

Solano County Airport Land Use Commission



SOLANO COUNTY

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Bill Seiden
Chairman

MEMORANDUM:

To: Solano County Airport Land Use Commission
From: Jim Leland, Principal Planner
Subject: **ITEM 9A: ALUC-15-02:** (Verizon) **Action Item:** Conduct a Public Hearing to consider the consistency of ALUC-2015-12 (Verizon) with the Travis AFB Land Use Compatibility Plans. Sponsor: County of Solano
Date: Meeting of July 09, 2015

Recommendation

Determine that application ALUC-2015-12 (Verizon) is consistent with the Travis AFB Land Use Compatibility Plan.

Project Description

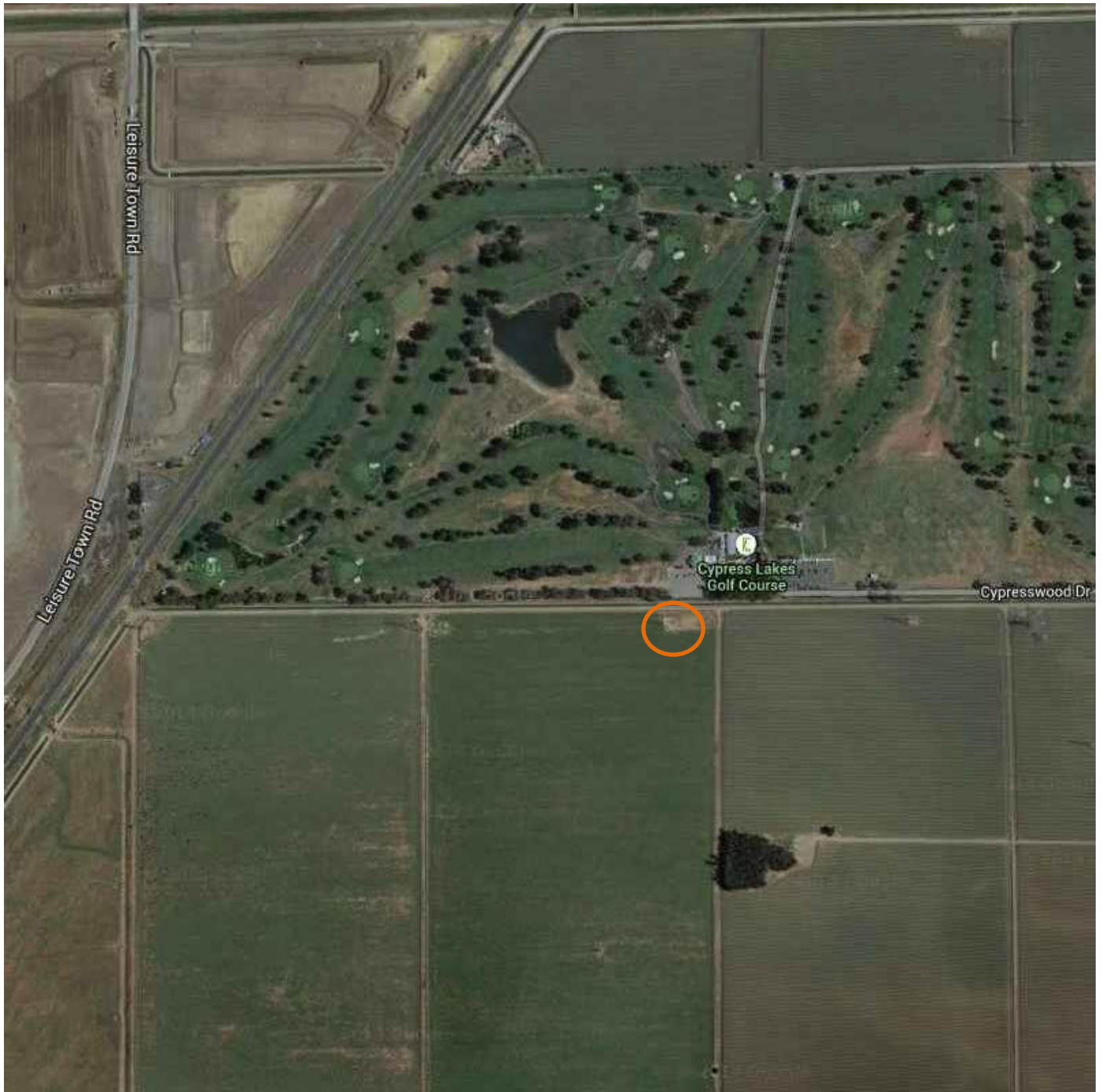
The County of Solano is in the process of reviewing a use permit to permit Verizon Wireless to increase the height of an existing PG&E tower to accommodate 6 wireless communication antennas (The existing tower is located on the south side of Cypresswood Drive, between Meridian Road and the Southern Pacific Railroad ROW (See Area Map below).

The existing tower is 133 feet in height. The applicant is proposing to increase the tower height to 143 feet to permit the installation of 8 cell tower antennas (See Attachment A).

ALUCP Review Requirements

The increase in height requires a consistency determination because all structures within Compatibility Zone C which exceed 100 feet require review. In such cases, the Travis Air Force Base land Use Compatibility Plan provides criterion for height restriction review. Figure 2C provides a depiction of the Part 77 Surfaces. The tower is located beneath the Outer Horizontal Surface (See Page 4).

AREA MAP



Section 2.5.3 Height Restriction Criteria:

The ALUCP sets forth the supporting criteria for height restriction in Section 2.5.3 of the Travis Air Force Base Land Use Compatibility Plan, as follows:

2.5.3 The basic criteria to be used in assessing whether objects may represent airspace obstructions are established by Part 77 of the Federal Aviation Regulations (FAR), *Objects Affecting Navigable Air Space*. In general, the height of objects in the vicinity of Travis Air Force Base shall be limited so as not to exceed the imaginary airspace surfaces defined for the airport in accordance with Part 77 criteria,

- a) A simplified diagram of the FAR Part 77 surfaces for Travis Air Force Base is depicted in Figure 2C.

The Airspace Protection Zones Map, Figure 2C, indicates that the height of the Part 77 imaginary airspace surface is 562 feet MSL, or 500 feet above the airfield elevation. The proposed project consists of one PG&E tower being raised to 143 feet in height above ground elevation. The total height of the tower is therefore less than the Part 77 surface height of 500 feet above ground level.

- b) In certain circumstances, objects may need to be restricted to heights less than the limits indicated by Figure 2C.

- (1) In locations along portions of instrument approach procedure routes, restrictions of object heights to less than indicated by FAR Part 77 may be necessary so as not to impair the utilization of these procedures. The applicable criteria are set forth in the *United States Standard for Terminal Instrument Procedures* (TERPS). Review of objects relative to these criteria normally are conducted by the FAA as part of aeronautical studies. Independent ALUC review is not necessary; rather, the ALUC's function is to ensure compliance with the FAA recommendations.

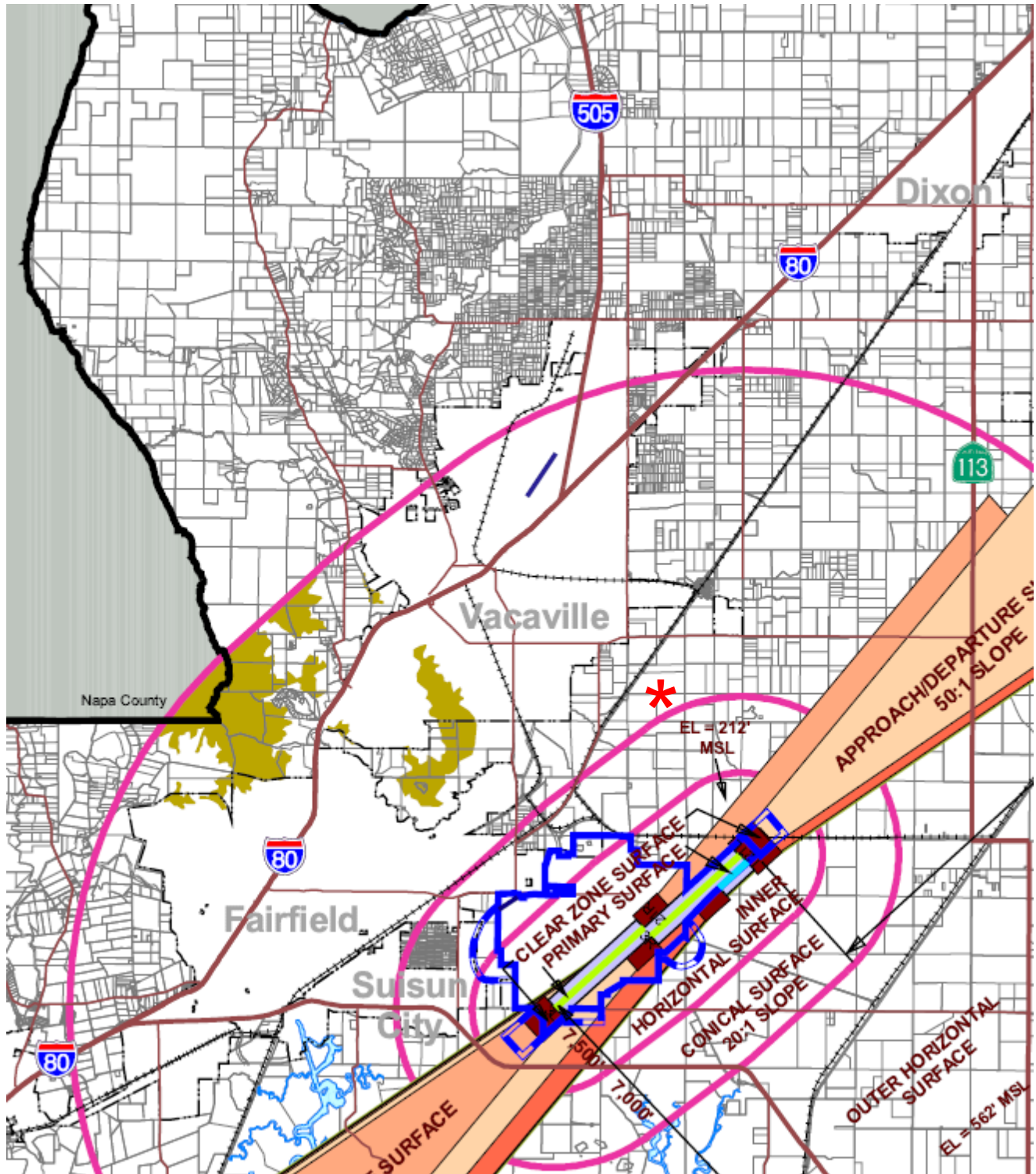
According to Figure 2C, Airspace Protection Zones, the proposed project does not lie within any instrument approach procedure route. Therefore, there are no further height restrictions pursuant to this requirement.

- (2) In other parts of the airport vicinity — especially where common visual flight routes cross areas of moderately high terrain — tall objects could pose airspace hazards even if they do not exceed FAR Part 77 limits. Based upon airport land use commissioners' knowledge of such locations, the ALUC may find lower height limits to be appropriate or may require objects to be obstruction marked and lighted. Input of Travis Air Force Base personnel should be sought with regard to any such cases that may be brought to the Commission's attention.

The project is not located in an area of moderately high terrain and does not require further height restrictions under this subsection.

- c) Objects may be permitted to exceed FAR Part 77 criteria under the following conditions.

Portion of FIGURE 2C



- (1) On property over which the Air Force controls an easement, exceptions to the height limits shall be made only if Air Force grants a waiver to the restrictions.

The project does not require an exception under the provisions of this subsection.

- (2) In locations where the ground level exceeds or lies within 35 feet of a Part 77 horizontal or conical surface (the *Height Review Overlay Zone*), objects up to 35 feet in height are permitted. Taller objects may also be acceptable if they would be situated within 100 feet of other objects or high terrain having equal or higher elevation.

The project does not require an exception under the provisions of this subsection.

- (3) The ALUC may grant exceptions to other proposed objects if the FAA has completed an aeronautical study of the proposal and concluded that the object would not be a hazard to air navigation. Other factors, including the commissioners' knowledge of local airspace and the views of Travis Air Force Base personnel, shall also be taken into account in the Commission's decision to grant such exceptions.

The project does not require an exception under the provisions of this subsection.

Travis AFB Coordination

This proposal was referred to staff at Travis AFB. They responded that they have no concerns with this proposal.

Conclusion

Based on the discussion above, the staff recommends that the Commission find that the wireless communication antennas proposed on an extension in height to an existing PG&E tower **is consistent** with Section 2.5.3 *Height Restriction Criteria Requirements* of the Travis Air Force Base Land Use Compatibility Plan.

Recommendation

Based on the analysis above, staff recommends that the Commission determine that application ALUC-2015-12 (Verizon) is **consistent** with the Travis AFB Land Use Compatibility Plan.

Attachments

Attachment A: Plans for Verizon Antennas