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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
 COUNTY**

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 Fairfield, CA 94533-6342
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 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 MU-18-04**

Application No. MU-18-04 (AT&T) Project Planner: Karen Avery, Senior Planner		Meeting of December 20, 2018 Agenda Item No. 1	
Applicant Planning & Engineering Network for AT&T Tom Swarner 2615 Camino Lenada Oakland, CA 94611		Property Owner Robert Gill, Cynthia Gill, Kimberly Gill-Favier 6438 Silveyville Road Dixon, CA 95620	
Action Requested Temporary test telecommunications facility consisting of six flush mounted flat-panel antennas with accessory components mounted at the top of a temporary mast/pole at 83'3". Radio server units and accessory components concealed within a temporary ballast and outrigger shelter building with adjacent connected utility components, secured within a 50' x 50' fenced compound. Site to be located at 6410 Silveyville Road, access off Pitt School Road, less than one-mile north of the City of Dixon, within the Exclusive Agriculture "A-40" Zoning District; APN 0108-110-020			
Property Information			
Size: 10 acres		Location: 6021 Lewis Road	
APN: 0108-110-020 (legal with 0108-110-080 and 0108-110-040)			
Zoning: Exclusive Agriculture 'A-40'		Land Use: Almond Orchard	
General Plan: UC-HC – Urban-Highway Commercial – Municipal Service Area		Ag. Contract: None	
Utilities: on-site		Access: Pitt School Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture "A-40"	Almond trees
South	Urban-Highway Commercial (UC-HC)	Exclusive Agriculture "A-40"	Open space
East	I-80/City of Dixon	I-80/City of Dixon	Freeway/Housing
West	UC-HC	Exclusive Agriculture "A-40"	Residential, School
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.			

Motion to Approve

The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Use Permit No. MU-18-04 based on the enumerated findings and subject to the recommended conditions of approval.

SETTING

The site is located on the east side of Pitt School Road to the north of the intersection with Pitt School and Interstate 80. The parcel is 10 acres in size and is planted with almond trees. The parcel is flat and has a history of being used for agricultural production. Mostly agricultural uses surround the property except to the east where the parcel abuts Interstate 80. The City of Dixon is on the other border of Interstate 80.

PROJECT DESCRIPTION

AT&T is proposing to install a temporary wireless communications facility as a test facility for a future permanent wireless communication facility. The proposed temporary facility consists of an 83'3" temporary mast/pole with six (6) flush mounted flat panel antennas mounted at the top of the pole. Radio-server units and accessory components will be concealed within a temporary ballast and outrigger shelter building with adjacent connected utility components. The shelter and mast/pole will be secured within a 50' x 50' compound surrounded by an 8' chain-link fence with privacy slats. The facility would be unmanned; however, service technicians would perform maintenance approximately twice per month. Should this test site meet the coverage goals of AT&T, the carrier will submit a use permit for a permanent communications 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 guidelines.

ANALYSIS

General Plan and Zoning

The property is located within the Municipal Service Area (MSA) of the City of Dixon and designated Urban Commercial-Highway Commercial by the Solano County General Plan. This General Plan designation indicates that the future land uses of the property, upon annexation into the City of Dixon, will be commercial in nature. Parcels zoned agricultural within MSA's zoned must maintain their agricultural uses until annexations. The property is zoned Exclusive Agriculture (A-40) and per Section 28.81 of the County Zoning Regulations, a wireless communication facility is a conditionally permitted land use within this zoning district.

Project

Wireless communication facilities are a conditionally permitted use in the agricultural zoning district. This site is a temporary site and does not meet the standards as described in the Solano County Zoning Regulations for the setbacks and height limits within a scenic corridor. Further analysis will be conducted upon submittal of a permanent wireless communication facility. The applicant supplied an Electromagnetic Energy (EME) Exposure Report conducted by OSC Engineering, Inc. which found the radio frequency (RF) emissions 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-16-03, 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 operation and maintenance of a wireless communications 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.**

Access to the site if from Pitt School Road. No domestic water and/or private septic systems are required for the unmanned facility. Power will be established at the site.

- 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.**
- 5. 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.

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

This site is temporary. Should the applicant wish to permit a permanent facility, that proposed facility will be evaluated for visual impacts.

CONDITIONS OF APPROVAL

1. Approval is hereby granted to AT&T to install a temporary wireless communications facility consisting of an 83'3" temporary mast/pole with six (6) flush mounted antennas attached to the top of the pole. This approval includes the ground equipment within a 2500 sq. ft. lease area surrounded by an eight-foot (8) chain link fence with privacy slats. The proposed wireless communication co-location shall be established in accord with the development plans titled: Gill-Reveille Farms (Temporary Site), (CCL06493_SR), submitted with Minor Use Permit application MU-18-04 filed, October 11, 2018 and as approved by the Solano County Zoning Administrator.
2. 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 the U.S. Environmental Protection Administration.
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. 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 12 months of cessation of operations at the site and the area returned to natural conditions.
5. Any expansion or change in the use may require a new or modified use permit and further environmental review.
6. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without prior approval of a new permit or minor revision to the use permit.
7. All requirements of the Solano County Environmental Health Services Division shall be met, including:
 - a. 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.
 - b. A chemical toilet shall be maintained at the site for the duration of the construction period.
8. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
9. The applicant shall apply for, secure and abide by the terms of an encroachment permit from Solano County Public Works Engineering.
10. The applicant shall construct the access driveway to Solano County Road Improvement Standards, Section 1-3.1.

11. The applicant shall apply for a grading permit with the Solano County Public Works Engineering.
12. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
13. The temporary wireless communication facility is granted for a fixed term of two (2) years and shall expire December 20, 2020. Upon expiration, issuance of a new land use permit is required should the facility continue to operate at this location.

Attachments:

- A – Draft Resolution
- B – Assessor's Parcel Map
- C – Development Plans
- D – Photo Simulations

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-18-04 of **AT&T** for a temporary wireless communications facility with 6 antennas mounted on a temporary mast/pole at 83' 3" height. The proposed facility is a temporary test operation for a future permanent facility operation. The project site is located northwest of the City of Dixon in an Exclusive Agriculture "A-40" Zoning District, APN: 0108-110-020, 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 20, 2018, 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 operation and maintenance of a wireless communications 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.**

Access to the site is from Pitt School Road. No domestic water and/or private septic systems are required for the unmanned facility. Power will be established at the site.

- 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 with all applicable sub-sections of Wireless Communications Facilities, Zoning Regulations Section 28.81.**

5. **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.

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

This site is temporary. Should the applicant wish to permit a permanent facility, that proposed facility will be evaluated for visual impacts.

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

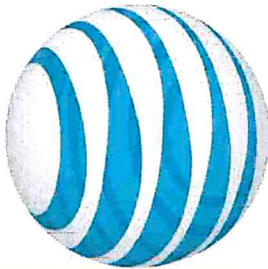
1. Approval is hereby granted to AT&T to install a temporary wireless communications facility consisting of an 83'3" temporary mast/pole with six (6) flush mounted antennas attached to the top of the pole. This approval includes the ground equipment within a 2500 sq. ft. lease area surrounded by an eight-foot (8) chain link fence with privacy slats. The proposed wireless communication co-location shall be established in accord with the development plans titled: Gill-Reveille Farms (Temporary Site), (CCL06493_SR), submitted with Minor Use Permit application MU-18-04 filed, October 11, 2018 and as approved by the Solano County Zoning Administrator.
2. 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 the U.S. Environmental Protection Administration.
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. 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 12 months of cessation of operations at the site and the area returned to natural conditions.
5. Any expansion or change in the use may require a new or modified use permit and further environmental review.
6. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved site plan without prior approval of a new permit or minor revision to the use permit.

7. All requirements of the Solano County Environmental Health Services Division shall be met, including:
 - a. 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.
 - b. A chemical toilet shall be maintained at the site for the duration of the construction period.
8. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
9. The applicant shall apply for, secure and abide by the terms of an encroachment permit from Solano County Public Works Engineering.
10. The applicant shall construct the access driveway to Solano County Road Improvement Standards, Section 1-3.1.
11. The applicant shall apply for a grading permit with the Solano County Public Works Engineering.
12. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
13. The temporary wireless communication facility is granted for a fixed term of two (2) years and shall expire December 20, 2020. Upon expiration, issuance of a new land use permit is required should the facility continue to operate at this location.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on December 20, 2018.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager



at&t

GILL-REVEILLE FARMS (TEMPORARY SITE) (CCL06493_SR) 6410 SILVEYVILLE RD., DIXON, CA 95620

PROJECT REFERENCE NUMBERS

SITE I.D.: CCL06493
US I.D.: 212878
FA NO.: 14563605
ORACLE NO.: 3701A0GDF4
PACE NO.: MRSFFR048952
PROGRAM: NSB

PROJECT DESCRIPTION

SCOPE OF WORK:
THIS IS AN APPLICATION FOR A TEMPORARY WIRELESS SERVICES FACILITY. THE PROPOSED INSTALLATION IS REQUIRED TO PROVIDE WIRELESS COMMUNICATIONS SERVICE IN THE AREA.
THE PROPOSED INSTALLATION CONSISTS OF:
- ONE (1) TEMPORARY SHELTER W/ MAST POLE, BALLAST, & OUTRIGGER (DESIGN BY OTHERS)
- ONE (1) TEMPORARY GPS ANTENNA MOUNTED TO TEMPORARY SHELTER
- (6) TEMPORARY PANEL ANTENNAS (2 PER SECTOR, 3 SECTORS) W/ REMOTE FEEDERS
- 8-9' - 3" TALL MAST POLE
- ASSOCIATED TEMPORARY UTILITIES / COMMUNICATIONS WIRING AS REQUIRED

PROJECT INFORMATION

SITE ADDRESS:
6410 SILVEYVILLE RD.,
DIXON, CA 95620
PROPERTY OWNER:
GILL, ROBERT L. & CONYIA A
6410 SILVEYVILLE RD.,
DIXON, CA 95620
AEN:
0108-110-020
SUBJECT:
COUNTY OF SOLANO
ZONING CLASSIFICATION:
A-40 (AGRICULTURAL)
CURRENT USE:
AGRICULTURAL / RURAL
PROPOSED USE:
AGRICULTURAL / RURAL - TELECOM FACILITY
CO-LOCABLE TELECOM FACILITY
CONSTRUCTION TYPE:
TBD

PROJECT TEAM

APPLICANT/LESSEE:
AT&T MOBILITY
5001 EXECUTIVE PARKWAY, 4W7500
SAN RAMON, CA 94533
PHONE: (925) 218-9633
LEASING MANAGER:
DELTA GROUPS ENGINEERING
6800 KOLL CENTER PARKWAY
SUITE 225
SAN RAMON, CA 94566
CONTACT: TOM SWARNER
PHONE: (510) 435-3595
EMAIL: tom@del075@att.com
ZONING MANAGER:
DELTA GROUPS ENGINEERING
6800 KOLL CENTER PARKWAY
SUITE 225
SAN RAMON, CA 94566
CONTACT: MICHAEL BALBUENA
PHONE: (510) 435-3595
EMAIL: tom@del075@att.com
ARCHITECT:
DELTA GROUPS ENGINEERING
6800 KOLL CENTER PARKWAY
SUITE 225
SAN RAMON, CA 94566
PHONE: (925) 468-0115
FAX: (925) 468-0355
SURVEYOR:
QUIET RIVER LAND SURVEYING, INC.
6747 SIERRA COURT, SUITE K
DIXON, CA 95620
CONTACT: KEVIN MCCUIRE
PHONE: (925) 734-6788
RF ENGINEER:
AT&T MOBILITY
5001 EXECUTIVE PARKWAY, 4W7500
SAN RAMON, CA 94533
CONTACT: MICHAEL BALBUENA
PHONE: (510) 435-3595
EMAIL: MB6647@ATT.COM

SHEET INDEX

T1	TITLE SHEET
C1	SURVEY
A1	OVERALL SITE PLAN
A2	ENLARGED SITE PLAN, PRELIMINARY TEMPORARY EQUIPMENT & ANTENNA
A3.1	NORTH & WEST ELEVATIONS
A3.2	SOUTH & EAST ELEVATIONS

CODE COMPLIANCE

SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY. THE APPLICABLE CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
2016 CA ADMINISTRATIVE CODE
2016 CA BUILDING CODE - BASED ON 2015 INTERNATIONAL BUILDING CODE
2016 CA ELECTRICAL CODE - BASED ON 2015 NATIONAL ELECTRICAL CODE
2016 CA PLUMBING CODE - BASED ON 2015 UNIFORM PLUMBING CODE
2016 CA FIRE CODE - BASED ON 2015 INTERNATIONAL FIRE CODE
2016 ENERGY CODE
SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES (SFGC, SFGC, SFGC) AND CITY/COUNTY ORDINANCES.
FACILITY IS UNANNOUNCED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS EXEMPT BASED ON ADA STANDARDS 203.3 AND CBC 11B-203.5 "MACHINERY SPACES."
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 REQUIREMENT SHALL GOVERN.

VICINITY MAP



DIRECTIONS FROM AT&T

FROM AT&T MOBILITY OFFICES LOCATED AT 5001 EXECUTIVE PARKWAY IN SAN RAMON, CA:
DRIVING DIRECTIONS: FROM AT&T OFFICE @ 5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94533, TAKE EXIT 108 TO PIT SCHOOL RD IN DIXON AND TAKE RIGHT TURN AND 1-80 E TO PIT SCHOOL RD IN DIXON. TAKE EXIT 84 FROM 1-80 E. CONTINUE ON PIT SCHOOL RD. LOCATION IS ON THE RIGHT.

APPROVALS

APPROVED BY:	INITIALS:	DATE:
AT&T:		
VENDOR:		
R.F.:		
LEASING/LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER/TELECO:		
PG&E:		

RF DATA SHEET

VERSION: 1.0 DATE UPDATED: 08/01/18



5001 EXECUTIVE PARKWAY, 4W7500
SAN RAMON, CA 94533

GILL-REVEILLE FARMS
(TEMP.)
CCL06493_SR
6410 SILVEYVILLE RD.
DIXON, CA 95620

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

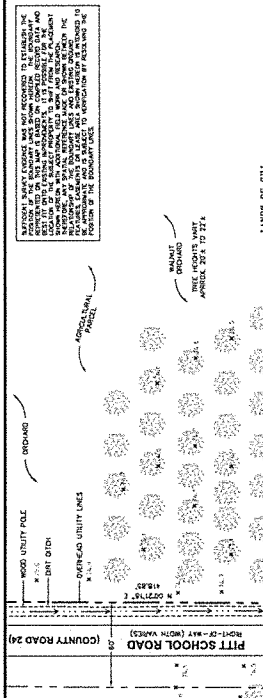
REV.	DATE	DESCRIPTION
1	7/17/18	ISSUED FOR 2D (100%)
2	7/27/18	ISSUED FOR 3D (100%)
3	8/28/18	ISSUED FOR 3D (100%)

BY:	CHK:	SHEET TITLE
JR	JR	TITLE SHEET
JR	JR	T1
JR	JR	P1BANCOB
JR	JR	SUBNAME
JR	JR	GILL-REVEILLE FARMS

DATE: AUGUST 3, 2018
 DRAWN BY: MAS
 FILE NO.: DL14803

REVISIONS	
DATE	DESCRIPTION

at&t
 AT&T MOBILITY
 5001 KENNEDY BLVD
 SAN FRANCISCO, CA 94583



QUIET RIVER
 Land Services Inc.
 6745 Sierra Court
 Dublin, CA 94568
 (925) 734-6188 Phone

CC106493
 CHOPE-REVELLE FARMS
 6410 SILVERVILLE ROAD
 DUBLIN, CA 94568

C1
 OF 1 SHEET

EXISTING SITE CONDITIONS

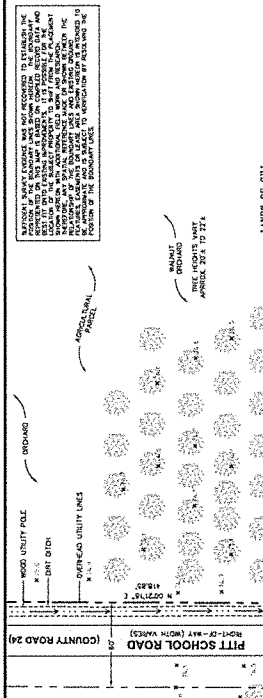
ZIGORGETZ LAND SURVEY
 18000 S. SILVERVILLE ROAD
 ADDRESS: 8410 SILVERVILLE ROAD
 ADDRESS: 8410 SILVERVILLE ROAD
 ADDRESS: 8410 SILVERVILLE ROAD
 ADDRESS: 8410 SILVERVILLE ROAD

LEGAL DESCRIPTION
 THE PROPERTY WAS PRODUCED BY NORTH AMERICAN TITLE...
 THE PROPERTY IS SHOWN IN PARCEL 18-1580194-01, DATED AS OF JULY 18, 2018.
 LEGAL DESCRIPTION: PARCEL 18-1580194-01, DATED AS OF JULY 18, 2018.

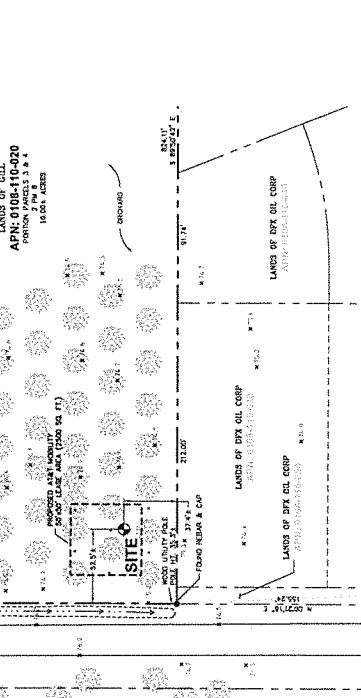
PERMITS AND ZONING
 The project is located within the City of Dublin, County of Alameda, State of California.
 The project is subject to the City of Dublin, County of Alameda, State of California.
 The project is subject to the City of Dublin, County of Alameda, State of California.

ADDITIONAL NOTES
 1. This is not a guaranteed survey. The project is not a guaranteed survey. The project is not a guaranteed survey.
 2. The project is not a guaranteed survey. The project is not a guaranteed survey. The project is not a guaranteed survey.

1 SITE PLAN
 SCALE: 1" = 200'

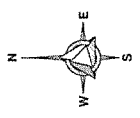
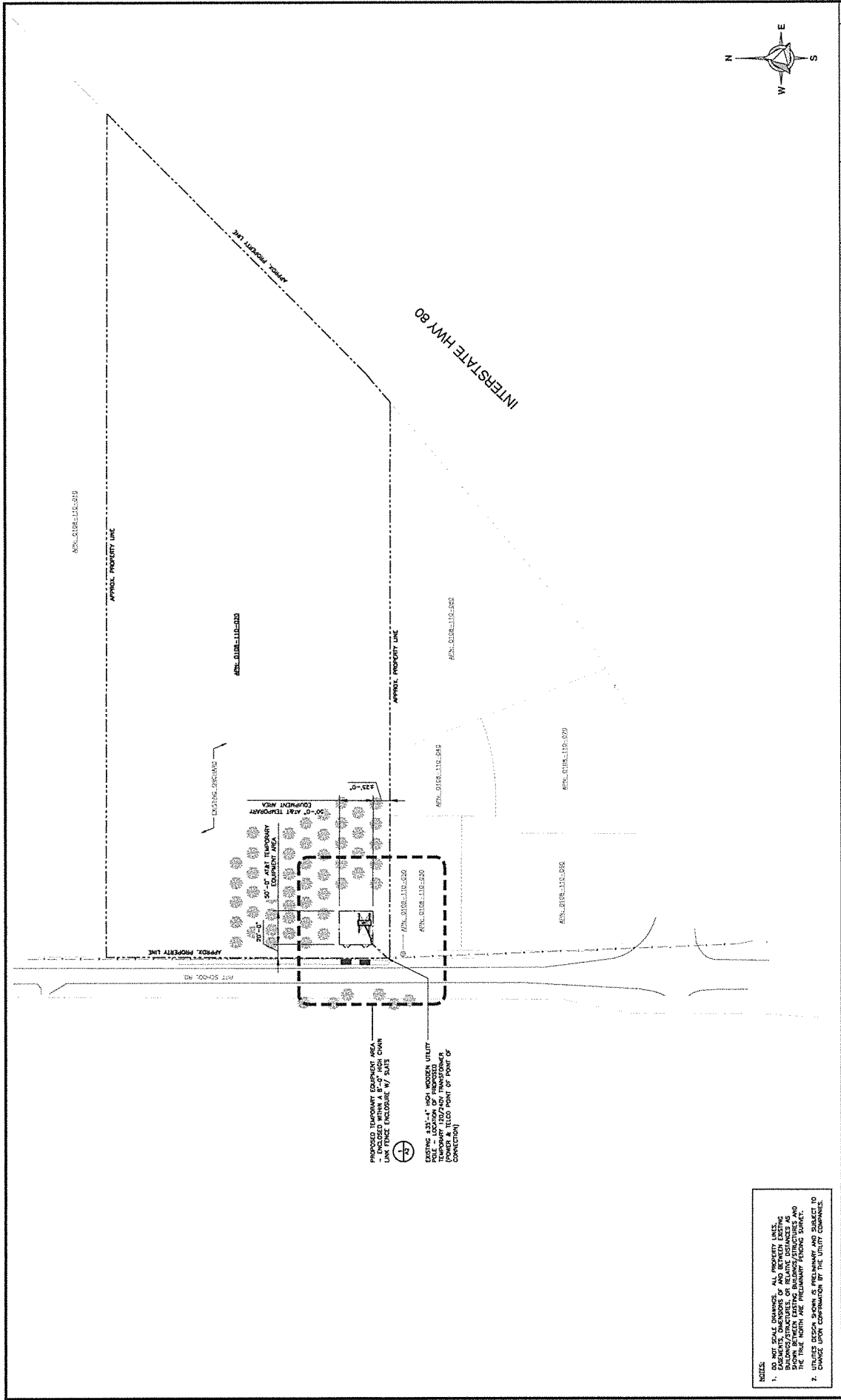


2 ENLARGED SITE PLAN
 SCALE: 1" = 40'



3 LEASE AREA PLAN
 SCALE: 1" = 20'





SCALE: 1 inch = 20 ft

SHEET TITLE: OVERALL SITE PLAN

SHEET: A1

DATE: 7/18/18

PROJECT: P18AN008

SUBNAME: GILL-REVELLE FARMS

REV	DATE	DESCRIPTION	BY	CHK
1	7/17/18	ISSUED FOR PD (08)	JR	JR
2	8/17/18	ISSUED FOR PD (08)	JR	JR
3	8/17/18	ISSUED FOR PD (08)	JR	JR

DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS

6500 WAL CENTER PARKWAY, SUITE 223
PLEASANTON, CA 94588
TEL: (925) 462-9110 FAX: (925) 448-0335

GILL-REVELLE FARMS
(TEMP.)
CCL06493_SR

6410 SILVERVILLE RD.
DIXON, CA 95620

- NOTES:
- DO NOT SCALE DIMENSIONS. ALL PROPERTY LINE DIMENSIONS, DIMENSIONS OF AND BETWEEN EXISTING STRUCTURES, DIMENSIONS OF PROPOSED STRUCTURES AND THE TRUE NORTH ARE PRELIMINARY FILING SURVEY.
 - UTILITY DEEPS SHOWN AS PRELIMINARY AND SUBJECT TO CHANGE UPON ESTABLISHMENT BY THE UTILTY COMPANIES.

at&t

5001 EXECUTIVE PARWAY, 407250
SAN RAMON, CA 94553

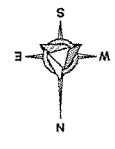
PROPOSED TRANSFORMER ENCLOSURE AREA - ENCLOSED WITHIN A 6'-0" HIGH CHAIN LINK FENCE ENCLOSURE W/ SLATS

EXISTING 235'-4" HIGH WOODEN UTILITY POLE TO BE REPLACED BY PRECAST CONCRETE UTILITY POLE & TIE-ROD POINT OF POINT OF CONNECTION



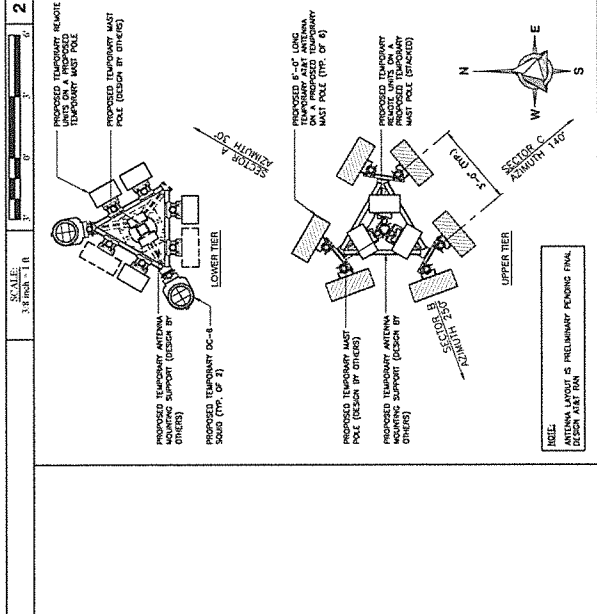
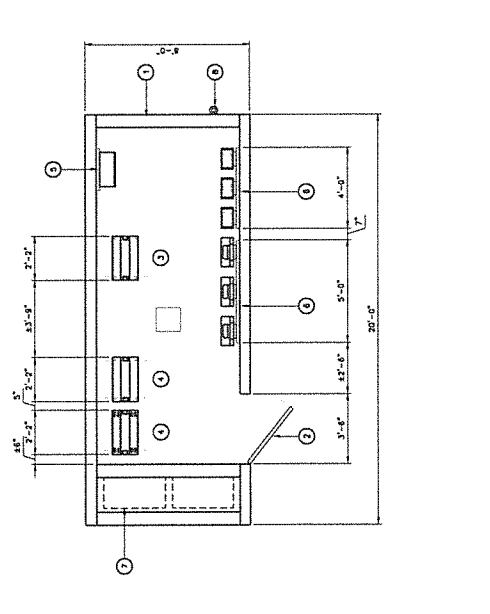
KEY NOTES:

- 1 PROPOSED TEMPORARY SHELTER W/ PULL-BALCONY & CORRIDOR (DESIGN BY OTHERS)
- 2 PROPOSED TEMPORARY SHELTER ACCESS DOOR
- 3 PROPOSED TEMPORARY DC POWER BACK W/ STINGS OF BATTERIES
- 4 PROPOSED TEMPORARY EQUIPMENT RACK
- 5 PROPOSED TEMPORARY DISTRIBUTION PANEL
- 6 PROPOSED TEMPORARY REMOTE UNITS ON A TEMPORARY H-FRAME
- 7 PROPOSED TEMPORARY HVAC UNITS (TYP)
- 8 PROPOSED TEMPORARY EPS ANTENNA (TYP)



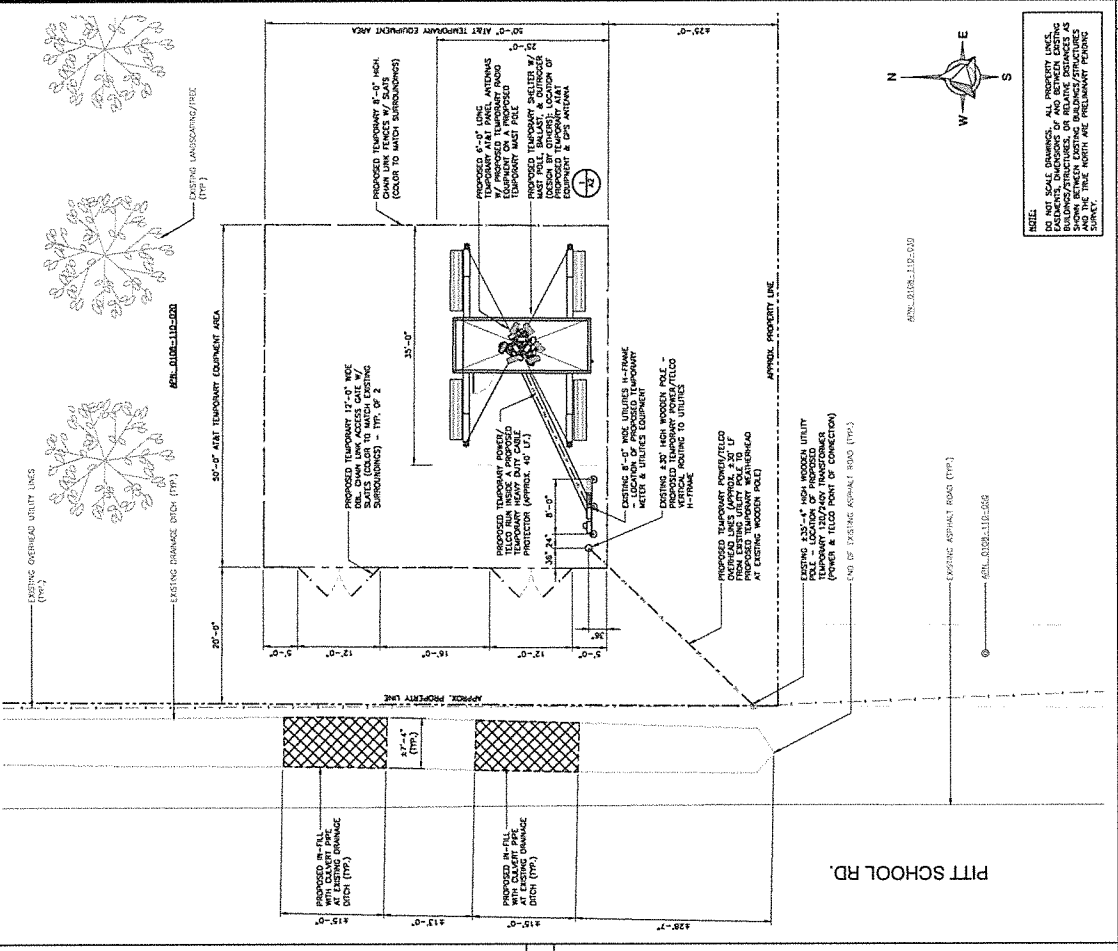
NOTE:
EQUIPMENT PLACEMENT IS PRELIMINARY FLOOR PLAN DESIGN BY AMERTECH TECHNOLOGIES, INC.

TEMPORARY EQUIPMENT LAYOUT



TEMPORARY ANTENNA LAYOUT

NOTE:
ANTENNA LAYOUT IS PRELIMINARY FLOOR PLAN DESIGN BY AMERTECH TECHNOLOGIES, INC.



ENLARGED SITE PLAN

NOTE:
ENLARGED SITE PLAN, PRELIMINARY TEMPORARY EQUIPMENT & ANTENNA LAYOUTS.

DATE	DESCRIPTION	BY	CHK
1/7/18	55540 FOR 10' (100)	JK	JK
1/7/18	55540 FOR 10' (100)	JK	JK
3/7/18	55540 FOR 10' (100)	JK	JK

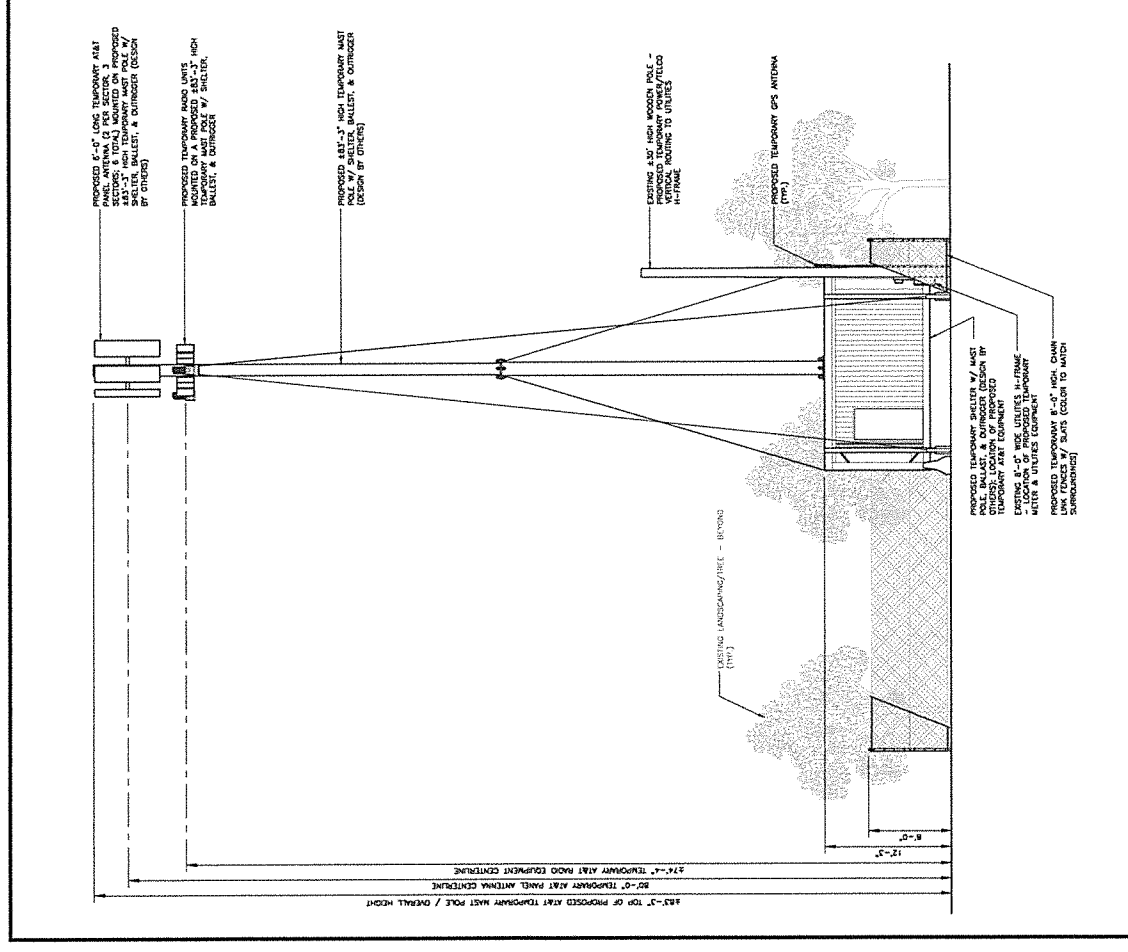
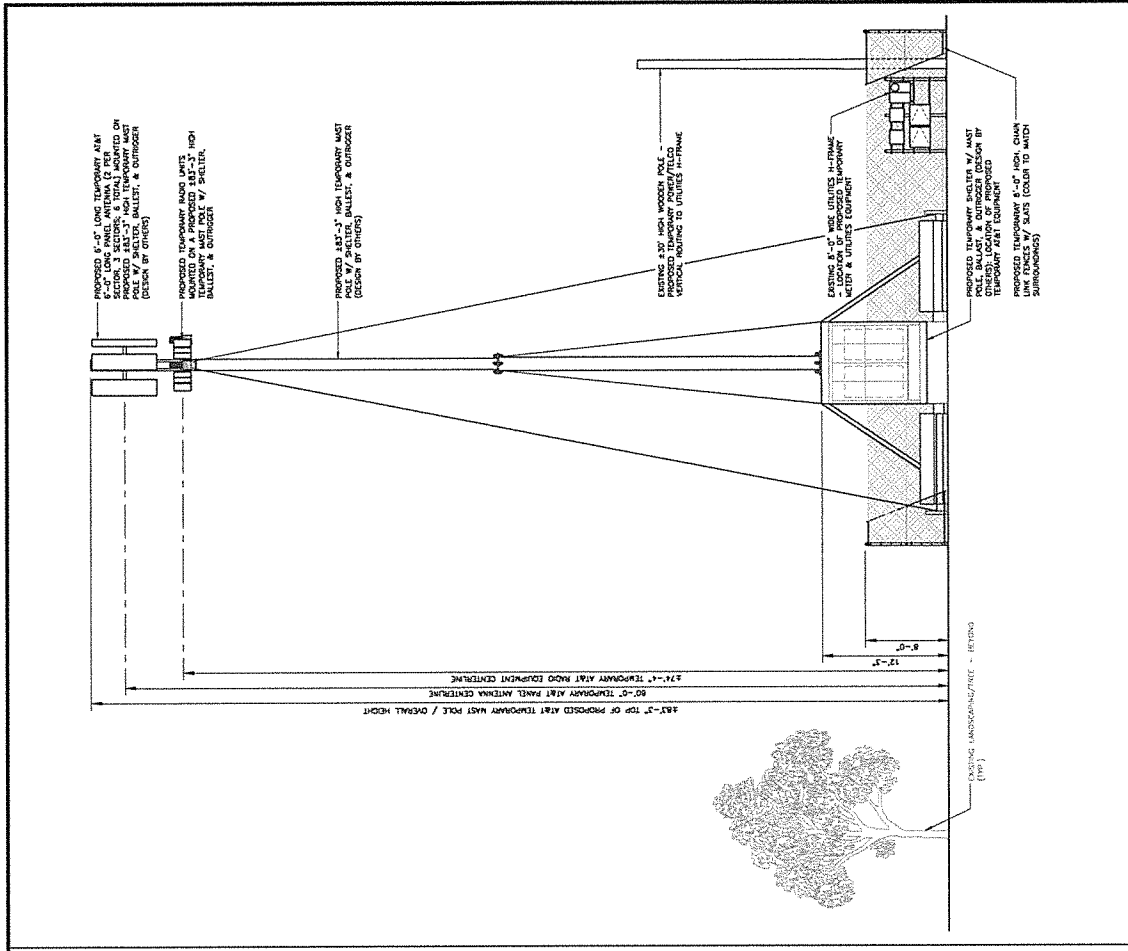
GILL-REVELLE FARMS (TEMP.)
CCL06493_SR
6416 SILVERVILLE RD.
BIXON, CALIFORNIA 95620

DELTA GROUPS INC. ENGINEERING, INC. CONSULTING ENGINEERS
4000 GILL CENTER PARKWAY, SUITE 233
ALBANY, CA 94588
TEL: (925) 498-9115 FAX: (925) 498-0330

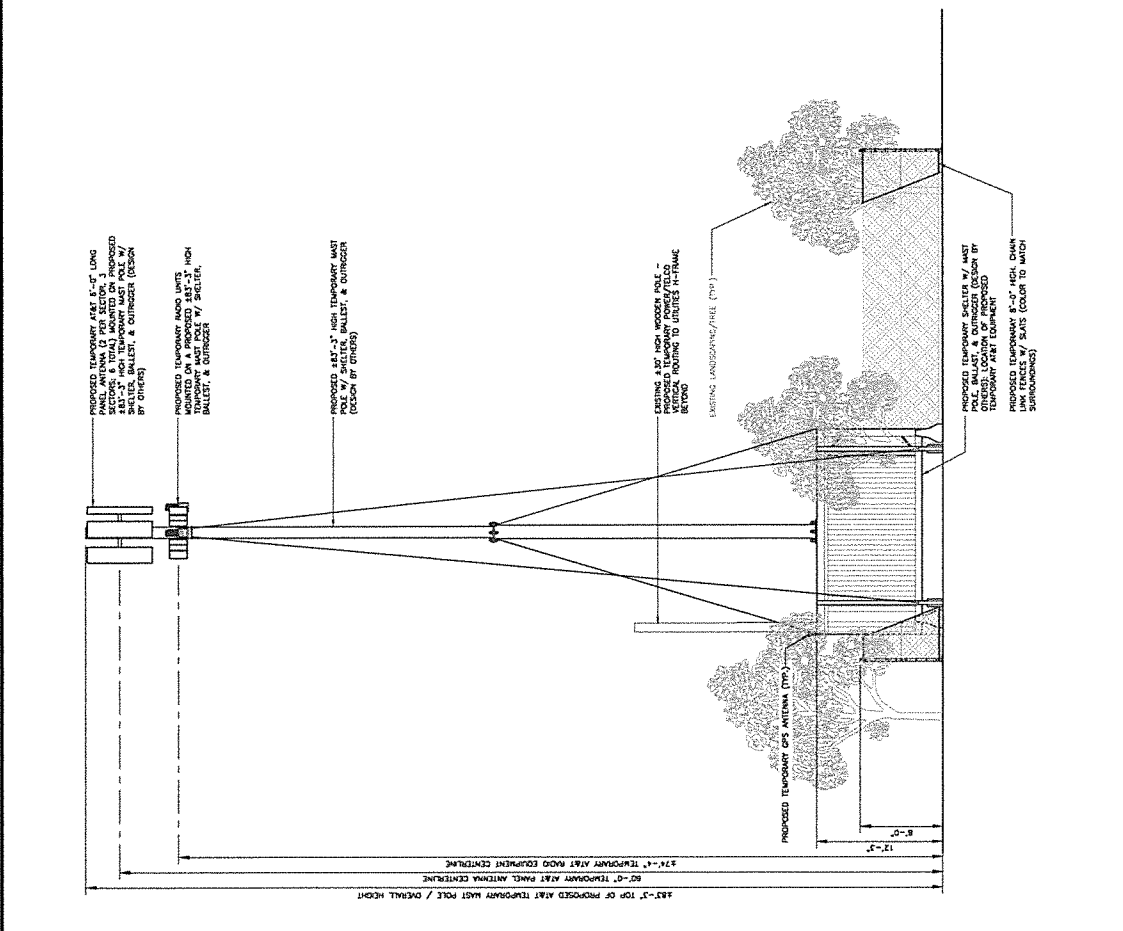
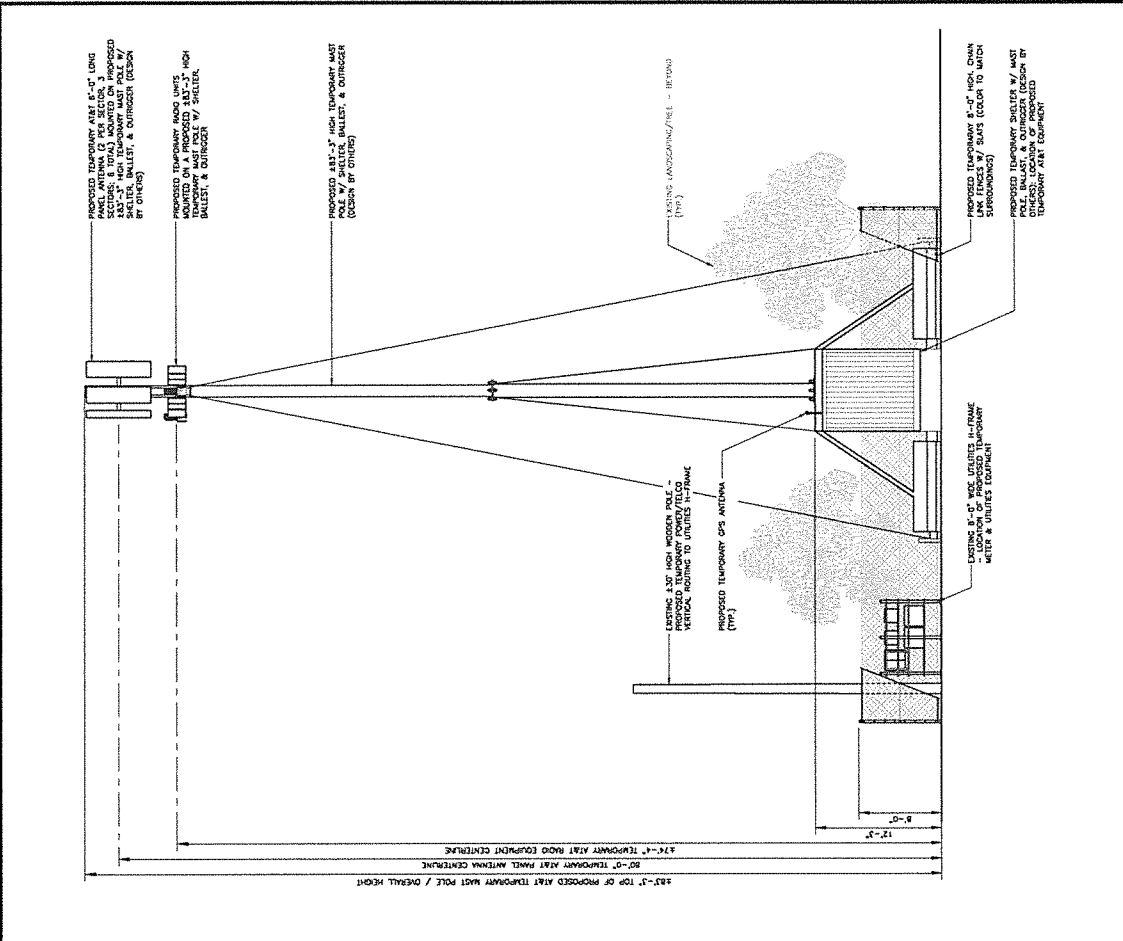
at&t
501 EXECUTIVE PARKWAY - 4N7500
SAN RAMON, CA 94583

UNUSED

PI 18AN009
SHEET NAME
GILL-REVELLE FARMS



SCALE: 3/16" = 1'-0"		SCALE: 3/16" = 1'-0"	
SUBMITTAL: 3/16/2011		SUBMITTAL: 3/16/2011	
DATE: 7/7/10, 8/27/10, 8/28/10		DATE: 7/7/10, 8/27/10, 8/28/10	
DESCRIPTION: SHELTER FOR 6' ANTENNA, SHELTER FOR 6' ANTENNA, SHELTER FOR 6' ANTENNA		DESCRIPTION: SHELTER FOR 6' ANTENNA, SHELTER FOR 6' ANTENNA, SHELTER FOR 6' ANTENNA	
BY: EUC, JK, JK, JK		BY: EUC, JK, JK, JK	
DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS		DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS	
400 GILL CENTER PARKWAY, SUITE 223, PLEASANTON, CA 94588, TEL: (925) 466-0115 FAX: (925) 466-0333		400 GILL CENTER PARKWAY, SUITE 223, PLEASANTON, CA 94588, TEL: (925) 466-0115 FAX: (925) 466-0333	
GILL-REVELLE FARMS WEST ELEVATION		GILL-REVELLE FARMS NORTH & WEST ELEVATIONS	
CCL06493 SR		P18AN008	
6410 SILVERVALE RD., DIXON, CA 95828		A3.1	
at&t		GILL-REVELLE FARMS	
500 EXECUTIVE PARKWAY, 407500 SAN RAMON, CA 94583			



at&t 500 EXECUTIVE PARKWAY, #W7500 SAN RAMON, CA 94583		GILL-REVELLE FARMS (TEMP.) CCL06493_SR 6418 SILVERVILLE RD. DIXON, CA 95620		DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS 8000 WALTON CENTER PARKWAY, SUITE 223 SACRAMENTO, CA 95826 TEL: (916) 486-8116 FAX: (916) 486-4333	
EAST ELEVATION		SOUTH ELEVATION		1	
SCALE: 3/8"=1'-0"		SCALE: 3/8"=1'-0"		SHEET TITLE: SOUTH & EAST ELEVATIONS	
DATE: 7/7/18		DATE: 8/7/18		SHEET: A3.2	
REV: 1		REV: 1		P/BANDJOB: 031718	
REV: 2		REV: 2		SHEETNAME: GILL-REVELLE FARMS	
REV: 3		REV: 3		1	

VIEWPOINT DIAGRAM



PHOTOSIMULATIONS - DIAGRAM 1

NOTE:

THE PHOTOSIMULATION SHOWN ABOVE IS A RENDERING OF THE ANTICIPATED SITE CONDITION. ACTUAL SITE CONDITION UPON CONSTRUCTION COMPLETION MAY VARY.

**CHOPE-REVEILLE FARMS
(TEMPORARY SITE)**

6410 SILVEYVILLE RD.,
DIXON, CA 95620

DATE:

8/9/18

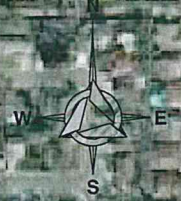
REVISION NO.:

2



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

5635 WEST LAS POSITAS BOULEVARD, SUITE 403
PLEASANTON, CA 94588
TEL: (925) 468-0115 FAX: (925) 468-0355



**EXISTING SITE CONDITION LOOKING NORTH FROM i-80 WESTBOUND
OFF-RAMP AT PITT SCHOOL ROAD**



**SITE CONDITION UPON MODIFICATION LOOKING NORTH FROM i-80
WESTBOUND OFF-RAMP AT PITT SCHOOL ROAD**



PHOTOSIMULATIONS - VIEW 1 OF 3

<p>NOTE:</p> <p>THE PHOTOSIMULATION SHOWN ABOVE IS A RENDERING OF THE ANTICIPATED SITE CONDITION. ACTUAL SITE CONDITION UPON CONSTRUCTION COMPLETION MAY VARY.</p>	<p>CHOPE-REVEILLE FARMS (TEMPORARY SITE)</p> <p>6410 SILVEYVILLE RD., DIXON, CA 95620</p>	<p>DATE: 8/9/18</p> <p>REVISION NO.: 2</p>	<p> DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS</p> <p>5635 WEST LAS POSITAS BOULEVARD, SUITE 403 PLEASANTON, CA 94588 TEL: (925) 468-0115 FAX: (925) 468-0355</p>
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EXISTING SITE CONDITION LOOKING SOUTH FROM PITT SCHOOL RD./SILVEYVILLE RD. INTERSECTION



SITE CONDITION UPON MODIFICATION LOOKING SOUTH FROM PITT SCHOOL RD./SILVEYVILLE RD. INTERSECTION



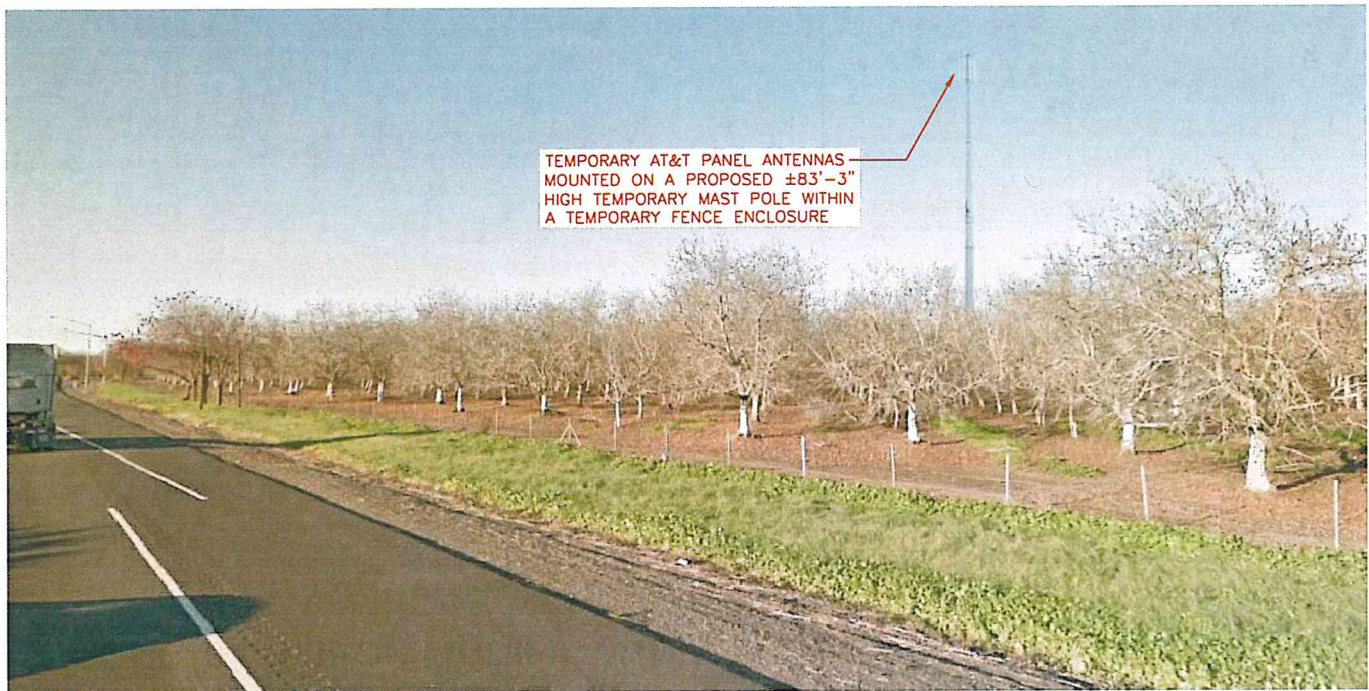
PHOTOSIMULATIONS - VIEW 2 OF 3

<p>NOTE: THE PHOTOSIMULATION SHOWN ABOVE IS A RENDERING OF THE ANTICIPATED SITE CONDITION. ACTUAL SITE CONDITION UPON CONSTRUCTION COMPLETION MAY VARY.</p>	<p>CHOPE-REVEILLE FARMS (TEMPORARY SITE) 6410 SILVEYVILLE RD., DIXON, CA 95620</p>	<p>DATE: 8/9/18 REVISION NO.: 2</p>	<p> DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS 5635 WEST LAS POSITAS BOULEVARD, SUITE 403 PLEASANTON, CA 94588 TEL: (925) 468-0115 FAX: (925) 468-0355</p>
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EXISTING SITE CONDITION LOOKING WEST FROM WESTBOUND I-80



SITE CONDITION UPON MODIFICATION LOOKING WEST FROM WESTBOUND I-80



PHOTOSIMULATIONS - VIEW 3 OF 3

<p>NOTE:</p> <p>THE PHOTOSIMULATION SHOWN ABOVE IS A RENDERING OF THE ANTICIPATED SITE CONDITION. ACTUAL SITE CONDITION UPON CONSTRUCTION COMPLETION MAY VARY.</p>	<p>CHOPE-REVEILLE FARMS (TEMPORARY SITE)</p> <p>6410 SILVEYVILLE RD., DIXON, CA 95620</p>	<p>DATE: 7/31/18</p> <p>REVISION NO.: 1</p>	<p> DELTA GROUPS ENGINEERING, INC. CONSULTING ENGINEERS</p> <p>5635 WEST LAS POSITAS BOULEVARD, SUITE 403 PLEASANTON, CA 94588 TEL: (925) 468-0115 FAX: (925) 468-0355</p>
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