



Department of Resource Management
Solano County Zoning Administrator
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Fairfield, CA 94533

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Bill Emlen, Director
Clifford Covey, Asst Director

Administrative Permit - Staff Report

Application: AD-11-09 (enXco-Delta West Wind Met 2)
Project Planner: Eric Wilberg

Meeting of: July 5, 2012
Agenda Item No. 2

Location: near the intersection of Brown and Robben Roads
Assessor Parcel Number: 0042-300-090
General Plan: Agriculture
Zoning: Exclusive Agriculture 'A-80'

Type of Administrative Permit requested [Section]

- Temporary dwelling (*while primary is under construction*) [§28-53.1(b)]
- Temporary commercial coach [§28-53.1(b)]
- Second kitchen [§28-50(b)(2)]
- Oil and gas well (*outside of the Suisun Marsh*) [§28-50(b)(5)]
- Home Occupation – Type II [§28-50(b)(7)]
- Mobile home storage [§28-50(b)(8)]
- Meteorological tower (*prior to commercial wind turbine project*) [§28-53.1(b)]

Project Description

The applicant is seeking approval of an Administrative Permit to construct a temporary meteorological tower in conjunction with a future wind energy farm. The meteorological tower will be used for the purposes of gathering wind speed data. The tower will be approximately 198 feet in height and will be held in place with guy wires. The tower will be setback the minimum 248' from all property lines and will be accessed via private driveway off of Brown Road.

Environmental Determination

After review of the CEQA Guidelines, staff is recommending that the Zoning Administrator find that this meteorological tower is a ministerial action and is therefore exempt from the provisions of CEQA per CEQA Section 21080 (b)(1).

Airport Land Use Compatibility

The met tower is proposed within Compatibility Zone C, which requires review for objects taller than 100 ft. After referencing the Airspace Protection Zones (Fig. 2C) of the Travis AFB LUCP, the tower is located within the Outer Horizontal Surface of the FAR 77 Boundaries. The maximum height for any object within the Outer Horizontal Surface is 562 feet above Mean Sea Level. The site's elevation is ~14 feet above MSL. The proposed height of the met tower is 198 feet. At a height of 212 feet above MSL, the met tower is consistent with the applicable height limitations for objects in this location.

Conditions of Approval

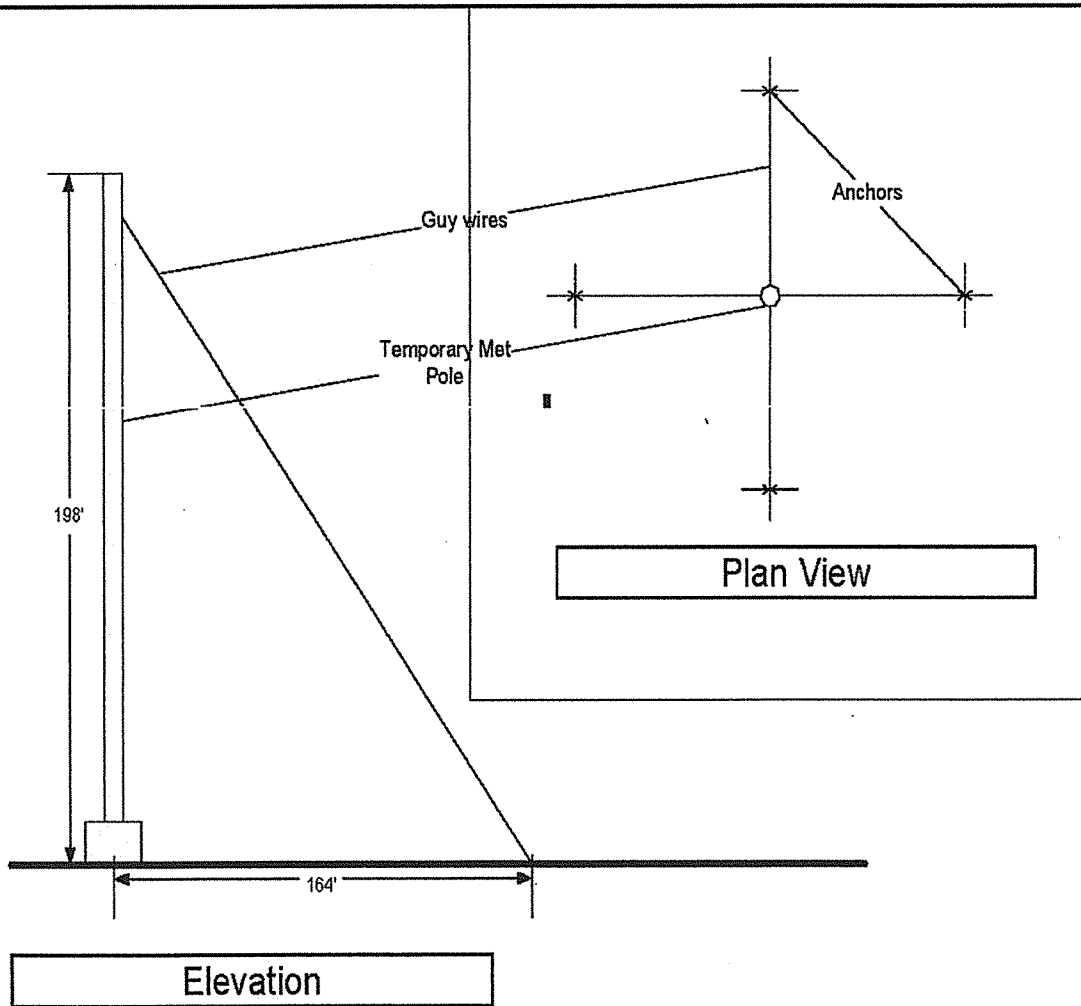
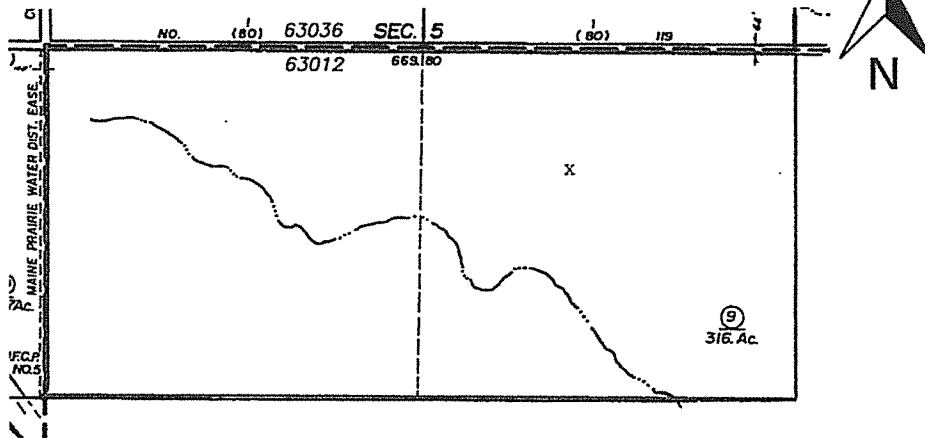
1. The proposed use shall be established in accord with the application and site plan for Administrative Permit AD-11-09, submitted on September 27, 2011 and as approved by the Solano County Zoning Administrator.
2. The meteorological tower shall be painted and marked in accordance with FAA regulations for objects greater than 200'.
3. The guy wires shall be painted and/or provided with visibility tubing or colored flagging for increased visibility to and safety for, landowners/operators and farm/ranch animals. Anchors shall also be painted and/or flagged. All such painting and installed tubing, flagging, etc shall be monitored and repaired or replaced as necessary by the permittee while the meteorological tower is in place.
4. Applicant shall obtain a building permit from the Solano County Building Division prior to the start of construction.
5. This permit shall be valid for no greater than three years from the date of approval. Prior to permit expiration, July 5, 2015, the permittee may apply for an extension with the Department of Resource Management. Upon expiration of said permit or upon completion of a wind turbine generator project, whichever occurs first, the meteorological tower shall be removed and the site restored back to a natural state.

Attachments

Exhibit A: Site plan/Elevation

Site Location

X = approx location
WGS-84
Lat: 38.30349
Long: -121.769975



Elevation

Plan View

SITE PLAN

Not to Scale

Temporary MET Tower - DW MET-2
APN: 0042-300-090

enXco development
4000 Executive Parkway, Suite 100
San Ramon, Ca 94583

9/19/2011

Colusa County Dept. of Resource Mgmt

Exhibit A

Date Received: 09/21/2011