

..title

Public Hearing to consider Use Permit Application U-19-01 of AT&T Mobility to establish a new wireless communications facility which includes an 81' high faux water tank design with 12 panel antennas. The site is located in the Exclusive Agriculture (A-40) zone, on the east side of Pitt School Road, approximately .17 miles north of Interstate 80 in unincorporated Dixon, APNs 0108-110-020 & 08. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines.

..body

Published Notice Required? Yes X No ___
Public Hearing Required? Yes X No ___

RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. U-19-01, subject to the recommended conditions of approval.

BACKGROUND:

This project was continued from the January 16, 2020 Planning Commission hearing in order to allow additional time for the applicant to finalize the project description and for the County to determine the appropriate level of CEQA analysis.

PROPERTY INFORMATION:

A. Applicant/Owner:

Tom Swarner on behalf of
AT&T Mobility
2615 Camino Lenada
Oakland, CA 94611

B. General Plan Land Use Designation/Zoning:

General Plan: Urban Commercial
Zoning: Exclusive Agricultural "A-40"

C. Existing Use: Temporary cellular facility/Almond orchard

D. Adjacent Zoning and Uses:

North: Exclusive Agriculture (A-40) – Almond orchard
South: Exclusive Agricultural (A-40) – Fallow field
East: Exclusive Agriculture (A-40) – Almond orchard/Hwy 80
West: Exclusive Agricultural (A-40) – Pitt School Rd./Almond orchard

PROJECT DESCRIPTION:

The applicant is proposing to replace an existing temporary cellular communication facility with a permanent facility at the same location. The new facility will consist of: an 81' high cell tower, designed as a faux water tank, twelve directional 6' long flat-panel antennas (3 arrays with 4 panel antennas pointed in three directions), and a walk-in equipment shelter within a 50'x50' fenced compound. The applicant is further requesting that the Planning Commission consider granting additional height for the facility, as described below under Zoning Consistency.

Tower:

The proposed facility will include an 81' tower, designed as a faux water tank. There will be a total of twelve directional six foot (6') flat panel antennas (three arrays of four panels). The antennas will be located and concealed within a fiberglass faux water tank. The fiberglass material will allow for the transmission of radio frequency waves but will visually conceal the antennas. The tower is designed to allow for the future co-location of additional carriers. The proposed tower will replace the existing temporary pole.

Equipment Compound:

The 50' x 50' (2500 sf) equipment area is existing as it currently serves the permitted temporary facility. The equipment compound will be surrounded by a new 8' tall chain link fence with privacy slats to replace the existing temporary fence. The equipment area will contain the outdoor equipment cabinets and an emergency generator on a concrete slab, necessary to operate the site. The existing temporary equipment will be replaced with permanent equipment and shelter.

Access and Utilities:

The tower will be located within the parcel approximately 70' east of Pitt School Road. The applicant will utilize an existing gravel driveway off of Pitt School Road to access the facility. An encroachment permit has been obtained from the County for the existing connection to the public road. Power and land-based telecommunications service will be provided from a nearby joint utility pole located near the proposed facility. All power and telco lines to the tower will be located underground. No water or septic is required as the site is unmanned. There is an existing parking space and turnaround area for monthly service technician near the equipment compound.

Project Site

The site is comprised of two parcels (APN: 0108-110-02 & 08) which together contain 11.97 acres. The property currently contains a temporary telecommunications facility, established by Minor Use Permit MU-18-04. The balance of the property is devoted to agriculture (almond trees).

Infrastructure

Traffic and Circulation

The site is accessed by a driveway connecting to Pitt School Road, a paved two-lane county road.

Water and Sewage

The site will be unmanned. No potable water and septic system are required.

ENVIRONMENTAL ANALYSIS:

The project qualifies for a Class 2 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302(b)(c), Replacement or Reconstruction. Included in this Exemption is: b.) replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity, and c.) replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

ANALYSIS:

General Plan Consistency:

The 2008 General Plan designates this property as Urban Commercial and a Municipal Service Area (MSA). The proposed location is located within the Sphere of Influence (SOI) of the City of Dixon, as the city limit line is approximately ½ mile to the south.

For areas such as these, the General Plan provides:

Within MSAs, future development of urban land uses is to be facilitated and served through city annexation. Current land uses within MSAs may continue under County jurisdiction until the land is annexed to the city for conversion to urban uses (General Plan, Land Use Chapter, pg. LU-12).

The intent of this provision is for areas within MSAs to be developed at urban densities, only upon annexation to the city. Until that time, agricultural uses, and uses that don't require urban services, should be the primary use of the land.

The proposed use of a telecommunications facility utilizes an approximately 2500sf footprint, which currently exists. No expansion is proposed. The balance of the property will continue to be utilized for agricultural use. No significant impact to agriculture is anticipated. Further, as conditioned and as required by the Zoning Ordinance, this permit shall only be approved for a 10 year term. Should the need for additional time be required at that time, a new use permit will need to be considered. As a result, the use can be found to be consistent with the Urban Commercial designation, in an MSA, of the General Plan.

Zoning Consistency:

The parcel is zoned Exclusive Agricultural (A-40), which allows for the establishment of a wireless communication facility (new tower), subject to the approval of a use permit. Section 28.81 of the Zoning Ordinance establishes standards and restrictions related to Wireless Communication Facilities. Subsection (D)(5) provides height requirements and states that any wireless communication facility constructed within ¾ mile of a designated scenic corridor shall conform to the height limit in the zoning district in which they are located.

Interstate 80 is designated a Scenic Roadway in the County's General Plan. I80 is located within ¾ mile of the proposed facility's location, at approximately 600' to the southeast. The height limit within the A40 zone is 35' for residential buildings and accessory buildings, however, Section 28.93 (General Height Regulations and Exceptions) provides that "towers, poles, water tanks, and similar structure may be erected to a greater height than the limit established for the district in which they are to be located.....".

Further, the Wireless Communication Facilities, Subsection (D)(5) provides that an operator may wish to apply for an exception to these height limitations, subject to approval of a Use Permit before the Planning Commission and subject to certain required findings as identified below.

The applicant is aware that the project site is within the ¾ mile distance restriction to I80. As such, the applicant has located the proposed facility as far west as possible to maintain the greatest distance it can and still meet its cell coverage needs. The applicant has also designed the tower to resemble an agricultural water tank.

There is precedent in the County for allowing new telecommunication towers at an increased height within the ¾ mile scenic roadway corridor if the applicant proposes an adequate stealth design which typically softens the appearance of the antennas and poles. While poles have often been designed as “trees” (mono pines), in an effort to soften the look, the proposed facility has been designed as a water tank. At this location, staff believes that this is a more suitable design as it has a more agricultural and rural appearance.

Property Line Setbacks

The boundary of the existing equipment area is 20' to the front property line and 45' to the center of Pitt School Rd. Within the equipment area, the proposed equipment shelter will be 30' from the front property line and 55' from the center of Pitt School Rd. These setbacks to the equipment shelter meet the minimum distance required. Due to the height of the tower, a greater setback is often encouraged by staff to soften the visual impact to travelers along the public road. However, the equipment pad is existing at its proposed location. Requiring the applicant to relocate the pad further off the road would provide additional impacts to the existing orchard and would decrease the distance between the facility and I80, a locally designated scenic roadway. With the change in the tower's design to a faux water tank, staff does not recommend that the location of the equipment pad be changed from its existing location.

PROPOSED FINDINGS:

- 1. That the establishment, maintenance or operation of the use or building 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.**

The operation and maintenance of a wireless communication facility is consistent with the goals, objectives, and policies of the Solano County General Plan, including but not limited to the Land Use, Resources, and Public Facilities and Service Chapters..

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Vehicular access to the site will be via Pitt School Road with internal access via two existing driveways. Utilities will be provided by existing power poles within the area. Building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. The facility will be unmanned and does not require a source for domestic drinking water or private septic system.

- 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.

As conditioned, the proposed telecommunications facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents. The RF emissions report prepared for the project indicates that the facility will be in compliance applicable to Federal Communications Commission Rules and Regulations for RF emissions.

ADDITIONAL FINDINGS

4. The proposed facility complies with applicable sub-sections of Wireless Communications Facilities, Sec. 28.81 of the Zoning Regulations.
5. No alternative site or design is available that would allow for issuance of a Use Permit before the Zoning Administrator for the facility. The applicant has submitted an Alternatives Analysis which describes other locations in the vicinity that were considered. Its conclusion is that this site provides the best location for optimal antenna performance that will provide full communication services to the community, integration with the local AT&T Mobility network to handle higher call volume, maximize call quality, optimize data speed and capacity, and increase network dependability for commercial and emergency services. This site also best implements the dedicated FirstNet emergency network for first responders.
6. The RF Environmental Evaluation Report for the facility shows that the cumulative radio-frequency energy emitted by the facility and any near-by facilities will be consistent with FCC regulations.
7. The facility blends in with its existing environment and will not have significant visual impacts. The Planning Commission grants a height exception for the 81' faux water tank tower as the tower is designed in a stealth manner and does not exceed the height of the existing temporary tower that it is replacing.
8. The proposed wireless communications facility is Categorically Exempt from CEQA, per Section 15302(b)(c), Replacement or Reconstruction.

CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to AT&T Mobility to establish a wireless communication facility in accord with the application materials and development plans submitted with Use Permit Application U-19-01 and as approved by the Solano County Planning Commission. The approval includes the construction of an 81' high cell tower, designed as a faux water tank, twelve directional 6' long flat-panel antennas (3 arrays with 4 panel antennas pointed in three directions), and a walk-in equipment shelter within a 50'x50' fenced compound.

2. Pursuant to Section 28.81(J) of the Wireless Ordinance, the subject use permit shall be granted for a fixed term of ten (10) years and shall expire May 7, 2030. Consideration of a new land use permit is required should the need for the wireless communication facility remain upon permit expiration.
3. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. All requirements of the Federal Communications Commission including RF signage shall be met prior to building permit issuance and operation of the subject facility.
5. 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.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk
7. Upon termination or expiration of the subject use permit, the proposed wireless communication infrastructure shall be removed from the site. All equipment, including concrete pads, shall be removed within 90 days of discontinuation of the use and the site shall be restored to its natural condition. The County shall have access across the subject property to affect such removal.
8. As proposed, all on-site utility lines leading to and connecting the leased areas and equipment shelters shall be located underground.
9. All facility components including, but not limited to, tower, antennas, microwave dishes, remote radio units, equipment cabinets, chain link fence/privacy slats, shall be maintained in good condition, including ensuring the facilities are reasonably free of:
 - a. Rust and corrosion;
 - b. Chipped, faded, peeling and cracked paint;
 - c. Graffiti, bill, stickers, advertisements, litter and debris; and
 - d. Broken or misshapen structural parts

The applicant shall repaint/repair any damaged, faded, peeling paint to original quality and cover or remove graffiti as part of regular maintenance.

Building & Safety Division

10. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per the California Building Code, the latest edition enforced at the time of building permit application. "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."

11. Plans and Specifications shall meet the requirements of the California Building Code. “Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by registered design professional. Electronic media documents are permitted when approval of the building official. Construction documents shall be of sufficient clarity to indicate the location nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant law, ordinances, rules and regulations, as determined by the building official.”

Environmental Health Division

12. The maximum potential volume of hazardous materials stored at the facility shall be calculated, and if required, the facility shall submit a hazardous materials business plan to Solano county Hazardous Materials Section.

Public Works Engineering

13. Should a grading permit be required, the applicant shall apply for, secure and abide by the conditions of a grading permit. The applicant shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.

ATTACHMENTS

Attachment A: Vicinity Map

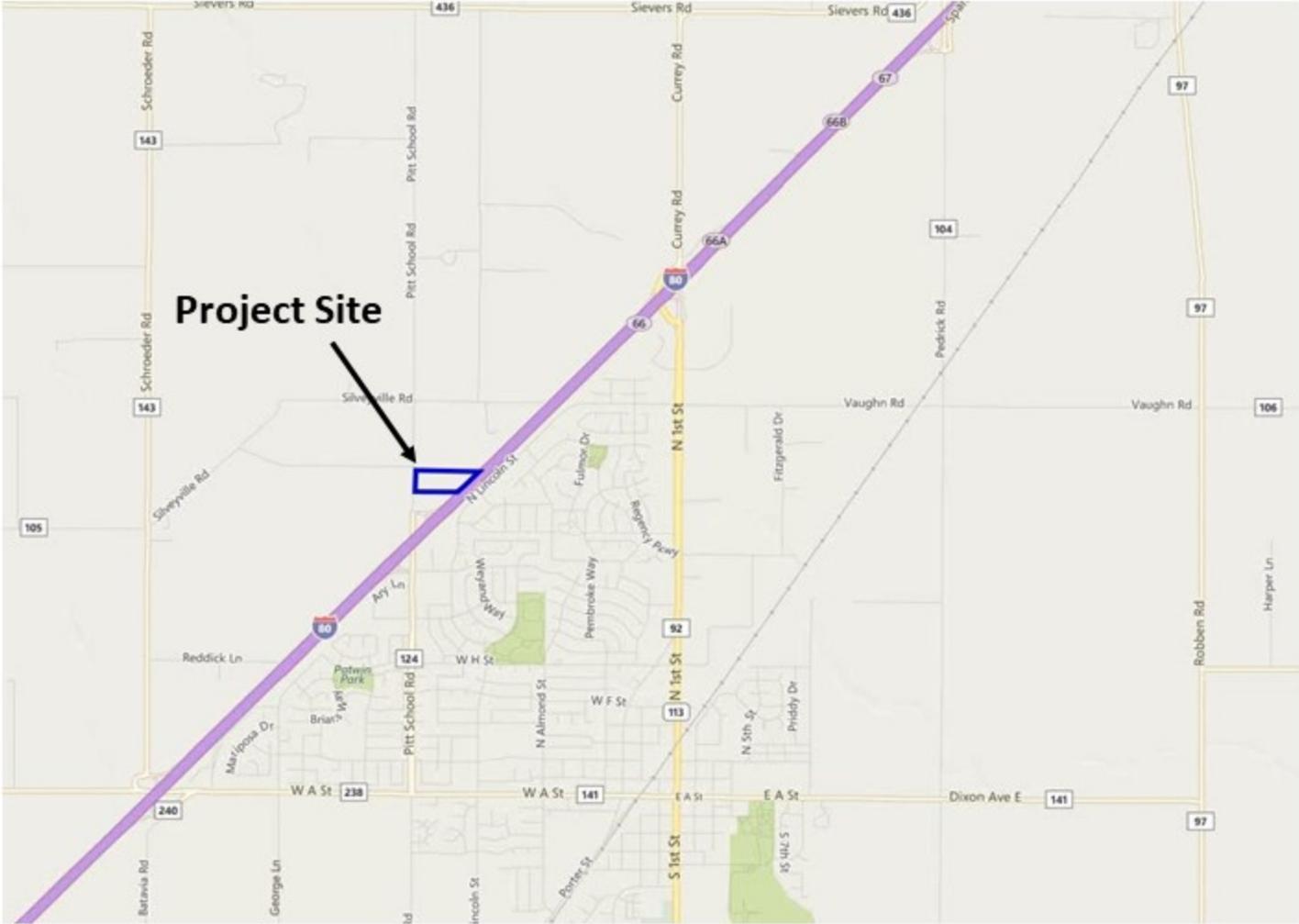
Attachment B: Aerial

Attachment C: Site Plan and Elevation Plans

Attachment D: Photo Simulations

Attachment E1 & E2: Existing Facility Photos

Attachment F: Resolution







at&t

GILL-REVEILLE FARMS (PERMANENT SITE)

CCL01759
6410 SILVEYVILLE ROAD
DIXON, CA 95620

PROJECT REFERENCE NUMBERS

SITE I.D.: CCL01759
US I.D.: 215260
FA NO.: 14568078
ORACLE NO.: 3701A00GDG2
PACE NO.: MRSFR049034
PROGRAM: NSB

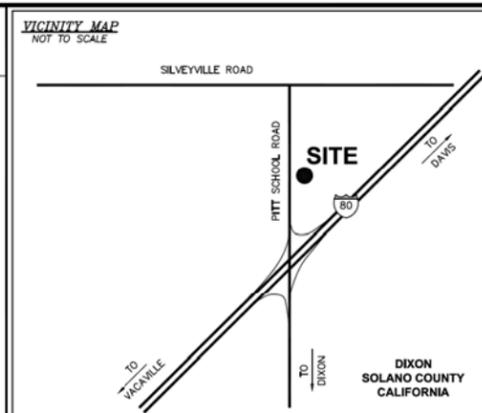
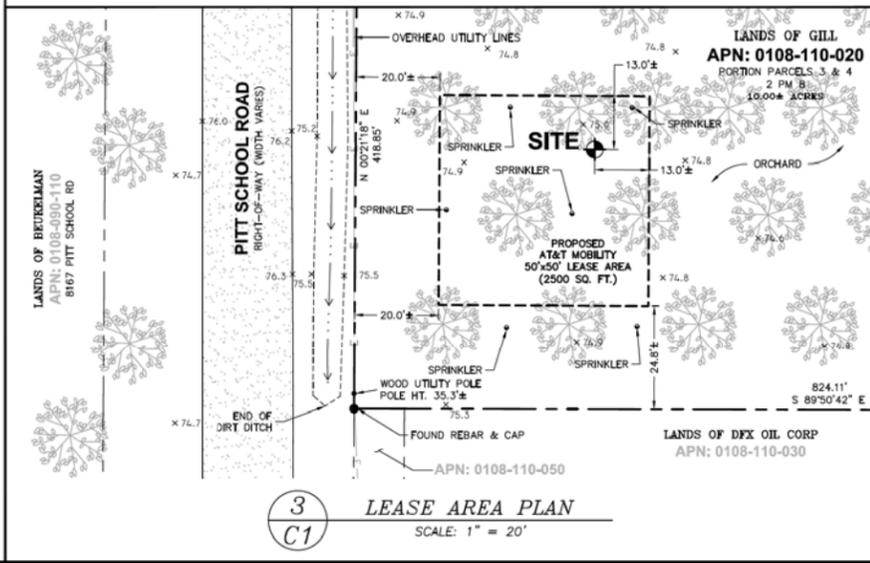
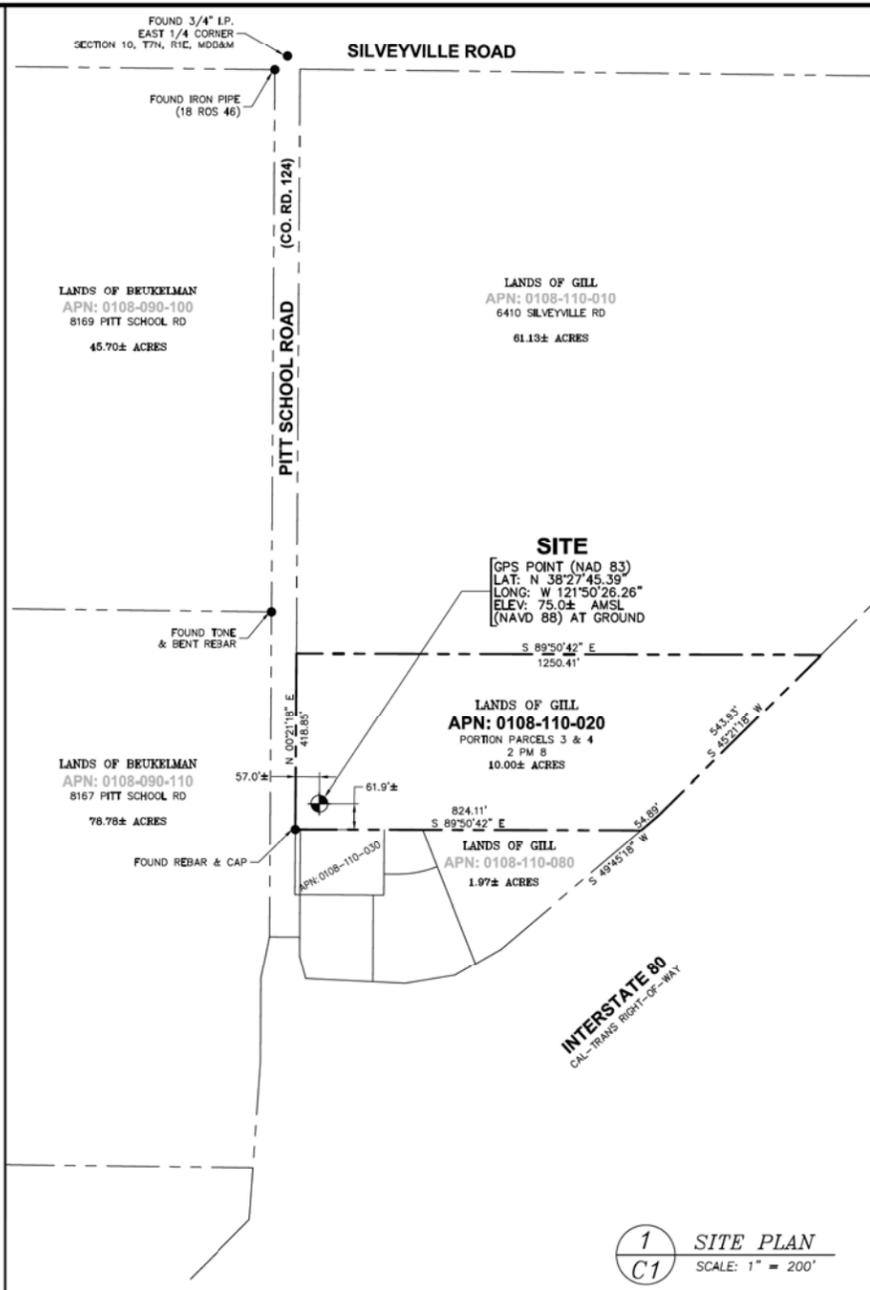
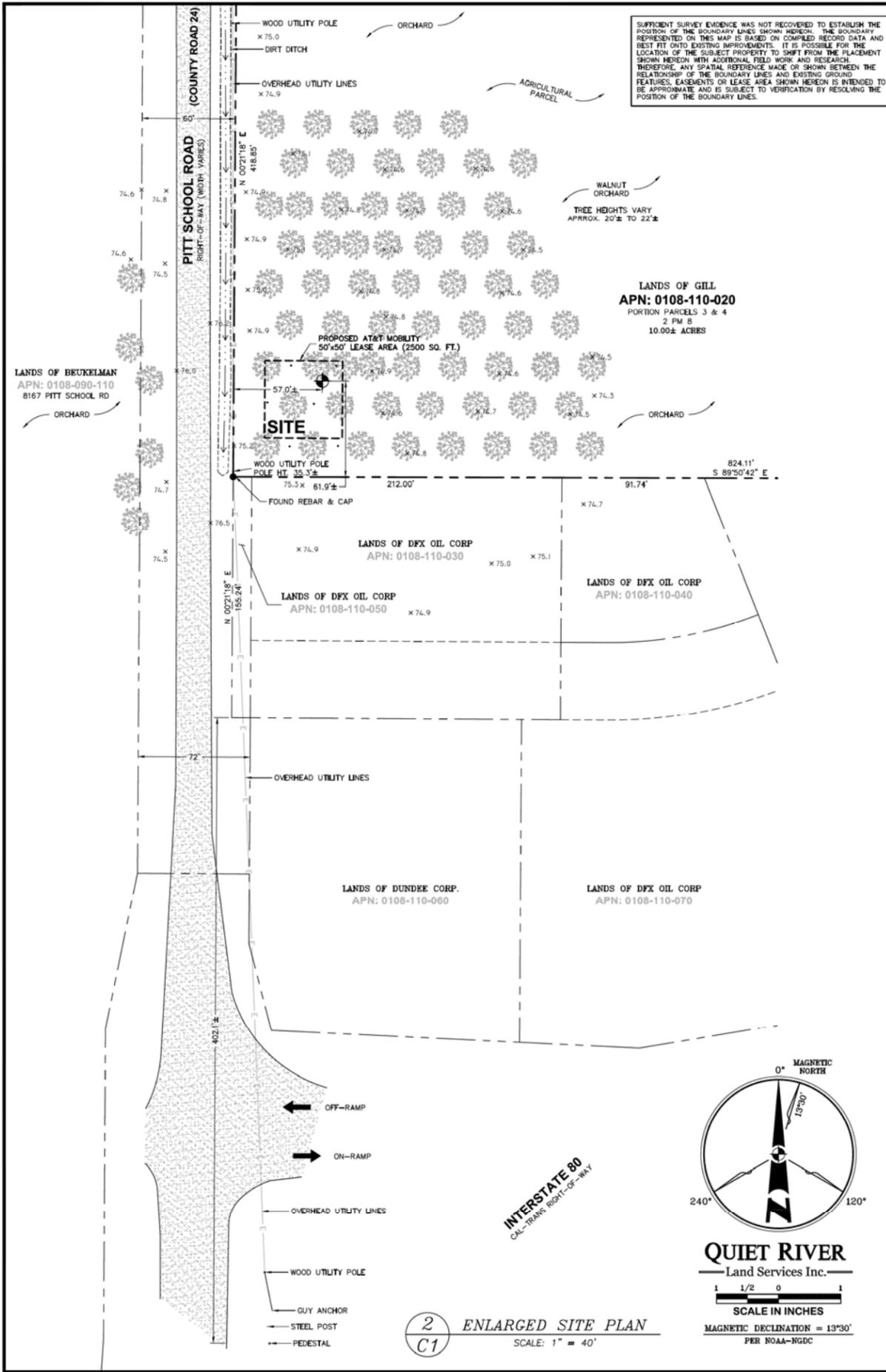
PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX
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<p>SCOPE OF WORK:</p> <p>THIS IS AN APPLICATION FOR THE MODIFICATION OF AN EXISTING TEMPORARY WIRELESS SERVICES FACILITY TO A PERMANENT WIRELESS FACILITY. THE PROPOSED INSTALLATION IS REQUIRED IN ORDER TO PROVIDE BETTER WIRELESS COMMUNICATIONS SERVICE IN THE AREA.</p> <p>THE PROPOSED INSTALLATION CONSISTS OF:</p> <ul style="list-style-type: none"> - THE REMOVAL OF ONE (1) TEMPORARY SHELTER W/ MAST POLE, BALLAST, & OUTRIGGER TO BE REPLACED WITH (1) PROPOSED WALK-IN-CABINET (W.I.C.) & (1) EMERGENCY USE DIESEL GENERATOR ON A PROPOSED CONCRETE PAD - THE REMOVAL OF SIX (6) AND REPLACEMENT WITH (12) PANEL ANTENNAS W/ REMOTE RADIO & DC SURGE SUPPRESSOR UNITS MOUNTED AND CONCEALED WITHIN A PROPOSED ±81'-0" TALL RF TRANSPARENT CO-LOCATABLE WATER TOWER (DESIGN BY OTHERS) - REMOVAL OF TEMPORARY FENCING W/ PROPOSED 8'-0" HIGH CHAIN LINK FENCE W/ SLATS - ASSOCIATED UTILITIES / COMMUNICATIONS WIRING AS REQUIRED 	<p>SITE ADDRESS: 6410 SILVEYVILLE RD., DIXON, CA 95620</p> <p>PROPERTY OWNER: GILL ROBERT L & CYNTHIA A 6410 SILVEYVILLE RD., DIXON, CA 95620</p> <p>LATITUDE (NAD83): 38° 27' 45.39"N</p> <p>LONGITUDE (NAD83): 121° 50' 26.26" W</p> <p>ELEVATION (NAD83): ±75.0' A.M.S.L.</p> <p>A.P.N.: 0108-110-020</p> <p>JURISDICTION: COUNTY OF SOLANO</p> <p>ZONING CLASSIFICATION: A-40 (AGRICULTURAL)</p> <p>CURRENT USE: AGRICULTURAL / RURAL</p> <p>PROPOSED USE: AGRICULTURAL / RURAL - CO-LOCATABLE TELECOM FACILITY</p> <p>CONSTRUCTION TYPE: TYPE II-B</p>	<p>APPLICANT/LESSEE: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583 CONTACT: BRADLEY HEAD PHONE: (925) 963-7370</p> <p>LEASING MANAGER: EPIC WIRELESS GROUP, LLC 605 COOLIDGE DRIVE SUITE 100 FOLSOM, CA 95630 CONTACT: NICK TAGAS PHONE: (916) 990-1446 EMAIL: Nick.Tagas@epicwireless.com</p> <p>ZONING MANAGER: DELTA GROUPS ENGINEERING 6800 KOLL CENTER PARKWAY SUITE 225 PLEASANTON, CA 94566 CONTACT: TOM SWARNER PHONE: (510) 435-3595 EMAIL: tomale75@hotmail.com</p> <p>ARCHITECT: DELTA GROUPS ENGINEERING 6800 KOLL CENTER PARKWAY SUITE 225 PLEASANTON, CA 94566 PHONE: (925) 468-0115 FAX: (925) 468-0355</p> <p>SURVEYOR: QUIET RIVER LAND SURVEYING, INC. 6747 SIERRA COURT, SUITE K DUBLIN, CA 94568 CONTACT: KEVIN MCGUIRE PHONE: (925) 734-6788</p> <p>RF ENGINEER: AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583 CONTACT: HAKAN AKTAS EMAIL: ha302f@att.com</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>T1</td> <td>TITLE SHEET</td> </tr> <tr> <td>C1</td> <td>SURVEY</td> </tr> <tr> <td>A1</td> <td>OVERALL SITE PLAN</td> </tr> <tr> <td>A2</td> <td>ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUTS</td> </tr> <tr> <td>A3.1</td> <td>EXISTING & PROPOSED NORTH ELEVATIONS</td> </tr> <tr> <td>A3.2</td> <td>EXISTING & PROPOSED WEST ELEVATIONS</td> </tr> <tr> <td>A3.3</td> <td>EXISTING & PROPOSED SOUTH ELEVATIONS</td> </tr> <tr> <td>A3.4</td> <td>EXISTING & PROPOSED EAST ELEVATIONS</td> </tr> </table>	T1	TITLE SHEET	C1	SURVEY	A1	OVERALL SITE PLAN	A2	ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUTS	A3.1	EXISTING & PROPOSED NORTH ELEVATIONS	A3.2	EXISTING & PROPOSED WEST ELEVATIONS	A3.3	EXISTING & PROPOSED SOUTH ELEVATIONS	A3.4	EXISTING & PROPOSED EAST ELEVATIONS
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CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM AT&T	APPROVALS
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<p>SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.</p> <p>2019 CA ADMINISTRATIVE CODE 2019 CA BUILDING CODE 2019 CA ELECTRICAL CODE 2019 CA MECHANICAL CODE 2019 CA PLUMBING CODE 2019 CA FIRE CODE 2019 ENERGY CODE</p> <p>SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES (SFBC, SFFC, SFMC, SFEC) AND CITY/COUNTY ORDINANCES.</p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS EXEMPT BASED ON ADA STANDARDS 203.5 AND CBC 11B-203.5 "MACHINERY SPACES."</p> <p>FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.</p>		<p>FROM AT&T MOBILITY OFFICES LOCATED AT 5001 EXECUTIVE PARKWAY IN SAN RAMON, CA:</p> <p>DRIVING DIRECTIONS: FROM AT&T OFFICE @ 5001 EXECUTIVE PARKWAY, SAN RAMON, CA. GET ON I-680 N FROM BOLLINGER CANYON RD. FOLLOW I-680 N AND I-80 E TO PITT SCHOOL RD IN DIXON. TAKE EXIT 64 FROM I-80 E. CONTINUE ON PITT SCHOOL RD. LOCATION IS ON THE RIGHT.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> <tr> <td>AT&T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING/LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER/TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&E:</td> <td></td> <td></td> </tr> </table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING/LANDLORD:			ZONING:			CONSTRUCTION:			POWER/TELCO:			PG&E:		
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 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583	<p>GILL-REVEILLE FARMS (PERM.) CCL01759</p> <p>6410 SILVEYVILLE ROAD DIXON, CA 95620</p>	 DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS 6800 KOLL CENTER PARKWAY, SUITE 225 PLEASANTON, CA 94566 TEL: (925) 468-0115 FAX: (925) 468-0355	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td>1</td> <td>9/10/18</td> <td>ISSUED FOR ZD (90%)</td> <td>JK</td> <td>-</td> </tr> <tr> <td>2</td> <td>11/16/18</td> <td>ISSUED FOR ZD (100%)</td> <td>JK</td> <td>-</td> </tr> <tr> <td>3</td> <td>5/7/19</td> <td>ISSUED FOR ZD (100%) - EASEMENT ADD</td> <td>HT</td> <td>-</td> </tr> <tr> <td>4</td> <td>3/11/20</td> <td>ISSUED FOR ZD (100%) - TOWER REDESIGN</td> <td>HT</td> <td>-</td> </tr> </table>	REV.	DATE	DESCRIPTION	BY	CHK	1	9/10/18	ISSUED FOR ZD (90%)	JK	-	2	11/16/18	ISSUED FOR ZD (100%)	JK	-	3	5/7/19	ISSUED FOR ZD (100%) - EASEMENT ADD	HT	-	4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-	<p>SHEET TITLE</p> <p>TITLE SHEET</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>SHEET</th> <th>DGE NO.</th> </tr> <tr> <td>T1</td> <td>P18AN007</td> </tr> <tr> <th colspan="2">SITE NAME</th> </tr> <tr> <td colspan="2">GILL-REVEILLE (PERM.)</td> </tr> </table>	SHEET	DGE NO.	T1	P18AN007	SITE NAME		GILL-REVEILLE (PERM.)	
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PROPERTY INFORMATION

Owner: ROBERT & CYNTHIA GILL
Address: 6410 SILVEYVILLE ROAD
DIXON, CA 95620

Site: CCL01759_SR / GILL-REVELLE FARMS
Address: 6410 SILVEYVILLE ROAD
DIXON, CA 95620

Assessor's Parcel Number: 0108-110-020

Height of Building/Tower: N/A

Title Report:
TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY NORTH AMERICAN TITLE INSURANCE COMPANY REPORT NO. 54606-18-1581076-01, DATED AS OF JULY 19, 2018.

Legal Description:
PROPERTY SITUATED IN THE CITY OF DIXON, COUNTY OF SOLANO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program

County: SOLANO Effective Date: AUGUST 2, 2012
Community-Panel Number: 060950-0200-F
The Flood Zone Designation for this site as plotted by scale is:
ZONE X (NO SHADING) - AREA OF MINIMAL FLOOD HAZARD.

SURVEY DATA

NAD 83 Datum:
Lat: N 38°27'45.39" Long: W 121°50'26.26"
Datum Base: NAD 83 Equipment Used: CHCK900-OPUS Receiver
(See Note 2)

Site Ground Elevation: 75.0'± AMSL (NAVD88) AT GPS SITE LOCATION

Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)

Basis of Bearings:
CALIFORNIA COORDINATES ZONE III (NAD83) AND BEST FIT WITH FOUND MONUMENTS AS SHOWN.

Date of Field Survey: JULY 10, 2018

NOTES

1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.

2.) The latitude, longitude and elevation shown herein were derived from post-processed L-1/A-2 data collected using Navstar Global Positioning System (GPS) and a CHCK900-OPUS Receiver. OHC Navigation specifications report declimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)

3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.

4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown herein are based upon a field survey as stated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the latitude and longitude coordinates are reported in NAD 83 Datum and are accurate to within ±1.0 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91-003 and are accurate to the best of my knowledge and belief.

Signature: *[Signature]* DATE: 11/13/18

LEGEND

APN: ASSESSOR'S PARCEL NUMBER	ASPHALT
CP: CONTROL POINT	CONCRETE
EL: ELEVATION	CONTROL POINT
FH: FIRE HYDRANT	FOUND MONUMENT
FND: FOUND	GPS POINT
HT: HEIGHT	(M-M) MONUMENT TO MONUMENT
MON: MONUMENT	P 15.3 PARAPET/ROOF ELEVATIONS
(M-M) MONUMENT TO MONUMENT	R 12.3 SPOT ELEVATION
P.O.B. POINT OF BEGINNING	× 12.3 TEMPORARY BENCHMARK
P.O.C. POINT OF COMMENCEMENT	
PP: POWER POLE	
(TYP.) TYPICAL	

DATE: NOVEMBER 13, 2018
DRAWN BY: MAS
FILE NO.: DLTA1803

REVISIONS

DATE	DESCRIPTION	INITIAL
7/13/18	90% ISSUE	MAS
7/16/18	REVISE APNs	RO
8/3/18	100% ISSUE	RO
8/7/18	REVIEW TITLE REPORT	RO
11/6/18	UPDATE TO PERM-SITE	RO
11/13/18	CLIENT REQUIRES	RO

at&t
AT&T MOBILITY
5001 Executive Parkway
San Ramon, CA 94583

QUIET RIVER
Land Services Inc.

6747 Sierra Court, Suite K
Dublin, CA 94568
(925) 754-8788 Phone

EXISTING SITE CONDITIONS

CCL01759_SR
GILL-REVELLE FARMS

6410 SILVEYVILLE ROAD
DIXON, CA 95620

C1
OF 1 SHEET

EXISTING EQUIPMENT AREA WITHIN AN EXISTING FENCE ENCLOSURE - AT&T TO REPLACE TEMPORARY SHELTER & MAST POLE WITH A PROPOSED WALK-IN CABINET (DESIGN BY OTHERS), INSTALLATION OF A PROPOSED EMERGENCY USE DIESEL GENERATOR & PROPOSED PANEL ANTENNAS CONCEALED WITHIN A PROPOSED ±81'-0" TALL RF TRANSPARENT CO-LOCATABLE WATER TOWER (DESIGN BY OTHERS)



EXISTING ±35'-4" HIGH WOODEN UTILITY POLE - LOCATION OF EXISTING 120/240V TRANSFORMER

EXISTING OVERHEAD TELCO ROUTING TO TELCO POINT OF CONNECTION (PER UTILITY COMPANY)

EXISTING WOODEN UTILITY POLE - LOCATION OF EXISTING TELCO SPLICE (EXISTING TELCO POINT OF CONNECTION)

NOTE:
DO NOT SCALE DRAWINGS. ALL PROPERTY LINES, EASEMENTS, DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE PRELIMINARY PENDING SURVEY.

OVERALL SITE PLAN

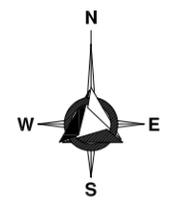


**GILL-REVEILLE FARMS
(PERM.)
CCL01759**
6410 SILVEYVILLE ROAD
DIXON, CA 95620

**DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS**
6800 KOLL CENTER PARKWAY, SUITE 225
PLEASANTON, CA 94566
TEL: (925) 468-0115 FAX: (925) 468-0355

REV.	DATE	DESCRIPTION	BY	CHK
1	9/10/18	ISSUED FOR ZD (90%)	JK	-
2	11/16/18	ISSUED FOR ZD (100%)	JK	-
3	5/7/19	ISSUED FOR ZD (100%) - EASEMENT ADD	HT	-
4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-

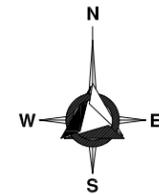
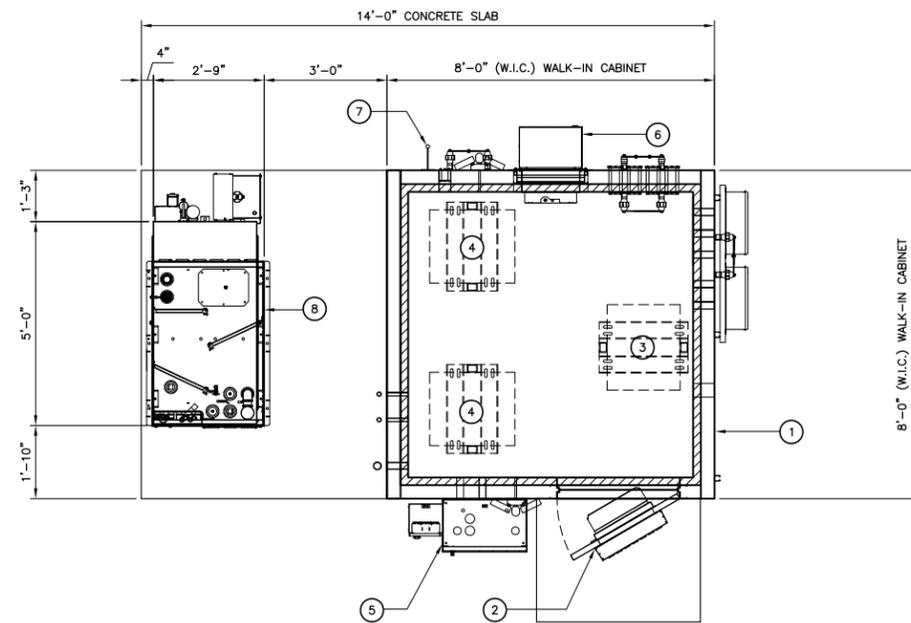
SCALE: 1 inch = 60 ft



SHEET TITLE	
OVERALL SITE PLAN	
SHEET	DGE NO.
A1	P18AN007
SITE NAME	
GILL-REVEILLE (PERM.)	

KEY NOTES:

- ① PROPOSED AT&T OUTDOOR WALK-IN CABINET (W.I.C.)
- ② WALK-IN CABINET (W.I.C.) ACCESS DOOR
- ③ PROPOSED DC POWER RACK W/ (3) STRINGS OF BATTERIES
- ④ NEW AT&T EQUIPMENT RACK MOUNTED INSIDE WALK-IN CABINET (W.I.C.)
- ⑤ NEW AT&T 200A, 120/240V METER WITH MAIN DISCONNECT SWITCH
- ⑥ PROPOSED HVAC UNIT (TYP.)
- ⑦ PROPOSED GPS ANTENNA
- ⑧ PROPOSED EMERGENCY USE DIESEL GENERATOR MOUNTED ON CONCRETE SLAB

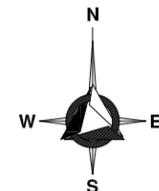
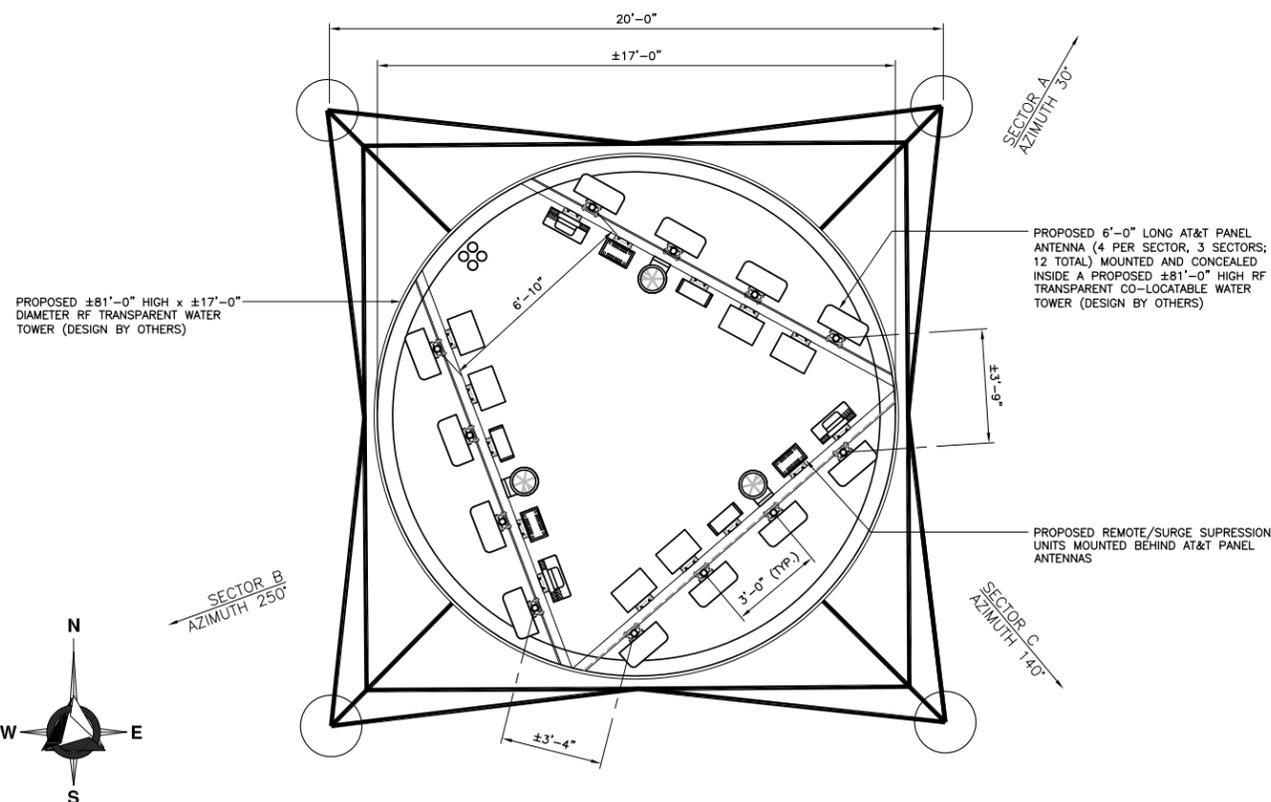


EQUIPMENT LAYOUT (WALK-IN CABINET - W.I.C.)

SCALE: 1/2 inch = 1 ft



2

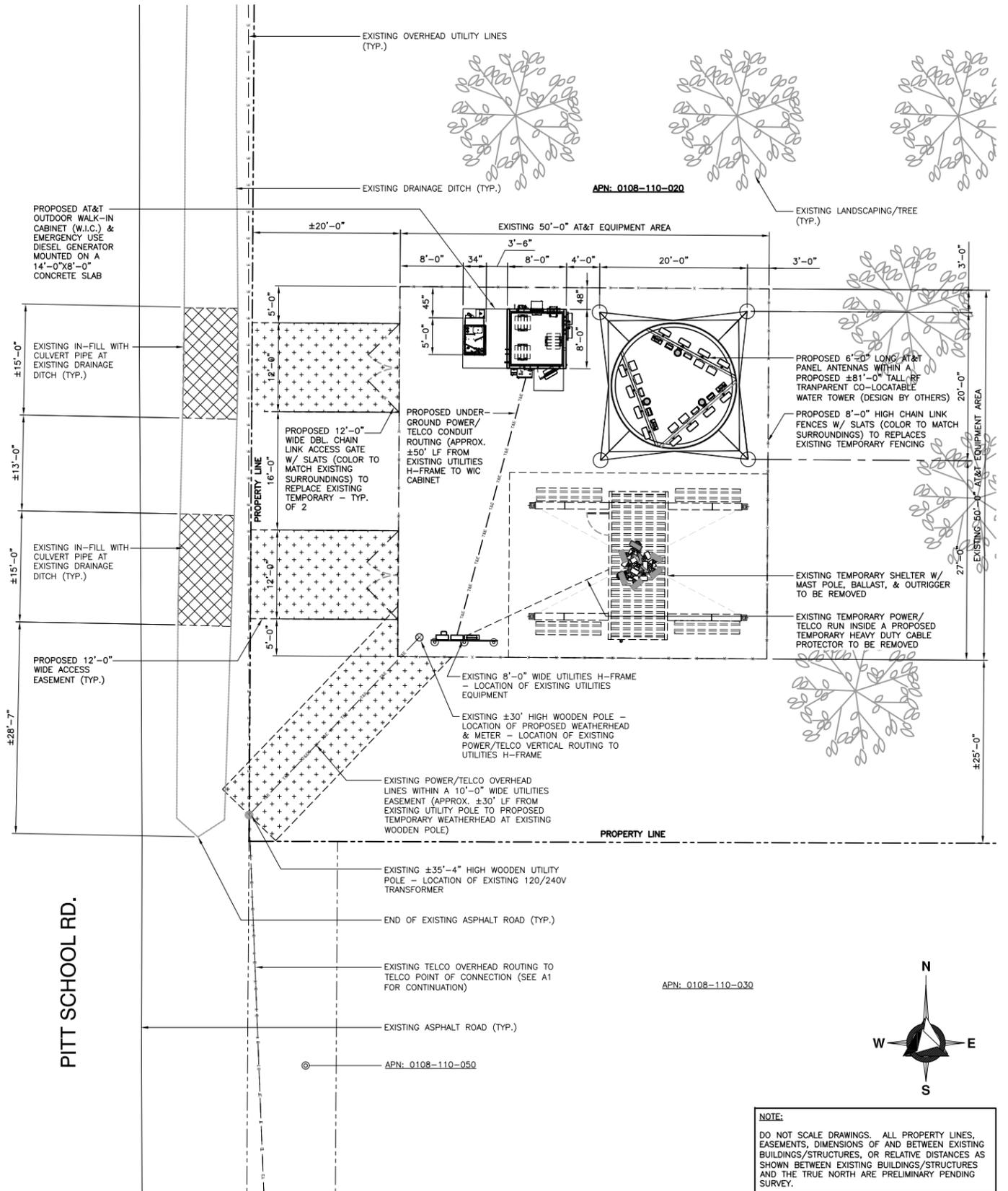


ANTENNA LAYOUT

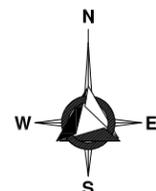
SCALE: 3/8 inch = 1 ft



3



PITT SCHOOL RD.



ENLARGED SITE PLAN

SCALE: 1/8 inch = 1 ft



1

NOTE:
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5001 EXECUTIVE PARKWAY, 4W750D
SAN RAMON, CA 94583

**GILL-REVELLE FARMS
(PERM.)
CCL01759**

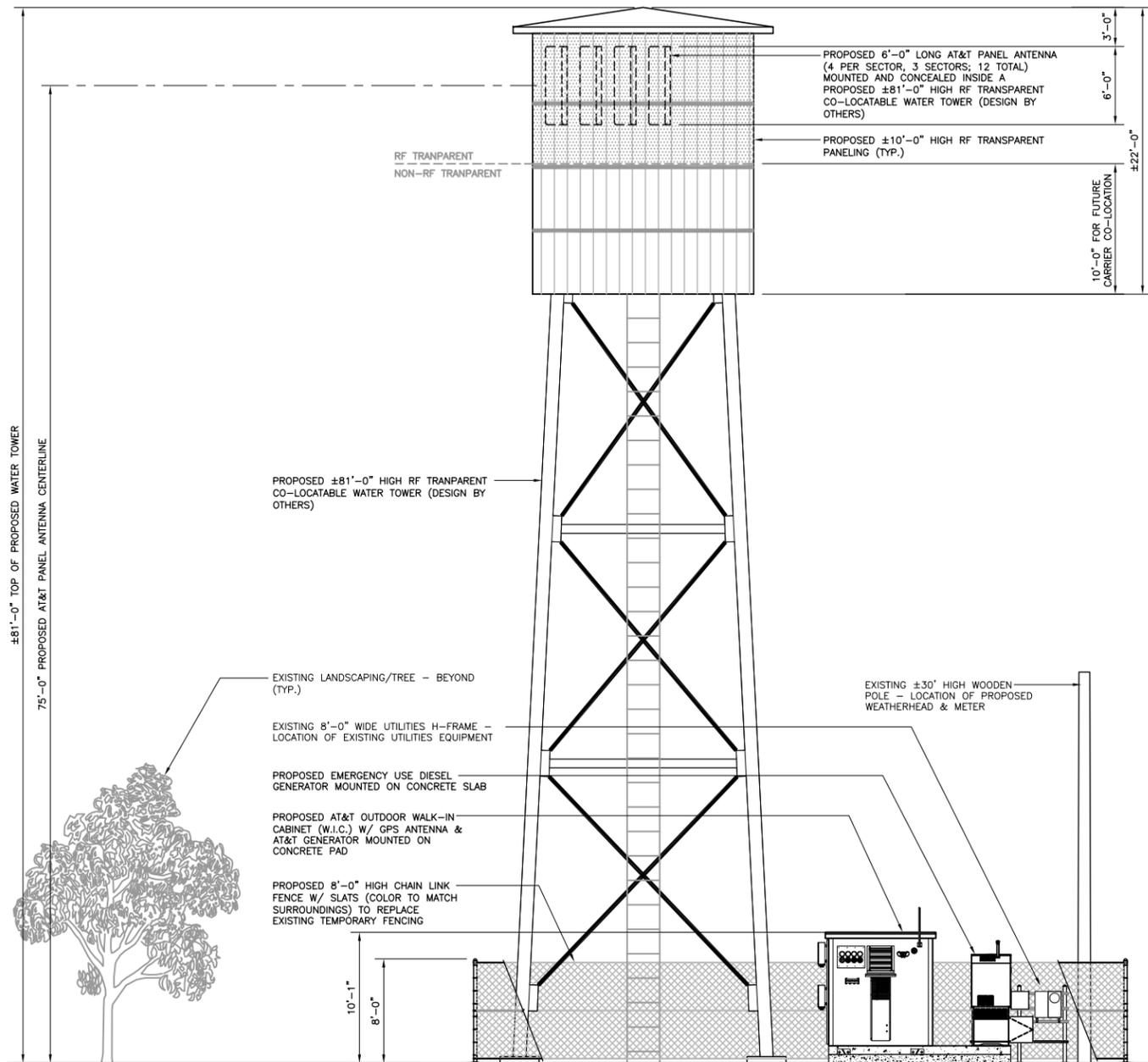
6410 SILVEYVILLE ROAD
DIXON, CA 95620

**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS

6800 KOLL CENTER PARKWAY, SUITE 225
PLEASANTON, CA 94566
TEL: (925) 468-0115 FAX: (925) 468-0355

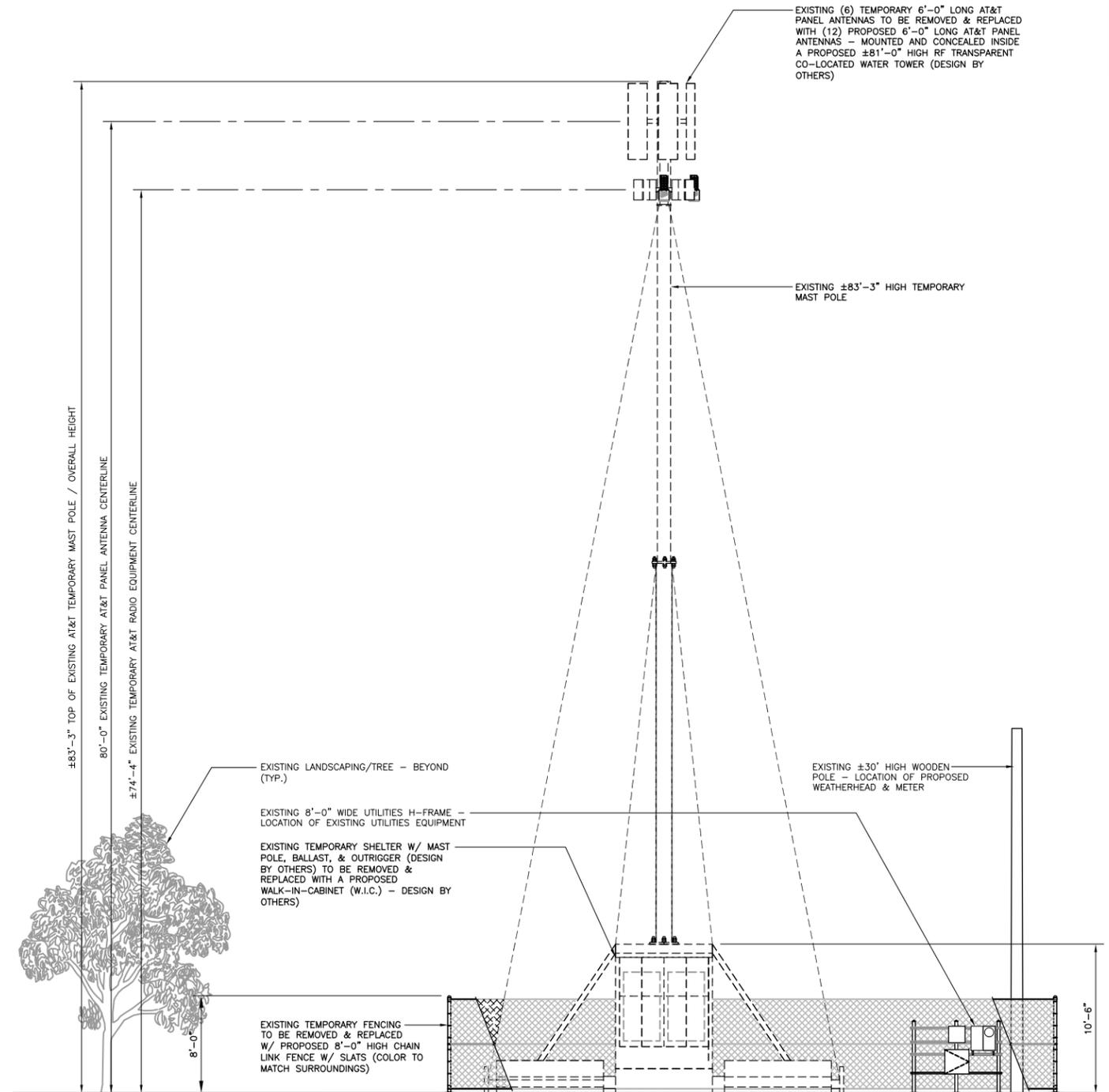
REV.	DATE	DESCRIPTION	BY	CHK
1	9/10/18	ISSUED FOR ZD (90%)	JK	-
2	11/16/18	ISSUED FOR ZD (100%)	JK	-
3	5/7/19	ISSUED FOR ZD (100%) - EASEMENT ADD	HT	-
4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-

SHEET TITLE	
ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUTS	
SHEET	DGE NO.
A2	P18AN007
SITE NAME	
GILL-REVELLE (PERM.)	



PROPOSED NORTH ELEVATION

SCALE: 3/16 inch = 1 ft



EXISTING NORTH ELEVATION

SCALE: 3/16 inch = 1 ft



**GILL-REVEILLE FARMS
(PERM.)
CCL01759**
6410 SILVEYVILLE ROAD
DIXON, CA 95620

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PLEASANTON, CA 94566
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3	5/7/19	ISSUED FOR ZD (100%) - EASEMENT ADD	HT	-
4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-

SHEET TITLE	
EXISTIGN & PROPOSED NORTH ELEVATIONS	
SHEET	DGE NO.
A3.1	P18AN007
SITE NAME	
GILL-REVEILLE (PERM.)	



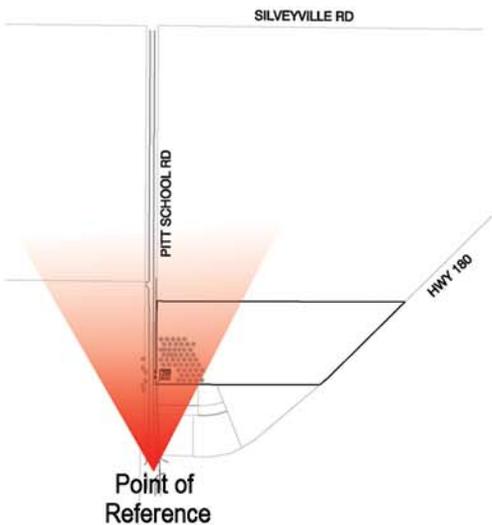
DELTA GROUPS ENGINEERING, INC.
6800 KOLL CENTER PARKWAY, SUITE 225, PLEASANTON, CA 94566
925.468.0115 (T)
P17AN007



GILL-REVEILLE FARMS (PERMANENT SITE)
6410 SILVEYVILLE RD., DIXON CA 95620

PROPOSED VIEW LOOKING NORTH FROM 1-80 WESTBOUND OFF-RAMP AT PITT SCHOOL RD

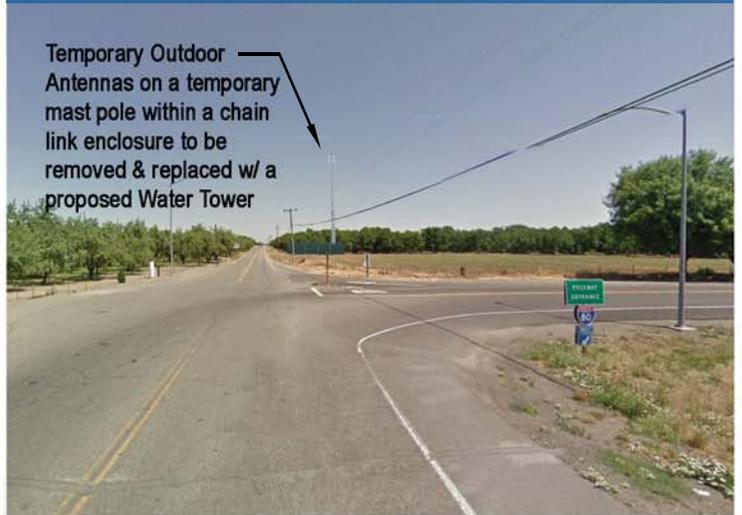
Proposed Outdoor Antennas (total of 12) mounted inside a proposed 81'-0" high Co-Locatable Water Tower within a chain link fence enclosure (painted to match existing surroundings)



PLAN VIEW (LINE OF SITE)

EXISTING VIEW LOOKING NORTH 1-80 WESTBOUND OFF-RAMP AT PITT SCHOOL RD

Temporary Outdoor Antennas on a temporary mast pole within a chain link enclosure to be removed & replaced w/ a proposed Water Tower





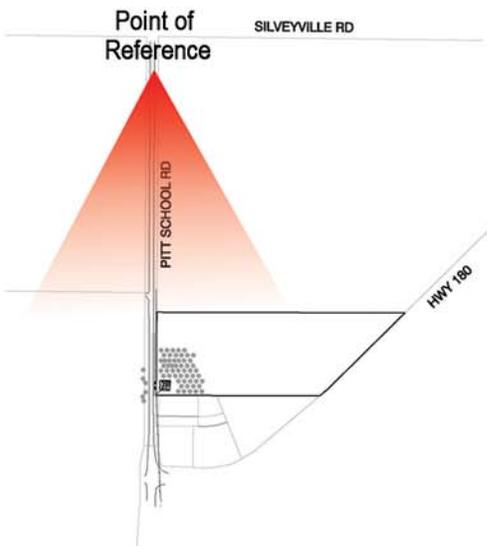
at&t

DELTA GROUPS ENGINEERING, INC.
6800 KOLL CENTER PARKWAY, SUITE 225, PLEASANTON, CA 94566
925.468.0115 (T)
P17AN007



GILL-REVEILLE FARMS (PERMANENT SITE)
6410 SILVEYVILLE RD., DIXON CA 95620

PROPOSED VIEW LOOKING SOUTH FROM PITT SCHOOL RD/SILVEYVILLE RD INTERSECTION



PLAN VIEW (LINE OF SITE)

EXISTING VIEW LOOKING SOUTH FROM PITT SCHOOL RD/SILVEYVILLE RD INTERSECTION





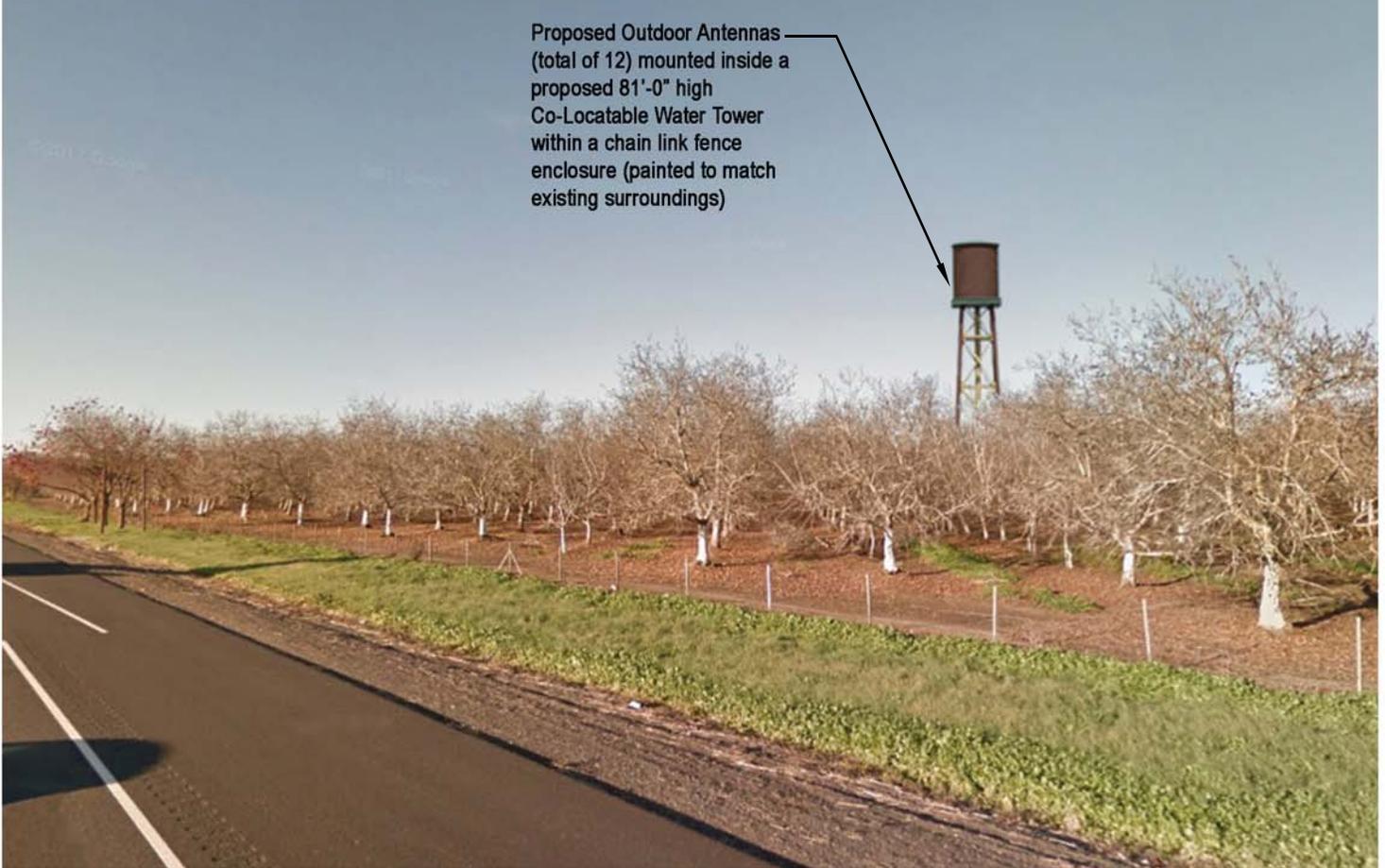
at&t

DELTA GROUPS ENGINEERING, INC.
6800 KOLL CENTER PARKWAY, SUITE 225, PLEASANTON, CA 94566
925.468.0115 (T)
P17AN007

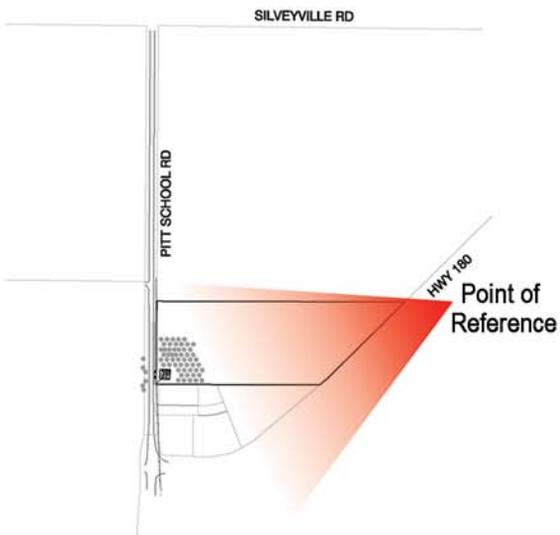


GILL-REVEILLE FARMS (PERMANENT SITE)
6410 SILVEYVILLE RD., DIXON CA 95620

PROPOSED VIEW LOOKING WEST FROM WESTBOUND I-80

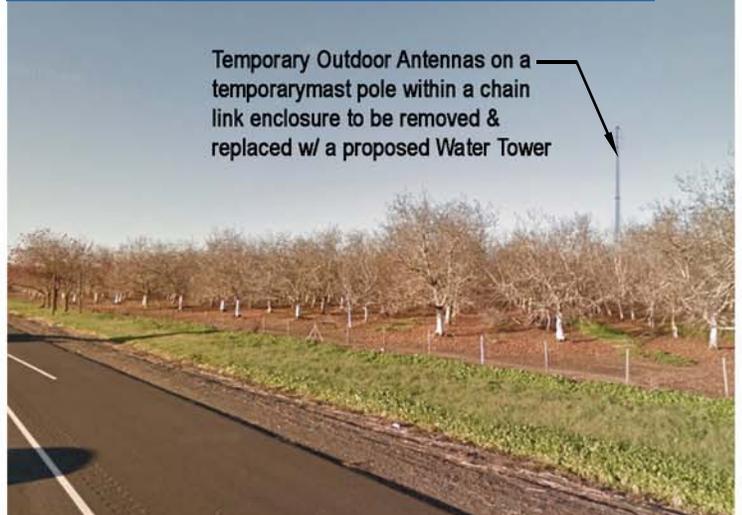


Proposed Outdoor Antennas (total of 12) mounted inside a proposed 81'-0" high Co-Locatable Water Tower within a chain link fence enclosure (painted to match existing surroundings)

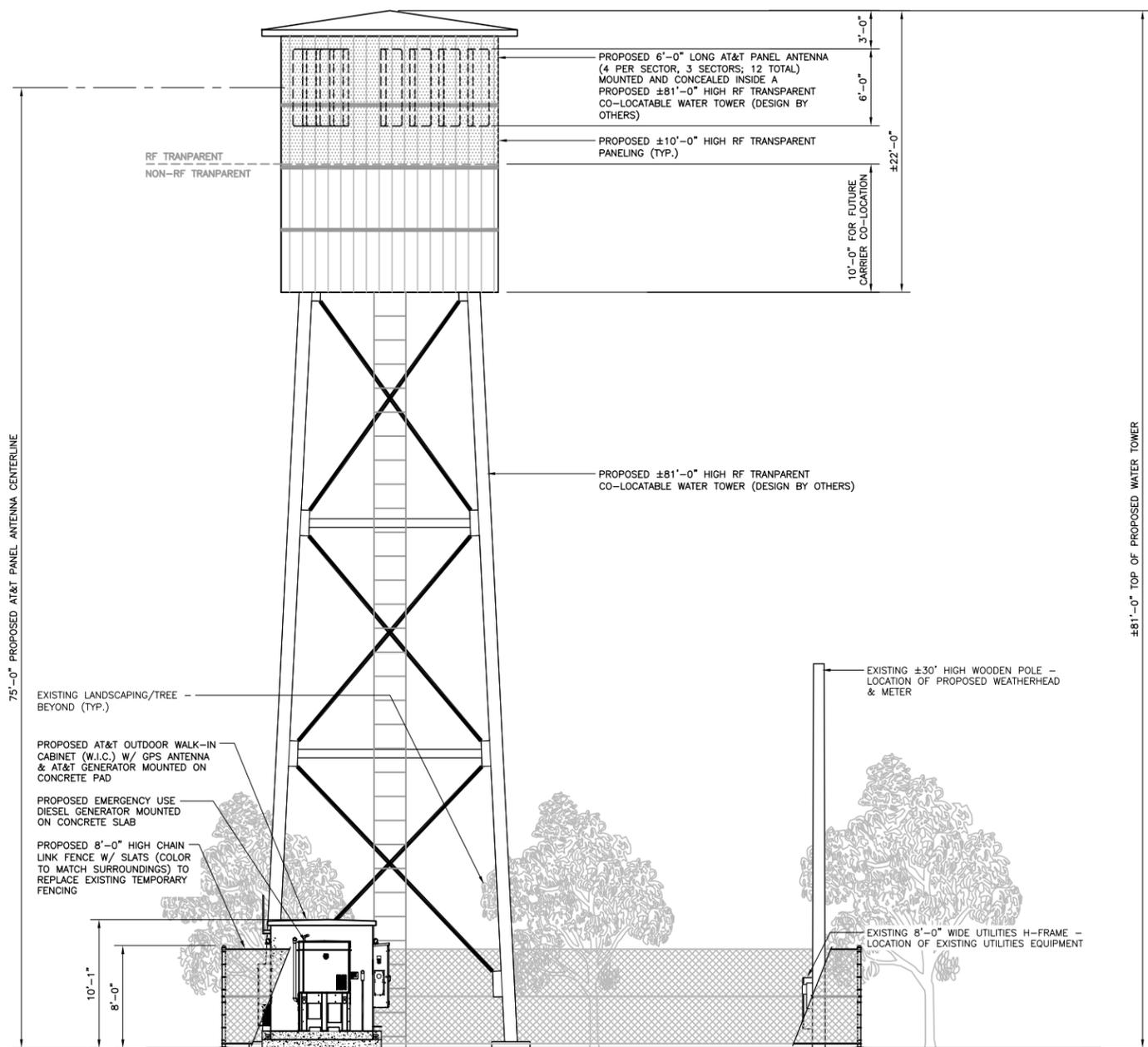


PLAN VIEW (LINE OF SITE)

EXISTING VIEW LOOKING WEST FROM WESTBOUND I-80



Temporary Outdoor Antennas on a temporary mast pole within a chain link enclosure to be removed & replaced w/ a proposed Water Tower

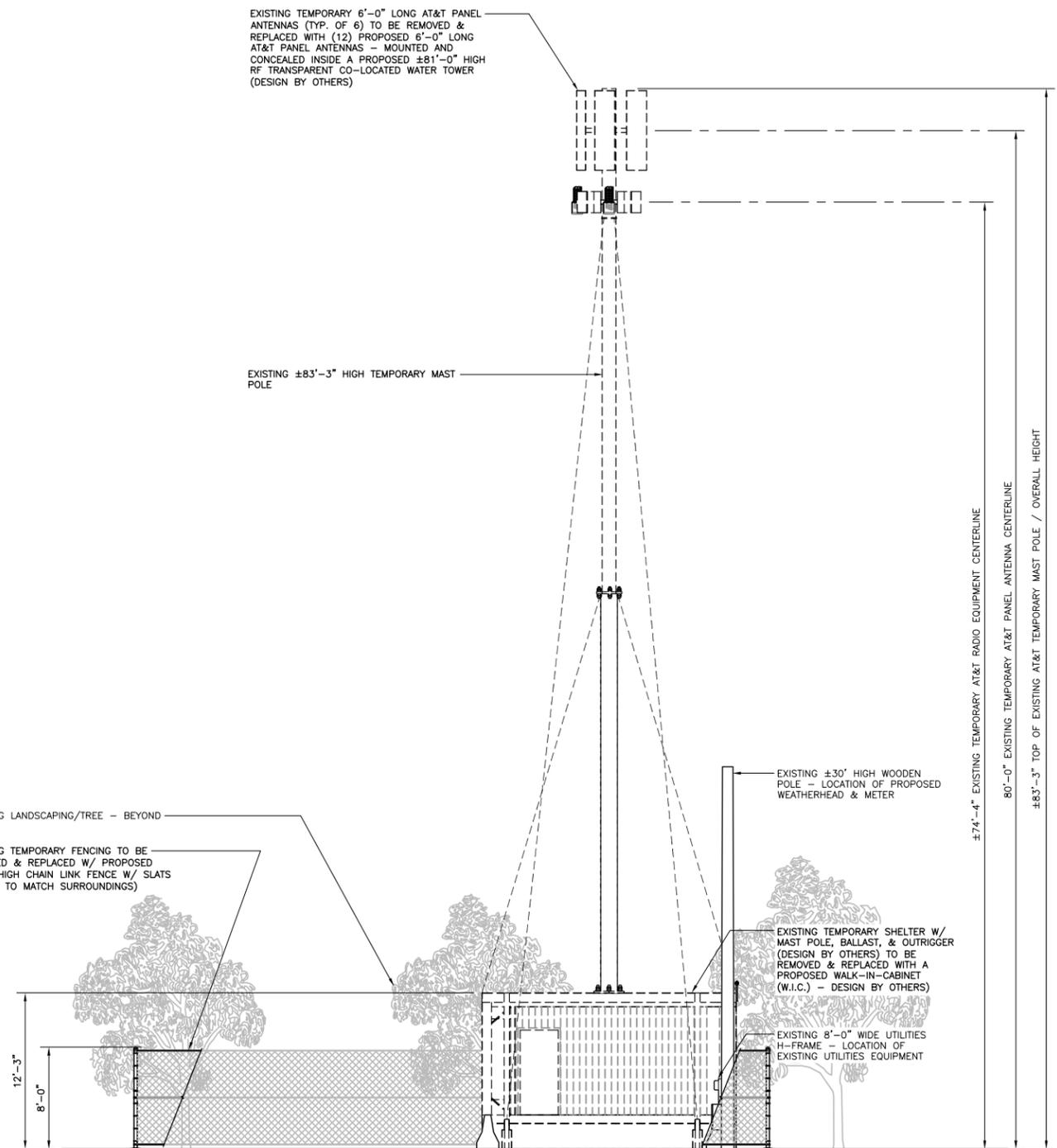


PROPOSED WEST ELEVATION

SCALE: 3/16 inch = 1 ft



2



EXISTING WEST ELEVATION

SCALE: 3/16 inch = 1 ft



1

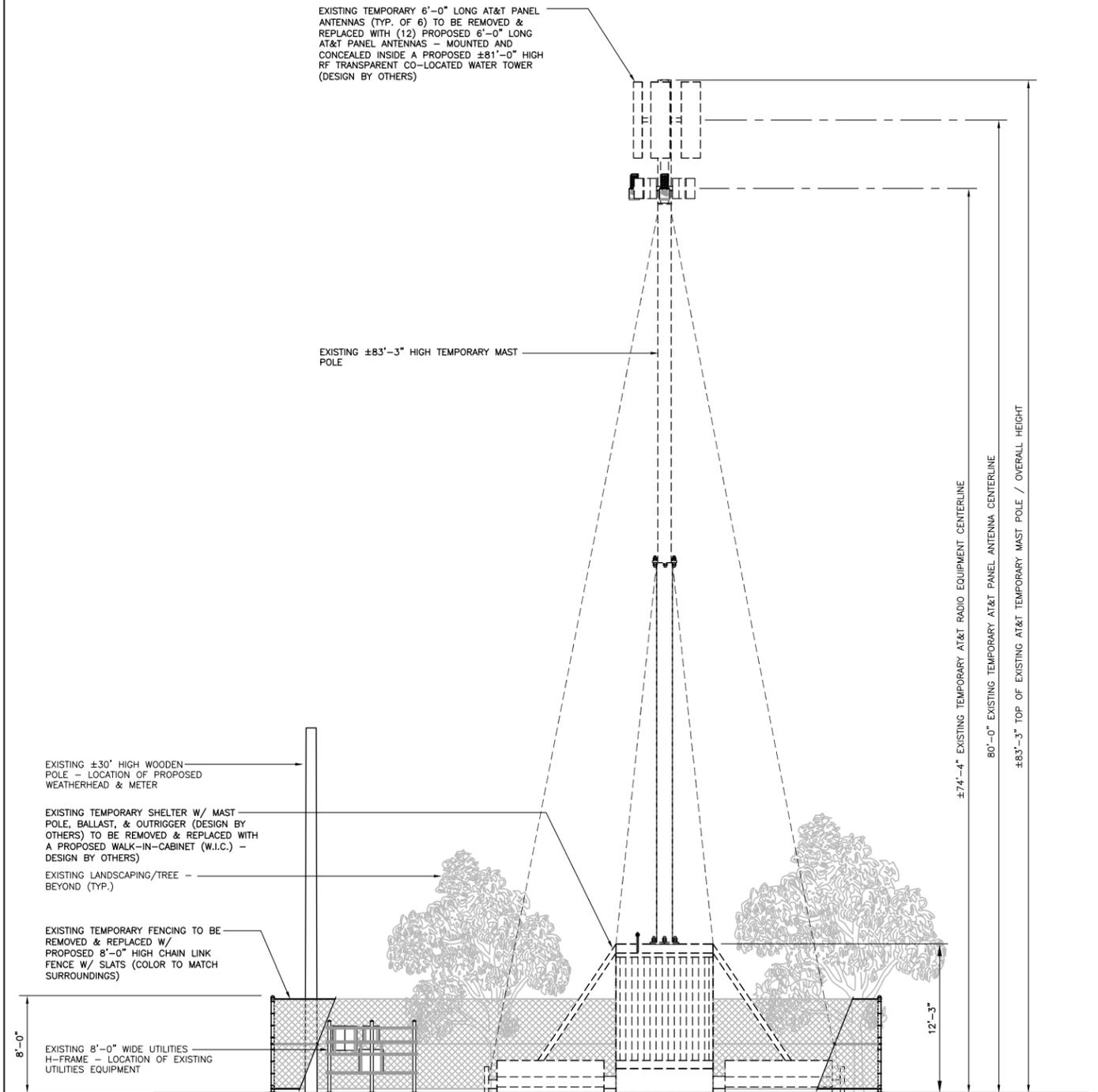
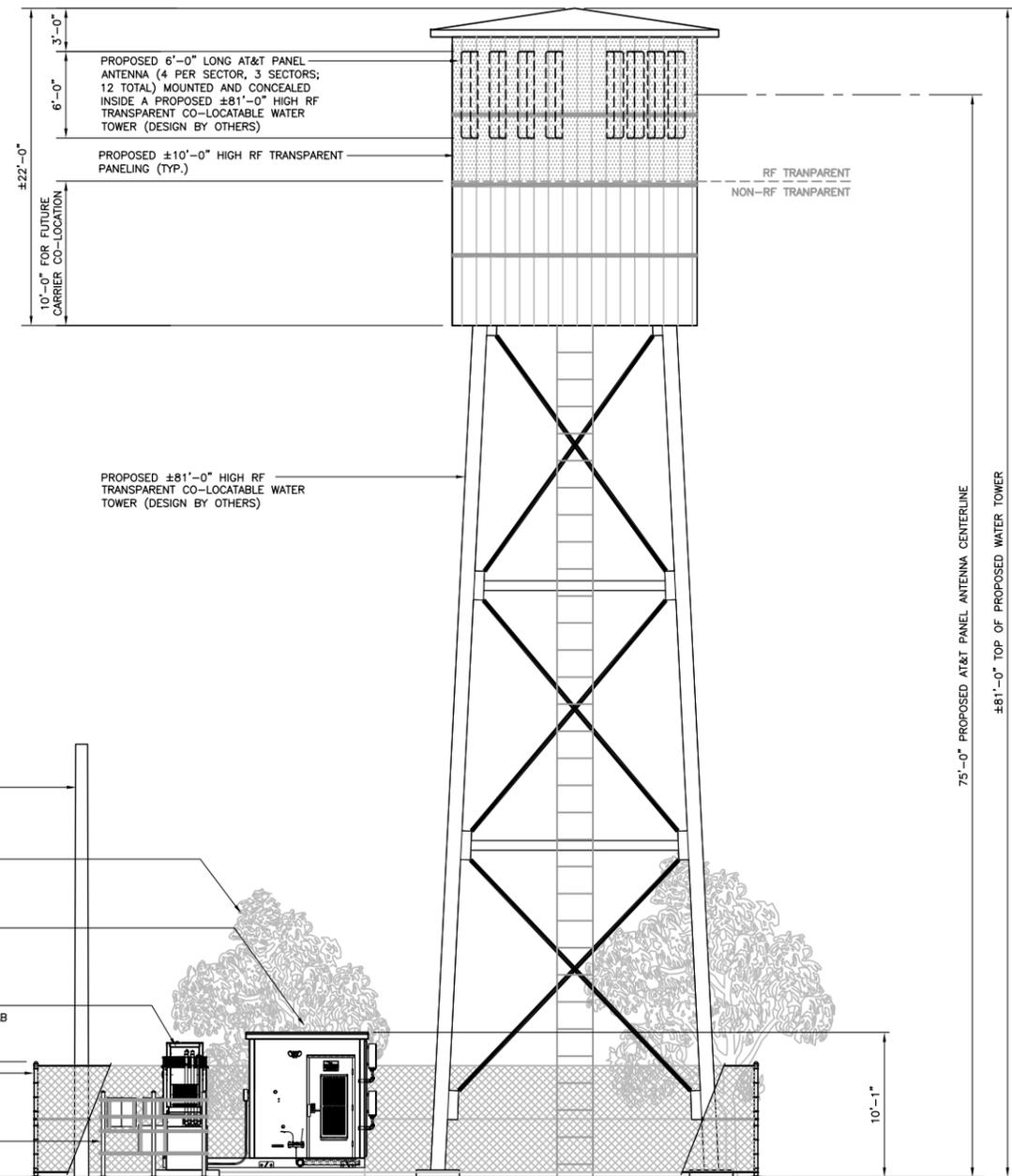


**GILL-REVEILLE FARMS
(PERM.)
CCL01759**
6410 SILVEYVILLE ROAD
DIXON, CA 95620

**DELTA GROUPS
ENGINEERING, INC.**
CONSULTING ENGINEERS
6800 KOLL CENTER PARKWAY, SUITE 225
PLEASANTON, CA 94566
TEL: (925) 468-0115 FAX: (925) 468-0355

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2	11/16/18	ISSUED FOR ZD (100%)	JK	-
3	5/7/19	ISSUED FOR ZD (100%) - EASEMENT ADD	HT	-
4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-

SHEET TITLE	
EXISTING & PROPOSED WEST ELEVATIONS	
SHEET	DGE NO.
A3.2	P18AN007
SITE NAME	
GILL-REVEILLE (PERM.)	



PROPOSED SOUTH ELEVATION

SCALE: 3/16 inch = 1 ft



2

EXISTING SOUTH ELEVATION

SCALE: 3/16 inch = 1 ft



1

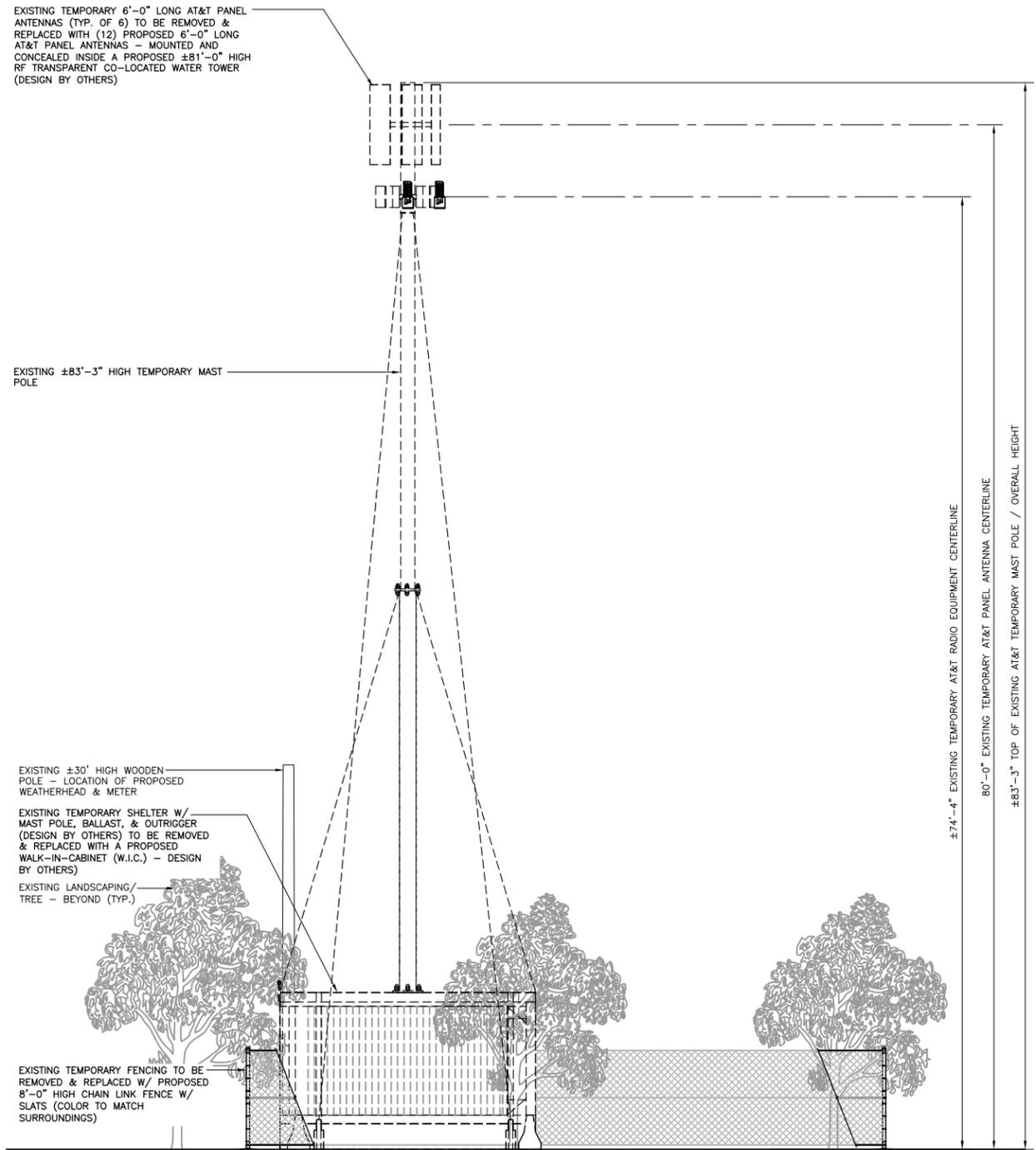
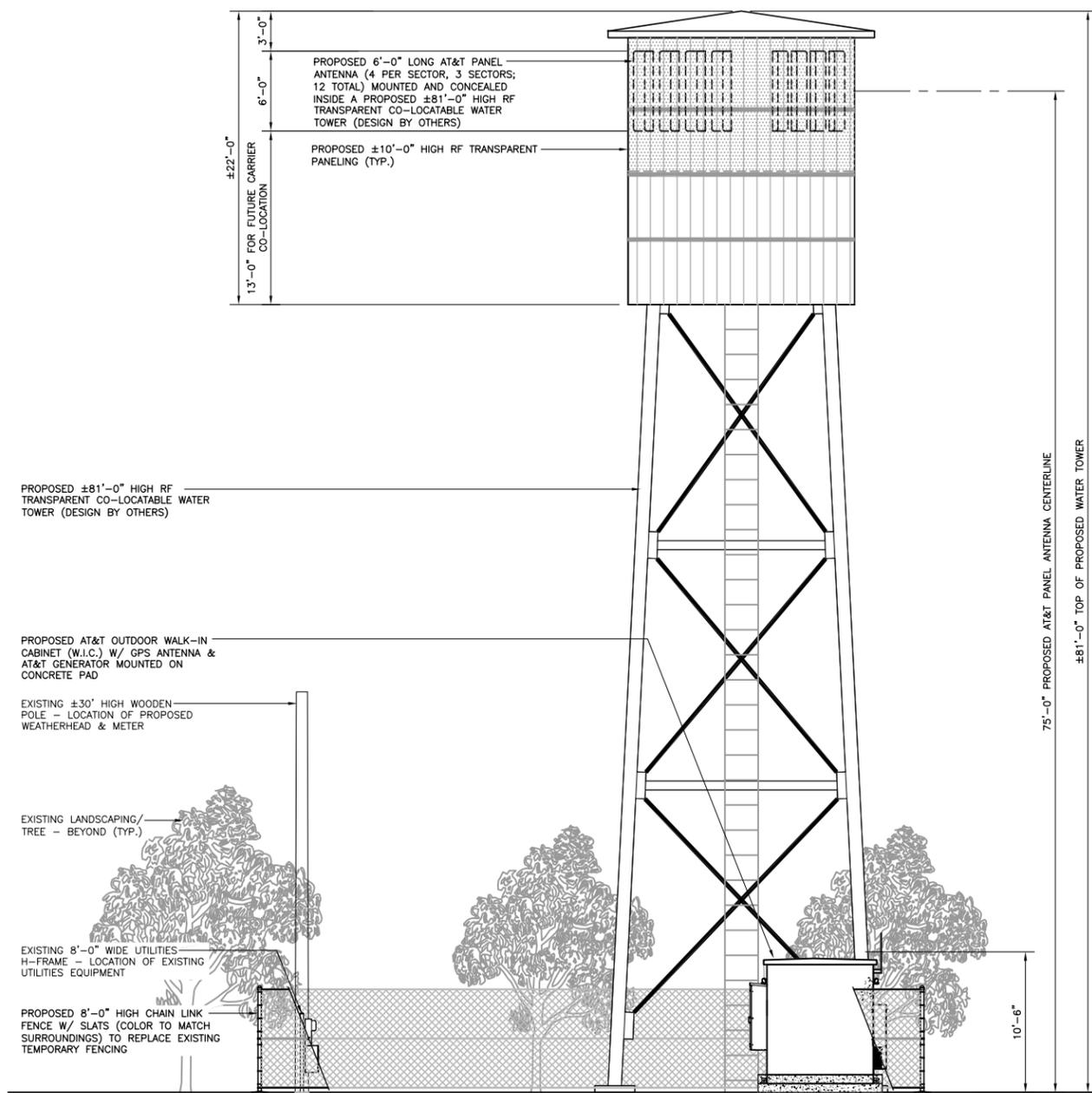


**GILL-REVEILLE FARMS
(PERM.)
CCL01759**
6410 SILVEYVILLE ROAD
DIXON, CA 95620



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4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-

SHEET TITLE	
EXISTING & PROPOSED SOUTH ELEVATIONS	
SHEET	DGE NO.
A3.3	P18AN007
	SITE NAME
	GILL-REVEILLE (PERM.)



PROPOSED EAST ELEVATION

SCALE: 3/16 inch = 1 ft

2

EXISTING EAST ELEVATION

SCALE: 3/16 inch = 1 ft

1



**GILL-REVEILLE FARMS
(PERM.)
CCL01759**

6410 SILVEYVILLE ROAD
DIXON, CA 95620

**DELTA GROUPS
ENGINEERING, INC.
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6800 KOLL CENTER PARKWAY, SUITE 225
PLEASANTON, CA 94566
TEL: (925) 468-0115 FAX: (925) 468-0355

REV.	DATE	DESCRIPTION	BY	CHK
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3	5/7/19	ISSUED FOR ZD (100%) - EASEMENT ADD	HT	-
4	3/11/20	ISSUED FOR ZD (100%) - TOWER REDESIGN	HT	-

SHEET TITLE	
EXISTING & PROPOSED EAST ELEVATIONS	
SHEET	DGE NO.
A3.4	P18AN007
	SITE NAME
	GILL-REVEILLE (PERM.)





SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit Application No. U-19-01 of **AT&T Mobility** to establish a wireless communications facility which includes an 81' high faux water tank design with 12 panel antennas. The project site is located northwest of the City of Dixon in an Exclusive Agriculture "A-40" Zoning District, APN: 0108-110-020 & 080, and;

WHEREAS, said Planning Commission 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 June 4, 2020, and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

- 1. That the establishment, maintenance or operation of the use or building 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 Planning Commission to be pertinent.**

The operation and maintenance of a wireless communication facility is consistent with the goals, objectives, and policies of the Solano County General Plan, including but not limited to the Land Use, Resources, and Public Facilities and Service Chapters.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

Vehicular access to the site will be via Pitt School Road with internal access via two existing driveways. Utilities will be provided by existing power poles within the area. Building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. The facility will be unmanned and does not require a source for domestic drinking water or private septic system.

- 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.**

As conditioned, the proposed telecommunications facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents. The RF emissions report prepared for the project indicates that the facility will be in compliance applicable to Federal Communications Commission Rules and Regulations for RF emissions.

4. **The proposed facility complies with all applicable sub-sections of Wireless Communications Facilities, Zoning Regulations Section 28.81.**
5. **No alternative site or design is available that would allow for issuance of a Use Permit before the Zoning Administrator for the facility. The applicant has submitted an Alternatives Analysis which describes other locations in the vicinity that were considered. Its conclusion is that this site provides the best location for optimal antenna performance that will provide full communication services to the community, integration with the local AT&T Mobility network to handle higher call volume, maximize call quality, optimize data speed and capacity, and increase network dependability for commercial and emergency services. This site also best implements the dedicated FirstNet emergency network for first responders**
6. **The RF Environmental Evaluation Report for the facility shows that the cumulative Radio-frequency exposure emitted by the facility and any near-by facilities will be consistent with FCC regulations.**

This finding can be made for this project.

7. **The facility blends in with its existing environment and will not have significant visual impacts.**

The facility blends in with its existing environment and will not have significant visual impacts. The Planning Commission grants a height exception for the 81' faux water tank tower as the tower is designed in a stealth manner and does not exceed the height of the existing temporary tower that it is replacing.
8. **The proposed wireless communications facility is Categorically Exempt from CEQA, per Section 15302(b)(c), Replacement or Reconstruction.**

BE IT THEREFORE RESOLVED, that the Planning Commission has approved use permit application subject to the following recommended conditions of approval:

1. Approval is hereby granted to AT&T Mobility to establish a wireless communication facility in accord with the application materials and development plans submitted with Use Permit Application U-19-01 and as approved by the Solano County Planning Commission. The approval includes the construction of an 81' high cell tower, designed as a faux water tank, twelve directional 6' long flat-panel antennas (3 arrays with 4 panel antennas pointed in three directions), and a walk-in equipment shelter within a 50'x50' fenced compound.
2. Pursuant to Section 28.81(J) of the Wireless Ordinance, the subject use permit shall be granted for a fixed term of ten (10) years and shall expire May 7, 2030. Consideration of a new land use permit is required should the need for the wireless communication facility remain upon permit expiration.

3. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. All requirements of the Federal Communications Commission including RF signage shall be met prior to building permit issuance and operation of the subject facility.
5. 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.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk
7. Upon termination or expiration of the subject use permit, the proposed wireless communication infrastructure shall be removed from the site. All equipment, including concrete pads, shall be removed within 90 days of discontinuation of the use and the site shall be restored to its natural condition. The County shall have access across the subject property to affect such removal.
8. As proposed, all on-site utility lines leading to and connecting the leased areas and equipment shelters shall be located underground.
9. All facility components including, but not limited to, tower, antennas, microwave dishes, remote radio units, equipment cabinets, chain link fence/privacy slats, shall be maintained in good condition, including ensuring the facilities are reasonably free of:
 - a. Rust and corrosion;
 - b. Chipped, faded, peeling and cracked paint;
 - c. Graffiti, bill, stickers, advertisements, litter and debris; and
 - d. Broken or misshapen structural parts

The applicant shall repaint/repair any damaged, faded, peeling paint to original quality and cover or remove graffiti as part of regular maintenance.

Building & Safety Division

10. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per the California Building Code, the latest edition enforced at the time of building permit application. "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."
11. Plans and Specifications shall meet the requirements of the California Building Code.

“Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by registered design professional. Electronic media documents are permitted when approval of the building official. Construction documents shall be of sufficient clarity to indicate the location nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant law, ordinances, rules and regulations, as determined by the building official.”

Environmental Health Division

12. The maximum potential volume of hazardous materials stored at the facility shall be calculated, and if required, the facility shall submit a hazardous materials business plan to Solano county Hazardous Materials Section.

Public Works Engineering

13. Should a grading permit be required, the applicant shall apply for, secure and abide by the conditions of a grading permit. The applicant shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on June 4, 2020.

RESOURCE MANAGEMENT

Bill Emlen, Director