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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO COUNTY**

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[www.solanocounty.com](http://www.solanocounty.com)

Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
MU-15-03**

<b>Application No.</b> MU-15-03 (Verizon) <b>Project Planner:</b> Eric Wilberg, Associate Planner		<b>Meeting of July 2, 2015 Agenda Item No. 4</b>	
<b>Applicant</b> Verizon Wireless c/o Shannon McDougall 1023 Eagle Avenue Alameda, CA 94501		<b>Property Owner</b> Fairfield City & Solano County 1000 Webster Street Fairfield, CA 94533	
<b>Action Requested</b> Minor Use Permit application to co-locate wireless communications equipment on an existing 80 foot tall PG&E tower. Equipment includes (6) 4 ft. tall antennas and a 104 sq. ft. shelter and diesel generator enclosed within a 6 ft. tall chainlink fenced lease area.			
<b>Property Information</b>			
Size: 591 acres		Location: 5477 Creed Road	
APN: 0042-100-010			
Zoning: Exclusive Agriculture 'A-160'		Land Use: Wireless telecomm. / open space	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: n/a		Access: Creed 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-160'	Open space
<b>South</b>	Agriculture	Exclusive Agriculture 'A-160'	Open space
<b>East</b>	Agriculture	Exclusive Agriculture 'A-160'	Open space
<b>West</b>	Agriculture	Exclusive Agriculture 'A-160'	Open space
<b>Environmental Analysis</b> The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures.			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Use Permit No. MU-15-03 based on the enumerated findings and subject to the recommended conditions of approval.			

## **SETTING**

The project is located along the north side of Creed Road, 4 miles east of Suisun City. The subject property is 591.12 acres and is located on the southern boundary of the greater 1,858 acres, Wilcox Ranch property. The parcel is generally flat and is currently being used for non-irrigated pasture for cattle.

An 80 foot tall PG&E lattice transmission tower is located along the southern property line, approximately ½ mile east of the intersection of Creed and Denver Roads. Additional wireless carriers have been established on-site, with antennas mounted on the tower and equipment shelters near the base of the tower.

Surrounding parcels are of similar size to the subject site and are also utilized for dry land farming and open space purposes. The nearest residence is 2,000 southwest of the existing telecommunications site.

## **PROJECT DESCRIPTION**

The Verizon Wireless project consists of the installation of (6) 4 foot tall antenna, (2) per sector, near the top of an existing 80 foot tall PG&E lattice transmission tower. Supporting equipment includes (1) 8 ft. by 13 ft. equipment cabinet and (1) 30kW diesel generator enclosed by 6 ft. tall wooden fence. The facility would be unmanned; however service technicians would perform monthly routine maintenance on an as needed basis. A gravel area suitable for parking is provided on-site, adjacent to the existing tower and facilities.

Sprint (Use Permits U-00-29-MR1 and U-03-16) and Metro PCS (Use Permit U-05-04) have wireless communication facilities currently co-located on the PG&E tower. According to the applicant, as well as correspondence received from PG&E, Metro PCS is currently going through the process of decommissioning their equipment at this location. The proposed Verizon equipment would replace that of Metro PCS.

## **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The Guidelines indicate that land uses which do not involve the use of significant amounts of hazardous substances, and do not exceed 2,500 square feet in floor area qualify for this exemption. The project meets these standards.

## **LAND USE CONSISTENCY**

### *General Plan and Zoning*

The property is designated Agriculture by the Solano County General. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Exclusive Agriculture 'A-160' Zoning District is consistent with this designation. Pursuant to Section 28.81 of the County Zoning Regulations, a co-location of a Wireless Communication Facility is a permitted land use within this district.

Section 28.81(D) provides the general land use regulations for wireless facilities. The proposed co-location is allowed within this zoning district, requires issuance of a use permit, and is required to obtain a building permit for construction of the project. The project does not require a height increase to the existing tower.

All equipment would be located within the existing lease area and would be screened by six foot tall wooden fencing.

The applicant has also supplied a radio frequency (RF) site compliance report prepared by Hammett & Edison, Inc., Consulting Engineers which demonstrates that proposed project, together with the existing base station, is in compliance with Federal Communications Commission (FCC) Rules and Regulations for RF emissions. Lastly, the proposed cabinet housing related wireless communications equipment exceeds the accessory structure setback requirements of the A-160 zoning district.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Minor Use Permit No. MU-15-03, 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.**

The co-location of telecommunications equipment with an existing facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The project, as proposed by the applicant, along with the recommended conditions of approval are consistent with the General Plan.

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

The site has existing electrical power. No domestic water and/or private septic systems are required for the unmanned facility. The site is accessed via Creed Road.

- 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 proposed, the project qualifies for an exemption from the California Environmental Quality Act. In addition, the RF emissions report prepared for the project indicates that the facility would be compliance applicable Federal Communications Commission Rules and Regulations for RF emissions.

## **ADDITIONAL FINDINGS**

- 4. The proposed facility complies will all applicable sub-sections of Wireless Communications Facilities, Zoning Regulations Section 28.81.**

## CONDITIONS OF APPROVAL

1. The permitted co-location of the wireless communications facility shall be established and operated in accord with the application materials and development plans for Minor Use Permit MU-15-03, filed March 20, 2015 by Verizon Wireless, and as approved by the Solano County Zoning Administrator.
2. All requirements of the Federal Communications Commission (FCC) 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 established by FCC.
3. 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.
4. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.
7. All equipment associated with the wireless communication facility shall be removed within 90 days of the discontinuation of the use and the site shall be restored to its original pre-construction condition.
8. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2013 California Building Code, or 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."
9. 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 Material Section.
10. The co-located wireless communication facility is granted for a fixed term of ten (10) years and shall expire July 2, 2025. Upon expiration, issuance of a new land use permit is required should the facility continue to operate at this location.

### Attachments:

- Exhibit A - Draft Resolution
- Exhibit B – Assessor's Parcel Map
- Exhibit C – Development Plans

**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. XX**

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-15-03 of **Verizon Wireless** to co-locate wireless communications equipment on an 80 foot tall PG&E tower located at 5477 Creed Road, 4 miles east of the City of Suisun City in an "A-160" Exclusive Agricultural Zoning District, APN: 0042-100-010, 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 July 2, 2015, 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.**

The co-location of telecommunications equipment with an existing facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The project, as proposed by the applicant, along with the recommended conditions of approval are consistent with the General Plan.

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

The site has existing electrical power. No domestic water and/or private septic systems are required for the unmanned facility. The site is accessed via Creed Road.

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 proposed, the project qualifies for an exemption from the California Environmental Quality Act. In addition, the RF emissions report prepared for the project indicates that the facility would be compliance applicable Federal Communications Commission Rules and Regulations for RF emissions.

4. The proposed facility complies will all applicable sub-sections of Wireless Communications Facilities, Zoning Regulations Section 28.81.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Use Permit Application No. MU-15-03 subject to the following recommended conditions of approval:

1. The permitted co-location of the wireless communications facility shall be established and operated in accord with the application materials and development plans for Minor Use Permit MU-15-03, filed March 20, 2015 by Verizon Wireless, and as approved by the Solano County Zoning Administrator.
2. All requirements of the Federal Communications Commission (FCC) 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 established by FCC.
3. 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.
4. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
5. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.
7. All equipment associated with the wireless communication facility shall be removed within 90 days of the discontinuation of the use and the site shall be restored to its original pre-construction condition.
8. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2013 California Building Code, or 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."
9. 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 Material Section.
10. The co-located wireless communication facility is granted for a fixed term of ten (10) years and shall expire July 2, 2025. Upon expiration, issuance of a new land use permit is required should the facility continue to operate at this location.

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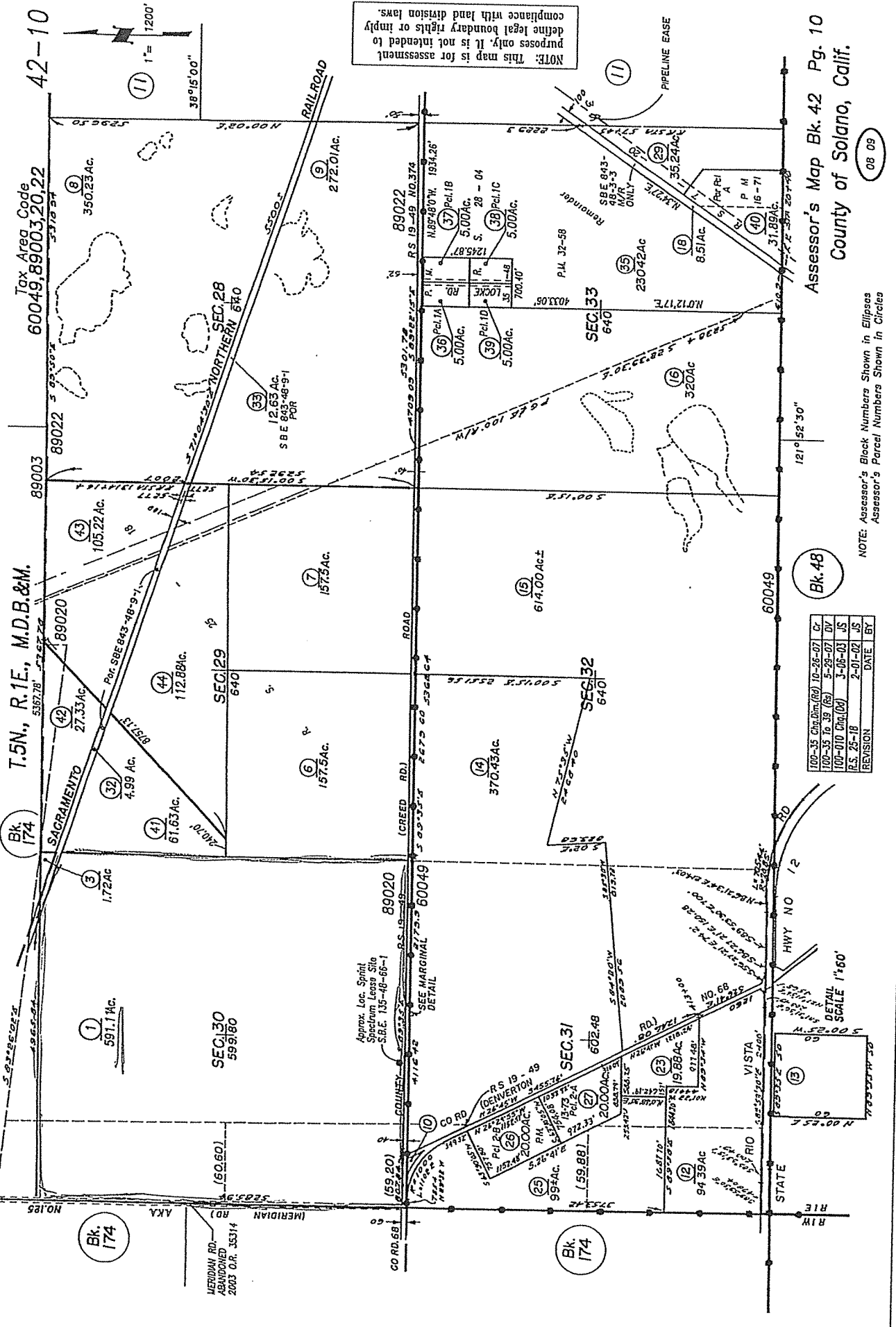
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on July 2, 2015.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager

DRAFT



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

Assessor's Map Bk. 42 Pg. 10  
 County of Solano, Calif.

REVISION	DATE	BY
100-35 City Ord.(R)	10-26-07	Gr
100-35 10-39 (RS)	5-29-07	DV
100-010 City Ord.(D)	3-06-03	JS
R.S. 25-1B	2-01-02	JS

NOTE: Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

08 09



**verizon** wireless  
**SITE NAME: BRADMOOR ISLAND**  
 LOCATION CODE: 299959  
 PG&E TOWER SERIAL #: 40742014  
 SITE ADDRESS: 5477 CREED ROAD  
 SUISUN CITY, CA 94585

PREPARED FOR  
**verizon** wireless  
 2755 MITCHELL DRIVE  
 WALNUT CREEK, CA 94591-1001

Vendor:  
**Cortel**  
 1441 Arroyo Verde  
 San Diego, CA 92108

License Number:  
**299959**

DATE OF PROJECT: 2014/01/17  
 DRAWN BY: MM  
 CHECKED BY: JF

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

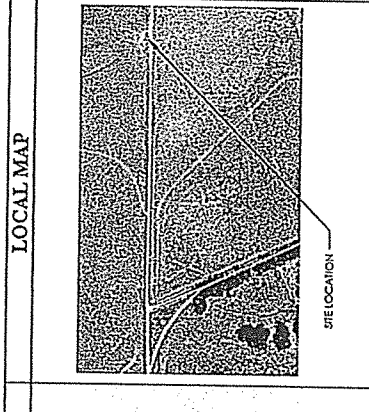
Project Name:  
**BRADMOOR ISLAND**  
 5477 CREED ROAD  
 SUISUN CITY  
 CA 94585

SHEET TITLE  
**TITLE SHEET**  
 SHEET NUMBER  
**T-1**

**APPROVALS:**

REPRESENTATIVE	PRINT NAME	SIGNATURE	DATE
LANDLORD / PROPERTY OWNER			
VERIZON WIRELESS EQUIPMENT ENGINEER			
VERIZON WIRELESS REAL ESTATE			
VERIZON WIRELESS CONSTRUCTION MANAGER			
VERIZON WIRELESS RF ENGINEER			
VERIZON TRANSPORT ENGINEER			
VERIZON OPERATION ENGINEER			
CORTEL LEASING REPRESENTATIVE			
CORTEL CONSTRUCTION REPRESENTATIVE			
CORTEL CONSTRUCTION MANAGER			
H2M REPRESENTATIVE			

SHEET	DRAWING INDEX	REV
T-1	TITLE SHEET	0
1	TOPOGRAPHIC SURVEY	2
1	TOPOGRAPHIC SURVEY	2
1	EASEMENT PLAN	0
1	OVERALL SITE PLAN	0
A-3	ENLARGED SITE PLAN	0
A-4	ANTENNA PLAN	0
A-5	EAST ELEVATION	0
A-6	SOUTH ELEVATION	0



**DRIVING DIRECTIONS**

DIRECTIONS TO SITE FROM VERIZON OFFICE, 2755 MITCHELL DRIVE, WALNUT CREEK, CA:

- MERGE ONTO 450N FROM TREAT BLVD.
- CONTINUE ON 450N TO FAIRFIELD. TAKE THE EXIT TOWARD SUISUN CITY FROM I-40 E.
- CONTINUE ON 450N.
- TURN LEFT ONTO DEVERTON RD.
- TURN RIGHT ONTO CREEK RD.
- SITE GATE WILL BE ON THE LEFT NEAR THE PG&E TOWER

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING LOCAL AND STATE GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT ANY DEVIATION FROM THE ABOVE LISTED CODES.

- 110 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
- 110 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON 2012 IBC (PART 2, VOL. 1, 2)
- 110 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H - PATIO COVERS, BASED ON THE 2012 IRC (PART 2.9)
- 110 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS (PART 11) PREFERRED ENERGY PROVISIONS ONLY.
- 110 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
- 110 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 IMC (PART 4)
- 110 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 3)
- 110 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
- 110 CALIFORNIA ENERGY CODE (CEC)
- 110 CALIFORNIA LIFE SAFETY CODE
- 110 NFPA 72, NATIONAL FIRE ALARM CODE
- 110 NFPA 13, FIRE SPRINKLER CODE

**PROJECT DESCRIPTION**

SCOPE OF WORK: VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE & MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS TOWER AT THE FOLLOWING LOCATION:

- INSTALL (TRENCH) POWER & TELCO FROM SOUTH SIDE OF CREEK TO PROPOSED SITE LOCATION
- PROPOSED 12" WIDE, APPROX 210' LONG EASEMENT FOR POWER & TELCO.
- PROPOSED 12" WIDE, APPROX 107' LONG EASEMENT FOR POWER & TELCO.
- INSTALL (TOWER) 15'-0" x 15'-0" x 13'-0" (31 SQ. FT) EQUIPMENT COMPOUND SURROUNDED BY 8' HIGH CHAIN LINK FENCE OF SAME DIMENSIONS.
- INSTALL (P) 15'-0" x 13'-0" CA APPROVED, PRE-MANUFACTURED EQUIPMENT SHELTER AND ASSOCIATED INDOOR EQUIPMENT
- INSTALL (P) OPS UNITS ON EQUIPMENT SHELTER
- INSTALL (P) ANTENNA SUPPORT STRUCTURE ONTO (P) PG&E TOWER
- INSTALL (P) 1000W DIESEL GENERATOR ON A PROPOSED 3'-0" x 10'-0" CONCRETE PAD WITHIN THE EQUIPMENT COMPOUND
- INSTALL (P) (1/2") 70' COAXIAL LINES FROM EQUIPMENT SHELTER TO ANTENNAS VIA NEW UNDERGROUND CONDUITS TO TOWER LEG

**PROJECT INFORMATION**

PROPERTY INFORMATION:  
 SITE ADDRESS: 5477 CREED ROAD  
 SUISUN CITY, CA 94585  
 A.P.N. NUMBER: 004-100-010  
 PROPOSED USE: UNMANNED COMMUNICATIONS FACILITY  
 JURISDICTION: SOLANO COUNTY  
 ZONING DESIGNATION: A-100

PROPERTY OWNER: PG&E  
 245 MARKET STREET  
 SHERMANTON  
 SAN FRANCISCO, CA 94105

CONTACT: DAVID DUNCAN  
 (415) 971-5994

POWER AGENCY: PG&E  
 TELEPHONE: TBD  
 AGENCY: PRELIMINARY  
 OCCUPANCY: U  
 CONTRIBUTION TYPE: V

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER CBC2010, SECTION 11B-301.4 (LIMITED ACCESS SPACE).

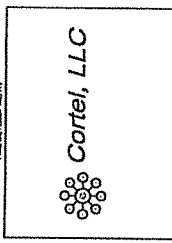
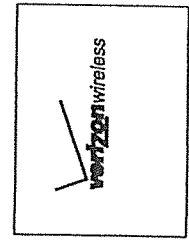
**PROJECT TEAM**

APPLICANT/LESSEE: VERIZON WIRELESS  
 2755 MITCHELL DRIVE  
 WALNUT CREEK, CA 94591-1001

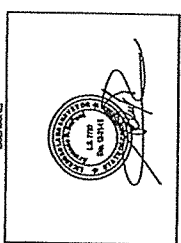
ARCHITECT / ENGINEER: CORTEL INC.  
 CONTACT: GUY FOX  
 EMAIL: guy.fox@cortel.com  
 PHONE: (916) 952-7648

SITE ACQUISITION: CORTEL INC.  
 CONTACT: ERIC RYAN  
 EMAIL: eric.ryan@cortel.com  
 PHONE: (510) 595-4485

ZONING MANAGER: CORTEL INC.  
 CONTACT: SHANNON MCDUGALL  
 EMAIL: shannon.mcdougall@cortel.com  
 PHONE: (916) 244-0010



**CAL VADA**  
**SURVEYING, INC.**  
 411 Johns Cr., Suite 200, Colton, CA 92308  
 Phone: (951) 200-0000 Fax: (951) 200-0114  
 www.calvada.com  
 JOHN V. VADA, LICENSED PROFESSIONAL SURVEYOR  
 LICENSE NO. 111170

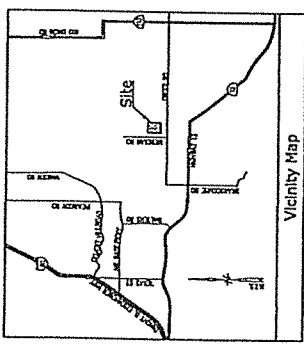
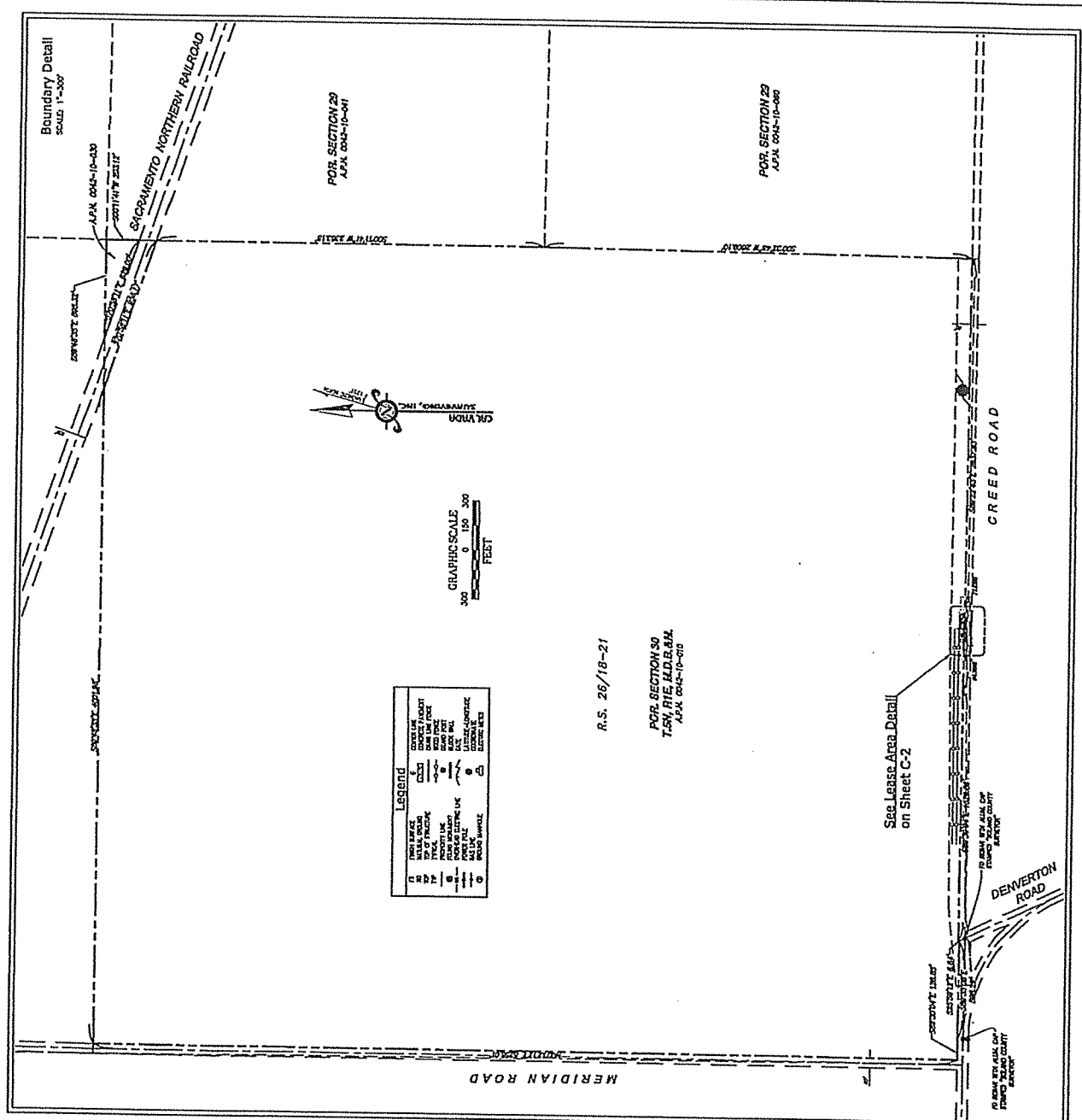


NO.	DATE	DESCRIPTION
1	10/24/19	SUBMITTAL
2	10/26/19	FINAL
3	10/28/19	CLIENT COMMENTS
4	11/01/19	

**BRADMOOR ISLAND**  
 5477 CREED ROAD  
 SUGBURN CITY, CA 94585  
 SOLANO COUNTY

**TOPOGRAPHIC SURVEY**  
 SHEET NUMBER

**C-1**  
 SHEET 1 OF 2



**Title Report**  
 TITLE REPORT FOR THE PROJECT  
 PROJECT NO. 19-001  
 SHEET NO. 1 OF 2

**Legal Description**  
 ALL RIGHTS IN THE DESCRIBED AREA OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, BEING AS FOLLOWS:  
 A certain parcel of land, more or less, known as Lot 1, Block 1, Bradmoor Island Subdivision, as shown on a map of said subdivision recorded as Map 19-001 in the public records of Solano County, California, and being more particularly described as follows: [Detailed description of the parcel]

**Assessor's Parcel Nos.**  
 000-00-011 AND 000-00-020

**Easements**  
 1. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES, AS SHOWN ON THE RECORD MAPS AND PLANS.  
 2. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A FLOOD CONTROL SYSTEM, AS SHOWN ON THE RECORD MAPS AND PLANS.  
 3. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SYSTEM, AS SHOWN ON THE RECORD MAPS AND PLANS.  
 4. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A FLOOD CONTROL SYSTEM, AS SHOWN ON THE RECORD MAPS AND PLANS.  
 5. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SYSTEM, AS SHOWN ON THE RECORD MAPS AND PLANS.  
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 9. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SYSTEM, AS SHOWN ON THE RECORD MAPS AND PLANS.  
 10. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A FLOOD CONTROL SYSTEM, AS SHOWN ON THE RECORD MAPS AND PLANS.

**Access/Utility Routes & Lease Area**  
 AS SHOWN

**Geographic Coordinates at Existing PG&E Tower**  
 THE EXISTING TOWER IS AT THE INTERSECTION OF THE EAST AND WEST MAIN LINES OF THE PACIFIC COAST SYSTEM RAILROAD, AS SHOWN ON THE RECORD MAPS AND PLANS.

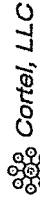
**Basis of Bearings**  
 THE BEARING AND DISTANCE BETWEEN THE POINTS OF THE SURVEY ARE AS SHOWN ON THE RECORD MAPS AND PLANS.

**Bench Mark**  
 THE BENCH MARK IS AT THE INTERSECTION OF THE EAST AND WEST MAIN LINES OF THE PACIFIC COAST SYSTEM RAILROAD, AS SHOWN ON THE RECORD MAPS AND PLANS.

**Date of Survey**  
 OCTOBER 28, 2019



CAL DEVELOPER/DR

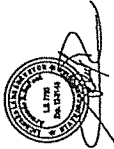


CONSULTANT

**CAL VADA**

**SURVEYING, INC.**  
111 West 22nd Street  
P.O. Box 523743  
Phoenix, AZ 85063  
Tel: (602) 955-2743  
www.calvada.com  
JOB NO. 111079

LICENSED



REVISION	DATE/REV	DESCRIPTION
1	11/24/11	ISSUE FOR PERMIT
2	02/27/12	REVISED PERMIT

**BRADMOOR ISLAND**

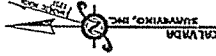
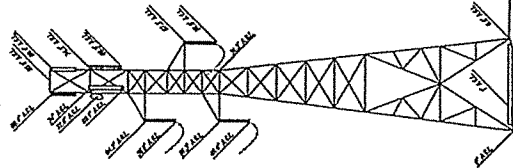
8477 CREED ROAD  
BRIDGEMAN CITY, CA 94605  
SOLANO COUNTY

**TOPOGRAPHIC SURVEY**

**C-2**

SHEET NUMBER

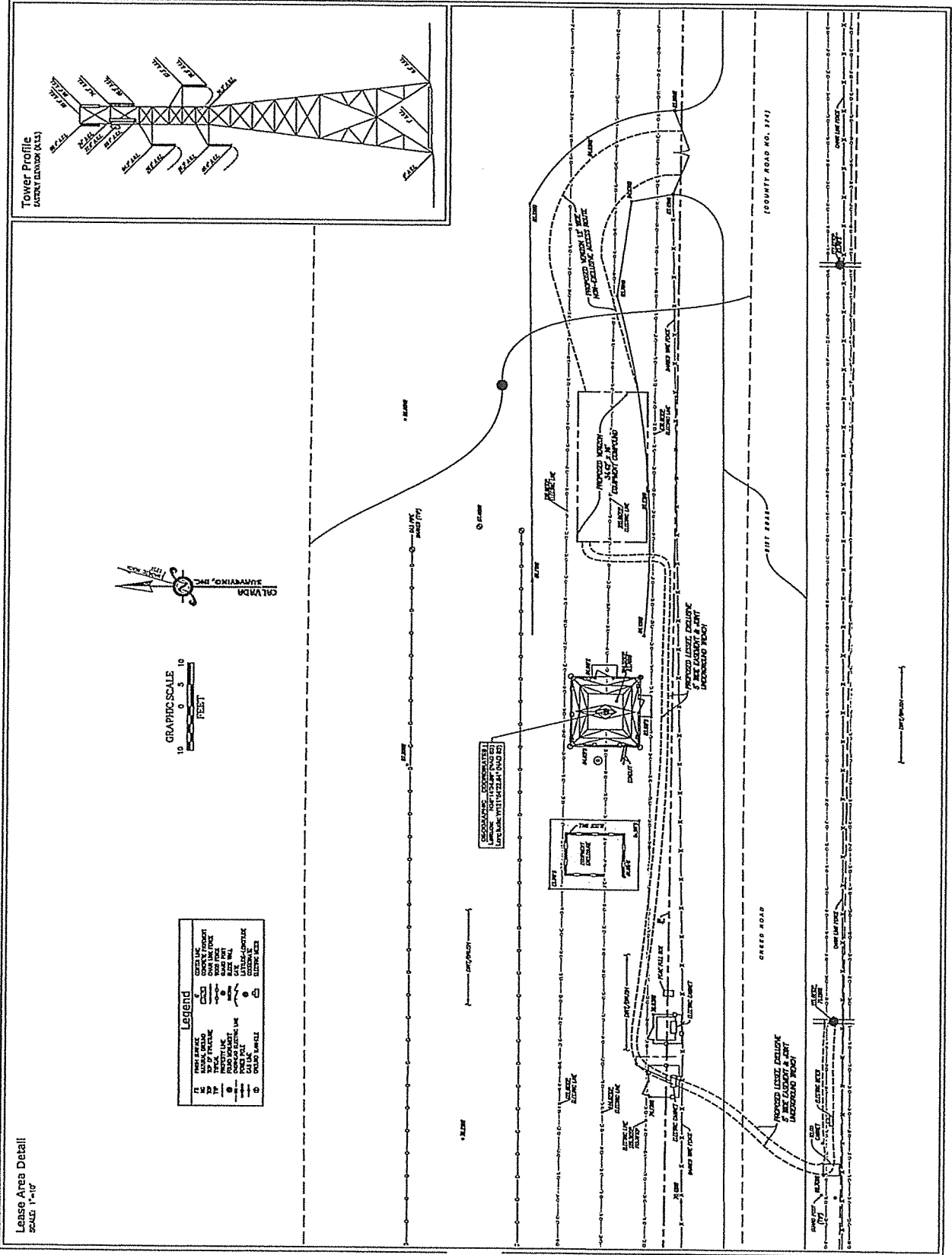
**Tower Profile**  
AGENCY ELEVATION (61.1)



**Legend**

1	PROPOSED SERVICE	1	EXISTING LAKES
2	PROPOSED TOWER	2	EXISTING FOREST
3	PROPOSED FOUNDATION	3	EXISTING FENCE
4	PROPOSED ACCESS ROAD	4	EXISTING WALL
5	PROPOSED UTILITY	5	EXISTING DRIVEWAY
6	PROPOSED FENCE	6	EXISTING POLE
7	PROPOSED LEVEL	7	EXISTING SIGN

**Lease Area Detail**  
SCALE: 1"=10'



PREPARED FOR  
**Verizon Wireless**  
 2745 MITCHELL DRIVE  
 WALNUT CREEK, CA 94598-1001

VERIZON  
**Cortel**  
 14231 Arroyo Verde  
 San Diego, CA 92128

LEGION/CADREV:  
**299959**

DATE PROJECT: 2011/01/17  
 DRAWN BY: MM  
 CHECKED BY: JF

REV	DATE	DESCRIPTION

TERMS:  
 1. THE UNDERSIGNED HAS REVIEWED THE ABOVE DRAWING AND CONFIRMS THAT IT COMPLIES WITH THE REQUIREMENTS OF THE LOCAL AGENCIES.  
 2. THE UNDERSIGNED HAS REVIEWED THE ABOVE DRAWING AND CONFIRMS THAT IT COMPLIES WITH THE REQUIREMENTS OF THE LOCAL AGENCIES.  
 3. THE UNDERSIGNED HAS REVIEWED THE ABOVE DRAWING AND CONFIRMS THAT IT COMPLIES WITH THE REQUIREMENTS OF THE LOCAL AGENCIES.

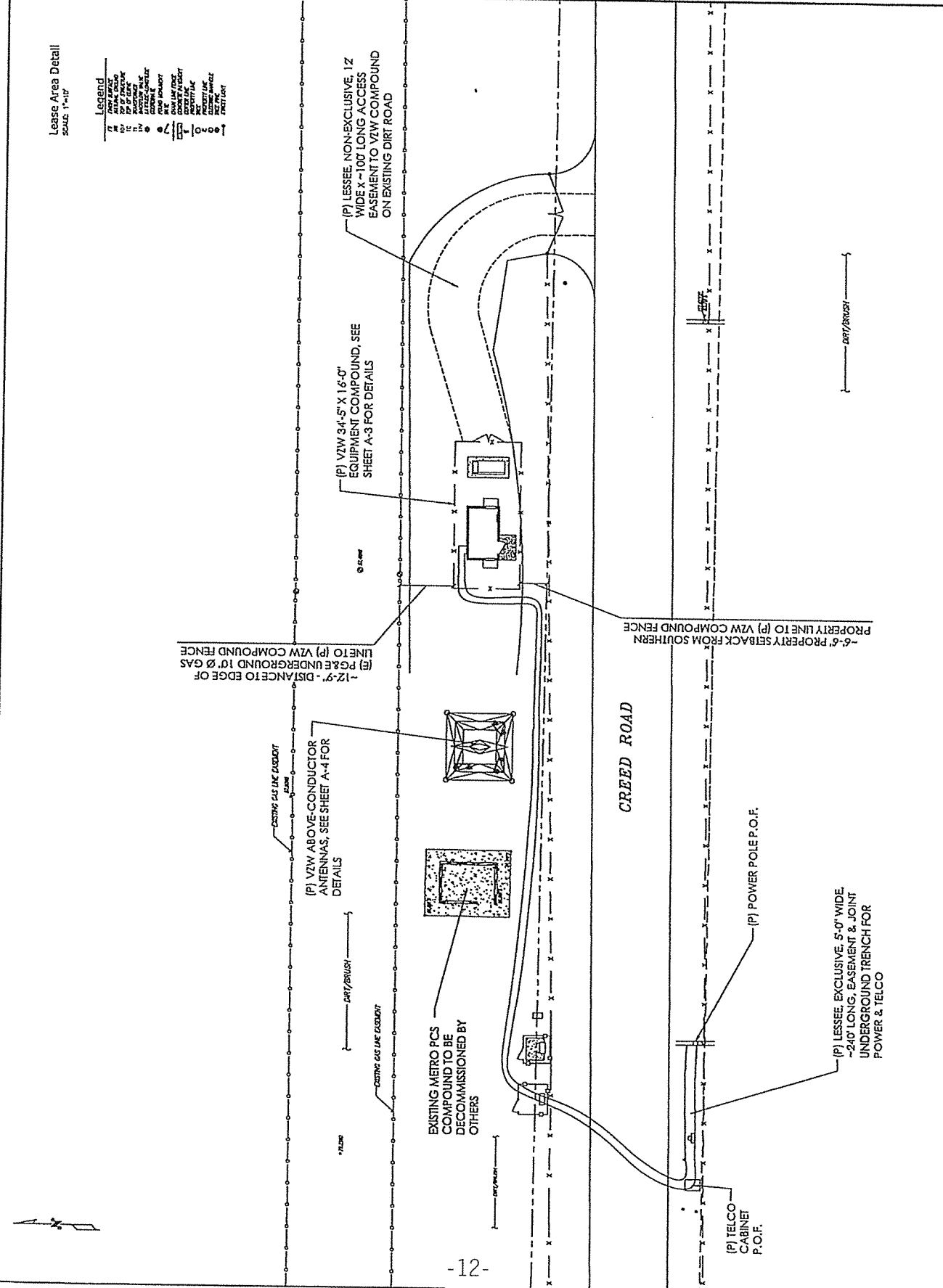
BRADMOOR  
 ISLAND  
 5477 CREED ROAD  
 SUISUN CITY  
 CA 94585

SHEET TITLE:  
**EASEMENT  
 PLAN**

SHEET NUMBER:  
**A-1**

Lease Area Detail  
 SCALE: 1"=10'

**Legend**  
 1. AREA BOUNDARY  
 2. PROPERTY BOUNDARY  
 3. PERMIT BOUNDARY  
 4. EASEMENT BOUNDARY  
 5. CONDUIT BOUNDARY  
 6. EXISTING UTILITY  
 7. PROPOSED UTILITY  
 8. CONDUIT BOUNDARY  
 9. CONDUIT BOUNDARY  
 10. CONDUIT BOUNDARY  
 11. CONDUIT BOUNDARY  
 12. CONDUIT BOUNDARY  
 13. CONDUIT BOUNDARY  
 14. CONDUIT BOUNDARY  
 15. CONDUIT BOUNDARY  
 16. CONDUIT BOUNDARY  
 17. CONDUIT BOUNDARY  
 18. CONDUIT BOUNDARY  
 19. CONDUIT BOUNDARY  
 20. CONDUIT BOUNDARY



PREPARED FOR  
**verizon wireless**  
2783 MITCHELL DRIVE  
WALNUT CREEK, CA 94598-1081

VENDOR:  
**Cortel**  
14821 Arroyo Nuevo  
San Diego, CA 92127

DESIGN NUMBER:  
**299959**

PROJECT #:  
DRAWN BY: JMA  
CHECKED BY: JF

NO.	DATE	DESCRIPTION

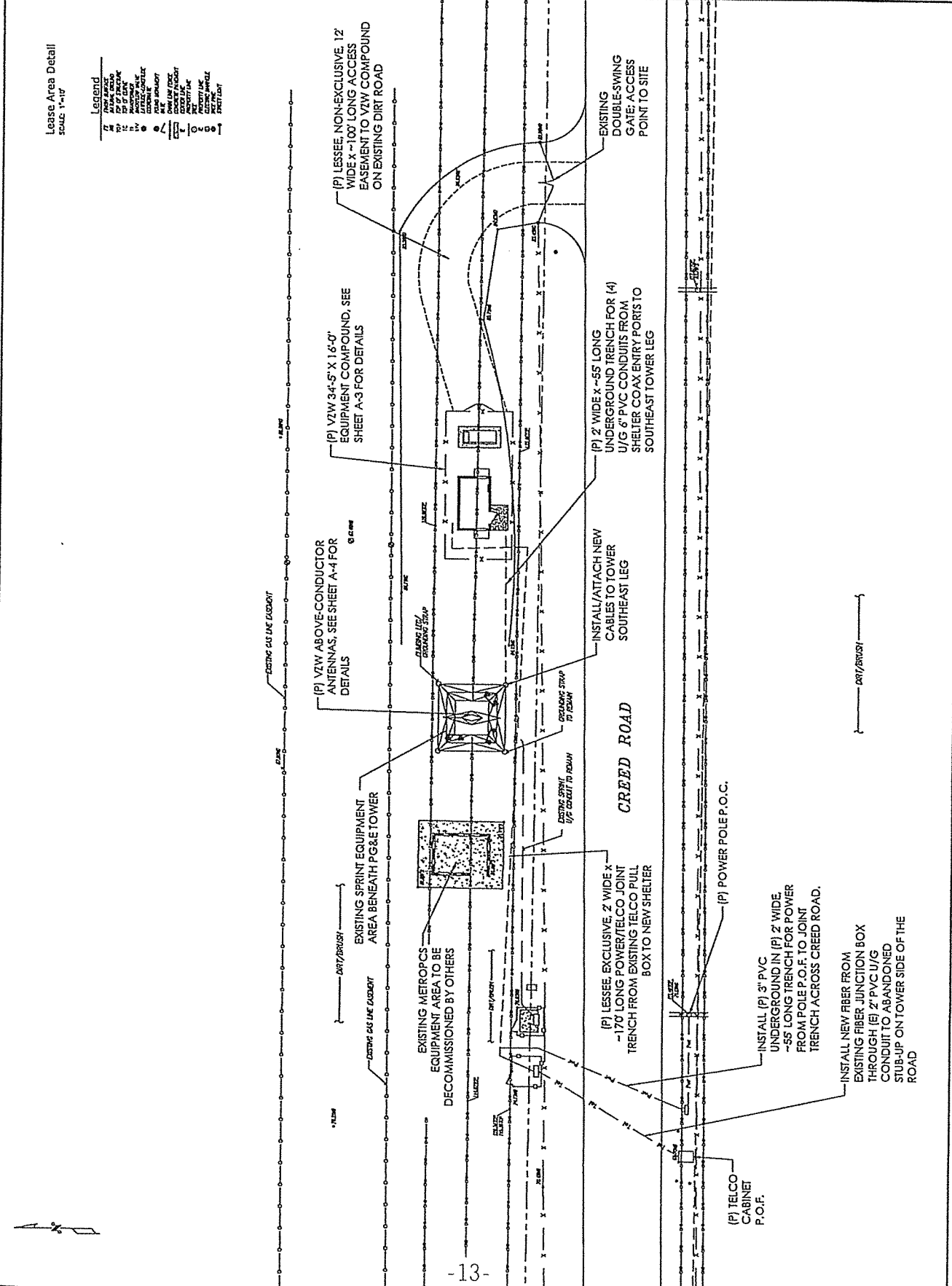
PROJECT TITLE:  
**BRADMOOR ISLAND**  
5477 CREED ROAD  
SUNSET CITY  
CA 94585

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-2**

Lease Area Detail  
SCALE: 1"=10'

- Legend
- VZMW
  - AIRTEL
  - 4" PVC U/G
  - 6" PVC U/G
  - 8" PVC U/G
  - 12" PVC U/G
  - 18" PVC U/G
  - 24" PVC U/G
  - 36" PVC U/G
  - 48" PVC U/G
  - 60" PVC U/G
  - 72" PVC U/G
  - 84" PVC U/G
  - 96" PVC U/G
  - 108" PVC U/G
  - 120" PVC U/G
  - 132" PVC U/G
  - 144" PVC U/G
  - 156" PVC U/G
  - 168" PVC U/G
  - 180" PVC U/G
  - 192" PVC U/G
  - 204" PVC U/G
  - 216" PVC U/G
  - 228" PVC U/G
  - 240" PVC U/G
  - 252" PVC U/G
  - 264" PVC U/G
  - 276" PVC U/G
  - 288" PVC U/G
  - 300" PVC U/G



- 13 -

PREPARED FOR  
**verizon** wireless  
 3785 LASCHEN BELLS DRIVE  
 WALNUT CREEK, CA 94595-1403

PROJECT:  
**Cortel**  
 1401 Airport Blvd  
 San Diego, CA 92127

RECORD NUMBER:  
**299959**

PROJECT NUMBER: 20110312171  
 DRAWN BY: JAA  
 CHECKED BY: JF

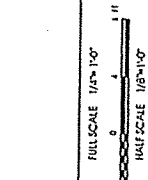
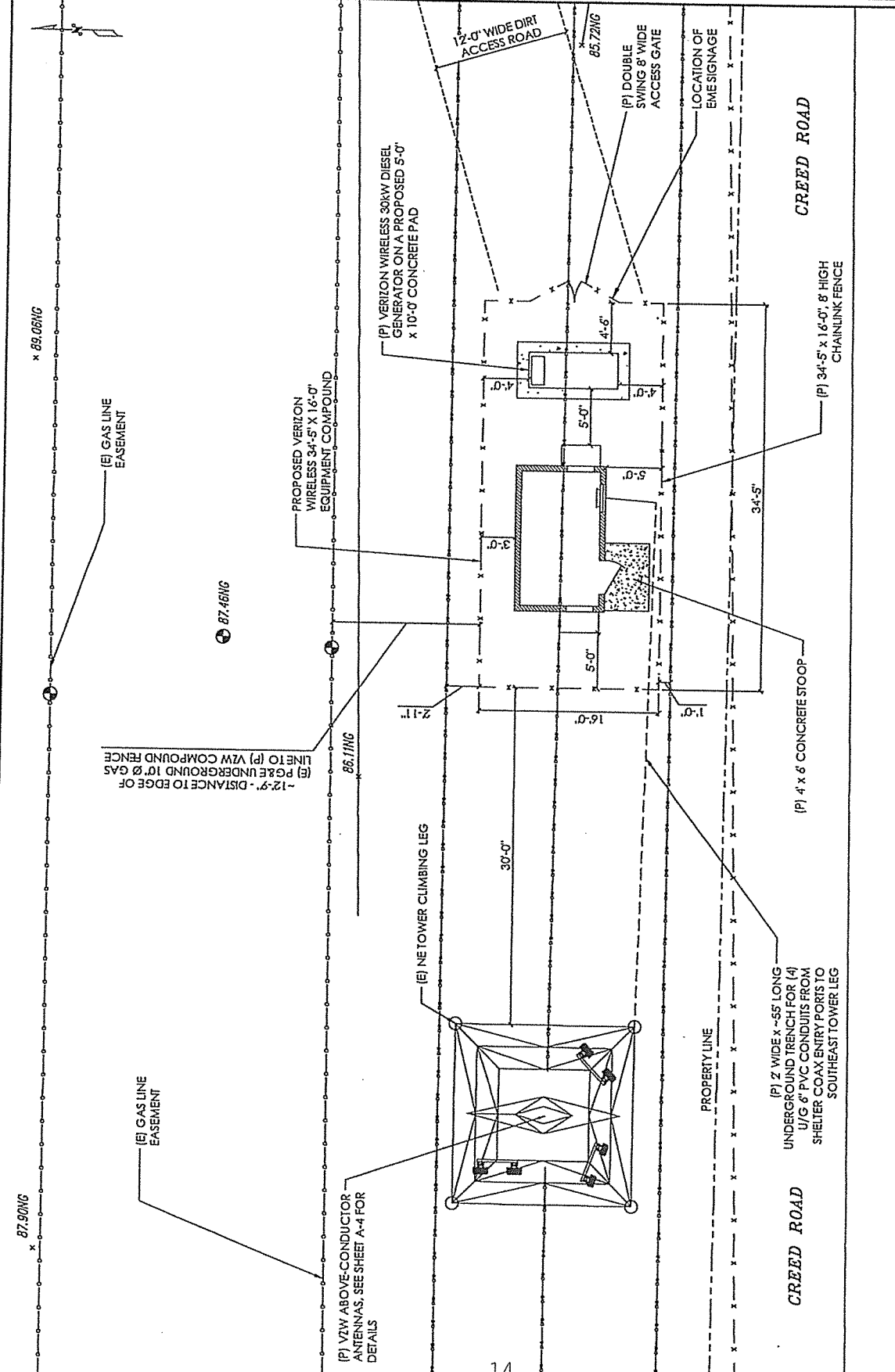
NO.	DATE	BY	DESCRIPTION

TECHNICIAN:  
 AT THE OPTION OF THE CLIENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED JURISDICTIONS AND AGENCIES.

SUBJECT:  
**BRADMOOR ISLAND**  
 5477 CREED ROAD  
 JUBAY CITY  
 CA 94585

SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-3**



ENLARGED SITE PLAN VIEW  
 1/4" = 1'-0"

PREPARED FOR  
**verizon wireless**  
 2715 WATKINS DRIVE  
 WALDORF GREEN, CA 94593-1091

VENDOR:  
**Cortel**  
 14001 Arroyo Blvd  
 SAN JOSE, CA 95131

SECURITY CODE:  
**299959**

PROJECT #:  
 PROJECT NAME:  
 CHECKED BY:

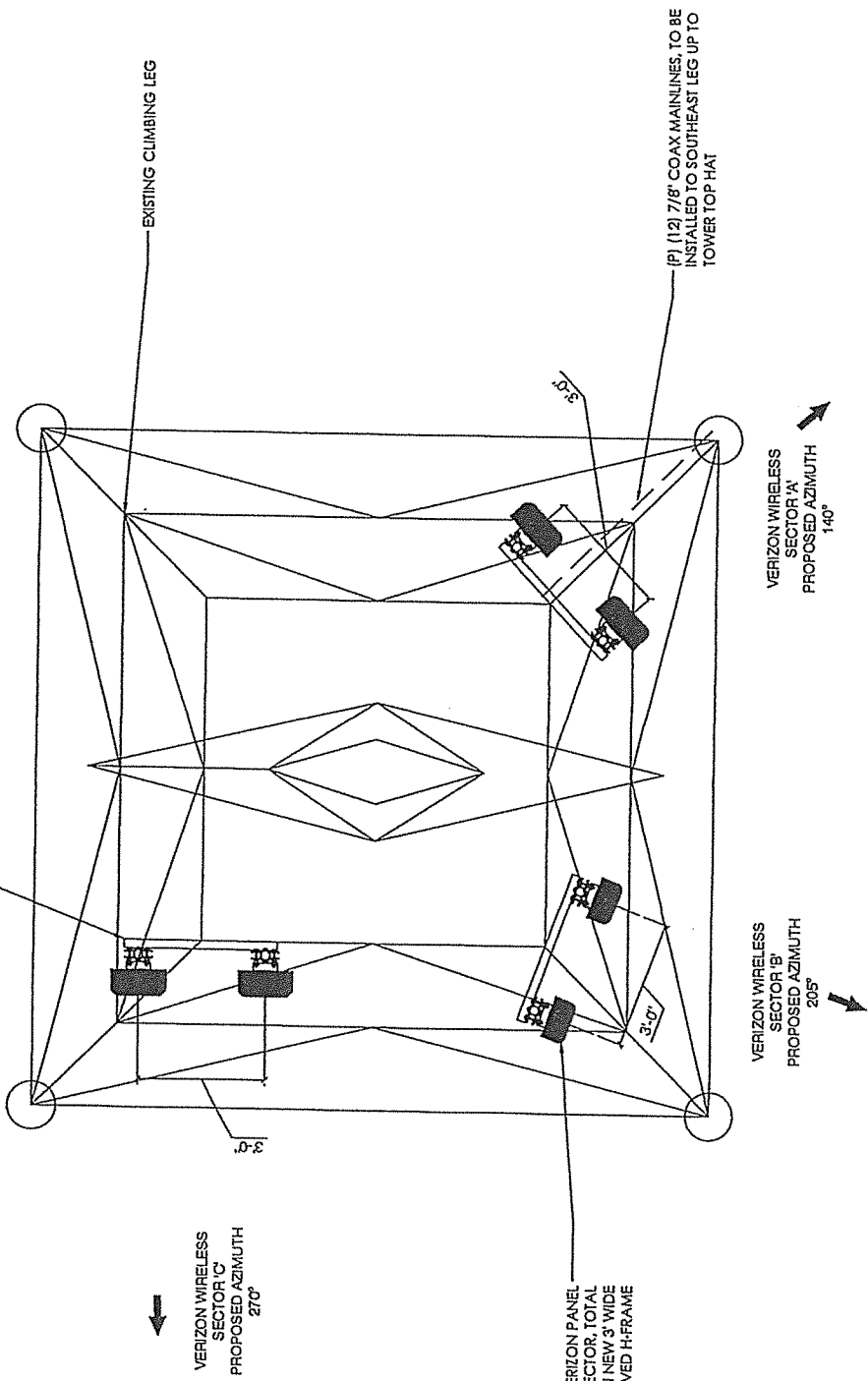
NO.	DATE	DESCRIPTION

BRANSON OF LANTANA ANT  
 11749 N. RAYBLISS AVENUE  
 FREIGHTSUNBURG, CA 94709

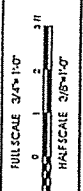
PROJECT:  
**BRADMOOR ISLAND**  
 5477 CREED ROAD  
 SUSUN CITY  
 CA 94585

SHEET TITLE  
**ANTENNA PLAN**

SHEET NUMBER  
**A-4**



**ANTENNA PLAN VIEW**  
 3/4" = 1'-0"



PREPARED FOR  
**verizon wireless**  
 2581 SHELTON DRIVE  
 WALNUT CREEK, CA 94598-1001

VERSION:  
**Cortel**  
 14811 Arroyo Viejo  
 San Diego, CA 92120

REGISTRATION CODE:  
**299959**

PROJECT NUMBER: 2014081973  
 DRAWN BY: MM  
 CHECKED BY: JF

NO.	DATE	DESCRIPTION
0	02/11/13	ISSUE FOR PERMIT
1	04/11/13	ISSUE FOR PERMIT
2	04/11/13	ISSUE FOR PERMIT
3	04/11/13	ISSUE FOR PERMIT
4	04/11/13	ISSUE FOR PERMIT
5	04/11/13	ISSUE FOR PERMIT
6	04/11/13	ISSUE FOR PERMIT
7	04/11/13	ISSUE FOR PERMIT
8	04/11/13	ISSUE FOR PERMIT
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11	04/11/13	ISSUE FOR PERMIT
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20	04/11/13	ISSUE FOR PERMIT

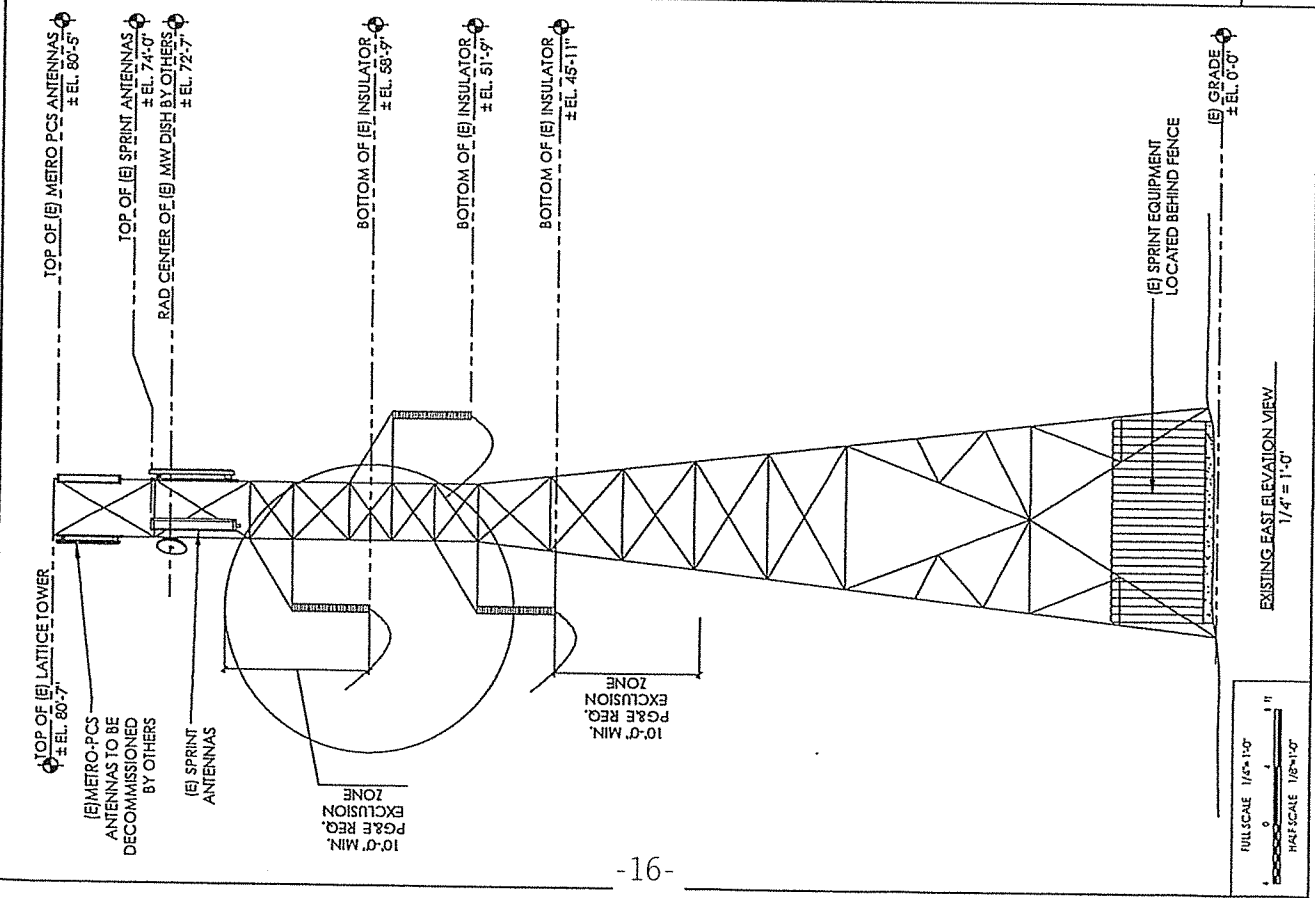
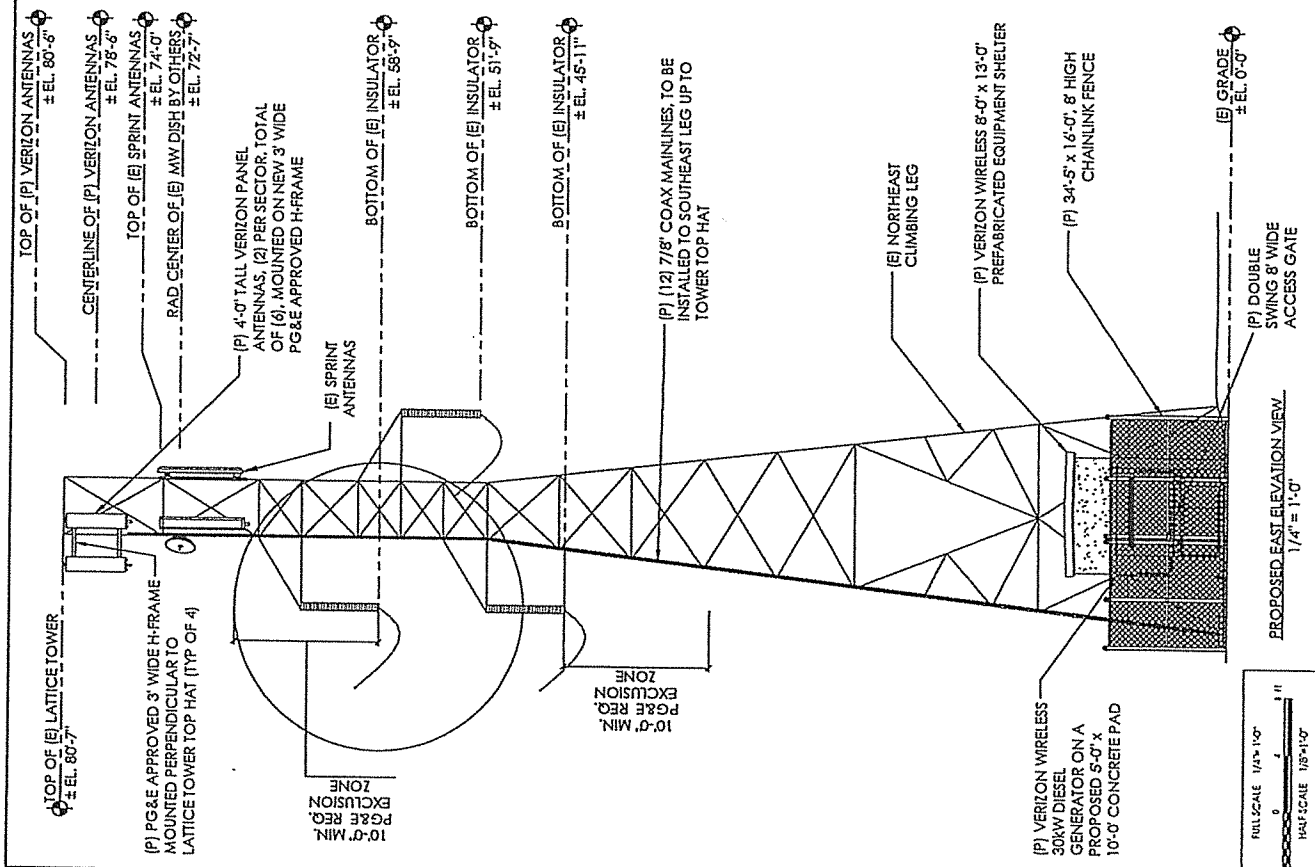
REVISIONS:

STANDARD DRAWING TO ANY  
 LOCAL ORDINANCES AND  
 REGULATIONS SHALL BE  
 GOVERNED BY THE  
 DRAWING DOCUMENT.

SHEET NO: **BRADMOOR ISLAND**  
 5477 CREED ROAD  
 SUGUN CITY  
 CA 94585

SHEET TITLE: EAST ELEVATION

SHEET NUMBER: **A-5**





PREPARED FOR <b>verizon</b> wireless 2785 MITCHELL DRIVE WILMUT CREEK, CA 94591-1001	CORTTEL 1481 Arroyo Grande San Diego, CA 92127	299959	PROJECT # 2014010171 DRAWN BY: AMM CHECKED BY: JF	SHEET NO. 1 OF 1 DATE: 12/18/14	PROJECT:	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE SPECIFIED.	BRADMOOR ISLAND 5477 CREED ROAD SUBUN CITY CA 94585	SOUTH ELEVATION	SHEET NUMBER <b>A-6</b>
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