shall address compliance of conditions No. 1 through 11.

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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.

		
Permittee's Signature	9/19/11 Date	
<hr/>		
Peter Mauhardt		
Permittee's Name (Please Print)		
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2785 Mitchell Dr.	Walnut Creek	94598
Address	City	Zip