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Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal

Application:	U-08-03-EX1	Meeting Date	October 4, 2018
Applicant:	Synergy Development Services	Agenda Item No.	1
Project Planner:	Travis Kroger		
Location:	4133 Cement Hill Road	General Plan:	Agriculture
Assessor Parcel Number:	0167-190-020	Zoning:	A-20

Proposal

The applicant has requested extension No. 1 for Land Use permit U-08-03 pursuant to condition of approval No. 10. 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 June 5, 2008, Land Use permit U-08-03 was granted for a 10 year term to for co-location of new cellular antennas on an existing tower, and a new equipment shelter.

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 wireless communications facility is being operated in compliance with Use Permit: U-08-03.

Permit Term

Per condition 10 of : U-08-03, staff recommends that U-08-03 be found to be in compliance with the conditions of approval, and the next compliance review due by June 5, 2028.

Attachment: Solano County Zoning Administrator Resolution 08-20.

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 08-20**

WHEREAS, the Solano County Zoning Administrator has considered Use Permit Application No. U-08-03 of **T-Mobile** for a cell antenna co-location located at Cement Hill and Clay Bank Roads in an "A-20" Exclusive Agricultural Zoning District, .6 miles north of the City of Fairfield, APN: 0167-190-020, 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 June 5, 2008, and

WHEREAS, after due consideration, the said Zoning Administrator has made the following findings in regard to said proposal:

1. The establishment, maintenance or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population densities and distribution and other aspects of the General Plan;

The operation and maintenance of a wireless communication facility is consistent with the goals and the objectives and policies of Chapters III, Agriculture and Open Space Land Use, and VIII, Public Facilities and Services, of the Solano County Land Use and Circulation Element since the facility will be unmanned and will not be in an area identified as having natural or man made hazards.

2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Existing access to the site is from Cement Hill Road. Building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued to install the new antenna panels and equipment.

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 onto the general welfare of the County.

The proposed unmanned facility will not be a nuisance or be detrimental to the public's health, safety, peace, morals, comfort or general welfare. The proposed facility will be a co-located on an existing communication tower and the associated equipment will be located inside an equipment lease area. The proposed facility will be located within the County of Solano's communications facilities on Cement Hill and will blend in with the existing facilities at the property. As such, there will be no significant degradation of the neighborhood or the County's health, safety, peace, morals, comfort, or general welfare.

ADDITIONAL FINDINGS

4. The facility complies with all applicable sub-sections of the Solano County Ordinance.

5. As a co-located site, the facility blends in with its existing environment and will not have significant visual impacts.
6. The addition of the wireless facility is subject to a Class 3 categorical exemption (Section 15303 New Construction).

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Use Permit Application No. U-08-03 subject to the following recommended conditions of approval

1. The proposed wireless communication facility shall be established in accord with the information submitted with U-08-03 and with the plans entitled "T-Mobile BA10007A, Cement Hill", dated on March 25, 2008 and approved by the Solano County Zoning Administrator.
2. All requirements of the Federal Communications Commission shall be met prior to the issuance of a building permit and during operation of the subject facility. Ground level radiation shall not exceed standards adopted by the Federal Communications Commission and 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 properties.
4. Upon termination or expiration of the subject use permit, the proposed wireless communication infrastructure shall be removed from the site. All obsolete or unused facilities, including concrete pads, shall be removed within 90 days of cessation of operations at the site and the area returned to natural conditions.
5. Any expansion or change in the use may require a new or modified use permit and further environmental review.
6. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of new permits or minor revisions to the permits.
7. 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 four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
8. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
9. 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 Materials Section.

10. The subject use 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 June 5, 2018 and the use is found to be in full compliance with the terms and conditions of this permit at that time.
11. The permittee must provide evidence of an executed lease agreement with the property owner, prior to issuance of a Building Permit.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 5, 2008.

BIRGITTA E. CORSELLO, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager