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DEPARTMENT OF RESOURCE MANAGEMENT



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ZONING ADMINISTRATOR STAFF REPORT

Application Number:	U-05-27-MR1	Hearing Date:	May 20, 2021
CAMS Site Number(s):	260527	Project Planner:	<u>Travis Kroger</u>
Applicant:	Jason Osbourne 3 Rovina Lane Petaluma, CA 94952	Property Owner:	Johal Farms LLC 4236 Green Valley Road Fairfield, CA 94534

Action Requested:

Consideration of Minor Revision No. 1 to Land Use Permit U-05-27 to modify the existing landscaping requirements to allow trumpet vines planted around the portions of the equipment area fence which are visible from the road. As part of this project, nine (9) existing antennas will be removed and replaced with six (6) new antennas, and all faded and damaged foliage on the existing monopine tower will be replaced, located at 4236 Green Valley Road, 0.75 miles northwest of the City of Fairfield, within the Exclusive Agriculture "A-40" Zoning District; APN: 0025-180-290.

No other changes to the site or new development are proposed.

DECISIONMAKER FOR THIS APPLICATION:

() Administrative (x) Zoning Administrator () Planning Commission () Board of Supervisors

Applicable Zoning Sections:

Section 28.72.10, Section 28.81

Subject Property Information:

Parcel Size:	9.80 acres	Site Address:	4236 Green Valley Road
APN(s):	0025-180-290	CALFIRE State Responsibility Area Designation:	N/A
Zoning District:	Exclusive Agriculture (A-40)	General Plan Designation:	General Plan: Traditional Community Residential/Rural Residential
Ag. Contract:	N/A	Utilities:	Private well and on-site septic system

Adjacent General Plan Designation, Zoning District, and Existing Land Use

	General Plan	Zoning
North	Traditional Community - Residential	Exclusive Agriculture (A-40)
South	MGV-SP	Rural Residential (RR-2.5)
East	Traditional Community - Residential	Rural Residential (RR-2.5)
West	Rural Residential	Rural Residential (RR-2.5)

Environmental Analysis

Class I Categorical Exemption CEQA Guidelines Section 15301, minor alteration of existing public or private structures.

Motion to Approve

The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Minor Revision No. 1 to Land Use Permit No. U-05-27, based on the enumerated findings and subject to the recommended conditions of approval.

BACKGROUND

Existing Development:

The existing structures on the parcel include a primary dwelling, several accessory structures, and the subject monopine tower and fenced equipment area.

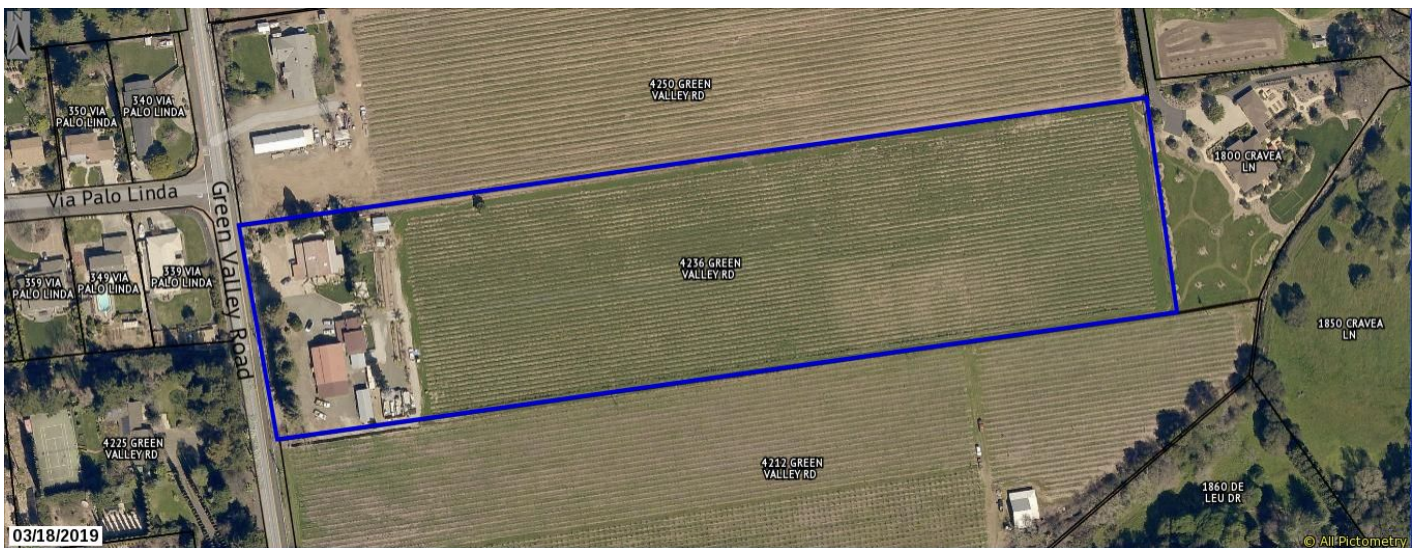
Permit History:

Permit Number	Description	Status
B2006-0434	Construct a new wireless communication tree pole w/ a 30x40 equip area.	Expired
B2011-0655	Colocate at existing cell site, antennas at 55', batteries & cabinets, generator w/130gallon diesel	Finald
B2012-0347	Cell site modification - Add antennas, batteries, 2 cabinets	Finald
B2015-0862	CELL TOWER MODIFICATION	Finald
B2020-0023	INSTALL (N) 30KV DIESEL GENERATOR ON (N) 4x10 SLAB ON GRADE FOR + TRANSFER SWITCH (E) WIRELESS COMPOUND - NO EXPANSION OF LAND OR HEIGHT	Finald
U-11-08	Wireless colocation	Issued

Legal Lot Status:

This parcel is a legal building site created by Minor Subdivision MS-02-10.

Aerial Image:



SETTING

Access: This parcel is accessed via encroachment from Green Valley Road, a public road.

Surrounding uses: Residential to the east and west, agriculture to the north and south.

PROJECT DESCRIPTION

Amend Condition No. 11 to allow the planting of trumpet vines along the south side of the equipment yard and along the portion of the west side visible from the road instead of blue cypress trees in five (5) gallon containers along the entire south and west side. As part of this project, nine (9) existing antennas will be removed and replaced with six (6) new antennas, and any weathered or damaged foliage will be replaced.

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

ZONING & LAND USE CONSISTENCY FINDINGS

General Standards: The existing used and proposed revision meets all standards listed in Section 28.72.10 of the Solano County Code (also see attachment A).

Specific Standards: The proposed modifications to the facility qualify for approval by the Zoning Administrator per section 28.106 (I)(2) of the Solano County Code. The existing facility and proposed modifications meet the requirements of Section 28.81 of the Solano County Code, see attachment E

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings detailed in attachment A and **APPROVE** Minor Revision No.1 of Land Use permit U-05-27 subject to the recommended conditions of approval.

ATTACHMENTS

- a) Draft Resolution
- b) Conditions of approval
- c) Assessor’s Parcel map
- d) General zoning consistency checklist
- e) Specific zoning consistency checklist
- f) Approved Plans

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. 21-06**

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision No. 1 to Land Use Permit U-05-27 to modify the existing landscaping requirements to allow trumpet vines planted around the portions of the equipment area fence which are visible from the road. As part of this project, nine (9) existing antennas will be removed and replaced with six (6) new antennas, and all faded and damaged foliage on the existing monopine tower will be replaced, located at 4236 Green Valley Road, 0.75 miles northwest of the City of Fairfield, within the Exclusive Agriculture "A-40" Zoning District; APN: 0025-180-290 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 May 20, 2021, 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 General Plan: Traditional Community Residential/Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within both the Exclusive Agriculture (A-40) zoning district and other zoning districts consistent with this General Plan designation.

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

The site is provided with water by private well and sewer service by an on-site sewage disposal system. Access is via encroachment off Green Valley 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 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.

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, minor alteration of existing public or private structures.**

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Revision No. 1 to Land Use permit U-05-27 subject to the recommended conditions of approval contained in attachment B.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 3, 2021.

Allan M. Calder, Planning Manager
Resource Management

U-05-27-MR1 CONDITIONS OF APPROVAL

General

1. The above use shall be established in accord with the application materials and development plans as submitted with U-05-27-MR1 filed February 8, 2021 and as approved by the Solano County Zoning Administrator. These conditions supersede all existing conditions of approval for U-05-27,
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 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 regraded 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 plot plan without prior approval of a new permit or minor revision to the use permit.
7. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
8. The lowest "branches" on the tree pole shall be no higher than 15 feet above the ground, so as to blend in with the other trees in the vicinity.
9. Regular maintenance shall be performed on the monopine including but not limited to replacing fading branches, antenna socks, and repainting as necessary.
10. The permittee shall plant trumpet vines along the west and south exterior borders of the fenced lease area per the approved plans and maintain the plantings.
11. Any future modifications to the facility must include noise attenuation measures to reduce noise levels to a maximum exterior noise level of 50 Ldn at the facility site's property lines.

Environmental Health Division

12. The permittee shall provide and maintain a portable chemical toilet or other approved toilet facilities on-site for the duration of construction.
13. If hazardous materials are stored on-site, a Hazardous Materials Management Plan shall be required.

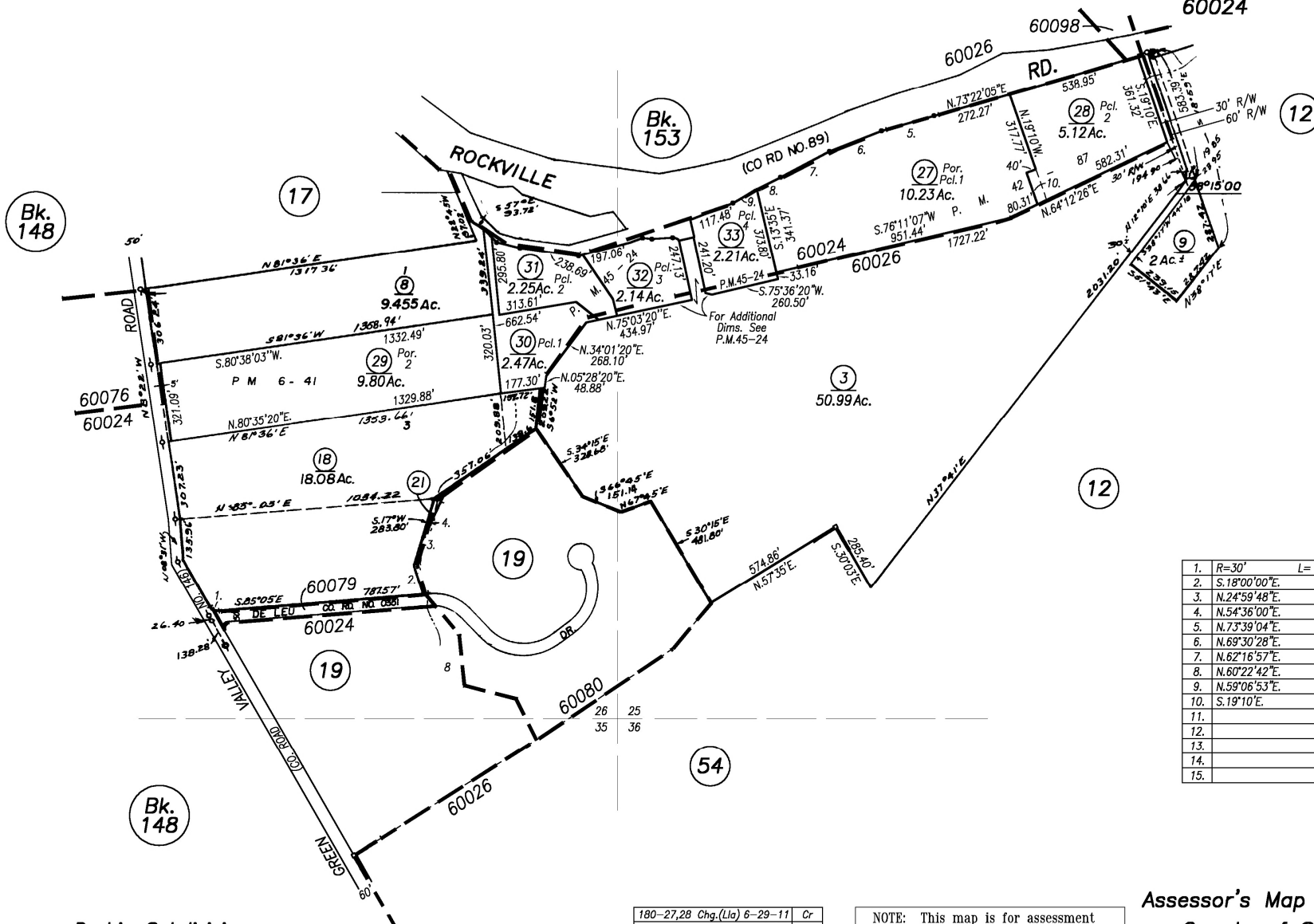
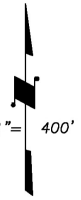
Building and Safety Division

14. 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.
15. 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.
16. 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.”**
17. 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.”**
18. Certificate of Occupancy “111.1 Use and Occupancy. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefore as provided herein.”
19. The Building Permit plans shall include a code analysis as listed below and the design shall be under the 2019 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon Building Permit submittal, the licensed architect shall provide a code analysis for each building and structure such as:
 - a) Occupancy Classification
 - b) Type of Construction
 - c) Seismic Zone
 - d) Occupant Load

20. 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 of 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.”** Electronic media documents are permitted where approved by the Building Official. 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.”

Permit Term

21. 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 five (5) year intervals from the date of granting this permit. The cost associated with the periodic renewals shall be charged at that time.



1.	R=30'	L=	33.96'
2.	S.18°00'00"E.		102.10'±
3.	N.24°59'48"E.		243.40'
4.	N.54°36'00"E.		56.93'
5.	N.73°39'04"E.		220.41'
6.	N.69°30'28"E.		225.74'
7.	N.62°16'57"E.		223.07'
8.	N.60°22'42"E.		97.05'
9.	N.59°06'53"E.		110.66'
10.	S.19°10'E.		134.58'
11.			
12.			
13.			
14.			
15.			

Durbin Subdivision
Green Valley Subdivision, R.M. Bk. 7 Pg. 20

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

180-27,28	Chg.(Lia)	6-29-11	Cr
180-04	to Sub.	5-10-10	Cr
180-29	thru 33	(Pm)	
Chg. 180-3(Dd)		12-22-03	SE
REVISION		DATE	BY

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



General Development Standards Checklist (Section 28.70.10)

Application Number: **U-05-27-MR1**

No use of land or buildings shall be conducted except in compliance with these general development standards.				
A. Zoning District Standards	YES	MAYBE	NO	N/A
Any use of land or buildings must meet the general development standards described in this section unless more stringent permitting and development standards are delineated in the applicable zoning district.				
B. Performance Standards				
1. Prevent Offensive Noise, Dust, Glare, Vibration, or Odor. All uses of land and structures shall be conducted in a manner, and provide adequate controls and operational management to prevent:				
a. Dust, offensive odors, or vibrations detectable beyond any property line;	x			
b. Noise that exceeds 65dBA LDN at any property line	x			
c. Glint or glare detectable beyond any property line or by overflying aircraft	x			
2. Prevent Storm Water Pollution. Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.				
3. Parking. Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.				
4. Removal of Natural Material. Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.				
5. Solid Waste and General Liquid Waste Storage and Disposal.				
a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.				x

b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.	x			
c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.				x
d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.				x
Note: Should the Director of Resource Management believe that a proposed use in any district is likely to violate the performance standards in B.1-8 above, the Director may invoke the performance standard procedures contained in Section 28-95 .				
C. Fairfield Train Station Specific Plan Area				
1. Uses established in the Fairfield Train Station Area, designated an Urban Project Area by the Solano County General Plan shall, be consistent with existing development and considered interim uses which terminate upon annexation to the City of Fairfield.				x
D. Airport Land Use Compatibility Plans				
1. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land uses allowed by this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.				x
E. Other Permits.				
1. Building and Safety Division. The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by this chapter. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.				
a. Building Permit Required	x			
b. Occupancy Permit Required			x	
c. Change of Occupancy Required			x	
2. Environmental Health Services Division. The Environmental Health Services Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under this chapter, including:				
a. Food facility permits				
(1) Sale and Consumption of Food and Beverage. Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management			x	

Environmental Health Services Division approval (if required) prior to operation.				
(2) Food Preparation. Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.			X	
a. Hazardous materials and waste program permits		X		
b. Recreational health facility permits			X	
c. Liquid and solid waste permits including septic system permits			X	
d. State small water system permits			X	
e. Water well permits			X	
3. Public Works Engineering Division. The Engineering Services Division administers a variety of regulations which may require permits including:				
a. Encroachment permits			X	
b. Grading and drainage permits			X	
4. Fire Protection District. Local fire protection districts may regulate certain uses of buildings and land.				
5. Other Agencies. Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under this chapter, any other licenses or permits required by any other agency must be obtained.				X



WIRELESS COMMUNICATIONS FACILITIES (Section 28.81)

U-05-27-MR1

General Requirements. All new, altered and re-permitted wireless communication facilities in unincorporated Solano County, with the exception of those exempted in Sub-Section (c), shall meet the following general requirements, regardless of the zoning district in which they occur:				
1. Zoning Districts. Wireless communication facilities may be located in all zoning districts, except the Marsh Preservation (MP) District, upon approval of a Use Permit as described below.	YES	MAYBE	NO	N/A
2. Use Permit Required. All wireless communication facilities, other than those designated as exempt in Sub-Section (C), require a Use Permit. To obtain a use permit, a hearing is required before either the Zoning Administrator or the Planning Commission, as described in Sub-Section (E).	x			
3. Building Permit Required. All wireless communication facilities shall require a building permit issued by the County of Solano.	x			
4. Height. All wireless communication facilities shall conform to the following height requirements:				
a. All wireless communication facilities shall be of the minimum functional height, with additional provisions for co-location, as allowed in Sub-Section c., below.	x			
b. All wireless communication facilities constructed within 3/4 mile of a designated scenic corridor shall conform with the height limit in the zoning district in which they are located. New facilities that are co-located with an existing facility may exceed their zoning district's height limit, provided that the installation of the new facility does not require a height increase of the existing facility.				x
c. Outside of 3/4 mile of a designated scenic corridor, no wireless communication facility, except an exempt facility, may exceed 65 feet. A bonus of 20 additional feet per facility, up to a maximum height of 105 feet, is permissible for operators co-locating on a single tower.	x			
d. No roof-mounted wireless communication facility, except an exempt facility, may be more than 15 feet taller than the roof of the building on which it is mounted.				x
e. If an operator wishes to apply for an exception to these height limitations, then the facility shall be subject to a Use Permit before the Planning Commission, as described in Sub-Section (e) 2, below.				x
5. Screening. All wireless communication facilities shall be screened to the maximum extent possible, pursuant to the following requirements.				
a. Ground- and tower-mounted antennas and all accessory structures shall be located within areas where substantial screening by vegetation, landform and/or buildings can be achieved. Additional vegetation and/or other screening may be required as a condition of approval.	x			
b. The projection of structure-mounted antennas from the face of the structure to which they are attached shall be minimized.	x			
c. Roof-mounted antennas shall be set back from the edge of the roof a distance greater than or equal to the height of the antenna. For roof-mounted antennas, a screening structure that is architecturally				x

compatible with the building on which it is mounted may also be required as a condition of approval.				
6. Radio-frequency exposure. No wireless communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no wireless communication facility or combination of facilities shall produce at any time power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required as described in Sub-Section (h).	x			
7. Cabling. For structure mounted antennas, all visible cabling between equipment and antennas shall be routed within the building wherever feasible. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC.	x			
8. Painting and Lighting. No wireless communication facility shall be installed at a location where special painting or lighting will be required by FAA regulations unless technical evidence acceptable to the Planning Commission is submitted showing that this is the only technically feasible location for this facility. Facilities shall be generally unlit except when authorized personnel are present at night. All facilities shall be painted or constructed of materials to minimize visual impact.	x			
9. Noise. All wireless communication facilities shall be designed to minimize noise. If a facility is located in or within 100 feet of a residential district, noise attenuation measures shall be included to reduce noise levels to a maximum exterior noise level of 50 Ldn at the facility site's property lines.	x			
10. Accessory Structures. Enclosures and cabinets housing equipment related to a wireless communication facility shall meet setback and height restrictions for such structures in their zoning districts. Such structures shall appear architecturally compatible with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required.	x			
11. Roads and Parking. Wireless communication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible.	x			
12. Provisions for Future Co-location. All commercial wireless communication facilities shall be encouraged to promote future facility and site sharing. Technical evidence will be provided as to the infeasibility of co-location or grouping prior to the issuance of a new use permit for a facility that would not be considered to be co-located or grouped under this ordinance.	x			
13. Removal Upon Discontinuation of Use. All equipment associated with a 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. The operator's agreeing to such removal and allowing the County access across private property to affect such removal shall be a condition of approval of each permit issued. At its discretion, the County may require a financial guarantee acceptable to the County to ensure removal.	x			
E. Permitting Requirements. All wireless communication facilities not specifically exempted from these regulations are subject to one of the two permit processes described below.				
1. Use Permit before the Zoning Administrator. Certain wireless communication facilities may be conditionally approved by the Zoning Administrator, as described in this sub-section.				
a. Qualifying Facilities. The following types of wireless communication facilities qualify for a use permit before the Zoning Administrator:				

(1) Receive-only radio and television antennas and satellite dishes or antennas that do not qualify for exemption under Sub-Section (c), including multiple antennas or dishes on a single parcel.				x
(2) Amateur radio facilities that do not qualify for exemption under Sub-Section (c). When required, a Use Permit before the Zoning Administrator shall be granted to amateur radio operators with no fee.				x
(3) Wireless communication facilities installed on publicly owned property, regardless of zoning district, provided they comply with the general requirements in Sub-Section (d) and hold an executed license or lease agreement.				x
(4) Co-located wireless communication facilities, regardless of zoning district, provided they comply with the general requirements in Sub-Section (d).				x
(5) Wireless communication facilities located on sites that would be considered to be co-located or grouped under this ordinance in a Commercial District (C-H, C-G, C-S, C-O), Industrial Districts (M-L, M-G, I-WD) or Agricultural Districts (A, A-L) provided they comply with the general requirements in Sub-Section (d) and are not located within 500 feet of a residential zone (R-R, R-E, R-S, R-D, R-M).				x
b. Required Findings. In order for the Zoning Administrator to approve a proposed wireless communication facility under a Use Permit, the Zoning Administrator shall make the findings required for a Use Permit, as well as the following additional findings:				
(1) The facility complies with all applicable sub-sections of this section.	x			
(2) The facility either 1) does not require an RF Environmental Evaluation Report as described in Sub-Section (h), or 2) the RF Environmental Evaluation Report for the facility shows that the cumulative radio-frequency energy emitted by the facility and any near-by facilities will be consistent with FCC regulations.	x			
(3) The facility blends in with its existing environment and will not have significant visual impacts.	x			
2. Modifications to Facilities. To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, or upon the recommendation of the Zoning Administrator, the operator shall modify the placement of the facilities; install fencing, barriers or other appropriate structures or devices to restrict access to the facilities; install signage, including the radio-frequency hazard warning symbol identified in ANSI C95.2-1982 and multi-lingual warnings if deemed necessary by the Zoning Administrator to notify persons that the facility could cause exposure to RF emissions; and/or implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.				
3. Changes to FCC Standards. If the FCC RF emission standards are modified, the operator shall ensure that the facility is reevaluated for compliance with the new standards, and a recertification statement prepared by a Radio-frequency Exposure Professional shall be submitted by the Operator to the Zoning Administrator prior to the effective date of the new FCC RF emission standards. For an amateur radio station facility, self-certification of compliance by the amateur radio station license is acceptable if permitted by FCC regulations and conducted under standards and procedures set forth by the FCC.				
i. Application: Applications for use permits shall be made in writing on a form prescribed by the Zoning Administrator and shall be accompanied by plans and data to assure the fullest practical presentation of facts for the permanent record. Such application shall be accompanied by a fee or fees as may be set by the Board of Supervisors. Not part of such fee shall be refundable.	x			