Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda - Final

Thursday, September 3, 2015

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see “Items From the Public”.

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is $150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours.

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and/or participate in County sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Kristine Letterman, Department of Resource Management, 675 Texas St., Suite 5500, Fairfield, CA 94533, (707) 784-6765.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

1 **PC 15-017** Minutes of July 2, 2015 and August 20, 2015

Attachments: July 2, 2015 PC minutes
August 20, 2015 PC minutes

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five

minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.

REGULAR CALENDAR

2 **PC 15-019** Use Permit Application No. U-15-03 of Verizon Wireless for an 80' new wireless communications facility to be located at 4461 Peaceful Glen Road, 2.5 miles north of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0105-030-290. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)

Attachments:
- A - Draft Resolution
- B - Location Map
- C - Project Plans
- D - Neg Dec
- E - Photosimulations
- F - Comments Letters

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of September 17, 2015 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA

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Agenda Submittal

Agenda #:	1	**Status:**	PC Minutes
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-017	**Contact:**	
Agenda date:	9/3/2015	**Final action:**	
Title:	Minutes of July 2, 2015 and August 20, 2015		

Governing body:

District:

Attachments: July 2, 2015 PC minutes
August 20, 2015 PC minutes

Date	Ver.	Action By	Action	Result

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of July 2, 2015

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Cayler, Walker, Hollingsworth and Chairperson Rhoads-Poston

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; Jim Mangini, County Surveyor; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Items from the floor:
There was no one from the public wishing to speak.

The Minutes of the regular meeting of June 4, 2015 were approved as prepared

1. **PUBLIC HEARING** to consider an appeal of the Zoning Administrator's conditional approval of Minor Subdivision Application No. MS-14-03 of **Brian West (Pippo Ranch)** to subdivide a 22 acre parcel into three lots of 2.5 acres and one lot of 14 acres located at the corner of English Hills Road and Cantelow Road, Vacaville, in an "RR-2.5" Rural Residential Zoning District, APN: 0105-110-590. The Planning Commission will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Nedzlene Ferrario)

   Nedzlene Ferrario briefly reviewed staff's written report. The subject property, identified as Lot 4, was part of a subdivision approved in 2002 by the Board of Supervisors subdividing 148 acres into two 5-acre parcels, and five 21.5+ acre parcels. Donald Pippo was the subdivider and Brian West was the engineer for the subdivision. The decision before the commission is to determine whether or not Mr. Pippo is a co-subdivider on the current subdivision application. If the commission decides that Mr. Pippo is a co-subdivider on this application, then adjacent properties previously subdivided by Mr. Pippo should be included in the subdivision lot counts and a major subdivision is the appropriate application procedure. The applicant must refile the application, pay additional fees, recirculate the environmental document and the project shall be noticed for action by the Planning Commission and Board of Supervisors. Alternatively, if the commission determines that a minor subdivision is appropriate then the Zoning Administrator's decision is upheld.

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Jim Laughlin provided the commission some background information on the law applicable to this project. He explained the term 4 X 4ing as the idea of doing serial subdivisions, 4 lots at a time, and it grows exponentially. The definition of Subdivider is anyone creating 5 or more lots within a 12 month period. Mr. Laughlin noted that with enough preparation in disguising what is really happening it is possible for a subdivider to avoid state and local regulation. Mr. Laughlin commented that over time state law has been tighten up and noted that the 12 month guideline has since been eliminated. He said that currently the time period is defined as “lifetime” which means that anyone involved in subdividing the same property into 5 or more lots over their lifetime makes them a subdivider. It does not matter the amount of time that passes before extending beyond that 4 lot limit. Mr. Laughlin noted that the subdivider does not need to be the sole subdivider on the project but can also be in a partnership or a corporation. He noted that the one exception would be for consultants and employees of a subdivider.

Mr. Laughlin stated that in 1972 the Subdivision Map Act was amended to make all subdivisions subject to that Act. Parcel maps and subdivision maps are now the requirements so a subdivider is still subject to some regulation, although parcel maps are generally subject to less regulation than subdivision maps. Mr. Laughlin said that in this case, as far as the county is concerned, it does not make much difference which way the map is processed since there are no additional requirements or conditions that will be required of the subdivider.

Mr. Laughlin explained that the accusation is that Mr. Pippo is a co-subdivider in this project. It is clear he is a seller and also a lender. The question is Mr. Pippo just those two entities or is the way he structured the transaction make him a co-subdivider so that due to his prior involvement in the subdivision of the adjacent land puts this into the realm where it should be processed as a major subdivision. Mr. Laughlin said that the commission should also turn their attention to the sales price of the property and if it is a fair market value price or if it reflects an intended profit. He noted that the terms of the loan should also be examined.

Commissioner Hollingsworth asked counsel if he was saying in his legal opinion that Mr. Pippo is a beneficiary of this application and therefore legally becomes the subdivider

Mr. Laughlin said that there is some conflicting evidence presented in this case, but he believed there is enough evidence on each side of the issue to support either decision the commission might want to make.

Commissioner Hollingsworth asked if this would be a good time to move forward with subdividing the fourth parcel as well and subdivide the entire 21 acres due to the fact that the property is already being marketed.

Mr. Laughlin stated that it is easier for Mr. West, if this is appropriate to process as a minor subdivision, to go ahead and do it this way and then decide what to do with the remainder parcel at a later date. However if the commission decides that this should be processed as a major subdivision then it might make sense for Mr. West to include all the lots, but that would have to be a business decision made by Mr. West.

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Chairperson Rhoads-Poston spoke to the written concerns expressed by the appellant which were distributed to the commission. She noted that the concerns related to the number of homes, number of proposed driveways, the existing home on Parcel E being built against an easement, and the marketing of future home sites. She inquired if the real estate agency has the right to market the property and if it is contingent upon the approval of the subdivision.

Mr. Yankovich stated that this application was processed as a 4 lot subdivision and under the residential zoning a main and secondary dwelling unit is allowed, that is why the number 8 was referenced. He depicted on the map the two roads that would access the top 2 acres plus the 14 acre parcel. With regard to the home being built close to the easement, there was a variance that was granted that allowed an encroachment into the front yard setback due to the lack of depth in the setback. There are some issues with regard to the marketing of the property but he believed what the appellants are concerned with is since the property is being marketed that the intent is to subdivide the 14 acres and that acreage should be included as part of a major subdivision.

Mr. Laughlin said that it is his understanding of where the line is drawn is that it is ok to advertise to enter into a contract for sale but the sale cannot be completed and escrow cannot be closed until after the map is finalized.

Since there were no further questions or comments, Chairperson Rhoads-Poston opened the public hearing.

The appellant, Michael Smith, 4108 Pippo Lane, Vacaville, commented that in the project description the main and secondary unit is not clarified as two separate units. He referred to the application where it states that there will be three driveways in three different locations north of Cantelow Road yet the map shows 2 driveways. He referred to Parcel E in terms of a variance stating that this was never disclosed to him when he purchased his home nor did county staff reveal this to him when he discussed it with them a couple of years ago. Mr. Smith said that these easements were put into the county's general plan to deal with major developments in that area.

Mr. Yankovich addressed the issue of the main and secondary units by stating that a secondary unit is only allowed if a main unit exists on the property. With regard to the driveways, he noted that in the application request it is indicated that there will be three driveways in certain feet north of Cantelow Road, but as shown on the map there will be two public roads that will be providing access to the 4 lots. It appears that that was written up as a proposal but when staff reviewed the tentative map staff wanted to make sure that all the driveways to the home sites would be off the private driveways as opposed to off English Hills or Cantelow Road. He pointed out that Condition No. 6 addresses this issue.

Bryant Stocking, 3269 Rice Lane, Vacaville, spoke on behalf of Linda and Alan Held, who are adjacent property owners. He said that there has been a long standing issue with the residents in the area about Parcel E and Pippo Lane and in examining the maps there are duplicate easements. He spoke to a previous map that contained the entire seven lot Pippo project and said Parcel E is wide and there are two 60 foot easements that intrude on resident's homes. Mr. Stocking said that those issues are a result of some mistakes that

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where made as the properties developed and now what the residents are looking forward to is when the future subdivision of the seven parcels occur, it would be a major subdivision and the existing issues could be addressed. He referred to another issue as the unpermitted Pippo Park which is located on the 14 acre parcel. He said that this was probably overlooked because of the minor review process. He said that it is a large parcel and currently located on the property is Pippo Park amusement event center that operates regularly without use permits. He noted that there have been complaints about the event center and there could be more with additional residents added to the area. Mr. Stocking noted that he was not complaining about the park, stating that he felt it is a benefit to the community but these are the kind of things that would be reviewed if this were to go through the major review process.

Mr. Stocking provided to the commission a document that was recorded after the approval of the tentative map from a previous development with Mr. West as a partner on a project referred to as Dove Creek, showing a $150,000 loan recorded after tentative map approval. Mr. Stocking noted that there is a subordination agreement also recorded with the document from Mr. Pippo, and that to him is a demonstration of the involvement in the development project.

Commissioner Walker questioned the environmental review process with regard to the minor vs. major permitting process. Mr. Yankovich stated that any type of environmental review would have to examine the impacts and typically a major subdivision would have more impacts that would need assessment. He said much of what was covered under the minor subdivision environmental review would be the same assessment that would take place with a major review.

The applicant, Brian West, stated that he believed this to be a legitimate minor subdivision proposal. He explained that in October of last year he approached Mr. Pippo with a proposal to purchase Lot 4 at which time they negotiated an equitable sale price and entered into a contract. Mr. West noted that the purchase price for the property was $550,000. He originally was going to obtain financing from a financial institution to purchase the property but in some discussions with Mr. Pippo, Mr. Pippo offered to carry some of the financing. Mr. West said that he offered to pay Mr. Pippo the avoided cost that he would have had to pay for the development loan. The advantage, Mr. West commented, was that it was a much quicker process and was convenient. He said that there is question that if Mr. Pippo has a first deed of trust on the property he is a co-applicant. Mr. West emphasized that once they closed escrow on the sale Mr. Pippo had no further involvement in the project; he was a passive holder of a first deed of trust and was in no different position than a financial institution would have been if he had financed through them. Mr. West pointed out that this is not an uncommon transaction and it is very common for a property owner to carry some short term financing on a development project.

Mr. West stated that when he submitted his application for this minor subdivision, part of the application package was to submit a Title Report. He stated that the title report clearly showed that Mr. Pippo had a first deed of trust on the property and there was no mistaking that Mr. Pippo was the previous subdivider. Mr. West stated that there was no intent or attempt to conceal any of the facts regarding the first deed of trust that Mr. Pippo was

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carrying on that parcel, and the planning division accepted, processed, and approved the application as a minor subdivision.

Mr. West noted that there was no information that was submitted to the planning division during the public comment period, nor was there anyone who appeared at the approval hearing to contest the application. Mr. West said that he believed this application meets all the state and local requirements for a minor subdivision; the seller did not participate in the process of the subdivision in any way; and the seller's remuneration out of this deal was set when escrow closed. Mr. Pippo had no risk of losing money or making more money depending upon how profitable this project was, he was simply a seller of the property who took back a short term deed of trust while the development process was taking place. Mr. West said that he believed the facts show the seller was not a co-applicant.

Since there were no further speakers, Chairperson Rhoads-Poston closed the public hearing.

Mr. Yankovich explained that the difference between a minor and major subdivision comes down to the issue of roads. A private road would change with regard to the condition of the materials that would be required for the construction of the road.

Jim Mangini, county surveyor, stated that the main difference would be the road on the northern side of the project would most likely be accepted as a public roadway, where right now it is being offered as a private easement. What is required for a private road is a 20 foot wide roadway with a double chipped seal coat at 8 inches of asphalt base. He said this is approximately 30% less costly than what public road requirements would be. The main difference is that the county would require a minimum of 3 inches of asphalt paving over the surface rather than the chip seal. Mr. Mangini said this was the extent in the difference in what they saw in improvements for the roadway for a minor vs. a major subdivision.

In response to Commissioner Walker's calculations with regard to transfer taxes, Mr. West explained that the purchase price included approximately $150,000 in back taxes and assessments that he assumed when he took title to the property and that is where the additional monies came from in the sale price.

Commissioner Walker said that he can see why both parties could be correct in their beliefs. It makes it somewhat convoluted and confusing in order to determine which way to vote because as was indicated in counsel's memo, everyone is correct. Mr. Walker noted that a seller carryback is not uncommon, but it is less common now than it used to be. He said that in his experience in the real estate business he has always discouraged his sellers from this because of potential tax implications. Commissioner Walker said that the general plan designation envisions this area being populated with custom homes on 2½ acre lots, so certainly one could suppose that is exactly what is going to happen. Mr. Walker said that the procedure which is what the commission is here to discuss, is not necessarily a gain to be realized by the seller/lender because when these parcels are sold he is only made whole with the note that has been signed and the deed of trust that secures that note.

Chairperson Rhoads-Poston stated that the applicant assumed the tax and therefore had to pay out of pocket which gives one more benefit to the seller. There was some further

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discussion amongst Commissioners Walker and Rhoads-Poston with regard to taxes and the marketing of property.

A motion was made by Chairperson Rhoads-Poston and seconded by Commissioner Hollingsworth to uphold the appeal of the West subdivision and consider the project a Major Subdivision consisting of all of the parcels including Lot 4. The motion passed 3-1 with Commissioner Walker dissenting. (Resolution No. 4622)

2. **ANNOUNCEMENTS and REPORTS**

There were no announcements and reports.

3. Since there was no further business, the meeting was **adjourned**.

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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of August 20, 2015

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Cayler, Walker and Hollingsworth

EXCUSED: Commissioner Rhoads-Poston

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Approval of the Agenda
The Agenda was approved with no additions or deletions.

1. **The Minutes** of the regular meeting of July 16, 2015 were approved as prepared.

Items from the Public:
There was no one from the public wishing to speak.

2. **PUBLIC HEARING** to consider Use Permit Application No. U-15-02 of **Horizon Tower, LLC,** for a 100' new wireless communications facility to be located at 4940 North Gate Road outside the North Gate at Travis AFB, .1 mile north of the City of Fairfield in an "A-20" Exclusive Agricultural Zoning District. The facility will be constructed for up to four cell carriers and includes a 2,500 square foot lease area for ground equipment. Lease areas to be surrounded by 6' chain link fence with slates, APN's: 0174-090-100 and 110. (Project Planner: Karen Avery)

Karen Avery gave a brief presentation of the written staff report. The applicant is proposing to construct a multi-carrier wireless communication facility designed as a faux windmill in the northwest corner of the 34 acre parcel. The project would consist of a 100' tall steel lattice tower with a windmill at the top. The tower will be designed to accommodate four wireless carriers. The tower will be constructed within a 50' x 50' (2500 sq. ft.) fenced equipment compound. Staff recommended approval of the project.

Since there were no questions, Vice Chairperson Cayler opened the public hearing.

Maria Kim of Complete Wireless representing Verizon Wireless, 2009 V Street, Sacramento, spoke specifically to the antennas that will be going up at the approximate 96 foot centerline. She stated that Verizon formally had a site on Travis Air Force Base that was decommissioned, creating a much needed coverage gap. She emphasized that whenever possible Verizon looks to co-location opportunities and has done so in this case.

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Commissioner Hollingsworth inquired if the coverage will be sufficient to serve the area by the new train station along the Vanden/Peabody Road corridor. Ms. Kim said that she could not speak to the specifics of the road, but said Verizon has a facility south of the air base and the antennas on this tower will ensure the entire base is covered.

Since there were no further speakers, Vice Chairperson Cayler closed the public hearing.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to adopt the Negative Declaration and the mandatory and additional findings and approve Use Permit Application No. U-15-02, subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4624)

3. **PUBLIC HEARING** to consider a recommendation to the Board of Supervisors to adopt an ordinance amending the text of Chapter 28 (Zoning Regulations) to prevent glint and glare from impacting air traffic control operators and aircraft pilots. The proposed changes are determined to be Categorically Exempt from the provisions of CEQA. (Project Planner: Matt Walsh)

Mike Yankovich introduced the item and briefly summarized the written report. On July 16, 2015, the Planning Commission recommended that the Board of Supervisors adopt an ordinance regulating commercial solar facilities in Solano County. The draft ordinance language before the Commission tonight addresses the potential impact of glint and glare on overhead aircraft. Though it applies to any proposed land use, it can be of particular concern as it relates to larger solar facilities. Depending on location of the reflective surface in relation to the airbase and flight patterns, glint and glare can cause a potential impact to flight operations and overhead planes

Mr. Yankovich stated that this proposed text amendment was not included in the ordinance reviewed by the commission on July 16th. At the time, the potential issue of glint and glare on aircraft was thought to be a concern that could be evaluated through the individual environmental review of a particular project. Since that time, however, staff to the Airport Land Use Commission (ALUC) has requested that a general provision be included in the zoning ordinance which would recognize the potential impact of glint and glare on overhead aircraft and restrict land uses which demonstrate a potential impact. Since all zoning ordinance amendments are required to be reviewed by the ALUC for consistency with the County's Airport Land Use Plan, it was decided that this text amendment should be considered in conjunction with the review of the commercial solar facilities ordinance previously recommended by the Planning Commission. As a result, the solar facilities ordinance and this ordinance regulating glint and glare will ultimately be reviewed by the Board of Supervisors simultaneously.

Vice Chairperson Cayler opened the hearing, since there was no one from the public wishing to speak, the public hearing was closed.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to recommend that the Board of Supervisors adopt zoning ordinance text amendments to address the impact of glint and glare from land uses on aircraft. The motion passed unanimously. (Resolution No. 4625)

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4. **PUBLIC HEARING** to consider appointment of one Planning Commissioner to serve on the Solano County Code Compliance Hearing Panel and one to serve as the alternate.

   Mike Yankovich stated that the Board of Supervisors has adopted a code compliance process that county staff must follow throughout the complaint investigation and noticing phase of the process. The process is complaint based meaning that a complaint must be filed with the Code Compliance Officer who verifies the violation and initiates the code compliance process. The process involves sending a Notice of Violation and Order to Comply letter to the property owner directing the property owner to bring the property into compliance within 30 days. If the property owner does not comply a second and final notice are issued. The final notice includes an explanation of the appeal process that includes the Hearing Panel.

   Mr. Yankovich explained that the Hearing Panel consists of two members of the Board of Supervisors and one Planning Commissioner. It was formed to facilitate compliance by hearing constituent appeals and to review matters that remain unresolved at the staff level. The Guidelines for the Solano County Code Compliance Hearing Panel was included as part of the staff report to provide an explanation of the Hearing Panel and operating procedures.

   Vice-Chairperson Cayler opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

   It was discussed among the commission and decided that due to their more flexible personal time schedules Commissioner Cayler will serve on the panel with Commissioner Hollingsworth as the alternate.

   A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to appoint Commissioner Cayler to serve on the Solano County Code Enforcement Hearing Panel, with Commissioner Hollingsworth as the alternate. The motion passed unanimously. (Resolution No. 4626)

5. **ANNOUNCEMENTS and REPORTS**

   - Mike Yankovich announced that at their next meeting the Board of Supervisors will appoint a new member to the planning commission to fill the unexpired term of Rod Boschee. Ramon Castellblanch resides in the City of Benicia and will be representing District 2.

   - Commissioner Hollingsworth announced that the update to the Travis Airport Land Use Compatibility Plan is rapidly charging toward completion. He said the draft plan should be ready for presentation before the Airport Land Use Commission sometime in September. Mr. Hollingsworth noted that he has a copy of the Admin Draft available if any of the commissioners are interested in seeing it.

6. Since there was no further business, the meeting was **adjourned**.

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Agenda Submittal

Agenda #:	2	**Status:**	PC-Regular
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-019	**Contact:**	Karen Avery
Agenda date:	9/3/2015	**Final action:**	
Title:	Use Permit Application No. U-15-03 of Verizon Wireless for an 80' new wireless communications facility to be located at 4461 Peaceful Glen Road, 2.5 miles north of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0105-030-290. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)		
Governing body:	Planning Commission		
District:			
Attachments:	A - Draft Resolution B - Location Map C - Project Plans D - Neg Dec E - Photosimulations F - Comments Letters		

Date	Ver.	Action By	Action	Result

Published Notice Required? Yes _X___ No ___
Public Hearing Required? Yes _X___ No _ _

RECOMMENDATION:

The Planning Commission ADOPT the Negative Declaration and the mandatory and additional findings with respect to Use Permit 15-03 and,

The Planning Commission ADOPT the attached draft resolution and APPROVE Use Permit No. 15-03, subject to the recommending Findings and Conditions of Approval.

EXECUTIVE SUMMARY:

Verizon Wireless is requesting a use permit to install a telecommunications facility consisting of an 80' multi-carrier monopine within a 1225 sq. ft. lease area. The lease area will contain the ground equipment necessary to operate the site and will be enclosed by a 6' chain link fence with privacy slats.

The project complies with the County's requirement for new wireless communications facilities. A Negative Declaration has been prepared in accordance with CEQA requirements

ENVIRONMENTAL ANALYSIS:

A Negative Declaration was prepared and circulated for public review. The public comment period will expire on August 31, 2015.

BACKGROUND:

A. Prior approvals: Building Permits

B. Applicant/Owner:

Applicant: Verizon Wireless
c/o Complete Wireless
2009 V Street
Sacramento, CA 95818

Owner: Chuck & Karen Dobson
4473 Peaceful Glen Road
Vacaville, CA 95688

C. General Plan Land Use Designation/Zoning:

General Plan: Rural Residential
Zoning: Rural Residential (RR2.5)

D. Existing Use: Residential

E. Adjacent Zoning and Uses:

North: Rural Residential (RR2.5) - Residential
South: Agricultural (A-20) - Agriculture
East: Rural Residential (RR2.5) - Residential
West: Rural Residential (RR2.5) - Residential

ANALYSIS:

A. Environmental Setting:

The project site is located at 4461 Peaceful Glen Road in unincorporated Solano County north of Vacaville. The project is located in a rural residential area and is approximately 5.03 acres in size. The parcel is developed with two single family dwellings (primary and secondary), a large barn, and several small outbuildings. There are a variety of mature trees near the developed portion of the property. The remainder of the parcel is vegetated with annual grasses and a number of mature trees ranging in height from 30' - 45'.

Access to the property is from Peaceful Glen Road. The existing driveway is elevated as the elevation of the property increases north of Peaceful Glen Road. The surrounding parcels are developed similarly with single family dwellings and accessory structures.

There is an existing water well, septic and utilities for the dwellings at the site.

B. Project Description:

The applicant is proposing to construct an 80' wireless facility designed as a monopine (faux tree) behind the existing secondary dwelling in the southwest portion of the property. The monopine would be centered within a 35' x 35' (1225 sq. ft.) fenced equipment compound.

Monopine:
Verizon is proposing to install nine panel antennas with associated equipment mounted at the 68' centerline of the monopine. All antennas and pole mounted equipment will be painted a non-reflective flat green, while the monopole will be painted a non-reflective flat brown. The pole will be designed to resemble a pine tree with artificial limbs extending beyond the antennas mounted on the pole. Verizon will install green needle socks on all proposed panel antennas and remote radio units to blend in with the branches.

Equipment Compound:
The compound will accommodate the radio cabinets, telco cabinet, rack mounted MUS cabinet and appropriate electrical meters and subpanels. Any cabling would be underneath an ice bridge to the trunk of the monopine and then inside the trunk. A stand by generator will be located within the compound to serve as a power source during power outages. The generator will be wrapped in a form fitting acoustic cover to reduce noise.

The equipment compound will be surrounded by a 6' chain link fence with brown privacy slats. An acoustifence vinyl product will be installed along the interior of the perimeter of the fence to reduce sounds emitted by the cooling fans on the equipment cabinets.

Access and utilities:
The applicant is proposing a 15' wide gravel access and utility easement directly off the exiting driveway. This access road would maintain a turnout to meet Fire Department requirements. Power and land-based telecommunications service will be provided from a nearby utility pole located near the parcel.

C. Environmental Determination:

A Negative Declaration was prepared and circulated for review. The public comment review period expires August 31, 2015. To date, two letters have been received commenting that the project (attached) will have a negative impact on aesthetics with one letter asking that the telecommunication tower be a faux tree placed away from the roadway. The design described in the comment letter is what the applicant has proposed for the project.

Standard conditions of approval for wireless communications facilities designed as a monopine have been included in this project. These conditions of approval will ensure the monopine design is maintained in appearance.

D. General Plan Consistency:

The proposed project would occur on land designated Rural Residential per the Solano County General Plan.

E. Zoning Consistency:

The site is located on land zoned Rural Residential (RR2.5). This designation allows wireless telecommunications facilities subject to approval of a Conditional Use Permit by the Planning Commission.

F. Alternatives Analysis:

Per the Zoning Regulations, an alternative analysis is required to be prepared by the applicant whenever a wireless facility requires Planning Commission review (Sec.28-81(F). The alternative analysis shall address co-location potential at existing wireless communication facilities within the

unincorporated County or City; lower more closely spaced wireless communication facilities and mounting of antennas on any existing non-residential structures.

The alternatives analysis submitted by the applicant stated that there were no suitable sites available for co-location that met Verizon's coverage objectives. Per the report, Verizon representatives contacted multiple property owners for possible lease agreements but there was either no response by the property owners or lease negotiations were not successful.

G. Radio-Frequency Exposure Review:

As part of the application requirements for a new wireless facility, Zoning Regulations require the applicant to submit a radio-frequency (RF) study for the proposed facility. The report must show that radio-frequency (RF) emissions from the facility will meet current Federal Communications Commission (FCC) adopted exposure standards.

A radio frequency (RF) study was conducted by Hammett & Edison, Inc. which evaluated the RF exposure level of the proposed facility with Verizon antennas and equipment configuration. The study concluded that the proposed Verizon equipment will comply with FCC guidelines limiting public exposure to RF energy.

Staff is requiring that if other cell carriers co-locate on the monopine, that the carrier submit a radio-frequency exposure study for not only their additional antennas/equipment but includes the antennas/equipment currently located on the monopine.

H. Noise Assessment:

The standards set forth by the Solano County General Plan for maximum noise produced by a land use in the Residential areas is 70 dB during the day and 65 dB at night. Section 28.70.10 of the Land Use Regulations of the Solano County Zoning Regulations limits any land uses to operate at a maximum of 65 dB Ldn. Section 28.81(D)(10) of the Solano County Zoning Regulations requires wireless communication facilities located within or adjacent to a rural residential districts, to limit noise to 50 dB Ldn at all property lines of the project parcel.

An Environmental Noise Analysis was conducted by Bollard Acoustical Consultants, Inc. (May 27, 2015) and concluded that in order to meet these standards, additional noise reducing methods were recommended. The noise reducing methods recommended include adding a Level 2 Acoustifence Vinyl product along the interior of the perimeter of the equipment compound fence as well as a form fitting Level 2 Acoustic wrap covering the back-up emergency generator.

Staff is requiring that future carriers that co-locate on the monopine to submit a noise analysis to ensure that any additional ground equipment do not exceed the standards set forth by the Solano County General Plan and Zoning Regulations.

I. Development Review Committee:

As part of the project review process, the application is reviewed by various divisions within the Department of Resource Management:

Environmental Health Division

The Environmental Health Division responded that the applicant will need to contact the Hazardous Materials Section of the Environmental Health Division to verify whether or not a hazardous materials business plan is needed for the site. This requirement is listed as a condition of approval below.

Public Works Engineering Division

The Public Works Engineering Division reviewed the project and will be requiring the applicant to construct the proposed access driveway to meet the Solano County Road Improvement Standards. The applicant will need to obtain an encroachment permit from Solano County for any work performed within the County right-of-way. Also, the applicant may require a grading permit during construction of the access driveway and site development. These comments are included in the condition listed below.

Building Division

The Building Division reviewed the project and commented that the applicant will need to apply for a building permit prior to start of construction. A condition of approval requiring a building permit is included below.

J. Outside Agency Review:

No comments were received from any outside agencies.

FINDINGS:

1. **The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

The operation and maintenance of a wireless communication facility is consistent with the goals, objectives, and policies of the Solano County General Plan, including but not limited to the Land Use, Resources, and Public Facilities and Service Chapters.

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

Access to the site is from an existing driveway off Peaceful Glen Road. The site has existing electrical power. No domestic water or septic system is required for the unmanned facility.

3. **The subject use will not, under the circumstances of the 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.**

The Solano County Department Review Committee has reviewed the project application and determined that the project should not present a detrimental or injurious impact on surrounding properties.

ADDITIONAL FINDINGS

4. The proposed facility complies with all applicable sub-sections of Wireless Communications Facilities,

Sec. 28.81.

5. 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.

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

7. The addition of the wireless facility will not have a significant incremental impact on the environment. A Negative Declaration was prepared and circulated for the project which found no significant impacts.

RECOMMENDED CONDITIONS OF APPROVAL:

General

1. Approval is hereby granted to Verizon Wireless to install an 80 foot tall wireless facility (a monopine) with a 1225 sq. ft. lease area located at 4461 Peaceful Glen Road. This approval includes the installation of Verizon's nine panel antennas at the 68' centerline of the monopine and the ground equipment within the 1225 sq. ft. equipment compound. The proposed use shall be established in accord with the application and plans for U-15-03, submitted May 22, 2015 for Verizon Wireless, drawn by MST Architects, and as approved by the Solano County Planning Commission.

2. The 1225 sq. ft. lease area shall be fenced with a 6' chain link fence with brown vinyl privacy slats. The perimeter of the interior of the fence shall be lined with Level 2 Acoustifence lining and the emergency back-up generator shall be wrapped with a Level 2 form fitting noise reducing wrap.

3. Prior to issuance of a building permit, the applicant shall submit design specifications and samples regarding the branch and needle spacing, densities, and paint samples to the Planning Division for review and approval.

a. High density foliage shall be provided as needed to fully cover all antenna arrays and other pole mounted equipment. The antenna arrays shall not be the dominant visual feature, and painted a flat color (green) to match the faux needles and covered with antennas socks to blend in with the tree branches.

b. Branches shall have varied angles and lengths as needed to resemble the appearance of a natural tree.

c. The branches shall begin at a maximum height of 20 feet from the ground level.

d. The support pole shall be designed to appear like a natural tree trunk and painted a flat brown.

4. Regular maintenance shall be performed on the monopine including but not limited to replacing fading branches and antenna socks as well as repainting the pole as necessary.

5. Prior to planning approval, all future wireless providers shall submit a radio frequency emissions report which examines both the existing antenna configuration(s) and the carrier's proposed antennas to ensure that the site will continue to meet the Federal Communication Commission standards.

6. Prior to building permit approval, all future wireless providers installing equipment shelter/cabinets and stand-by generators shall be required to submit a noise assessment study which meets the standards of the Solano County General Plan and the Solano County Zoning Regulations.

7. All onsite transmission lines leading to the wireless communication lease site shall be located underground.

8. 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.

9. The use permit approved on September 3, 2015, is granted for a fixed term of ten years and shall expire on September 3, 2025.

Building Division

10. Prior to any construction or improvements taking place, a building permit application shall first be submitted as per Section 105 of the 2013 California Building Code or the latest edition of the codes 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."

Environmental Health Division

11. The maximum potential volume of hazardous materials stored at the facility shallb e calculated and if required, the facility shall submit a hazardous materials business plan to the Solano County Hazardous Materials Section.

Public Works Engineering

12. Applicant shall apply for, secure and abide by the terms of an encroachment permit for work within the right of way of Peaceful Glen Road.

13. The applicant shall construct the proposed access driveway to Solano County Road Improvement Standards, section 1-3.1. The driveway shall be constructed of 0.67 feet of compacted class II aggregate base. The width of the road shall be 12 feet, with 60 foot long by 8 foot wide turnouts every 300 feet (for roads over 300 feet long), plus 2 foot graded shoulders, and shall have an unobstructed width of 20 feet. Plans for the driveway shall be prepared by a Civil Engineer, licensed in the State of California, and submitted to Solano County Public Works Engineering for review and approval.

14. The applicant shall apply for, secure and abide by the conditions of a grading permit for the proposed access road and communications facility improvements. Grading Plans shall be prepared by a Civil Engineer, licensed in the State of California.

ATTACHMENTS:
A. Draft Resolution
B. Project Location Map
C. Project Plans - dated May 22, 2015
D. Negative Declaration with attachments
E. Photosimulations
F. Comment Letters

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit Application No. U-15-03 of **Verizon Wireless** for a 80' new wireless communications facility located at 4461 Peaceful Glen Road, 2.5 miles north of the City of Vacaville in an "RR-2.5" Rural Residential Zoning District, APN: 0105-030-290, and;

WHEREAS, the Commission 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 September 3, 2015, and;

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to said proposal:

1. **The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

   The operation and maintenance of a wireless communication facility is consistent with the goals, objectives, and policies of the Solano County General Plan, including but not limited to the Land Use, Resources, and Public Facilities and Service Chapters.

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

   Access to the site is from an existing driveway off Peaceful Glen Road. The site has existing electrical power. No domestic water or septic system is required for the unmanned facility.

3. **The subject use will not, under the circumstances of the 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.**

   The Solano County Department Review Committee has reviewed the project application and determined that the project should not present a detrimental or injurious impact on surrounding properties.

ADDITIONAL FINDINGS

4. The proposed facility complies with all applicable sub-sections of Wireless Communications Facilities, Sec. 28.81.

5. 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.

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

7. The addition of the wireless facility will not have a significant incremental impact on the environment. A Negative Declaration was prepared and circulated for the project which

found no significant impacts.

BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby ADOPT the Negative Declaration and the mandatory and additional findings, and APPROVE Use Permit Application No. U-15-03, subject to the following conditions of approval:

General

1. Approval is hereby granted to Verizon Wireless to install an 80 foot tall wireless facility (a monopine) with a 1225 sq. ft. lease area located at 4461 Peaceful Glen Road. This approval includes the installation of Verizon's nine panel antennas at the 68' centerline of the monopine and the ground equipment within the 1225 sq. ft. equipment compound. The proposed use shall be established in accord with the application and plans for U-15-03, submitted May 22, 2015 for Verizon Wireless, drawn by MST Architects, and as approved by the Solano County Planning Commission.

2. The 1225 sq. ft. lease area shall be fenced with a 6' chain link fence with brown vinyl privacy slats. The perimeter of the interior of the fence shall be lined with Level 2 Acoustifence lining and the emergency back-up generator shall be wrapped with a Level 2 form fitting noise reducing wrap.

3. Prior to issuance of a building permit, the permittee shall submit design specifications and samples regarding the branch and needle spacing, densities, and paint samples to the Planning Division for review and approval.

   a. High density foliage shall be provided as needed to fully cover all antenna arrays and other pole mounted equipment. The antenna arrays shall not be the dominant visual feature, and painted a flat color (green) to match the faux needles and covered with antennas socks to blend in with the tree branches.

   b. Branches shall have varied angles and lengths as needed to resemble the appearance of a natural tree.

   c. The branches shall begin at a maximum height of 20 feet from the ground level.

   d. The support pole shall be designed to appear like a natural tree trunk and painted a flat brown.

4. Regular maintenance shall be performed on the monopine including but not limited to replacing fading branches and antenna socks as well as repainting the pole as necessary.

5. Prior to planning approval, all future wireless providers shall submit a radio frequency emissions report which examines both the existing antenna configuration(s) and the carrier's proposed antennas to ensure that the site will continue to meet the Federal Communication Commission standards.

6. Prior to building permit approval, all future wireless providers installing equipment shelter/cabinets and stand-by generators shall be required to submit a noise assessment study which meets the standards of the Solano County General Plan and the Solano County Zoning Regulations.

7. All onsite transmission lines leading to the wireless communication lease site shall be located underground.

8. 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.

9. The use permit approved on September 3, 2015, is granted for a fixed term of ten years and shall expire on September 3, 2025.

Building Division

10. Prior to any construction or improvements taking place, a building permit application shall first be submitted as per Section 105 of the 2013 California Building Code or the latest edition of the codes 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."

Environmental Health Division

11. The maximum potential volume of hazardous materials stored at the facility shallb e calculated and if required, the facility shall submit a hazardous materials business plan to the Solano County Hazardous Materials Section.

Public Works Engineering

12. Permittee shall apply for, secure and abide by the terms of an encroachment permit for work within the right of way of Peaceful Glen Road.

13. The permittee shall construct the proposed access driveway to Solano County Road Improvement Standards, section 1-3.1. The driveway shall be constructed of 0.67 feet of compacted class II aggregate base. The width of the road shall be 12 feet, with 60 foot long by 8 foot wide turnouts every 300 feet (for roads over 300 feet long), plus 2 foot graded shoulders, and shall have an unobstructed width of 20 feet. Plans for the driveway shall be prepared by a Civil Engineer, licensed in the State of California, and submitted to Solano County Public Works Engineering for review and approval.

14. The permittee shall apply for, secure and abide by the conditions of a grading permit for the proposed access road and communications facility improvements. Grading Plans shall be prepared by a Civil Engineer, licensed in the State of California.

****

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 3, 2015 by the following vote:

AYES: Commissioners _____

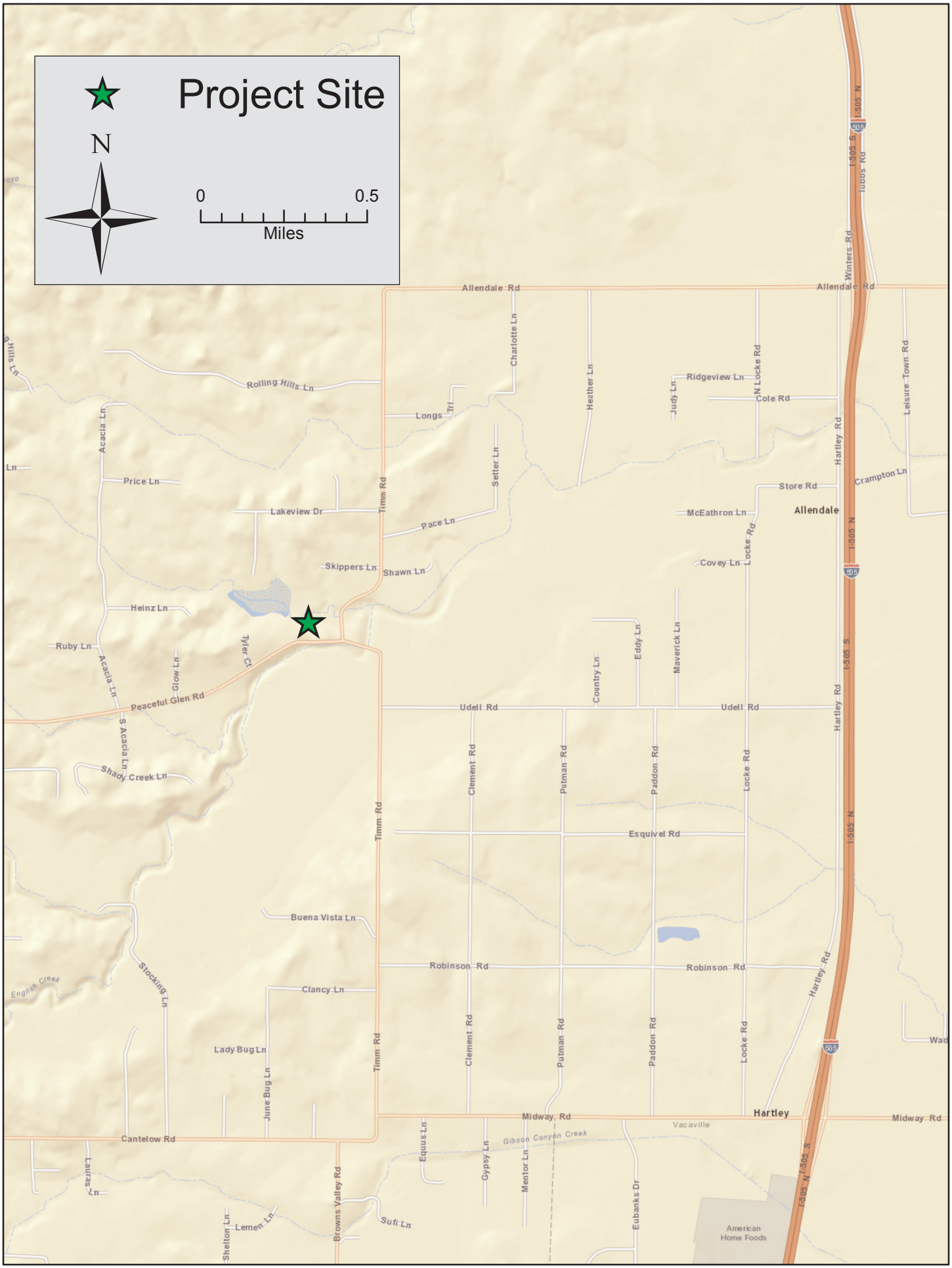
_____

NOES: Commissioners _____

EXCUSED: Commissioners _____

By: _____

Bill Emlen, Secretary


Project Site
N
0
0.5
Miles
Allendale Rd
Rolling Hills Ln
Longs Trl
Charlotte Ln
Heather Ln
Judy Ln
Ridgeview Ln
N Locke Rd
Cole Rd
Winters Rd
Tubbs Rd
Leisure Town Rd
Hartley Rd
Crampton Ln
Store Rd
Allendale
McEathron Ln
Covey Ln
Locke Rd
Acacia Ln
Price Ln
Lakeview Dr
Timm Rd
Setter Ln
Pace Ln
Skippers Ln
Shawn Ln
Heinz Ln
Ruby Ln
Tyler Ct
Glow Ln
Peaceful Glen Rd
S Acacia Ln
Shady Creek Ln
Country Ln
Eddy Ln
Maverick Ln
Udell Rd
Clement Rd
Putman Rd
Paddon Rd
Esquivel Rd
Buena Vista Ln
Robinson Rd
English Creek
Stocking Ln
Clancy Ln
Lady Bug Ln
June Bug Ln
Midway Rd
Hartley
Vacaville
Cantelow Rd
Gibson Canyon Creek
Equus Ln
Gypsy Ln
Mentor Ln
Eubanks Dr
Laura Ln
Browns Valley Rd
Sufi Ln
Shelton Ln
Lemen Ln
American Home Foods
I-505 N
I-505 S
505

ZD DRAWING SIGN-OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

COMPLETE Wireless Consulting, Inc.

	SIGNATURE	DATE
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		

verizon WIRELESS

	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		

OTHER (IF APPLICABLE)

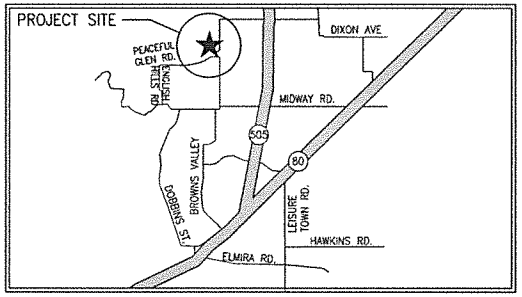
SIGNATURE	DATE

verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

PEACEFUL GLEN

4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
APN: 0105-030-290
LOCATION #: 299953



LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD SOUTHWEST ON OLD MYFORD RD TOWARD IRVINE BLVD
2. TURN RIGHT ONTO IRVINE BLVD
3. TAKE THE 1ST LEFT ONTO JAMBOREE RD
4. SLIGHT RIGHT TO MERGE ONTO I-5 N
5. KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR I-10 W/SANTA MONICA/INTERSTATE 5 N/SACRAMENTO
6. KEEP LEFT AT THE FORK TO STAY ON I-5 N
7. KEEP LEFT AT THE FORK TO STAY ON I-5 N
8. KEEP LEFT TO STAY ON I-5 N
9. KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR INTERSTATE 5 N/SAN FRANCISCO/SACRAMENTO
10. KEEP LEFT TO CONTINUE ON I-580 W, FOLLOW SIGNS FOR TRACY/SAN FRANCISCO
11. TAKE THE I-680 EXIT TOWARD SAN JOSE/SACRAMENTO
12. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 680 N/SACRAMENTO/WALNUT CREEK/CONCORD AND MERGE ONTO I-680 N
13. KEEP LEFT TO STAY ON I-680 N
    PARTIAL TOLL ROAD
14. KEEP LEFT AT THE FORK TO CONTINUE ON I-680
    PARTIAL TOLL ROAD
15. TAKE THE EXIT TOWARD I-80 E/SACRAMENTO
16. MERGE ONTO I-80 E
17. TAKE THE I-505 N EXIT TOWARD WINTERS/REDDING
18. KEEP LEFT TO CONTINUE TOWARD I-505 N
19. CONTINUE ONTO I-505 N
20. TAKE THE MIDWAY RD EXIT
21. TURN LEFT ONTO MIDWAY RD
22. TURN RIGHT ONTO TIMM RD
23. CONTINUE STRAIGHT ONTO PEACEFUL GLEN RD

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	C1	SURVEY SHEET 1 OF 1
3.	A1.1	OVERALL SITE PLAN
4.	A2.1	EQUIPMENT LAYOUT PLAN
5.	A2.2	ANTENNA LAYOUT PLAN
6.	A3.1	PROJECT ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROPERTY OWNER:
CHUCK E. & KAREN M. DOBSON
4473 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
707-372-7955

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
CHAD AVAKIAN
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-764-9539
cavakian@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	0105-030-290
JURISDICTION:	SOLANO COUNTY
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	RR-2.5 (RURAL RESIDENTIAL)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC)
5. 2013 CALIFORNIA PLUMBING CODE (CPC)
6. 2013 CALIFORNIA ENERGY CODE (CENC)
7. 2013 CALIFORNIA FIRE CODE (CFC)
8. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
9. 2013 CALIFORNIA REFERENCE STANDARDS CODE
10. LOCAL COUNTY OR CITY ORDINANCES
11. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 35'-0"x35'-0" LEASE AREA.
- A FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY GENERATOR.
- A CABLE ICE BRIDGE.
- (9) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED NEW MONOPINE.

PROJECT MILESTONES

01/20/2015	90% ZONING DOCUMENTS
02/26/2015	100% ZONING DOCUMENTS
03/16/2015	100% ZONING DOCUMENTS REVISION 1
04/10/2015	100% ZONING DOCUMENTS REVISION 2
05/22/2015	100% ZONING DOCUMENTS REVISION 3
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE CA 95688

verizon WIRELESS

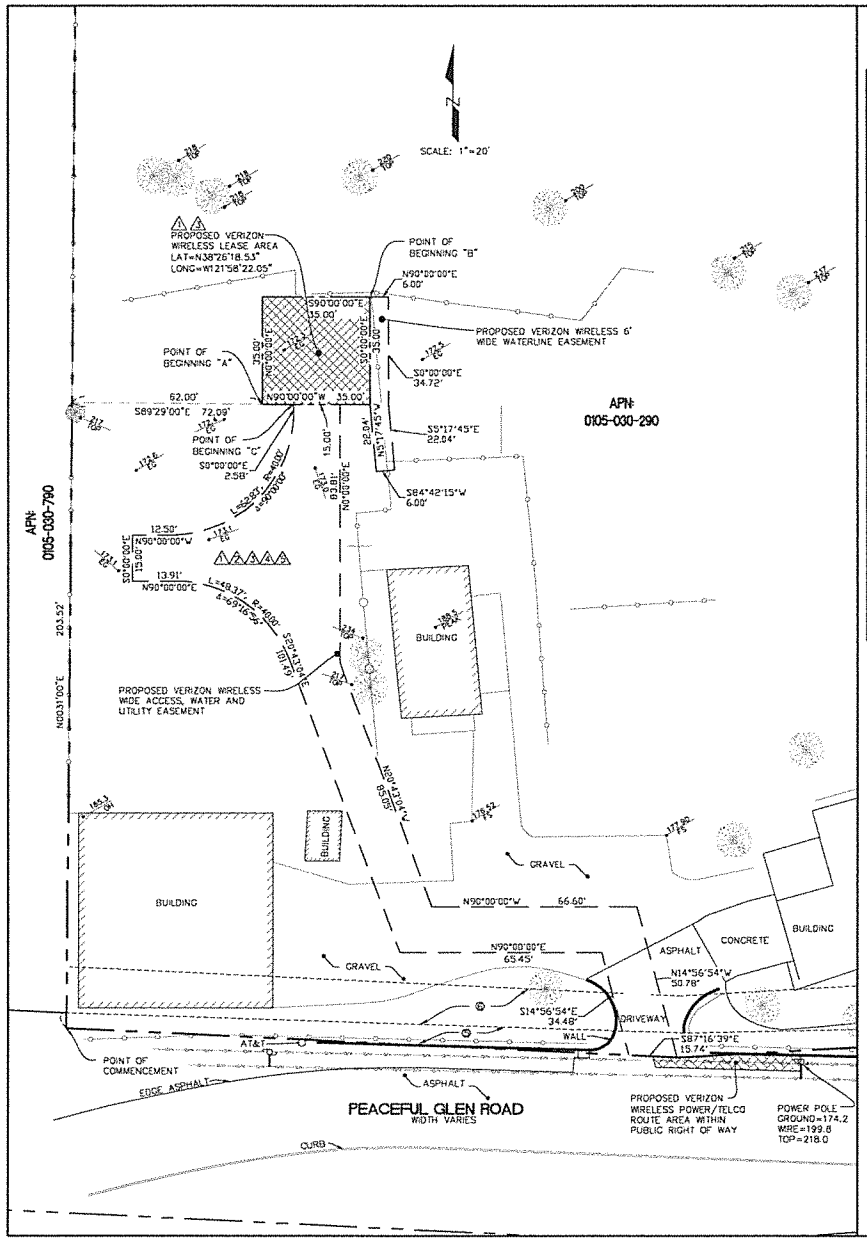
Revisions:
1 --
2 --
3 --
4 --
5 --

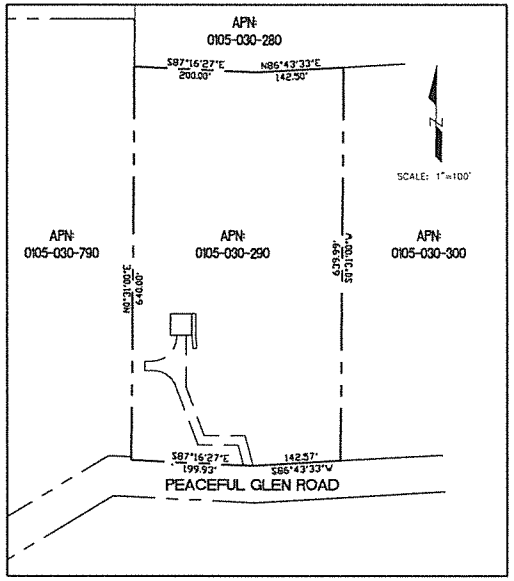
File: 162.1429.1
Drawn By: A
Checked By:
Scale: AS NOT
Date: 05/22/2

Job No. 162.1

T1

C





LEGEND

BLDG	TOP OF BUILDING
	WATER CONTROL VALVE
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	SURFACE ELEVATION
FS	FINISHED SURFACE
	CATCH BASIN
	FENCE
	WALL
	OVERHEAD POWER
	PROPERTY LINE
	VAULT
	CABINET
	TITLE EXCEPTION
	TREE
	REVISION NUMBER

JEFFERY W GARCIA, PLS 8521

TITLE EXCEPTIONS SCHEDULE "B"

TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER:3420-4765932 (RW), DATED 11/04/2014
ITEMS (9) AND (10) ARE PLOTTED, ALL OTHER ITEMS ARE EITHER NOT PLOTTABLE, DO NOT AFFECT IMEDIATE AREA SURROUNDING THE LEASE OR ARE NOT SURVEY MATTERS.

VESTING LEGAL DESCRIPTION

REAL PROPERTY CONVEYED BY DEED TO CHUCK AND KAREN DOBSON, RECORDED AUG 18, 1998 IN DOCUMENT NO 1998-00064155, OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA.

△1 LEASE AREA LEGAL DESCRIPTION

SITUATED IN A PORTION OF REAL PROPERTY CONVEYED BY DEED TO CHUCK AND KAREN DOBSON, RECORDED AUG 18, 1998 IN DOCUMENT NO 1998-00064155, OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID REAL PROPERTY; THENCE ALONG THE WEST LINE OF SAID REAL PROPERTY NORTH 00°31'00" EAST 203.52 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°29'00" EAST 62.00 FEET TO THE POINT OF BEGINNING "A", THENCE NORTH 00°00'00" EAST 35.00 FEET; THENCE NORTH 90°00'00" EAST 35.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT OF BEGINNING "B"; THENCE SOUTH 00°00'00" EAST 35.00 FEET; THENCE SOUTH 90°00'00" WEST 35.00 FEET TO THE POINT OF BEGINNING "A", CONTAINING 1,225 SQUARE FEET.

△2 ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

SITUATED IN A PORTION OF REAL PROPERTY CONVEYED BY DEED TO CHUCK AND KAREN DOBSON, RECORDED AUG 18, 1998 IN DOCUMENT NO 1998-00064155, OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID REAL PROPERTY; THENCE ALONG THE WEST LINE OF SAID REAL PROPERTY NORTH 00°31'00" EAST 203.52 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°29'00" EAST 72.09 FEET TO THE POINT OF BEGINNING "C", BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 00°00'00" EAST 2.58 FEET; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 45°00'00" WEST 56.57 FEET, AN ARC LENGTH OF 62.83 FEET; THENCE SOUTH 00°00'00" EAST 12.50 FEET THENCE NORTH 90°00'00" EAST 13.91 FEET; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 69°16'56", CHORD BEARS SOUTH 55°21'32" EAST 45.48 FEET, AN ARC LENGTH OF 48.37 FEET; THENCE SOUTH 20°43'04" EAST 101.49 FEET; THENCE NORTH 90°00'00" EAST 65.45 FEET; THENCE SOUTH 14°56'54" EAST 34.48 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY LINE OF SAID REAL PROPERTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 87°16'39" EAST 15.74 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 14°56'54" WEST 50.78 FEET; THENCE NORTH 90°00'00" WEST 66.60 FEET; THENCE NORTH 20°43'04" WEST 85.05 FEET; THENCE NORTH 00°00'00" WEST 83.31 FEET; THENCE NORTH 90°00'00" WEST 15.00 FEET TO THE POINT OF BEGINNING"C"

ALSO TOGETHER WITH THE FOLLOWING; COMMENCING AT THE AFORESAID POINT OF BEGINNING "B"; THENCE NORTH 90°00'00" EAST 6.00 FEET; THENCE SOUTH 00°00'00" EAST 34.72 FEET; THENCE SOUTH 05°17'45" EAST 22.04 FEET; THENCE SOUTH 84°42'15" WEST 6.00 FEET; THENCE NORTH 05°17'45" WEST 22.04 FEET; THENCE NORTH 00°00'00" WEST 35.00 FEET TO THE POINT OF BEGINNING "B"

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE TWO, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY.

NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, THIS SURVEY WAS NOT INTENDED TO SHOW ALL UTILITIES ON SITE.

ELEVATIONS PRODUCED BY GPS OBSERVATION DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.

THESE DRAWINGS AND/OR ACCOMPANYING SPECIFICATION AS

INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF REGIONAL PACIFIC CONSULTING. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM REGIONAL PACIFIC CONSULTING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH REGIONAL PACIFIC CONSULTING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY MONUMENTS WERE NOT SET.

SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

REVISIONS

NO	DATE	COMMENTS
△1	1/14/15	MOVED LEASE AREA, REVISED LEGAL DESC
△2	1/14/15	MOVED ACCESS ESMT, REVISED LEGAL DESC.
△3	1/23/15	ADJUSTED LAT. LONG. TO NEW LEASE AREA LOCATION
△4	2/26/15	REVISED PROPOSED VZW EASEMENTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

REGIONAL PACIFIC CONSULTING
1079 SUNRISE AVENUE, SUITE B-343
ROSEVILLE, CA 95661
P: (916) 315-1911
F: (916) 315-1912

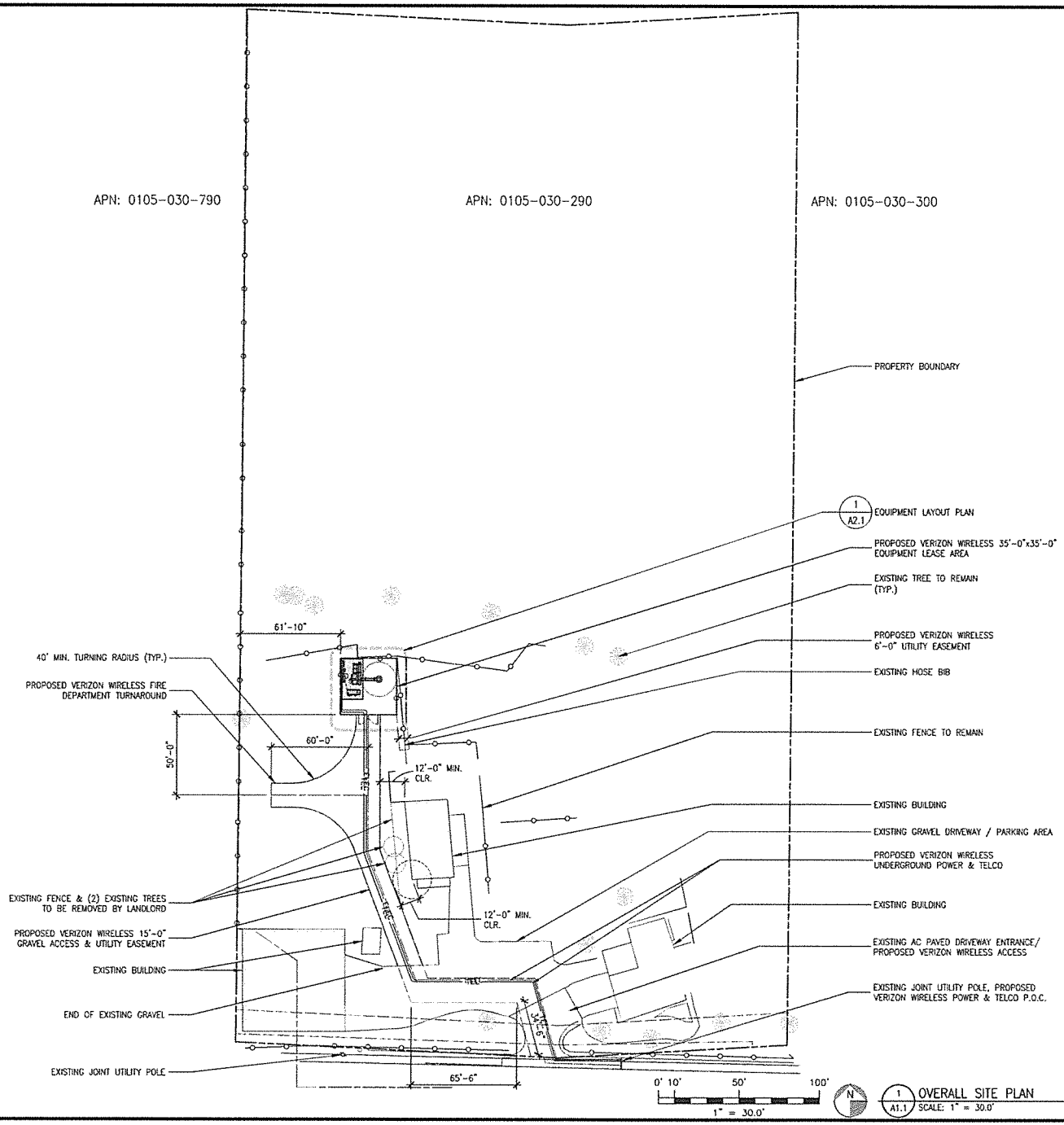
TERRAFORMA
(844)430-1600
1079 SUNRISE AVE, STE B-343
ROSEVILLE, CA, 95661

COMPLETE

verizon wireless

01/05/2015

SHEET 1 OF



1 A1.1 OVERALL SITE PLAN
SCALE: 1" = 30.0'

MST ARCHITECTS

COMPLETE

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

verizon WIRELESS

Revisions:
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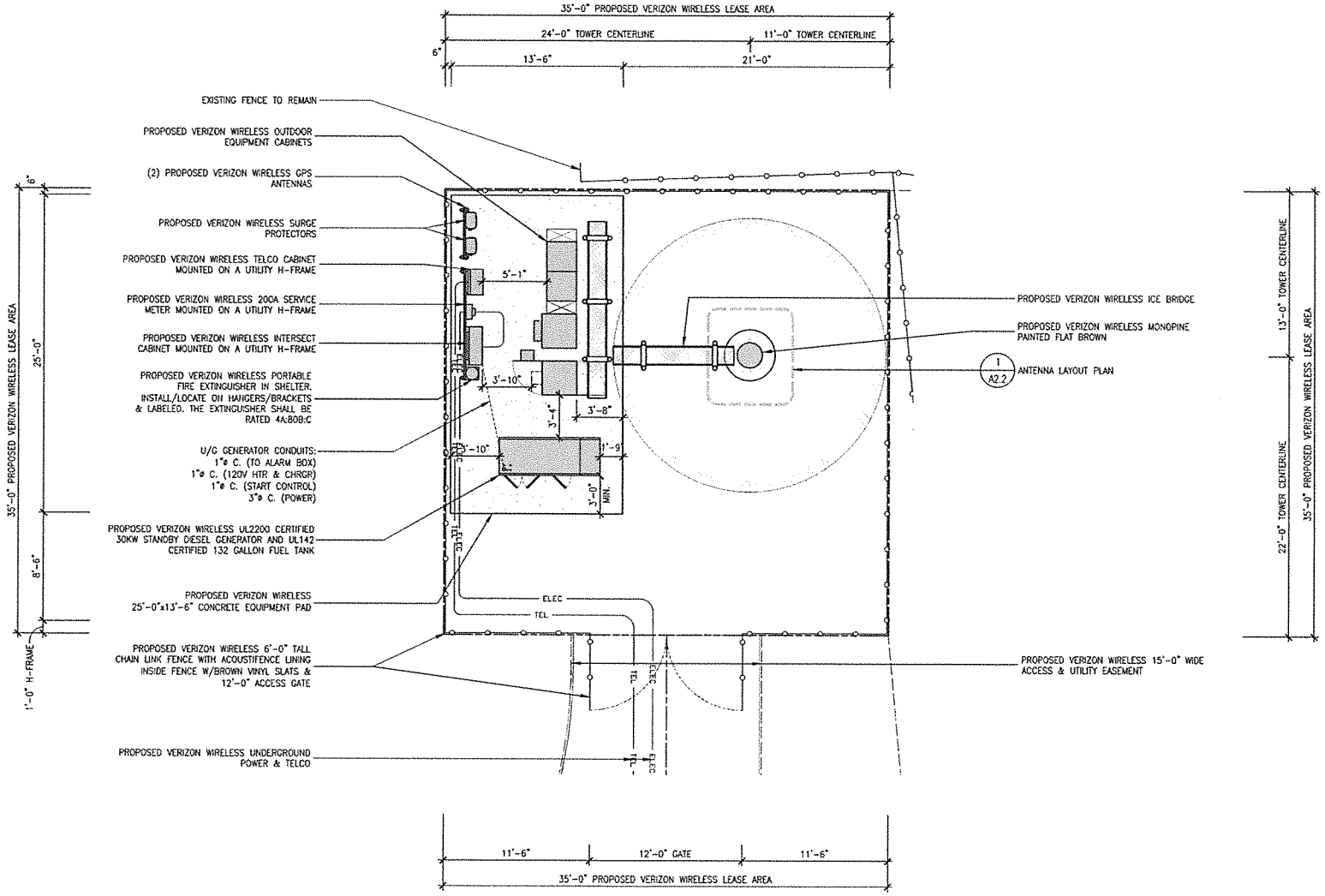
File: 162.1428A1
Drawn By: AA
Checked By:
Scale: AS NOTE
Date: 05/22/20

Job No. 162.1

A1



0' 1' 5' 10'
1/4" = 1'-0"

1 A2.1 EQUIPMENT LAYOUT PLAN
SCALE: 1/4" = 1'-0"

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

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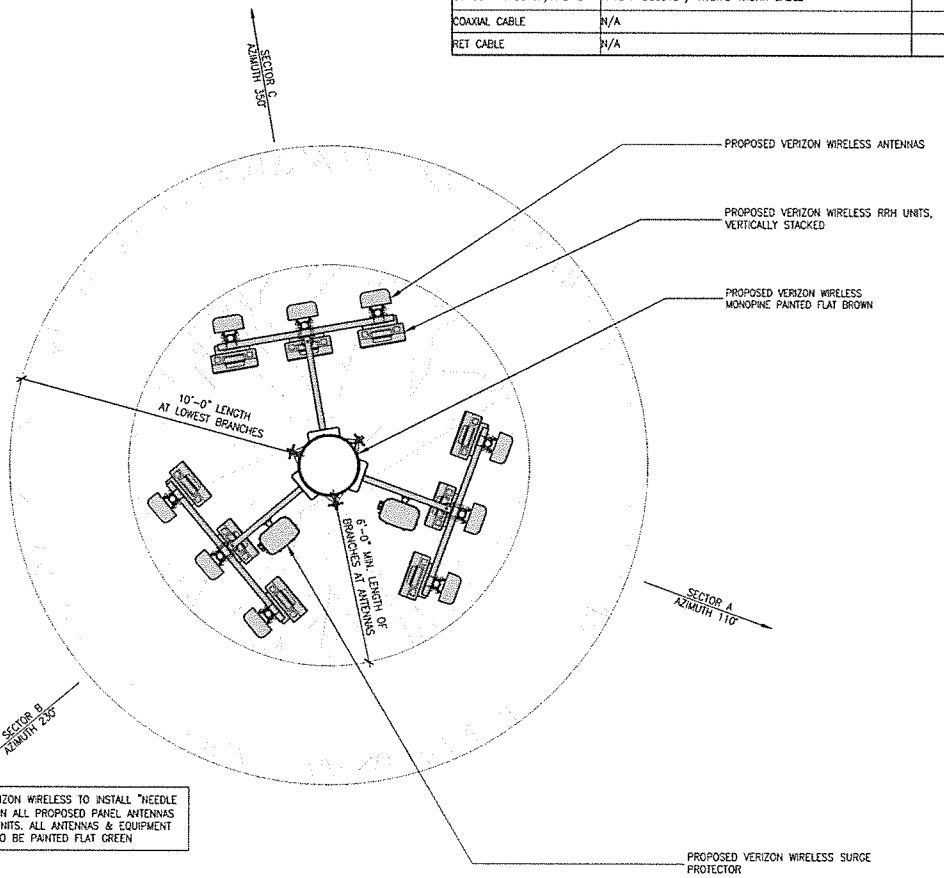
File: 162.1429_A
Drawn By: A
Checked By:
Scale: AS NOTE
Date: 05/22/20

Job No. 162.1

A2

EQUIPMENT SCHEDULE

EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	RRUS12 W/A2	4	4	4	12
TMA OR DIPLEXER	TO BE DETERMINED	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
COAXIAL CABLE	N/A	0	0	0	0
RET CABLE	N/A	0			0



NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

0' 1' 5' 10'
1/2" = 1'-0"

N

1 / A2.2 ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

verizon

Revisions:
1 --
2 --
3 --
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5 --

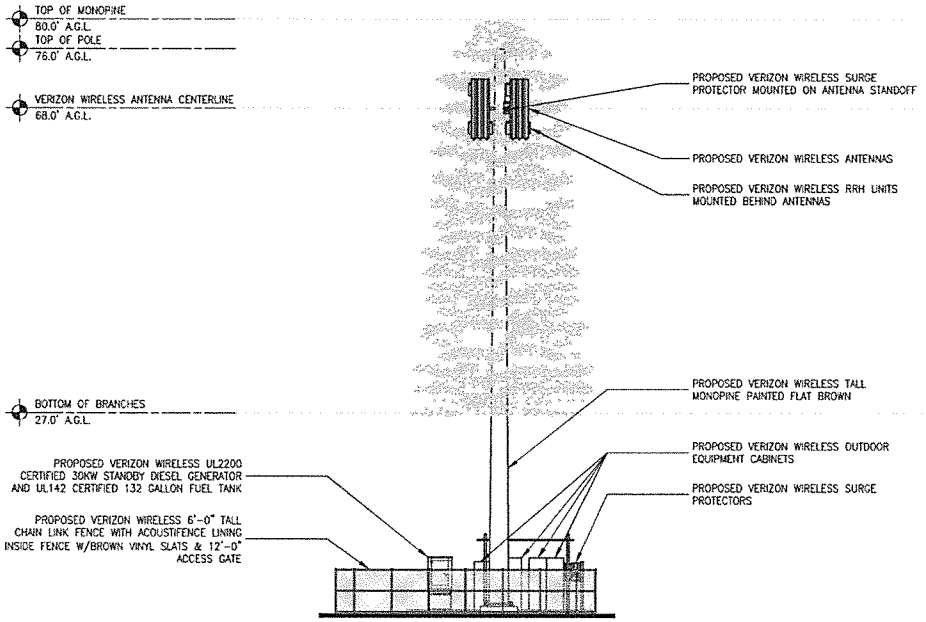
File: 163.1429A
Drawn By: A
Checked By
Scale: AS NOT
Date: 05/22/2

Job No. 162.

A2

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

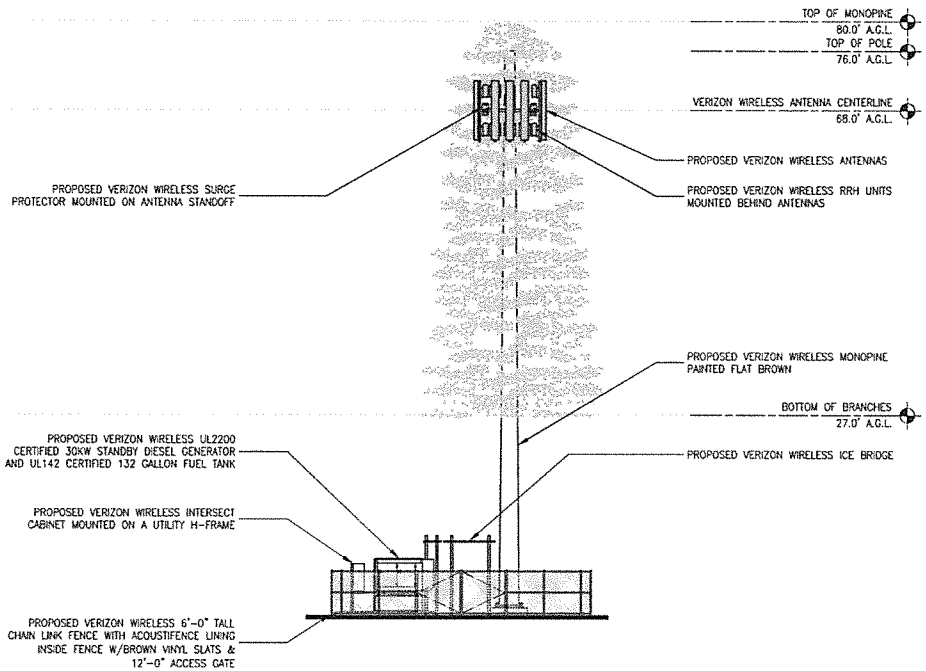
NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



2 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



1 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COMPLETE

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

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Revisions:
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Drawn By: AJF
Checked By:
Scale: AS NOTED
Date: 05/22/20

Job No. 162.14

A3

NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

PROJECT TITLE:

Use Permit U-15-03 Verizon Wireless

PROJECT DESCRIPTION AND LOCATION:

The project site is located at 4461 Peaceful Glen Road in unincorporated Solano County north of Vacaville. The project is located in a rural residential area on an approximately 5.03 acre parcel. The parcel is developed with a two single family dwellings (a primary and secondary), a large barn, and several small outbuildings. There are a variety of mature trees near the developed portion of the property. The remainder of the parcel is vegetated with annual grasses and a number of relatively mature trees ranging in height from 30'-45'.

Access to the parcel is from Peaceful Glen Road. The existing driveway is elevated as the elevation of the property increases north of Peaceful Glen Road. The surrounding parcels are developed are developed similarly with single family dwellings and accessory structures.

Project
The applicant, Verizon Wireless, is proposing to construct an 80' monopine (stealth telecommunications facility) behind the existing secondary dwelling in the southwest portion of the property. The monopine would be centered within a 35' x 35' (1225sf) fenced equipment compound.

Monopine:
Verizon is proposing to install nine panel antennas with associated equipment mounted at the 68' centerline of the monopine. All antennas and pole mounted equipment will be painted a non-reflective flat green, while the monopole will be painted a non-reflective flat brown. The pole will be designed to resemble a pine tree with artificial limbs extending beyond the antennas mounted on the monopole. Verizon will install needle socks on all proposed panel antennas and remote radio units to blend in with the branches installed on the pole.

Equipment Compound:
The compound would accommodate the following equipment: radio cabinets, telco cabinet, a rack mounted MUX cabinet and appropriate electrical meters and subpanels. Any cabling would be underneath an ice bridge to the trunk of the monopine and then inside the trunk to the antennas. A stand-by 30KW generator will be located within the compound to serve as a power source during power outages.

Access and Utilities:
The applicant is proposing a 15' wide gravel access and utility easement directly off the existing driveway. This access road would maintain a turnout to meet Fire Department requirements. Power and land-based telecommunications service will be provided from a nearby utility pole located near the parcel.

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

PREPARATION:

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below.

Michael Yankovich, Planning Program Manager
Solano County Dept. of Resource Management
675 Texas Street, Suite 5500, Fairfield, CA 94533
(707) 784-6765

Verizon Wireless

Use Permit No. U-15-03
Draft Initial Study and
Negative Declaration

August 5, 2015

Prepared By
Department of Resource Management
County of Solano

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DEPARTMENT OF RESOURCE MANAGEMENT
PART II OF INITIAL STUDY OF ENVIRONMENTAL IMPACTS

Introduction

The following analysis is provided by the Solano County Department of Resource Management as a review of and supplement to the applicant's completed "Part I of Initial Study". These two documents, Part I and II, comprise the Initial Study prepared in accordance with the State CEQA Guidelines, Section 15063.

Project Title:	Verizon Wireless
Application Number:	U-15-03
Project Location:	4461 Peaceful Glen Road, Vacaville
Assessor Parcel No.(s):	0105-030-290
Project Sponsor's Name and Address:	Complete Wireless Consulting 2009 V Street Sacramento, CA 95818

General Information

This document discusses the proposed project, the environmental setting for the proposed project, and the impacts on the environment from the proposed project and any measures incorporated which will minimize, avoid and/or provide mitigation measures for the impacts of the proposed project on the environment.

- ☐ Please review this Initial Study. You may order additional copies of this document from the Planning Services Division, Resource Management Department, County of Solano at 675 Texas Street, Suite 5500, Fairfield, CA, 94533.
- ☐ We welcome your comments. If you have any comments regarding the proposed project please send your written comments to this Department by the deadline listed below.
- ☐ Submit comments via postal mail to

  Planning Services Division
  Resource Management Department
  Attn: Karen Avery, Senior Planner
  675 Texas Street Suite 5500
  Fairfield, CA 94533

- ☐ Submit comments via fax to: (707) 784-4805
- ☐ Submit comments via email to: kmavery@solanocounty.com
- ☐ **Submit comments by the deadline of: August 31, 2015**

Next Steps

After comments are received from the public and any reviewing agencies, the Department may recommend that the environmental review is adequate and that a Negative Declaration be adopted or that the environmental review is not adequate and that further environmental review is required.

ENVIRONMENTAL DETERMINATION

On the basis of this initial study:

- [x] I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- [ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.

- [ ] I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

- [ ] I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study.
An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.

- [ ] I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

8/5/15
Date

Karen Avery
Karen Avery
Senior Planner

INCORPORATION OF MITIGATION MEASURES INTO THE PROPOSED PROJECT

By signature of this document, the project proponent amends the project description to include the mitigation measures as set forth in Section 2.

8/5/15
Date

Michelle Ellis
Michelle Ellis
Complete Wireless Consulting

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project site is located at 4461 Peaceful Glen Road in unincorporated Solano County north of Vacaville. The project is located in a rural residential area and is approximately 5.03 acres in size. The parcel is developed with a two single family dwellings (a primary and secondary), a large barn, and several small outbuildings. There are a variety of mature trees near the developed portion of the property. The remainder of the parcel is vegetated with annual grasses and a number of relatively mature trees ranging in height from 30'-45'.

Access to the property is from Peaceful Glen Road. The existing driveway is elevated as the elevation of the property increases north of Peaceful Glen Road. The surrounding parcels are developed are developed similarly with single family dwellings and accessory structures.

Well and septic and utilities for the single family dwelling are on-site.

1.2 PROJECT DESCRIPTION:

The applicant, Verizon Wireless, is proposing to construct an 80' monopine (stealth telecommunications facility) behind the existing secondary dwelling in the southwest portion of the property. The monopine would be centered within a 35' x 35' (1225sf) fenced equipment compound.

Monopine:
Verizon is proposing to install nine panel antennas with associated equipment mounted at the 68' centerline of the monopine. All antennas and pole mounted equipment will be painted a non-reflective flat green, while the monopole will be painted a non-reflective flat brown. The pole will be designed to resemble a pine tree with artificial limbs extending beyond the antennas mounted on the monopole. Verizon will install needle socks on all proposed panel antennas and remote radio units to blend in with the branches installed on the pole.

Equipment Compound:
The compound would accommodate the following equipment: radio cabinets, telco cabinet, a rack mounted MUX cabinet and appropriate electrical meters and subpanels. Any cabling would be underneath an ice bridge to the trunk of the monopine and then inside the trunk to the antennas. A stand-by 30KW generator will be located within the compound to serve as a power source during power outages.

Access:
The applicant is proposing a new 15' wide gravel access and utility easement off the existing driveway. The driveway would maintain a turnout to meet Fire Department requirements.

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Class II
Agricultural Preserve Status/Contract No.:	N/A
Non-renewal Filed (date):	
Airport Land Use Referral Area:	N/A
Alquist Priolo Special Study Zone:	N/A

Primary or Secondary Management Area of the Suisun Marsh:	N/A
Primary or Secondary Zone identified in the Delta Protection Act of 1992:	N/A
Other:	None

1.2.2 Surrounding General Plan, Zoning and Land Uses

	General Plan	Zoning	Land Use
Property	Rural Residential	RR 2.5	Residential
North	Rural Residential	RR2.5	Residential
South	Rural Residential	A-20	Agricultural
East	Rural Residential	RR 2.5	Residential
West	Rural Residential	RR 5.0	Residential

1.3 CONSISTENCY WITH EXISTING GENERAL PLAN, ZONING, AND OTHER APPLICABLE LAND USE CONTROLS:

1.3.1 General Plan

The proposed project would occur on land designated Rural Residential per the Solano County General Plan.

1.3.2 Zoning

The site is located on land zoned Rural Residential (RR 2.5). This designation allows wireless telecommunications facilities subject to approval of a Conditional Use Permit.

1.4 Permits and Approvals Required from Other Agencies (Responsible, Trustee and Agencies with Jurisdiction):

1.41 Agencies that May Have Jurisdiction over the Project

a. Federal Communications Commission (FCC)
b. California Public Utility Commission (CPUC)

AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES AND AVOIDANCE, MINIMIZATION AND/OR PROTECTION MEASURES

This chapter discusses the potential for adverse impacts on the environment. Where the potential for adverse impacts exist, the report discusses the affected environment, the level of potential impact on the affected environment and methods to avoid, minimize or mitigate for potential impacts to the affected environment.

Findings of SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the project does not have the potential for significant impacts to any environmental resources.

Findings of LESS THAN SIGNIFICANT IMPACT Due to Mitigation Measures Incorporated Into the Project

Based on the Initial Study, Part I as well as other information reviewed by the Department of Resource Management, the following environmental resources were considered and the potential for significant impacts were reduced to less than significant due to mitigation measures incorporated into the project. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- ☐ None Applicable

Findings of LESS THAN SIGNIFICANT IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered and the potential for impact is considered to be less than significant. A detailed discussion of the potential adverse effects on environmental resources is provided below:

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Noise

Findings of NO IMPACT

Based on the Initial Study, Part I as well as the review of the proposed project by the Department of Resource Management, the following environmental resources were considered but no potential for adverse impacts to these resources were identified. A discussion of the no impact finding on environmental resources is provided below:

- ☐ Agricultural Resources
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology and Water
- ☐ Land Use Planning
- ☐ Mineral Resources
- ☐ Population & Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation & Traffic
- ☐ Utilities & Service Systems

2.1 Aesthetics

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	■	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	■	☐
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	■
e. Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	☐	☐	☐	■

Discussion

a-c. The project site is not located within ¾ mile of the nearest scenic roadway (Interstate 505 or Pleasants Valley Road) as designated by the Resources Chapter of the Solano County General Plan. The applicant has designed the pole to look like a redwood tree (monopine). The pole will be painted a flat brown and the antennas will be painted a flat green. The pole will be fitted with artificial branches and will surround the antennas. The monopine will be placed in the developed area of the southwest portion of the parcel behind an existing secondary residence. The monopine should blend in with the rural nature of the area as there are several large trees on the parcel and in the surrounding parcels. The equipment compound will be surrounded by a 6' chain link fence with brown slats. Due to the design and location of the monopine, the facility should pose a **less than significant impact** to aesthetics in the vicinity. The equipment cabinets will be confined to the 35' x 35' lease area and surrounded by a 6' chain link fence with brown slats. No significant visual impact is anticipated from the equipment compound.

d. The project will have one light in the equipment compound which will be directed downward and away from any neighboring properties**. No impact.**

e. The project would not increase shading on public open space. **No impact**.

2.2 Agricultural Resources

Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California	☐	☐	☐	■

	Resources Agency, to non-agricultural use?				
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	■

Discussion:

a-c. The proposed project not located in an agricultural area of Solano County and will not convert farmland to a non-agricultural use. The property is not under a Williamson Act contract. **No impact**.

2.3 Air Quality

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	■
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	■
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	■
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	■

Discussion:

a-e. The project site is in a rural area of Solano County and is managed by the Yolo Solano Air Quality Management District. The project will have no impacts on implementation of the applicable air quality plans established by the YSAQMD. Verizon will be required to obtain a permit from the District for the operation of the emergency back-up generator. Once the facility is established, the site will remain unmanned. Service technicians will visit the site on a monthly basis. No other site visits are anticipated. The amount of traffic will have no impact on the air quality for the specific parcel or general area. The proposed telecommunication facility would not cause a substantial increase of new

emissions, additional pollutant concentrations, or objectionable odors and no impacts to air quality are expected.

2.4 Biological Resources

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
b.	Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	■
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Discussion:

a The project site has been previously disturbed by the property owner for storage of outdoor materials. The property is located in an area designated as Rural Residential which provides for single-family residential uses. The Solano County General Plan did not designate this area as a priority habitat area per Figure RS-1. These Priority Habitat Areas are located throughout the County but not within this area in rural Vacaville. **No impacts** expected.

b-f. The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites, conflict with any local policies or ordinances protecting

biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **No impact**.

2.5 Cultural Resources

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	☐	☐	☐	■
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	☐	☐	☐	■
c.	Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	■
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	■

a-d. There are no structures proposed for removal, historical or otherwise. The proposed telecommunications facility will be located on grounds that have been disturbed by the property owner. No changes in archaeological, paleontological or geologic resources are anticipated. State law (Section 7050.5 of the California Health and Safety Code) dictates that any human remains found during construction activities shall be reported to the proper official(s). Therefore, **no impacts** are anticipated.

2.6 Geology and Soils

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.					
1)	Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	■	☐
2)	Strong seismic ground shaking?	☐	☐	■	☐
3)	Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4)	Landslides?	☐	☐	☐	■

b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	■
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, differential settlement, liquefaction or collapse?	☐	☐	■	☐
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	■	
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

Discussion:

a-i,ii. The Public Health and Safety Chapter of the General Plan indicates that the area is not in an earthquake fault zone and does not have unique geologic or physical features. The closest known fault is approximately ten miles west. Rupture of this fault or any fault, could expose people or structures to potential substantial adverse effects and strong ground shaking. However, property designed structures, using the current Uniform Building Code requirements, should reduce any damage from ground shaking and impacts are considered to be **less than significant**.

a.iii & c. Figure HS-6 (Liquefaction Potential) of the Health and Safety chapter in the General Plan, shows the subject property to be located within an area of low liquefaction potential. A geotechnical study will be required for any building permit approval to ensure the building and structure foundations meet the required standards for the soil conditions on site. Thus impacts are anticipated to be **less than significant**.

a.iv. The project site is not located in an area known for landslides, per Solano County General Plan Figure HS-5 – Landslide Stability. **No impact**.

b. The placement of several foundations and the 80' monopine will require a minimal amount of surface displacement and should not result in a substantial loss of topsoil. Per Solano County General Plan Figure HS-6, the proposed site is located in an area that is not prone to liquefaction. **No impacts** are expected.

d. As noted above, the site specific geotechnical studies would be required at the time of building permit application. This would verify the absence or presence of potentially expansive soils and any mitigation necessary. Therefore, impacts are expected to be **less than significant**.

e. The communications facility is unmanned and will not require the installation of a waste water disposal system. No impacts to soils with regard to septic systems are anticipated. **No impact**.

2.7 Greenhouse Gas Emissions

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	■
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐

a. No one single project can have a significant impact on greenhouse gas emissions (GhG) as the impact of GhG emissions is considered to be global in nature. **No impact.**

b. As proposed, the project should not conflict with goals and policies of the Solano County Plan which are intended to reduce or indirectly reduce GhG emissions. Nor would the project conflict with the County's recently adopted Climate Action Plan (June 2011). **Less than significant impact.**

2.8 Hazards and Hazardous Materials

Checklist Items: Would the project		Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	■
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	■
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■

g.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Discussion:

a-d. The project site is not listed on a list of hazardous materials site and the applicant has indicated that no hazardous materials will be stored on the property. The applicant has indicated that the generator is self-contained and includes a fuel tank. A Hazardous Materials Business Plan will be required to be submitted and approved by the Solano County Environmental Health Division. The applicant is required to submit a report to the FCC indicating compliance of the proposed facility with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. A study was conducted by Hammett & Edison, Inc. in March 2015, which concluded that the proposed project would comply with the prevailing standards for limiting public exposure to radio frequency energy and the proposal would not cause a significant impact on the environment. **No impacts** are anticipated.

e-f. The project is not located within the Area of Influence of the Travis Air Force Base Airport Land Use Plan and the site is not required to be reviewed by the Solano Airport Land Use Commission. The site is unmanned and no people are expected to be effected by the proposed project; therefore, **no impact** should occur.

g-h The project would not impair the implementation or physically interfere with an emergency response or evacuation plan. The project site is located in an area of high fire risk; however, the site is unmanned and should not expose people or structures to a significant risk of loss. **No impact**.

2.9 Hydrology and Water

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	■
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■
c.	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	☐	☐	☐	■

d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	☐	☐	☐	■
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	■
f.	Otherwise substantially degrade water quality?	☐	☐	☐	■
g.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	■
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
j.	Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Discussion:

a-i. The project is an unmanned telecommunications facility and therefore poses no impact to groundwater since neither water wells nor septic systems are proposed. According to FEMA maps, the proposed lease area is not located within a 100-year flood zone (Panel #06095C0153F – dated 8/2/2012). The 1225 square foot project area would not alter the direction of a negligible amount of storm water runoff; as a result, no impact is expected. The proposed construction would not violate any water quality standards or waste discharge requirements. No waste water is expected to be produced as part of this project. **No impact** to water quality or waste discharge is expected.

j. Per the Health and Safety Chapter of the Solano County General Plan, the proposed project is not located in an area prone to inundation due to dam or levee failure, seiche, tsunami, or mudflow. Therefore, the project will have **no impacts**.

2.10 Land Use and Planning

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	☐	■
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project	☐	☐	☐	■

	(including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Discussion:

a-c. The project would not divide an established community as the project is in a rural area of Solano County. The project site is zoned Rural Residential (RR2.5) which allows wireless telecommunications facilities with an approved use permit. The General Plan designates the subject property as Rural Residential. The project will not conflict with any Habitat Conservation Plan or natural Community Conservation Plan as there is no conservation plan in the area. **No impacts** are expected.

2.11 Mineral Resources

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	■

Discussion:

a-b. There are no known mineral resources of value to the region in the project area and no locally important mineral resource recovery sites delineated in County documents. Therefore, no mineral resources will be lost and **no impacts** will occur.

2.12 Noise

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b.	Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	■	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the	☐	☐	■	☐

	project?				
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	■	☐
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Discussion:

a-d. There may be a minor increase in long-term ambient noise level from the equipment cabinets. The equipment cabinets contain a fan component for cooling the equipment if the equipment were to begin to overheat. The need for the fans occurs mostly in the daytime hours when daytime temperatures are higher and are rarely used during the cooler evenings. Noise will be generated when the emergency back-up generator is tested twice per month, during daytime hours, for duration of approximately 15 minutes.

There are noise standards addressed by the Solano County General Plan and Chapter 28 of the Solano County Code (Zoning Regulations). Per the Solano County General Plan, the maximum allowable noise exposure for daytime noise is 70 dB (7am to 10 pm) and at nighttime 65 dB (10 pm to 7 am). Section 28.70.10 of the Solano County Zoning Regulations requires that noise generated from land uses not exceed 65 dBA LDN at any property line. Specific to wireless facilities, Section 28.81(D)(10) of the Zoning Regulations requires that a wireless facility within 100 feet of a residential district, reduce the maximum exterior noise level to 50 Ldn at the facility site's property lines.

An Environmental Noise Analysis was conducted by Bollard Acoustical Consultants, Inc. dated May 27, 2015. The study recommended that additional noise reduction materials be added to the equipment compound and the stand-by generator to ensure that the noise level of the facility meets the County requirements as described above. The noise reducing methods recommended include adding an acoustifence vinyl product along the interior of the perimeter of the equipment compound fence as well as a form fitting acoustic cover over the back-up generator.

Therefore, given the installation of the chain link fencing with slats, together with the acoustifence vinyl lining along the fence, the acoustic reducing product cover for the generator, and along with the distance from the dwellings, the noise levels are not expected to exceed decibel limits as established by the General Plan and Zoning Regulations. All future carriers will be required to submit a noise study to ensure that any new equipment cabinets and/or emergency generators will not exceed decibel limits as set by the General Plan and Zoning Regulations for residential areas. A **less than significant impact** is expected.

e-f. The project is not located near a public airport. The site is unmanned and will not expose people to excessive noise. **No impact.**

2.13 Population and Housing

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	■
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Discussion:

a-c,. The proposed project will not induce population growth directly or indirectly or construct infrastructure that could induce population growth. The project does not involve the displacement of homes or people or necessitate construction of more housing elsewhere. **No impact.**

2.14 Public Services

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire Protection?	☐	☐	☐	■
2) Police Protection?	☐	☐	☐	■
3) Schools?	☐	☐	☐	■
4) Parks?	☐	☐	☐	■
5) Other Public Facilities?	☐	☐	☐	■

Discussion:

The project itself will have a minimal effect on public services.

(a 1-5) The Fire District has adequate facilities and this project does not require the need for new fire station facilities. The Sheriff's Department has adequate facilities and staff to serve the area. The project would not require the need for new schools or parks. Approval of this proposed project would have **no impact** on public services.

2.15 Recreation

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	■
c. Physically degrade existing recreational resources?	☐	☐	☐	■

Discussion:

a-c. The proposed project would not increase the number of use of existing parks or other recreational facilities, nor require the construction or expansion of new recreational facilities nor physically degrade existing recreational resources. **No impact**.

2.16 Transportation and Traffic

Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	■
b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	■

c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	☐	☐	☐	■
e.	Result in inadequate emergency access?	☐	☐	☐	■
f.	Result in inadequate parking capacity?	☐	☐	☐	■
g.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	■

Discussion:

a,b,e,f. After initial construction, the only vehicular traffic associated with the project would be routine monthly maintenance visits by service technicians. The addition of one visit per month per carrier would not represent an impact to Peaceful Glen Road, which is a County maintained road. This small increase in traffic would not have significant impacts on the existing traffic load and capacity of the street systems. There would be no impact to level of service standard, change in air traffic patterns, or impact to emergency access or parking capacity. The applicant has designed an access driveway coming off the existing property owner's driveway. The new gravel access will be 15' wide and is designed with a turn-out for emergency access purposes and parking for the technicians. **No impact**.

c. The closest airport is the Nut Tree Airport but the height of the monopine is less than 200' and does not require Solano Airport Land Commission approval or lighting per the Federal Aviation Administration. **No impact**.

g. The proposed project does not conflict with adopted policies, plans, or programs supporting alternative transportation. **No impact**.

2.16 Utilities and Service Systems

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	■
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the	☐	☐	☐	■

	construction of which could cause significant environmental effects?				
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	■
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	■

Discussion:

a-g. Wastewater and potable water are not required for this telecommunications facility and this project will not generate any wastewater. Power and telephone service will be obtained from existing power poles located on the property via a proposed utility easement. **No impacts** are anticipated.

2.17 Mandatory Findings of Significance

	Checklist Items: Would the project	Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
a.	Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	■
b.	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☐	■
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	■

Discussion:

a. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.

b. The project will not have impacts that are individually limited, but cumulatively considerable.

c. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

3.0 Agency Coordination and Public Involvement

3.1 Consultation and Coordination with Public Agencies

The Initial Study is being circulated for public comment.

3.2 Public Participation Methods

The Initial Study is available at the Solano County Department of Resource Management and online at the Department's Planning Services Division website at:

http://www.solanocounty.com/depts/rm/documents/eir/default.asp

Interested parties may contact the planner assigned to this project at the contact points provided below:

Karen Avery
Senior Planner
Planning Services Division
Resource Management Department
675 Texas Street Suite 5500
Fairfield, CA 94533

PHONE: (707) 784-6765
FAX: (707) 784-4805
EMAIL: kmavery@solanocounty.com

4.0 List of Preparers

This Initial Study was prepared by the Solano County Department of Resource Management. The following staff and consultants contributed to the preparation of this Initial Study:

Solano County Department of Resource Management Staff

5.0 Distribution List

State Agencies

Regional Agencies

Other

6.0 Appendices

6.1 Initial Study, Part I – Use Permit application
6.2 Assessor's Parcel Map
6.3 Project Plans
6.4 EMF Exposure Study – Hammet & Edison, Inc.
6.5 Environmental Noise Analysis – Bollard Acoustical Consultants, Inc.
6.6 Photosimulations of Site

R:\PLANNING\(U) Use Permits\2015\U-15-03 (Verizon) Peaceful Glen\CEQA\U-15-03 Part II.doc

6.1

DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING SERVICES APPLICATION FORM

675 Texas Street Suite 5500, Fairfield, CA 94533

(707) 784-6765 Phone
(707) 784-4805 Fax
www.solanocounty.com

Application Type: [X] New [ ] Extension (maps) [ ] Minor Revision [ ] Map Modification

[ ] Administrative Permit (AD)
[ ] Architectural Review (AR)
[ ] General Plan Amendment (G)
[ ] Major Subdivision (S)
[ ] Marsh Development Permit (MD)
[ ] Minor Subdivision (MS)
[ ] Minor Use Permit (MU)
[ ] Mobilehome Storage Permit (MH)
[ ] Mutual Agreement (MA)
[ ] Performance Standards (PS)
[ ] Policy Plan Overlay (PP)
[ ] Rezone (Z)
[ ] Sign Permit (SGN)
[X] Use Permit (U)
[ ] Variance (V)
[ ] Waiver (WA)
[ ] Zone Text Amendment (ZT)

FOR OFFICE USE ONLY

Application No: MR# Hrg: AD ZA PC BOS Date Filed: Plnr:

Project Name: Verizon Wireless "Peaceful Glen"

Subject Site Information

Site Address: 4461 Peaceful Glen Road City: Vacaville State: CA Zip: 95688

Assessor's Parcel Number (s): 0105-030-290 Size (sq. ft/acre): 5.03 acres

Preferred Property Access by Staff: [ ] OK to access [ ] Call applicant before access [X] Call owner before access

Contact Information

Property Owner Name: Chuck Dobson, Karen Dobson

Contact Name: Chuck Dobson, Karen Dobson Phone: (707) 372-7955 Email:

Mailing Address: 4473 Peaceful Glen Road City: Vacaville State: CA Zip: 95688

Architect/Engineer/Land Surveyor Company Name: MST Architects, Inc.

Contact Name: Manuel S. Tsihlas Phone: (916) 341-0405 Email: manuel@mstarchitects.com

Mailing Address: 801 Alhambra Blvd., Suite 2 City: Sacramento State: CA Zip: 95816

Applicant/Company Name: Cellco Partnership (Delaware) dba Verizon Wireless

Contact Name: Michelle Ellis, Complete Wireless Consulting Phone: (916) 764-2454 Email: mellis@completewireless.net

Mailing Address: 2009 V Street City: Sacramento State: CA Zip: 95818

Other Contacts:

Name: Phone: Email:

Mailing Address: City: State: Zip:

1 Project Narrative

Describe the type of development, proposed uses/business, phases, changes or alterations to the property or building and intent or purpose of your proposal clearly. Attach additional sheets as necessary.

Verizon Wireless proposes a new wireless telecommunications facility serving northern Solano County and Vacaville. The proposed facility is an 80' stealthed monopine, to be constructed on the parcel located at 4461 Peaceful Glen Road. The facility is needed to offload existing Verizon sites in north Vacaville and Allendale which are overloaded with traffic from Verizon users in the area. Please see Project Support Statement for additional information.

2 General Plan, Zoning and Utilities:

General Plan, Zoning or Williamson Act Contract information is available at our offices or can be obtained by visiting www.solanocounty.com. Click on the "Interactive Map" icon, then search by address or assessor parcel number.

Current General Plan Designation: Rural Residential

Current Zoning: RR-2.5 (Rural Residential)

Proposed General Plan Designation: Rural Residential

Proposed Zoning: RR-2.5 (Rural Residential)

Current Water Provider: N/A

Current Sewage Disposal: N/A

Proposed Water Provider: N/A

Proposed Sewage Disposal: N/A

3 Williamson Act Contract

A. Is any portion of the property under Williamson Act Contract? ☐ Yes ☒ No

If yes, Contract No. _____ please provide a copy.

If yes, has a Notice of Non-Renewal been filed? ☐ Yes ☐ No

If yes, please provide a copy.

B. Are there any agricultural conservation, open space or similar easements affecting the use of the project site? (such easements do not include Williamson Act contracts)

☐ Yes ☒ No *if yes, please list and provide a copy.*

4 Additional Background Information

A. Does the proposal propose the demolition or alteration of any existing structures on the subject site?

☐ Yes ☒ No If yes, please describe in the project narrative.

B. List any permits that are required from Solano County and/or other local, state, federal agencies (i.e. building permit, Department of Fish and Game permits, etc.)

FCC registration, Solano County building permit

C. List any known previously approved projects located on the property (i.e. Use Permit, Parcel Maps, etc). Identify the project name, type of project and date of approval.

N/A

D. List any known professionally prepared reports for the project (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

RF compliance report, acoustic study

E. Does the project involve Housing and Urban Development (HUD) federal funding? ☐ Yes ☒ No
Is HUD funding anticipated? ☐ Yes ☒ No

If yes, indicate the type of funding (i.e. CDBG grant, HOME, Investment Partnership Program, etc), funding amount, whether awarded or application pending and fiscal year of award or application request.

H. Is this part of a larger project? If yes, please explain. [X] Yes [ ] No

Facility will connect with the larger Verizon Wireless network

5 Existing Conditions

Describe in general the project site and surrounding properties as they presently exist; including but not limited to, information on existing land uses, unique physical and topographic features, soil stability, plants and animals, cultural, historical, or scenic aspects, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

A. Project site:

The project site currently contains two residences (one private, one rental) and two additional buildings (barn and shed). The terrain is slightly elevated. The planned lease area is located southwest of the center of the property, north of the private residence.

B. Surrounding properties:

Parcels to the east and west contain private residences; land to the north and south is undeveloped.

C. Existing use of land:

Private residence and home office, rental property

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	Private Residences / 2	
Agricultural		
Commercial		
Industrial		
Other	Shed / 2	

E. Describe existing vegetation on site, including number and type of existing trees.

Grassy areas with several deciduous trees on parcel: trees stand along southern property line, on west side of residence, and at northwest property line.

F. If in agricultural use, describe type of use or crop (cattle, sheep, hay, vegetables, fruit, etc).

G. Slope of property:

Flat or sloping	(0 - 6% slope)	5.03	acres
Rolling	(7 - 15% slope)		acres
Hilly	(16 - 24% slope)		acres
Steep	(> 24% slope)		acres

H. Describe existing drainage conditions on site. Indicate direction of surface flows, adjacent parcels affected.
N/A, proposed facility will not interfere with existing drainage

I. Describe land uses on adjacent parcels (specify types of crops if agricultural).

North	Undeveloped	South	Peaceful Glen Road, Undeveloped
East	Rural Residential	West	Rural Residential

J. Distance to nearest residence(s) or other adjacent use(s): 231 ft (ft/mi)

K. Describe and indicate location of any power lines, water mains, pipelines or other transmission lines which are located on or adjacent to the property.
Power lines run along southern border of parcel

L. Describe number and location of natural creeks or water courses through or adjacent to the property. Specify names (if any). Indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during wet season), or perennial (year-round flows).
~~None~~ Ephemeral water course across lower section of property, north of proposed site.

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.
None

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:
None

O. Are there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located in close proximity which may be affected by the project?

Yes ____ No X Don't Know ____ If yes, please list:

P. Describe existing vehicle access(s) to property:
Gravel driveway

For assistance or application appointment contact us at (707) 784-6765

Q. List and describe the nature and location of all existing easements serving or affecting the property, including access, utility, and other public or private easements (see deed or recent preliminary title report).

Please see Site Plans.

R. List and describe any freestanding and attached signage on the property. Describe the dimensions, area and height. Include the location on the site plan.

None

6 Proposed Changes to the Site

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.) N/A, no grading is proposed.

i. Percent of site previously graded: _____%.

ii. Project area (area to be graded or otherwise disturbed): _____sq. ft./acres.

iii. Estimate amount of soil to be moved (cut and/or fill):

_____Less than 50 cubic yds^3 _____More than 50 cubic yds^3 _____More than 1000 cubic yds^3

iv. Estimate amount of soil to be:

Imported _____yd^3 Exported_____yd^3 Used on site _____yd^3.

B. Number, size and type of trees, and type and quantity of vegetation to be removed. (size of trees = diameter at 4ft. above grade)

No trees will be removed or disturbed in the construction of this project.

C. Number, type and use of existing structures to be removed, and removal schedule:

None

D. Describe proposed fencing and/or visual screening (landscaping):

The facility will be stealthed as a faux pine tree, and all equipment will be contained within an equipment shelter, and surrounded by a 6' chain link fence with brown privacy slats.

E. Proposed access to project site (road name, driveway location, etc.):

Existing gravel driveway and proposed wide access easement
(Please see Site Plans)

F. Proposed source and method of water supply:

N/A

G. Proposed method of sewage disposal (specify agency if public sewer):

N/A

H. Provisions for solid/hazardous waste disposal (specify company or agency if applicable):
N/A

I. List hazardous materials or wastes handled on-site:
Diesel fuel will be stored on-site for standby generator.

J. Duration of construction and/or anticipated phasing:
Construction will take approximately two months.

K. Will the proposed use be affected by or sensitive to existing noise in the vicinity? If so, describe source (e.g. freeway, industrial) and distance to noise source.
No.

7 Proposed Site Utilization

A. RESIDENTIAL PROJECTS

1. Number of structures: Single Family: _____ Multi-family: _____ Accessory: _____
   If multi-family, number of units: _____ Maximum height: _____

2. Signage: Freestanding: _____ Dimension(s): _____ Area: _____ (sq.ft)
   Attached/Wall: _____ Dimensions(s): _____ Area: _____ (sq.ft)

B. NON-RESIDENTIAL PROJECTS (Commercial, Industrial, Agricultural, Other)

1. Lot coverage:
   Building coverage: 1225 sq. ft lease area (sq.ft) Surfaced area: _____ (sq.ft)
   Landscaped or open space: _____ (sq.ft)
2. Total floor area: _____ (sq.ft)
3. Number of stories: _____ Maximum height: 80' (ft.)
4. Proposed hours of operation:
   Days: 7 days per week, 24 hours per day
   From: _____ a.m./p.m to _____ a.m./p.m

   Year round: [X] Yes [ ] No Months of operation: from _____ through _____

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5. Proposed construction schedule: TBD

Daily construction schedule: from _____ a.m./p.m. to _____ a.m./p.m.

Days of construction: _____

6. Will this project be constructed in phases? Describe:

No. construction should last approximately two months.

7. Maximum number of people using facilities:

At any one time: Varies depending on number of Verizon users in the area. Throughout day: _____

8. Total number of employees: 0, facility will be unmanned

Expected maximum number of employees on site: A technician will visit site 1-2 times per month

During a shift: 0 During day: 0

9. Number of parking spaces proposed: 0

10. Maximum number of vehicles expected to arrive at site:

At any one time: 0 day: 0

11. Radius of service area: Facility will provide Verizon 4G LTE service throughout northern Solano County. Please see Coverage Maps.

12. Type of loading/unloading facilities:

N/A

13. Type of exterior lighting proposed:

Hooded and down-tilted security light on door of equipment shelter

14. Describe all anticipated noise-generating operations, vehicles or equipment on-site.

Standby generator will run once per week for 15 minutes for maintenance purposes, and air conditioning units on equipment shelter will run as needed. Please see Acoustic Study.

15. Describe all proposed uses which may emit odors detectable on or off-site.

N/A

16. Describe all proposed freestanding and wall signage. Include the dimensions, area and height.

Warning signs and emergency contact information will be provided at site. Please see Site Plans and RF study.

8 Environmental Checklist

Indicate the following items applicable to the project or its effects. Discuss in Section 9 all items checked "Yes" or "Maybe". ***Attach additional sheets as necessary.***

	YES	MAYBE	NO	
A. Change in existing natural features including any bays, tidelands, lakes, streams, beaches, natural landforms or vegetation.	☐	☐	☒	
B. Change in scenic views or vistas from existing residential areas, public lands or roads.	☐	☐	☒	
C. Change in scale, pattern or character of general area of project.	☐	☐	☒	
D. Increased amounts of solid waste or litter.	☐	☐	☒	
E. Dust, ash, smoke, fumes or odors on site or in vicinity.	☐	☐	☒	
F. Change in ground water quality or quantity.	☐	☐	☒	
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.	☐	☐	☒	
H. Change in existing noise or vibration levels.	☐	☒	☐	*Acoustic Study provided.*
I. Construction on filled land or construction or grading on slopes of 25% or more.	☐	☐	☒	
J. Storage, use or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (See Environmental Health Division for assistance or information).	☒	☐	☐	*Diesel fuel for standby generator.*
K. Increase in demand for public services (police, fire, water, sewer, etc.)	☐	☐	☒	
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	☒	☐	☐	*Diesel fuel for standby generator.*
M. Change in use of or access to an existing recreational area or navigable stream.	☐	☐	☒	
N. Change in traffic or vehicular noise on road system in immediate vicinity.	☐	☐	☒	
O. Increased hazards for vehicles, bicycles or pedestrians.	☐	☐	☒	
P. Removal of agricultural or grazing lands from production.	☐	☐	☒	
Q. Relocation of people.	☐	☐	☒	

9 Additional Information by Applicant

In order to make this application COMPLETE, please submit any additional data, information or special study reports that may be necessary to determine whether the project may have significant effect on the environment or to evaluate any adverse impacts, and to determine how they may be mitigated. Add additional pages as necessary.

10 Information Verification - Signed by Owner and Applicant

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct.

If the applicant is not the owner of record of all property included in this application, the signature given below is certification that the owners of record have knowledge of and consent to the filing of this application and supporting information. Additionally, the undersigned does hereby authorize representatives of the County to enter upon the above mentioned property for inspection purposes. This certification acknowledges that if the project exceeds double that of the application fee, applicants are subject to the hourly billing rate of staff time. You will be notified if the project is approaching this threshold.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Owner signature: _____ Date: 25 mar 2015

PRINTED NAME: Chuck Dobson

Owner signature: Karen M Dobson Date: March 25 2015

PRINTED NAME: Karen Dobson

Applicant signature: Michelle Ellis Date: 3/24/15

PRINTED NAME: Michelle Ellis, Project Manager

For Office Use Only

Planning Permit Fee(s)

____-____-____ $_____
____-____-____ $_____
____-____-____ $_____
____-____-____ $_____
____-____-____ $_____

Total $_____

Total Fees Paid (P + E) $_____

Environmental Review Fees

Initial Study	$_____
Archaeological Study (Sonoma State NWIC)	$_____
Negative Declaration	$_____
CA Fish and Games (ND or EIR)	$_____
Initiate EIR	$_____
Mitigation Monitoring Plan	$_____
Total	$_____

Receipt No.: _____ DATE: _____

Staff verify: Zoning: _____ GP Land Use & Consistency: _____

Comments: _____ Staff/Date: _____

T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

For assistance or application appointment contact us at (707) 784-6765

PROJECT SUPPORT STATEMENT
VERIZON WIRELESS

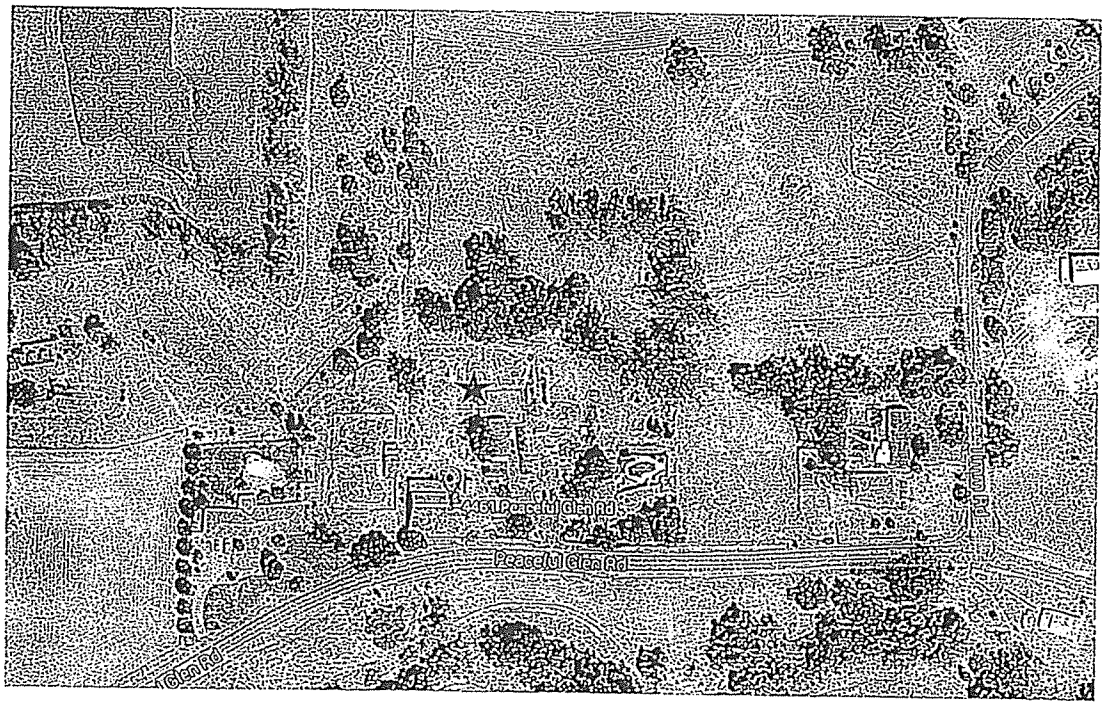
SITE NAME: PEACEFUL GLEN
LOCATION: 4461 Peaceful Glen Road, Vacaville, CA 95688
APN: 0105-030-290

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in Solano County, California. Verizon maintains a strong customer base in Solano County and strives to improve coverage for both existing and potential customers. The proposed facility is needed to offload capacity from Verizon facilities in north Vacaville and Allendale, and to bring improved wireless communication coverage to northern Solano County, along Highway 505. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Solano County. The improved wireless service will benefit residents, local businesses, public services, and roadway safety throughout the region.

Location/Design

Verizon Wireless proposes building a new wireless communications facility on the property located at 4461 Peaceful Glen Road, in unincorporated Vacaville. The property is located in the Rural Residential zone (RR-2.5). The surrounding area consists of similarly zoned (RR-2.5) parcels. The parcel is 5.03 acres and currently used as a private residence and rental property by owners Chuck and Karen Dobson. The proposed monopine will be 80' tall and installed in an undeveloped area southwest of the center of the parcel. The nearest offsite dwelling is approximately 231' southwest of the proposed lease area.



Project Description

The proposed facility consists of nine (9) Verizon Wireless panel antennas with associated equipment mounted on an 80' monopine. The 35' x 35' lease area will have a 6' tall chain link fence with privacy slats at the perimeter and will house all equipment for the antennas at the base of the structure, including a pre-fabricated equipment shelter, underground power and telco utilities, a standby diesel generator, and a coaxial cable ice bridge. The diesel generator will be installed on a new concrete pad, and the proposed facility will not require grading. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

Public Benefits of Improved Wireless Service

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Aesthetic Impacts

Verizon Wireless has carefully chosen a location for a new facility that will result in minimal visual impact to the residents of Solano County. The facility will be concealed beneath arboreal camouflage designed to match existing trees in the area. Verizon will install needle socks on all proposed panel antennas and RRH units. All antennas and pole mounted equipment will be painted flat green, while the monopole itself will be painted flat brown, and all paint will be non-reflective. The facility has been designed to minimize visibility from public view and to blend into the surrounding vegetation. Support cables will be installed underground and the equipment will be effectively screened from public view by a 6' chain link fence.

The proposed facility needs to be a total of 80' for the signal to reach the intended service area. The antennas will be mounted at a 68' centerline, on a 76' monopole. The additional 4' of tower height will allow for a lifelike "hat" to sit atop the tower, resembling the top of a pine tree and similar to threes nearby. The proposed facility height complies with the County's development standards for wireless facilities in the RR-2.5 zoning designation, and has been designed at its minimum functional height. Please see Site Plans included in this application for elevation drawings.

Statement of Commitment to Allow Collocation

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Verizon Wireless welcomes other carriers to collocate on their facilities whenever possible. Additional ground space is available within Verizon's lease area for at least one future carrier.

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility in the event that local power systems are offline.

Maintenance and Standby Generator Testing

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries play a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless communications equipment will first transition to the back-up batteries. The batteries can run the site for a few hours depending on the demand placed on the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up batteries and generators allow Verizon Wireless's communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6' chain link fence for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Lighting

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

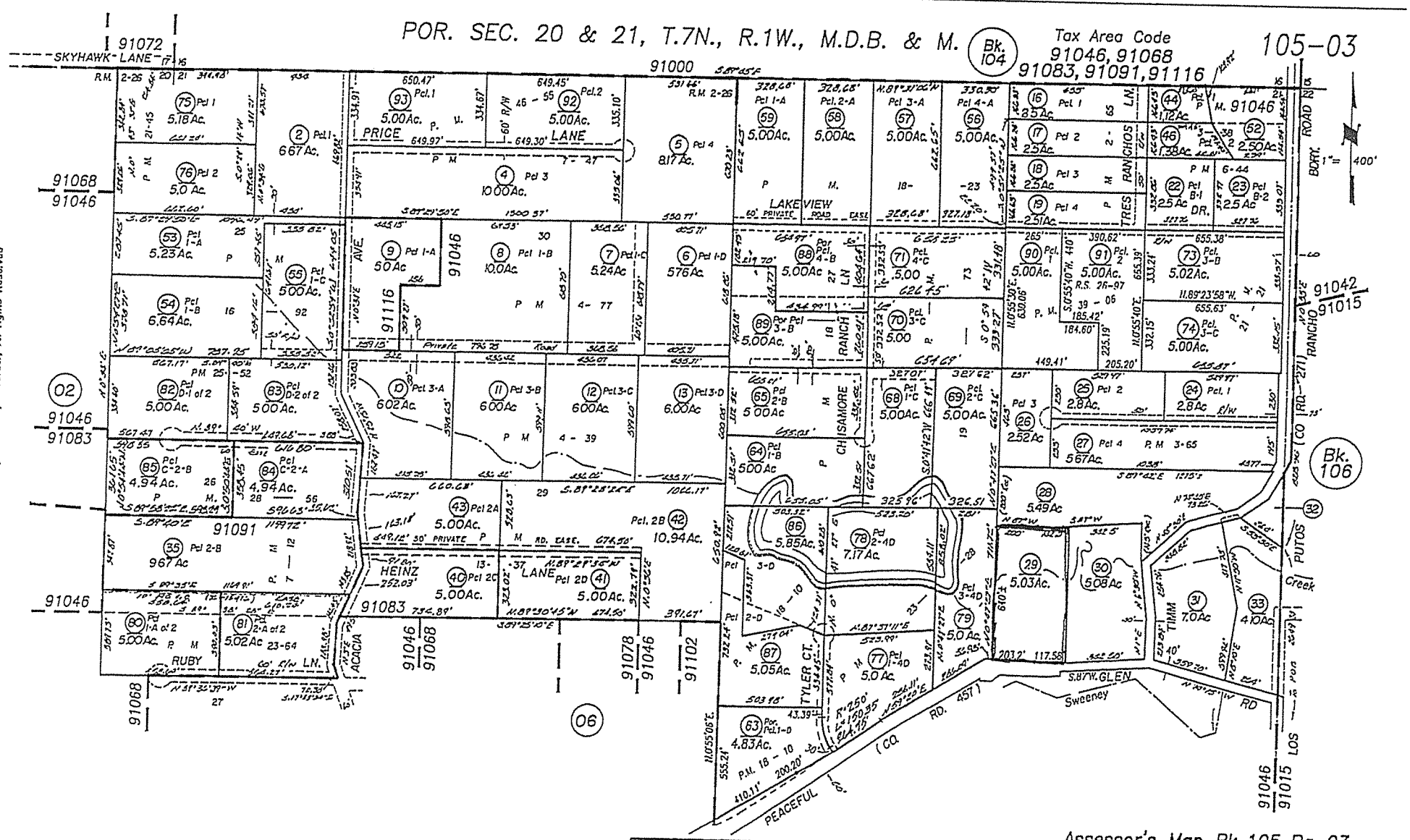
Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon Wireless's FCC license. An RF report verifying compliance with FCC guidelines is included with this submittal.

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

6.2



Esquivel Sub. No. 2, R.M. Bk. 2, Pg. 26

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

REVISION	DATE	BY
030-29 Chg. (Dd)	3-25-11	Cr
Chg. Dim. (Um)	11-31-10	JS
030-63 Chg (Dd)	4-23-08	JS
030-91 (Rc)	7-25-05	JS

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. 105 Pg. 03
County of Solano, Calif.

12-13

6.3

ZD DRAWING SIGN-OFF

DATE: TIME: CWC-PLEASE RETURN BY:

COMPLETE	SIGNATURE	DATE
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		

verizon WIRELESS	SIGNATURE	DATE
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		

OTHER (IF APPLICABLE)

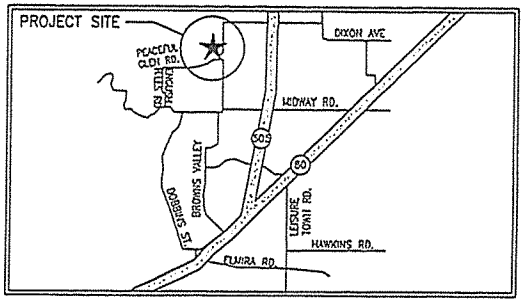
SIGNATURE	DATE

verizon WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

PEACEFUL GLEN

4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
APN: 0105-030-290
LOCATION #: 299953



LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD SOUTHWEST ON OLD MYFORD RD TOWARD IRVINE BLVD
2. TURN RIGHT ONTO IRVINE BLVD
3. TAKE THE 1ST LEFT ONTO JAMBOREE RD
4. SLIGHT RIGHT TO MERGE ONTO I-5 N
5. KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR I-10 W/SANTA MONICA/INTERSTATE 5 N/SACRAMENTO
6. KEEP LEFT AT THE FORK TO STAY ON I-5 N
7. KEEP LEFT AT THE FORK TO STAY ON I-5 N
8. KEEP LEFT TO STAY ON I-5 N
9. KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR INTERSTATE 5 N/SAN FRANCISCO/SACRAMENTO
10. KEEP LEFT TO CONTINUE ON I-580 W, FOLLOW SIGNS FOR TRACY/SAN FRANCISCO
11. TAKE THE I-680 EXIT TOWARD SAN JOSE/SACRAMENTO
12. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 680 N/SACRAMENTO/WALNUT CREEK/CONCORD AND MERGE ONTO I-680 N
13. KEEP LEFT TO STAY ON I-680 N
    PARTIAL TOLL ROAD
14. KEEP LEFT AT THE FORK TO CONTINUE ON I-680
    PARTIAL TOLL ROAD
15. TAKE THE EXIT TOWARD I-80 E/SACRAMENTO
16. MERGE ONTO I-80 E
17. TAKE THE I-505 N EXIT TOWARD WINTERS/REDDING
18. KEEP LEFT TO CONTINUE TOWARD I-505 N
19. CONTINUE ONTO I-505 N
20. TAKE THE MIDWAY RD EXIT
21. TURN LEFT ONTO MIDWAY RD
22. TURN RIGHT ONTO TUULI RD
23. CONTINUE STRAIGHT ONTO PEACEFUL GLEN RD

INDEX OF DRAWINGS

1. T1.1 TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. C1 SURVEY SHEET 1 OF 1
3. A1.1 OVERALL SITE PLAN
4. A2.1 EQUIPMENT LAYOUT PLAN
5. A2.2 ANTENNA LAYOUT PLAN
6. A3.1 PROJECT ELEVATIONS

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROPERTY OWNER:
CHUCK E. & KAREN M. DODSON
4473 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688
707-372-7955

ARCHITECT:
MANUEL S. TSIHLAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
CHAD AVAKIAN
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-764-9539
cavakian@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	0105-030-290
JURISDICTION:	SOLANO COUNTY
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	RR-2.5 (RURAL RESIDENTIAL)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC)
5. 2013 CALIFORNIA PLUMBING CODE (CPC)
6. 2013 CALIFORNIA ENERGY CODE (CENC)
7. 2013 CALIFORNIA FIRE CODE (CFC)
8. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
9. 2013 CALIFORNIA REFERENCE STANDARDS CODE
10. LOCAL COUNTY OR CITY ORDINANCES
11. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 110-203.5, AND 110-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 35'-0"x35'-0" LEASE AREA.
- A FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY GENERATOR.
- A CABLE ICE BRIDGE.
- (9) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED NEW MONOPINE.

PROJECT MILESTONES

01/20/2015	90% ZONING DOCUMENTS
02/26/2015	100% ZONING DOCUMENTS
03/16/2015	100% ZONING DOCUMENTS REVISION 1
04/10/2015	100% ZONING DOCUMENTS REVISION 2
05/22/2015	100% ZONING DOCUMENTS REVISION 3
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE CA 95688

verizon WIRELESS

Revisions:
1 --
2 --
3 --
4 --
5 --

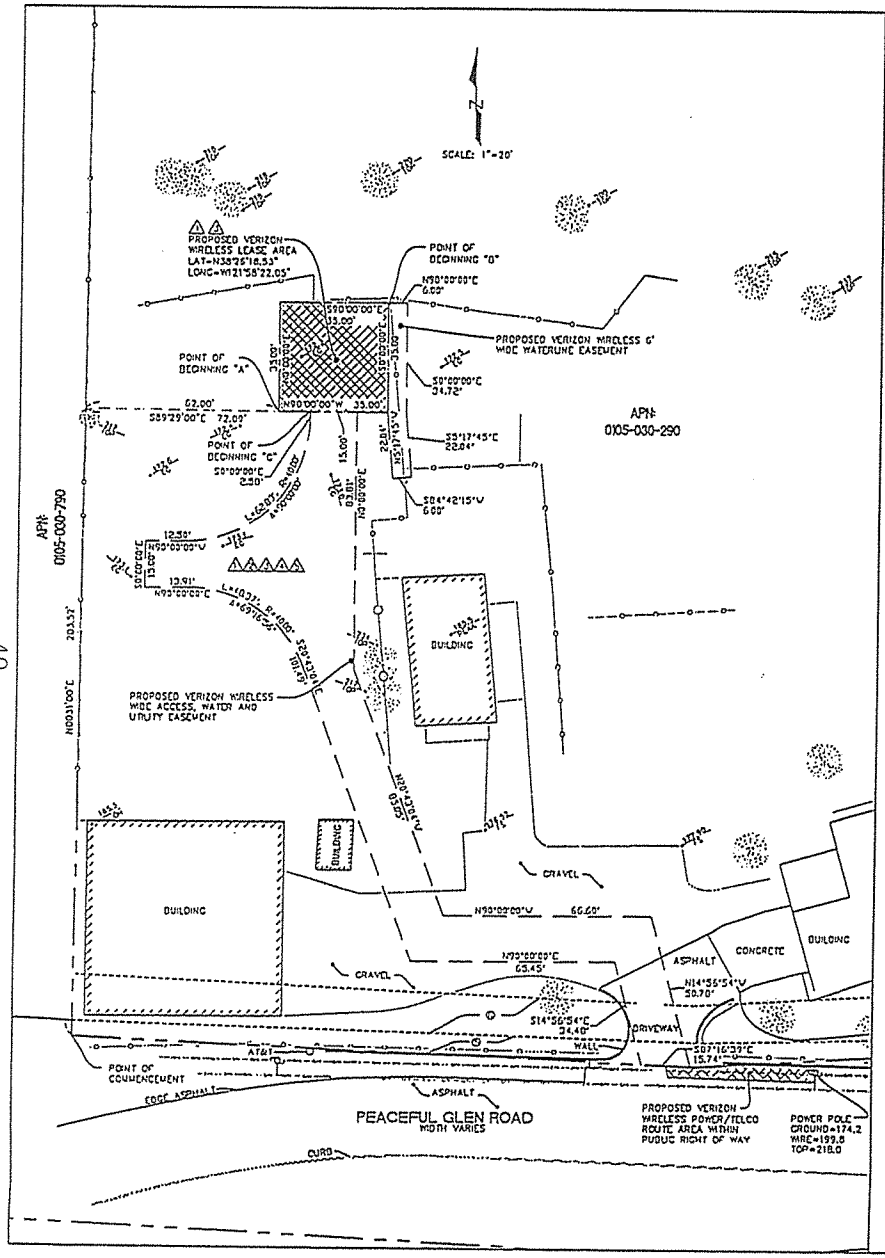
Drawn By:
Checked By:
Scale: as no
Date: 03/17/

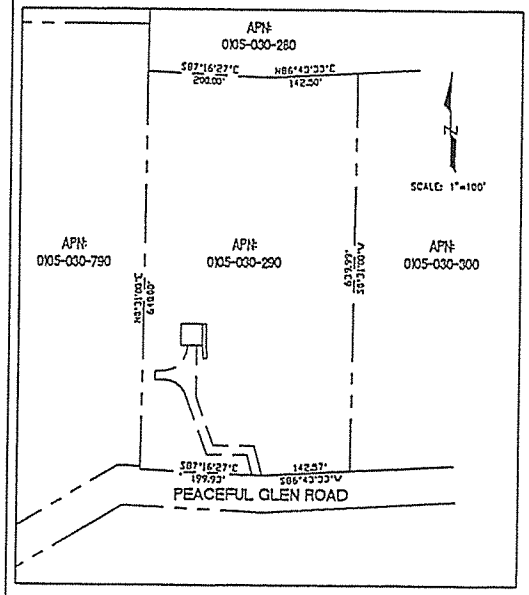
Job No. 192

T1

- 47 -

6.3





LEGEND

BLDG	TOP OF BUILDING
	WATER CONTROL VALVE
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	SURFACE ELEVATION
FS	FINISHED SURFACE
	CATCH BASIN
	FENCE
	WALL
	OVERHEAD POWER
	PROPERTY LINE
	VAULT
	CABINET
	TITLE EXCEPTION
	TREE
	REVISION NUMBER

JEFFERY W GARCIA, PLS 8521

TITLE EXCEPTIONS SCHEDULE "B"

TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER:3420-4766932 (RW), DATED 11/04/2014
ITEMS (3) AND (5) ARE PLOTTED. ALL OTHER ITEMS ARE EITHER NOT PLOTTABLE, DO NOT AFFECT IMEDIATE AREA SURROUNDING THE LEASE OR ARE NOT SURVEY MATTERS.

VESTING LEGAL DESCRIPTION

REAL PROPERTY CONVEYED BY DEED TO CHUCK AND KAREN DODSON, RECORDED AUG 18, 1998 IN DOCUMENT NO 1998-00054155, OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA.

△1 LEASE AREA LEGAL DESCRIPTION

SITUATED IN A PORTION OF REAL PROPERTY CONVEYED BY DEED TO CHUCK AND KAREN DODSON, RECORDED AUG 18, 1998 IN DOCUMENT NO 1998-00054155, OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID REAL PROPERTY; THENCE ALONG THE WEST LINE OF SAID REAL PROPERTY NORTH 00°31'00" EAST 203.52 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°29'00" EAST 62.00 FEET TO THE POINT OF BEGINNING "A", THENCE NORTH 00°00'00" EAST 35.00 FEET; THENCE NORTH 90°00'00" EAST 35.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT OF BEGINNING "B"; THENCE SOUTH 00°00'00" EAST 35.00 FEET; THENCE SOUTH 90°00'00" WEST 35.00 FEET TO THE POINT OF BEGINNING "A", CONTAINING 1,225 SQUARE FEET.

△2 ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

SITUATED IN A PORTION OF REAL PROPERTY CONVEYED BY DEED TO CHUCK AND KAREN DODSON, RECORDED AUG 18, 1998 IN DOCUMENT NO 1998-00054155, OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID REAL PROPERTY; THENCE ALONG THE WEST LINE OF SAID REAL PROPERTY NORTH 00°31'00" EAST 203.52 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°29'00" EAST 72.09 FEET TO THE POINT OF BEGINNING "C", BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 00°00'00" EAST 2.50 FEET; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 45°00'00" WEST 56.57 FEET, AN ARC LENGTH OF 62.83 FEET; THENCE SOUTH 00°00'00" EAST 12.50 FEET THENCE NORTH 90°00'00" EAST 13.91 FEET; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 69°10'56", CHORD BEARS SOUTH 55°21'32" EAST 45.48 FEET, AN ARC LENGTH OF 48.37 FEET; THENCE SOUTH 20°43'04" EAST 101.49 FEET; THENCE NORTH 90°00'00" EAST 65.45 FEET; THENCE SOUTH 14°56'54" EAST 34.40 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY LINE OF SAID REAL PROPERTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 07°16'39" EAST 15.74 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 14°56'54" WEST 50.70 FEET; THENCE NORTH 90°00'00" WEST 66.60 FEET; THENCE NORTH 20°43'04" WEST 83.05 FEET; THENCE NORTH 00°00'00" WEST 83.31 FEET; THENCE NORTH 90°00'00" WEST 15.00 FEET TO THE POINT OF BEGINNING"C"

ALSO TOGETHER WITH THE FOLLOWING: COMMENCING AT THE AFORESAID POINT OF BEGINNING "0"; THENCE NORTH 90°00'00" EAST 6.00 FEET; THENCE SOUTH 00°00'00" EAST 34.72 FEET; THENCE SOUTH 05°17'45" EAST 22.04 FEET; THENCE SOUTH 04°42'15" WEST 6.00 FEET; THENCE NORTH 05°17'45" WEST 22.04 FEET; THENCE NORTH 00°00'00" WEST 35.00 FEET TO THE POINT OF BEGINNING "0"

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE TWO, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY.

NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THIS SURVEY WAS NOT INTENDED TO SHOW ALL UTILITIES ON SITE.

ELEVATIONS PRODUCED BY GPS OBSERVATION DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.

THESE DRAWINGS AND/OR ACCOMPANYING SPECIFICATION AS

INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF REGIONAL PACIFIC CONSULTING. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM REGIONAL PACIFIC CONSULTING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH REGIONAL PACIFIC CONSULTING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY MONUMENTS WERE NOT SET.

SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

REVISIONS

NO	DATE	COMMENTS
△1	1/14/15	MOVED LEASE AREA, REVISED LEGAL DESC
△2	1/14/15	MOVED ACCESS ESMT, REVISED LEGAL DESC.
△3	1/23/15	UPDATED LAT, LONG, TO NEW LEASE AREA LOCATION
△4	2/18/15	REVISED PROPOSED VZW EASEMENTS

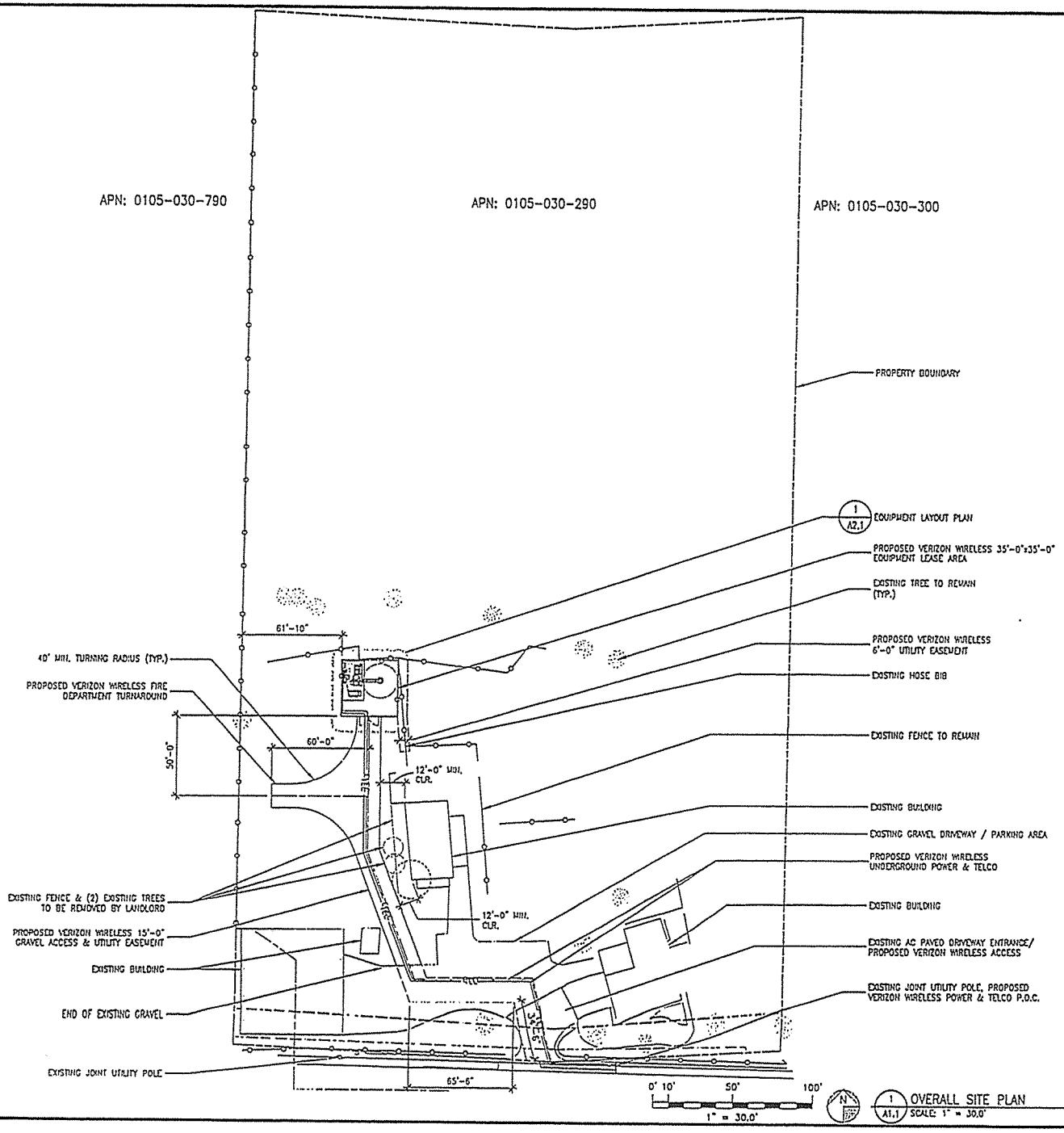
PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

TERRAFORMA
1079 SUNDERLAND DR.
(916)130-1600
ROSEVILLE, CA. 95661

verizon wireless COMPLETE

01/05/2015

SHEET 1 OF



1 A1.1 OVERALL SITE PLAN
SCALE: 1" = 30.0'

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE, CA 95688

verizon

Revisions:

File:
Drawn By:
Checked By:
Scale: AS NO
Date: 05/22/

Job No. 112

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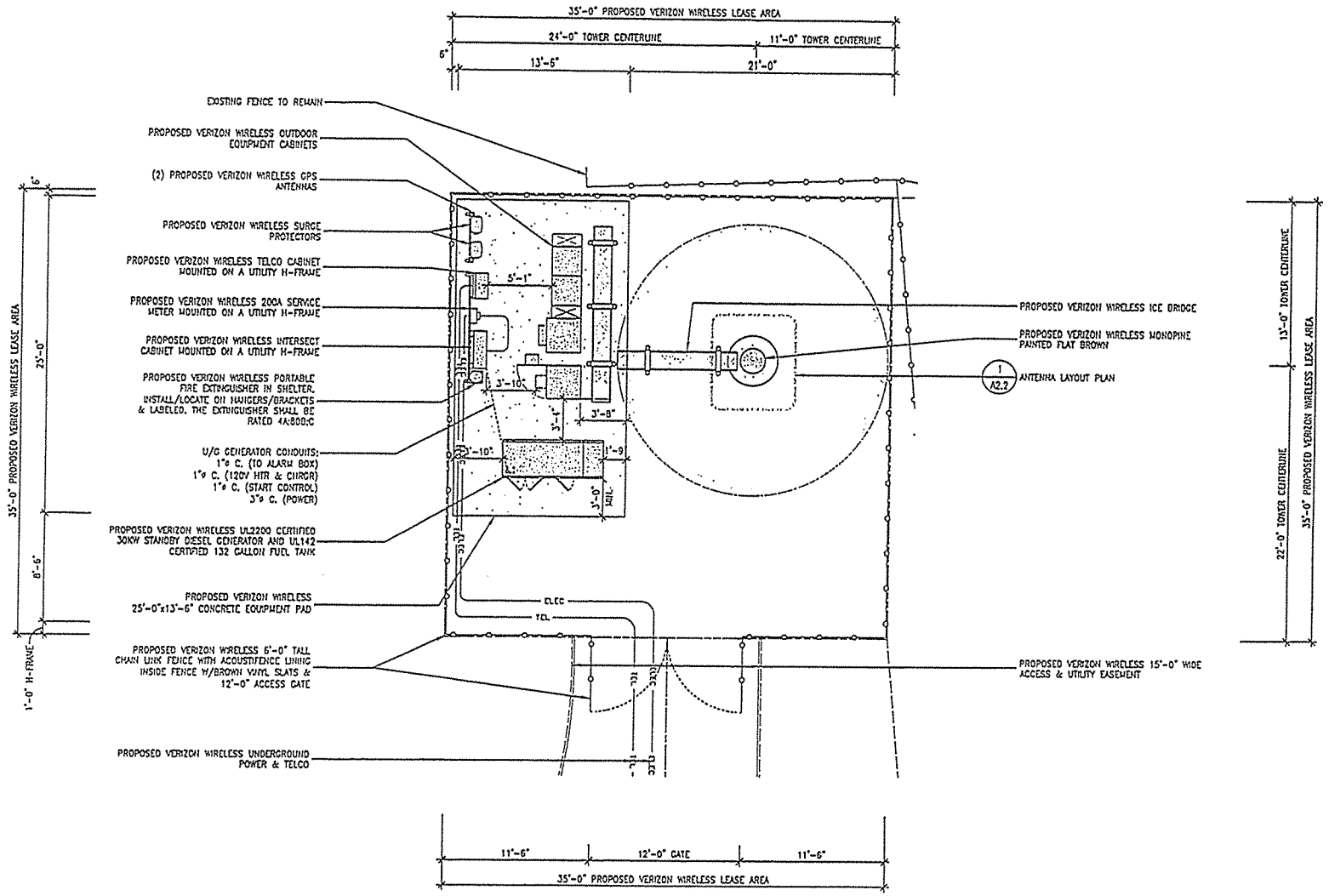


MST ARCHITECTS

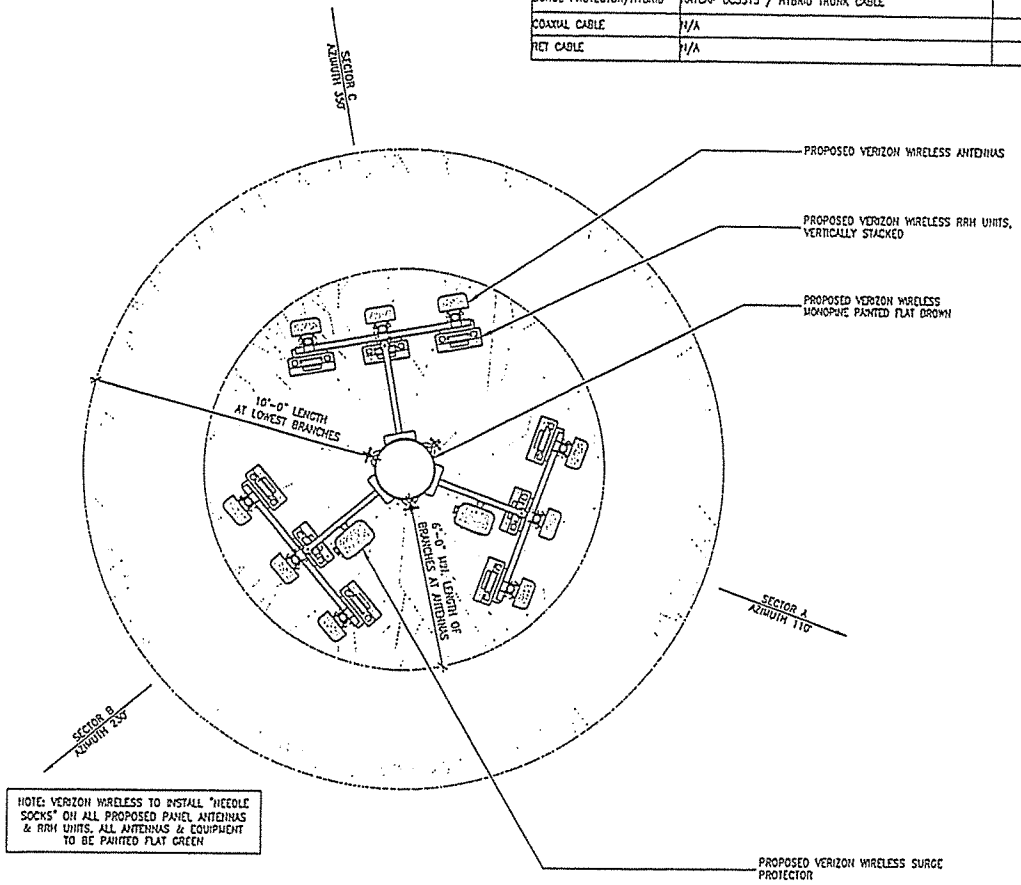
PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD

Revisions:

Job No.

A2

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	RRUS12 W/A2	4	4	4	12
TMA OR DIPLEXER	TO BE DETERMINED	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
COAXIAL CABLE	N/A	0	0	0	0
RET CABLE	N/A	0			0



NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

0' 1' 5' 10'
1/2" = 1'-0"

1 A2.2 ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD
VACAVILLE CA 95688

verizon WIRELESS

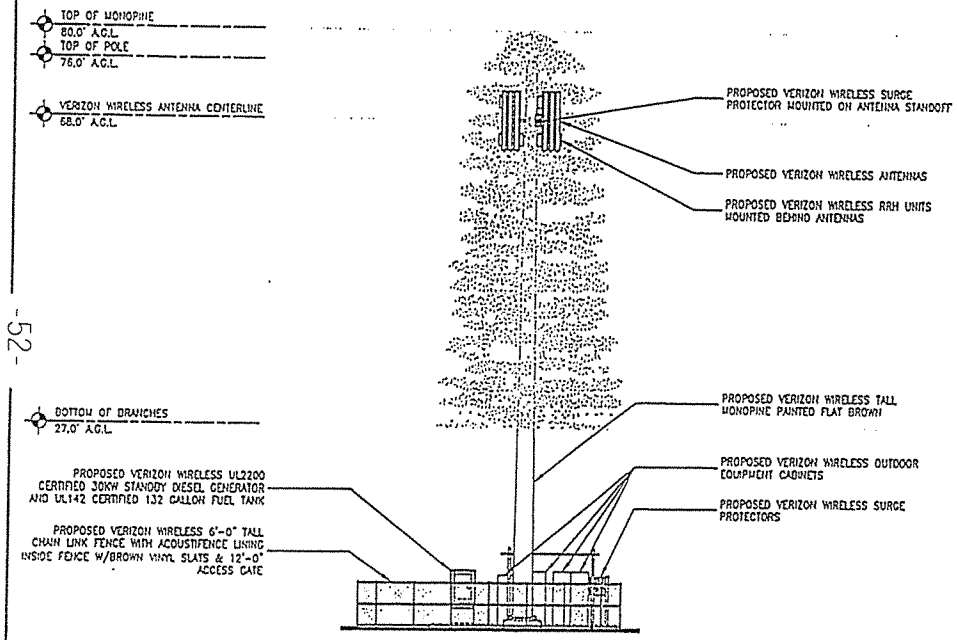
Revisions:
Drawn By:
Checked By:
Scale: AS NOT
Date: 05/27/2

Job No. 182

A2

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

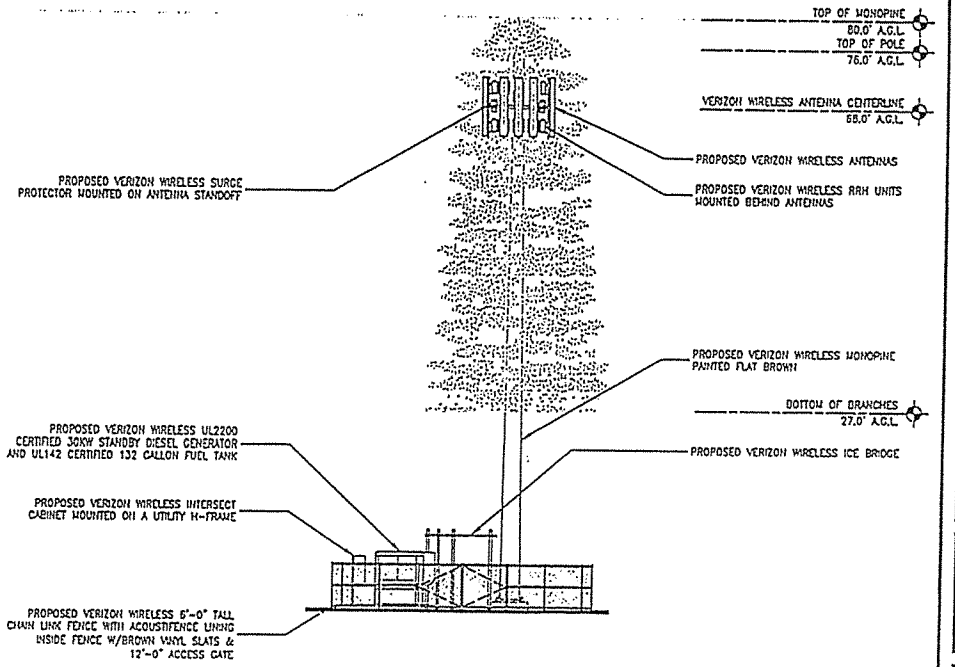
NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



2 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



1 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MST ARCHITECTS

PEACEFUL GLEN
4461 PEACEFUL GLEN ROAD

verizon

Revisions:

Job No. 1121

A3

6.4

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated February 26, 2015, it is proposed to install nine Andrew Model SBNHH-1D65C directional panel antennas on a new 76-foot steel pole, configured to resemble a pine tree, to be sited about 50 feet north of the barn located at 4461 Peaceful Glen Road in Vacaville. The antennas would be mounted with no downtilt at an effective height of about 68 feet above ground and would be oriented in groups of three toward 110°T, 230°T, and 350°T, to provide service in all directions. The maximum effective radiated power in any direction would be 11,070 watts, representing simultaneous operation at 4,160 watts for AWS, 4,160 watts for PCS, and 2,750 watts for 700 MHz service; no operation is presently proposed in the cellular band from this site. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.019 mW/cm^2, which is 2.0% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 2.7% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 4461 Peaceful Glen Road in Vacaville, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

REGISTERED PROFESSIONAL ENGINEER
ANDREA L. BRIGHT
E 20309
Exp. 3-31-2017
ELECTRICAL
STATE OF CALIFORNIA

Andrea L Bright

Andrea L. Bright, P.E.
707/996-5200

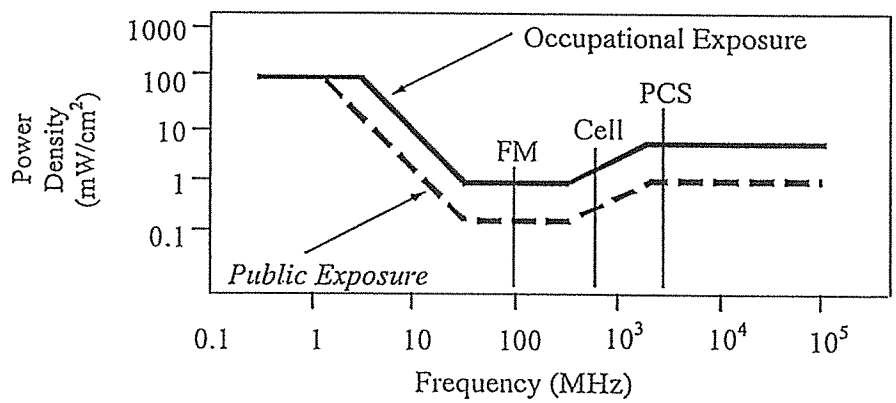
March 20, 2015

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f²*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f²	*180/f²*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	3.54√f	*1.59√f*	√f/106	*√f/238*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

6.5

Environmental Noise Analysis

Peaceful Glen Cellular Facility

Solano County, California

BAC Job # 2015-058

Prepared For:

Complete Wireless Consulting

Attn: Ms. Danielle Hanover
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

May 27, 2015

BOLLARD
Acoustical Consultants

3551 Bankhead Road • Loomis, CA 95650 • Phone 663-0500 • Fax: (916) 663-0501 • BACNOISE.COM

6.5

Introduction

The Peaceful Glen Verizon Wireless Unmanned Telecommunications Facility Project (project) proposes the installation of cellular equipment at 4461 Peaceful Glen Road, Vacaville (Solano County), California. The equipment cabinets and emergency diesel standby generator have been identified as primary noise sources associated with the project. Please see Figure 1 for the general site location. The studied site design is dated May 22, 2015.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following addresses daily noise production and exposure associated with operation of the project emergency generator and equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report.

Criteria for Acceptable Noise Exposure

Solano County General Plan Health & Safety Element

The Solano County General Plan Public Health & Safety Chapter contains a noise section that establishes acceptable noise level limits for non-transportation (stationary) noise sources, such as those proposed by the project. The County's non-transportation noise level standards applied to residential land uses are provided below in Table 1. The General Plan requires that the noise level standards set forth below in Table 1 be applied at the common outdoor activity areas (e.g., backyards) of the residential land uses.

Table 1
Maximum Allowable Noise Exposure for Stationary Noise Sources – Residential Land Uses
Solano County Noise Element of the General Plan

Noise Level Descriptor	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Hourly L_{eq}, dB	55	50
Maximum Level (L_{max}), dB	70	65

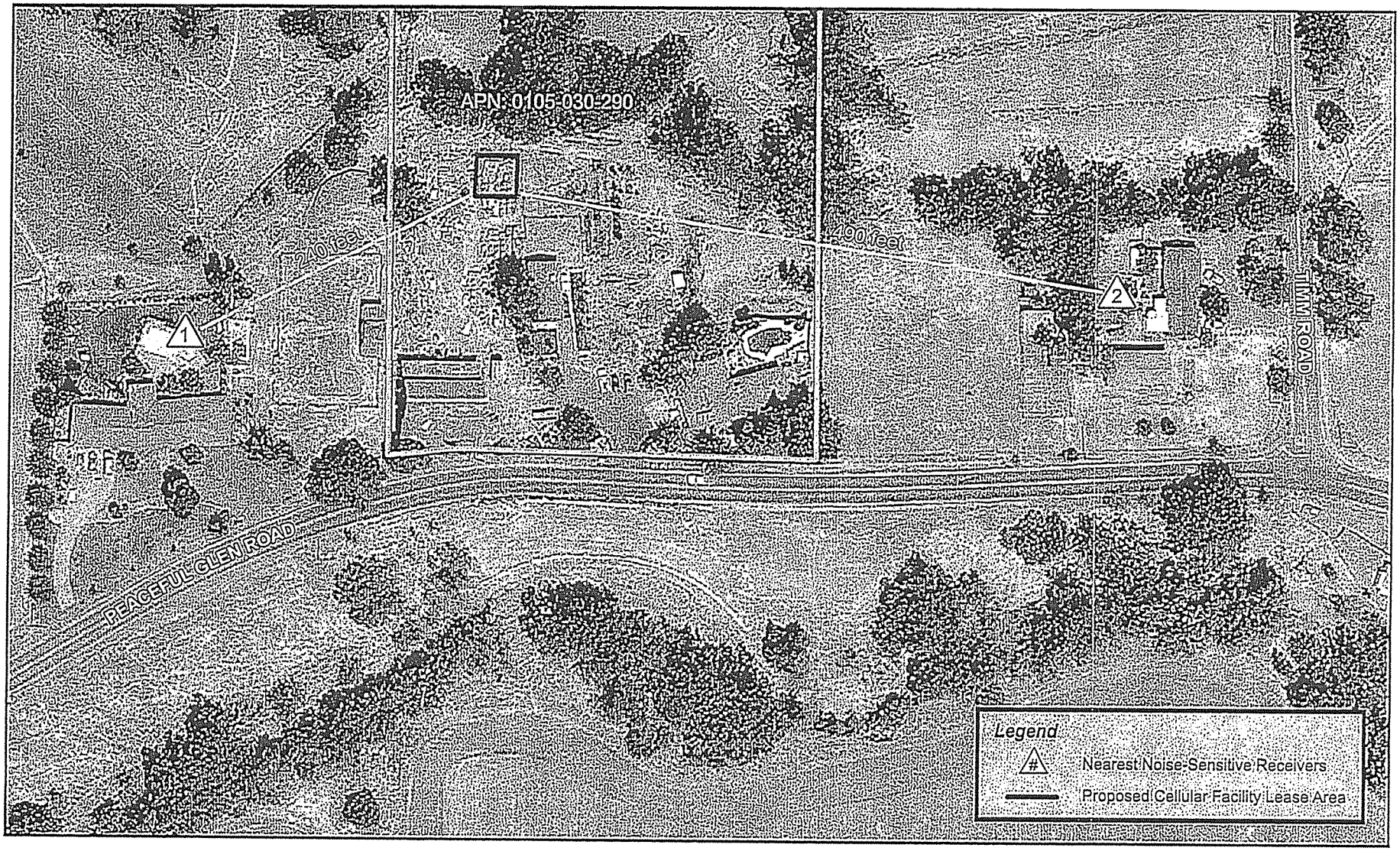
Source: Solano County General Plan, Public Health & Safety Element

Solano County Code

Section 28.70.10(B)(1)(b) of the Solano County Code, which pertains to general development standards applicable to all uses in every zoning district, requires that all uses of land shall not generate noise that exceeds 65 dBA L_{dn} at any property line.

Figure 1

Peaceful Glen Cellular Facility - Solano County, California
Project Area and Nearest Noise-Sensitive Receivers



BOLLARD
Acoustical Consultants

Scale (feet)
0 75 150

Section 28.81(D)(10) of the Solano County Code, which pertains to noise generation of wireless communications facilities, reads as follows:

> *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 L_{dn} at the facility site's property lines.*

Noise Standards Applied to the Project

The Solano County General Plan non-transportation (stationary) noise level standards seen in Table 1 were applied to the project. As required by the general plan, the noise level standards were applied at the outdoor activity area of the nearest noise-sensitive land uses.

The proposed facility is also located within a rural residential district. As a result, Section 28.81(D)(10) of the Solano County Code was also applied to this project. Specifically, the wireless communication facility noise standard of 50 dB L_{dn} was applied at the property lines of the site the facility is located upon.

The Solano County Code, Section 28.70.10(B)(1)(b) property line noise level standard of 65 dB L_{dn} is less restrictive than the County's wireless communication facility property line noise standard of 50 dB L_{dn}. As a result, the more restrictive 50 dB L_{dn} property line noise level standard was applied to this project.

Project Noise Generation

Sources and Reference Noise Levels

The project proposes the installation of four equipment cabinets within the lease area indicated on Figure 1. Specifically, the cabinets assumed for the project are as follows: two Ericsson eNB RBS6101, one Charles Industries 48V Power Plant and one miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided below in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix B.

Table 2
Reference Noise Level Data of Proposed Equipment Cabinets

Equipment	Number of Cabinets	Reference Noise Level, dB	Reference Distance, feet
Ericsson eNB RBS6101	2	53	5
Charles Industries 48V Power Plant	1	60	5
McLean T-20	1	66	5

Notes: Manufacturer specification sheets provided as Appendix B.

A Generac Industrial Power Systems Model SD030 is proposed for use at this facility to maintain cellular service during emergency power outages. The noise emissions of this generator vary depending on the type of enclosure provided with the generator. The following reference noise levels at a measurement distance of 23 feet from the operating generator are provided by the equipment manufacturer (see Appendix C):

- Open Set 82 dBA
- Standard Enclosure 77 dBA
- Level 1 Acoustic Enclosure 70 dBA
- Level 2 Acoustic Enclosure 68 dBA

It was assumed that the generator would be equipped with the standard enclosure resulting in a reference noise level of 77 dB at 23 feet. The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would only operate at night during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

Predicted Facility Noise Levels at Nearby Sensitive Receptors

Assessment Relative to Solano County General Plan:

As indicated in Figure 1, the cellular facility maintains a separation of 240-490 feet from the outdoor activity areas of the nearest noise-sensitive land uses, identified as receivers 1-2. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the closest receivers was calculated and the results of those calculations are presented in Table 3. The results presented in Table 3 take into consideration the shielding provided by the proposed acoustifence vinyl product along the facility perimeter.

Table 3
Summary of Project-Related Noise Exposure at Nearest Outdoor Activity Area
Peaceful Glen Verizon Wireless Telecommunications Facility Project

Nearest Receiver[1]	Distance from Cellular Equipment (feet)	Predicted Noise Levels (dBA)[2]	
		Equipment Cabinets (L_{eq})	Generator (L_{max})[3]
1	240	28	52
2	490	22	45

Notes:

1 Receiver locations are shown on Figure 1.

2 Predicted equipment noise levels have been conservatively adjusted by 5 dB to account for the screening provided by the proposed acoustifence vinyl product along the facility perimeter.

3 Generator equipped with Standard Enclosure utilized for project noise calculations (77 dB at 23 feet).

Because the proposed equipment cabinets could potentially be in operation during nighttime hours, the operation of the equipment cabinets would be subject to the County's nighttime noise level standard of 50 dB L_{eq}. As shown in Table 3, the predicted equipment cabinet noise levels of 22-28 dB L_{eq} at the outdoor activity areas of the nearest noise-sensitive receiver locations would satisfy the Solano County 50 dB L_{eq} nighttime noise level standard. As a result, no additional noise mitigation measures would be warranted for this aspect of the project.

Because the project generator would only operate during daytime hours for brief periods required for testing and maintenance, the operation of the generator would be subject to the County's maximum daytime noise level standard of 70 dB L_{max}. As shown in Table 3, the predicted generator noise levels of 45-52 dB L_{max} at the outdoor activity areas of the nearest noise-sensitive receiver locations would satisfy the Solano County 70 dB L_{max} daytime noise level standard. As a result, no additional noise mitigation measures would be warranted for this aspect of the project.

Assessment Relative to Solano County Code:

The project equipment maintain a separation of 60 feet from the nearest property line to the west. To predict cellular facility noise emissions relative to the Solano County Code 50 dB L_{dn} noise standard at the nearest property line, the number of hours per day the equipment would be in operation must be known. For the purpose of this analysis, the equipment cabinets were conservatively assumed to be operating concurrently and continuously for 24 hours. As indicated previously, the project applicant has indicated that the proposed generator is tested twice per month for a duration of approximately 15 minutes during daytime hours. As a result, it was assumed for this analysis that the project generator would be operating continuously for a 15 minute period during daytime hours.

Assuming standard spherical spreading loss (-6 dB per doubling of distance), the combined project-equipment noise exposure at the nearest property line was calculated to be 52 dB L_{dn}. The combined project noise level of 52 dB L_{dn} at the nearest property line would exceed the County's 50 dB L_{dn} noise level standard. As a result, additional noise mitigation measures would be warranted for the project.

Mitigation Measures

Although the project's noise emissions are predicted to be satisfactory relative to the County's General Plan noise level standards applicable at the nearest residential outdoor activity areas, the project's noise generation is predicted to exceed Section 28.81(D)(10) of the Solano County Code, which pertains to noise generation of wireless communications facilities. As a result, the following specific noise mitigation measure is recommended for this facility.

1. The proposed project generator, Generac Industrial Power Systems Model SD030, should be equipped with the optional Level 2 Acoustic Enclosure that results in a reference noise level of 68 dB at 23 feet.

Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the Solano County General Plan noise exposure limits applied at the outdoor activity areas of the nearest noise-sensitive land uses without the need for additional noise mitigation. In addition, project-related equipment noise exposure is expected to satisfy the Solano County Code noise exposure limits applied at the nearest property lines provided that the proposed generator, a Generac Industrial Power Systems Model SD030, is equipped with the upgraded Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at 23 feet.

This concludes our environmental noise assessment for the proposed Peaceful Glen Cellular Facility in Solano County, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions or requests for additional information.

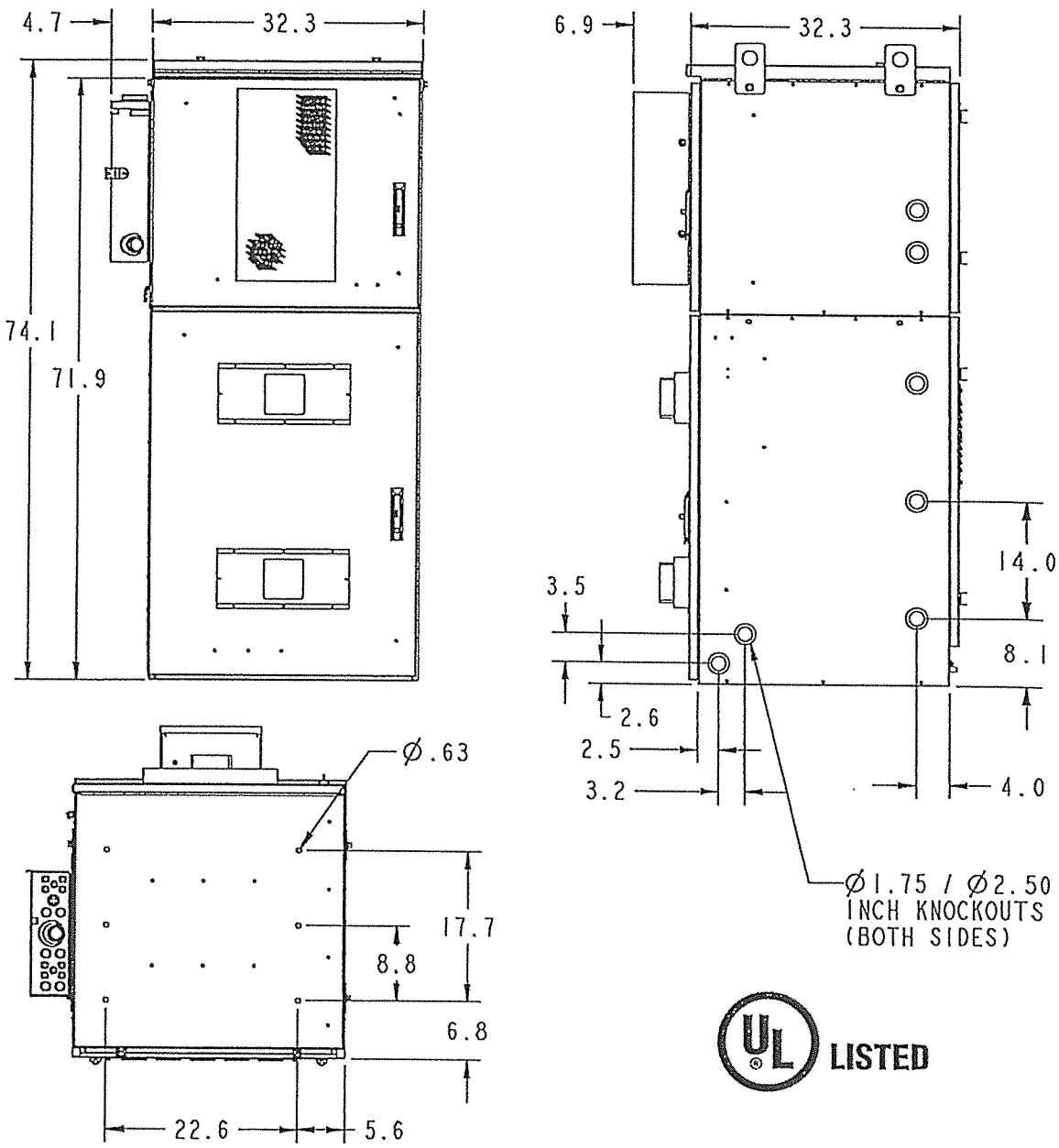
Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.

BOLLARD
Acoustical Consultants

Appendix B-1



WEIGHT WITH BATTERIES:
2296 LBS.
NorthStar NSB-170FT batteries at 128 lbs each, Qty 12

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

CHARLES PART #
CUBE-SS4C215XC1

Charles Industries Ltd.
Telecommunications Group
Charles Center, 5100 Apollo Drive
Rolling Meadows, IL 60008
Telephone: 847-806-6300

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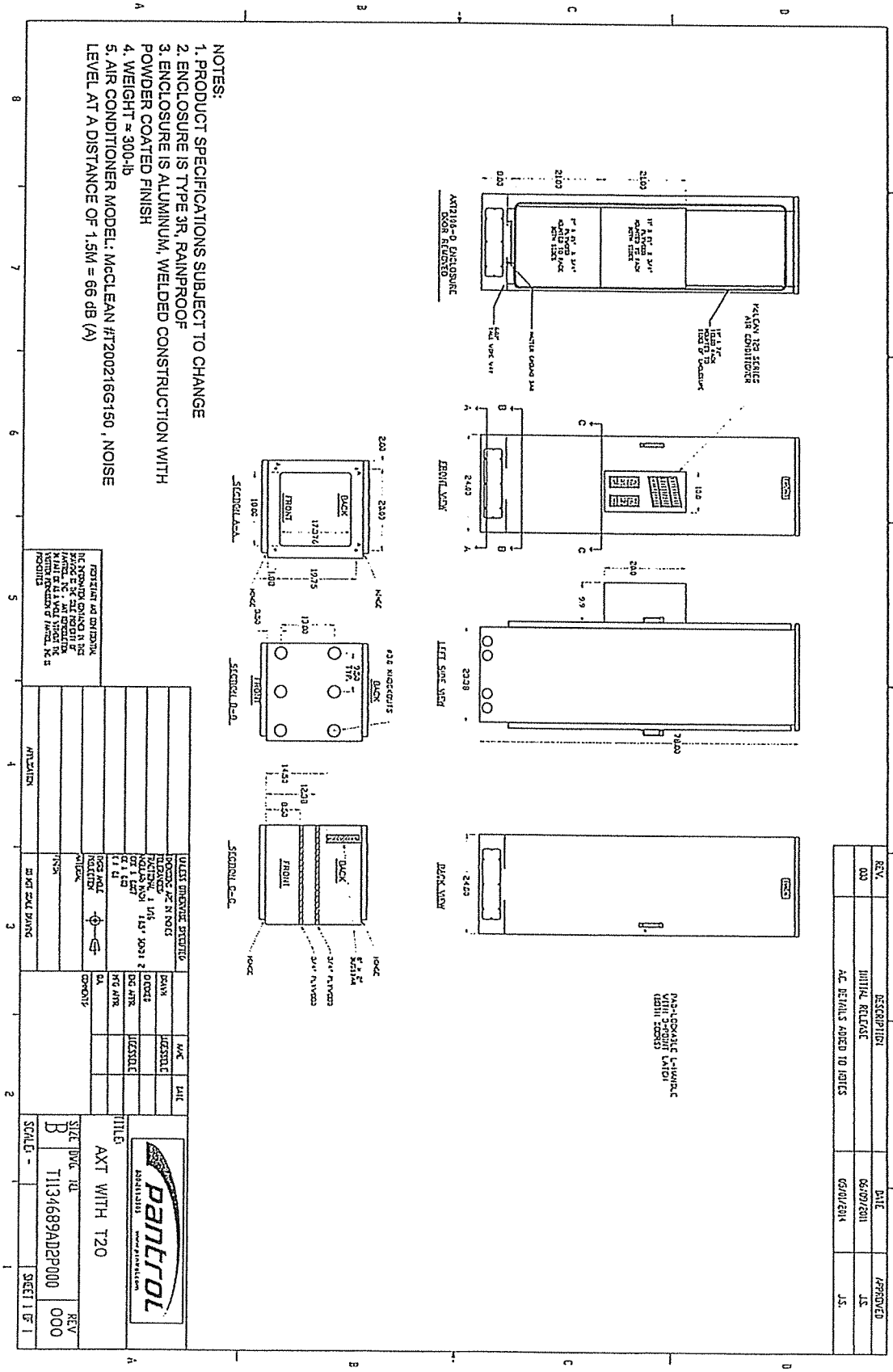
Verizon Wireless
Large Site Support Enclosure

Appendix B-2


NOTES:
1. PRODUCT SPECIFICATIONS SUBJECT TO CHANGE
2. ENCLOSURE IS TYPE 3R, RAINPROOF
3. ENCLOSURE IS ALUMINUM, WELDED CONSTRUCTION WITH POWDER COATED FINISH
4. WEIGHT = 300-lb
5. AIR CONDITIONER MODEL: McCLEAN #T200216G150 , NOISE LEVEL AT A DISTANCE OF 1.5M = 66 dB (A)
AXT WITH T20
T1134689AD2P000
000
pantrol

Appendix C

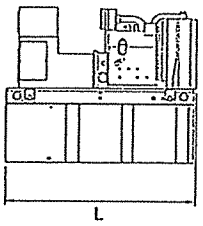
GENERAC | INDUSTRIAL POWER

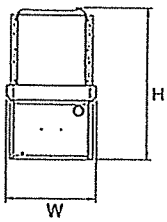
30 kW Diesel

5 of 5

SD030

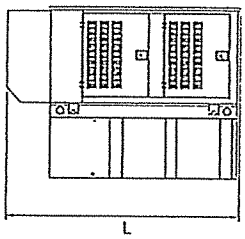
dimensions, weights and sound levels

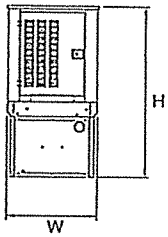




OPEN SET

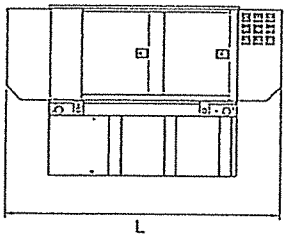
RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	

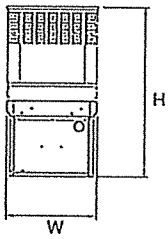




STANDARD ENCLOSURE

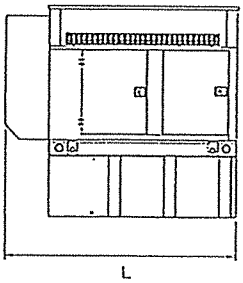
RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	

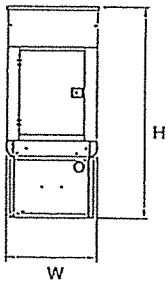




LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	





LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

Tank Options

○ MDEQ	OPT
○ Florida DERM/DEP	OPT
○ Chicago Fire Code	OPT
○ IFC Certification	CALL
○ ULC	CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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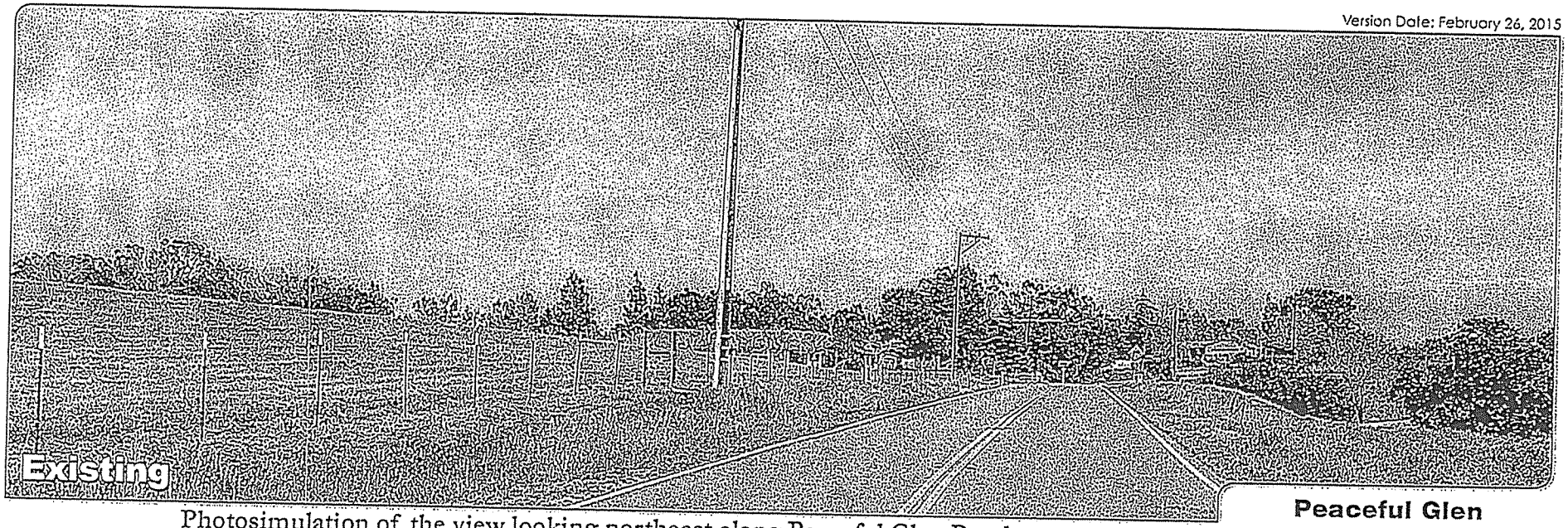
6.6

Version Date: February 26, 2015

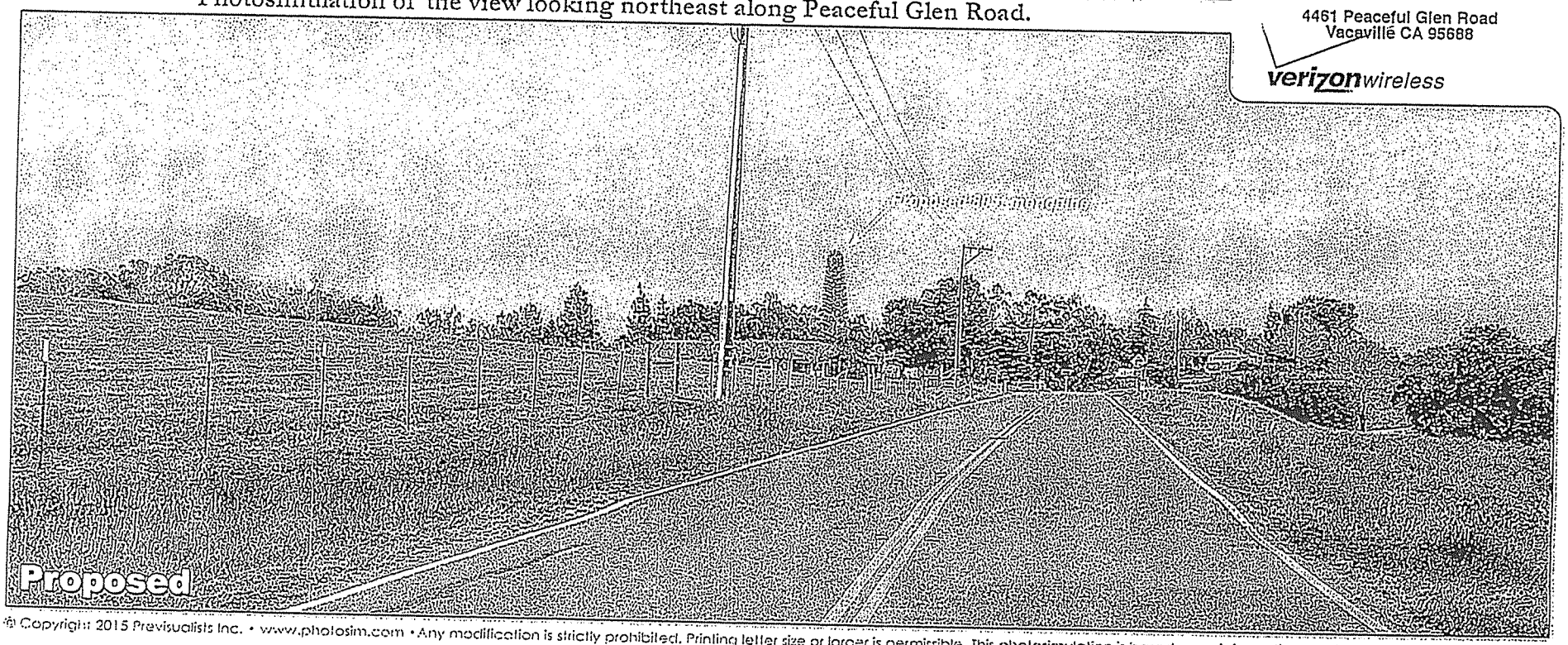


Photosimulation of the view looking northeast along Peaceful Glen Road.

Peaceful Glen

4461 Peaceful Glen Road
Vacaville CA 95688

verizonwireless



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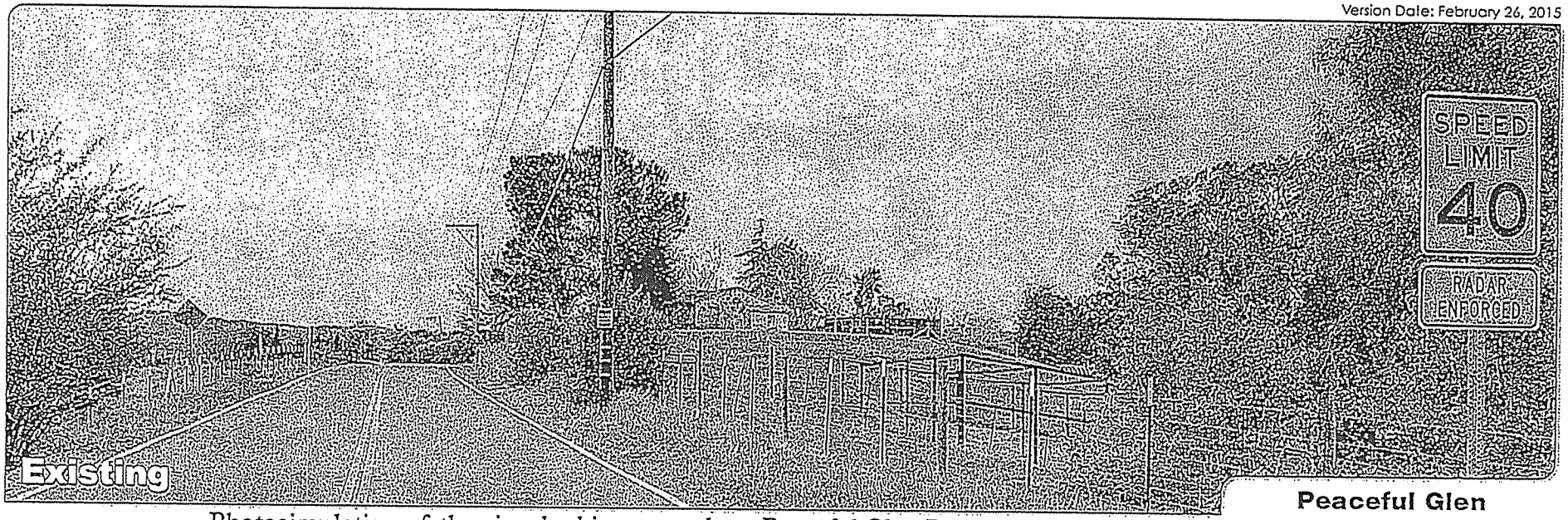
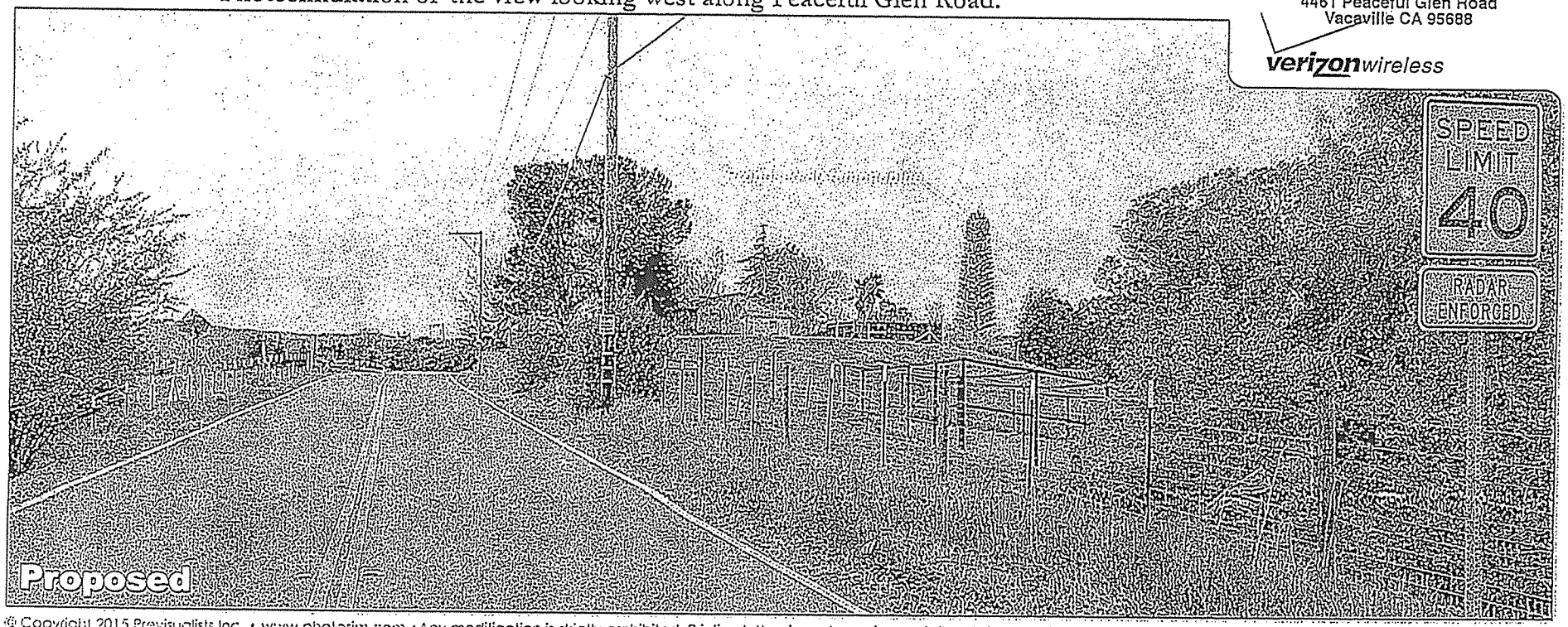


Photosimulation of the view looking west along Peaceful Glen Road.

Peaceful Glen

4461 Peaceful Glen Road
Vacaville CA 95688

verizonwireless



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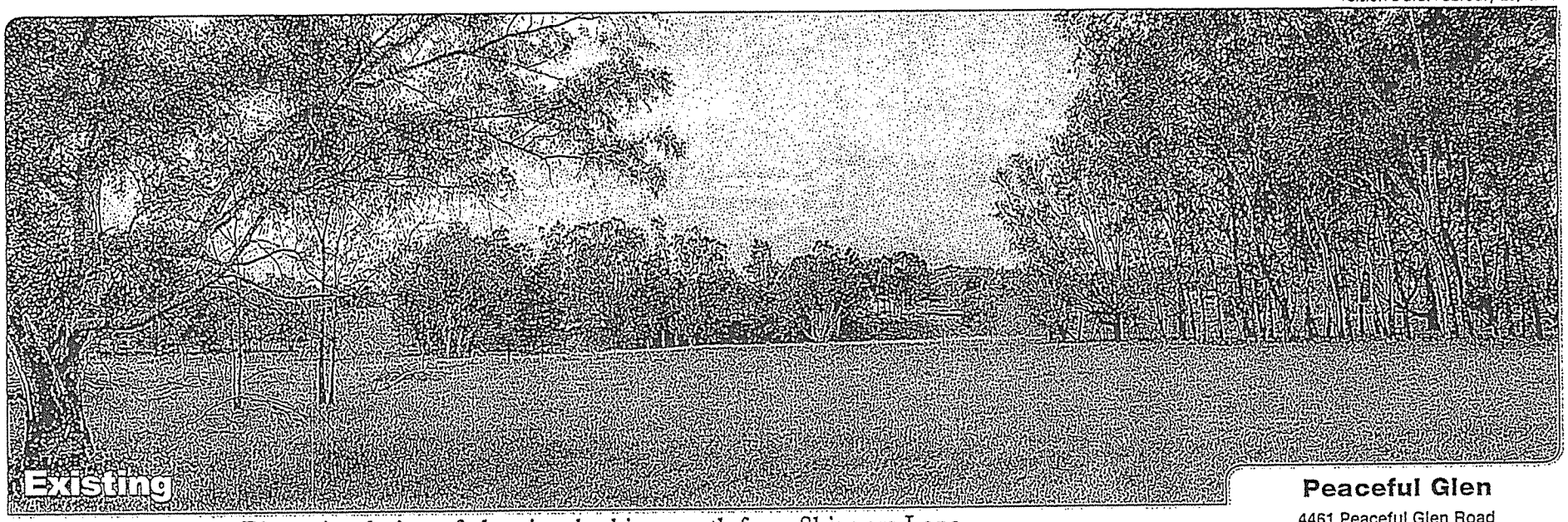
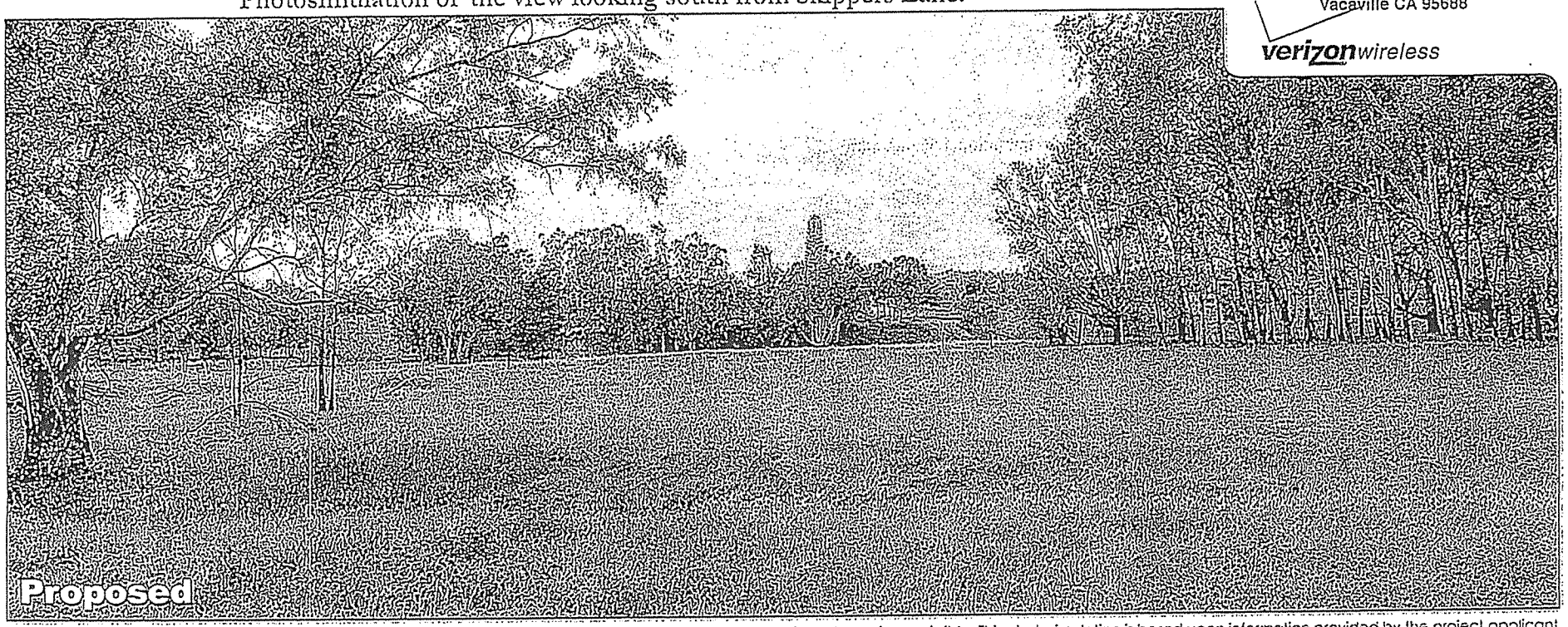


Peaceful Glen

4461 Peaceful Glen Road
Vacaville CA 95688

verizonwireless

Photosimulation of the view looking south from Skippers Lane.



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Peaceful Glen

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Photosimulation of the view looking south from Skippers Lane.

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E

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Peaceful Glen

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Photosimulation of the view looking northeast along Peaceful Glen Road.

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Photosimulation of the view looking west along Peaceful Glen Road.

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August 11, 2015

RE: **Use Permit Application U-15-03 / Negative Declaration**

Both my wife and I are in strong opposition to this installation. It will be an eye sore and will have a negative impact on property values.

Michael & Victoria Haskins
7750 Chisamore Ranch LN
Vacaville, CA 95688

F

Solano County Department
Resource Management
Application NO. U-15-03

RECEIVED
AUG 25 2015
COUNTY OF SOLANO
RESOURCE MANAGEMENT

Karen Avery

As a rural resident that travels on Peaceful Glen Road daily, like many other residents in the area. It would be nice Not to see a telecommunication tower next to the roadway.
Example. Winters road. Has a tower with antennas that can be seen from the roadway.
It's very noticeable and just dose not fit the landscape.
Can the telecommunication tower be installed back away so it's not seen from the roadway.
A good Example There is a cell tower in Fairfiled at North Texas street and I80 That is set back off the roadway on a hill that can't be seen from the road. It is also camouflaged like a tree. If that could be accomplished. Then I believe the rural residents could still enjoy the country view with out seeing a tower with antennas.

Thank. You.
Vacaville English Hills Rural Resident