



Department of Resource Management

Solano County Zoning Administrator

675 Texas Street, Suite 5500
Fairfield, CA 94533

Telephone No: (707) 784-6765
Fax: (707) 784-2894

Bill Emlen, Director
Clifford Covey, Asst Director

Use Permit Extension - Staff Report

Application: U-00-26-EX2 (now Sprint/Nextel)
Project Planner: Karen Avery

Meeting of August 18, 2011
Agenda Item No. 1

Location: 1620 Mason Road
General Plan: Middle Green Valley

Assessor Parcel Number: 0148-010-160
Zoning: A-P Agricultural Preserve

Proposal

The applicant is requesting a time extension to Use Permit U-00-26-EX2. Extensions of time are granted if the following conditions are satisfied:

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

History

Use Permit U-00-26, permitting the establishment of a telecommunications facility including a 35' monopole was approved by the Solano County Zoning Administrator at a public hearing on October 19, 2000.

Review and Recommendation

Staff has reviewed the application and recommends approval of the requested time extension for the period from October 19, 2010 to October 19, 2015 based on the following findings:

1. On June 27, 2011 the applicant filed an application for extension. (Exhibit A)
2. The applicant has paid the necessary fees in the amount of \$447.00 (Receipt No. 978137)
3. The staff has determined through an aerial inspection (Exhibit B) conducted on July 20, 2011 that the project is operating in full compliance with the conditions of approval as set forth in U-00-26 and there are no complaints on file against the operation.

EXHIBIT A: Extension Application

EXHIBIT B: Staff Compliance Report

Building & Safety
David Cliche
Building Official

Planning Services
Mike Yankovich
Program Manager

Environmental
Health
Terry Schmidtbauer
Program Manager

Administrative
Services
Su Krishnan
Office Supervisor

Public Works-
Engineering
Paul Wiese
Engineering Manager

Public Works-
Operations
Wayne Spencer
Operations Manager



DEPARTMENT OF RESOURCE MANAGEMENT
LAND USE PERMIT EXTENSION APPLICATION
Planning Services Division

675 Texas Street, Suite 5500, Fairfield, CA 94533
 Phone (707) 784-6765 Fax (707) 784-4805
 www.solanocounty.com

Use Permit (U) Marsh Development Permit (MD) Mobilehome storage permit (MH)

For office use only: Application No: U-00-26 Ex 2 Hrg: (ZA) PC Date Filed: 6/27/11 Plnr: Avery

Project Name: Green Valley

Subject Site Information # SF33XC 805 / LUP # U-00-26

Site Address: 1620 Mason Ave City: Suisun City State: CA Zip: _____

Assessor's Parcel Number (s): 148-010-050 160 Size (sq. ft/acre): 677

Preferred Property Access by Staff: OK to access Call applicant before access Call owner before access

Contact Information

Property Owner Name: C Roy Mason & Elizabeth Barber Mason

Contact Name: _____ Phone: 707-8640628 Email: _____

Mailing Address: 1620 Mason Rd City: Suisun State: CA Zip: 94585

Architect/Engineer/Land Surveyor Company Name: _____

Contact Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant/Company Name: Sprint Spectrum L.P.

Contact Name: Yvonne Scott Phone: 704-921-7450 Email: Yvonne.Scott@sprint.com

Mailing Address: 6125 Fakenwood St. 100 City: Charlotte State: NC Zip: 28269

Other Contacts:

Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

See reverse side.....

Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct. If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. **This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: _____ Date: _____

PRINTED NAME: _____

Applicant signature: Denise Scott / authorized Representative Date: 6/7/11

PRINTED NAME: DENISE SCOTT

For Office Use Only

Planning Permit Fee(s)		Environmental Review Fees		
<u>1</u> <u>DD-26</u> MR	EX	\$ <u>447-</u>	Initial Study	\$ _____
- MR	EX	\$ _____	Archaeological Study (Sonoma State NWIC)	\$ _____
- MR	EX	\$ _____	Negative Declaration	\$ _____
- MR	EX	\$ _____	CA Fish and Games (ND or EIR)	\$ _____
- MR	EX	\$ _____	Initiate EIR	\$ _____
			Mitigation Monitoring Plan	\$ _____
Total		\$ <u>447-</u>	Total	\$ _____
Receipt No.: <u>978137</u>	Date: <u>6/27/11</u>			

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____



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Fairfield, California 94533
Solanocounty.com

*Planning Services Division
(707) 784-6765 Fax (707) 784-4805*

*Mike Yankovich
Program Manager*

Staff Compliance Report

Application: U-00-26-EX2
Project Planner: Karen Avery

Development Review Committee Meeting: July 20, 2011
Aerial Inspection Conducted: July 20, 2011
Staff Present: Karen Avery

Conclusion:

Staff conducted an aerial inspection of the telecommunications facility located at 1620 Mason Road, Fairfield, Vacaville and found the facility operating in compliance with the conditions of approval for U-00-26. (see attached).



Department Of Environmental Management
601 Texas Street, Fairfield, CA • 94533
Planning Division
(707) 421-6765

ORIGINAL

LAND USE PERMIT NO. U-00-26

COMMSITE DEVELOPMENT

(*permittee*)

For a 35' wireless transmission facility (monopole) and 677 square foot equipment area located at 1620 Mason Road in an Exclusive Agricultural Zoning District, 6 miles west of the City of Suisun, APN: 148-010-050

(*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 Use 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.

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.

Date Granted October 19, 2000

SOLANO COUNTY ZONING ADMINISTRATOR

Issued by: *Birgitta Corsello*
Birgitta Corsello

Date 10/5/00

CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-00-26

of
COMMSITE DEVELOPMENT

ORIGINAL

1. The proposed wireless communication facility shall be established in accord with the plans and information submitted with Use Permit Application No. U-00-26 and approved by the Solano County Zoning Administrator, and subject to the restrictions outlined in the letter by Dennis DeDomenico dated September 21, 2000 and as agreed upon by the property owner and Sprint PCS/Commsite Development.
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 12 months of cessation of operations at the site and the area regraded 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 a new permit or minor revision to the use permit.
7. Prior to the issuance of the building permit, 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 onsite for the duration of construction.
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 four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
9. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
10. The subject use permit shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to the expiration date of October 19, 2005, and the use is found to be in full compliance with the terms and conditions of this permit 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.

Bob Glimmon *Commsite Development agent for Sprint PCS* 11/1/00
Permittee's Signature Date

3840 Rosin Ct, Suite 150, Sacramento, CA 95834
Address Zip