

## **SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX**

**WHEREAS**, the Solano County Planning Commission has considered Use Permit Application No. U-19-01 of **AT&T Mobility** to establish a wireless communications facility which includes an 81' high faux water tank design with 12 panel antennas. The project site is located northwest of the City of Dixon in an Exclusive Agriculture "A-40" Zoning District, APN: 0108-110-020 & 080, and;

**WHEREAS**, said Planning 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 May 7, 2020, and;

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

1. **That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Planning Commission to be pertinent.**

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 Pitt School Road with internal access via two existing driveways. Utilities will be provided by existing power poles within the area. 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 this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed telecommunications facility will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents. The RF emissions report prepared for the project indicates that the facility will be in compliance applicable to Federal Communications Commission Rules and Regulations for RF emissions.

4. **The proposed facility complies with all applicable sub-sections of Wireless Communications Facilities, Zoning Regulations Section 28.81.**
5. **No alternative site or design is available that would allow for issuance of a Use Permit before the Zoning Administrator for the facility. The applicant has submitted an Alternatives Analysis which describes other locations in the vicinity that were considered. Its conclusion is that this site provides the best location for optimal antenna performance that will provide full communication services to the community, integration with the local AT&T Mobility network to handle higher call volume, maximize call quality, optimize data speed and capacity, and increase network dependability for commercial and emergency services. This site also best implements the dedicated FirstNet emergency network for first responders**
6. **The RF Environmental Evaluation Report for the facility shows that the cumulative Radio-frequency exposure emitted by the facility and any near-by facilities will be consistent with FCC regulations.**

This finding can be made for this project.

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

The facility blends in with its existing environment and will not have significant visual impacts. The Planning Commission grants a height exception for the 81' faux water tank tower as the tower is designed in a stealth manner and does not exceed the height of the existing temporary tower that it is replacing.
8. **The proposed wireless communications facility is Categorically Exempt from CEQA, per Section 15302(b)(c), Replacement or Reconstruction.**

**BE IT THEREFORE RESOLVED**, that the Planning Commission has approved use permit application subject to the following recommended conditions of approval:

1. Approval is hereby granted to AT&T Mobility to establish a wireless communication facility in accord with the application materials and development plans submitted with Use Permit Application U-19-01 and as approved by the Solano County Planning Commission. The approval includes the construction of an 81' high cell tower, designed as a faux water tank, twelve directional 6' long flat-panel antennas (3 arrays with 4 panel antennas pointed in three directions), and a walk-in equipment shelter within a 50'x50' fenced compound.
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 May 7, 2030. 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 natural condition. The County shall have access across the subject property to affect 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. All facility components including, but not limited to, tower, 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 applicant shall repaint/repair any damaged, faded, peeling paint to original quality and cover or remove graffiti as part of regular maintenance.

#### *Building & Safety Division*

10. Prior to any construction or improvements taking place, a Building Permit Application shall be submitted as per the California Building Code, 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."
11. Plans and Specifications shall meet the requirements of the 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.”

*Environmental Health Division*

12. 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*

13. Should a grading permit be required, the applicant shall apply for, secure and abide by the conditions of a grading permit. The applicant 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.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on May 7, 2020.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

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