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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
 Compliance Review**

Application:	U-11-01-CR1	Meeting of:	April 6, 2017
Applicant:	Jonathan Dohm (Crown Castle)	Agenda Item No.	3
Project Planner:	Travis Kroger		
Location:	4000 Suisun Valley Road	General Plan:	Public/Quasi-Public
Assessor Parcel Number:	0027-242-120	Zoning:	A-40

Proposal

The applicant has requested compliance review No. 1 for Land Use permit U-11-01 pursuant to condition of approval No. 6. 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 April 7, 2011 the Solano County Zoning Administrator granted Land Use permit U-11-01 to establish a new "tree pole" communications site for an indefinite term with 5 year compliance reviews.

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-11-01.

Permit Term

Per condition 6 of : U-11-01, staff recommends that U-11-01-CR1 be found to be in compliance with the conditions of approval, and the next compliance review be due April 7, 2021.

Attachment: Solano County Zoning Administrator Resolution No. 11-09.

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 11-09**

WHEREAS, the Solano County Zoning Administrator has considered Use Permit Application No. U-11-01 of **AT&T Mobility** for co-location of a wireless telecommunications facility including the addition of 9 panel antennas centered at 60' on an existing 90' monopole, a microwave dish at 53' and a 12' x 20' equipment shelter located at the base of the monopole. The project is located at 4000 Suisun Valley Road, north of the City of Fairfield in a "Public/Quasi Public" 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 7, 2011, 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, 28.50.01.
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 Use Permit Application No. U-11-01 subject to the following recommended conditions of approval:

General:

1. Approval is hereby granted to allow the collocation of 9 (6' x 1') panel antennas (three sectors with two panel antennas per sector), 24 runs of coax cable within the monopole, a future 4' microwave dish and a 12' x 20' equipment shelter within a 448 sq. ft. lease area. The proposed use shall be established in accord with the application and site plan for Use Permit U-11-01, submitted February 2, 2011 for AT&T Mobility Site CC0657-A Solano Community College 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. The subject use permit, approved on April 7, 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 April 7, 2016 for review by the staff. The Report of Compliance shall address compliance of conditions No. 1 through 8.

7. The permittee shall obtain the required permit approval from the California Division of the State Architect's office (DSA) for the project. The permittee shall send a copy of the approval and final certification from DSA to the Solano County Department of Resource Management Planning Division upon completion.
8. The fire district will reassess the site for fire life and safety requirements.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 7, 2011.

BILL EMLÉN, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager