



Department of Resource Management  
Planning Services Division

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## STAFF REPORT

Mike Yankovich,  
Program Manger

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### Agenda Item No. 1

TO: Solano County Planning Commission

FROM: Jim Leland, Principal Planner

SUBJECT: **U-12-08 AT&T-Bucktown**

6685 Bucktown Lane,  
Vacaville, CA 95688  
APN: 0123-090-170

DATE: June 21, 2012

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#### I. **RECOMMENDATION:**

It is recommended that the Planning Commission adopt the attached draft resolution and approve Use Permit No. U-12-08, subject to the recommended conditions of approval.

#### II. **EXECUTIVE SUMMARY:**

This is a Use Permit filed on behalf of AT&T to allow a two foot increase in height to an existing co-located wireless communication facility and the installation of 3 additional antennas and related equipment. The facility is located on an existing 106 foot tall PG&E tower.

A new use permit is required due to recent changes in the wireless communication facility regulations. The project has been reviewed by county agencies and is consistent with County policies and ready for approval with recommended conditions of approval.

#### III. **ENVIRONMENTAL ANALYSIS:**

The project qualifies for a Categorical Exemption pursuant to Section 15301 – Existing Facilities.

#### IV. **PROJECT LOCATION MAP**

See Map on next page

# Aerial View of Site



**V. BACKGROUND:**

**A. Prior approvals:**

U-05-16 and U-05-16-EXT-1 to October 20, 2015.

**B. Applicant/Owner:**

Beverly B. Holland Trust

**C. General Plan Land Use Designation/Zoning:**

The 2008 General Plan designates this parcel as Agriculture. The property is zoned Exclusive Agriculture (A-40).

**D. Existing Use:**

Orchards

**E. Adjacent Zoning and Uses:**

**North:** Rural residences

**South:** Orchard and residences

**East:** Rural residences and agricultural uses

**West:** Rural and agricultural residences

**VI. ANALYSIS:**

**A. Project Description:**

On October 20, 2005, the Zoning Administrator approved the initial use permit for the co-location of wireless communication facilities on the PG&E tower located on a parcel at 6685 Bucktown Road in unincorporated Vacaville. The initial approval permitted the installation of nine new antenna panels at the 96 foot height mark on an existing 106 foot tall tower. The permit also allowed the establishment of an 18 x 13 foot equipment shelter within the tower footprint.

AT&T is currently upgrading its wireless network to accommodate the expansion of 4G wireless services. For this location, the proposed modifications consist of installing a new 2 ft extension on top of the tower. The existing 6 panel antennas will be relocated to the top of the extension (top of antennas at 108 ft. Three new panel antennas, 6 remote radio units (RRUs), and a surge suppressor dome on the tower extension with the center of antennas at a height of 100ft. The following equipment will be installed within the existing equipment enclosure: 3 Remote Radio Units, 1 power plant, and 2 equipment cabinets. One GPS antenna will be installed on the equipment enclosure fence.

**B. General Plan Consistency:**

The 2008 Solano County General Plan designates this parcel as Agriculture. The General Plan includes policies for the provision of public facilities to serve the needs of county residents and businesses. Policy PF.P-1 states:

*“Provide public facilities and services essential for health, safety and*

*welfare in locations to serve local needs.”*

Wireless communication facilities are an essential service for residents of the county which need to be established in all areas of the county to assure proper service.

**C. Zoning Consistency:**

This property is currently zoned Exclusive Agriculture (A-40). The exclusive Agriculture District is one of the zoning districts which implements the Agricultural designation in the General Plan. The district permits wireless communication facilities with the issuance of a use permit.

Recent revisions to the County Zoning Regulations (Chapter 28) made changes in the way Wireless Communications Facilities (WCF) are permitted. Previously, WCF's were issued use permits for an indefinite period, with a requirement for compliance review every 5 years. Under the current code, WCF's are permitted for a fixed term of ten years, after which a new permit is required. This use permit replaces the previously issued permit (U-05-16).

**D. Environmental Review:**

The project qualifies for a categorical exemption under CEQA Guidelines Section 15301 - Existing Facilities. The project consists of minor modifications to an existing 82 foot tall PG&E tower.

**E. Visual Analysis:**

The applicant has included photosims (Exhibit D) of the before and after condition of the PG&E tower with the additional antennas installed. A pair of PG&E lattice towers exist on the subject property, each with a series of panel antennas for a variety of carriers. Staff believes that the addition of three panel antennas does not pose a significant visual impact.

**F. Radio Frequency Evaluation:**

The applicant has submitted a Radio Frequency Evaluation Report (Exhibit E). The report indicates that the additional panel antennas, together with the other antennas at the site, do not exceed the Federal Communications Commission's thresholds for Maximum Permissible Exposure Limits for either the general public exposures or the occupational exposures.

**G. Development Review Committee:**

The project was referred to several Solano County agencies for review and comment. Their comments are noted below.

Building Services Division:

The Building Services Division responded on May 24, 2012 that the following condition of approval is required:

Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code or the latest edition of the codes enforced at the time of building permit application. **“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the**

**installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”**

Public Works Engineering Division:

The Public Works – Engineering Division responded on May 17, 2012 that the Division has no concerns with this project at this time.

Environmental Health Division:

The Environmental Health Division responded on June 12, 2012 that the applicant will need to update the hazardous materials business plan for the site and provide sanitation facilities during periods of construction.

**H. Outside Agency Review:**

The project was referred to several outside agencies for review and comment. Their comments are noted below.

Vacaville Fire Protection District:

The Vacaville Fire Protection District responded on May 25, 2012 that they had reviewed the project and have no requirements for the project at this time.

**VII. 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 General Plan, including, but not limited to, the Agriculture, Resources, and Public Facilities and Services chapters.

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

Access to the site will be from an existing private driveway off of Vaca Valley Road. Electricity exists at the site, and the building plans will be reviewed and approved by the Solano County Building and Safety Division before a permit is issued.

- 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 increase in height of 2 feet and the installation of three additional antenna panels on the existing 106 foot high PG&E lattice tower will not constitute a significant aesthetic impact on the surrounding area

**ADDITIONAL FINDINGS:**

- 4. 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.**

## VIII. RECOMMENDED CONDITIONS OF APPROVAL:

### Administration:

1. Approval is hereby granted for the proposed wireless communication facility which shall be established in accord with the information submitted with U-12-08 and with the plans entitled AT&T CCL00788/CNU00788/FA10072653, Pleasant Valley Rd. & Farrel Rd, 6685 Bucktown Lane, Vacaville, CA and approved by the Solano County Planning Commission.
2. 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 regraded to natural conditions.
3. Any expansion or change in the use may require a new or modified use permit and further environmental review.
4. No additional uses (including outdoor storage), new or expanded buildings shall be established or constructed beyond those identified on the approved plot plan without prior approval of new permits or minor revisions to the permits.
5. This use permit is granted for a fixed term of ten years and shall expire on June 21, 2022.

### Performance Standards:

6. All requirements of the Federal Communications Commission shall be met prior to the issuance of a building permit and during operation of the subject facility. Ground level radiation shall not exceed standards adopted by the Federal Communications Commission and U.S. Environmental Protection Administration.
7. 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.
8. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.

### Public Agency Conditions:

#### Building Services:

9. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per Section 105 of the 2010 California Building Code or the latest edition of the codes enforced at the time of building permit application. **“Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”**

### Environmental Health:

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 Solano County Hazardous Materials Section.
11. During periods of construction, the applicant shall provide and maintain a portable chemical toilet on-site for the duration of the construction period.

**ATTACHMENTS:**

- Exhibit A - Draft PC Resolution
- Exhibit B - Parcel Map
- Exhibit C - Plans and Elevations
- Exhibit D - Photo Sims
- Exhibit E - RF Evaluation