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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**Solano County Planning Commission**

**Staff Report  
U-08-03-MR1**

<b>Application No.</b> U-08-03-MR1 (T-Mobile) <b>Project Planner:</b> Travis Kroger, Planning Technician		<b>Meeting of December 3, 2020</b> <b>Agenda Item No. 2</b>	
<b>Applicant</b> Synergy Development Services a Division of Advantage Engineers Attn. Troy Eggleston 3663 N. Laughlin Road, Suite 201 Santa Rosa CA 95403		<b>Property Owner</b> Solano County c/o General Services Department 675 Texas Street Suite 2500 Fairfield CA 94533	
<b>Action Requested</b> Consideration of Minor Revision No.1 of Land Use permit U-05-03 to remove 3 antennas and relocate 3 existing antennas at 65' and replace them with 9 new antennas, mounts, 6 RRUs, and 3 TMAs mounted at 65'. One existing cabinet in the lease area will also be removed and replaced with 2 smaller cabinets within the same footprint.			
<b>Property Information</b>			
Size: 12.98 ac. (total)		Location: 3000 Claybank Road	
APN: 0167-190-020			
Zoning: Exclusive Agriculture (A-20)		Land Use: Wireless communications facility	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: N/A		Access: Claybank Road	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture	Exclusive Agriculture (A-20)	Open space
<b>South</b>	Agriculture	Exclusive Agriculture (A-20)	Open space
<b>East</b>	Agriculture	Exclusive Agriculture (A-20)	Open space
<b>West</b>	Agriculture	Exclusive Agriculture (A-20)	Open space
<b>Environmental Analysis</b> The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
<b>Motion to Approve</b> The Zoning Administrator does hereby <b>ADOPT</b> the attached resolution and <b>APPROVE</b> Minor Revision No. 1 to Land Use Permit No. U-08-03 based on the enumerated findings and subject to the recommended conditions of approval.			

**BACKGROUND**

The existing development on this parcel consists of several structures remaining from the previous use of this parcel as Travis Defense Area Site T-86C as part of Travis Nike Battery 86, along with several wireless communications towers and associated equipment. The site was transferred to Solano County in 1975 and is now used for wireless communications installations.



**SETTING**

The subject property consists of 12.98 acres of land, located at the top of Cement Hill and accessed by a private driveway from Claybank Road in unincorporated Solano County. The site was originally developed in 1955-57 as the Integrated Fire Control area for Nike Battery 86, with several of the original structures remaining on the parcel. The only other existing development on the parcel consists of several wireless communications facilities. The surrounding parcels are all vacant. This parcel is located in the “High” fire danger zone of the Cal Fire State Responsibility Area.



## PROJECT DESCRIPTION

The applicant has applied for a Minor Revision to Land Use permit U-08-03 03 to remove 3 antennas and relocate 3 existing antennas at 65' and replace them with 9 new antennas, mounts, 6 RRUs, and 3 TMAs mounted at 65'. One existing cabinet in the lease area will also be removed and replaced with 2 smaller cabinets within the same footprint.

No other changes to the site or land use are proposed.

## Neighborhood Compatibility

The surrounding parcels are vacant, and the existing and proposed development is not visible from any nearby residential parcels.

## LAND USE CONSISTENCY

The parcel is designated Agriculture by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Exclusive Agriculture (A-20) Zoning District is consistent with this designation.

The subject site is zoned Exclusive Agriculture (A-20). Within this district, wireless communications facilities are allowed subject to Section 28.81 of the Solano County Code. These general requirements address height, mitigation of visual impacts, noise and radio frequency exposure, access and removal upon discontinuation of use.

## ENVIRONMENTAL ANALYSIS

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Minor Revision No.1 of Land Use permit U-05-03, subject to the recommended conditions of approval.

## MINOR USE PERMIT MANDATORY 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 considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agriculture (A-20) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

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

The site is accessed from a private driveway off of Claybank Road, no water or sewer service are required for the proposed project, and the existing electrical service will be used.

- 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 Wireless Communications Facility use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

#### **ADDITIONAL FINDINGS**

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.**

#### **CONDITIONS OF APPROVAL**

##### **General**

1. The above use shall be established in accord with the application materials and development plans as submitted with the application for Minor Revision No. 1 to Land Use permit U-08-03 filed September 14, 2020 and as approved by the Solano County Zoning Administrator.
2. Prior to commencement of construction, the site address shall be posted per the Cal Fire State Responsibility Area requirements on the road fronting property at the driveway entrance, visible from both directions of travel, in numbers a minimum 3" height and 3/8" stroke, reflectorized, and contrasting with the background color.
3. All requirements of the Federal Communications Commission shall be met prior to the issuance of a building permit and during operation of the subject facility. Ground level radiation shall not exceed standards adopted by the Federal Communications Commission and U.S. Environmental Protection Administration.
4. Upon termination or expiration of the subject use permit, the proposed wireless communication infrastructure shall be removed from the site. All obsolete or unused facilities, including concrete pads, shall be removed within 90 days of cessation of operations at the site and the area returned to natural conditions.

##### **Building and Safety Division**

5. While the following comments are not all inclusive, they will act as a guideline for the requirements for the construction of any buildings or structures on the site now and in the future. These comments are not required on the application plan for the Use Permit, but (4) sets of plans will be required to be submitted to reflect all of the requirements in the latest edition of the codes adopted by the State of California and Solano County at the time of a

construction permit application. These requirements, as well as all other required code requirements, shall be reflected on all construction drawings submitted for permit through Solano County Building Division.

6. The Building and any site improvements shall be designed using the 2019 California Building Standards Codes including the mandatory measures found in the new 2019 California Green Building Code, Chapter(s) 1, 2, 3, 5, 6, 7, 8, and A5 for Voluntary Measures.
7. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2019 California Building Code, or the most current edition of the code 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.”**
8. Plans and Specifications shall meet the requirements as per Section 105 of the 2019 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 in 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 a registered design professional.”** 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 laws, ordinances, rules and regulations, as determined by the building official.”
9. The fire district will reassess the site for fire life and safety requirements.

#### **Public Works Division**

10. No conditions.

#### **Environmental Health Division**

11. No conditions

#### **Permit Term**

12. As provided for in Section 28.106.N of the County Code, the Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic renewals occurring at ten (10) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

#### **Attachments**

- A – Draft Resolution
- B – Assessor’s Parcel Map

## **SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. 20-XX**

**WHEREAS**, the Solano County Zoning Administrator has considered an application for Minor Revision #1 to Land Use Permit U-08-03 (T-Mobile) for an existing 180' county owned cell tower to add an additional 6 antennas (for a total of 12), 6 RRUs, and replace one existing equipment cabinet with two smaller cabinets in the same footprint located at 3000 Claybank Road, 0.7 miles north of the City of Fairfield in the Exclusive Agriculture (A-20) zoning district, APN 0167-190-020 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 December 3, 2020, 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 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 Zoning Administrator to be pertinent.**

This project is located within an area designated Agriculture by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Exclusive Agriculture (A-20) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

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

The site is accessed from a private driveway off of Claybank Road, no water or sewer service are required for the proposed project, and the existing electrical service will be used.

- 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 Wireless Communications Facility use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Revision #1 to Land Use Permit U-08-03 subject to the following recommended conditions of approval:

**See Attachment A**

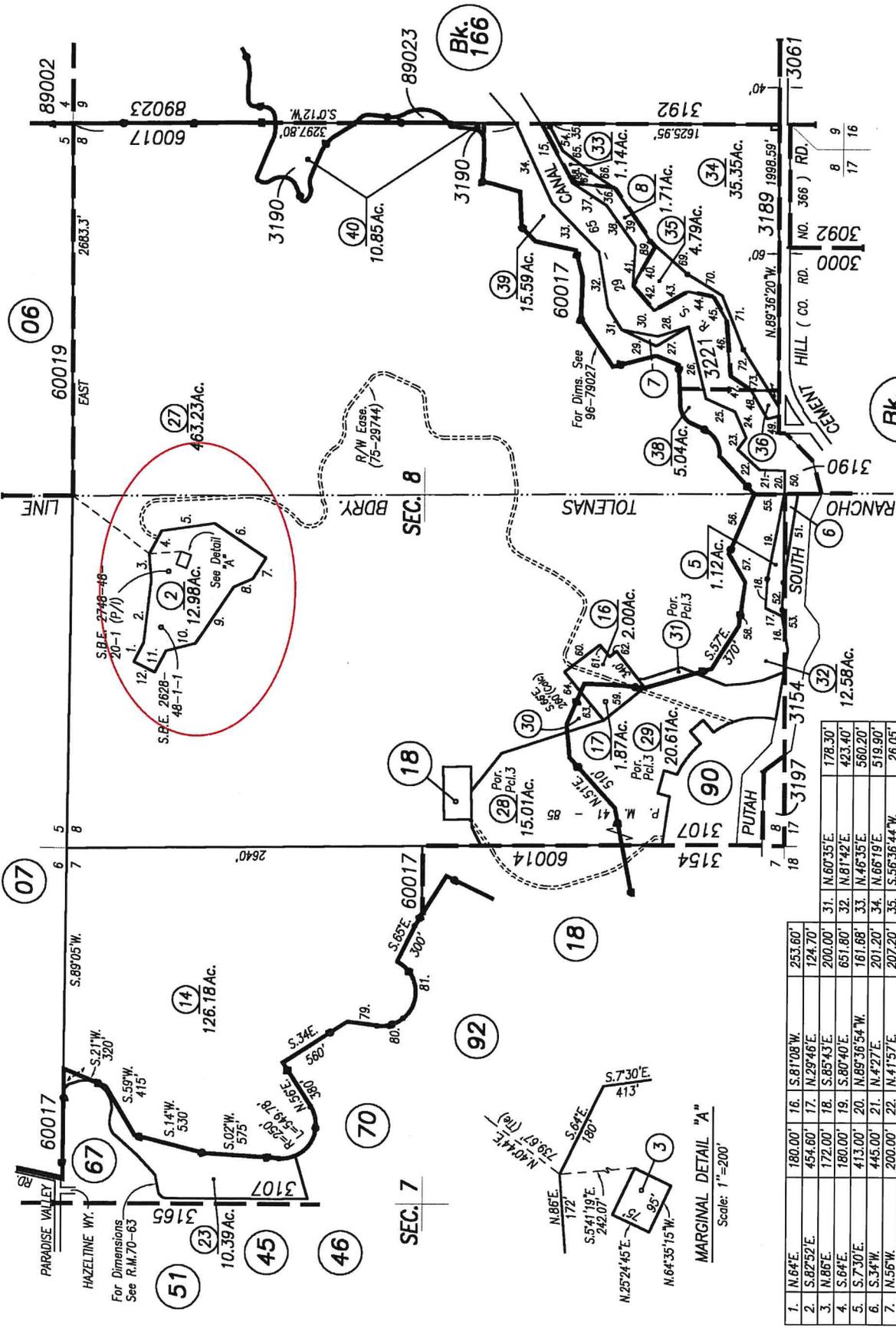
\* \* \* \* \*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on December 3, 2020.

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Allan M. Calder, Planning Manager  
Resource Management

**POR. LOT 37, RANCHO TOLENAS**  
**POR. SEC. 7 & 8, T.5N., R.1W., M.D.B. & M.**



Block	Area (Ac.)	Block	Area (Ac.)
31	180.00'	41	105.55'
32	172.00'	42	125.88'
33	161.88'	43	170.34'
34	161.88'	44	193.17'
35	201.20'	45	193.17'
36	207.20'		
37	117.30'		
38	211.60'		
39	230.00'		
40	180.00'		
41	291.70'		
42	255.00'		
43	319.30'		
44	272.60'		
45	265.00'		
46	289.90'		
47	253.60'		
48	124.70'		
49	200.00'		
50	651.80'		
51	161.88'		
52	519.90'		
53	26.05'		
54	270.80'		
55	335.10'		
56	306.40'		
57	388.66'		
58	328.70'		
59	294.74'		
60	240.63'		
61	289.90'		
62	178.30'		
63	423.40'		
64	560.20'		
65	519.90'		
66	26.05'		
67	270.80'		
68	335.10'		
69	306.40'		
70	388.66'		
71	328.70'		
72	294.74'		
73	240.63'		
74	289.90'		
75	178.30'		
76	423.40'		
77	560.20'		
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83	388.66'		
84	328.70'		
85	294.74'		
86	240.63'		
87	289.90'		
88	178.30'		
89	423.40'		
90	560.20'		
91	519.90'		
92	26.05'		
93	270.80'		
94	335.10'		
95	306.40'		
96	388.66'		
97	328.70'		
98	294.74'		
99	240.63'		
100	289.90'		

**CITY OF FAIRFIELD**  
**Assessor's Map Bk. 16;**  
**County of Solano,**  
 16-17

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

190-37 KILL &  
 190-34 Chg.(U) 11-20-15 DV  
 190-27 Chg. (Od) 8-28-14 DV  
 SBE 12-005 1-31-12 Cr

REVISION DATE BY

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

MARGINAL DETAIL "A"  
 Scale: 1"=200'