Solano County

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

Agenda - Final

Thursday, August 20, 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 15-012** Approval of the minutes of the regular meeting of July 16, 2015

Attachments: 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 15-008** 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

Attachments: A - PC Resolution
B - Project Site Map
C - Project Plans
D - Neg Dec
E - CA4029 View1l photosim1
E - CA4029 View2l photosim2

3 **PC 15-013** Consider a recommendation that the Board of Supervisors adopt zoning ordinance text amendments to address the impact of glint and glare from land uses on aircraft

Attachments: A - Draft ordinance

4 **PC 15-011** Appoint one Planning Commissioner to serve on the Solano County Code Compliance Hearing Panel and one to serve as the alternate

Attachments: A - Revised Code Compliance Complaint Process
B - Guidelines for the Hearing Panel

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of September 3, 2015 at 7:00 p.m., Board Chambers, 675 Texas Street, 1st Floor, Fairfield, CA

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Agenda Submittal

Agenda #:	1	**Status:**	PC Minutes
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-012	**Contact:**	Kristine Letterman
Agenda date:	8/20/2015	**Final action:**	
Title:	Approval of the minutes of the regular meeting of July 16, 2015		

Governing body:

District:

Attachments: Minutes

Date	Ver.	Action By	Action	Result

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of July 16, 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: Bill Emlen, Director, Resource Management; Mike Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; 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.

1. **PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-04** to consider a recommendation to the Board of Supervisors to adopt an ordinance amending Chapter 28 (Zoning Regulations) to establish land use regulations for commercial solar energy facilities and on-site solar energy systems within the unincorporated territory of the County of Solano. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario)

   Mike Yankovich provided some background information on the zone text amendment. In 2013, the Board of Supervisors enacted a moratorium prohibiting development of commercial solar facilities, but that moratorium will expire on October 18, 2015. Because the county's zoning ordinance does not specifically address commercial solar facilities, the county would have processed a proposal for a commercial solar facility as a public service facility prior to the Board's enactment of the moratorium. A public service facility is a conditionally permitted land use in most zoning districts, including the County's agricultural and residential zoning districts. When the moratorium expires in October, the County would once again process commercial solar proposals as public service facilities unless the ordinance is amended to include regulations specifically addressing commercial solar facilities. Mr. Yankovich noted that currently there are no commercial solar facilities operating within the unincorporated area of the county.

   Nedzlene Ferrario gave a brief presentation of staff's written report. The report indicated that the revised draft ordinance proposes to prohibit commercial solar energy facilities in zones which promote agriculture, residential lifestyle and protects environmentally sensitive areas; and

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conditionally allowing such facilities in certain commercial and industrial zoning districts. The draft proposes allowing solar energy facilities that provide power for land uses or operations on the property, ground mounted or rooftop, in any zone; and regulated as incidental or accessory to the existing land use operations. Ms. Ferrario noted that the draft is consistent with the Agricultural Advisory Committee (AAC) recommendation.

Chairperson Rhoads-Poston referred to a statement made by the AAC that the ground underneath the solar panels will become useless after 20 years. She wanted to know how that data is supported. Mr. Yankovich stated that there was no actual research to support that idea, but that it was based upon the perspective of the farmer. It was their thought process that it would be difficult to bring the soil back to a condition to where they could grow crops or be able to maintain the grazing of the property.

Commissioner Cayler commented that if the solar panels are set in concrete that would certainly affect the condition of the soil.

Bill Emlen, Director, Resource Management, stated that he believed the AAC was concerned there would be less likelihood the soil would be restored and farming returned, and sets in motion a permanent conversion of agricultural land. He noted that these types of activities are happening in other counties and Solano County is learning more as that process occurs. He made reference to Fresno County and noted that there have been several commercial scale solar facilities constructed there, and over time it will be seen how that use affects the viability of agriculture in those areas.

Commissioner Walker inquired about a property owner's recourse if they own agricultural land but it was not viable for agricultural use.

Mr. Yankovich stated that he did not believe there is agricultural land in the county that cannot be used for some purpose, be it grazing or row crop. He stated that the county has not been approached thus far by a landowner who has indicated they cannot farm their property in some manner.

Commissioner Walker said that he brought up this issue because he recalled when this matter came before the commission in 2013 there were many speakers who touched on the subject. Mr. Yankovich said that he believed the concern was more with what the landowner would like to do vs what they can do on their property.

In response to Chairperson Rhoads-Poston's inquiry about public outreach, Mr. Yankovich responded that the Farm Bureau and AAC have held meetings and have been involved in this process. He said there has been adequate outreach and in some instances not all of the property owners were individually notified, but there was notification with regards to the amendment.

Chairperson Rhoads-Poston opened the public hearing.

Barry Sgarrella, Solagra Corporation, 1100 Cabro Ridge, Novato, spoke regarding the Solagra solar project. He said construction of the solar arrays will not be installed with the use of

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concrete, but will be supported by driven steel pilings. The pilings are driven deep enough to support both the lateral and horizontal loads. Mr. Sgarrella noted that they have consulted with UC Davis to insure they will be able to grow effective crops beneath the solar arrays. He said the system being proposed will allow plenty of room for mechanical harvesting and traditional farming operations to continue growing useful crops beneath. Mr. Sgarrella explained that running construction equipment over any land will cause a certain amount of compaction and they plan to remedy the issue by plowing and discing the land after the solar arrays are installed. There will be a small amount of construction equipment within the area but most of the project will be reached from the outside using large cranes. As far as chemical changes that could occur, he stated that this will not be an issue because the land will not be exclusively in the shade. He explained they will have single access tracking solar panels that are controlled by computers so that the panels will move at different hours of the day to allow certain percentages of the day's sunlight onto the crops beneath.

Mr. Sgarrella explained that in the second phase of the project they will use specially designed thin film solar panels that have slots so as the sun traverses, the shadow that comes onto the crops will be constantly moving. Mr. Sgarrella stated that he has reviewed the ordinance and the specific exception that relates to the Solagra project. He said they certainly want to see a clear path forward and once they have demonstrated they are able to sustain agriculture according to the definition imposed by the AAC, they will be able to expand the project.

Commissioner Cayler asked about the amount of acreage that will be used on Ryer Island. Mr. Sgarrella said they will install solar panels on 2.2 acres, noting that they will have adjacent control plots of 5 acres which will grow the same crops as those beneath the solar panels to provide some comparisons.

Commissioner Cayler inquired as to why this project is not being operated on land at UC Davis. Mr. Sgarrella responded that they have done testing with the equivalent of a movable panel at UC Davis in a 10,000 square foot shade house. He said at this point they need to expand the project because they have received criticism from various sources who say the demonstration project is being proposed on Ryer Island, and to test it anywhere else does not make sense because the soil on Ryer Island is different than the soil at UC Davis.

Beth Tincher, SMUD, 6201 S. Street, Sacramento, stated that SMUD owns property in the county zoned exclusive agriculture, and although SMUD does not currently have plans to develop solar on the property, they would like to reserve the opportunity to make a proposal in the future. She commented that some of the property is zoned water based industrial and affords the opportunity for both wind and solar and they would like to maintain that zoning. Ms. Tincher said they believe there are areas that exist that are non-prime which are marginal as far as their ability to produce ag, and those areas could be used for community or social benefit. Ms. Tincher said the state mandates that SMUD provide 33% of their energy portfolio in renewable energy resources by 2020, which could possibly be increased to 50% with new legislation being proposed. She said SMUD believes the county has the ability to evaluate any concerns regarding environmental placement, design, or decommissioning through a discretionary action.

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

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Commissioner Cayler commented on her recent trip to Germany stating that Germany has set a standard to becoming independent with renewable energy and has numerous wind turbines. She saw many buildings and barns containing solar panels but did not see panels located on prime farmland. She commented that Germany is making great progress toward being independent from outside sources for utilities. Commissioner Cayler said that while in Spain a few years ago she observed solar panels on prime ag land and for someone who grew up on a farm, it really bothered her to see that. She said solar panels should be encouraged on buildings and barns and not on agricultural lands.

Mr. Yankovich stated that currently there is no way to evaluate whether a land is productive or non-productive. The determination of agricultural land is based on soil as listed by the State Department of Conservation.

Bill Emlen stated that the county is looking at trying to set a base policy with regard to renewable energy. He said that it is recognized that this is a changing situation and the county is not prohibiting making adjustments to its ordinance as needed to address green energy issues. The county has already seen some of the impacts with regard to wind energy. He stated that this is a good way to reset and establish a baseline and down the road if circumstances arise, the county is not precluded from making adjustments.

Commissioner Walker recalled that when this matter previously came before the commission there was great disparity in the discussion between prime and non-prime amongst members of the AAC. Speakers espoused the benefits of the use of their property for agricultural uses and there were a few landowners who were completely against the idea of restricting the possibility of using prime or non-prime land as a commercial utility scale project. At that time it was sent back to the AAC to reach a consensus as to how the policy should move forward and he believed they had reached a consensus. He also recalled that the discussions ran parallel to a project applicant scoping session with other large utility scale proponents reaching out on this issue.

Commissioner Walker stated that given climate change, the county has to continue to think outside the box as to meeting the state's renewable energy goals, and to balance the need for agricultural production for continued population growth in the region. He said that while the county's general plan talks about policies to promote and encourage solar energy projects, the largest and most important, in his opinion, is that the county has to preserve agriculture. He said that it is so important that it is the first and second goal of the agricultural element to the general plan, and is the predominant land use. He stated that specific policies talk about how these kinds of projects are not compatible with agricultural uses.

Commissioner Walker noted that last year the Airport Land Use Commission modified compatibility policies and set forth additional criteria so that these types of projects do not impede or impose upon the footprints of Travis AFB and other airports as well. Mr. Walker stated that he is very interested in seeing what happens with the Solagra project because if that ultimately creates a way that the county can sustain viable farming and solar energy to that kind of scale, then discussion can occur with regard to revising the ordinance. For now he said solar energy is more practical on a smaller scale by covering parking lots, rooftops, and the like, and

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covering agricultural land that is needed to grow crops or use for grazing is not wise.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Cayler to determine that Categorical Exemption Section 15308, Class 8 of CEQA is appropriate, and adopt a resolution recommending that the Board of Supervisors approve the Ordinance amending Chapter 28 of the Solano County Code. The motion passed unanimously. (Resolution No. 4623)

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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Agenda Submittal

Agenda #:	2	**Status:**	PC-Regular
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-008	**Contact:**	Karen Avery
Agenda date:	8/20/2015	**Final action:**	
Title:	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		
Governing body:	Planning Commission		
District:			
Attachments:	A - PC Resolution B - Project Site Map C - Project Plans D - Neg Dec E - CA4029 View1l photosim1 E - CA4029 View2l photosim2		

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 15-02 and,

The Planning Commission ADOPT the attached draft resolution and APPROVE Use Permit No. 15-02, subject to the recommending conditions of approval.

EXECUTIVE SUMMARY:

Horizon Tower is requesting a use permit to install a telecommunications facility consisting of a 100' multi-carrier faux windmill within a 2500 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 expired on July 24, 2015

BACKGROUND:

A. Prior approvals: Williamson Act Contract No. 45

B. Applicant/Owner:

Applicant: Horizon Tower
117 Town & Country Dr. #A
Danville, CA 94526

Owner: Louis Tobin
Betsy Peacock
1018 Beelard Drive
Vacaville, CA 95687

C. General Plan Land Use Designation/Zoning:

General Plan: Agriculture/Travis Reserve Overlay
Zoning: Exclusive Agricultural (A-20)

D. Existing Use: Residential/Agricultural

E. Adjacent Zoning and Uses:

North: Agricultural (A-20) - Grazing
South: Agricultural (A-20) - Residential
East: Agricultural (A-20) - Grazing
West: Travis AFB - Water Tank

ANALYSIS:

A. Environmental Setting:

The project site is located at 4940 North Gate Road, just north of the boundaries of Travis AFB and at the border of the City of Fairfield and unincorporated Solano County. The project site is located on Assessor's Parcel Number (APN) 0174-090-100 which is a legal parcel in combination with APN 0174-090-110; combined the parcel equals approximately 34 acres. The parcel is developed with a single family dwelling, a 1700 sq. ft. barn, an 865 sq. ft. livestock maintenance shed and several smaller outbuildings. A row of corrals are located along the northern boundary of the parcel. There are a few trees interspersed throughout the parcel but the majority of the parcel is vegetated with annual grasses. Access to the property is from North Gate Road. Well and septic for the single family dwelling are on-site.

The land is mostly flat with similar developed parcels to the north, south, and east. Travis AFB property is located directly to the west and is developed with a water storage tank and housing for base personnel. The properties to the south have similar uses to the project site; agricultural with single family dwellings. The property to the east is grazing lands with Travis AFB property beyond.

B. Project Description:

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.

Windmill:

The faux windmill is designed for multi carriers and Verizon Wireless will be the first carrier to locate on the tower. Verizon is proposing to install nine panel antennas (3 antennas per sector) at rad center of 96' (centerline of antennas). A second carrier could install antennas at the 86' rad center. Two more

carriers could locate their antennas at 76' and 66' on the tower. Horizon is proposing two 24" microwave antennas to be center at 58' on the tower.

Equipment Compound:

The proposed 50' x 50' (2500 sq. ft.) lease area is to be located underneath the faux windmill. The equipment compound will be surrounded by a 6' tall chain link fence with privacy slats. Horizon Tower has indicated that there is adequate space available within the lease area to accommodate four carriers. Verizon is proposing to lease an 18' x 18' area (324 sq. ft.) within the fenced area to house four equipment cabinets and a 30kW generator. Verizon's equipment compound will be surrounded by an 8' concrete wall (CMU).

Access:

The tower will be located approximately 100' east off North Gate Road. The applicant is proposing a new 12' wide gravel driveway off North Gate Road to the facility compound. Power and land-based telecommunications service will be provided from a nearby joint utility pole located near the proposed tower.

C. Environmental Determination:

A Negative Declaration was prepared and circulated for review. The public comment review period expired July 24, 2015. One letter was received from the Central Valley Regional Water Quality Control Board (RWQCB) listing types of water permits that may or may not be required for the project. The letter was reviewed by Solano County Public Works and Engineering and it was determined that the construction of this telecommunications facility does not meet the requirements for any of the water permits listed in the RWQCB letter.

D. General Plan Consistency:

The proposed project would occur on land designated Agriculture per the Solano County General Plan. The property is also within the Municipal Service Area for the City of Fairfield as well as located within the Travis Reserve Area.

E. Zoning Consistency:

The site is located on land zoned Agricultural (A-20). 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 alternatives 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 facility within the unincorporated County or City; lower more closely spaced wireless communication facilities and mounting of antennas on any existing non-residential structure.

The alternatives analysis submitted by the applicant stated that there were no suitable sites available for co-location to be able to meet Verizon's coverage objectives. The existing telecommunications facilities located at Dobe Lane and Parker Road in Fairfield and located on Travis AFB are too far away to meet the coverage objectives. The nearby existing infrastructure consisting of a wooden utility pole and a 35' water tank do not have the sufficient height or capacity to support the antenna arrays and

supporting tower mounted equipment needed for the facility.

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) 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 as each additional telecommunications carrier co-locates on the tower, that the carrier submit a radio frequency exposure study for not only their additional antennas/equipment but including the antennas/equipment currently located on the tower.

H. Noise Assessment:

The standards set forth by the Solano County General Plan for noise produced by a land use in the Agricultural areas is 75 Ldn. Per Section 28.70.10 of the Land Use Regulations of the Solano County Zoning Regulations limit any land uses to 65 dB Ldn. An Environmental Noise Analysis was conducted by Bollard Acoustical Consultants, Inc. and concluded that in order to meet these standards, additional noise reducing methods were recommended. Verizon will be adding an 8' concrete masonry wall around the Verizon lease area to reduce the noise from the equipment cabinets cooling fans and the emergency generator to meet the noise standards.

Staff is requiring that as each additional telecommunications carrier co-locates on the tower, the carrier submit a noise analysis to ensure that the additional ground equipment does 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 with the Department of Resource Management:

<u>Environmental Health Division</u>

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.

<u>Public Works Engineering Division</u>

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. Also, since North Gate Road is within the City of Fairfield's jurisdiction, the applicant will need to obtain an encroachment permit from the City of Fairfield for the driveway connection to North Gate Road. The project may require a grading permit; this will be determined during the building permit review process. These comments are included in the conditions are listed below.

<u>Building Division</u>

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 prior to the start of any construction is listed below.

J. Outside Agency Review:

Travis AFB

The project application and materials were submitted to Travis AFB 60th CES (Civil Engineer Squadron) for review and comment. Travis AFB responded that they did not have any comments on the project.

City of Fairfield

The project application and materials were submitted to the City of Fairfield for review and comment. The Planning Division replied that they had no additional comments and the Public Works Division concurred that the project will need an encroachment permit for the new access driveway off North Gate Road. This requirement for an encroachment permit is listed in the conditions of approval below.

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 will be from North Gate 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 Development 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 Communication 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 Horizon Tower to install a 100 foot tall wireless communication facility (a faux windmill) with a 2500 sq. ft. lease area located at 4940 North Gate Road. This approval includes the installation of Verizon's nine panel antennas at the 96' centerline of the windmill and the concrete masonry wall around the Verizon lease area surrounding the Verizon ground equipment. Approval of collocation of three additional wireless providers and necessary ground equipment installed within the 2500 square foot fenced equipment compound. The proposed use shall be established in accord with the application and plans for U-15-02, submitted June 11, 2015, for Horizon Tower, drawn by Diamond Engineering Services, and as approved by the Solano County Planning Commission.

2. The faux windmill shall be painted gray and all antennas and tower mounted equipment shall be painted to match the tower.

3. Prior to building permit 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.

4. 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.

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

6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.

7. 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.

8. The use permit, approved on August 20, 2015, is granted for a fixed term of ten years and shall expire on August 20, 2025.

Building Division

9. 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 pluming 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

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

Public Works Engineering Division

11. Applicant shall obtain an encroachment permit from the City of Fairfield for the proposed connection to North Gate Road.

12. 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 long, 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.

13. Should the project create a disturbed area in excess of 5000 square feet, the applicant shall apply for, secure and abide by the conditions of a grading permit for the proposed 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 - received June 11, 2015
D - Negative Declaration with attachments
E - Photosimulations

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered 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, 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 August 20, 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 will be from North Gate 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 Development Review Committee has reviewed the project application and determined that the project should not present a detrimental or injurious impact on surrounding properties.

4. The proposed facility complies with all applicable sub-sections of Wireless Communication 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-15-02, subject to the following recommended conditions of approval:

General

1. Approval is hereby granted to Horizon Tower to install a 100 foot tall wireless communication facility (a faux windmill) with a 2500 sq. ft. lease area located at 4940 North Gate Road. This approval includes the installation of Verizon's nine panel antennas at the 96' centerline of the windmill and the concrete masonry wall around the Verizon lease area surrounding the Verizon ground equipment. Approval of collocation of three additional wireless providers and necessary ground equipment installed within the 2500 square foot fenced equipment compound. The proposed use shall be established in accord with the application and plans for U-15-02, submitted June 11, 2015, for Horizon Tower, drawn by Diamond Engineering Services, and as approved by the Solano County Planning Commission.

2. The faux windmill shall be painted gray and all antennas and tower mounted equipment shall be painted to match the tower.

3. Prior to building permit 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.

4. 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.

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

6. Failure to comply with any of the conditions of approval or limitation set forth in this permit shall be cause of the revocation of this permit.

7. 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.

8. The use permit, approved on August 20, 2015, is granted for a fixed term of ten years and shall expire on August 20, 2025.

Building Division

9. 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 pluming 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

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

Public Works Engineering Division

11. Applicant shall obtain an encroachment permit from the City of Fairfield for the proposed connection to North Gate Road.

12. 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 long, 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.

13. Should the project create a disturbed area in excess of 5000 square feet, the applicant shall apply for, secure and abide by the conditions of a grading permit for the proposed improvements. Grading Plans shall be prepared by a Civil Engineer, licensed in the State of California.

****

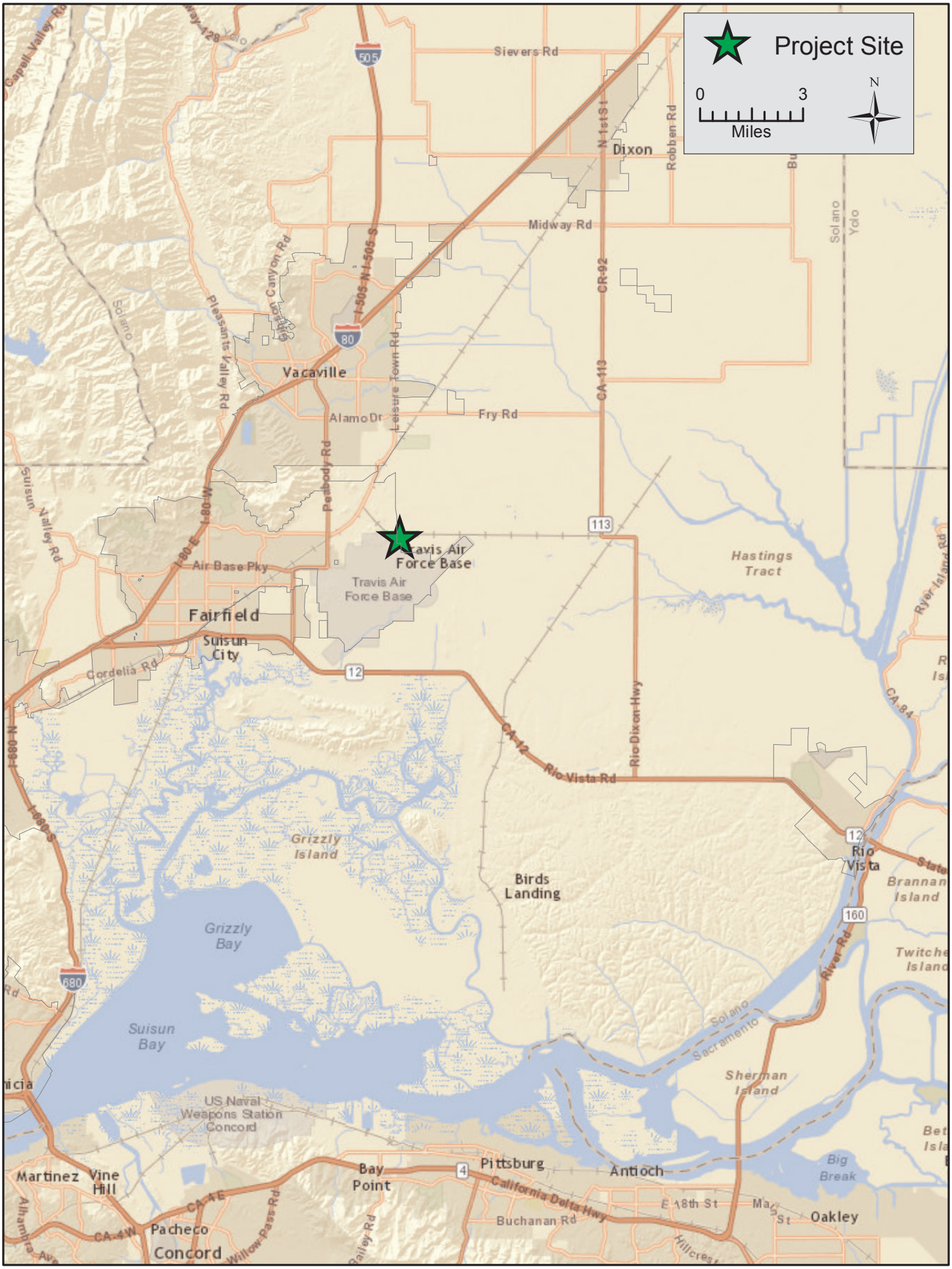
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 20, 2015 by the following vote:

AYES: Commissioners _____

_____

NOES: Commissioners _____
EXCUSED: Commissioners _____

By: _____
Bill Emlen, Secretary


Project Site
0
3
Miles
N
Sievers Rd
Dixon
Robben Rd
N 1st St
Midway Rd
CR-92
Solano
Yolo
Vacaville
Leisure Town Rd
Alamo Dr
Fry Rd
CA-113
Pleasants Valley Rd
Peabody Rd
Suisun Valley Rd
I-80-E
I-80-W
Air Base Pky
Travis Air Force Base
Travis Air Force Base
Fairfield
Suisun City
Cordelia Rd
Hastings Tract
Rio Dixon Hwy
CA-12
Rio Vista Rd
Rio Vista
Brannan Island
Twitchel Island
River Rd
Grizzly Island
Birds Landing
Grizzly Bay
Suisun Bay
Solano
Sacramento
Sherman Island
US Naval Weapons Station Concord
Martinez
Vine Hill
Bay Point
Pittsburg
Antioch
California Delta Hwy
Big Break
E 18th St
Buchanan Rd
Oakley
Pacheco
Concord
Willow Pass Rd
Bailey Rd
Hillcrest
CA-4 E
CA-4 W
Alhambra Ave

HORIZON TOWER, LLC

Horizon Tower CA4029

Fairfield

4940 North Gate Road
Fairfield, CA 94533

SITE NAME:
Fairfield

APN:
0174-090-100

SITE ID:
CA4029

JURISDICTION:
SOLANO COUNTY

SITE ADDRESS:
4940 North Gate Road, Fairfield, CA 94533

SITE INFORMATION

DISABLED REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESS FOR THE DISABLED IS NOT REQUIRED.

ADA COMPLIANCE

VICINITY MAP

LANDLORD:
LOUIS TOBIN & BETSY PEACOCK
4940 NORTH GATE ROAD
FAIRFIELD, CA 94533

SITE ACCESS CONTACT / APPLICANT:

HORIZON TOWER
117 TOWN & COUNTRY DRIVE, SUITE A
DANVILLE, CA 94526
PH: 925-314-1113
FAX: 925-314-1114

ENGINEER:

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510
CONTACT: ERIC UHRENHOLT P.E.
PHONE: 707-304-3351

PROJECT TEAM

SHEET NO	DESCRIPTION
T1	PROJECT INFORMATION & SHEET INDEX
G1	GENERAL NOTES & ABBREVIATIONS
C1	SITE SURVEY
A1	SITE PLAN
A2	EQUIPMENT AND ANTENNA PLAN
A3	SOUTH & WEST ELEVATIONS

SHEET INDEX

THIS PROJECT CONSISTS OF A NEW 100'-0" A.G.L. WINDMILL LATTICE TOWER THAT WILL BE DESIGNED TO HOLD A MINIMUM OF FOUR TELECOMMUNICATIONS ENTITIES. THE PROPOSED LEASE AREA IS 2,500 SQ. FT.

POC FOR POWER AND TELCO TO BE DETERMINED.

PROJECT NARRATIVE

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 THE LATEST APPLICABLE VERSION OF THESE CODES.

1. 2013 CALIFORNIA BUILDING CODE (CBC)

WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

CALIFORNIA FIRE CODE	2013 EDITION UFC
CALIFORNIA BUILDING CODE	2013 EDITION CBC
CALIFORNIA MECHANICAL CODE	2013 EDITION IAPMO
CALIFORNIA PLUMBING CODE	2013 EDITION IAPMO
CALIFORNIA ELECTRICAL CODE	2013 EDITION 2012 NEC
CAL GREEN CODE	2013 EDITION CGC

CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES) 2013 EDITION REVISED JULY 2013, AND ALL APPLICABLE LOCAL & STATE ORDINANCES, CODES AND REGULATIONS AND 2013 CALIFORNIA STATE STANDARDS CODE AMENDMENTS.

2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. NFPA 76

BUILDING CODES

CONSTRUCTION DATA:

OCCUPANCY CLASSIFICATION:	
ZONING:	
ZONING CLASSIFICATION:	
BUILDING TYPE:	V-B
OCCUPANCY:	S-2, UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY
FIRE SPRINKLERS:	AN AUTOMATED FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS) ARE NOT REQUIRED.
SITE COMPOUND AREA:	2,500 SQ. FT. ±

PROJECT DATA

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

PROJECT INFORMATION & SHEET INDEX

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
D	FOR REVIEW	02/23/2015
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD MW ANTENNAS	06/02/2015

Job No.: G15001
Draw/Check By: SH / EKU

T1

A/C	AIR CONDITIONING
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJACENT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANS	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUX	AUXILIARY
AVG	AVERAGE
AWS	AMERICAN WELDING SOCIETY
B PL	BASE PLATE
BLDG	BUILDING
BM	BEAM
BOS	BOTTOM OF STEEL
BOT	BOTTOM
C	CHANNEL
CB	CARRIAGE BOLT
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONFIG	CONFIGURATION
CONN	CONNECT
CONT	CONTINUE
CSK	COUNTER SUNK
CU	CUBIC
CU FT	CUBIC FEET
CU IN	CUBIC INCH
CU YD	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DJ	DOUBLE JOIST
DL	DEAD LOAD
DP	DIAMOND PLATE
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
EMBED	EMBEDMENT
EP	EDGE OF PAVEMENTS
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
EW	EACH WAY
FDN	FOUNDATION
FIN	FINISH
FIN. FLR.	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOS	FACE OF SLAB
FOS	FACE OF STUD
FOW	FACE OF WALL
FRP	FIBERGLASS REINFORCED PLASTIC
FSTNR	FASTENER
FT	FOOT (FEET)
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GL	GROUND LEVEL
GLZ	GLAZING
GSM	GALVANIZED SHEET METAL
GYP BD	GYPSUM BOARD
HDR	HEADER
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
ISO	INTERNATIONAL STANDARDS ORGANIZATION
LBS	POUND
LF	LINEAR FEET (FOOT)
LONG	LONGITUDINAL
MAX	MAXIMUM
MB	MACHINE BOLT
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
mm	MILLIMETER
MTL	METAL
N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLYWD	PLYWOOD
PN	PART NUMBER
PRELIM	PRELIMINARY
PREP	PREPARATION
PT	PRESSURE TREATED
QTY	QUANTITY
R	RADIUS
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RM	ROOM
SHED	SCHEDULE
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICKNESS
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FINISH FLOOR
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W	WATT
W/	WITH
W/O	WITHOUT
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

ABBREVIATIONS

GENERAL NOTES

1. DIMENSIONS SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TAKEN FROM FACE OF SURFACE TO FACE OF SURFACE OR GRID LINE.
3. PLAN DIMENSIONS ARE TAKEN FROM FACE OF STRUCTURE, FINISH OR GRID LINE, UNLESS OTHERWISE NOTED. TYPICAL FOR FLOOR PLANS AND DETAILS.
4. DETAILS ARE DIAGRAMMATICAL AND MAY DIFFER IN SCALE FROM PROPOSED CONDITIONS.
5. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
6. DETAILS LABELED TYP (TYPICAL) SHALL BE FABRICATED AT ALL LIKE CONDITIONS THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED. DETAILS LABELED SIM (SIMILAR) SHALL BE FABRICATED WITH MINOR DIFFERENCES AS SHOWN IN THE DETAIL.
7. FOR DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SHOP DRAWINGS ARE SUPERSEDED BY THESE DRAWINGS UNLESS APPROVED BY ENGINEER.
9. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING ANY WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS OF FABRICATION. SHORING, SCAFFOLDING, FORMWORK, ETC., MAY REQUIRE ADDITIONAL STRUCTURAL DESIGN.
11. THE CONTRACTOR SHALL PROVIDE, LOCATE, AND INSTALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL AND ELECTRICAL WORK.
12. ALL EQUIPMENT, DEVICES, FIXTURES AND MATERIALS SHALL BE LISTED BY AN APPROVED TESTING AGENCY.
13. ALL MATERIAL SYSTEMS SHALL BE NON-COMBUSTIBLE WITH A FLAME SPREAD RATIO OF 25 OR LESS, SMOKE DEVELOPING RATING OF 50 OR LESS THAN A FUEL CONTRIBUTING OF ZERO.
14. CONNECTING HARDWARE SHALL BE RATED FOR OPERATION UNDER AMBIENT CONDITIONS OF -40 TO 140 DEGREES FAHRENHEIT AND IN THE RANGE OF 0 TO 100 PERCENT RELATIVE HUMIDITY.
15. THE SITE PLAN IS NOT BASED ON A SURVEY AND SHALL ONLY BE USED FOR THE SCOPE OF WORK SHOWN IN THESE DRAWINGS.
16. FABRICATED STEEL PARTS, PIPE, BOLTS, PLATE WASHERS AND STEEL SECTIONS SHALL BE HOT DIPPED GALVANIZED. SHEET METAL SHALL BE GALVANIZED.

GENERAL NOTES

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

GENERAL NOTES & ABBREVIATIONS

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
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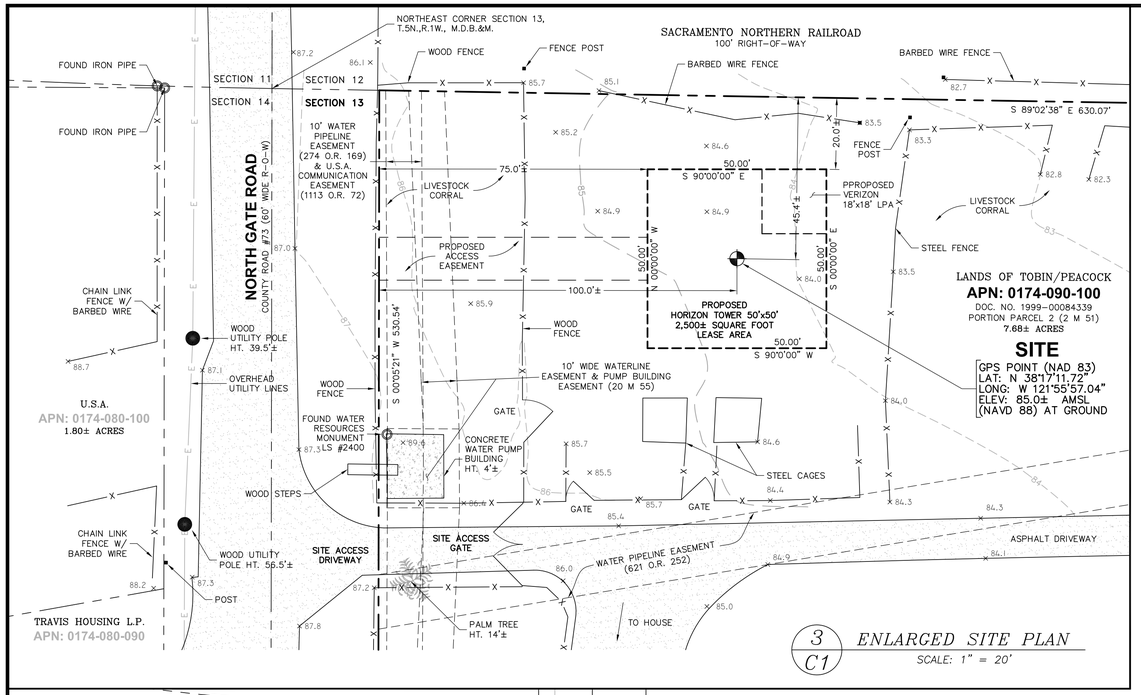
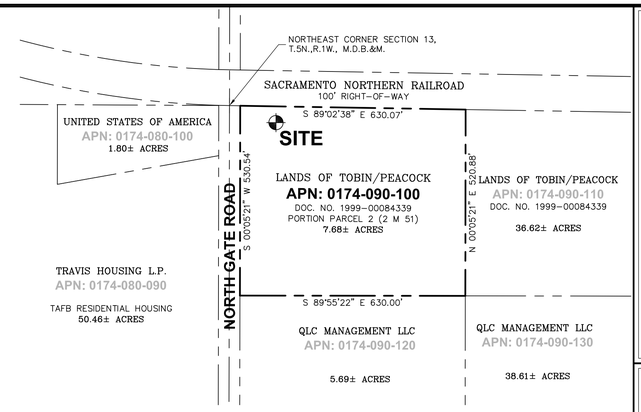
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD MW ANTENNAS	06/02/2015

Job No.: G15001
Draw/Check By: SH / EKU

G1

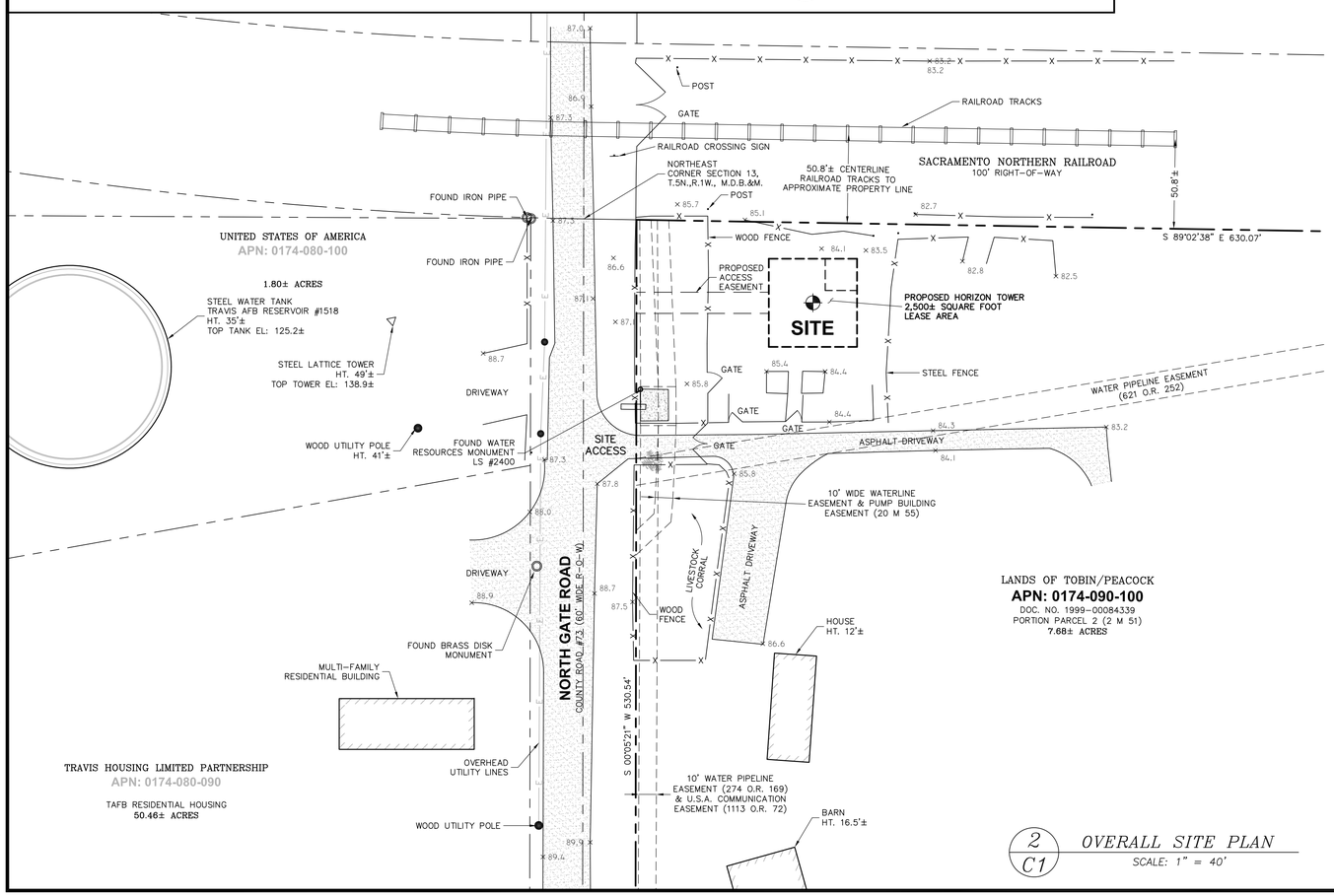


3 / C1 ENLARGED SITE PLAN
SCALE: 1" = 20'

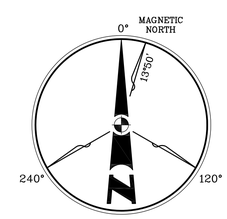


1 / C1 AREA PLAN
SCALE: 1" = 200'

SUFFICIENT SURVEY EVIDENCE WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE, ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA SHOWN HEREON IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.



2 / C1 OVERALL SITE PLAN
SCALE: 1" = 40'

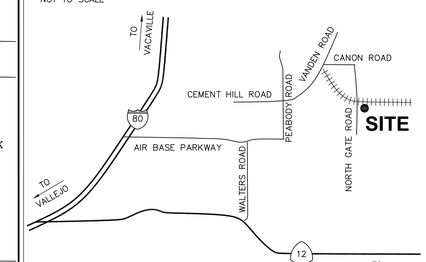


QUIET RIVER
Land Services Inc.

1 1/2 0 1
SCALE IN INCHES

MAGNETIC DECLINATION = 13°50'
PER NOAA-NGDC

VICINITY MAP
NOT TO SCALE



FAIRFIELD
SOLANO COUNTY
CALIFORNIA

PROPERTY INFORMATION

Owner: LOUIS TOBIN & BETSY PEACOCK
Address: 4940 NORTH GATE ROAD
FAIRFIELD, CA. 94533

Site: FAIRFIELD
Address: 4940 NORTH GATE ROAD
FAIRFIELD, CA. 94533

Assessor's Parcel Number: 0174-090-100

Height of Building/Tower: N/A

Title Report:
TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY CHICAGO TITLE COMPANY REPORT NO. FSJP-CTO1400494, DATED AS OF APRIL 24, 2014.

Legal Description:
PROPERTY SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program

County: SOLANO Effective Date: MAY 4, 2009
Community-Panel Number: 06095C-0295-E
The Flood Zone Designation for this site as plotted by scale is:

ZONE X – Areas determined to be outside the 0.2% annual chance flood plain.

SURVEY DATA

NAD 83 Datum:
Lat: N 38°17'11.72" Long: W 121°55'57.04"
Datum Base: NAD 83 Equipment Used: Topcon Hiperlite Receiver (See Note 2)
Site Ground Elevation: 85.0± AMSL (NAVD88) AT SITE GPS LOCATION
Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)
Basis of Bearings:
CALIFORNIA COORDINATES ZONE II, AND BEST FIT WITH FOUND MONUMENTS AS SHOWN.
Date of Field Survey: JANUARY 8, 2015

NOTES

1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.

2.) The latitude, longitude and elevation shown hereon were derived from post-processed L-1/L-2 data collected using Navstar Global Positioning System (GPS) and a Topcon Hiperlite Receiver. Topcon specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)

3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map – so CALL BEFORE YOU DIG.

4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

SIGNATURE DATE

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER		ASPHALT
CP	CONTROL POINT		CONCRETE
EL.	ELEVATION		CONTROL POINT
FH	FIRE HYDRANT		FOUND MONUMENT
FND.	FOUND		GPS POINT
HT.	HEIGHT		PARAPET/ROOF ELEVATIONS
MON.	MONUMENT	P 15.3 / R 12.3	
(M-M)	MONUMENT TO MONUMENT	× 12.3	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING		TEMPORARY BENCHMARK
P.O.C.	POINT OF COMMENCEMENT		
PP	POWER POLE		
(TYP.)	TYPICAL		

DATE:	JUNE 8, 2015
DRAWN BY:	MAS
FILE NO.:	HORT1501

REVISIONS

DATE	DESCRIPTION	INITIAL
1/13/15	90% ISSUE	MAS
2/16/15	100% COMPLETE	MAS
6/8/15	MOVE LEASE AREA	MAS

HORIZON TOWER, LLC
140 TOWN & COUNTRY DRIVE, SUITE E
DANVILLE, CA 94526
PHONE: (925) 314-1113
FAX: (925) 314-1114

QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

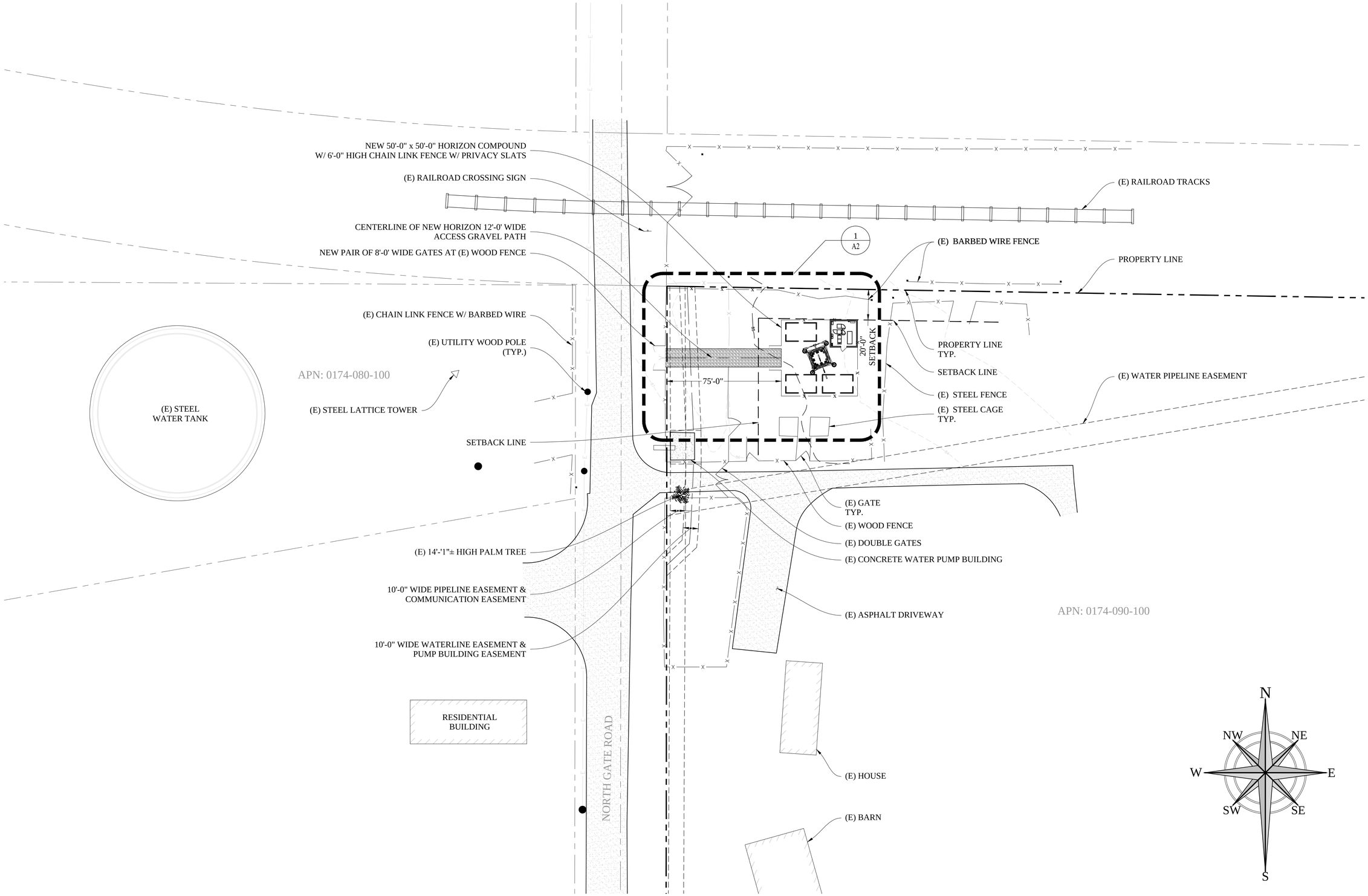
EXISTING SITE CONDITIONS

CA-4029
FAIRFIELD

4940 NORTH GATE ROAD
FAIRFIELD, CA. 94533

C1
OF 1 SHEET

C:\Land Projects 2008\HORT1501\dwg\HORT1501SV1.dwg Jun. 09, 2015 - 10:09am user



1 **SITE PLAN**

SCALE: 1"=30'-0"

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

SITE PLAN

REVISIONS

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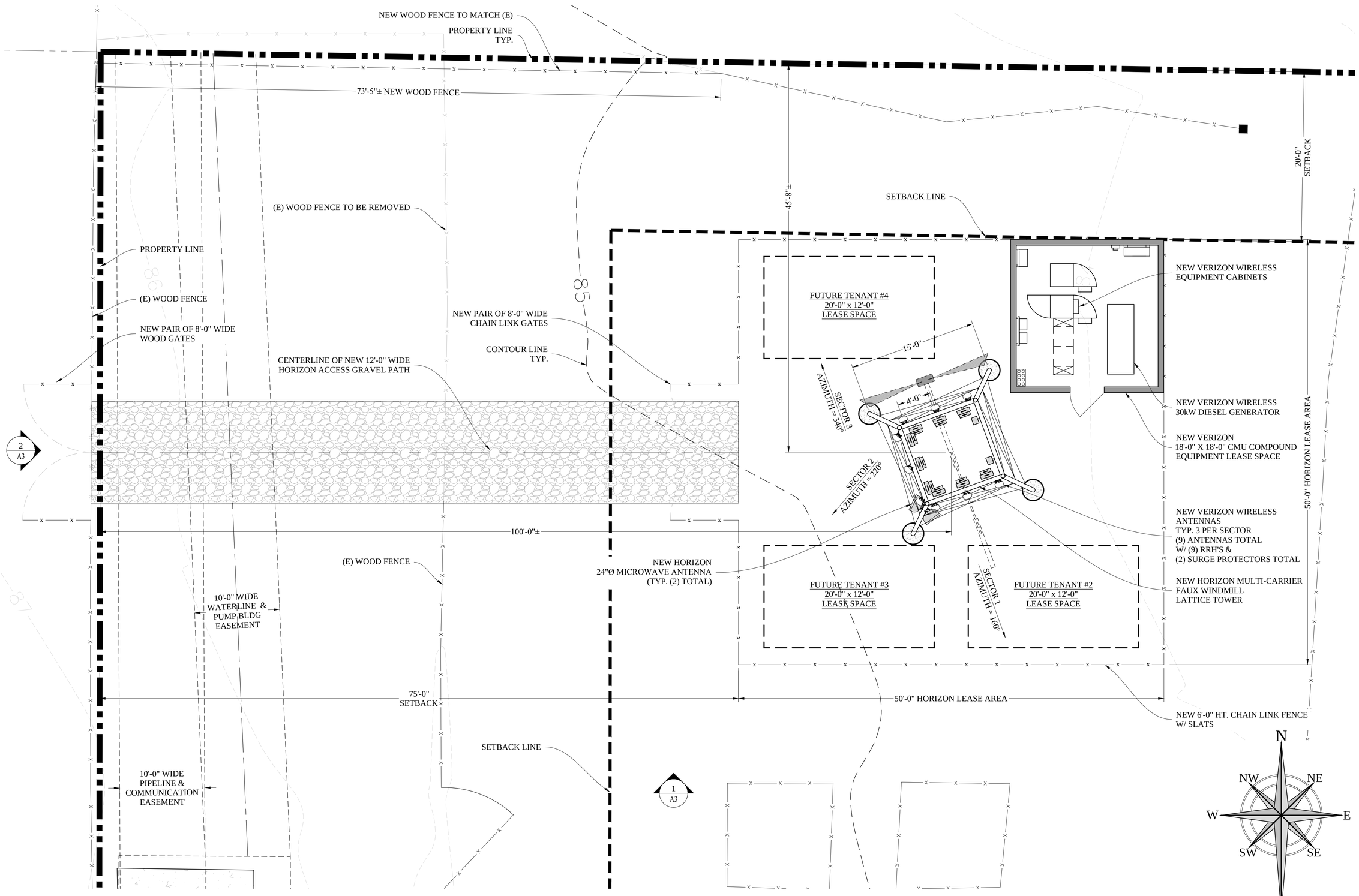
A1



1 EQUIPMENT AND ANTENNA PLAN

SCALE: 3/16"=1'-0"

DIAMOND ENGINEERING SERVICES

4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC

117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

EQUIPMENT AND ANTENNA PLAN

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
D	FOR REVIEW	02/23/2015
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD MW ANTENNAS	06/02/2015

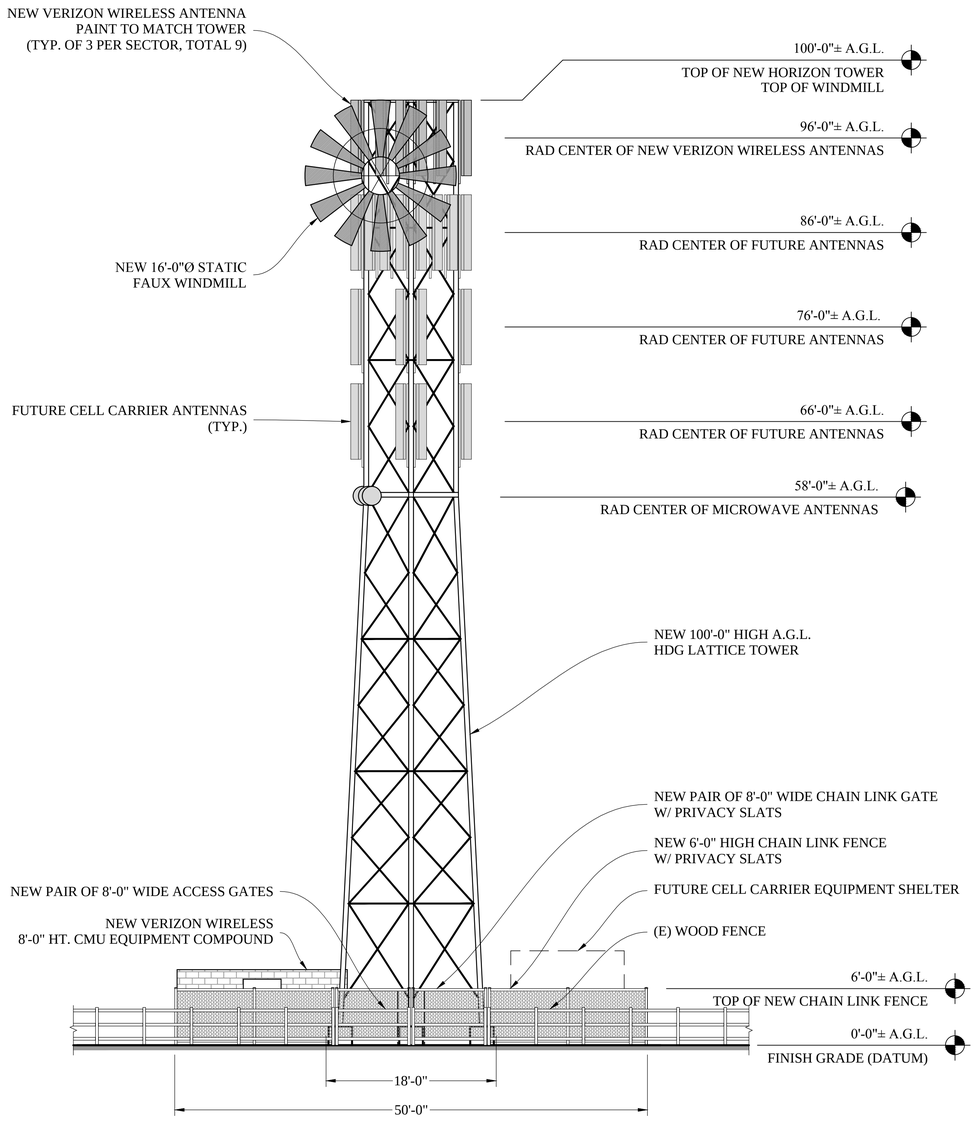
Job No.: G15001

Draw/Check By: SH / EKU

A2

NOTE:
1. STRUCTURE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. NOT TO SCALE

2. ALL TOWER MOUNTED EQUIPMENT, ANTENNAS, RRU'S, ETC. TO BE PAINTED TO MATCH TOWER

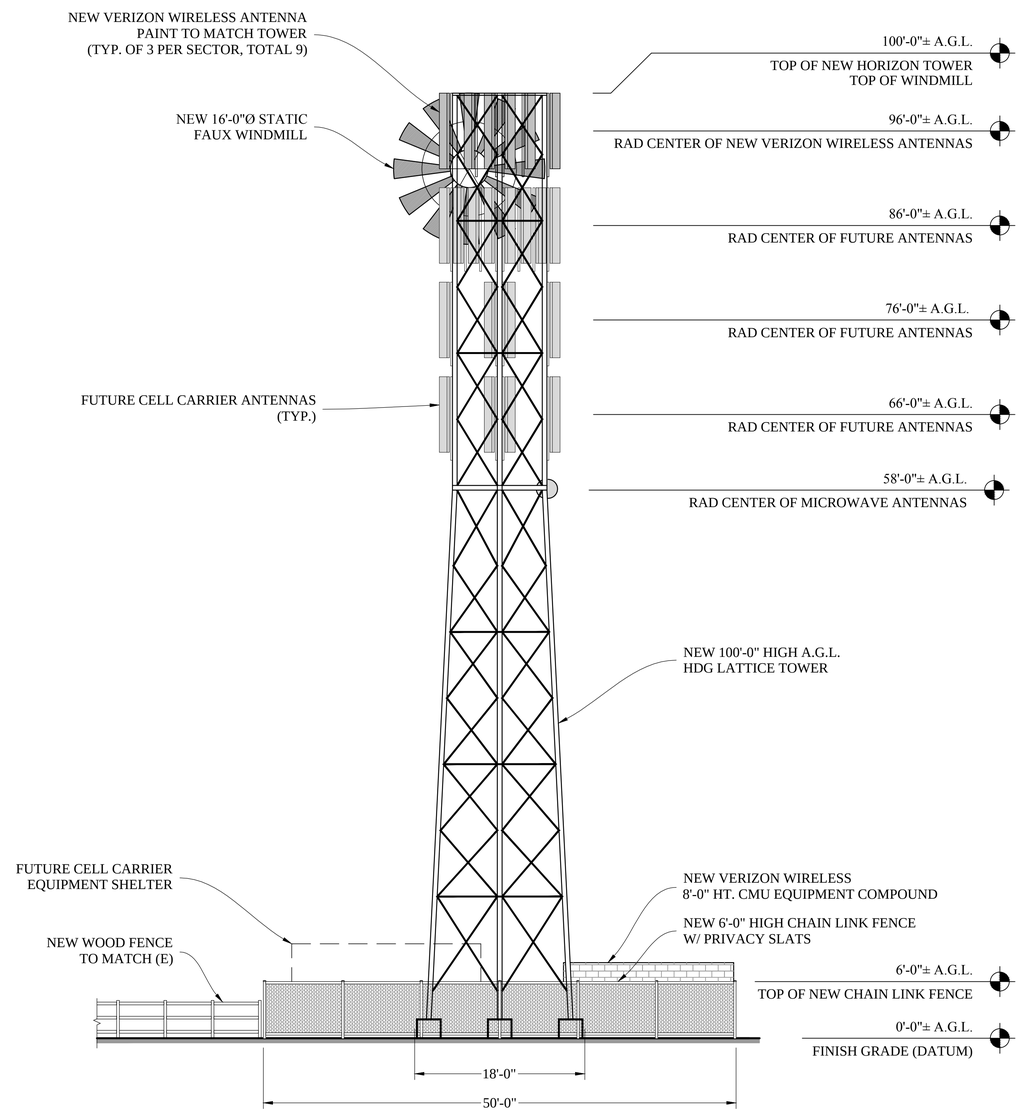


2 WEST ELEVATION

SCALE: 1/8"=1'-0"

NOTE:
1. STRUCTURE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. NOT TO SCALE

2. ALL TOWER MOUNTED EQUIPMENT, ANTENNAS, RRU'S, ETC. TO BE PAINTED TO MATCH TOWER



1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

SOUTH & WEST ELEVATIONS

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
D	FOR REVIEW	02/23/2015
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD MW ANTENNAS	06/02/2015

Job No.: G15001

Draw/Check By: SH / EKU

A3

NEGATIVE DECLARATION
OF THE
SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

PROJECT TITLE:

Use Permit U-15-02 Horizon Tower

PROJECT DESCRIPTION AND LOCATION:

The project site is located at 4940 North Gate Road, just north of the boundaries of Travis AFB and at the border of the City of Fairfield and unincorporated Solano County. The project site is located on Assessor's Parcel Number (APN) 0174-090-100 which is a legal parcel in combination with APN 0174-090-110; combined the parcel equals approximately 34 acres. The parcel is developed with a single family dwelling, a 1700 sf barn, an 865 sf livestock maintenance shed and several smaller outbuildings. A row of corrals are located along the northern boundary of the parcel. There are a few trees interspersed throughout the parcel but the majority of the parcel is vegetated with annual grasses. Access to the property is from North Gate Road. Well and septic for the single family dwelling are on-site.

The land is mostly flat with other similar developed parcels to the north, south and east. Travis AFB property is directly to the west and is developed with a water storage tank and housing for base personnel. The properties to the south have similar uses to the project site; agricultural with single family dwellings. The property to the east is grazing lands with Travis AFB property beyond.

The applicant, Horizon Tower, is proposing to construct a multi-carrier wireless communication facility designed as a faux windmill in the northwest corner of the 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 sf) fenced equipment compound.

Windmill:
The faux windmill is designed for multi carriers and Verizon will be the first carrier to locate on the tower. Verizon is proposing to install nine panel antennas (3 antennas per sector) at rad center (centerline of antennas) of 96'. A second carrier could install antennas at the 86' rad center. Two more carriers could locate their antennas at 76' and 66' on the tower. Horizon is proposing two 24" microwave antennas to be centered at 58' on the tower.

Equipment Compound:
The proposed 50' x 50' (2500 sf) lease area is to be located underneath the faux windmill. The equipment compound will be surrounded by a 6' tall chain link fence with privacy slats. Horizon Tower has indicated that there is adequate space available within the lease area to accommodate four carriers. Verizon is proposing to lease an 18' x 18' area within the fenced area to house four equipment cabinets and a 30kW generator. Verizon's equipment compound will be surrounded by an 8' concrete wall (CMU).

Access and Utilities:
The tower will be located approximately 100' east off North Gate Road. The applicant is proposing a new 12' wide gravel driveway off North Gate Road to the facility. Power and land-based telecommunications service will be provided from a nearby joint utility pole located near the proposed tower.

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

Michael A Yankovich

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

Horizon Tower
Use Permit No. U-15-02

Draft Initial Study and

Negative Declaration

June 18, 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:	Horizon Tower
Application Number:	U-15-02
Project Location:	4940 North Gate Road, Fairfield
Assessor Parcel No.(s):	0174-090-100 & 110
Project Sponsor's Name and Address:	Horizon Tower LLC 117 Town & Country Dr. #A Danville CA 94526

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: July 24, 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.

6/18/2015
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.

6/18/15
Date

~~Suzi Densmore~~ JOHN KAPULICA, CEO
~~Horizon Tower~~

1.0 ENVIRONMENTAL SETTING and PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING:

The project site is located at 4940 North Gate Road, just north of the boundaries of Travis AFB and at the border of the City of Fairfield and unincorporated Solano County. The project site is located on Assessor's Parcel Number (APN) 0174-090-100 which is a legal parcel in combination with APN 0174-090-110; combined the parcel equals approximately 34 acres. The parcel is developed with a single family dwelling, a 1700 sf barn, an 865 sf livestock maintenance shed and several smaller outbuildings. A row of corrals are located along the northern boundary of the parcel. There are a few trees interspersed throughout the parcel but the majority of the parcel is vegetated with annual grasses. Access to the property is from North Gate Road. Well and septic for the single family dwelling are on-site.

The land is mostly flat with other similar developed parcels to the north, south and east. Travis AFB property is directly to the west and is developed with a water storage tank and housing for base personnel. The properties to the south have similar uses to the project site; agricultural with single family dwellings. The property to the east is grazing lands with Travis AFB property beyond.

1.2 PROJECT DESCRIPTION:

The applicant, Horizon Tower, is proposing to construct a multi-carrier wireless communication facility designed as a faux windmill in the northwest corner of the 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 sf) fenced equipment compound.

Windmill:
The faux windmill is designed for multi carriers and Verizon will be the first carrier to locate on the tower. Verizon is proposing to install nine panel antennas (3 antennas per sector) at rad center (centerline of antennas) of 96'. A second carrier could install antennas at the 86' rad center. Two more carriers could locate their antennas at 76' and 66' on the tower. Horizon is proposing two 24" microwave antennas to be centered at 58' on the tower.

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The proposed 50' x 50' (2500 sf) lease area is to be located underneath the faux windmill. The equipment compound will be surrounded by a 6' tall chain link fence with privacy slats. Horizon Tower has indicated that there is adequate space available within the lease area to accommodate four carriers. Verizon is proposing to lease an 18' x 18' area within the fenced area to house four equipment cabinets and a 30kW generator. Verizon's equipment compound will be surrounded by an 8' concrete wall (CMU).

Access:
The tower will be located approximately 100' east off North Gate Road. The applicant is proposing a new 12' wide gravel driveway off North Gate Road to the facility. Power and land-based telecommunications service will be provided from a nearby joint utility pole located near the proposed tower.

1.2.1 ADDITIONAL DATA:

NRCS Soil Classification:	Class IV
Agricultural Preserve Status/Contract No.:	Williamson Act Contract No. 45
Non-renewal Filed (date):	
Airport Land Use Referral Area:	Zone C – below 100' no review required
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	Agriculture/Travis Reserve Overlay	A-20	Residential/Agricultural
North	Agriculture/Travis Reserve Overlay	A-20	Grazing
South	Agriculture/Travis Reserve Overlay	A-20	Residential
East	Agriculture/Travis Reserve Overlay	A-20	Grazing
West	Travis AFB	Travis AFB	Water tank

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 Agriculture per the Solano County General Plan. The property is also with the Municipal Service Area for the City of Fairfield as well as located within the Travis Reserve Area.

1.3.2 Zoning

The site is located on land zoned Agricultural (A-20). This designation allows wireless telecommunications facilities subject to approval of a Conditional Use Permit by the Planning Commission.

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
- ☐ 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
- ☐ Air Quality
- ☐ Population & Housing

- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology and Water
- ☐ Land Use Planning
- ☐ Mineral Resources
- ☐ 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. Section 28-81.01(D.5.c) General Requirements describes the requirements which all wireless communication facilities must meet. These requirements state that wireless communication facilities constructed more than ¾ mile from a designated scenic corridor may not exceed 65 feet, however the Planning Commission has the authority to approve projects exceeding that height limit. The project site is not located near a scenic corridor as designated by the Resources Chapter of the Solano County General Plan.

The applicant has submitted photo simulations of the site showing the proposed faux windmill as it would be viewed from North Gate Road (attached). The windmill will be placed 100' feet east from North Gate Road. There are other utility poles in the area that run along North Gate Road and a row of PG&E transmissions lines located to the west. There are several existing trees on the parcel and a row of eucalyptus trees on the parcel to the south. The faux windmill will be painted gray and all antennas and tower mounted equipment will match the tower which should visually blend into the skyline. Therefore, a **less than significant impact** on aesthetics is expected.

The equipment cabinets will be confined to the 50' x 50' lease area and surrounded by a 6' chain link fence with slats. No significant visual impact is anticipated from the equipment compound as there are existing corrals and animal pens located on the property.

d. The project will have one light in the equipment compound which will be directed downward. **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 subject parcel consists of agricultural land with Class IV soils (non-prime) and the parcel is under Williamson Act contract no. 45. The area in which the telecommunication facility will be constructed is within a disturbed area used for animal corrals and as a result, no conversion of land currently under cultivation will take place due to this project. Per the Solano County Uniform and Procedures Governing Agricultural Preserve and Land Conservation Contracts, wireless telecommunications facilities are considered a compatible use on both prime and non-prime Williamson Act contracted land.

The property is zoned Agricultural-20, which allows a wireless communications facility with an approved use permit.

The proposed facility will not lead to the conversion of adjacent agricultural property to non-agricultural use. ***No impacts*** to agricultural resources are anticipated.

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 Bay Area Air Quality Management District. The project will have no impacts on implementation of the applicable air quality plans established by the BAAQMD. 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 historically farmed and is located in an area designated as Agricultural which provides for agricultural uses allowing single-family dwellings. 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 north and west of Travis AFB. **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 farming. 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 area with high potential of earthquake damage. The closest known fault is the Vaca-Kirby Hills Fault which is located west of Travis AFB and North Gate Road. 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 very low liquefaction potential. A geotechnical study will be required for any building permit approval to ensure 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 equipment foundations and the 100' faux windmill require a minimal amount of surface displacement and should not result in a substantial loss of topsoil. **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. 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 located within Compatibility Zone C of the Travis Air Force Base Airport Land Use Plan. Per the Travis Air Force Airport land Use Table 2A, because the height of the proposed windmill is not greater than 100', the site is not required to be reviewed by the Solano Airport Land Use Commission. The proposed monopine is also below the height of the Federal Aviation Requirements Part 77 surface area height requirements as shown in Figure 2C. 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 not located in an area of high fire risk 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 property is not located within a 100-year flood zone (Panel #06095C0295E – 5/4/2009). The 2500 square foot project area would 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 Agricultural (A-20) which allows wireless telecommunications facilities with an approved use permit. The General Plan designates the subject property as Agriculture. 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 will be minor short term and long term noise associated with the proposed communications facility. Minor short-term noise will result from the operation of construction equipment and would continue until construction is completed in an estimated 30-45 days.

An Environmental Noise Analysis was conducted by Bollard Acoustical Consultants, Inc. dated June 17, 2015. The study concluded that the worse-case predictive modeling indicated that when the proposed equipment is installed that the sound level at the nearest property line would be 58dB Ldn which is below the standards set forth by the Solano County General Plan for Agricultural Zoning (75 Ldn) and within the 65 dB Ldn limit stated in Section 28.70.10 of the Land Use Regulations of the

Solano County Zoning Regulations. The proposed project will have a **less than significant impact** in regards to noise.

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 should the equipment begin to overheat. The need for the fans occurs mostly in the daytime hours when daytime temperatures are higher and rarely during the cooler evenings. The nearest residence is approximately 125' from the edge of the compound. Per the Solano County General Plan, noise reduction reduces up to 6 decibels per doubling of distance from the point source. Therefore, given the installation of the chain link fencing, the additional 8' CMF wall, and the distance from the dwelling, 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 agricultural areas. **Less than significant impact.**

e-f. The project is located in Zone D of the Travis Airport Land Use Compatibility Plan; however, 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 North Gate Road, which is a City of Fairfield 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 a new driveway coming off the North Gate Road. The gravel access road will be 12' wide and will provide parking for a technician and turnaround for emergency vehicles. **No impact**.

c. The project is located near Travis Air Force Base but the height of the monopine is 100' and does not require further study by the Airport Land Use Commission. **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
City of Fairfield Planning Department
Travis AFB – David Lin, PE – Chief Engineering Flight

6.0 Appendices

6.1 Initial Study, Part I – Use Permit application
6.2 Assessor's Parcel Map
6.3 Development Plans
6.4 EMF Exposure Study – Hammet & Edison, Inc.
6.5 Photosimulations of Site
6.6 Noise Analysis – Bollard Acoustical Consultants, Inc – June 17, 2015

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: U-15-02 MR# Hrg: AD ZA (PC) BOS Date Filed: 3-13-15 Plnr: NF.

Project Name: FAIRFIELD - CA4029

Subject Site Information

Site Address: 4940 NORTH GATE ROAD City: FAIRFIELD State: CA Zip: 94535

Assessor's Parcel Number (s): 0174-090-100 (0174-090-110) Size (sq. ft/acre): 334,541 (1,595,167)

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

Contact Information

Property Owner Name: LOUIS J. TOBIN & BETSY A. PEACOCK

Contact Name: LOUIS TOBIN Phone: 707.290.6808 Email: EAGLELOU@FRONTIER.NET

Mailing Address: 1018 BEELARD DR City: VACAVILLE State: CA Zip: 95687

Architect/Engineer/Land Surveyor Company Name:

Contact Name: DES Phone: 707. 304.3351 Email:

Mailing Address: 4255 PARK RD City: BENICIA State: CA Zip: 94510

Applicant/Company Name: HORIZON TOWER, LLC

Contact Name: SUZIE DENSMORE Phone: 925.314.1113 #243 Email: SUZIE@HORIZONTOWER.COM

Mailing Address: 117 TOWN & COUNTRY DR #A City: DANVILLE State: CA Zip: 94526

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.

SEE ATTACHED

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: A-20

Current Zoning: AGRICULTURAL

Proposed General Plan Designation: SAME

Proposed Zoning: SAME

Current Water Provider: N/A

Current Sewage Disposal: N/A

Proposed Water Provider:

Proposed Sewage Disposal:

PROJECT NARRATIVE

The proposed site on North Gate Road, just north of the Travis Air Force North Gate entrance is intended to improve coverage to the residents at Travis Air Force Base as well as residents outside the base and road coverage for heavy traffic along North Gate road.

Providing improved indoor service to residents will allow them to take advantage of Verizon 's (and other future carriers') high speed wireless networks including the new 4G LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communication device (landlines to residences have decreased significantly) and rely on their mobile phones to do more (E911, GPS, web access, text, etc.).

4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. Verizon designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality.

The proposed site will be designed to serve four broadband carriers with similar loading on the tower as proposed by Verizon (nine (9) 96" panel antennas and nine (9) or more RRUs), all painted to match the proposed lattice tower.

The proposed height of the tower will be 100' at an elevation of 85.5± feet AMSL at ground (NAVD88), surrounded by a 6' high chain link fence with slats.

Each carrier/tenant will file an application and obtain a building permit for their structure to house the radio equipment, antennas on the structure and any generators.

There are no proposed landscaping plans for the site.

See attached site location map and zoning drawings.

See attached photo simulations.

There were no suitable sites available for co-location to be able to meet Verizon's (or any other carrier's) coverage objective as noted above. There are currently no existing telecom facilities within 1000 feet of the proposed site for possible co-location. Existing infrastructure in the area does not have sufficient height or capacity to support the antenna array and supporting tower mounted equipment proposed as they are only wooden utility poles, or a water tank which is only 35'. In addition, the existing sites are too far from the desired area to address the coverage objective sought by the carriers. See attached map showing existing sites.

Verizon's equipment operates well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. An RF engineering report has been ordered and will be provided upon receipt. In the meantime, Verizon has provided a filled out FCC Categorical Exempt Form for this project, attached.

3 Williamson Act Contract

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

If yes, Contract No. 45 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.)

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.

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

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. ☐ Yes ☑ No

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:
GRAZING / PASTURE

B. Surrounding properties:
TRAVIS AFB TO ~~EAST~~ WEST, RANCH/RESIDENTIAL TO SOUTH, NORTH AND EAST BELONG TO APPLICANT PROPERTY OWNER, OTHER THAN RR RIGHT OF WAY TO NORTH.

C. Existing use of land:

D. Describe number and type of existing structures:

	Type/Number	Square Feet
Residential	MANUFACTURED HOME	1400
Agricultural	6 STALL LIVESTOCK BARN	1728
Commercial		
Industrial	LIVESTOCK MAINT SHED	864
Other	VET LIVESTOCK FACILITY	324

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

NO TREES, GRAZING PASTURE

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

HORSES

G. Slope of property:

Flat or sloping	(0 - 6% slope)	7.68	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.

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

North	RR TRACKS & PASTURE	South	RANCH / EMPLOYEE RESIDENCE
East	PASTURE	West	WATER STORAGE (TRAVIS AFB)

X J. Distance to nearest residence(s) or other adjacent use(s): 300' ON PROP (ft/mi) 800-900' ON ADJ PROP

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.

SEE DRAWINGS/SURVEY

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).

N/A

M. Describe number and location of man-made drainage channels through or adjacent to the property. Specify names, if any.

N/A

N. Identify and describe any on-site or adjacent marshes, wetlands, vernal pools, wet meadows, riparian (i.e. dependant on water bodies) vegetation, etc.:

N/A

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 _____ Don't Know ✓ If yes, please list:

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

~~N/A~~ ASPHALT DRIVEWAY - NEW GRAVELED ACCESS TO BE INSTALLED TO SITE

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).

SEE DRAWINGS/SURVEY

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.

N/A

6 Proposed Changes to the Site

A. Topography and grading (attach copy of grading plan showing existing and proposed topography and drainage patterns.)

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)

N/A

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

N/A

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

6' CHAIN LINK FENCE WITH SLATS AROUND 50'x50' LEASE AREA

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

N GATE ROAD - 12'X60' GRAVEL ROAD TO SITE

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:
N/A

J. Duration of construction and/or anticipated phasing:
45 DAYS

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.
N/A

7 Proposed Site Utilization ~~N/A~~

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: N/A FOR HORIZON (sq.ft) Surfaced area: 50'x50' (sq.ft) SHELTER BELONGS TO VZ AND WILL BE ON THEIR CD'S
   Landscaped or open space: _____ (sq.ft)
2. Total floor area: 180 (SHELTER) VZ (sq.ft)
3. Number of stories: 1 (VZ) Maximum height: 9' (VZ) (ft.)
4. Proposed hours of operation:
   Days: 7 DAYS WK
   From: 12 (a.m)/p.m to 12 (a.m.)/p.m 24 HRS

   Year round: ☑ Yes ☐ No Months of operation: from JAN through DEC

5. Proposed construction schedule:

Daily construction schedule: from 8 (a.m.)/p.m. to 4 a.m./(p.m.)

Days of construction: 40

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

NO - EXCEPT FOR ADDITIONAL FUTURE CARRIER INSTALLATIONS

7. Maximum number of people using facilities: THIS WILL BE AN UNMANNED FACILITY

At any one time: NONE / ONLY A SITE TECH ONCE A MONTH & SITE MAINT AS NECESSARY Throughout day:

8. Total number of employees: ~~50~~ N/A

Expected maximum number of employees on site: N/A

During a shift: N/A During day: N/A

9. Number of parking spaces proposed: N/A

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

At any one time: 1 ~~day:~~ 5 FOR CONSTRUCTION MONTH

11. Radius of service area: ≈ 1.5 MILES

12. Type of loading/unloading facilities:

NONE

13. Type of exterior lighting proposed:

NONE

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

GENERATOR (VZ)

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

NONE

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

HORIZON TOWER SIGN 12"x18" - SAFETY SIGN NOTICE ONE - 11" X 8.5" TWO - 12" X 18" (FOUR SIGNS TOTAL)

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.	☐	☑	☑
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).	☐	☐	☑
K. Increase in demand for public services (police, fire, water, sewer, etc.)	☐	☐	☑
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).	☑	☐	☐
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.	☐	☐	☑

8. Environmental Checklist

B. The proposed tower will be visible from existing residential areas, public lands and roads as the proposed height is 100'.

C. Although there are power poles in the area, there are no other high voltage towers in the area and no large or tall trees. There are two waters tanks in the area that occupy a larger footprint than the proposed tower, but are not as tall.

H. Verizon will apply for a generator, but Horizon will have no equipment at the site.

L. The site will require electricity and fiber optic cable to operate.

9. Additional Information by Applicant

Applicant has engaged the environmental firm of Geist Engineering to prepare a Phase I assessment as well as a NEPA Report for this site and a copy can be provided for the County's review.

11,138

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: SEE ATTACHED AUTHORIZATION Date: _____

PRINTED NAME: LOUIS J. TOBIN BETSY A. PEACOCK

Applicant signature: S. Denshore Date: 3/13/15

PRINTED NAME: S. DENSHORE / HORIZON TOWER, LLC

For Office Use Only

Planning Permit Fee(s)

U-15-02 $ 5870
___-___-___ $_____
___-___-___ $_____
___-___-___ $_____
___-___-___ $_____

Total $_____

Total Fees Paid (P + E) $ 11,138.00

Environmental Review Fees

Initial Study	$ 1046
Archaeological Study (Sonoma State NWIC)	$
Negative Declaration	$
CA Fish and Games (ND or EIR)	$ 4,222
Initiate EIR	$
Mitigation Monitoring Plan	$
Total	$

Receipt No.: # 1022225 DATE: 3-13-15

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

Comments: _____ Staff/Date: _____

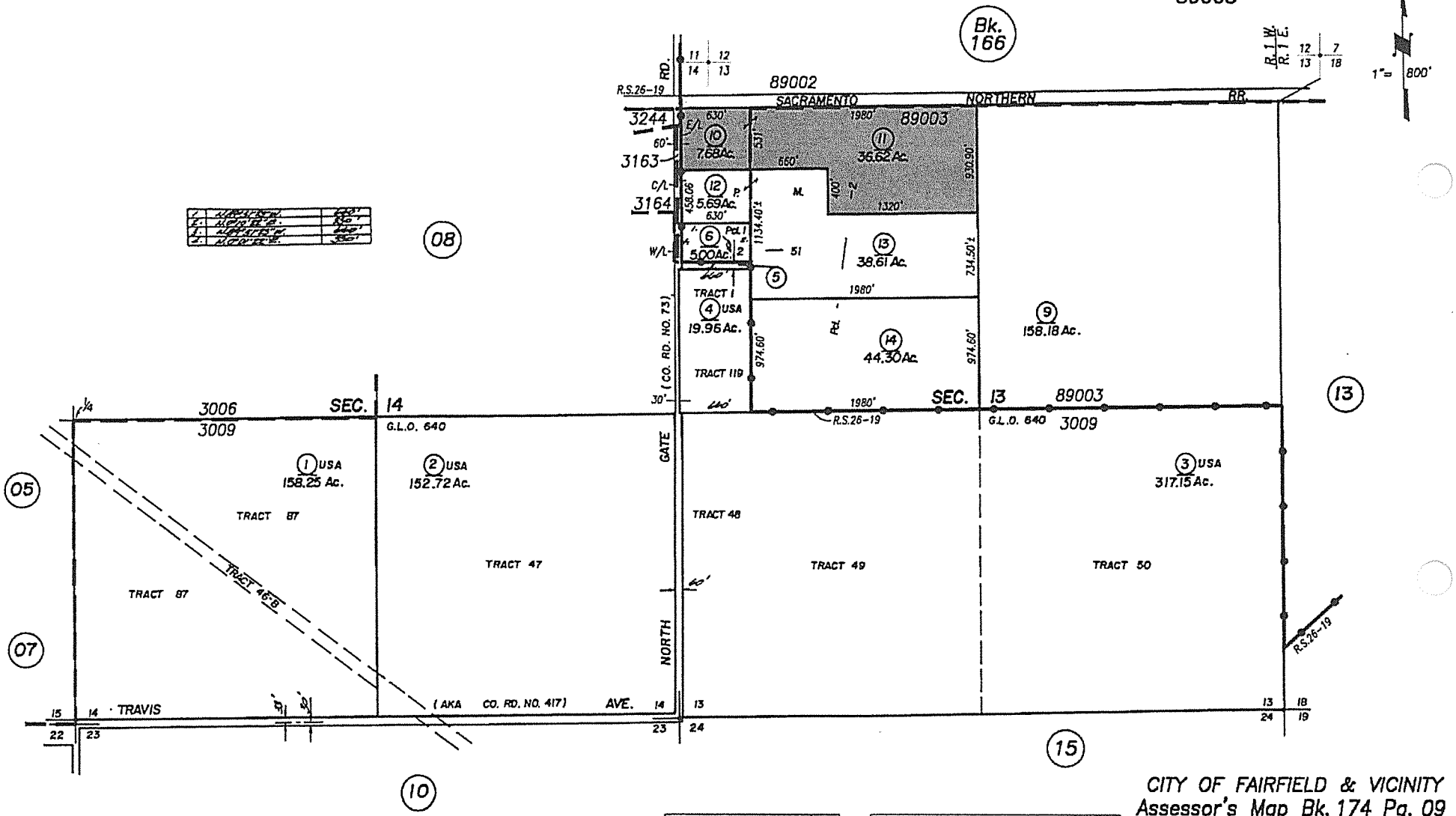
T:\PLANNING\Planning Templates\Front Counter Application and Instruction Forms\COUNTER FORMS - (O-R-I-G-I-N-A-L-S)\Land Use Permit\Permit Application & Instructions\Land Use Permit - Application.doc(June 23, 2011)

6.2

SEC. 13 & POR. SEC. 14, T.5N., R.1W., M.D.B.& M.

Tax Area Code
3009
89002
89003

174-09



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

REVISION	DATE	BY
SBE 14-007	3-21-14	Cr
Adj. Bk.166(Dm)	1-3-07	Cr
MAP MAINT. (DM)	1-2-06	Cr
R.S.26-19	2-11-04	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.

CITY OF FAIRFIELD & VICINITY
Assessor's Map Bk. 174 Pg. 09
County of Solano, Calif.

14-15

FILE COPY

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6.3

RECEIVED

JUN 11 2015

COUNTY OF SOLANO
RESOURCE MANAGEMENT

HORIZON TOWER, LLC

Horizon Tower CA4029

Fairfield

4940 North Gate Road
Fairfield, CA 94533

SITE NAME: Fairfield
APN: 0174-090-100
SITE ID: CA4029
JURISDICTION: SOLANO COUNTY
SITE ADDRESS: 4940 North Gate Road, Fairfield, CA 94533

SITE INFORMATION

DISABLED REQUIREMENTS:

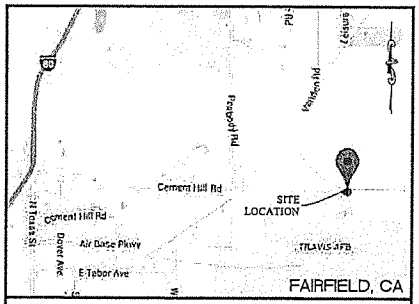
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESS FOR THE DISABLED IS NOT REQUIRED.

ADA COMPLIANCE

THIS PROJECT CONSISTS OF A NEW 100'-0" A.G.L. WINDMILL LATTICE TOWER THAT WILL BE DESIGNED TO HOLD A MINIMUM OF FOUR TELECOMMUNICATIONS ENTITIES. THE PROPOSED LEASE AREA IS 2,500 SQ. FT.

POC FOR POWER AND TELCO TO BE DETERMINED.

PROJECT NARRATIVE



VICINITY MAP

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 THE LATEST APPLICABLE VERSION OF THESE CODES.

1. 2013 CALIFORNIA BUILDING CODE (CBC)
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

CALIFORNIA FIRE CODE	2013 EDITION UFC
CALIFORNIA BUILDING CODE	2013 EDITION CBC
CALIFORNIA MECHANICAL CODE	2013 EDITION IAPMO
CALIFORNIA PLUMBING CODE	2013 EDITION IAPMO
CALIFORNIA ELECTRICAL CODE	2013 EDITION 2012 NEC
CAL GREEN CODE	2013 EDITION CGC

CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES) 2013 EDITION REVISED JULY 2013, AND ALL APPLICABLE LOCAL & STATE ORDINANCES, CODES AND REGULATIONS AND 2013 CALIFORNIA STATE STANDARDS CODE AMENDMENTS.
2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. NFPA 76

BUILDING CODES

LANDLORD:
LOUIS TOBIN & BETSY PEACOCK
4940 NORTH GATE ROAD
FAIRFIELD, CA 94533

SITE ACCESS CONTACT / APPLICANT:
HORIZON TOWER
117 TOWN & COUNTRY DRIVE, SUITE A
DANVILLE, CA 94526
PH: 925-314-1113
FAX: 925-314-1114

ENGINEER:
DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510
CONTACT: ERIC UHRENHOLT P.E.
PHONE: 707-304-3351

PROJECT TEAM

CONSTRUCTION DATA:

OCCUPANCY CLASSIFICATION:	
ZONING:	
ZONING CLASSIFICATION:	
BUILDING TYPE:	V-B
OCCUPANCY:	S-2, UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY
FIRE SPRINKLERS:	AN AUTOMATED FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS) ARE NOT REQUIRED.
SITE COMPOUND AREA:	2,500 SQ. FT. ±

PROJECT DATA

SHEET NO	DESCRIPTION
T1	PROJECT INFORMATION & SHEET INDEX
G1	GENERAL NOTES & ABBREVIATIONS
C1	SITE SURVEY
A1	SITE PLAN
A2	EQUIPMENT AND ANTENNA PLAN
A3	SOUTH & WEST ELEVATIONS

SHEET INDEX

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

PROJECT INFORMATION & SHEET INDEX

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
D	FOR REVIEW	02/23/2015
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD MW ANTENNAS	06/02/2015

Job No.: G15001
Draw/Check By: SH / EKU

T1

A/C	AIR CONDITIONING
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJACENT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANS	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AUX	AUXILIARY
AVG	AVERAGE
AWS	AMERICAN WELDING SOCIETY
B PL	BASE PLATE
BLDG	BUILDING
BM	BEAM
BOS	BOTTOM OF STEEL
BOT	BOTTOM
C	CHANNEL
CB	CARRIAGE BOLT
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONFIG	CONFIGURATION
CONN	CONNECT
CONT	CONTINUE
CSK	COUNTER SUNK
CU	CUBIC
CU FT	CUBIC FEET
CU IN	CUBIC INCH
CU YD	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIR	DIRECTION
DJ	DOUBLE JOIST
DL	DEAD LOAD
DP	DIAMOND PLATE
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
EMBED	EMBEDMENT
EP	EDGE OF PAVEMENTS
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
EW	EACH WAY
FDN	FOUNDATION
FIN	FINISH
FIN. FLR.	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOS	FACE OF SLAB
FOS	FACE OF STUD
FOW	FACE OF WALL
FRP	FIBERGLASS REINFORCED PLASTIC
FSTNR	FASTENER
FT	FOOT (FEET)
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GL	GROUND LEVEL
GLZ	GLAZING
GSM	GALVANIZED SHEET METAL
GYP BD	GYPSUM BOARD
HDR	HEADER
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
ISO	INTERNATIONAL STANDARDS ORGANIZATION
LBS	POUND
LF	LINEAR FEET (FOOT)
LONG	LONGITUDINAL
MAX	MAXIMUM
MB	MACHINE BOLT
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
mm	MILLIMETER
MTL	METAL
N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLYWD	PLYWOOD
PN	PART NUMBER
PRELIM	PRELIMINARY
PREP	PREPARATION
PT	PRESSURE TREATED
QTY	QUANTITY
R	RADIUS
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RM	ROOM
SHED	SCHEDULE
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICKNESS
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FINISH FLOOR
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W	WATT
W/	WITH
W/O	WITHOUT
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

ABBREVIATIONS

GENERAL NOTES

1. DIMENSIONS SHOWN ON THE DRAWINGS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TAKEN FROM FACE OF SURFACE TO FACE OF SURFACE OR GRID LINE.
3. PLAN DIMENSIONS ARE TAKEN FROM FACE OF STRUCTURE, FINISH OR GRID LINE, UNLESS OTHERWISE NOTED. TYPICAL FOR FLOOR PLANS AND DETAILS.
4. DETAILS ARE DIAGRAMMATICAL AND MAY DIFFER IN SCALE FROM PROPOSED CONDITIONS.
5. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
6. DETAILS LABELED TYP (TYPICAL) SHALL BE FABRICATED AT ALL LIKE CONDITIONS THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED. DETAILS LABELED SIM (SIMILAR) SHALL BE FABRICATED WITH MINOR DIFFERENCES AS SHOWN IN THE DETAIL.
7. FOR DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. SHOP DRAWINGS ARE SUPERSEDED BY THESE DRAWINGS UNLESS APPROVED BY ENGINEER.
9. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING ANY WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS OF FABRICATION. SHORING, SCAFFOLDING, FORMWORK, ETC., MAY REQUIRE ADDITIONAL STRUCTURAL DESIGN.
11. THE CONTRACTOR SHALL PROVIDE, LOCATE, AND INSTALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL AND ELECTRICAL WORK.
12. ALL EQUIPMENT, DEVICES, FIXTURES AND MATERIALS SHALL BE LISTED BY AN APPROVED TESTING AGENCY.
13. ALL MATERIAL SYSTEMS SHALL BE NON-COMBUSTIBLE WITH A FLAME SPREAD RATIO OF 25 OR LESS, SMOKE DEVELOPING RATING OF 50 OR LESS THAN A FUEL CONTRIBUTING OF ZERO.
14. CONNECTING HARDWARE SHALL BE RATED FOR OPERATION UNDER AMBIENT CONDITIONS OF -40 TO 140 DEGREES FAHRENHEIT AND IN THE RANGE OF 0 TO 100 PERCENT RELATIVE HUMIDITY.
15. THE SITE PLAN IS NOT BASED ON A SURVEY AND SHALL ONLY BE USED FOR THE SCOPE OF WORK SHOWN IN THESE DRAWINGS.
16. FABRICATED STEEL PARTS, PIPE, BOLTS, PLATE WASHERS AND STEEL SECTIONS SHALL BE HOT DIPPED GALVANIZED. SHEET METAL SHALL BE GALVANIZED.

GENERAL NOTES

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

GENERAL NOTES & ABBREVIATIONS

REVISIONS

No.	DESCRIPTION	DATE
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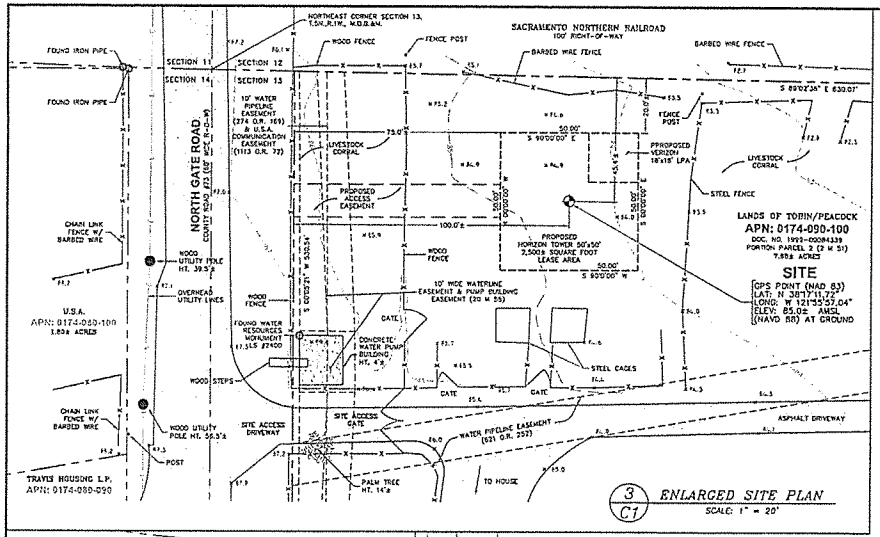
G	EQUIPMENT UPDATE	06/02/2015
H	ADD NW ANTENNAS	06/02/2015

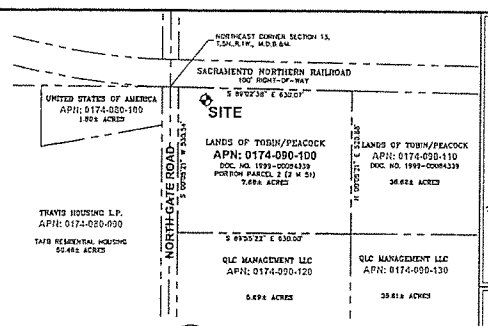
Job No.: G15001

Draw/Check By: SH / EKU

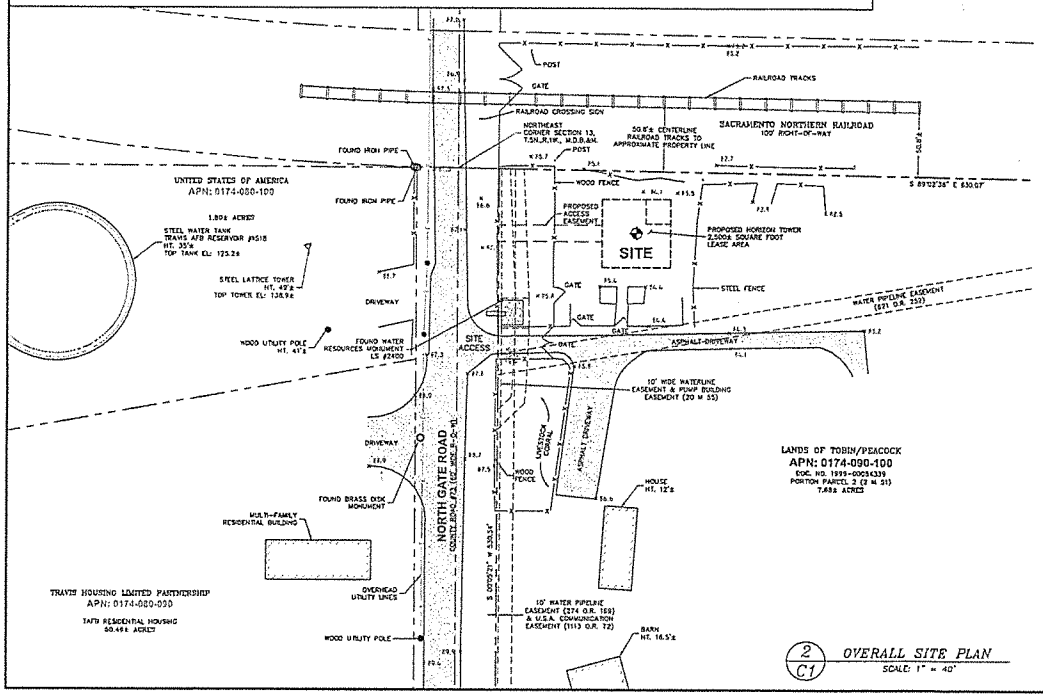
G1



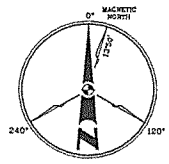
3 C1 ENLARGED SITE PLAN
SCALE: 1" = 20'



1 C1 AREA PLAN
SCALE: 1" = 200'

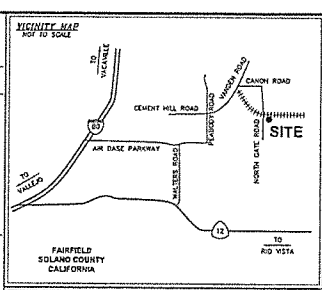


2 C1 OVERALL SITE PLAN
SCALE: 1" = 40'



QUIET RIVER
Land Services Inc.
SCALE IN INCHES
MAGNETIC DECLINATION = 13°50'
PER NOAA-NCDC

VICINITY MAP
NOT TO SCALE



PROPERTY INFORMATION

Owner: LOUIS TOBIN & BETSY PEACOCK
Address: 4940 NORTH GATE ROAD
FAIRFIELD, CA. 94533

Site: FAIRFIELD
Address: 4940 NORTH GATE ROAD
FAIRFIELD, CA. 94533

Assessor's Parcel Number: 0174-090-100

Height of Building/Tower: N/A

Title Report:
TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY CHICAGO TITLE COMPANY REPORT NO. FSJP-0701402694, DATED AS OF APRIL 24, 2014.

Legal Description:
PROPERTY SITUATED IN THE CITY OF FAIRFIELD, COUNTY OF SOLANO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION — National Flood Insurance Program
County: SOLANO — Effective Date: MAY 4, 2009
Community-Panel Number: 060630-0015-E
The Flood Zone Designation for this site as plotted by scale is:

ZONE X – Areas determined to be outside the 0.2% annual chance flood plain.

SURVEY DATA

NAD 83 Datum:
Lat: N 38°17'11.72" Long: W 121°55'57.04"
Datum Base: NAD 83 Equipment Used: Topcon Hiperlite Receiver (See Note 2)

Site Ground Elevation: 85.0± AMSL (NAVD88) AT SITE GPS LOCATION

Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)

Basis of Bearings:
CALIFORNIA COORDINATES ZONE II, AND BEST FIT WITH FOUND MONUMENTS AS SHOWN.

Date of Field Survey: JANUARY 8, 2015

NOTES

1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.

2.) The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Navstar Global Positioning System (GPS) and a Topcon Hiperlite Receiver. Topcon specifications report indicated level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±20 feet.)

3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared. Therefore, there may be underground or obscure utilities existing on the property not shown on this map — so CALL BEFORE YOU DIG.

4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, comments, notes, boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-in Accuracy Code designation as listed in the A.S.C.E. Information Sheet 01/003 and are accurate to the best of my knowledge and belief.

SIGNATURE DATE

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER		ASPHALT
CP	CONTROL POINT		CONCRETE
EL.	ELEVATION	△	CONTROL POINT
FH	FIRE HYDRANT	○	FOUND MONUMENT
FND.	FOUND	◆	GPS POINT
HT.	HEIGHT	5.3/4.3	PARAPET/ROOF ELEVATIONS
MON.	MONUMENT	x 12.3	SPOT ELEVATION
(M-M)	MONUMENT TO MONUMENT		POWER POLE
P.O.B.	POINT OF BEGINNING		TEMPORARY BENCHMARK
P.O.C.	POINT OF COMMENCEMENT		
PP	POWER POLE		
(TYP.)	TYPICAL		

DATE: JUNE 8, 2015
DRAWN BY: MAS
FILE NO.: HORT1501

REVISIONS

DATE	DESCRIPTION	INITIAL
1/13/15	90% ISSUE	MAS
2/16/15	100% COMPLETE	MAS
8/8/15	MOVE LEASE AREA	MAS

HORIZON TOWER, LLC
140 TOWN & COUNTRY DRIVE, SUITE E
DANVILLE, CA 94526
PHONE: (925) 314-1113
FAX: (925) 314-1114

QUIET RIVER
Land Services Inc.
11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-8788 Phone

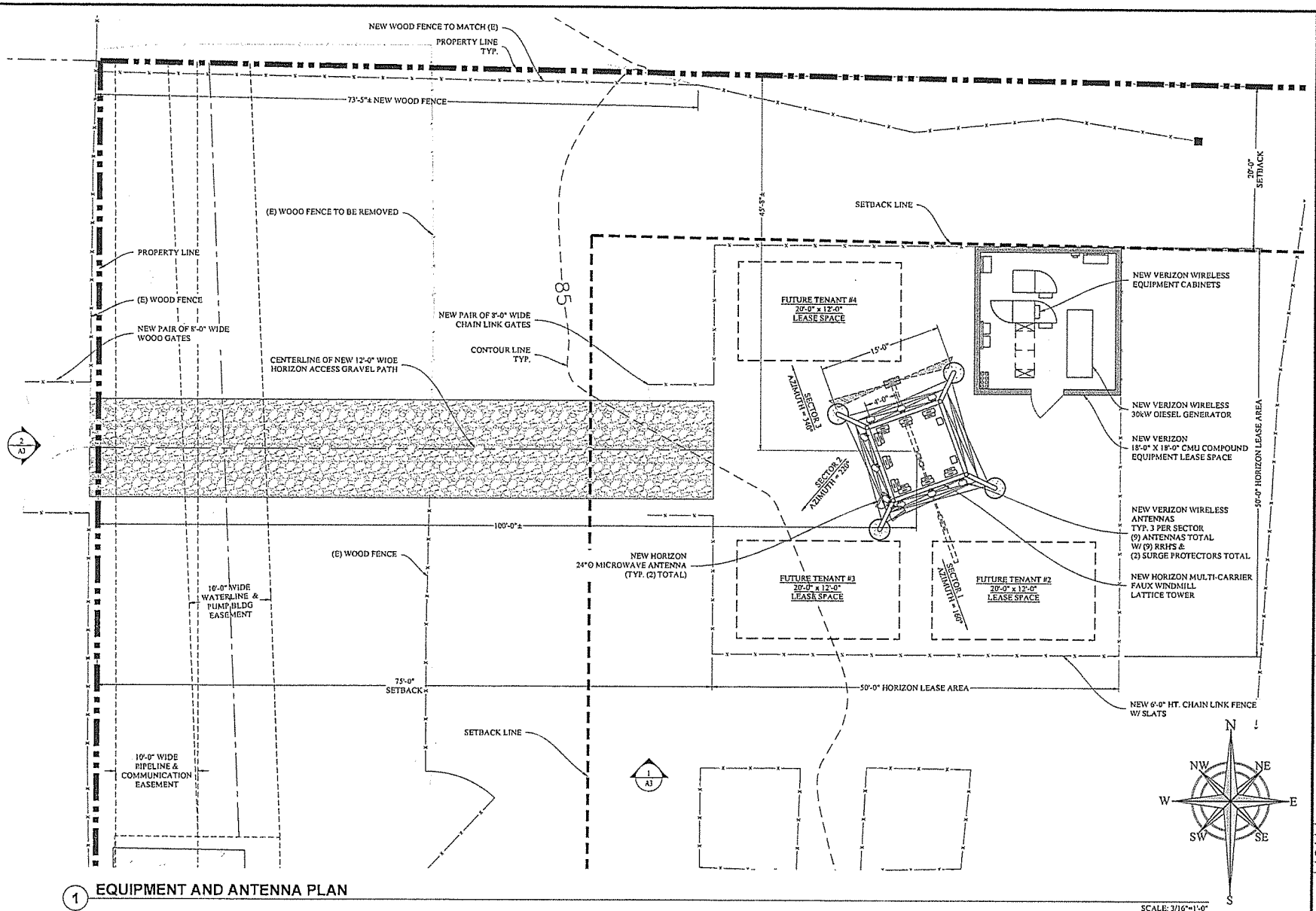
EXISTING SITE CONDITIONS

CA-4029
FAIRFIELD

4940 NORTH GATE ROAD
FAIRFIELD, CA. 94533

C1

OF 1 SHEET



1 EQUIPMENT AND ANTENNA PLAN

SCALE: 3/16"=1'-0"

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1133
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

EQUIPMENT AND ANTENNA PLAN

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
D	FOR REVIEW	02/23/2015
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD NEW ANTENNAS	06/02/2015

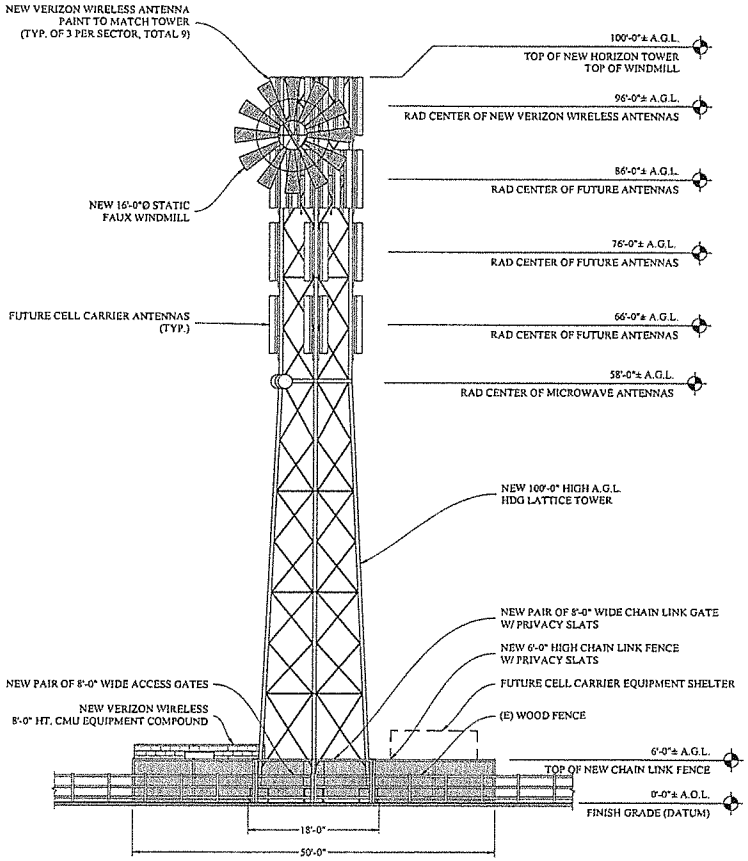
Job No.: G15001

Draw/Check By: SH / EKU

A2

NOTE:
1. STRUCTURE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. NOT TO SCALE

2. ALL TOWER MOUNTED EQUIPMENT, ANTENNAS, RRUS, ETC. TO BE PAINTED TO MATCH TOWER

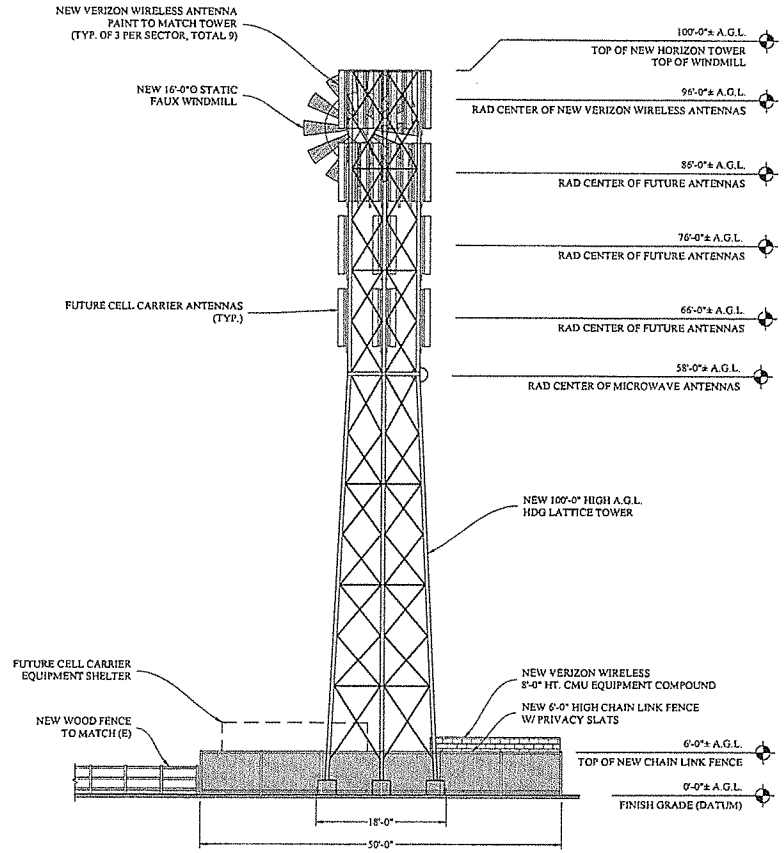


2 WEST ELEVATION

SCALE: 1/8"=1'-0"

NOTE:
1. STRUCTURE IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY. NOT TO SCALE

2. ALL TOWER MOUNTED EQUIPMENT, ANTENNAS, RRUS, ETC. TO BE PAINTED TO MATCH TOWER



1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

DIAMOND ENGINEERING SERVICES
4255 PARK RD.
BENICIA, CA 94510

HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower CA4029 Fairfield
4940 North Gate Road
Fairfield, CA 94533

SOUTH & WEST ELEVATIONS

REVISIONS

No.	DESCRIPTION	DATE
C	SURVEY UPDATE	02/19/2015
D	FOR REVIEW	02/25/2015
E	SITE RELOCATION	05/22/2015
F	CHANGE TOWER DESIGN	06/01/2015
G	EQUIPMENT UPDATE	06/02/2015
H	ADD MW ANTENNAS	06/02/2015

Job No.: G15001

Draw/Check By: SH / EKU

A3

6.4

Proposed Base Station (Site No. 320731 "Travis Air Force Base North")
Verizon Wireless • 4940 North Gate Road • Fairfield, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 320731 "Travis Air Force Base North") proposed to be located at 4940 North Gate Road in Fairfield, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall lattice tower to be sited at 4940 North Gate Road in Fairfield. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

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 April 23, 2015, it is proposed to install nine directional panel antennas on a 100-foot lattice tower to be sited near the northwest corner of the rural property located at 4940 North Gate Road in Fairfield, just outside Travis Air Force Base. The antennas would be mounted at an effective height of about 96 feet above ground and would be oriented in groups of three toward 160°T, 230°T, and 340°T. For the purpose of this study, it is assumed that Andrew Model SBNHH-1D65C would be installed with 6° downtilt and that the maximum effective radiated power in any direction would be 14,140 watts, representing simultaneous operation at 4,240 watts for AWS, 3,890 watts for PCS, 3,360 watts for cellular, and 2,650 watts for 700 MHz service. 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 0.0092 mW/cm^2, which is 1.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 1.6% 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.

---

* Located at least 190 feet away, based on photographs from Google Maps.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, 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 4940 North Gate Road in Fairfield, 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 Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. HAMMETT
E-13026
M-20676
Exp. 6-30-2015
ELECTRICAL
MECHANICAL
STATE OF CALIFORNIA

William F. Hammett, P.E.
707/996-5200

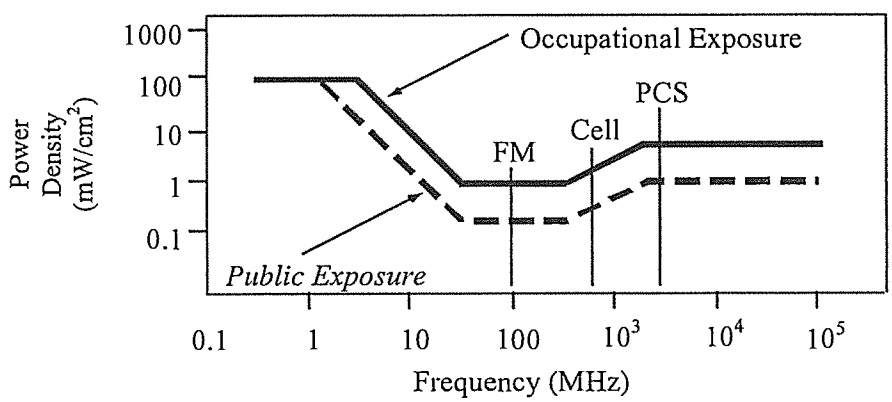
April 30, 2015

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	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	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.

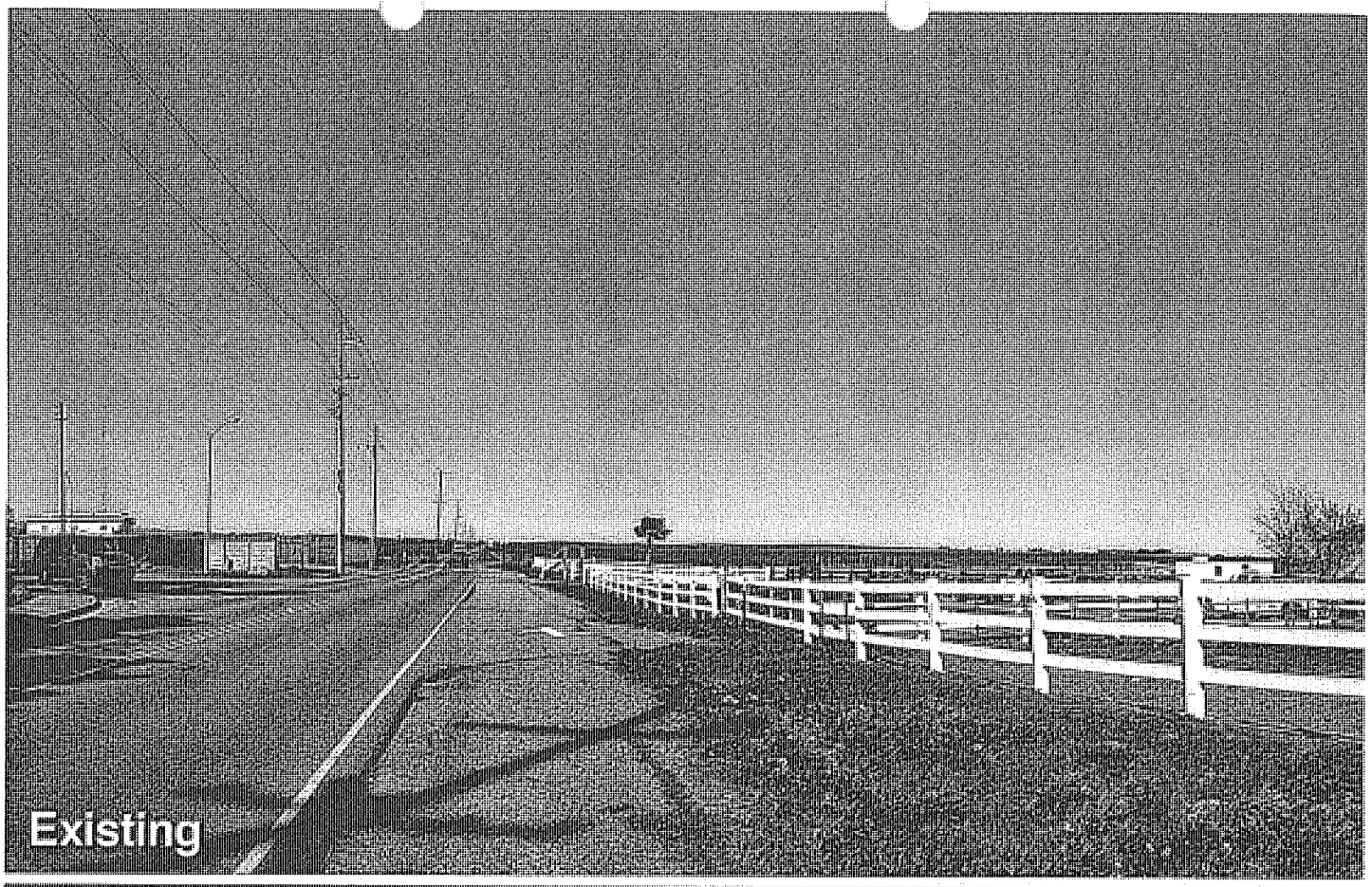
OET-65 gives this formula for calculating power density in the far field of an individual RF source:

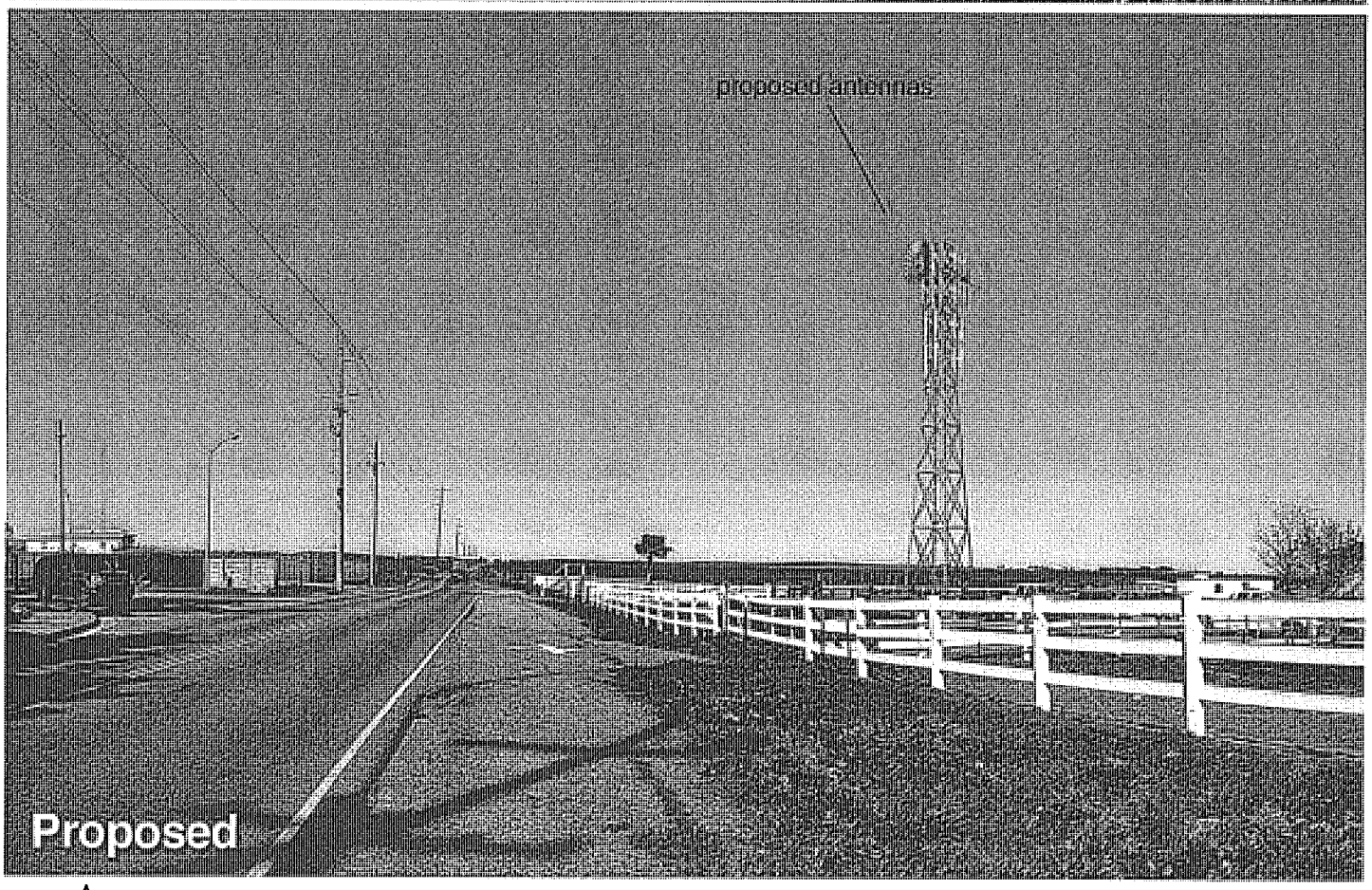
$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

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





HORIZON TOWER, LLC

Fairfield **Site # CA4029**

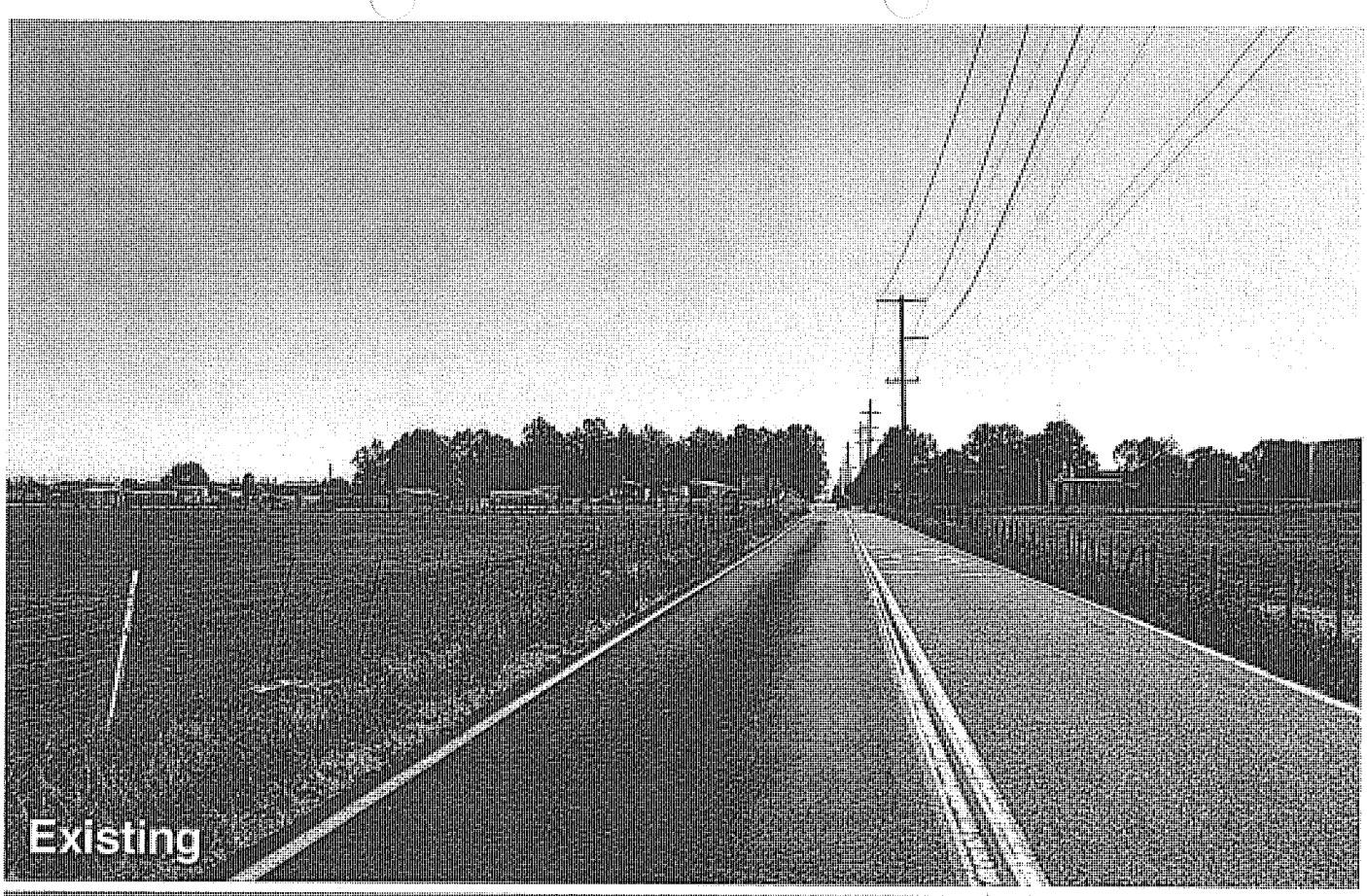
Looking North from North Gate Road

6/2/15

4940 North Gate Road
Fairfied, CA 94533

View #1

Applied Imagination 510 914-0500



HORIZON TOWER, LLC

Fairfield **Site # CA4029**

Looking Sorth from North Gate Road

6/3/15

4940 North Gate Road
Fairfied, CA 94533

View #2

Applied Imagination 510 914-0500

6.6

Environmental Noise Analysis

Travis AFB North Cellular Facility

Solano County, California

BAC Job # 2015-106

Prepared For:

Complete Wireless Consulting

Attn: Ms. Kim Le
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

June 17, 2015

BOLLARD
Acoustical Consultants

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

Introduction

The Travis AFB North Verizon Wireless Unmanned Telecommunications Facility Project (project) proposes the construction of a lattice tower, the installation of cellular outdoor equipment cabinets, and the installation of an emergency diesel standby generator inside a fenced area located at 4940 North Gate Road, Fairfield (Solano County), California. The outdoor 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 June 2, 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

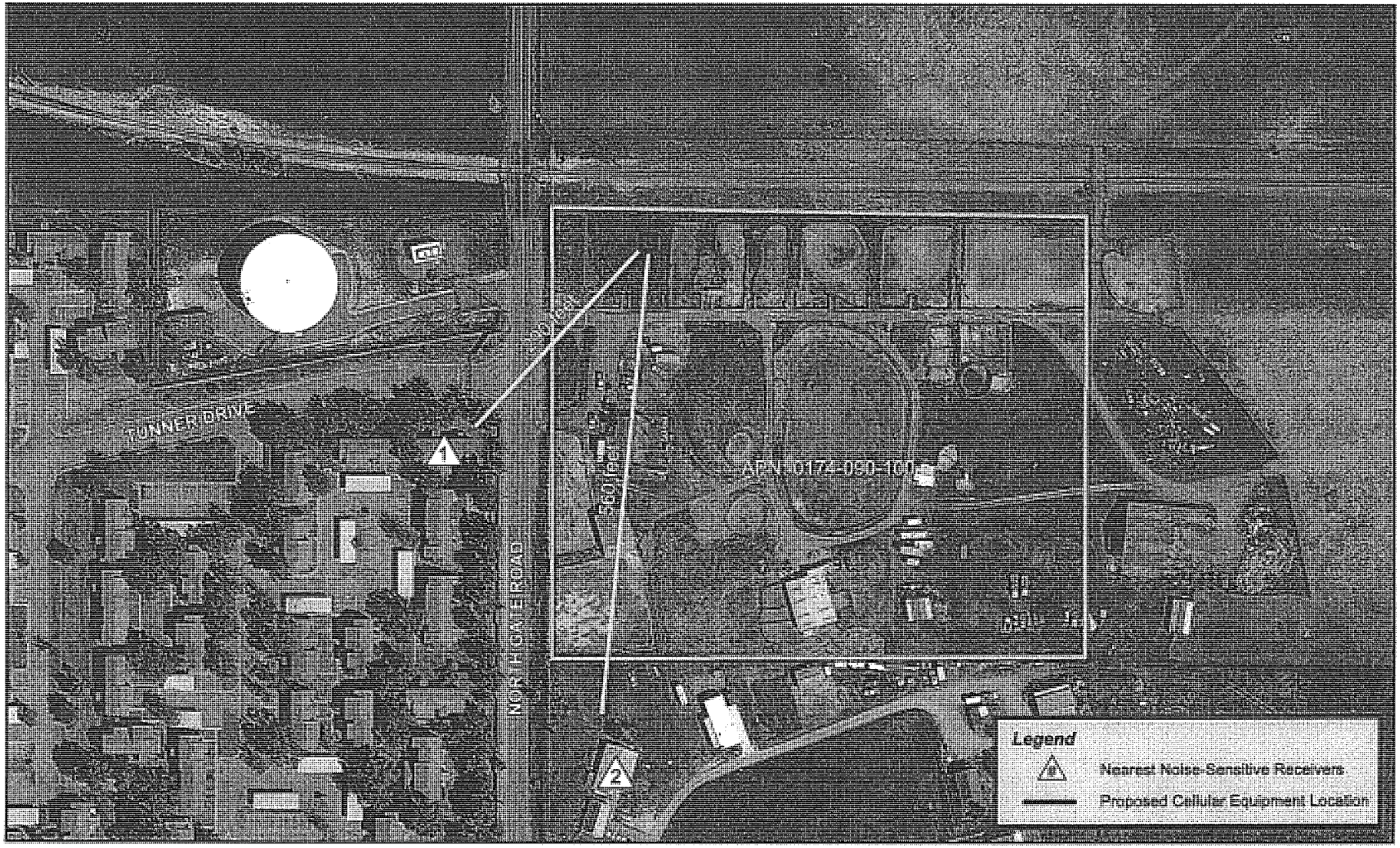
Solano County Code

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

Travis AFB North Cellular Facility - Solano County, California

Project Area and Nearest Noise-Sensitive Receivers



BOLLARD
Acoustical Consultants

Scale (feet)
0 125 250

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 use. In addition to the general plan noise level standards, the Solano County Code, Section 28.70.10(B)(1)(b), property line noise level standard of 65 dB L_{dn} was applied at the nearest property line. Compliance with the 65 dB L_{dn} noise level standard at the nearest property line would ensure compliance at all other property lines.

The proposed facility is located within and adjacent to agriculturally zoned land (A 20 Exclusive Agriculture). The nearest residential district is located over 200 feet away to the southwest. Because the facility is located in excess of 100 feet from a residential district, the Section 28.81(D)(10) facility site's property line noise level standard of 50 dB L_{dn} was not applied to the project.

Project Noise Generation

Sources and Reference Noise Levels

The project proposes the installation of four equipment cabinets within a lease area, as indicated in 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 in Table 2.

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 290-560 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 predicted noise levels presented below in Table 3 have been conservatively adjusted by -5 dB to account for the shielding provided by the proposed 8-foot tall CMU facility enclosure.

Table 3
Summary of Project-Related Noise Exposure at Nearest Outdoor Activity Areas
Travis AFB North Verizon Wireless Telecommunications Facility Project

Nearest Residential Property Lines[1]	Distance from Cellular Equipment (feet)	Predicted Noise Levels (dBA)	
		Cabinets (L_{eq})[2]	Generator (L_{max})[3]
1	290	27	50
2	560	21	44

Notes:
1 Distances to nearest outdoor activity areas illustrated on Figure 1.
2 The four equipment cabinets were conservatively assumed to be in operation concurrently.
3 Generator assumed to be equipped with Standard Enclosure (77 dB at 23 feet).

Because the proposed equipment cabinets could potentially be in operation during nighttime hours, the operation of the 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 21-27 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 44-50 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 20 feet from the nearest property line to the north. To predict cellular facility noise emissions relative to the Solano County Code 65 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 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 58 dB L_{dn}. The predicted noise exposure level takes into consideration the aforementioned screening provided by the proposed 8-foot tall CMU facility enclosure. The combined project noise level of 58 dB L_{dn} at the nearest property line would satisfy the County's 65 dB L_{dn} noise level standard. As a result, no additional noise mitigation measures would be warranted for the project.

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. In addition, project-related equipment noise exposure is expected to satisfy the Solano County Code noise exposure limits applied at the nearest property line. As a result, no additional noise mitigation measures would be warranted for this project.

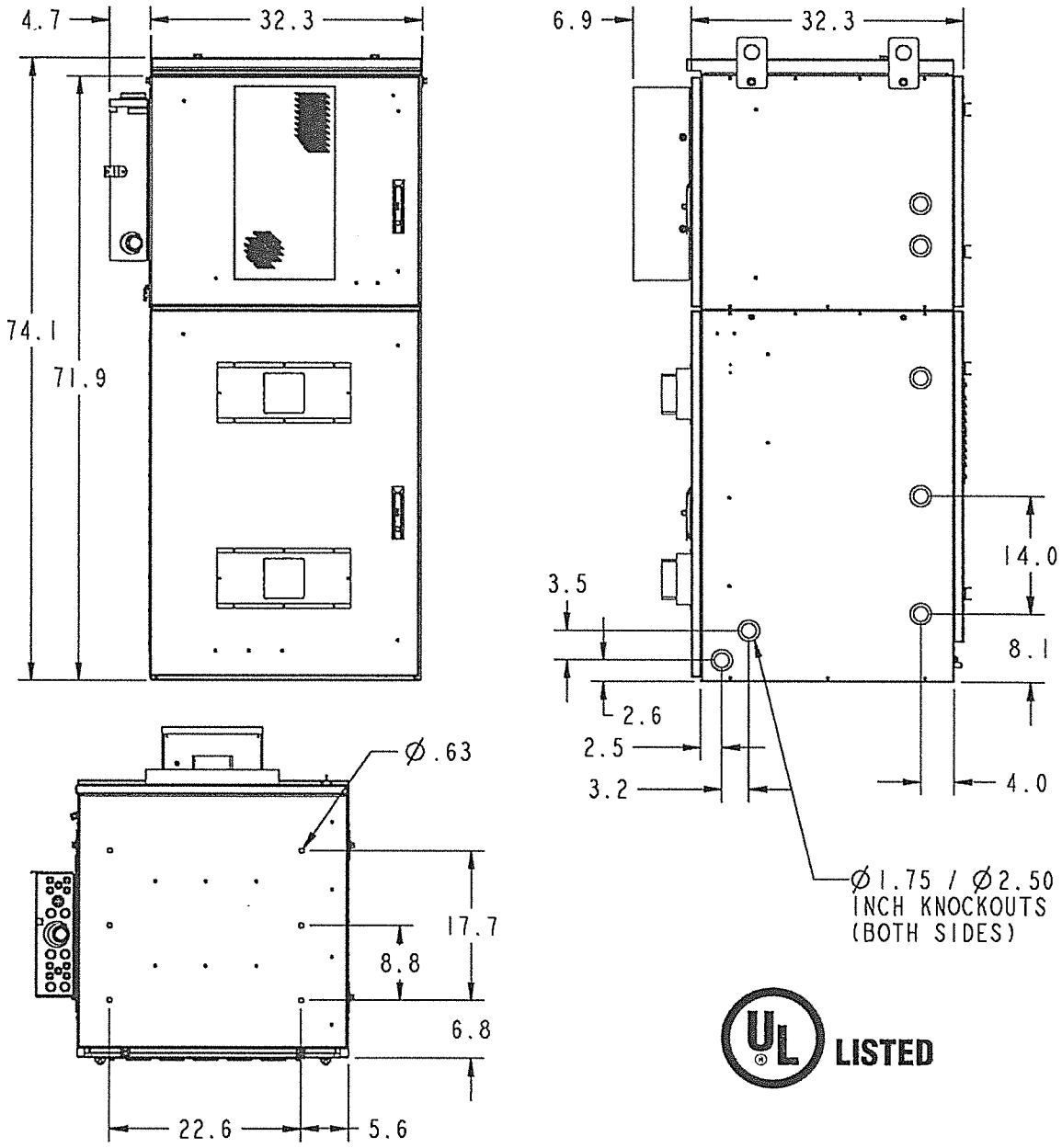
This concludes our environmental noise assessment for the proposed Travis AFB North Cellular Facility in Solano County, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions or requests for additional information.

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.

Appendix B-1



UL LISTED

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, 5400 Apollo Drive
Rolling Meadows, IL 60008
Telephone: 847-806-6300

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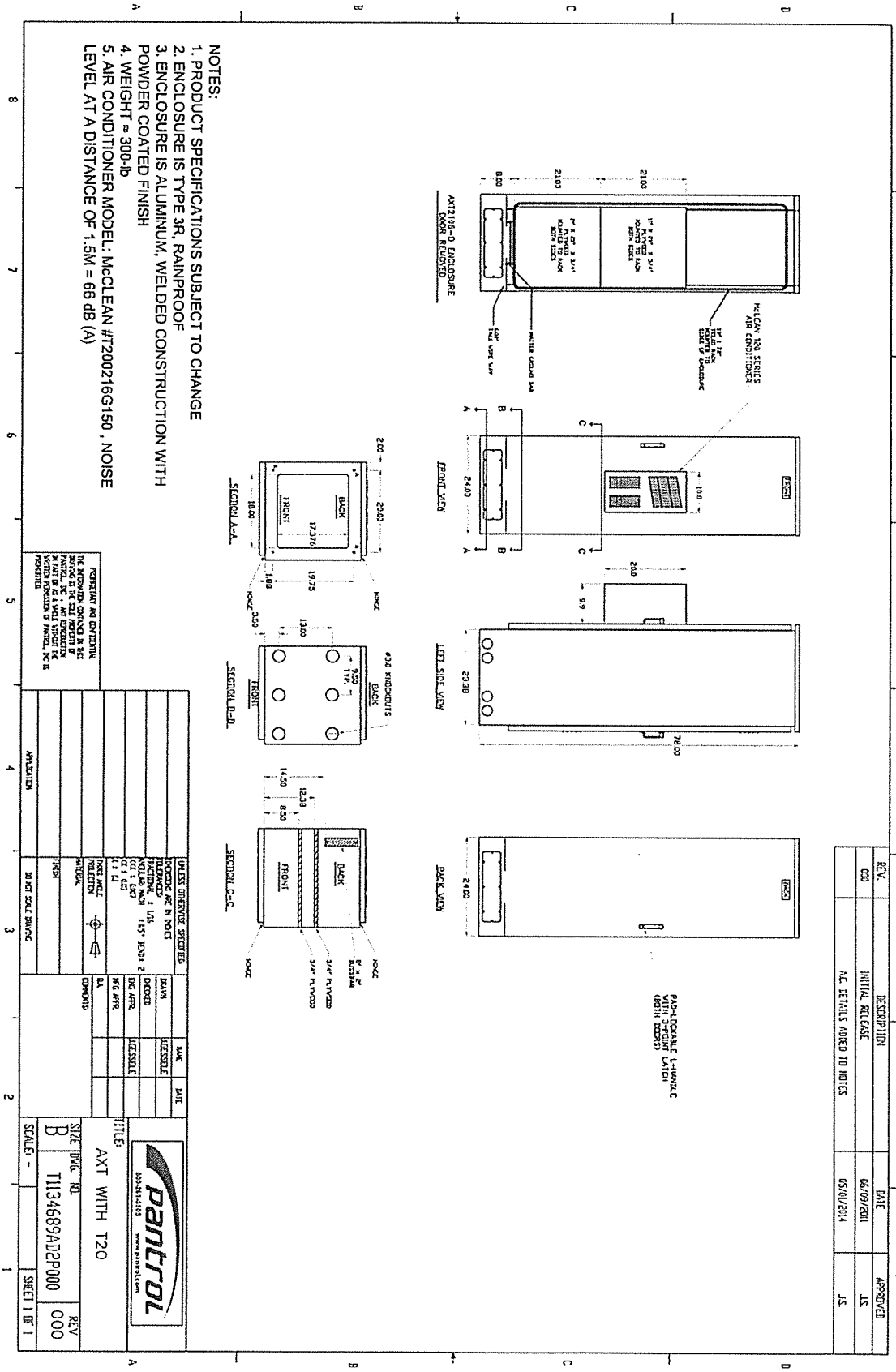
Verizon Wireless
Large Site Support Enclosure

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)
AXT2195-D ENCLOSURE DOOR REMOVED
FRONT VIEW
LEFT SIDE VIEW
BACK VIEW
SECTION A-A
SECTION B-B
SECTION C-C
PANTROL
AXT WITH T20
T113468 9AD2P000
REV 000
SHEET 1 OF 1

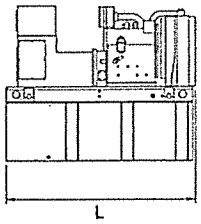
Appendix C

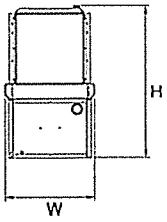
GENERAC | INDUSTRIAL POWER

30 kW Diesel

SD030

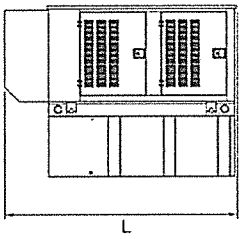
dimensions, weights and sound levels

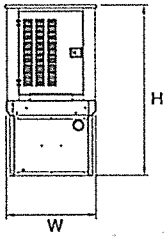




OPEN SET

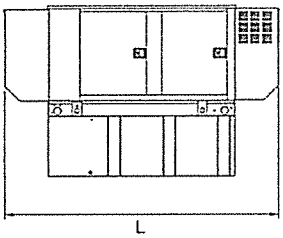
RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	

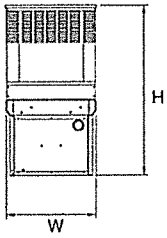




STANDARD ENCLOSURE

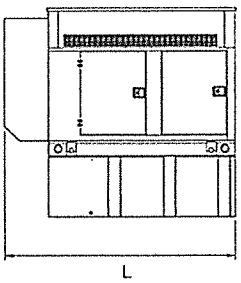
RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	

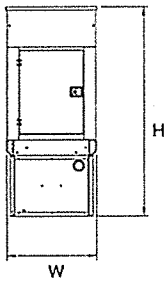




LEVEL 1 ACOUSTIC ENCLOSURE

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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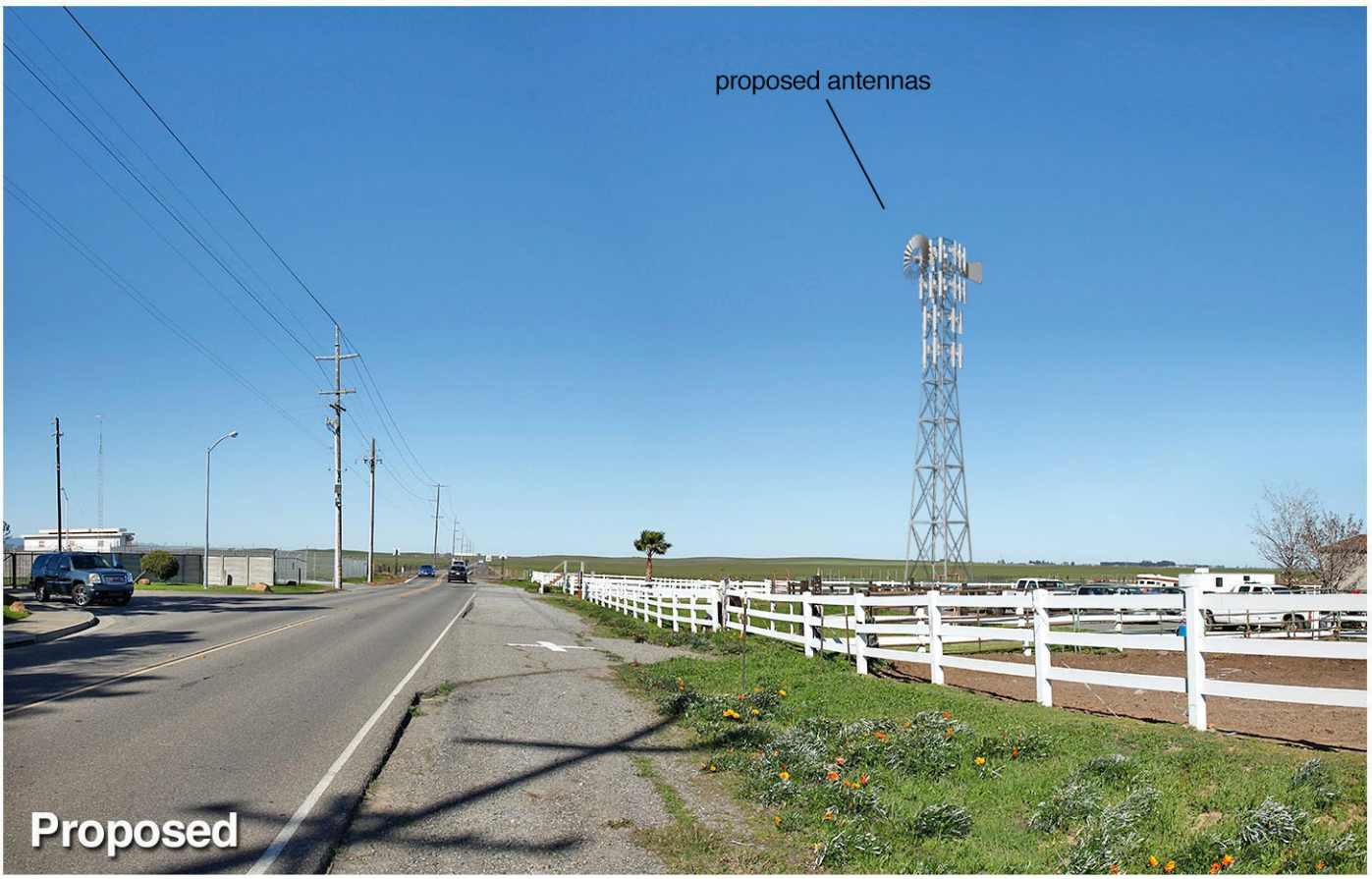

HORIZON TOWER, LLC

Fairfield **Site # CA4029**

Looking North from North Gate Road

4940 North Gate Road
Fairfied, CA 94533

6/2/15

View #1

Applied Imagination 510 914-0500

HORIZON TOWER, LLC

Fairfield **Site # CA4029**

Looking Sorth from North Gate Road

6/3/15

4940 North Gate Road
Fairfied, CA 94533

View #2

Applied Imagination 510 914-0500

Solano County

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

Agenda Submittal

Agenda #:	3	**Status:**	PC-Regular
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-013	**Contact:**	Matt Walsh
Agenda date:	8/25/2015	**Final action:**	
Title:	Consider a recommendation that the Board of Supervisors adopt zoning ordinance text amendments to address the impact of glint and glare from land uses on aircraft		
Governing body:	Planning Commission		
District:			
Attachments:	A - Draft ordinance		

Date	Ver.	Action By	Action	Result

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

RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission recommend that the Board of Supervisors adopt zoning ordinance text amendments to address the impact of glint and glare from land uses on aircraft.

DISCUSSION:

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 at this time 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.

Glint is a momentary flash of light, and glare is a continuous flash of light from a reflective surface. 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.

The proposed text amendment was not included in the ordinance reviewed by the Planning Commission on July 16, 2015. 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.

The draft ordinance text revises Chapter 28 of the County Code in subsection 28.70.10(B)(1) to read:

1. Prevent Offensive Noise, Dust, Glare, Vibration, or Odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management, to prevent:

a. Dust, offensive odors, or vibrations detectable beyond any property line;

b. Noise that exceeds 65dBA LDN at any property line; and

c. Glint or glare detectable beyond any property line or by overflying aircraft.

The amendment adds wording to address the potential impact of glint and glare to overflying aircraft. Previous wording did not specify "glint" and did not call out the potential for impact specifically to aircraft. The intent of this ordinance amendment is to clarify that both glint and glare from any land use are regulated performance standards within the unincorporated area of the County. Not only can they be regulated to protect against impacting neighboring properties but also to prevent impacts to overlying aircraft.

ENVIRONMENTAL ANALYSIS:

Section 15308, Class 8 of CEQA is applicable to actions taken by regulatory agencies, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

The adoption of these ordinance text amendments serves to clarify land use development standards that are intended to protect the environment; therefore, it falls in a class of projects that the Secretary of Resources has determined not to a have significant impact on the environment and are declared to be categorically exempt from the requirement for the preparation of environmental documents.

ATTACHMENTS:

Exhibit A - Draft Ordinance

DRAFT FOR PLANNING COMMISSION REVIEW

ORDINANCE NO. 2015-_____

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE, AMENDING SUBSECTION 28.70.10(B)(1), TO ADD GLINT AS A REGULATED PERFORMANCE STANDARD FOR ANY USE OF LAND AND STRUCTURES

The Board of Supervisors of the County of Solano ordains as follows:

SECTION I

Chapter 28 of the Solano County Code (Zoning Regulations), subsection 28.70.10(B)(1), is amended as follows:

1. Prevent Offensive Noise, Dust, Glare, Vibration, or Odor. All uses of land and buildings shall be conducted in a manner, and provide adequate controls and operational management, to prevent:

    a. Dust, offensive odors, or vibrations detectable beyond any property line;

    b. Noise that exceeds 65dBA LDN at any property line; and

    c. Glint or glare detectable beyond any property line or by overflying aircraft.

SECTION II

The purpose of this amendment is to clarify that both glint and glare are regulated performance standards for all uses of land and structures within the unincorporated area of Solano County, and that these glint and glare performance standards are for the protection of both neighboring properties and overflying aircraft. Glint is a momentary flash of bright light, whereas glare is a continuous source of bright light.

SECTION III

All ordinance and parts of ordinances in conflict herewith are repealed.

SECTION IV

The Board of Supervisors has made the following findings in regard to the zoning text amendment:

1. The zoning amendment is in conformity with the Solano County General Plan.

2. The zoning amendment will not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County or be detrimental to adjacent property or improvements in the neighborhood.

3. The zoning amendment assures the maintenance and protection of the existing environment, and is therefore exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the CEQA Guidelines.

SECTION V

This ordinance will be effective thirty (30) days after its adoption.

SECTION VI

If any provision of this ordinance or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

SECTION VII

A summary of this ordinance shall be published once in the Daily Republic, a newspaper of general circulation in the County of Solano, not later than fifteen (15) days after the date of its adoption.

* *

PASSED AND ADOPTED by the Solano County Board of Supervisors at its regular meeting on _____, 2015, by the following vote:

AYES: Supervisors _____

NOES: Supervisors _____

EXCUSED: Supervisors _____

_____
Erin Hannigan, Chairwoman
Solano County Board of Supervisors

ATTEST:
Birgitta E. Corsello, Clerk
Solano County Board of Supervisors

By: _____
Jeanette Bellinder, Chief Deputy Clerk

Solano County

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

Agenda Submittal

Agenda #:	4	**Status:**	PC-Regular
Type:	PC-Document	**Department:**	Planning Commission
File #:	PC 15-011	**Contact:**	Mike Yankovich
Agenda date:	8/20/2015	**Final action:**	
Title:	Appoint one Planning Commissioner to serve on the Solano County Code Compliance Hearing Panel and one to serve as the alternate		
Governing body:	Planning Commission		
District:			
Attachments:	A - Revised Code Compliance Complaint Process B - Guidelines for the Hearing Panel		

Date	Ver.	Action By	Action	Result

Published Notice Required? Yes ____ No _X_
Public Hearing Required? Yes ____ No _X_

RECOMMENDATION:
It is recommended that the Planning Commission appoint one Commissioner to serve on the Solano County Code Compliance Hearing Panel and appoint one Commissioner to serve as the alternate.

DISCUSSION:
The Board of Supervisors has adopted a code compliance process that County staff must follow throughout the complaint investigation and noticing phase (Attachment A). 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.
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 is attached (Attachment B) and provide an explanation of the Hearing Panel and operating procedures.

FINANCIAL IMPACT:
The costs associated with the Hearing Panel are included in both the Building and Planning budgets.

ALTERNATIVES;
The Planning Commission could elect to not appoint a commissioner and alternate, however, this is not recommended since the Board adopted a code compliance process which includes the Hearing Panel.

OTHER AGENCY INVOLVEMENT:
No other agency involvement is required.

April 28, 2009

REVISED CODE COMPLIANCE COMPLAINT PROCESS

1. Complaint received and entered into the computer tracking system.

2. Records research conducted regarding use permit and building permit history as well as prior closed or current (pending) code compliance cases.

3. Drive by inspection to verify violations and to gather information.

4. Send inspection letter to property owner and conduct initial site inspection to identify specific violations.

5. **Notice of Violation and Order to Comply** letter sent to property owner allowing a minimum of **30 days** from the date of the letter to bring the property into compliance.

6. Reinspection of property after 30 day period expires if appropriate. Issue additional notices, second notice, and final notice. The final notice includes an explanation of the appeals process for the case to be presented to the Hearing Panel.

   A. If violations have been removed/resolved, no further action is required.
   B. If violations continue and a final notice is sent to the property owner, an explanation of the appeals process will be included in the final notice and the property owner will have fifteen days to respond.
   C. If the property owner requests a hearing, or due to non-compliance the violation is brought before the Hearing Panel, the panel will be notified by the division head of the request for a hearing, public notice will be sent and the panel will meet at a set time and location each month, to be determined by the Panel.
   D. If violations have not been abated to the Hearing Panel's satisfaction, the matter will be referred to County Counsel for discussion with the Board in Closed Session and secure specific direction to resolve the violation(s) and/or authorize County Counsel to file a civil nuisance abatement action.

Generally, the property owner will make progress toward bringing the violations into compliance. Often, the property owner will request an extension of the deadline and a **reasonable** extension will usually be granted with the intention of resolving matters within 90 days whenever possible.

If the property owner does not comply and legal action is taken it may take 18 to 24 months to resolve violations through the court process. Depending on the outcome of the hearing, abatement of the violations will follow, normally via a court order and within a very strict timeline.

ATTACHMENT A

April 28, 2009

Guidelines for the Solano County Code Compliance Hearing Panel

1. Goal of Solano County's Code Compliance Process and the Hearing Panel

The overarching goal of the County's Code Compliance process is voluntary compliance with the various laws and regulations that insure public health and safety through a cooperative relationship between County staff and citizens, including residents, business owners and corporations.

The Hearing Panel will help facilitate compliance by providing an informal clearinghouse to hear constituent appeals and review matters that remain unresolved despite efforts by staff to obtain compliance.

2. Implementation of the Hearing Panel

A. Timing

Staff will work through the complaint investigation and noticing process adopted by the Board of Supervisors.

1) The Final Notice of Violation (NOV) issued by staff will
   a) Give a final compliance deadline (a date certain within 15-30 days of mailing the notice) and
   b) Detail the right of the individual to request an appeal by the Hearing Panel within 15 calendar days by written notification to the agency issuing the NOV, which address will be supplied.

2) If no compliance is obtained by the deadline on the Final NOV and
   a) An appeal request is timely received; the agency shall calendar an informal appeal with the Hearing Panel; or
   b) No timely request for appeal is received; the agency shall calendar the matter for a file review with the Hearing Panel.

All matters shall be calendared within 30 days of the request for appeal or expiration of the compliance deadline.

B. Notice

Staff will send notice of the date, time and a general explanation of the subject matter to be considered to the person requesting the appeal, the owner of the property or business that is the subject of the NOV, all owners of real property as shown on the latest equalized assessment roll within ½ mile of all cases located within the "A" and "RR" zoning districts and 500 feet for all other zoning districts of the property that is the subject of the hearing, and any additional persons or organizations who request notice of the hearing.

Notice shall be mailed or delivered at least 15 days before the hearing.

C. Brown Act

Hearing Panel meetings shall be open and public, therefore:

1) An agenda, specifying the time and location of the hearing and a brief description of each item, shall be posted at least 72 hours before a regular hearing. It must be posted in a location that is accessible to the public, and action may be taken only on those action items appearing on the agenda.

ATTACHMENT B

2) When a hearing is adjourned to another date, time or place, a copy of the order of adjournment must be posted within 24 hours on or near the door of the place where the hearing was held.

D. *Panel Convenes at a Regular Time (e.g., second Thursday of the month or every other Wednesday) to be determined by the Board of Supervisors.*

E. *Panel Composition*

The Hearing Panel shall be composed of three members: the two Supervisors assigned to the land use subcommittee and one Planning Commissioner. (The Planning Commissioner may be assigned on an annual basis, or the Hearing Panel slot may be filled on a rotating basis from the seated Planning Commissioners.) One alternate shall be assigned by the board of supervisors and one by the Planning Commission to fill a position that may be left vacant on the day of the hearing.

F. *Conduct of Hearings*

1) The hearings shall be informal.

2) Only those items found in the attached Table A are considered the responsibility of a potential Hearing Panel appeal.

3) No conformance to the technical rules regarding evidence will be required and although all parties may have an attorney present, no party will be required to speak through counsel.

4) Each item on calendar shall be called in numerical order. A typical hearing may proceed as follows:

    a) Hearing Panel opens the public hearing
    b) Agency issuing the NOV gives a description of the facts of the case and answers questions posed by the Hearing Panel.
    c) Property owner or individual subject to the NOV has the opportunity to be heard.
    d) Members of the public who have submitted speaker cards on the specific agenda item have no more than three minutes to address the Hearing Panel.
    e) Hearing Panel closes the public hearing and deliberates.
    f) The Hearing Panel acts on the item

G. *Possible Actions of Hearing Panel*

The Hearing Panel will take action by simple majority vote. The Hearing Panel may choose to:

1) Request additional information from staff or the individual subject to the NOV and calendar the matter out to a date and time certain, giving sufficient opportunity to obtain the information.

2) Refer to staff with direction on the individual case and offer a resolution or compliance agreement.

3) Support staff's decision and refer to the appropriate formal administrative hearing panel for substantive proceedings or the Board of Supervisors for consideration of initiating legal action, depending on the nature of the regulation enforced.