

SOLANO COUNTY ZONING ADMINISTRATOR

Resource Management Staff Report

Application No. MU-15-01-MR1 T-Mobile
Project Planner: Karen Avery, Senior Planner

Meeting of April 16, 2015
Agenda Item No. 4

Applicant:

Name: T-Mobile West, LLC
 Address: 1855 Gateway Blvd., 9th Floor
 Concord CA 94520

Property Owner:

Name: Solano Community College
 4000 Suisun Valley Road
 Fairfield, CA 94585

Action Requested: Minor Revision to Use Permit to co-locate wireless equipment on an existing 88' monopole. Equipment includes a total of nine antennas and three remote radio units to be centered at 79' on the monopole and a 2' diameter microwave dish to be centered at 75'. The ground mounted radio equipment cabinets would be located within an existing fenced lease area located at the base of the monopole.

Site Information:

Size: 135.36 acres

Location: 4000 Suisun Valley Road

APN: 0027-242-120

Zoning: (A-SV-20) Agricultural- Suisun Valley

Land Use Type: Solano Community College

General Plan: Public-Quasi Public

Ag. Contract: N/A

Utilities: All utilities at site, no water or septic required

Access: Suisun Valley Road

Adjacent General Plan Designations, Zoning and Existing Land Uses

	General Plan	Zoning	Land Use
North	Agricultural – SVSP	Agricultural(A-SV-20)	Agricultural
South	City of Fairfield	City of Fairfield	Business/Office Park
East	Agricultural - SVSP	Agricultural(A-SV-20)	Agricultural
West	City of Fairfield	City of Fairfield	Single Family Residential

Environmental Analysis: A Negative Declaration was adopted by the Solano County Planning Commission on February 20, 1997 during the use permit approval of the telecommunications facility. The proposed collocation project is categorically exempt from the requirements of CEQA, 15301 existing structure.

Motion to Approve:

The Zoning Administrator does hereby **ADOPT** the attached draft resolution and **APPROVE** Use Permit No. MU-15-01-MR1 subject to the recommended conditions of approval.

RECOMMENDATION

The Department of Resource Management is recommending that the Zoning Administrator approve the minor revision to the use permit, based on the findings enumerated herein and subject to the conditions of approval incorporated in this report.

SUMMARY

This is an application for a revision to a minor use permit to co-locate wireless equipment on an existing 88' monopole. Equipment mounted on the monopole includes 3 - remote radio units, 6 - 54" x 15" x 9" panel antennas and 3- 96" x 12" x 7" panel antennas to be centered at 79' on the monopole and a 2' in microwave dish to be centered at 75'. Ground mounted equipment cabinets would be placed within the existing fenced equipment compound located at the base of the pole.

SITE DESCRIPTION

Solano Community College is located on the parcel. The campus is comprised of numerous classroom and office buildings with a variety of square footages. The existing monopole is located near the football stadium and other sport facilities located off Solano College Loop Road.

PROJECT DESCRIPTION

T-Mobile is requesting a minor revision to their use permit to co-locate and operate a telecommunications facility at an existing telecommunications facility (88' monopole) located on the campus of Solano Community College. T-Mobile is proposing the addition of 3 - remote radio units, 6 - 54" x 15" x 9" panel antennas and 3- 96" x 12" x 7" panel antennas to be centered at 79' on the monopole and a 2' in microwave dish to be centered at 75'. Ground mounted equipment cabinets would be placed within the existing fenced equipment compound located at the base of the pole. The lease area is surrounded by a 6' chain link fence.

The telecommunications facility is unmanned and does not require septic or water. Service technicians will visit the site approximately twice a month for maintenance purposes.

ENVIRONMENTAL ANALYSIS

The project is exempt under CEQA Guidelines Section 15301, existing facilities. A Negative Declaration was adopted by the Solano County Planning Commission on February 20, 1997 when the existing telecommunications facility was approved.

GENERAL PLAN AND ZONING

The General Plan designation of the property is Public/Quasi Public. The Zoning designation is "A-SV-20", Agricultural Suisun Valley.

DEPARTMENTAL REVIEW

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

Building Division:

The Building Division reviewed the project and provided comments which have been included as conditions of approval below. The applicant will be required to obtain a building permit from the California Division of State Architect's office (DSA) or if the State defers, from the Solano County Building Division for the addition of the cellular equipment.

Public Works Engineering:

Public Works Engineering reviewed the project and had no comments or requirements.

Environmental Health:

The Environmental Health Division reviewed the project application and had no comments or requirements.

OUTSIDE AGENCY REVIEW

Solano Irrigation District

Solano Irrigation District commented that the telecommunications site was within the Solano Irrigation District Boundary but would have no impact on the District facilities and the District had no further comments.

ANALYSIS

T-Mobile is requesting approval for a revision to Minor Use Permit MU-15-01 to co-locate its wireless communication facility at an established telecommunications site. The proposed T-Mobile modification consists of adding 9 panel antennas, 3 RRU's, a 2' microwave dish, and ground mounted equipment cabinets within a fenced lease area.

Section 28-81 (E)(1)(4) of the Solano County Zoning Ordinance states that co-located wireless communication facilities, regardless of zoning district, may be conditionally approved by the Zoning Administrator, provided it complies with the general requirements delineated in subsection (D) of 28-81, Wireless Communication Facilities.

The applicant submitted a Radio Frequency Emissions Analysis Report dated January 15, 2015. The study was conducted by EBI Consulting and concluded that the addition of the proposed antennas and equipment would not result in exposure of the public to excessive levels of radio-frequency energy as defined in the FCC rules and Regulations and that T-Mobile's proposed operation is in compliance with the FCC guidelines.

The applicant submitted photo simulations of the proposed facility taken from three locations. These photo simulations are included as Exhibit D. The photo simulations indicate that the proposed collocated telecommunications facility should not have a visual impact on the surrounding community.

As proposed, the project meets the Solano County Wireless Communications Facilities guidelines for co-locations.

USE PERMIT MANDATORY FINDINGS

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

The collocation of a telecommunications facility to an existing telecommunication facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The project as proposed by the applicant, along with the recommended conditions of approval will be consistent with the General Plan.

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

The site has existing electrical power. No domestic water and septic system are required for the unmanned facility. The site is located off Solano College Loop Road which is located off Suisun Valley Road.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

The Solano County Development Review Committee has reviewed the project permit and determined that the project will not present a detrimental or injurious impact on surrounding properties.

ADDITIONAL FINDINGS

1. The proposed facility complies with all applicable sub-sections of Wireless Communications Facilities, 28.81.
2. The facility blends in with the existing environment and will not have any significant visual impacts.

RECOMMENDATION

Staff recommends the Zoning Administrator approve Minor Revision No. 1 of Use Permit Application MU-15-01 subject to the conditions of approval noted below.

CONDITIONS OF APPROVAL

General:

1. Approval is hereby granted to allow the collocation of 3 - remote radio units, 6 - 54" x 15" x 9" panel antennas and 3 - 96" x 12" x 7" panel antennas to be centered at 79' on the monopole and a 2' in microwave dish to be centered at 75'. Ground mounted equipment cabinets would be placed within the existing fenced equipment compound located at the base of the pole. The proposed use shall be established in accord with the application and site plan for Minor Use Permit MU-15-01-MR1, dated December 22, 2014, submitted January 21, 2015 for T-Mobile Site# BA90328A Solano Community College Crown Castle Site #877154 and as approved by the Solano County Zoning Administrator.
2. 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.
3. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
5. 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.
6. All equipment associated with the wireless communication facility shall be removed within 90 days of the discontinuation of the use and the site shall be restored to its original pre-construction condition.
7. The applicant shall obtain the required building permit from the California Division of the State Architect's office (DSA) for the project or if the State defers, from the Solano County Building Division. If DSA issues the building permit approval, the applicant shall forward a copy of the approval and final certification from DSA to the Solano County Department of Resource Management Planning Division.
8. 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 Material Section.
9. The subject use permit, approved on April 16, 2015 is granted for a fixed term of ten years and shall expire on April 16, 2025 at which time a new use permit shall be required.

Attachments:

- | | |
|------------|-----------------------|
| Exhibit A: | Draft Resolution |
| Exhibit B: | Assessor's Parcel Map |
| Exhibit C: | Site Plan/Drawings |
| Exhibit D: | Photo Simulations |

**SOLANO COUNTY ZONING ADMINISTRATOR
RESOLUTION NO. XXXX**

WHEREAS, the Solano County Zoning Administrator has considered Minor Revision No. 1 to Minor Use Permit Application No. MU-15-01 of **T-Mobile West, LLC** for the co-location of antennas on an existing Crown Castle monopole located at Solano Community College at 4000 Suisun Valley Road, Fairfield, in an "A-SV20" Suisun Valley Agricultural Zoning District, APN: 0027-242-120, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on April 16, 2015, and;

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

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

The collocation of a telecommunications facility to an existing telecommunication facility is consistent with the goals, objectives and policies of the Solano County Zoning Ordinance and Solano County General Plan. The project as proposed by the applicant, along with the recommended conditions of approval will be consistent with the General Plan.

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

The site has existing electrical power. No domestic water and septic system are required for the unmanned facility. The site is located off Solano College Loop Road which is located off Suisun Valley Road.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

The Solano County Development Review Committee has reviewed the project permit and determined that the project will not present a detrimental or injurious impact on surrounding properties.

4. The proposed facility complies will all applicable sub-sections of Wireless Communications Facilities, 28.81.
5. The facility blends in with the existing environment and will not have any significant visual impacts.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved Minor Revision No. 1 to Use Permit Application No. MU-15-01 subject to the following recommended conditions of approval:

General:

1. Approval is hereby granted to allow the collocation of 3 - remote radio units, 6 - 54" x 15" x 9" panel antennas and 3- 96" x 12" x 7" panel antennas to be centered at 79' on the monopole and a 2' in microwave dish to be centered at 75'. Ground mounted equipment cabinets would be placed within the existing fenced equipment compound located at the base of the pole. The proposed use shall be established in accord with the application and site plan for Minor Use Permit MU-15-01, dated December 22, 2014, submitted January 21, 2015 for T-Mobile Site# BA90328A Solano Community College Crown Castle Site #877154 and as approved by the Solano County Zoning Administrator.
2. 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.
3. No additional uses shall be established beyond those identified on the project plan without prior approval. No new or expanded buildings shall be constructed without prior approval of a minor revision to this use permit or approval of a new use permit.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris or junk.
5. 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.
6. All equipment associated with the wireless communication facility shall be removed within 90 days of the discontinuation of the use and the site shall be restored to its original pre-construction condition.
7. The applicant shall obtain the required building permit from the California Division of the State Architect's office (DSA) for the project or if the State defers, from the Solano County Building Division. If DSA issues the building permit approval, the applicant shall forward a copy of the approval and final certification from DSA to the Solano County Department of Resource Management Planning Division.
8. 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 Material Section.
9. The subject use permit, approved on April 16, 2015 is granted for a fixed term of ten years and shall expire on April 16, 2025 at which time a new use permit shall be required.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on April 16, 2015.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

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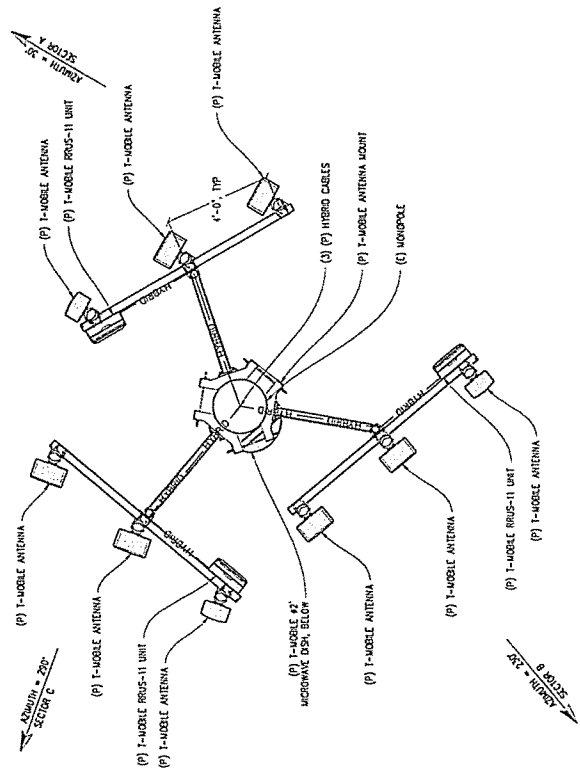
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 CHECKED BY: J. CRAY
 APPROVED BY: -
 DATE: 17/27/11

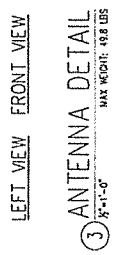
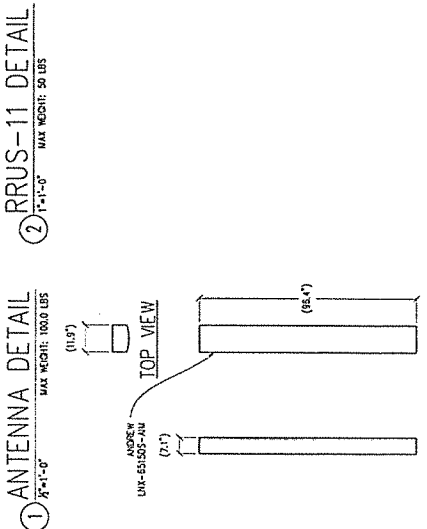
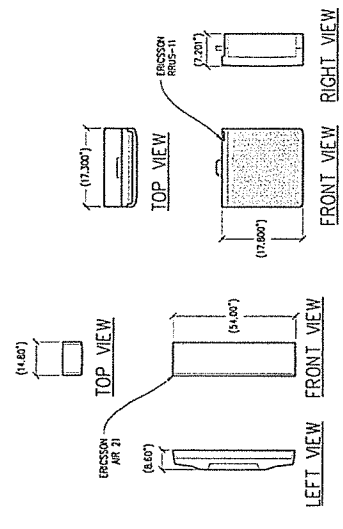
Streamline Engineering
 2445 Serra College Blvd, Suite E Grinda Bay, CA 95746
 Contact: Amy Houghton Phone: 916-275-4100
 Email: Amy.Houghton@streamlineeng.com Fax: 916-630-1541

T-Mobile WEST LLC
 1855 GATEWAY BLVD 9TH FLOOR
 CONCORD, CA 94520

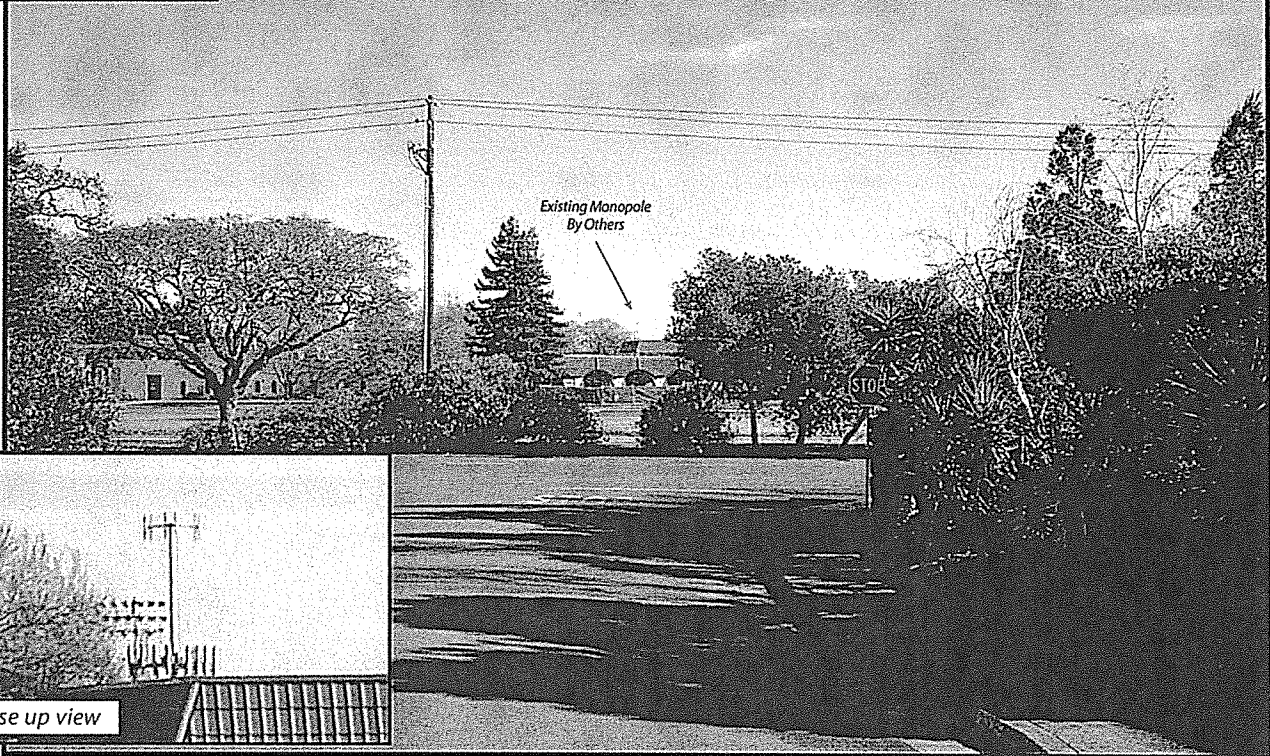
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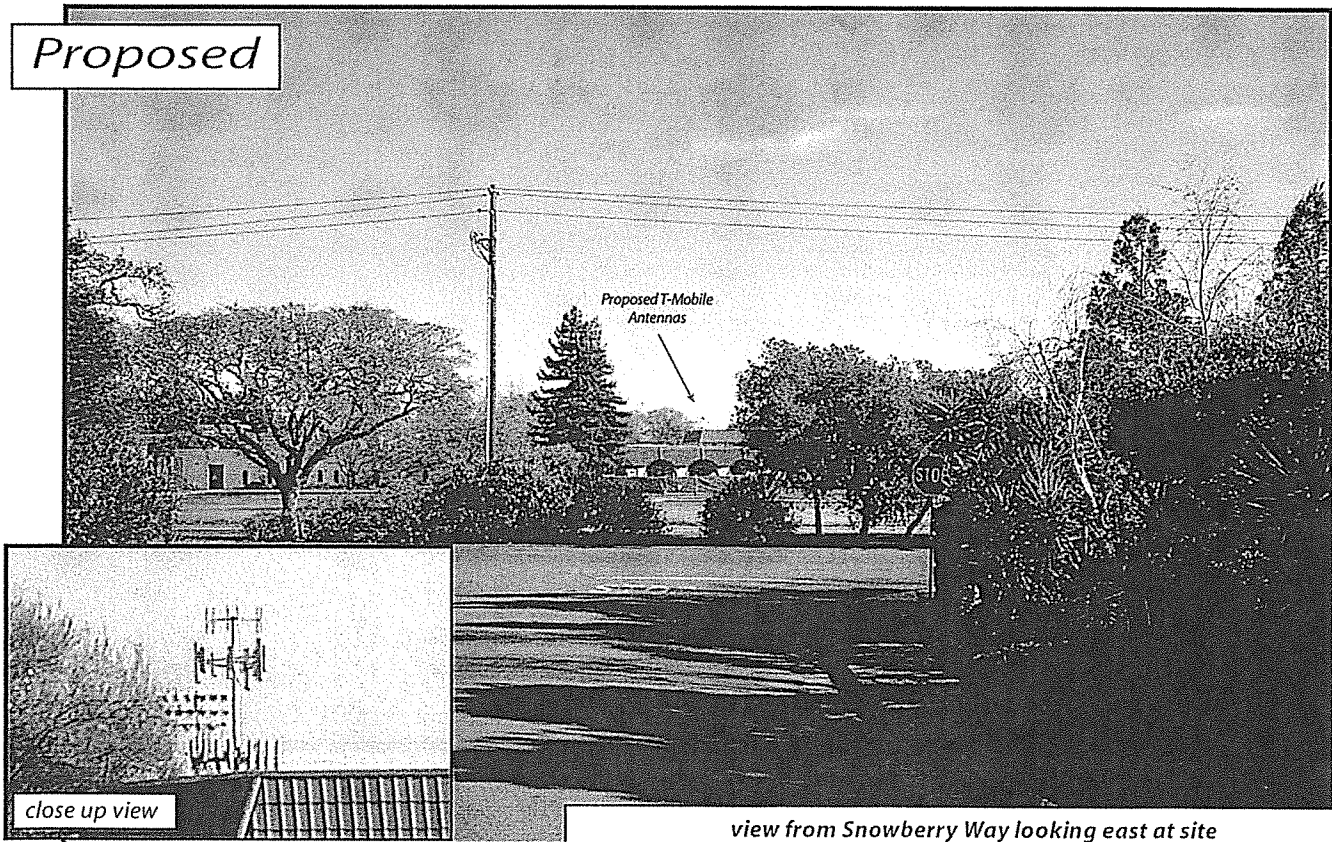
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Existing



Proposed



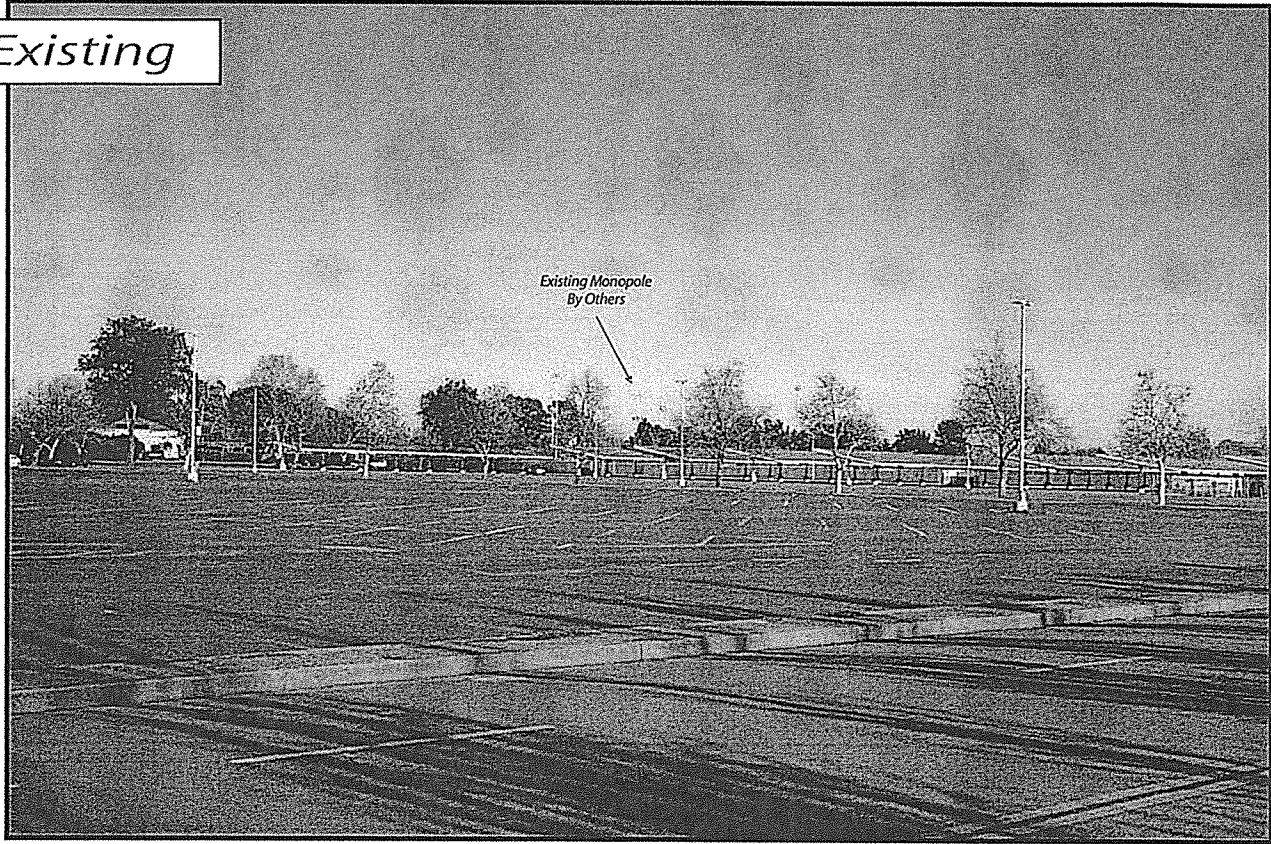
view from Snowberry Way looking east at site

BA90328A Solano Community College
4000 Suisun Valley Road, Fairfield, CA
Photosims Produced on 1-14-2015

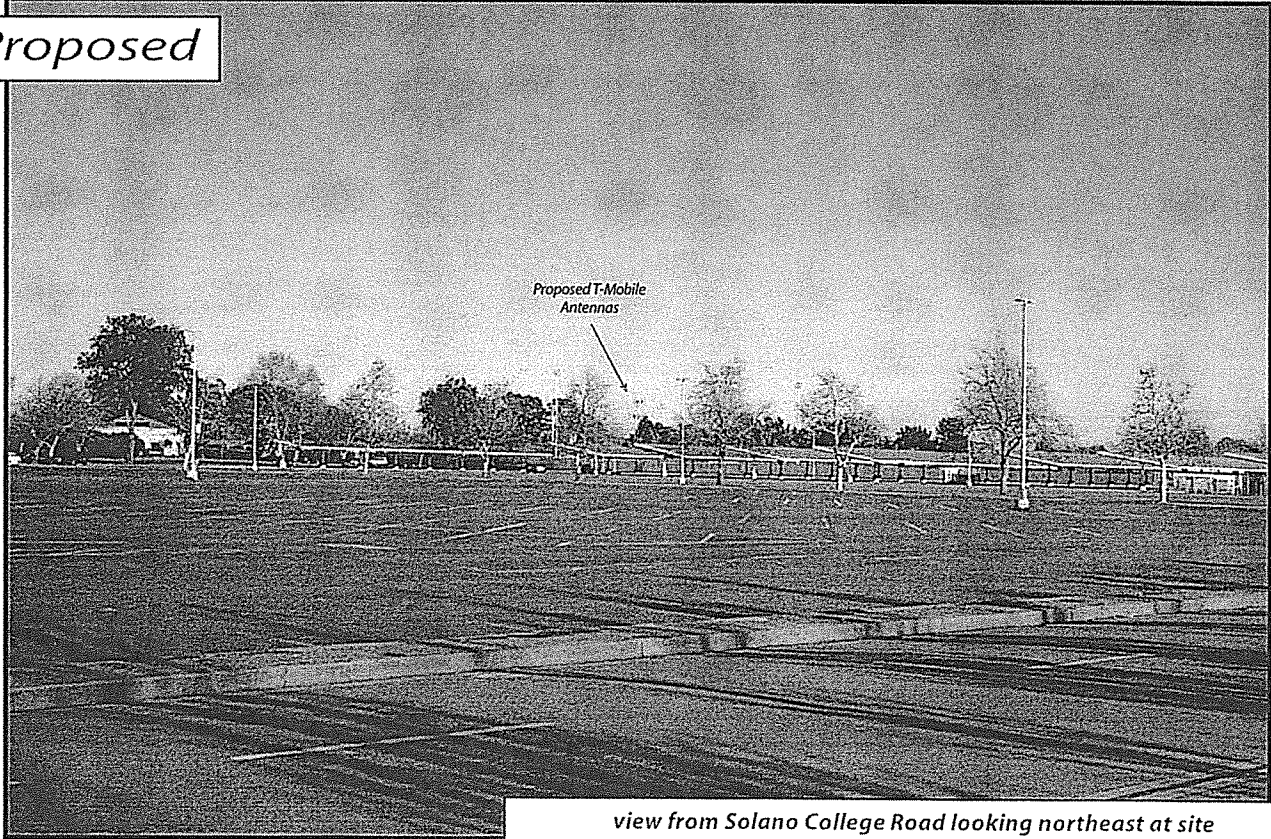
AdvanceSim 
Photo Simulation Solutions
Contact (925) 202-8507

T-Mobile

Existing



Proposed



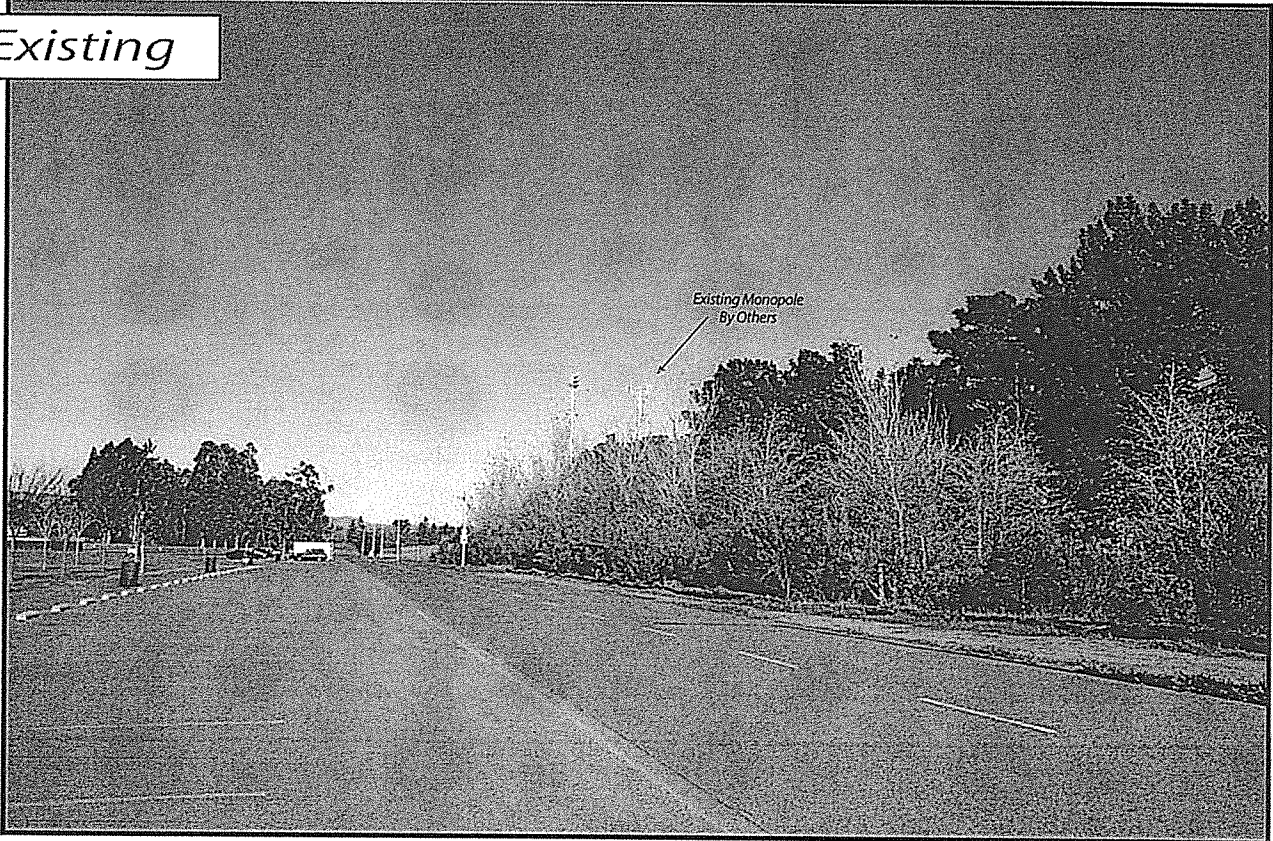
view from Solano College Road looking northeast at site

T-Mobile

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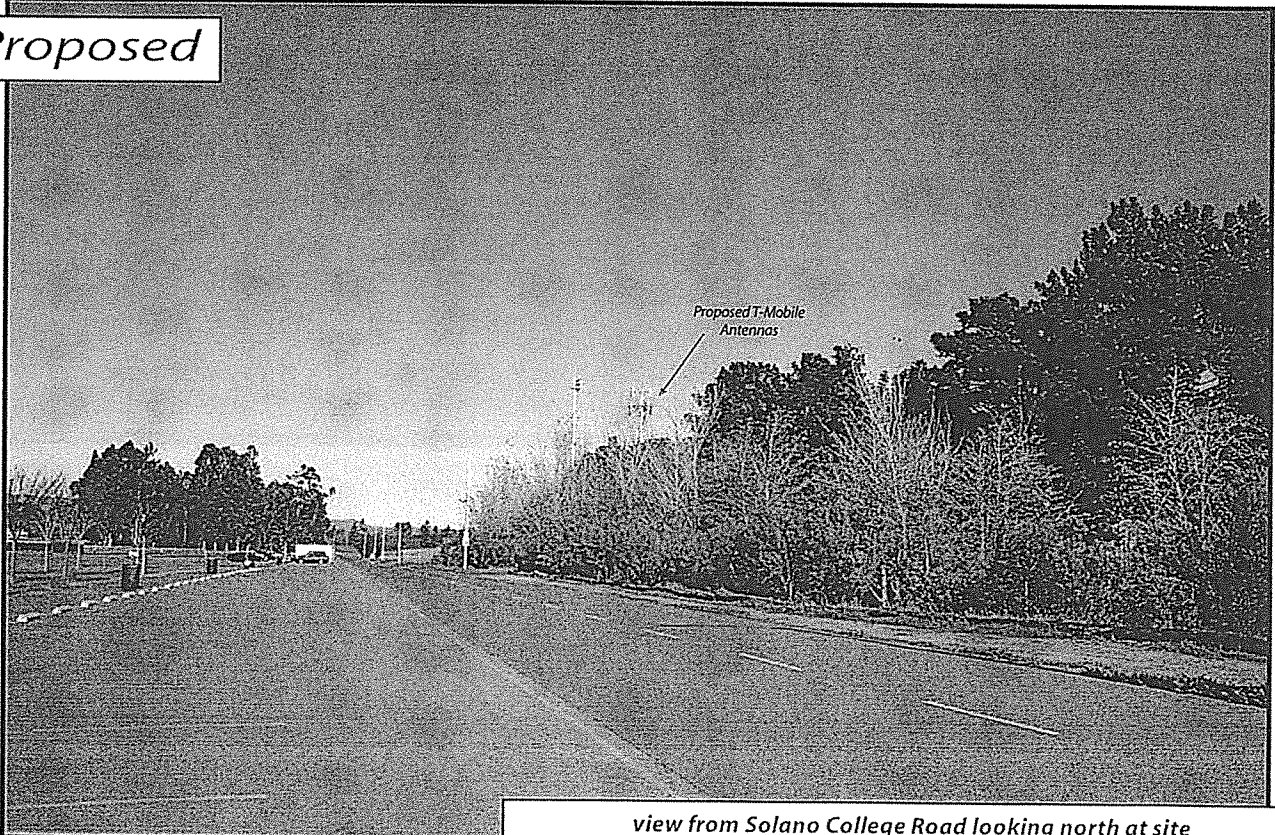
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Photo Simulation Solutions
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Existing



Existing Monopole
By Others

Proposed



Proposed T-Mobile
Antennas

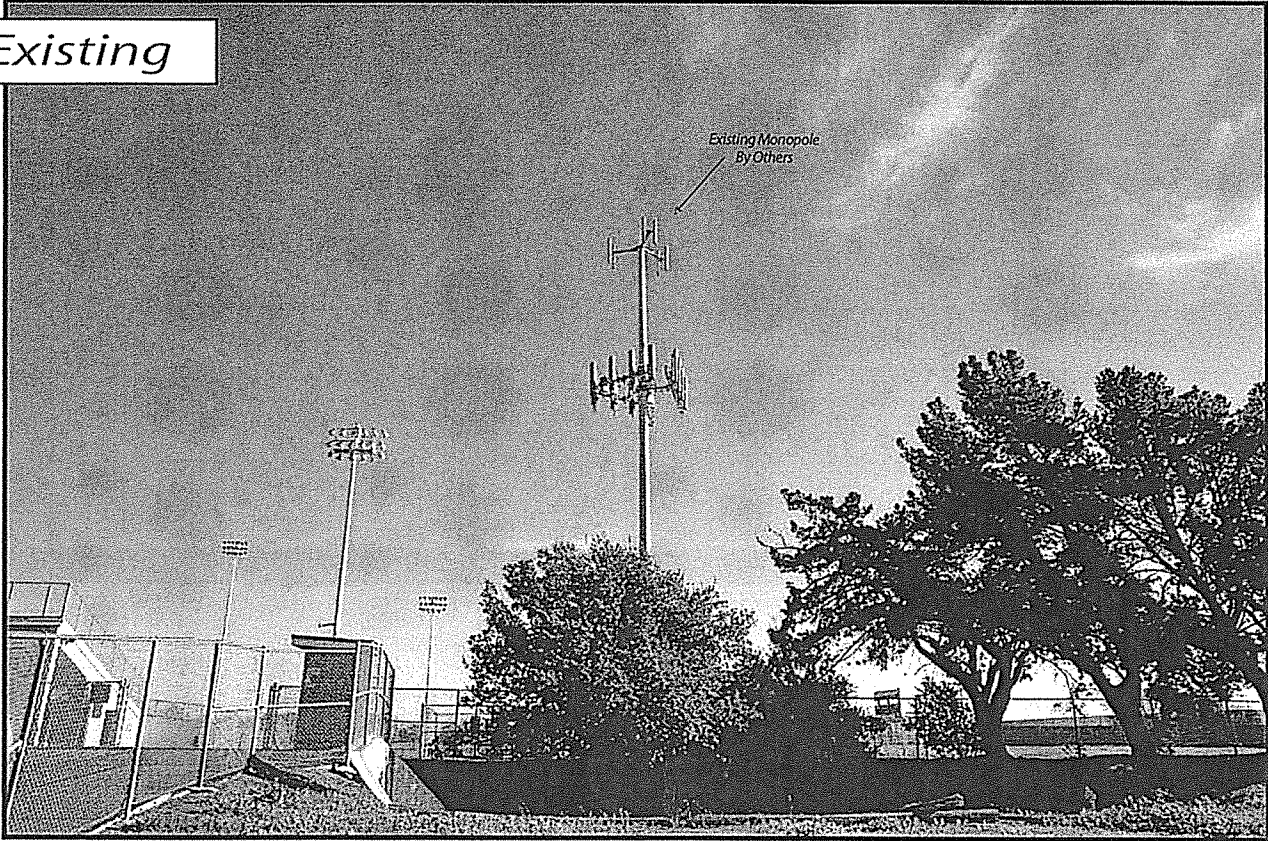
view from Solano College Road looking north at site

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Photo Simulation Solutions
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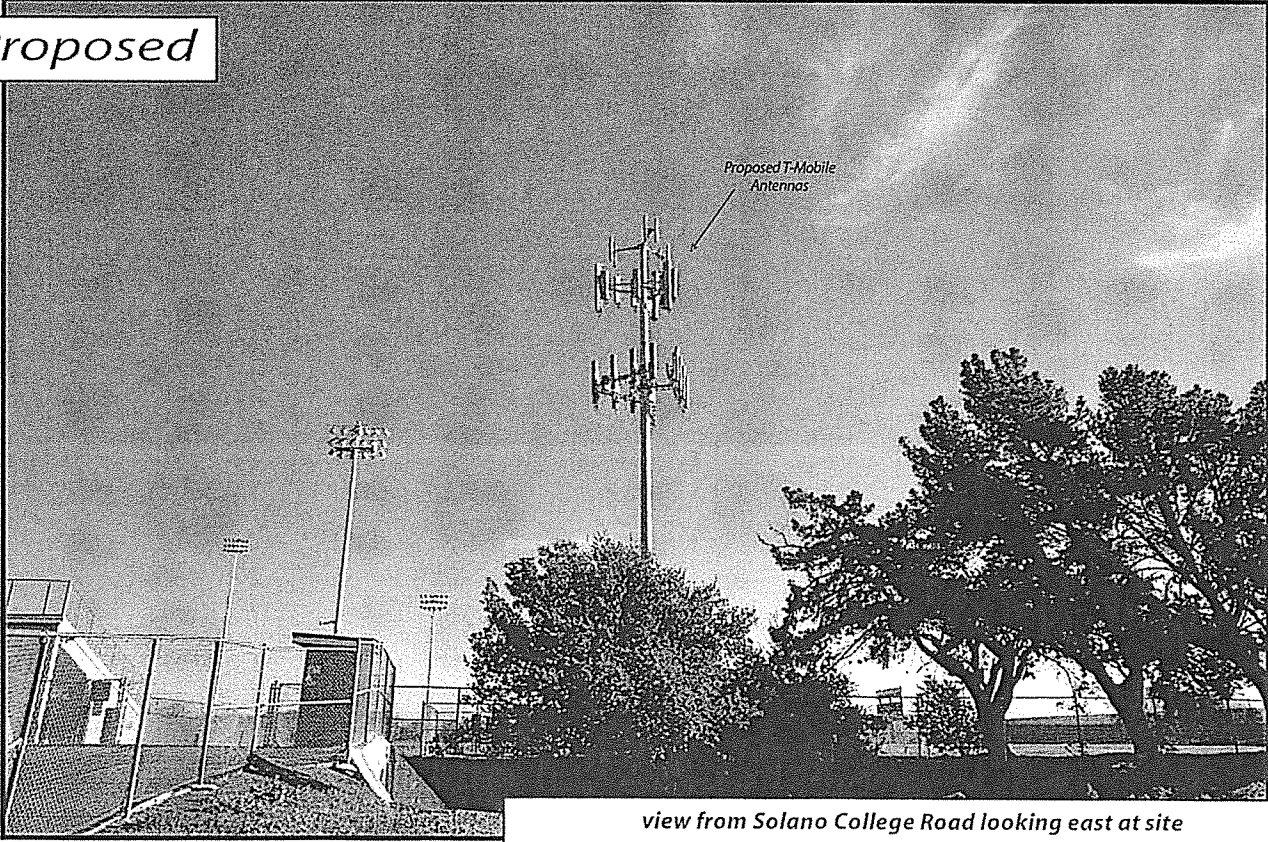
T-Mobile

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Existing



Proposed



view from Solano College Road looking east at site

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