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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

Application: U-88-49-MR1-EX2
Applicant: Azevedo/AT&T
Project Planner: Travis Kroger

Meeting of September 17, 2015
Agenda Item No. 3

Location: 3385 Lynch Road
Assessor Parcel Numbers: 0180-020-050, 060

General Plan: Agriculture
Zoning: Exclusive Agriculture 'A-20'

Proposal

The applicant has requested extension No. 2 of use permit U-88-49-MR1, pursuant to condition of approval No. 9. 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 February 16th, 1989 the Zoning Administrator granted Use Permit U-88-49 to Napa Cellular Telephone Company, permitting a communication facility with a 12' x 28' modular building and a 100 foot tower on the above mentioned parcels. On November 18th, 2004, the Zoning Administrator approved extension 1 to extend the permit term to November 18th, 2014. In 2006, an administrative revision allowed the installation of an emergency generator.

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 septic service business is being operated in compliance with use permit no. U-88-49-MR1.

Permit Term

Per condition 9 of U-88-49, staff recommends that this permit be extended for a 10 year term as a legal non-conforming land use with provision that an extension may be granted if requested by the applicant prior to the expiration date of November 18th, 2024 and no revisions are required.

Attachments:

Conditions of Approval U-88-49-MR1, Site Plan.



Solano County Department of
Environmental Management

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LAND USE PERMIT NO. U-88-49

NAPA CELLULAR TELEPHONE COMPANY

(permittee)

To ESTABLISH A COMMUNICATION FACILITY WITH A 100 FOOT TOWER and
a 12' X 28' MODULAR BUILDING in an "A-20" Exclusive Agricultural
District near the existing Storer Cable facility at Red Top Road,
1/2 mile west of I-80, south of Highway 12.

(Land use, location and zone district)

In addition to the zoning regulations, the conditions of granting this permit, if any, are as follows:

(SEE ATTACHED SHEET)

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 [Signature] Permittee's Signature 505 14th St. Suite 300 Address OAKLAND CA 3-20-89 Date

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 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 February 16, 1989

SOLANO COUNTY ZONING ADMINISTRATOR

By: [Signature]

CONDITIONS OF APPROVAL FOR USE PERMIT APPLICATION NO. U-88-40
of
NAPA CELLULAR TELEPHONE COMPANY

1. The above use shall be established in accord with the plans and information submitted with Use Permit Application No. U-88-49 and approved by the Solano County Zoning Administrator.
2. All requirements of the Federal Aviation Administration and the Federal Communications Commission shall be met including obstruction marking and lighting, prior to issuance of a building permit.
3. The applicant 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. All requirements of Environmental Health Services shall be met including a hazardous materials business plan in accordance to State law, for the use of a LPG tank prior to placing the facility in operation
5. The operation building, tower and microwave dishes shall be painted a neutral earthtone color.
6. All requirements of the Public Works Department shall be met.
7. Any expansion or change in the use may require a new or modified use permit and further environmental review.
8. Upon termination of the use or expiration of this permit, the radio tower shall be removed if requested.
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 expiration date of February 16, 1999, depending upon the circumstances at that time.

* * * * *

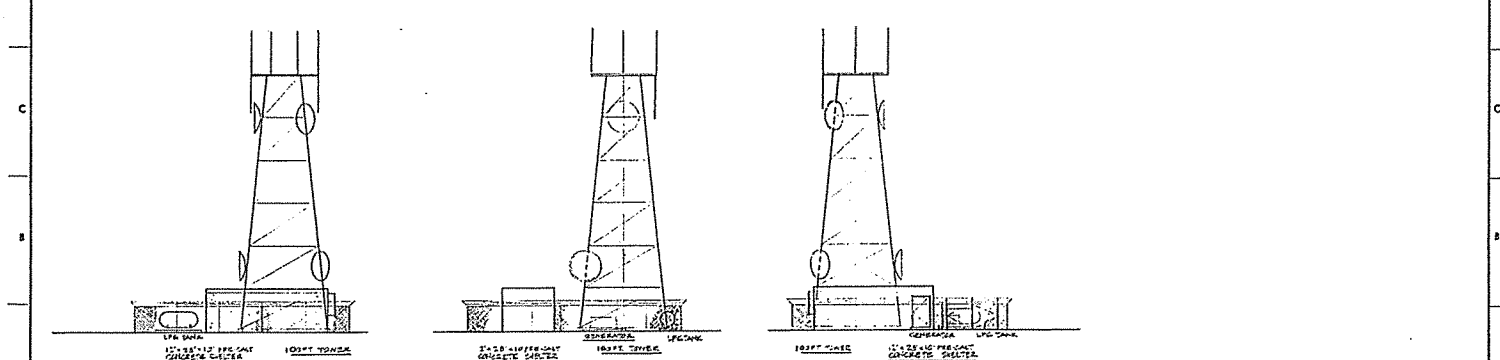
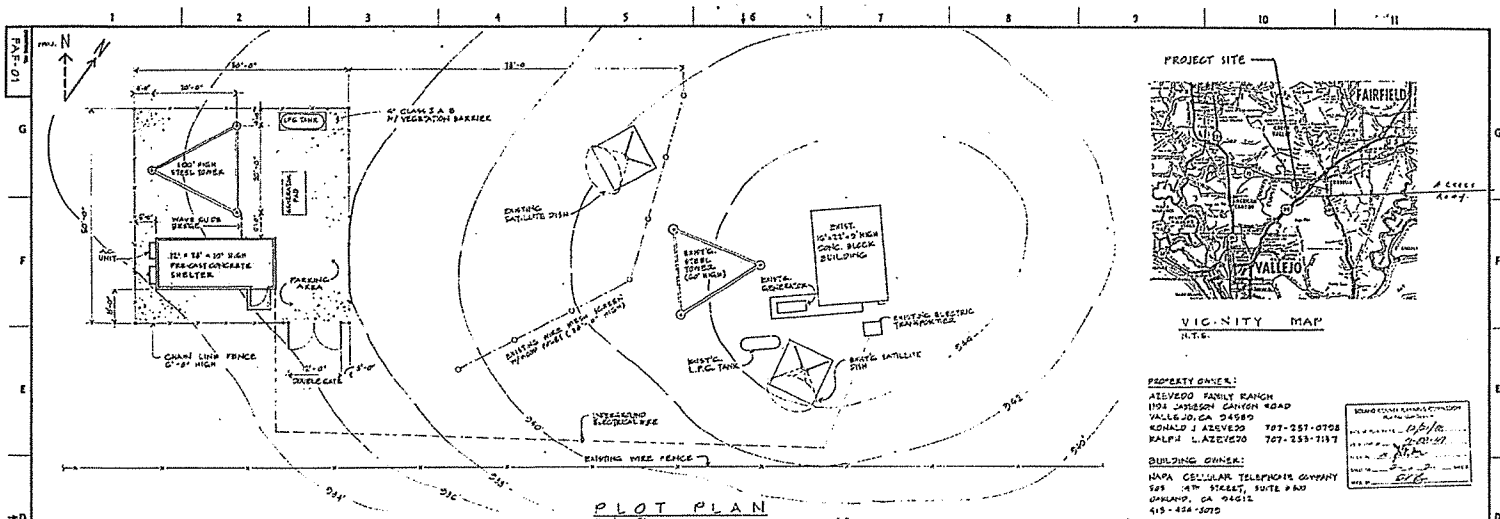
This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

X *[Signature]*
Permittee's Signature

505 14TH ST. SUITE 300 OAKLAND CA 94612
Address Zip

3-20-89
Date



REVISIONS 1. BY: JEN. APPROVED: GLE 2. BY: JEN. APPROVED: GLE 3. BY: JEN. APPROVED: GLE					REVISIONS 4. BY: JEN. APPROVED: GLE 5. BY: JEN. APPROVED: GLE 6. BY: JEN. APPROVED: GLE 7. BY: JEN. APPROVED: GLE 8. BY: JEN. APPROVED: GLE 9. BY: JEN. APPROVED: GLE 10. BY: JEN. APPROVED: GLE 11. BY: JEN. APPROVED: GLE					DATE 12/29/95 SCALE AS SHOWN PROJECT CELL SITE AT FAIRFIELD, CA CLIENT NAPA CELLULAR TELEPHONE COMPANY LOCATION OAKLAND, CA DESIGNER CEN CHECKED CEN DATE 12/29/95	
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