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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO  
 COUNTY**

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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report  
 MU-15-11**

<b>Application No.</b> MU-15-11 (T-Mobile) <b>Project Planner:</b> Karen Avery, Senior Planner		<b>Meeting of March 3, 2016</b> <b>Agenda Item No. 5</b>	
<b>Applicant</b> T-Mobile West LLC Attn: Rana Christie 1855 Gateway Blvd. #900 Concord, CA 94520		<b>Property Owner</b> Ron Azevedo 180 South Kelly Road American Canyon, CA 94503	
<b>Action Requested</b> Minor Use Permit application to co-locate wireless communications equipment on an existing 80 foot tall lattice tower. Equipment includes 12 panel antennas installed at 30' centerline of the lattice tower and associated equipment cabinets to be located within an existing multi-carrier equipment compound.			
<b>Property Information</b>			
Size: 380 acres		Location: 3385 Lynch Road	
APN: 0180-020-050			
Zoning: Exclusive Agriculture 'A-20'		Land Use: Grouped Wireless Telecommunications Facility/grazing	
General Plan: Agriculture		Ag. Contract: #559	
Utilities: Power on-site		Access: off Lynch 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'	Grazing/Open space
<b>South</b>	Agriculture	Exclusive Agriculture 'A-20'	Grazing/Open space
<b>East</b>	Agriculture	Exclusive Agriculture 'A-20'	Grazing/Open space
<b>West</b>	Agriculture	Exclusive Agriculture 'A-20'	Grazing/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-15-11 based on the enumerated findings and subject to the recommended conditions of approval.			

## **SETTING**

The project is located off Lynch Road which runs along Interstate 80 north of the City of American Canyon and west of the City of Fairfield boundaries. The subject property is 380 acres, contains rolling hills covered in grasses and is primarily used for non-irrigated pasture for cattle grazing.

There is a multi-carrier grouped telecommunications facility located ½ mile north of Interstate 80 on top of a hillside. The facility consists of two lattice towers and one monopole. Each tower/pole has antennas mounted on the sides and equipment shelters placed near the base of the tower/pole.

Surrounding parcels are of similar size to the subject site and are also utilized for dry land farming and open space purposes.

## **PROJECT DESCRIPTION**

The T-Mobile project consists of the installation of up to (12) 8 foot tall antennas and up to 12 remote radio units to be centered at 30' feet on the existing 80' lattice tower. Support equipment includes 3 equipment cabinets within an existing equipment compound. 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 towers and other equipment.

Sprint-Nextel and Metro PCS (U-92-36) share a monopole and AT&T (U-88-49) is located on another lattice tower in this grouped wireless telecommunications facility.

## **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 Plan. 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. Pursuant to Section 28.81 of the County Zoning Regulations, a co-location of a Wireless Communication Facility is a conditionally 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 chain link 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 wireless antennas (Verizon), is in compliance with Federal Communications Commission (FCC) Rules and Regulations for RF emissions.



## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Minor Use Permit No. MU-15-11, 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 Lynch 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-15-11, filed December 30, 2015 by T-Mobile, 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 March 3, 2026. 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-15-11 of **T-Mobile** for the co-location of antennas and ground equipment to an existing telecommunications facility. The project site is located at 3385 Lynch Road, 2 miles west of the City of Fairfield in an "A20" Exclusive Agricultural Zoning District, APN: 0180-020-050, 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 March 3, 2016, 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 Lynch 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.**

EXHIBIT A

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Use Permit No. MU-15-11, 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-15-11, filed December 30, 2015 by T-Mobile, 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 March 3, 2026. 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 March 3, 2016.

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BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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Michael Yankovich  
Planning Program Manager

DRAFT

FILE COPY

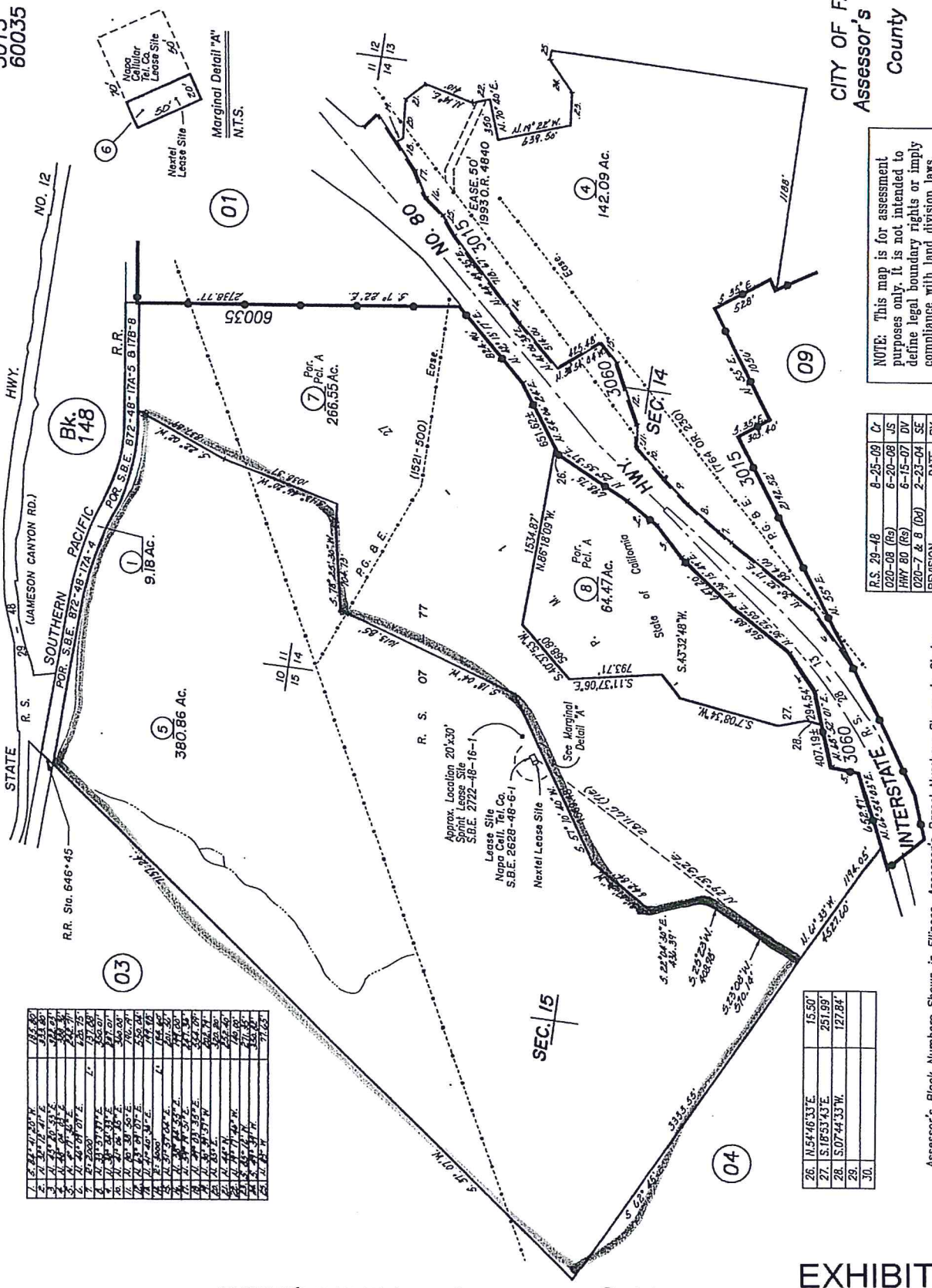
MU-15-11

POR. SEC. 10, 11, 13, 14 & 15, T.4N., R.3W., M.D.B. & M.

Tax Area Code  
3015  
60035

180-02

1	S. 82° 41' 20" W.	155.80'
2	N. 17° 10' 45" E.	933.80'
3	N. 17° 10' 45" E.	933.80'
4	N. 17° 10' 45" E.	933.80'
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25	N. 17° 10' 45" E.	933.80'
26	N. 17° 10' 45" E.	933.80'
27	N. 17° 10' 45" E.	933.80'
28	N. 17° 10' 45" E.	933.80'
29	N. 17° 10' 45" E.	933.80'
30	N. 17° 10' 45" E.	933.80'



REVISION	DATE	BY
R.S. 29-48	8-25-09	Cr
020-08 (R)	6-30-08	JS
HWY 80 (R)	6-15-07	DP
020-7 & 8 (D)	2-23-04	SE

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

26	N. 54° 46' 33" E.	15.50'
27	S. 18° 53' 43" E.	251.99'
28	S. 07° 44' 33" W.	127.84'
29		
30		

EXHIBIT B

CITY OF FAIRFIELD & VICINITY  
Assessor's Map Bk. 180 Pg. 02  
County of Solano, Calif.

10-11













**Mobile-**  
 HARBEL WEST, LLC  
 10000 WILSON AVENUE  
 SUITE 200  
 SAN ANTONIO, TEXAS 78230

**PROJECT INFORMATION:**  
**BA00386A**  
**SF386 RT. 12 & MINERS**  
 3845 LYNDA ROAD  
 VALLEJO, CA 94589

**CURRENT ISSUE DATE:**  
 11/11/2015

**ISSUED FOR:**  
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	11/11/2015	ISSUE 03	DM

**PROJECT ARCHITECT/ENGINEER:**  
**ZON ARCHITECTS**  
 400 AIR STREET, SUITE 200  
 SAN ANTONIO, TEXAS 78207  
 PHONE: (512) 742-9774  
 FAX: (512) 348-3302

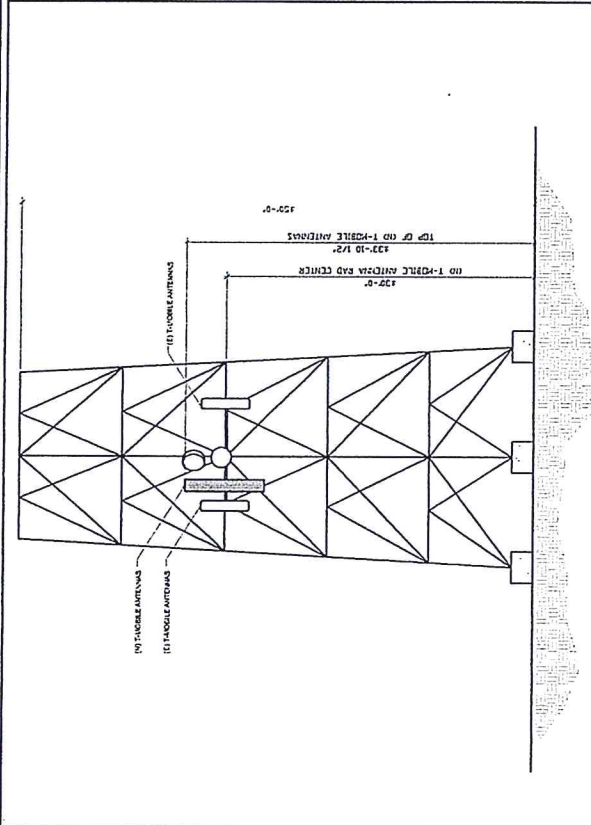
**CONSULTANT:**

**DRAWN BY:** CHK: MM MS DE

**LICENSER:**

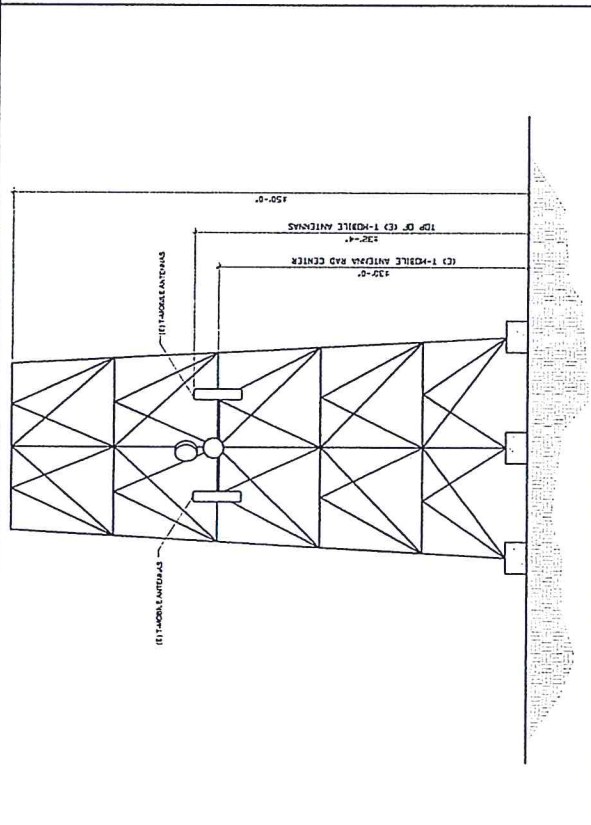
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 ELEVATIONS

**SHEET NUMBER:**  
**A-2**



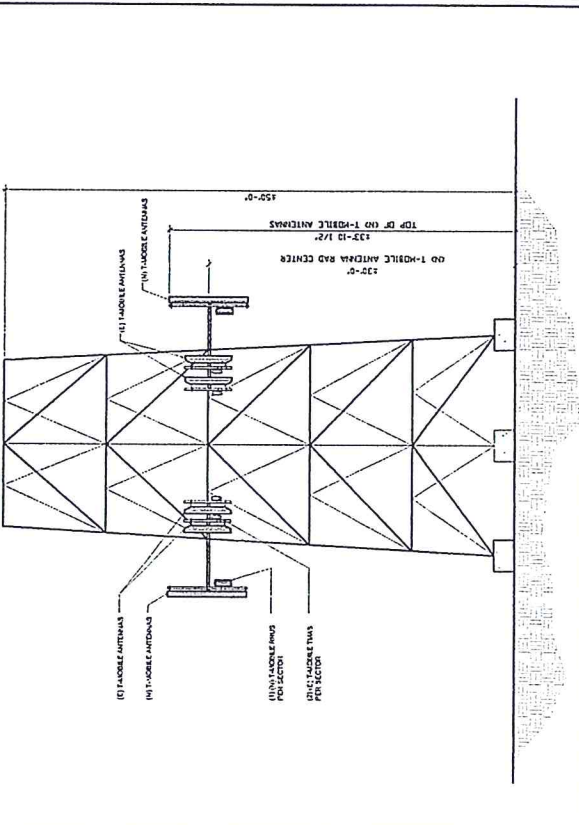
**(N) NORTHEAST ELEVATION**

SCALE: 3/16" = 1'-0"  
 0 2.5 5 7.5 10



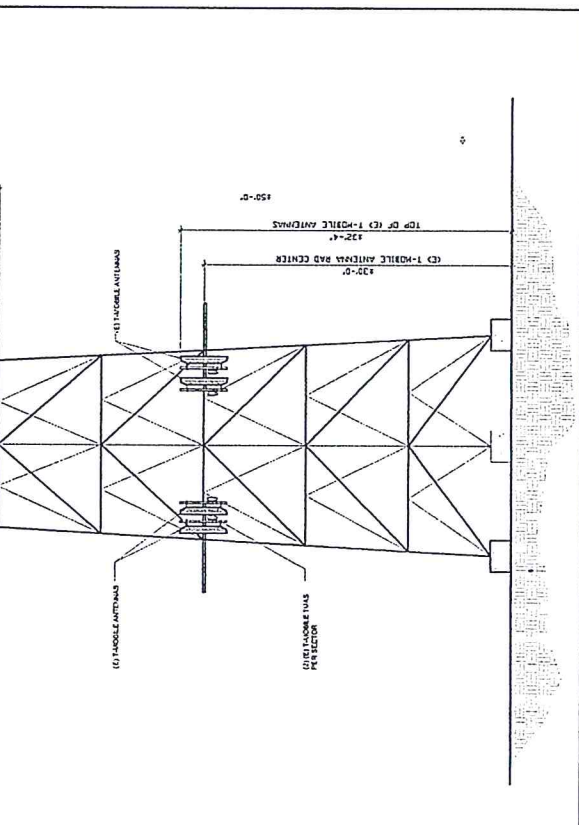
**(E) NORTHEAST ELEVATION**

SCALE: 3/16" = 1'-0"  
 0 2.5 5 7.5 10



**(N) SOUTHWEST ELEVATION**

SCALE: 3/16" = 1'-0"  
 0 2.5 5 7.5 10



**(E) SOUTHWEST ELEVATION**

SCALE: 3/16" = 1'-0"  
 0 2.5 5 7.5 10





