

BILL EMLÉN
Director
TERRY SCHMIDTBAUER
Assistant Director
MIKE YANKOVICH
Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT

Use Permit Renewal

Application:	U-00-06-MR1-CR1	Meeting of:	January 4, 2018
Applicant:	Sprint PCS	Agenda Item No.	1
Project Planner:	Travis Kroger		
Location:	5279 Peabody Road	General Plan:	Agriculture
Assessor Parcel Number:	0166-010-030	Zoning:	A-20

Proposal

The applicant has requested compliance review No. 1 for Land Use permit U-00-06-MR1 pursuant to condition of approval No. 11. 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 20, 2000 the Solano County Zoning Administrator granted Land Use permit U-00-06 to establish a grouped wireless communication facility for an indefinite period subject to periodic 5 year compliance reviews. On October 30th, 2006, Compliance Review No. 1 was approved, and Compliance Review No. 2 was approved. Minor Revision No. 1 to replace 4 existing antennas and add a GPS antenna, RRUs, filters and additional equipment cabinets was approved by the Solano County Zoning Administrator on October 6, 2011.

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-00-06-MR1.

Permit Term

Per condition 11 of : U-00-06-MR1, staff recommends that U-00-06-MR1 be found to be in compliance with the conditions of approval, and the next compliance review due by October 6th, 2021.

Attachment: Solano County Zoning Administrator Resolution 11-28.

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 11-28

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision No. 1 to Use Permit No. U-00-06 of Sprint (c/o Black and Veatch) to replace existing antenna panels, add remote radio units and GPS antenna and add two equipment cabinets to an existing Sprint wireless communication facility. The project is located at 6500 Peabody Road, .5miles south of the City of Vacaville in an "A-20" Zoning District, APN 0166-010-030, 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 October 6, 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 minor revision 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 accessed from Peabody 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 will 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 Minor Revision No. 1 to Use Permit No. U-00-06 subject to the following recommended conditions of approval:

1. Approval is hereby granted to allow the minor revision to replace four existing panel antennas with four 6' panel antennas to be installed at the 15' centerline of two existing 18' mast poles. Three remote radio units and filters to be installed on a proposed tri-sector mount below the panel antennas and two additional equipment cabinets to be installed within the existing 450' compound. The proposed revision shall be established in accord with the application and site plan for Use Permit U-00-06-MR1, submitted August 29, 2011 for Sprint Site SF33XC806A Peabody Road 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, remote radio units/filter, GPS unit, monopoles, cabinets and fencing shall be painted a light brown.
7. All onsite transmission lines leading to the wireless communication lease site shall be located underground.
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 Sprint site, identified as site No. SF33XC806A "Peabody Road" 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 October 6, 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 October 6, 2016 for review by the staff. The Report of Compliance shall address compliance of conditions No. 1 through 10.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on October 6, 2011.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT



Michael Yankovich
Planning Program Manager