

SOLANO COUNTY PLANNING COMMISSION

RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit Application No. U-17-09 and Marsh Development Permit Application No. MD-17-02 of **Verizon Wireless** c/o Complete Wireless Consulting, Inc. (Hwy 680 Cygnus) to install a 65' monopole with associated ground equipment as part of a wireless telecommunications facility to be located on a 2.8-acre parcel zoned Exclusive Agricultural "A-20" off Marshview and Goodyear Road as they intersect with Interstate 680. The site is approximately 1.5 miles southeast of the City of Fairfield, APN: 0046-110-280, 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 April 5, 2018 which was continued to May 5, 2018 and then again to June 21, 2018 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.**

Vehicular access to the site will be via Goodyear Road with internal access via a proposed driveway. Utilities will be provided by existing power poles within the area. All utilities serving the site will be underground. Building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued. The facility will be unmanned and does not require a source for domestic drinking water or private septic system.

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 applicable sub-sections of Wireless Communications Facilities, Sec. 28.81 of the Zoning Regulations.
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. The Planning Commission grants a height exception for the slimline monopole to 50' based on the conclusions from the visual analysis.
7. The addition of the wireless communications 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 approve Use Permit Application No. U-17-09 and Marsh Development Permit Application No. MD-17-02 subject to the following recommended conditions of approval:

General

1. Approval is hereby granted to Verizon Wireless to establish a wireless communication facility in accord with the application materials and development plans submitted with Use Permit Application U-17-09 and Marsh Development Application MD-17-02 and as approved by the Solano County Planning Commission. The approval includes the construction of a 50' slimline monopole painted dark green, with four (4), eight foot (8') panel antennas with two antennas centered at 46' and two antennas centered at 37' feet on the pole. The remote radio units and surge protectors are to be placed behind the antennas and painted a dark green to match the antennas and monopole. All cables and wiring will be located within the monopole. The equipment 1189 sq. ft. equipment compound is to be surrounded by a 9' tall chain link fence with green privacy slats.
2. Pursuant to Section 28.81(J) of the Wireless Ordinance, the subject use permit shall be granted for a fixed term of ten (10) years and shall expire June 21, 2028. Consideration of a new land use permit is required should the need for the wireless communication facility remain upon permit expiration.
3. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved development plans without prior approval of a new, revised, or amended use permit.
4. All requirements of the Federal Communications Commission including RF signage shall be met prior to building permit issuance and operation of the subject facility.
5. The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts which constitute a hazard or nuisance to surrounding properties.
6. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk
7. Upon termination or expiration of the subject use permit, the proposed wireless communication infrastructure shall be removed from the site. All equipment, including concrete pads, shall be removed within 90 days of discontinuation of the use and the site shall be restored to its original pre-construction condition. The County shall have access across the subject property to effect such removal.
8. As proposed, all on-site utility lines leading to and connecting the leased areas and equipment shelters shall be located underground.

9. The Permittee may be required to repaint or otherwise re-color the antennas, supporting structure and any portion of the wireless facility so as to match the original color if
10. All facility components including, but not limited to, monopole, antennas, microwave dishes, remote radio units, equipment cabinets, chain link fence/privacy slats, shall be maintained in good condition, including ensuring the facilities are reasonably free of:
 - a. Rust and corrosion;
 - b. Chipped, faded, peeling and cracked paint;
 - c. Graffiti, bill, stickers, advertisements, litter and debris; and
 - d. Broken or misshapen structural parts

The Permittee shall repaint any damaged, faded, peeling paint to original quality and cover or remove graffiti as part of regular maintenance.

Building & Safety Division

11. The structure any site improvements shall be designed using the 2016 California Building Standards Codes including the mandatory measures found in the new 2016 California Green Building Code, Chapter(s) 1,2,3,5,6,7,8, and A5 for Voluntary Measures
12. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per Section 105 of the 2016 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."
13. A geotechnical/soils report will be required for the construction of new buildings.
14. Plans and Specifications shall meet the requirements as per Section 107 of the 2016 California Building Code. "Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by registered design professional. Electronic media documents are permitted when approval of the building official. Construction documents shall be of sufficient clarity to indicate the location nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant law, ordinances, rules and regulations, as determined by the building official."
15. Any equipment rooms located in a special Flood Hazard Area (SFHA) must be elevated at least 1 foot above the base flood elevation. If the base flood elevation is unknown, the equipment rooms shall be elevated 3 feet above the highest adjacent grade.
16. The building permit plans shall include a code analysis as listed below and the design shall be under the 2016 California Codes and all current rules, regulations, laws and ordinances of the local, state and federal requirements. Upon building permit submittal, the licensed architect shall provide a code analysis for each building or structure such as:

- a. Type of Construction
- b. Seismic Zone and Wind Design
- c. Location on property
- d. Height of all structures

Environmental Health Division

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

Public Works Engineering

18. The Permittee shall apply for, secure and abide by the conditions of a grading permit prior to any onsite grading. The Permittee shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
19. The Permittee shall apply for secure ad abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Marshview or Goodyear Road that do not have an existing encroachment permit issued by Solano County. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Cordelia Fire District

20. The Permittee shall purchase and install a Knox lock box to ensure access to the site for emergency personnel.
21. The site shall be assigned an address and the address signage shall be legible and visible.

Caltrans (District 4) – Office of Transit and Community Planning

22. Any work or traffic control that encroaches onto the State right-of-way requires an encroachment permit that is issued by the Department of Transportation, District 4. To apply, a completed encroachment permit application, environmental documentation and five set of plans indicating State right-of-way must be submitted to the Office of Permits in Oakland. All traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on June 21, 2018 by the following vote:

AYES:	Commissioners	_____

NOES:	Commissioners	_____
EXCUSED:	Commissioners	_____

By: _____
Bill Emlen, Secretary