



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

STAFF REPORT TO THE MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

**REDWOOD LANDFILL, INC.
MetroPCS, INC. USE PERMIT RENEWAL**

Item:	3	Project ID:	10-0199
Applicant:	Aris Antons, MetroPCS, Inc.	Owner:	Redwood Landfill, Inc.
Property Address:	8950 Redwood Highway, Novato	Assessor's Parcel:	125-160-13
Hearing Date:	February 17, 2011	Planner:	Neal Osborne

RECOMMENDATION:	Approve with Conditions
APPEAL PERIOD:	Ten working days to the Planning Commission
LAST DATE FOR ACTION:	March 19, 2011

PROJECT DESCRIPTION:

The project is a proposal to renew Use Permit 05-26 for the continued use of the existing MetroPCS telecommunications facility with a 75-foot tall monopole, three antennas, and equipment cabinets within a 220 square foot fenced area. The MetroPCS facility is 25 feet west of two other telecommunications facilities in the southern portion of the 420-acre Redwood Landfill property. AT&T has a 55-foot tall monopole with nine antennas, and T-Mobile has a 35-foot tall monopole with six antennas at the adjacent sites. The MetroPCS shared-location telecommunications site is approximately 2,000 feet east of U.S. Highway 101, and approximately 50 feet from the southern property line.

In order to approve the project, the findings contained in the following Marin County Code Section (MCC) would need to be made: *22.48.040 (Use Permit)*.

GENERAL INFORMATION:

Countywide Plan

Land Use Designation: AG1 and Bayfront Corridor, Agricultural with one unit per 31 to 60 acres

Zoning: A-60, Agricultural Conservation, 60 acres minimum lot size

Lot size: 420 acres

Adjacent Land Uses: Municipal landfill, agriculture, Northwestern Pacific railroad tracks, Mira Monte Marina, wildlife habitat, and Gross Field Airport

Vegetation: grasses and forbs

Topography and Slope: The project site has a gradual slope of less than 5% to the southeast.

Environmental Hazards: Flooding from the Petaluma River, San Pablo Bay, and San Antonio Creek; and earthquakes associated with the San Andreas and Hayward Faults.

ENVIRONMENTAL REVIEW:

The Environmental Coordinator determined that this project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1(b) of the CEQA Guidelines. The project is exempt because it is the continued operation of an existing telecommunications facility that would not result in any grading, tree removal, or other potentially significant impacts on the environment. Additionally, the applicant submitted a report prepared by William F. Hammett, Hammett and Edison, Inc. Consulting Engineers, which concludes that the proposed project would not result in any significant risks with respect to human exposure to radio frequency fields emitted from all three shared location telecommunications facilities.

PUBLIC NOTICE:

The Community Development Agency has provided public notice identifying the applicant, describing the project and its location, and giving the public hearing date in accord with California Government Code requirements. This notice has been mailed to all property owners within 600 feet of the subject property. No comments have been received by staff in response to the public notice for the proposed project.

PLAN CONSISTENCY:

The project is consistent with the goals and policies of the Marin Countywide Plan and the Marin County Telecommunications Facilities Policy Plan because the project consists of the establishment of an unstaffed telecommunications facility on a commercial property where it would not interfere with surrounding land uses or result in adverse health risks with respect to human exposure to radio frequency emissions. Please refer to the project analysis and recommended resolution for detailed findings.

BACKGROUND:

On January 16, 1997, the Deputy Zoning Administrator (DZA) approved a Use Permit (UP 96-404) for Pacific Bell Mobile Services (now operated by T-Mobile) on this property for a one-year term. The Use Permit was renewed in 1998 for an additional year.

On July 28, 1998, the Marin County Board of Supervisors adopted the Update to the Marin County Telecommunications Facilities Policy Plan (TFPP) which establishes policies to guide the development of telecommunications facilities while protecting the natural resources, communities, and other land uses in Marin County.

On March 30, 2000, Cellular One obtained a new ten-year term Use Permit (UP 00-36) to co-locate with Pacific Bell Mobile Services on a new 52-foot tall monopole. This new monopole was constructed and put into use for Cellular One, but the Pacific Bell Mobile Services antennas and the separate 38-foot monopole were not removed. The Cellular One site is now operated by AT&T, and T-Mobile operates the original Pacific Bell facility.

On March 31, 2005, the DZA approved a Use Permit (UP 05-26) and Design Review (05-25) for MetroPCS, Inc. to construct a new 75-foot tall monopole adjacent to the AT&T and T-Mobile facilities (refer to Attachment 11). In 2005, Planning staff recommended consolidation of the proposed facility with the existing facilities on one monopole, but the applicant objected to this design because the

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proposed 75-foot height was necessary to provide adequate service area coverage. The DZA determined that the 75-foot monopole would be adequately clustered with the other facilities and would not result in adverse visual effects. A condition of approval was added to require that MetroPCS allow for other telecommunications companies to co-locate on their monopole. The 5-year term of this Use Permit expired March 30, 2010; the same expiration date as the ten-year term Use Permit UP 00-36 for the adjacent AT&T facility.

On November 12, 2009, the Deputy Zoning Administrator approved the renewal of the original Pacific Bell Mobile Services Use Permit (UP 96-404) for use as a T-Mobile facility for ten additional years to November 12, 2019.

On July 13, 2010, Aris Antons, of MetroPCS, Inc. submitted this Use Permit application on behalf of the property owner to renew the Use Permit for this facility. The project is a proposal to renew the separate Use Permit for the shared-location MetroPCS facility. The renewal of the Use Permit for this project would be consistent with the policies contained in the TFPP and with the criteria for wireless communications facilities contained therein, as described below.

To better coordinate the management of the facility and compliance with the Use Permit conditions of approval, the property owner is considered as co-applicant with responsibilities in Conditions of Approval 3 and 4 that include: notifying the County of any changes in vendors, keeping bonds or other securities for removal of abandoned equipment valid for the entire term of the Use Permit, and applying for a Use Permit Renewal several months before the expiration date.

PROJECT ANALYSIS:

Land Use Compatibility

The TFPP states that wireless telecommunications facilities should be sited to avoid or minimize the land use conflicts. The TFPP policies establish a general preference for industrial or commercial properties. TFPP standards also establish a strong preference for co-located or clustered telecommunications facilities.

The existing shared-location facility is located near the Redwood Landfill, approximately 50 feet from the southern property line, within a fenced area adjacent to the marsh approximately 2,000 feet from U.S. Highway 101.

The commercial municipal landfill property is served by paved public roadways (U.S. Highway 101) and the site is served by an existing driveway. Therefore no additional road or parking area construction would be necessary. Finally, noise levels associated with the operation of the facility would not exceed the ambient noise levels attributable to U.S. Highway 101 and the active landfill. With the exception of routine maintenance visits by a cellular site technician on a monthly or bi-monthly basis, the facility would not generate traffic trips to the property. Therefore, the proposed facility would not generate significant levels of noise or traffic. Based on these factors, the facility is consistent with the location standards contained in the TFPP.

Visual and Aesthetic Compatibility

Visual and aesthetic compatibility policies contained in the TFPP specify that telecommunications facilities should be sited and designed to avoid or minimize adverse visual effects. As described above,

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the antennas are mounted on an existing pole and the associated equipment building and cabinets adjacent to the AT&T and T-Mobile facilities. The 75-foot maximum height of the monopole and antennas do not result in a visually prominent structure as viewed from U.S. Highway 101 approximately 2,000 feet to the west, as they are partially screened by existing trees and blend into the hills in the background. The facility is not visually prominent in relation to the landfill, existing tree cover in the foreground, the hills in the background, and existing utility poles and other antennas in the vicinity of the project site.

To ensure that the facility would not result in lighting impacts on surrounding areas, conditions of approval specify that exterior lighting shall be permitted for safety purposes only and shall be manually operated, low intensity, hooded, and directed downward to minimize visual effects.

Electromagnetic Field Emissions

The TFPP states that telecommunication facilities should be sited and designed to minimize potential health risks from electromagnetic (EMF) radiation. To ensure compliance with adopted public health standards telecommunications facilities shall not generate EMF radiation in excess of the standards for permissible human exposure to EMF as adopted by the Federal Communications Commission. As part of their application, the applicant submitted a report prepared by William F. Hammett, Hammett and Edison, Inc. that concluded that the three combined facilities (including AT&T and T-Mobile facilities) at the shared located site would result in a maximum cumulative radio frequency at ground level that is 1.9% of the public exposure limit. The maximum radio frequency emissions from the MetroPCS facility by itself would be 0.0017 mW/cm², which is 0.17% of the applicable public exposure limit of the applicable public exposure limit established by American National Standards Institute and the Institute of Electrical and Electronic Engineers (ANSI/IEEE). Therefore, the proposed facility would be consistent with standards contained in the TFPP regarding EMFs.

Public Safety and Operational Effects

TFPP policies require that telecommunications facilities be constructed, maintained and operated in a manner that does not adversely affect public safety or result in noise or traffic impacts on surrounding land uses. The facility is surrounded by fencing to prevent unauthorized access or vandalism. In addition, conditions of approval require that the facility be dismantled and removed if it has been inoperative or abandoned for over a year. As described above, noise levels associated with the operation of the facility do not exceed the ambient noise levels. With the exception of routine maintenance visits by a cellular site technician on a monthly or bi-monthly basis, the facility would not generate traffic trips to the property. Therefore, the facility does not result in noise or traffic impacts on surrounding properties. The property owner has also been co-assigned ongoing responsibilities to ensure that in the event of change in facility operator, a co-responsible party can clearly be identified. Based on these factors, the facility is consistent with public safety and operational standards contained in the TFPP.

RECOMMENDATION:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Redwood Landfill, Inc./MetroPCS, Inc. Use Permit Renewal for a shared-location telecommunications facility based on the findings and subject to the conditions contained in the attached resolution.

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- Attachments:
1. Proposed resolution recommending approval of the Redwood Landfill, Inc./MetroPCS, Inc. Use Permit Renewal
 2. CEQA Categorical Exemption
 3. Assessor's Parcel Map
 4. Location Map
 5. Survey, Site Map, Vicinity Map, Elevations of AT&T and T-Mobile antennas
 6. Enlarged Site Plan
 7. Elevations (West and South)
 8. DPW, Land Use and Water Resources Division memorandum, 11/16/10
 9. Aris Antons, MetroPCS, Inc. E-mail, 10/19/10
 10. Novato Fire Protection District letter, 7/29/10
 11. DZA Notice of Decision, Resolution 05-148, and Minutes, 3/31/05
 12. Hammett and Edison, Inc., MetroPCS Proposed Base Station Radio Frequency (RF) Report, 10/21/04

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION _____

**A RESOLUTION APPROVING
REDWOOD LANDFILL, INC.
MetroPCS, INC. USE PERMIT RENEWAL**

ASSESSOR'S PARCEL 125-160-13

8950 REDWOOD HIGHWAY, NOVATO

SECTION 1: FINDINGS

- I. WHEREAS the project is a proposal submitted by Aris Antons of MetroPCS, Inc., on behalf of Redwood Landfill Inc., the project is a proposal to renew the Redwood Landfill/MetroPCS Use Permit (UP 05-26) for the continued use of the existing MetroPCS, Inc. telecommunications facility containing a 75-foot tall monopole, three antennas, and equipment cabinets within a 220 square foot fenced area. The MetroPCS facility is 25 feet west of two other telecommunications facilities. AT&T has a 55-foot tall monopole with nine antennas, and T-Mobile has a 35-foot tall monopole with six antennas. The shared telecommunications site is within the 420-acre Redwood Landfill property approximately 2,000 feet east of U.S. Highway 101, and approximately 50 feet from the southern property line. The subject property is within the A-60 zoning district and is located at 8950 Redwood Highway, Novato, further identified as Assessor's Parcel 125-160-13.
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing on February 17, 2011, to consider the merits of the project, and hear testimony in favor of, and in opposition to, the project.
- III. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), per Section 15301, Class 1(b) of the CEQA Guidelines because it is the operation of an existing telecommunications facility that would not result in any grading, tree removal, or other potentially significant impacts on the environment. Additionally, the applicant submitted a Radio Frequency Report prepared by William F. Hammett, Hammett and Edison, Inc. that concluded that the three combined facilities at the shared located site would result in a maximum cumulative radio frequency at ground level that is 1.9% of the public exposure limit. The proposed project would not result in any significant risks with respect to human exposure to radio frequency fields emitted by the proposed telecommunications facility. The maximum radio frequency emission from the MetroPCS facility by itself would be 0.0017 mW/cm², which is 0.17% of the applicable public exposure limit.
- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified herein, is consistent with the Marin Countywide Plan due to the following factors:
 - A. The proposed project is compatible with the Agricultural Conservation (AG1) land use designation for the project site and would not interfere with the existing commercial uses of the property.

- B. Mandatory Use Permit findings can be made pursuant to Section 22.48.040 of Marin County Code to allow public utility and service uses necessary for public safety, convenience, and welfare.
 - C. Pursuant to Community Facilities Objective CF-8, the proposed project is consistent with the goals and policies of the Marin County Telecommunications Facilities Policy Plan and would ensure that the siting and design of the proposed facility is compatible with other land uses, would provide protection from vandalism and fire hazards, would minimize visual impacts, and would minimize potential health risks to people.
 - D. The proposed project would not impact water supply, fire protection, waste disposal, schools, traffic and circulation, or other services.
- V. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified herein, is consistent with the Marin County Telecommunications Facilities Policy Plan (TFPP) and with the criteria for wireless communications facilities contained therein, as follows:
- A. The existing telecommunications facility is located on a monopole on a commercial site currently in use for the Redwood Landfill and is compatible with the character and use of the subject property and surrounding areas. The facility would be located more than 50 feet from the southern property line and 2,000 feet east of U.S. Highway 101. The existing design of the project would not change. Therefore no grading, tree removal, or other changes to the visual character of the site would change. Based on these factors, the facility is consistent with the location standards contained in the TFPP.
 - B. The Use Permit for this facility would allow MetroPCS to continue to provide cellular coverage to unincorporated areas of North Novato along the U.S. Highway 101 corridor and into the Silveira Ranch areas. The facility would continue to provide a reliable source of wireless communications to residents, businesses, and emergency service providers in the County.
 - C. The applicant has submitted a Radio Frequency Report prepared by William F. Hammett, Hammett and Edison, Inc. that concluded that the three combined facilities at the shared located site would result in a maximum cumulative radio frequency at ground level that is 1.9% of the public exposure limit. The facility would not result in any significant risks with respect to human exposure to radio frequency fields because the antennas, in conjunction with other antennas in the vicinity, would generate maximum radio frequency levels that are less than the applicable public exposure limit established by American National Standards Institute and the Institute of Electrical and Electronic Engineers.
 - D. The antennas are mounted on a monopole with associated equipment cabinets within a fenced area adjacent to the fenced AT&T and T-Mobile sites. Although the project is visible from off-site locations, the facility would not be visually prominent in relation to the surrounding setting of trees in the foreground and hills in the background. The facility visually blends into the surroundings as a monopole design with matte nonreflective colors, and the antennas mounted directly to the pole.
 - E. The facility would not create lighting impacts on surrounding areas because conditions of approval specify that exterior lighting shall be permitted for safety purposes only and shall be

manually operated, low intensity, hooded, and directed downward to minimize visual effects on adjoining areas.

- F. The subject property is served by paved public roadways (U.S. Highway 101) and the Redwood Landfill driveway. Therefore, no additional road or parking area construction would be necessary.
- G. The project would not require removal of existing vegetation. Existing trees along U.S. Highway 101, to the south and west of the facility provide adequate screening of the facility from the highway.
- H. The facility is located in a commercial area. Noise levels associated with the operation of the facility would not exceed the ambient noise levels. With the exception of routine monthly or bi-monthly maintenance visits by a cellular site technician, the facility would not generate substantial traffic trips to the property. Therefore, the proposed facility would not generate significant noise or traffic.

VI. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified herein, is consistent with the mandatory findings to approve a Use Permit (Section 22.48.040 of the Marin County Code), as specified below.

A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.

A Use Permit may approve telecommunications uses in the governing Commercial Planned District pursuant to Section 22.32.165 of the Marin County Code when it is found to be necessary for public health, safety, convenience, or welfare. The shared-location telecommunications facility is part of the MetroPCS network that provides wireless communication services to residents and businesses in Marin County and contributes to public safety, convenience, and welfare along the U.S. Highway 101 corridor.

B. The proposed use is consistent with the Countywide Plan and applicable Community Plans.

The project provides consistency with the Agricultural Conservation (AG1) land use designation for the project site. The MetroPCS telecommunications facility is consistent with the goals and policies of the Marin County TFPP pursuant to Community Facilities Objective CF-8. The Use Permit for the project would ensure that the siting and design of the facility is compatible with other land uses, would provide protection from vandalism and fire hazards, would minimize visual impacts, and would minimize potential health risks to people. Conditions require use of the facility for co-locations if technically feasible, in furtherance of the TFPP.

C. The approval of the Use Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA).

The continued use of the MetroPCS telecommunications facility is a class of project that is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 because it would not result in potentially adverse impacts regarding additional land disturbance, impacts to adjacent wetlands, additional impermeable surface area, visual impacts, or noise. The

project would not result in any significant, public health risks with respect to human exposure to radio frequency radiation because the facility will operate below the exposure limits of the American National Standards Institute and the Institute of Electrical and Electronic Engineers adopted by the Federal Communications Commission. The proposed project would not result in significant adverse visual impacts because the antennas are mounted on an existing monopole a considerable distance from the nearest public areas, and from some vantage points are partially screened by trees and also blend into the hillside background.

D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The design, location, and size of the MetroPCS telecommunications facility would fit into the rural neighborhood and would maintain adequate setbacks (50 feet minimum) to neighboring properties and would be compatible with existing and future land uses. The 6 one-foot wide and three-foot tall panel antennas would be located at the top of the monopole with a maximum height of 75 feet above grade and would not be visually prominent in relation to the surrounding environment.

E. The proposed use would not impair the architectural integrity and character of the zoning district in which it is to be located.

The MetroPCS telecommunications facility would not impair the architectural integrity and character of the A-60 zoning district as a small facility adjacent to other telecommunications facilities within the southern portion of the Redwood Landfill property.

F. That granting the Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The grant of the proposed Use Permit on the subject property for the continued use of the MetroPCS telecommunications facility would not be detrimental to the public health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

SECTION 2: ACTION

NOW, THEREFORE, LET IT BE RESOLVED, that the Deputy Zoning Administrator approves the Redwood Landfill, Inc./MetroPCS, Inc. Use Permit Renewal of UP 05-26, with a current Project ID of 10-0199, for the continued use of the existing MetroPCS facility, a shared-location cellular telecommunications facility, pursuant to Marin County Code Section 22.48.040. The project site is located in the southern portion of the Redwood Landfill property 2,000 feet east of U.S. Highway 101. The MetroPCS facility is adjacent to the AT&T and T-Mobile facilities with 3 panel antennas mounted on a monopole within a fenced area.

SECTION 3: CONDITIONS OF PROJECT APPROVAL

1. The approved project shall substantially conform to plans on file in the Marin County Community Development Agency, Planning Division, identified as Exhibit A, "Metro PCS, Redwood Highway-

Landfill” consisting of 10 sheets prepared by Baran Telecom, Planning, Engineering & Construction, date stamped July 13, 2010.

2. The approved facility must be dismantled and removed from the premises if it has been inoperative or abandoned for a one-year period.
3. The property owner shall be responsible for notifying the Planning Division in writing in advance of any changes to vendors operating at the site. The property owner shall share responsibility for compliance with all Use Permit conditions of approval including submitting an application for Use Permit Renewal several months before the expiration date.
4. BEFORE APRIL 17, 2011, the applicant and the property owner shall enter into a standard Performance Agreement with the Planning Division and post a bond or other suitable security in order to guarantee removal of an abandoned facility. The bond or other suitable security shall be effective during the entire term of the Use Permit. Upon expiration of the Use Permit, all equipment, structures, and antennas shall be removed and the site returned to its pre-existing conditions.
5. Exterior lighting shall be permitted for safety purposes only and shall be manually operated, low intensity, hooded, and directed downward to minimize visual effects. No exterior lighting is approved on the antennas, or fencing as part of this application.
6. The approved facility shall operate in compliance with the noise exposure standards contained in the Marin Countywide Plan. Normal testing and maintenance activities shall occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through Sunday, excluding emergency repairs. Normal testing and maintenance activities which do not involve the use or operation of telecommunications and maintenance equipment that is audible from nearby sensitive receptors may occur at all times. Back-up generators shall comply with the above-reference noise standards, and shall only be operated during power outages, emergency occurrences, or for testing and maintenance as described above.
7. Utility extensions or connections shall be underground.
8. The applicant shall be responsible for ensuring that the number of construction vehicles is limited to the minimum number necessary to complete the project.
9. If archaeological resources are discovered during site preparation or construction, all work at the site shall stop and the applicant shall contact the Marin County Environmental Coordinator. A registered archaeologist, chosen by the County and paid for by the applicant, shall assess the site and shall submit a written report to the Community Development Director advancing appropriate mitigations to protect the resources discovered. No work at the site may recommence without approval of the Community Development Director. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Community Development Director. If the report identifies significant resources, amendment of the permit may be required to implement mitigations to protect resources.
10. Any changes or additions to the project shall be submitted to the Community Development Agency - Planning Division for review and approval before the contemplated modifications may be initiated.
11. This Use Permit approval does not preclude the future approval of other telecommunications facilities on the subject property. The applicant shall cooperate with County efforts to utilize the

subject property and facilities for co-location in the future if it is technically feasible and would minimize adverse affects related to land use compatibility, visual resources, public safety, and other environmental factors.

12. The electromagnetic frequency radiation (EMF) generated by the approved facility, in combination with other existing ambient sources of EMF, shall not expose the general public to EMF levels which exceed the allowable standards as adopted by the Federal Communications Commission and the County. If nationally accepted research establishes a substantially different standard for human exposure to EMF and such standard is adopted by the County or otherwise determined to be applicable by the County, the applicant shall demonstrate compliance with such standard by submitting a radio frequency report to the County within 90 days of the effective date of the standard or longer period as requested by the applicant and subsequently approved by the Community Development Director. The radio frequency report shall determine conformance with the updated standard by calculating the EMF power levels of the approved facility in combination with other existing ambient sources.
13. This Use Permit may be revoked by the County should the approved facility, in combination with other existing ambient sources, exceed the updated EMF standard unless the location, design, and/or operation of the approved facility is modified to meet the updated standard. Modifications of the approved facility shall be submitted to the Community Development Agency to determine if amendments to these permit approvals are necessary. This condition shall not apply if the County is preempted by Federal and/or State law, rules or regulations from applying an updated EMF standard after the approved facility has been constructed.
14. This Use Permit is subject to revocation procedures contained in Marin County Code Chapter 22.120 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or working in the neighborhood.
15. UPON VESTING OF THE PROJECT, the Community Development Agency shall record this Notice of Decision, including all conditions of project approval, with the Marin County Recorder's Office to advise future property owners of the conditions of approval for this telecommunications facility.

SECTION 3: VESTING, PERMIT DURATION, AND APPEAL RIGHTS

NOW, THEREFORE BE IT RESOLVED that the applicant must vest the Redwood Landfill, Inc./MetroPCS Use Permit (UP 05-26) Renewal (Project ID 10-0199) approval by satisfying Condition of Approval 4 before April 17, 2011, or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 30 days before the expiration date and the Community Development Director approves it.

NOW, THEREFORE BE IT FURTHER RESOLVED that this Use Permit shall be valid until **November 12, 2019**, unless the conditions of approval are violated, in which case the Use Permit may be revoked. The applicant shall submit an application to renew the Use Permit at least 60 days before the expiration of the Use Permit. Should the Use Permit expire without benefit of a renewal, all equipment, structure, and antennas shall be removed and the site shall be returned to its preexisting conditions.

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency, Planning Division, Room 308, Marin County Civic Center, San Rafael, no later than 4:00 p.m. on March 4, 2011.

SECTION 4: DECISION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 17th day of February, 2011.

JEREMY TEJIRIAN
DEPUTY ZONING ADMINISTRATOR

Attest:

Joyce Evans
Deputy Zoning Administrator Secretary