

**AGENDA**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., SEPTEMBER 8, 2015**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC15-14*

**1. ROLL CALL:**

Chairperson Clemente  
Vice-Chair Pal  
Commissioner Adeva  
Commissioner Holzwarth  
Commissioner Osborne  
Commissioner Ramos  
Commissioner Smith

Pledge of Allegiance  
Invocation

**2. ANNOUNCEMENTS:**

None

**3. MINUTES:**

Approval of Planning Commission minutes of August 18, 2015.

**4. AUDIENCE COMMUNICATIONS:**

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

**CONFLICT OF INTEREST NOTIFICATION**

*(Any items on this agenda that might be a conflict of interest to any Commissioner should be identified at this time.)*

**5. PUBLIC HEARINGS:**

*For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.*

- A. **A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP15-6-001 and Site Plan/Architectural Review No. AR14-5-007 for Establishment of a Self-Storage Facility Located at 513 Railroad Avenue, APN 0037-080-140.**
- **Adoption of Resolution No. PC15-\_\_\_-.**

- B. A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-003 and Site Plan/Architectural Review No. AR 14-5-008 to Remove an Existing Light Standard and Replace with a New Light Standard with Wireless Antennas at 611 Village Drive (APN 0173-010-300**
- **Adoption of Resolution No. PC15-\_\_\_-.**

**7. COMMUNICATION:**

- A. Staff**
- B. Commissioners**
- C. Agenda Forecast**

**8. ADJOURN.**

*a&m/150908pca*

**MINUTES**  
**SPECIAL MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., AUGUST 18, 2015**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC15-14*

**1. ROLL CALL:**

Chairperson Clemente  
Commissioner Adeva  
Commissioner Holzwarth  
Commissioner Osborne  
Commissioner Ramos

Absent:  
Vice-Chair Pal  
Commissioner Smith arrived at 7:12pm

Pledge of Allegiance  
Invocation

**2. ANNOUNCEMENTS:**

John Kearns introduced Katrina Lapira, former intern who is now the full time Planning Specialist. He stated that she graduated from UC Irvine. He also commented that Katrina was the lead for the City's exhibit at the County Fair where we took second place to the City of Vallejo. He also stated that the City received some good feedback from the exhibit.

**3. MINUTES:**

Commissioner Adeva moved to approve the Planning Commission minutes of July 14, 2015. Commissioner Osborne seconded the motion. Motion passed by a roll call vote of 5-0 with Vice-Chair Pal and Commissioner Smith absent.

**4. AUDIENCE COMMUNICATIONS:**

None

**CONFLICT OF INTEREST NOTIFICATION**

None

**5. REPORTS:**

Planning Commission Training: General Plan/Specific Plan Hierarchy, General Communication Guidelines and Rosenberg's Rules

John Kearns introduced Planning Consultant Paul Junker with Michael Baker International.

Mr. Junker presented an overview of the following:

- General Plan/Specific
  - Structure of Regulations

- Goals, Policies, Objectives and Programs
- Required General Plan Elements
- General Plan Consistency
- General Plan vs Zoning
- Downtown Waterfront Specific Plan
- General Communication Guidelines
  - Brown Act
  - Communication Practices – with Staff
  - Communication Practices – with Applicant
  - Serial Meetings
- Rosenberg’s Rules of Order
  - Planning Commission Procedures
  - Basic Motion process and additional comments on motions
  - The Three Basic Motions
  - Special Motions
  - Supermajority Voting Requirements
  - Meeting Interruptions
    - Point of Privilege
    - Point of Order
    - Call for Order of the Day

Mr. Junker thanked the City Attorney for the PowerPoint on Rosenberg’s Rules which he had used to present to the City Council.

Mr. Junker stated that he would continue to provide discussion items and training at future meetings.

## **6. PUBLIC HEARINGS:**

### **A. Discussion and Direction Regarding Downtown Waterfront Specific Plan Update Policies.**

John Kearns presented the staff report. He gave a brief background on the key milestones that have been achieved for the Specific Plan Update. He further explained there was need for clarification and direction on certain key elements of the Plan, including:

- Land Use Designations (Table 1 of the staff report)
- Streetscape (Table 2 of the staff report)
- Urban Design
- Signage

Chairperson Clemente opened the Public Hearing

Mr. Kearns explained to the Commission there were specific questions in which staff feels additional direction is necessary.

### **Proposed Land Use Changes**

Existing General Commercial to Downtown Mixed Use - which has potential for Residential and a maximum height change from 35 feet to 65 feet.

There was a brief discussion with the Commission split on the height change. Some of the comments were the additional traffic, buildings taller than the existing hotel to be excessive, gives developers more options and blocking views of existing residential neighborhoods.

Existing Main Street Commercial to Main Street Mixed Use – Promote residential uses on Upper floors. Provides uniform height guidelines for North and South of Morgan Street (minimum 2-stories and maximum 50 feet)

Brief discussion with the Commission agreeing with the change to Mixed Use and a maximum of 50 feet in height.

Commercial/Office/Retail – Name of district remains the same. However, direction of the vacant property along the west side of Civic Center Boulevard is for residential and a possible hotel/conference space.

The Commission agreed with proposed recommendations.

Historic Limited Commercial – Name of district remains the same. Staff would appreciate input from the Commission on the triangular property along West Street and how to consider it in the Plan.

Mr. Kearns explained there is a building on the site with a few existing businesses. He also stated that making it residential would be consistent with the old Crystal School site which is in close proximity. He further explained that the road runs parallel with the railroad tracks which could act as a secondary road for emergency access.

There was a brief discussion with Mr. Kearns explaining that the existing businesses would become legal non-confirming and would change to new zoning once the building was vacated.

The Commission agreed.

Existing Commercial Service to Downtown Commercial – This area is new to the Plan. The proposed maximum height is changing from 35 feet to 50 feet. The direction received for the site has been for solely commercial. Would the Commission consider an incentive zoning policy to promote commercial development?

Mr. Garben gave further clarification on the site with consideration for incentive development for developers to incorporate residential.

There was a brief discussion by the Commission with concerns regarding additional traffic, 65 feet maximum height and creating a parking garage. The Commission was split on allowing residential on the 30 acre site.

### **Streetscape**

Treatment of this area is significant, due to the fact that many commercial establishments are located on (or in close proximity) to Main Street. The east and west sides of Main Street also have two completely different streetscape features.

There was a brief discussion on and consensus on landscaping not blocking businesses, adding benches, new developers being responsible for landscaping and conformity.

### **Urban Design**

Whether or not the existing guidelines go far enough or should modifications be made. The Commission needs to keep in mind the public comments on preserving certain architecture on historical buildings.

There was Commission discussion regarding the preservation of the historic downtown, if a building is demolished scale of new construction be harmonious with adjacent buildings, reusing bricks and other materials from the demolished buildings, new construction to be height of Masonic building (approximately 3 stories), 35 feet height south of Morgan Street, front setbacks not to be closer than 10 feet.

### **Signage**

Mr. Kearns explained that existing guidelines allow for a 25% maximum window area and does not permit interior illuminated signs.

The Commission agreed that signage should be illuminated and visible at night but no flashing signage.

The Commission discussed free standing signage and agreed that they should not be allowed.

Mr. Kearns explained "specific development" signage which the Commission agreed to keep language the same along with moving signs, inflatable signs and banner signs.

Mr. Kearns asked if the Commission wanted to change the language for the second floor signage. The Commission agreed that it should be changed especially if 3<sup>rd</sup> floors were being considered for future growth.

Mr. Kearns asked for direction on the 25% window area which law enforcement was highly interested in and the 30 day temporary signs. The current plan allows for 30 days but there is no application required which makes it difficult to enforce with no reference date as to when they went up.

The Commission agreed that the language should remain the same but signage must be well maintained.

Mr. Kearns asked if the guidelines for the core historic area be different. The Commission concurred.

Commissioner Smith stated that the awning signage had been skipped over. There was discussion that awning signage should be conformity. Mr. Kearns stated that Harbor Square building had specific guidelines but the major portion of Main Street did not. The Commission concurred that it should have conformity.

Chairperson Clemente closed the Public Hearing

## **7. COMMUNICATION:**

### **A. Staff**

None

### **B. Commission**

Commissioner Holzwarth asked about the parcel at the south end of Whispering Bay. Mr. Kearns stated that staff had received direction from Council and staff is still looking at that area as housing. He stated that staff hoped to have a draft plan within a few months of the Specific Plan

Commissioner Ramos extended an invitation to the Commission for a dinner/auction function on September 19<sup>th</sup> for an Anti-bullying Program. He stated that Valero had made a \$10,000 donation to the Program and they also had the support of Jelly Belly and the Kroc Center.

### **C. Agenda Forecast**

Mr. Kearns stated the Commission meetings for September were 8<sup>th</sup> and 22<sup>nd</sup>. He asked that if the Commissioners could not attend either meeting to let him know.

Commissioner Adeva stated she would not be able to attend 9/8 meeting.

Mr. Kearns stated he would distribute a listing of Business License issued at next meeting.

## **8. ADJOURN.**

There being no further business the meeting was adjourned at 9:35p.m.

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Anita Skinner, Commission Secretary

## AGENDA TRANSMITTAL

**MEETING DATE:** September 8, 2015

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**PLANNING COMMISSION AGENDA ITEM:** PUBLIC HEARING: Request for Establishment/Expansion of a Self-Storage Facility Located at 513 Railroad Avenue.

Resolution PC15-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-001 and Site Plan/Architectural Review No. AR 14-5-007 for Establishment/Expansion of a Self-Storage Facility Located at 513 Railroad Avenue, APN 0037-080-140.

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**ENVIRONMENTAL REVIEW:** This project is categorically exempt from the California Environmental Quality Act (CEQA), per section 15332 - In-fill development projects Class 32. A Notice of Exemption will be filed with the Solano County Clerk following Planning Commission action.

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**BACKGROUND:** The subject property is located at 513 Railroad Avenue, and consists of 0.784-acres. The parcel has most recently been used as a storage lot by Comcast. The applicant owns two existing parcels adjacent and contiguous to the east of the subject parcel. Both parcels to the east have been developed and are currently operated as self storage facilities. The parcel directly to the east has the offices and facilities needed to operate a self storage business. The proposed facility will be enclosed and fenced in. A gate operated by a key pad will allow customers access to the self storage lot.

The applicant is proposing to locate three buildings on the lot. Currently, only the building in the middle of the lot is proposed to be built. All buildings on the site are single story. All storage units will have roll up doors facing east or west.

Although not specifically listed in the Commercial Service district, the proposed self-storage use is consistent with the intent of the Commercial Service district and can be considered by the Planning Commission as a conditional use permitted use.

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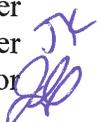
**STAFF REPORT:** Below is information provided by the applicant, as well as an analysis of the proposal relative to Title 18 Zoning of the Suisun City Municipal Code.

**Description of Application** – The applicant (Sam Derting) has applied to operate a self storage facility. The facility will be an extension of the existing business located on parcels to the east. The applicant has applied for an architectural review and a conditional use permit. Both requests are processed with the same application. The proposed extension of this storage facility will not require an increase in employees. Consistent with the current operation of the existing facility, the hours of operation for the proposed expansion will be between 7 AM and 7 PM every day. The applicant expects only one or two tenants to be onsite at a time, and the only activities will be tenants

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**PREPARED BY:**  
**REVIEWED BY:**  
**APPROVED BY:**

James W Beggs, Assistant Planner  
John Kearns, Associate Planner  
Jason Garben, Development Services Director



accessing their storage units. All cars will be parked in the driveway next to their storage units. There is no expected increase in dust, glair, or noise.

**Physical Characteristics of Proposed Use** – Below are descriptions of the interior and exterior site characteristics, as well as parking and outdoor lighting.

- **Site Characteristics-Interior** – The proposed building will be 6,800 square feet. The building will be divided into separate self storage units.
- **Site Characteristics-Exterior** –The site consists of 0.784 acres, and is currently unpaved and enclosed by a chain link fence with slats in the fence. The site will be enclosed by a ten foot high smooth faced grey Concrete Masonry wall (CMU) along the property line. A seven-foot tall wrought iron slide gate will be installed at the only entrance to the site. The applicant is proposing to build a 40 foot by 170 foot self-storage structure. The structure will be located generally in the center of the property. The proposed architecture is similar in fashion to the colors and architecture on the parcel directly to the east. The outside of the building material will be gauge vertical panel with slide up garage doors. The project is proposed to have main buildings of ash gray and blue trim. The roof will be slightly slanted to shed water into gutters and downspouts at the edges of the building. Along the middle of the driveway a gutter is established that will drain into an area of permeable paver stones and a storm water drain totaling an area of 845 square feet. Along Railroad Avenue a ten foot wide strip of landscaping will be established. The landscaped area will have drip irrigation installed. Creeping Myoporum (small ground level plant with white flowers) and sod will be established in the irrigated bed.
- **Parking** – Parking requirements for the proposed use are in compliance with City Code.
- **Outdoor Lighting** – Lighting will be added to the buildings. All lighting will be down cast to avoid any spillover to adjacent properties.

**Design Review Criteria** –To expedite future build-out on the site, it is recommended the Planning Commission delegate its design review authority to the Development Services Director or his appointee for the two storage buildings that are planned to be constructed on the site in the future. Pursuant to municipal code section 18.68.040 (provides the commission may establish criteria to delegate some approvals to the planning director), the following condition of approval establishes criteria, and delegates the necessary design review authority:

- Future buildings shall be physically and architecturally compatible to the existing building on the site and according to the designs and site plan that are approved by the Planning Commission. This condition establishes the criteria for the Development Services Director, or his appointee, to review and approve the future buildings proposed on the site pursuant to the required Design Review.

**Zoning Regulations (Suisun City Municipal Code)** – There are certain sections of the Municipal Code the Commission should consider:

The proposed use has been deemed to be consistent with 18.26.030 - Conditional Uses (B) C-S Commercial Service District “Conditional Uses” – *uses listed and permitted within the M-L district.*

Section 18.26.070 - Side, front and rear yards - *The minimum side, front and rear yards required are to be determined by the planning commission pursuant to the site plan and architectural review process specified by Chapter 18.68.* Front setback of the lot is currently 33 feet from the front of the curb of the road. The proposed plan meets all setback requirements.

From a parking point-of-view, the proposed use would have a minimal impact. Self storage would be considered a use most similar to warehousing Section 18.52.040 - Parking requirements B - Industrial and Like Uses 5 (b) - Warehouses and storage facilities, one space for each one thousand square feet of floor area. The area in front of each storage space provides ample room for parking.

Section 18.66.550 “Revocation through noncompliance, lapse in use” states *Under the following circumstances a use permit may be revoked, modified or extended by the planning commission. Prior to consideration by the planning commission, the item shall be set for public hearing in the manner prescribed by law:*

- A. In the case where the conditions of a use permit have not been or are not being complied with,*
- B. In the case where the use permit has been exercised and that use has ceased or been discontinued for a consecutive period of twelve months.*

If it is found that the operator is not (or has not) been complying with the conditional use permit (CUP), the CUP can be brought back to the Planning Commission for review. At that time, the permit can be revoked, modified or extended by the Commission.

**Proposed Conditions** – After soliciting input from all City Departments, Solano Irrigation District, and the Fairfield-Suisun Sewer District, conditions of approval were drafted and are found in the attached resolution. Some of the key conditions of approval are highlighted below:

- Operator shall install a knock box in coordination with the Fire Department.
- The fire department requires a fire hydrant located to the West of the entrance gate; this will provide approximately 330’ from the next hydrant located between the two existing driveways east or the proposed project. The city requires 300’ spacing for all hydrants.
- A declaration of a storm drain easement traversing the adjacent parcel to the east for the proposed storm drain facilities at the southeast corner of the project site shall be recorded with Solano County prior to issuance of any building permit(s) for the subject. The recorded easement declaration shall include language that addresses maintenance responsibilities associated with the storm drainage facilities of the property owner(s).
- Prior to the issuance of a building permit, a Deferred Improvement Agreement shall be recorded with Solano County to memorialize a future payment required of the property owner for the “fair-share” portion of future improvements associated with the Railroad Avenue Widening Project allocated to the site. Improvements associated with the Railroad

Avenue Widening Project may include, but are not limited to construction or reconstruction of pavement, curbs, gutters, sidewalk, street lighting, and underground utility work.

- The property owner is responsible to ensure the exterior of the CMU wall traversing the western property line is kept in good condition and kept free of graffiti. Prior to issuance of a building permit, the property owner shall obtain a recorded easement from the adjacent property owner of Solano County Assessor's Parcel number (APN) 0037-130-010 that will allow for the ability to maintain and repair the exterior of said CMU wall that may terminate upon final development of APN 0037-130-010.

**Proposed Findings for Planning Commission Consideration-** In order for the Planning Commission to approve a Conditional Use Permit, specific findings must be made, and are provide below:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on August 29, 2015 in the *Daily Republic* newspaper and mailed to surrounding property owners on August 27, 2015.
2. That the proposed project, when subject to the conditions will not conflict with the Goals, Objectives, and Policies of the General Plan or the purposes of the zoning district in which the site is located, because the Service Commercial (Policy 15) General Plan classification allow for similar uses through a conditionally permit process.
3. That the proposed use, when subject to the conditions, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City, because the applicant has taken necessary precautions to diminish any concerns through the project description.
4. That the proposed project has been considered through a Conditional Use Permit process as required by the Suisun Zoning Ordinance as the public hearing took place on September 8, 2015 and testimony and materials were considered by the Planning Commission prior to adoption of the resolution.
5. That the proposed use, when subject to the conditions, will have all the adequate utilities, access roads, drainage and/or other necessary facilities.
6. A criterion has been established to allow the designation of design review authority to the Development Services Director or appointee.
7. The project is exempt from the California Environmental Quality Act (CEQA) per section 15332 - In-fill development projects Class 32: this project meets all requirements characterized as in-fill development per Class 32 requirements.

### **Conclusion**

It is important to note the Commission has flexibility with respect to conditions when considering Conditional Use Permit applications, and that a Conditional Use Permits can be revoked, modified or extended if conditions of the use permit have not or are not being complied with at any time.

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**STAFF RECOMMENDATION: Adopt** Resolution PC15-\_\_\_; of the City of Suisun City Approving Conditional Use Permit Application No. UP 15-6-001 and Site Plan/Architectural Review No. AR 14-5-007 for Establishment/Expansion of a Self-Storage Facility Located at 513 Railroad Avenue, APN 0037-080-140.

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**ATTACHMENTS:**

1. Resolution PC15-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP 15-6-001 and Site Plan/Architectural Review Application No. AR 14-5-007 for Establishment/Expansion of a Self-Storage Facility Located at 513 Railroad Avenue, APN 0037-080-140.

## RESOLUTION NO. PC15-

### A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT APPLICATION NO. UP 15-6-001 AND SITE PLAN/ARCHITECTURAL REVIEW APPLICATION NO. AR 14-5-007 FOR ESTABLISHMENT/EXPANSION OF A SELF STORAGE FACILITY LOCATED AT 513 RAILROAD AVENUE, APN 0037-080-140.

**WHEREAS**, the Planning Commission at their regular meeting on September 8, 2015 reviewed the application for the approval of Conditional Use Permit Application No. UP 15-6-001 and Site Plan/Architectural Review Application No. AR 14-5-007; and

**WHEREAS**, notices for the public hearing were published in the Daily Republic on August 28<sup>th</sup> for the Planning Commission; and

**WHEREAS**, a report by the City Staff was presented and made a part of the record of said meeting; and

**WHEREAS**, this project has been considered for compliance with all city regulations and ordinances; and

**WHEREAS**, based on evidence presented at the Public Hearing by City Staff, the applicant, the public and Commissioners, the following Findings are hereby made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on August 29, 2015 in the *Daily Republic* newspaper and mailed to surrounding property owners on August 27, 2015.
2. That the proposed project, when subject to the conditions will not conflict with the Goals, Objectives, and Policies of the General Plan or the purposes of the zoning district in which the site is located, because the Service Commercial (Policy 15) General Plan classification allow for similar uses through a conditionally permit process.
3. That the proposed use, when subject to the conditions, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City, because the applicant has taken necessary precautions to diminish any concerns through the project description.
4. That the proposed project has been considered through a Conditional Use Permit process as required by the Suisun Zoning Ordinance as the public hearing took place on September 8, 2015 and testimony and materials were considered by the Planning Commission prior to adoption of the resolution.

5. That the proposed use, when subject to the conditions, will have all the adequate utilities, access roads, drainage and/or other necessary facilities.
6. A criterion has been established to allow the designation of design review authority to the Development Services Director or appointee.
7. The project is exempt from the California Environmental Quality Act (CEQA) per section 15332 - In-fill development projects Class 32: this project meets all requirements characterized as in-fill development per Class 32 requirements.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby approve Conditional Use Permit Application No. UP 15-6-001 and Site Plan/Architectural Review Application No. AR 14-5-007; subject to the following Conditions and all other Suisun City Codes and Ordinances:

#### **GENERAL CONDITIONS**

1. The Applicant agrees to defend and indemnify and hold the City, its officers, officials, agents, employees, volunteers and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of Applicant's project.
2. The applicant shall comply with all conditions of the approved resolution. If it is determined that any conditions are being violated or the operator is out of compliance with the approved conditions, a Public Hearing shall be scheduled and procedures shall be consistent with Section 18.66.550 of the Suisun City Municipal Code.
3. By exercising this use permit the owner is waiving the right to protest annexation to or any formation and participation in a future assessment district or similar district.
4. The uses identified in the Site Plan shall be designed, constructed and maintained in accordance with the information presented, except as otherwise identified in the Conditions of Approval, and shall conform to, the Uniform Building Code as adopted by the City of Suisun City.

The Development Services Director, or his designee, may approve minor modifications to the project, and implement the project and mitigation measures as deemed appropriate. Modifications may require the review by the approving body (Zoning Administrator, Planning Commission, City Council) as determined by the Development Services Director.

5. No Operations conducted on the premises shall cause un-reasonable amount of noise, odor, dust, mud, smoke, vibration or electrical interference detectable off the premises.

6. The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code, and County Health Department guidelines as interpreted by the County Health Inspectors.
7. All utility poles along the frontage within the public right of way shall be protected as required by the City Engineer.
8. All proposed improvements, including landscaping and irrigation systems installation shall be completed prior to Certificate of Occupancy.
9. Trees and shrubs shall be provided in landscape areas. Trees shall be 15 gallon in size and shrubs shall be 5 gallon in size.
10. All improvements shall conform to the approved Elevations Plan, Landscape Plan, and Site Plan included as Exhibit A.
11. Any future signage shall be required to be submitted to the City of Suisun City Development Services Department for review and approval prior to request for building permits and construction.
12. The design and construction of water facilities, and the condition of service, shall comply with the rules, regulations and requirements of the Suisun Solano Water Authority and the Solano Irrigation District.
13. No parking shall be allowed along the Railroad Avenue frontage
14. Pursuant to Section 18.66.560 of the Suisun City Code, the use permit shall expire one year from the effective date unless exercised by the applicant.
15. All staff costs associated with monitoring compliance with these conditions of approval shall be borne by the permittee and/or property owners. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by City Council in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence compliance deficiencies are found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicants expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved.

## PUBLIC WORKS

16. All work performed shall conform to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer.
17. The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Engineer and shall have the revised plans submitted for review and approval by the City Engineer.
18. The Applicant shall obtain all necessary permits from all applicable agencies prior to starting construction.
19. All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
20. Railroad Avenue frontage improvements shall conform to the proposed Railroad Avenue Master Plan, including any curb, gutter, sidewalk, pavement, landscaping, and street trees.
21. Prior to the issuance of a building permit, a Deferred Improvement Agreement shall be recorded with Solano County to memorialize a future payment required of the property owner for the "fair-share" portion of future improvements associated with the Railroad Avenue Widening Project allocated to the site. Improvements associated with the Railroad Avenue Widening Project may include, but are not limited to construction or reconstruction of pavement, curbs, gutters, sidewalk, street lighting, and underground utility work.
22. Access to the site shall be provided with conforming approaches/transitions as required by the City Engineer. Remaining frontage between the edge of pavement and any new gutter shall be graveled as required by the City Engineer. Any new pavement section details shall comply with City Standards.
23. Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.

24. If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
25. Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
26. Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed.
27. All water and sewer lines shall have a minimum of five feet horizontal clearance from a fence, wall, or other structure as determined by the Public Works Director. All relocated facilities shall meet state and local separation standards.
28. Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
29. The Applicant shall obtain all necessary permits for storm water discharges.
30. A declaration of a storm drain easement traversing APN 0037-080-160 for the proposed storm drain facilities at the southeast corner of the project site shall be recorded with Solano County prior to issuance of any building permit(s) for the subject. The recorded easement declaration shall include language that addresses maintenance responsibilities associated with the storm drainage facilities of the property owner(s).
31. A grading and drainage plan, along with hydraulic calculations prepared by a registered civil engineer which complies with City Standards, shall be submitted to the City Engineer for review and approval prior to the issuance of a building permit. Said calculations shall address the adequacy of downstream conditions and facilities and plans to discharge drainage should include provisions for maintenance responsibilities, which shall be provided to City Engineer for review and approval, and incorporated into the declaration of a storm drain easement, outlined in General Condition #15 above.
32. This project is subject to the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 2009-0009 DWQ).
33. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the Fairfield-Suisun Urban Runoff Management Program.

34. The applicant shall fill out completely and submit to the City the “New and Redevelopment Post Construction Stormwater Requirements Application”, prior to beginning construction work.
35. All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the Applicant shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City, prior to the issuance of a Certificate of Occupancy.
36. The project shall use best management practices (BMPs) during construction to mitigate construction impacts and during post-construction to mitigate post-construction impacts to water quality.
37. The project may utilize infiltration measures to reduce stormwater discharge to the greatest extent feasible.
38. Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
39. The Solano Irrigation District (SID) and the Fairfield-Suisun Sewer District (FSSD) may have separate comments and conditions which shall be resolved or met.

#### **FIRE DEPT. CONDITIONS**

40. Prior to Occupancy the fire department will need a fire hydrant located to the West of the entrance gate at least 300 feet from any existing fire hydrants; this will give about 330’ from the next hydrant located between the two existing driveways east or the proposed project.
41. The front gate shall have a KNOX electric switch to match the existing switches located on the existing entrance electric gates. The fire department shall provide the KNOX purchase form upon request.
42. The entrance and the access drives in the facility need to remain wide enough to allow access for firefighting equipment.

#### **PLANNING DEPARTMENT CONDITIONS**

43. Future buildings shall be physically and architecturally compatible to the existing building on the site and according to the designs and site plan that are approved by the Planning Commission. This condition establishes the criteria for the Development Services Director, or his appointee, to review and approve the future buildings proposed on the site pursuant to the required Design Review.

44. All lighting shall not shine or spill over or cause glare onto neighboring parcels.
45. All HVAC equipment shall be screened from public view. No roof mounted equipment shall be allowed.
46. A trash enclosure and/or other enclosures for refuse and recycling shall be provided on site. All enclosures shall be architect compatible with the design of buildings on site.
47. The property owner is responsible to ensure the exterior of the CMU wall traversing the western property line is kept in good condition and kept free of graffiti. Prior to issuance of a building permit, the property owner shall obtain a recorded easement from the adjacent property owner of Solano County Assessor's Parcel number (APN) 0037-130-010 that will allow for the ability to maintain and repair the exterior of said CMU wall that may terminate upon final development of APN 0037-130-010.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Suisun City approves the Conditional Use Permit No. UP 15-6-001 and Site Plan/Architectural Review Application No. AR 14-5-007 located at 513 Railroad Avenue.

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:

NOES:

ABSENT:

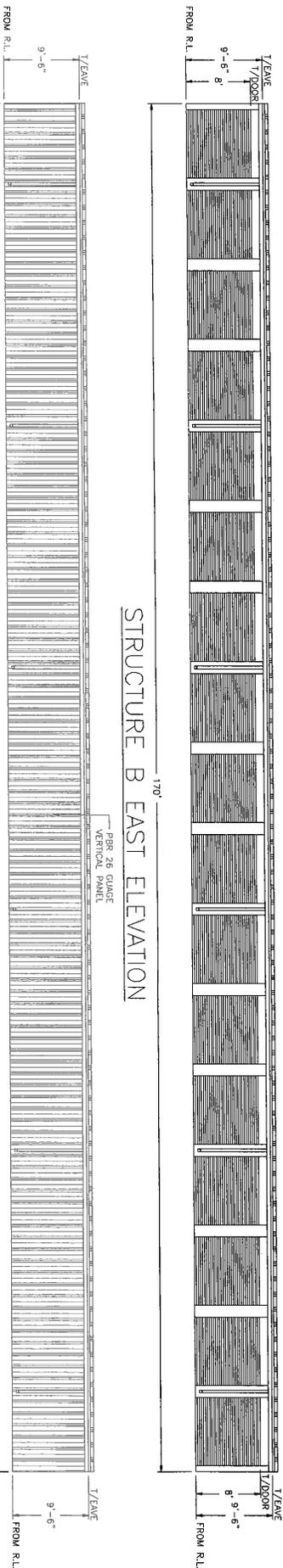
ABSTAIN:

**WITNESS** my hand and the seal of said City this 8th day of September 2015.

\_\_\_\_\_  
Anita Skinner  
Planning Commission Secretary

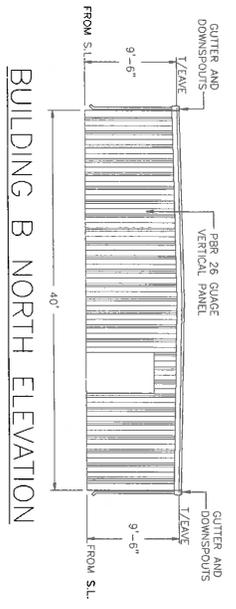
**Exhibit A**



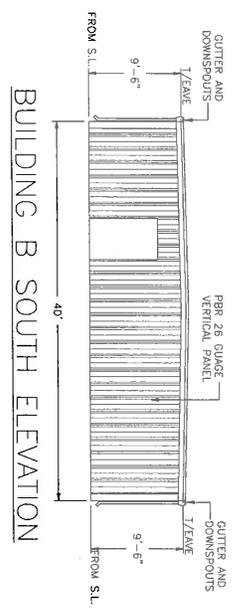


STRUCTURE B EAST ELEVATION

STRUCTURE B WEST ELEVATION



BUILDING B NORTH ELEVATION



BUILDING B SOUTH ELEVATION

FINISH SCHEDULE

Roof (office / apartment)	N/A
Roof (storage)	GALVALUME
Perimeter Panel	ASH GREY
Trim	HAWAIIAN BLUE
Downspouts	ASH GREY
Piers & Headers	ASH GREY

\* Color Selections must be on file prior to releasing for fabrication

NOTE:  
ALL DIMENSIONS MUST BE VERIFIED  
BY CERTIFIED CIVIL ENGINEER

ELV-1  
JOB #:  
LC4264PH1



RAILROAD AVE. S.S.  
SUISUN CITY, CA

DRAWN BY: DJM  
DATE: 7/08/2015

# LANDSCAPE CONSTRUCTION DOCUMENTS

## 513 RAILROAD AVE.

### LANDSCAPE IMPROVEMENTS



VICINITY MAP

**CLIENT**  
 SAM DERTING  
 513 RAILROAD AVENUE  
 SUISUN CITY, CA 94585

**LANDSCAPE ARCHITECT**  
 T. H. NORTON LANDSCAPE ARCHITECTURE  
 849 JEFFERY DRIVE  
 PLEASANT HILL, CA 94523  
 PHONE: (925) 892-9085  
 CONTACT: TOM NORTON

**TITLE SHEET** . . . . . 1

**IRRIGATION PLAN** . . . . . 2

**PLANTING PLAN** . . . . . 3

**IRRIGATION DETAILS** . . . . . 4-5

**PLANTING DETAILS** . . . . . 6

**IRRIGATION SPECIFICATIONS** . . . . . 7

**PLANTING SPECIFICATIONS** . . . . . 8

**SHEET INDEX**

<p><b>T. H. NORTON</b>  <i>landscape architecture</i>                  849 JEFFERY DRIVE                  PLEASANT HILL, CA 94523                  (925) 892-9085</p>		<p>513 RAILROAD AVENUE                  SUISUN CITY, CALIFORNIA</p>	
<p>Know what's Below,                  Call before you dig.</p>		<p>DATE: _____</p> <p>REVISION: _____</p>	
<p>SCALE</p> <p>DRAWN BY: _____</p> <p>DESIGNED BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p> <p>CONTRACT NO.: _____</p> <p>PROJECT NAME: _____</p>		<p><b>SHEET INDEX</b></p> <p>TITLE SHEET . . . . . 1</p> <p>IRRIGATION PLAN . . . . . 2</p> <p>PLANTING PLAN . . . . . 3</p> <p>IRRIGATION DETAILS . . . . . 4-5</p> <p>PLANTING DETAILS . . . . . 6</p> <p>IRRIGATION SPECIFICATIONS . . . . . 7</p> <p>PLANTING SPECIFICATIONS . . . . . 8</p>	
<p>REV. LOG:</p> <p>SHEET 1 OF 8</p>		<p>DATE: _____</p> <p>REVISION: _____</p>	







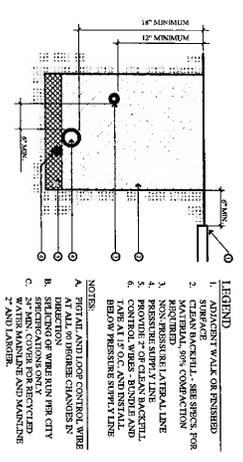
Know what's below.  
 Call before you dig.  
 811  
 1-800-4-A-DIG  
 1-800-477-2727

REVISION DATE

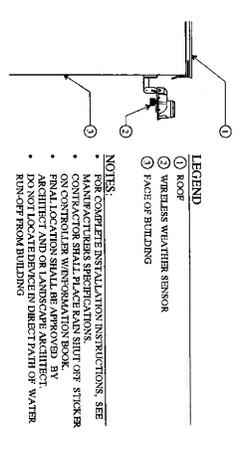
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DESIGNED	TH
CHECKED	TH
DATE	6/10/15
JOB NO.	13012
JOB TYPE	COMMERCIAL

SHEET TITLE  
 IRRIGATION  
 DETAILS  
 4  
 OF 8

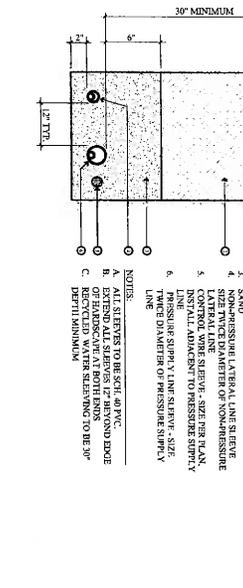
THESE DESIGNS AND DRAWINGS ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF THN AND ARE NOT TO BE USED, REPRODUCED, OR DISTRIBUTED WITHOUT THE EXPRESS PERMISSION OF THN. ALL RIGHTS RESERVED.



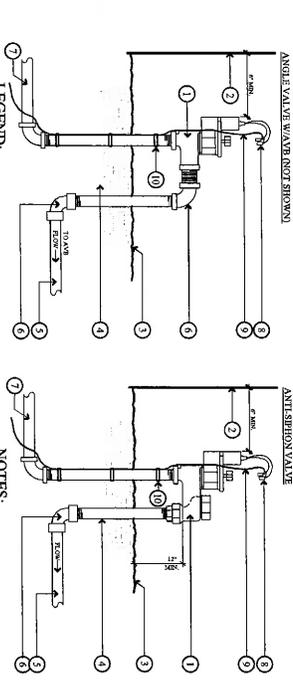
A TRENCHING DETAIL



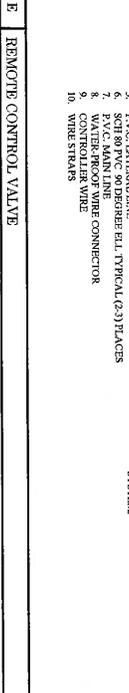
B WIRELESS WEATHER SENSOR



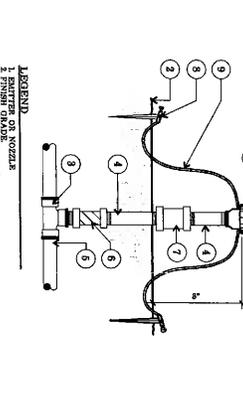
D SLEEVE DETAIL



E ANTI-SIPHON VALVE



F REMOTE CONTROL VALVE



G FLUXRISIP DRIPPER

H

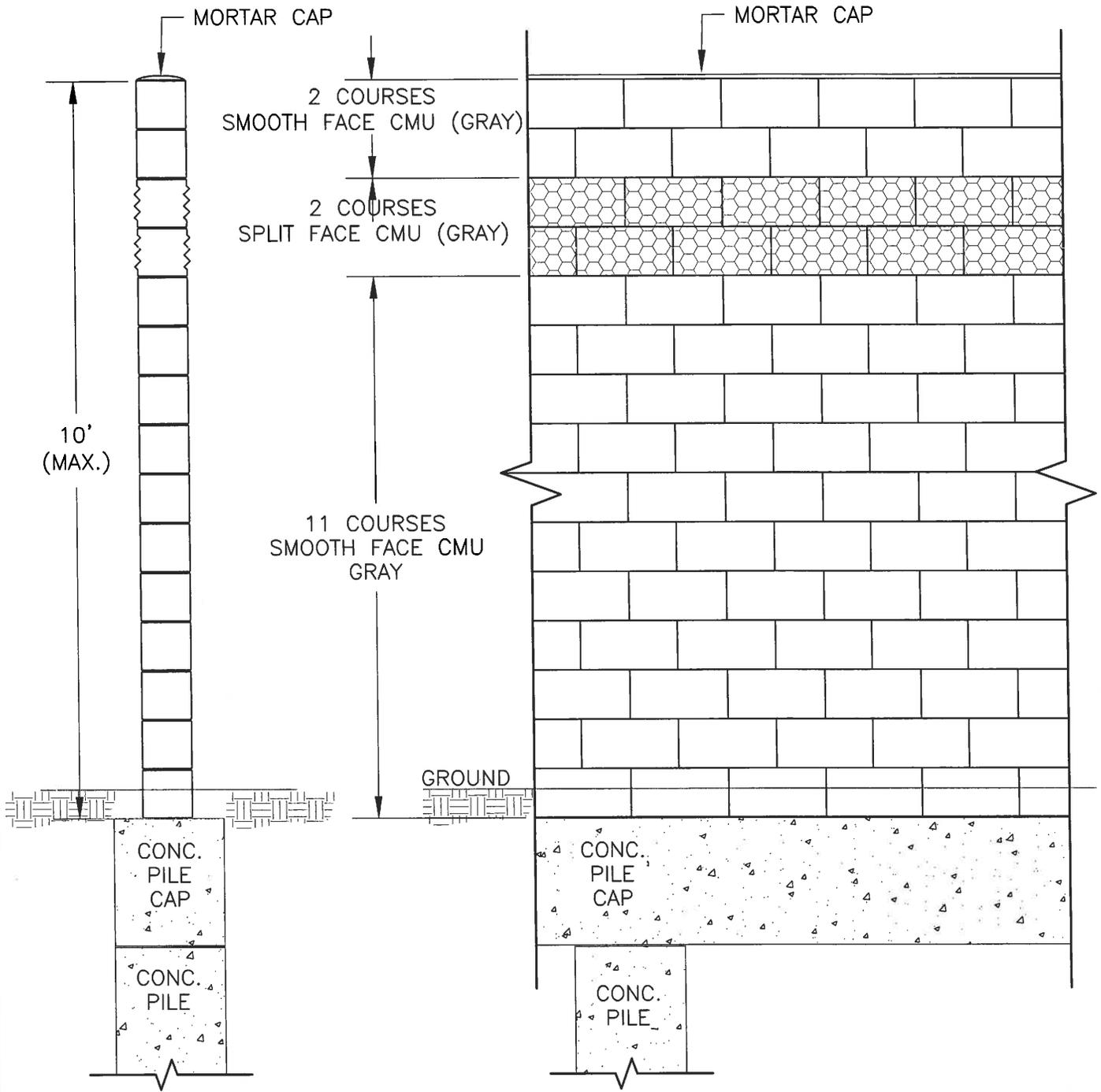
I











SECTION VIEW

PROFILE VIEW

NOTES:

1. CMU (CONCRETE MASONRY UNIT) BLOCKS ARE 8"X8"X16"
2. THIS DRAWING IS FOR ARCHITECTURAL DESIGN ONLY. FOUNDATION AND STRUCTURAL DESIGN DRAWINGS WILL BE SUBMITTED WITH SITE IMPROVEMENT PLANS.

**CMU PERIMETER WALL DETAIL  
RAILROAD AVE SELF STORAGE  
513 RAILROAD AVE, SUISUN**



Cullen-Sherry  
& Associates, Inc.  
Civil Engineering - Surveying  
1090 Adams Street, Suite A - P.O. Box 591  
Benicia, California 94510  
(707) 745-3219 Fax (707) 745-9436 CSA-ENGINEERS.COM

SCALE:	AS NOTED
DATE:	07/07/2015
DRAWN BY:	RAS
CHECKED BY:	DWC
PROJECT NO:	14155

## AGENDA TRANSMITTAL

MEETING DATE: September 8, 2015

---

**PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING:** Request to Remove an Existing Light Standard and Replace with a New Light Standard with Wireless Antennas.

Resolution PC15-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-003 and Site Plan/Architectural Review No. AR 14-5-008 to Remove an Existing Light Standard and Replace with a New Light Standard with Wireless Antennas at 611 Village Drive (APN 0173-010-300).

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**ENVIRONMENTAL REVIEW:** This project is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15301, Existing Facilities. A Notice of Exemption will be filed with the Solano County Clerk following Planning Commission action.

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**BACKGROUND:** The property owner is the City of Suisun City and the site is Heritage Park at 611 Village Drive. Over the last several years, the Planning Commission has granted entitlements for wireless facilities co-located on field lights at this address. The most recent example was a request in January 2010 to add wireless antennas to another pole. The pole in which Verizon hopes to co-locate its antennas has no other antennas currently. The request for the new pole and associated equipment shelter require not only entitlements granted by the Planning Commission, but also an executed lease agreement signed by the City. A draft agreement is moving ahead concurrently with the land use entitlements and must be executed prior to building permit issuance, per the draft conditions of approval.

---

**STAFF REPORT:** Staff has included information (found below) that the applicant provided as well as analysis of the proposal with use of Title 18 Zoning of the Suisun City Municipal Code.

**Description of Application** – The applicant Cortel Inc. (on behalf of Verizon Wireless), has proposed to remove an existing pole with field lights adjacent to the softball field at Heritage Park. The applicant is proposing to install a new pole (as a replacement to the removed pole) with field lights and extend the total height of the pole from 70' to 85' in order to allow for (6) 6' tall antennas. The application also includes an equipment shelter and 30 kW emergency generator.

**Physical Characteristics of Proposed Use** – Below are descriptions of the site characteristics:

- **Site Characteristics** - The proposed leased area is 741 square feet. Within this area will be a prefabricated equipment shelter made of concrete masonry unit (cmu) which will house the emergency generator. Outside of the equipment shelter will be an 8' chain link fence with tan slats. This fence will delineate Verizon's leased area. The new pole with the antennas will be located outside of the leasable area. Access will be provided to Verizon in order to maintain their facilities.

---

**PREPARED BY:**

**REVIEWED/APPROVED BY:**

John Kearns, Associate Planner  
Jason Garben, Development Services Director



**Zoning Regulations (Suisun City Municipal Code)** – There are certain sections of the Municipal Code that staff recommends the Commission consider in the process of reviewing the proposal (below):

#### Use Permits

*Section 18.66.550 “Revocation through noncompliance, lapse in use” states Under the following circumstances a use permit may be revoked, modified or extended by the planning commission. Prior to consideration by the planning commission, the item shall be set for public hearing in the manner prescribed by law:*

- A. In the case where the conditions of a use permit have not been or are not being complied with,*
- B. In the case where the use permit has been exercised and that use has ceased or been discontinued for a consecutive period of twelve months.*

#### Site Plan Architectural Review Approval

*Section 18.68.010 (e)* For any use for which a use permit is required.

If it is found that the operator is not (or has not) been complying with a permit, an item can be brought back to the Planning Commission for review. At that time, the permit can be revoked, modified or extended by the Commission.

**Proposed Conditions** – Staff has prepared draft conditions of approval which can be found in the resolution recommending approval of the entitlements. A list of these conditions can be found below:

- Development shall proceed and be completed so as to be substantially in accordance with the site plan and elevations received by the City of Suisun City Planning Division except as modified by the conditions contained in this resolution.
- The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Zoning Ordinance, Uniform Building Code, Fire Code, County Health Department guidelines as interpreted by the County Health Inspectors, the City Building Official, the Public Utilities Commission (PUC) of the State of California, and the Federal Communication Commission (FCC).
- In the event the facility discontinues active operation for a period of more than six (6) consecutive months the use shall be considered to be abandoned and the use permit shall terminate. Equipment cabinets, antennas, and all other appurtenances shall be removed by the property owner within 30 days of abandonment.
- A building permit and encroachment permit shall be obtained prior to any installation of antennas and/or construction on-site.
- A lease agreement must be reviewed and approved to the satisfaction of the Recreation & Community Services Director for use of this property.

**Proposed Findings for Planning Commission Consideration-** In order for the Planning Commission to approve the requested entitlements, very specific findings must be made. Proposed draft findings can be found below:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on August 29, 2015 in the *Daily Republic* newspaper and mailed to surrounding property owners on August 27, 2015.
2. The proposed location of the Conditional Use is consistent with the Goals, Objectives, and Policies of the General Plan and the purposes of the district in which the site is located.
  1. The proposed location of the Conditional Use and the proposed conditions under which it shall be operated and maintained are consistent with the Zoning Ordinance.
  2. The proposed Conditional Use will not be detrimental to the public health, safety, or welfare of persons residing or working in, or adjacent to, the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City.
3. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

It is important to note the Commission has flexibility when considering Conditional Use Permit applications. Further, the Commission is reminded that a Conditional Use Permit can be revoked, modified or extended if conditions of the use permit have not or are not being complied with at any time pursuant to Section 18.66.550 "Revocation through noncompliance, lapse in use".

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**STAFF RECOMMENDATION: Adopt** Resolution PC15-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-003 and Site Plan/Architectural Review No. AR 14-5-008 to Remove an Existing Light Standard and Replace with a New Light Standard with Wireless Antennas at 611 Village Drive (APN 0173-010-300).

---

**ATTACHMENTS:**

1. Resolution PC15-\_\_\_; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-003 and Site Plan/Architectural Review No. AR 14-5-008 to Remove an Existing Light Standard and Replace with a New Light Standard with Wireless Antennas at 611 Village Drive (APN 0173-010-300).
2. Application Materials

## **RESOLUTION NO. PC15-**

### **A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT APPLICATION NO. UP 15-6-003 AND SITE PLAN/ARCHITECTURAL REVIEW APPLICATION NO. AR 14-5-008 TO REMOVE AN EXISTING LIGHT STANDARD AND REPLACE WITH A NEW LIGHT STANDARD WITH WIRELESS ANTENNAS AT 611 VILLAGE DRIVE (APN 0173-010-300).**

**WHEREAS**, the Planning Commission at their regular meeting on September 8 reviewed the application for the approval of Conditional Use Permit UP 15-6-003 and Site Plan/Architectural Review No. AR 14-5-008; and

**WHEREAS**, notices for the public hearing were published in the Daily Republic on August 28<sup>th</sup> for the Planning Commission; and

**WHEREAS**, a report by the City Staff was presented and made a part of the record of said meeting; and

**WHEREAS**, this project has been considered for compliance with all city regulations and ordinances; and

**WHEREAS**, based on evidence presented at the Public Hearing by City Staff, the applicant, the public and Commissioners, the following Findings are hereby made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on August 29, 2015 in the Daily Republic newspaper and mailed to surrounding property owners on August 27, 2015.
2. The proposed location of the Conditional Use is consistent with the Goals, Objectives, and Policies of the General Plan and the purposes of the district in which the site is located.
3. The proposed location of the Conditional Use and the proposed conditions under which it shall be operated and maintained are consistent with the Zoning Ordinance.
4. The proposed Conditional Use will not be detrimental to the public health, safety, or welfare of persons residing or working in, or adjacent to, the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City.
5. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby approve Conditional Use Permit Application UP 15-6-003 and Site Plan/Architectural Review Application No. AR 14-5-008; subject to the following Conditions and all other Suisun City Codes and Ordinances:

1. Development shall proceed and be completed so as to be substantially in accordance with the site plan and elevations received by the City of Suisun City Planning Division except as modified by the conditions contained in this resolution.
2. The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Zoning Ordinance, Uniform Building Code, Fire Code, County Health Department guidelines as interpreted by the County Health Inspectors, the City Building Official, the Public Utilities Commission (PUC) of the State of California, and the Federal Communication Commission (FCC).
3. In the event the facility discontinues active operation for a period of more than six (6) consecutive months the use shall be considered to be abandoned and the use permit shall terminate. Equipment cabinets, antennas, and all other appurtenances shall be removed by the property owner within 30 days of abandonment.
4. A building permit and encroachment permit shall be obtained prior to any installation of antennas and/or construction on-site.
5. A lease agreement must be reviewed and approved to the satisfaction of the Recreation and Community Services Director or his or her designee for use of this property.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Suisun City approves the Conditional Use Permit UP 15-6-003 and Site Plan/Architectural Review Application No. AR 14-5-008 located at 611 Village Drive.

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**WITNESS** my hand and the seal of said City this 8th day of September 2015.

\_\_\_\_\_  
Anita Skinner  
Planning Commission Secretary





PREPARED FOR  
**verizon-wireless**  
 2708 MITCHELL DRIVE  
 WALNUT CREEK, CA 94598-1071

**Cortel**  
 14871 Arroyo Viejo  
 San Diego, CA 92127

VERSION LOCATION CODE  
**299957**

VERSION SITE NO. 299957  
 PS PROJECT # 2014081793  
 DRAWN BY: MMA  
 CHECKED BY: JF

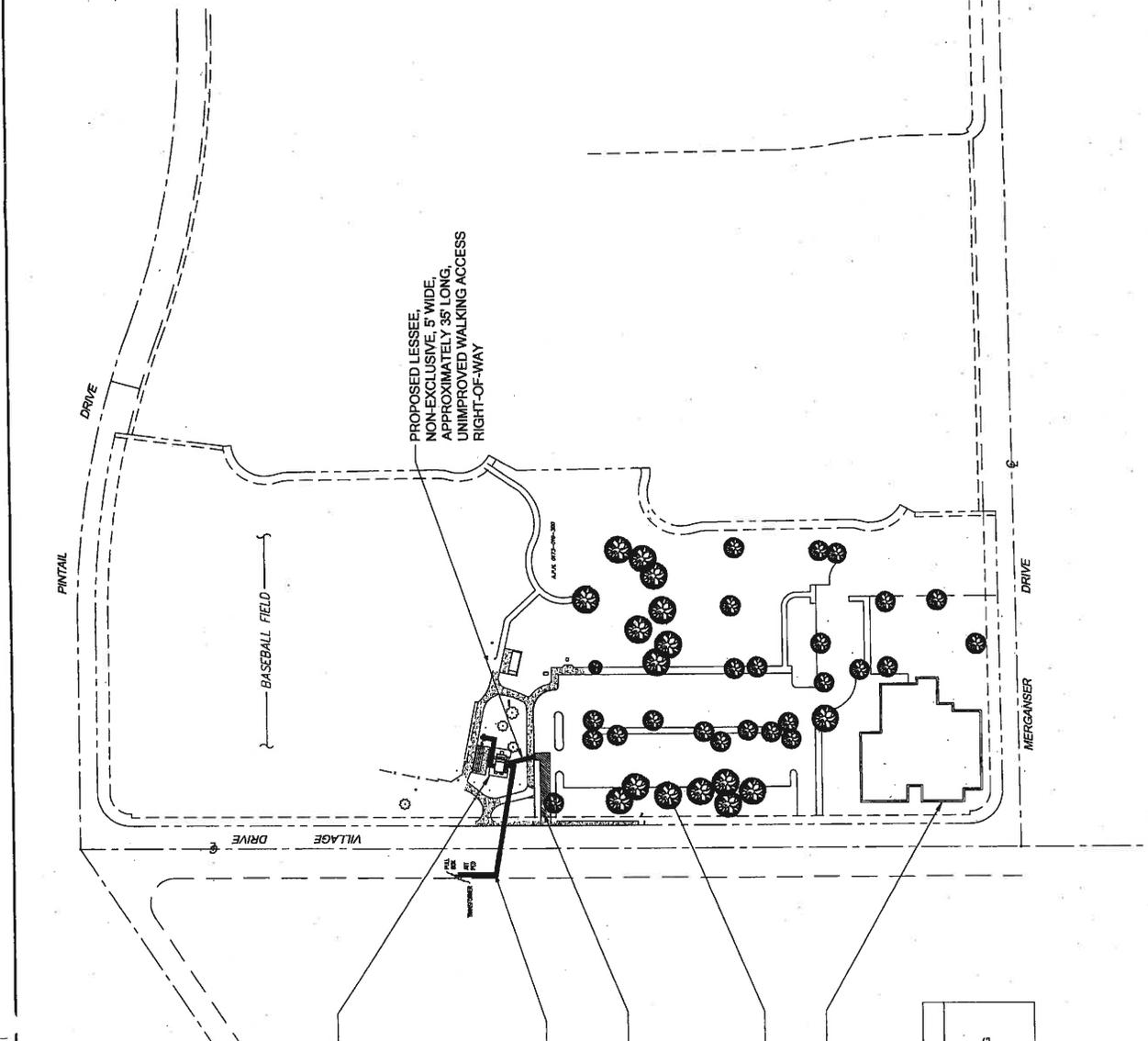
NO.	DATE	DESCRIPTION

U.S. DEPARTMENT OF JUSTICE  
 FEDERAL BUREAU OF INVESTIGATION  
 INVESTIGATION DOCUMENT

PROJECT FOR:  
**SUNSET VISTA**  
 611 VILLAGE DR.  
 SUSTIN CITY  
 CA 94885

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**



(P) 33'-5" x 22'-2" EQUIPMENT AREA,  
 741 SQ. FT. WITH EQUIPMENT  
 SHELTER, AND GENERATOR. SEE  
 SHEET A-3 FOR DETAILS

PROPOSED LESSEE, NON-EXCLUSIVE,  
 5' WIDE, APPROXIMATELY 180' LONG,  
 UTILITY RIGHT-OF-WAY

PROPOSED LESSEE, NON-EXCLUSIVE,  
 12' WIDE, APPROXIMATELY 108' LONG,  
 ACCESS RIGHT-OF-WAY

EXISTING TREE (TYP)

EXISTING BUILDING

**GENERAL CONTRACTOR NOTES**  
 DO NOT SCALE DRAWINGS.  
 THESE DRAWINGS ARE FORWARDED TO BE FULL USE BY ANY CONTRACTOR.  
 THESE DRAWINGS ARE FOR INFORMATION AND CONDITIONS ON THE  
 JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER IN WRITING  
 OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL  
 ORDERS OR BE RESPONSIBLE FOR THE SAME.

**Legend**

---	3" WIDE ACCESS
---	6" WIDE ACCESS
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---	72" WIDE ACCESS
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---	120" WIDE ACCESS
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---	288" WIDE ACCESS
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---	360" WIDE ACCESS
---	384" WIDE ACCESS
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---	480" WIDE ACCESS
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---	576" WIDE ACCESS
---	600" WIDE ACCESS
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---	672" WIDE ACCESS
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---	1344" WIDE ACCESS
---	1368" WIDE ACCESS
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---	1416" WIDE ACCESS
---	1440" WIDE ACCESS
---	1464" WIDE ACCESS
---	1488" WIDE ACCESS
---	1512" WIDE ACCESS
---	1536" WIDE ACCESS
---	1560" WIDE ACCESS
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---	1608" WIDE ACCESS
---	1632" WIDE ACCESS
---	1656" WIDE ACCESS
---	1680" WIDE ACCESS
---	1704" WIDE ACCESS
---	1728" WIDE ACCESS
---	1752" WIDE ACCESS
---	1776" WIDE ACCESS
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---	3120" WIDE ACCESS
---	3144" WIDE ACCESS
---	3168" WIDE ACCESS
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---	3456" WIDE ACCESS
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---	3504" WIDE ACCESS
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---	3552" WIDE ACCESS
---	3576" WIDE ACCESS
---	3600" WIDE ACCESS
---	3624" WIDE ACCESS
---	3648" WIDE ACCESS
---	3672" WIDE ACCESS
---	3696" WIDE ACCESS
---	3720" WIDE ACCESS
---	3744" WIDE ACCESS
---	3768" WIDE ACCESS
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---	3816" WIDE ACCESS
---	3840" WIDE ACCESS
---	3864" WIDE ACCESS
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---	3960" WIDE ACCESS
---	3984" WIDE ACCESS
---	4008" WIDE ACCESS
---	4032" WIDE ACCESS
---	4056" WIDE ACCESS
---	4080" WIDE ACCESS
---	4104" WIDE ACCESS
---	4128" WIDE ACCESS
---	4152" WIDE ACCESS
---	4176" WIDE ACCESS
---	4200" WIDE ACCESS
---	4224" WIDE ACCESS
---	4248" WIDE ACCESS
---	4272" WIDE ACCESS
---	4296" WIDE ACCESS
---	4320" WIDE ACCESS
---	4344" WIDE ACCESS
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---	4392" WIDE ACCESS
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---	4920" WIDE ACCESS
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---	5088" WIDE ACCESS
---	5112" WIDE ACCESS
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---	5160" WIDE ACCESS
---	5184" WIDE ACCESS
---	5208" WIDE ACCESS
---	5232" WIDE ACCESS
---	5256" WIDE ACCESS
---	5280" WIDE ACCESS
---	5304" WIDE ACCESS
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---	5352" WIDE ACCESS
---	5376" WIDE ACCESS
---	5400" WIDE ACCESS
---	5424" WIDE ACCESS
---	5448" WIDE ACCESS
---	5472" WIDE ACCESS
---	5496" WIDE ACCESS
---	5520" WIDE ACCESS
---	5544" WIDE ACCESS
---	5568" WIDE ACCESS
---	5592" WIDE ACCESS
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---	5640" WIDE ACCESS
---	5664" WIDE ACCESS
---	5688" WIDE ACCESS
---	5712" WIDE ACCESS
---	5736" WIDE ACCESS
---	5760" WIDE ACCESS
---	5784" WIDE ACCESS
---	5808" WIDE ACCESS
---	5832" WIDE ACCESS
---	5856" WIDE ACCESS
---	5880" WIDE ACCESS
---	5904" WIDE ACCESS
---	5928" WIDE ACCESS
---	5952" WIDE ACCESS
---	5976" WIDE ACCESS
---	6000" WIDE ACCESS

FULL SCALE 1" = 60'-0"  
 30 15 0 30 60 FT  
 HALF SCALE 1" = 30'-0"















RECEIVED

April 20, 2015

APR 20 2015

PLANNING DEPT  
CITY OF SUISUN CITY, CA

City of Suisun City  
Community Development Department  
701 Civic Center Boulevard  
Suisun City, CA 94585

**RE: VERIZON WIRELESS/SUNSET VISTA**  
Application for Conditional Use Permit/Wireless Communications Facility  
611 Village Drive  
Suisun City, CA 94585  
**APN 0173-010-300**

This letter is hereby submitted in conjunction with an application for a conditional use permit for an unmanned wireless communications facility. The proposed facility is a 70' tall telecommunication facility designed to provide light and safety to the park. The light standard replacement mimics the existing Sprint facility and will not create a visual impact to the surrounding neighbors.

Please see the attached documents for your review.

- Photosims
- (1) Planning Application Form
- (15) 11x17 Copies of the Sites Plan
- (10) Full Sized Copies of the Site Plans
- EMF Report by Hammett and Edison
- (1) RF Prop Map showing proposed and existing coverage
- Property Notification Labels for Owners within a 300' radius

## **APPLICANT INFORMATION**

### Lessee/Applicant

VERIZON WIRELESS  
2785 Mitchell Drive  
Walnut Creek, CA 94598  
Attn: Danna Diamond

### Agent for Applicant

Cortel, LLC/Shannon McDougall  
1023 Eagle Avenue  
Alameda, CA 94501  
Phone: 415-244-8018  
Email: [shannon.mcdougall@cortel-llc.com](mailto:shannon.mcdougall@cortel-llc.com)

### Property Owner

CITY OF SUISUN CITY  
Mick Jessop  
701 Civic Center Boulevard  
Suisun City, CA 94585  
Phone: (707) 421-7200

## **PROJECT DESCRIPTION**

### Project Location

The proposed project is located at 611 Village Drive in the City of Suisun City. The proposed communication facility is a 70' tall and is designed to replace the existing lights at the baseball park. The project site is located on Assessor's Parcel 0173-010-300.

### Project Components

The proposed project consists of removing the existing light standard and replacing it with a new structure that will accommodate (6) 6' tall antennas (2) per sector.

The corresponding equipment shelter and generator will be directly behind the existing stands and is designed to look exactly like the existing Sprint facility.

The proposed facility is designed to blend in with the existing use and environment. Please see attached photosims.

### Public Services

Public services such as fire and law enforcement are not required given that the facilities are designed to be vandalism resistant (inside a fenced equipment compound) and are uninhabitable and located on private property. The project does not require school or transit facilities, as it is an unmanned wireless communications facility.

### Operations

The site is an unmanned facility that would not generate any noise, dust, or odors. It is expected that service technicians may visit the site on a monthly basis for routine maintenance if needed. Ample parking is available adjacent to the equipment compound.

### **LAND USE**

#### Zoning

The project parcel is zoned PF, Public Facility.

#### Environmental Setting/Impacts

The project blends in well with the existing topography and land uses and will not create a visual impact. No significant biological or cultural resources are expected to exist in the immediate vicinity of the project site.

### **SITE SELECTION PROCESS**

#### Siting

The project site was selected to bring capacity, offload coverage for the areas surrounding Sunset Park.

### **AESTHETICS**

The project blends in well with the existing topography and land uses and will not create a visual impact.

### **CONCLUSION**

In conclusion, the proposed project is a compatible use with the surrounding land uses. The project would be aesthetically consistent with the character of the surrounding neighbor-

Page 4  
Solano County  
VERIZON WIRELESS/SUNSET VISTA  
4/20/15

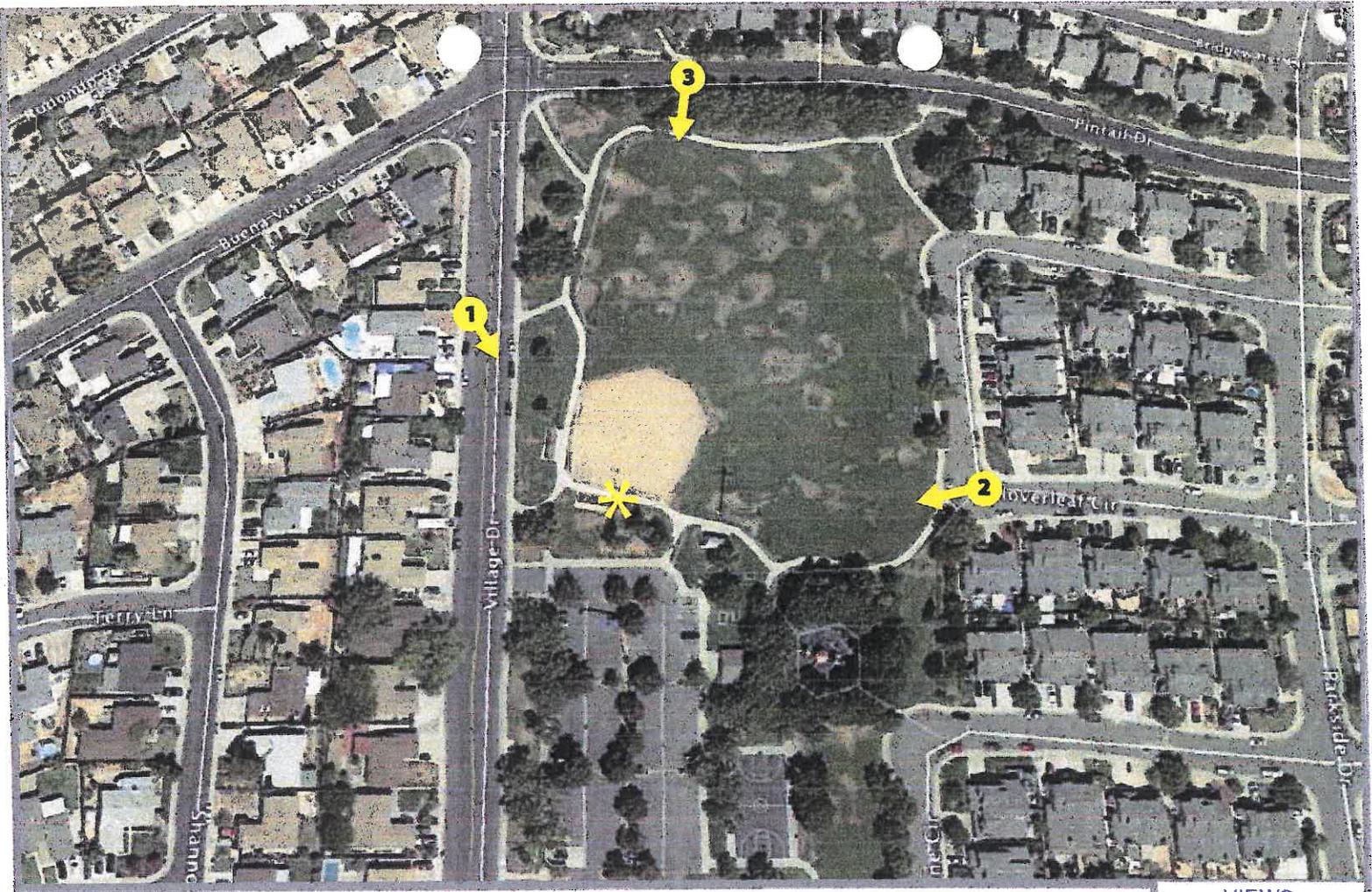
hoods. The project would not create any nuisance impacts as it consists of an unmanned communications facility that would not create significant additional traffic, noise, dust or odors. Overall, the project would provide a benefit to the area through high quality wireless voice and data services that enhance the productivity, convenience, well-being and safety of residents, workers, commuters and visitors. Should you have any questions regarding this application, please feel free to call me at (415) 244-8018.

Sincerely,

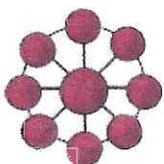


**Shannon McDougall**

Project Planner  
Contractor for Verizon Wireless



VIEWS

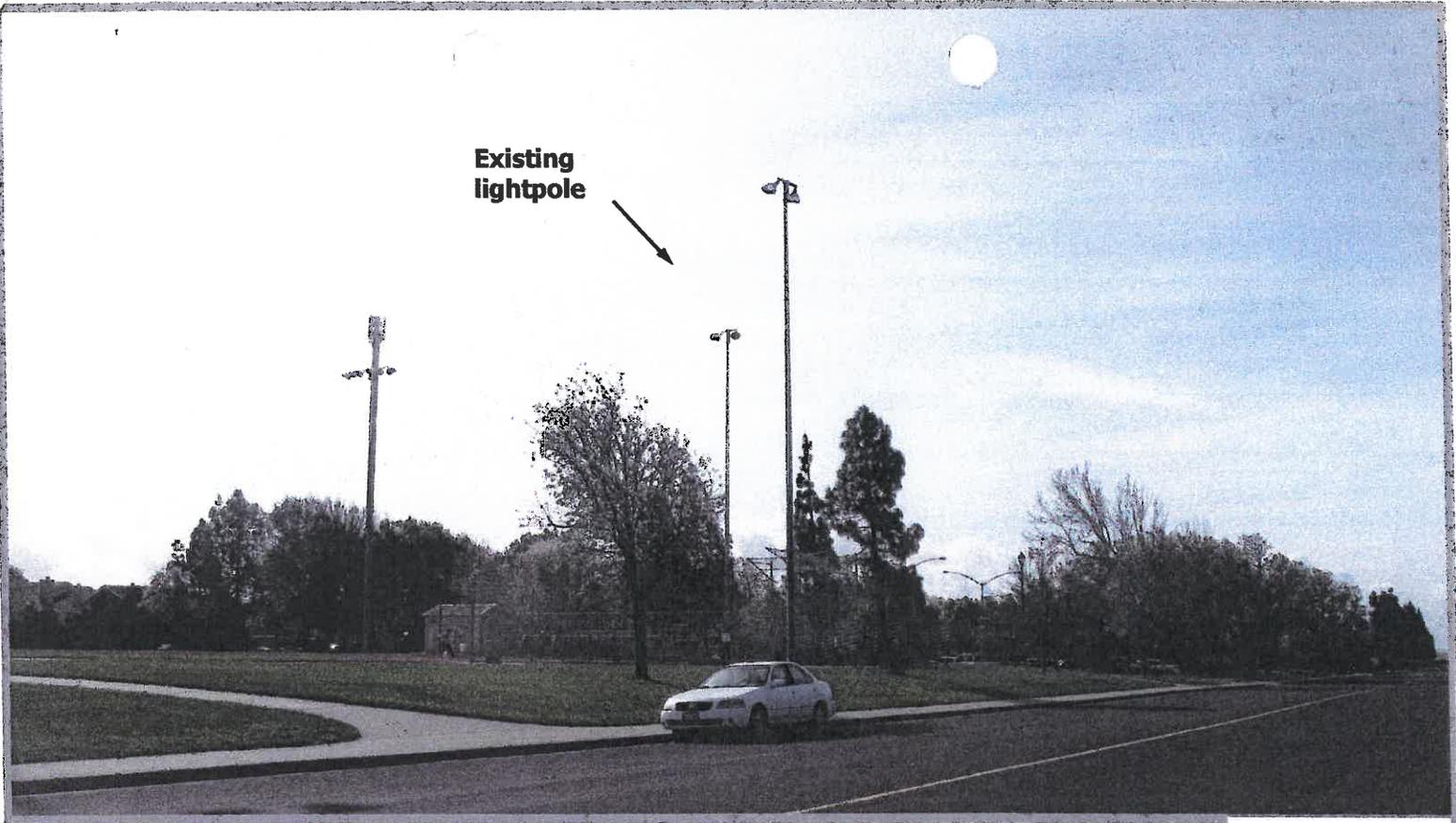


**Cortel**  
Photosims

View Chart

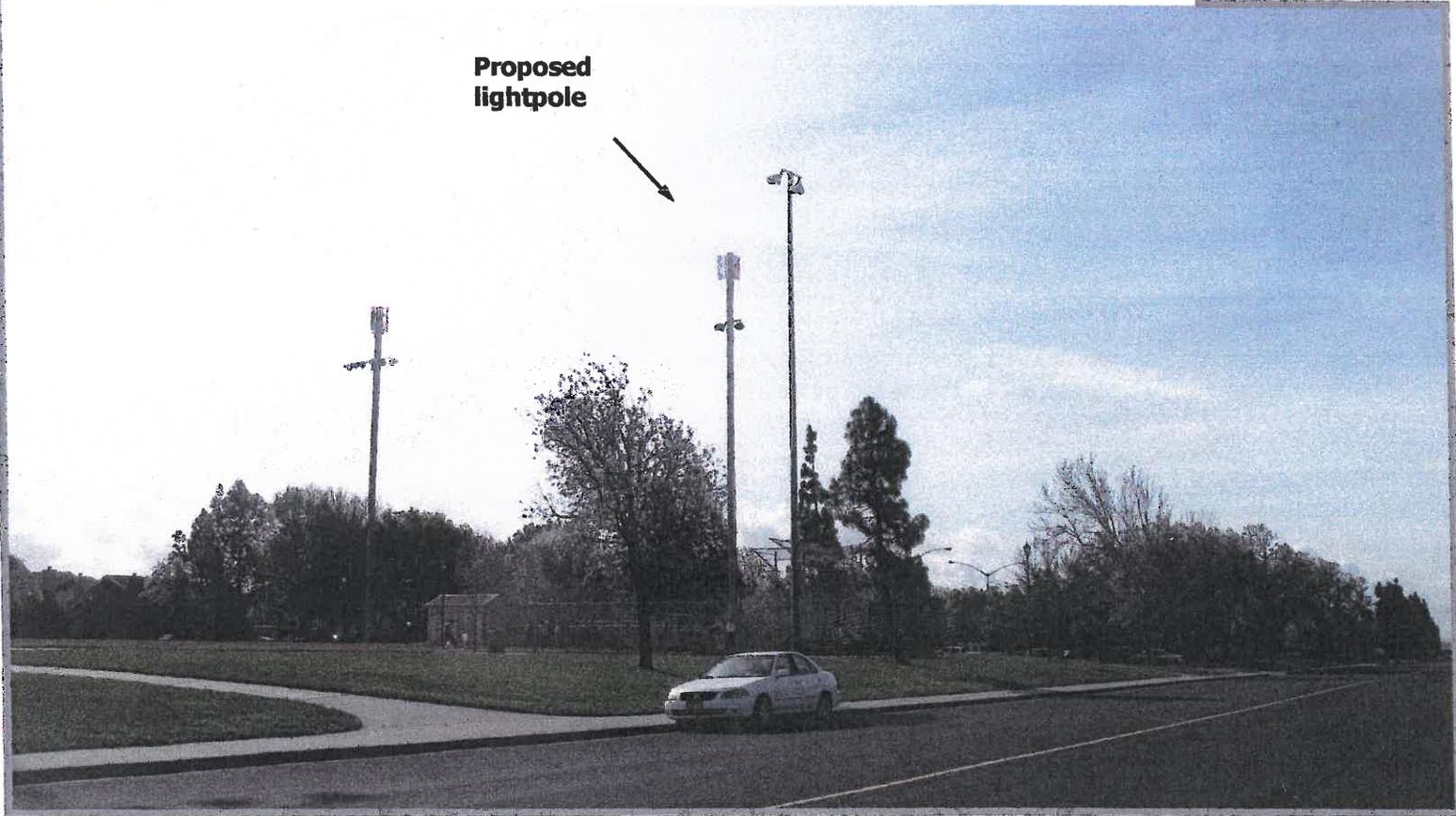


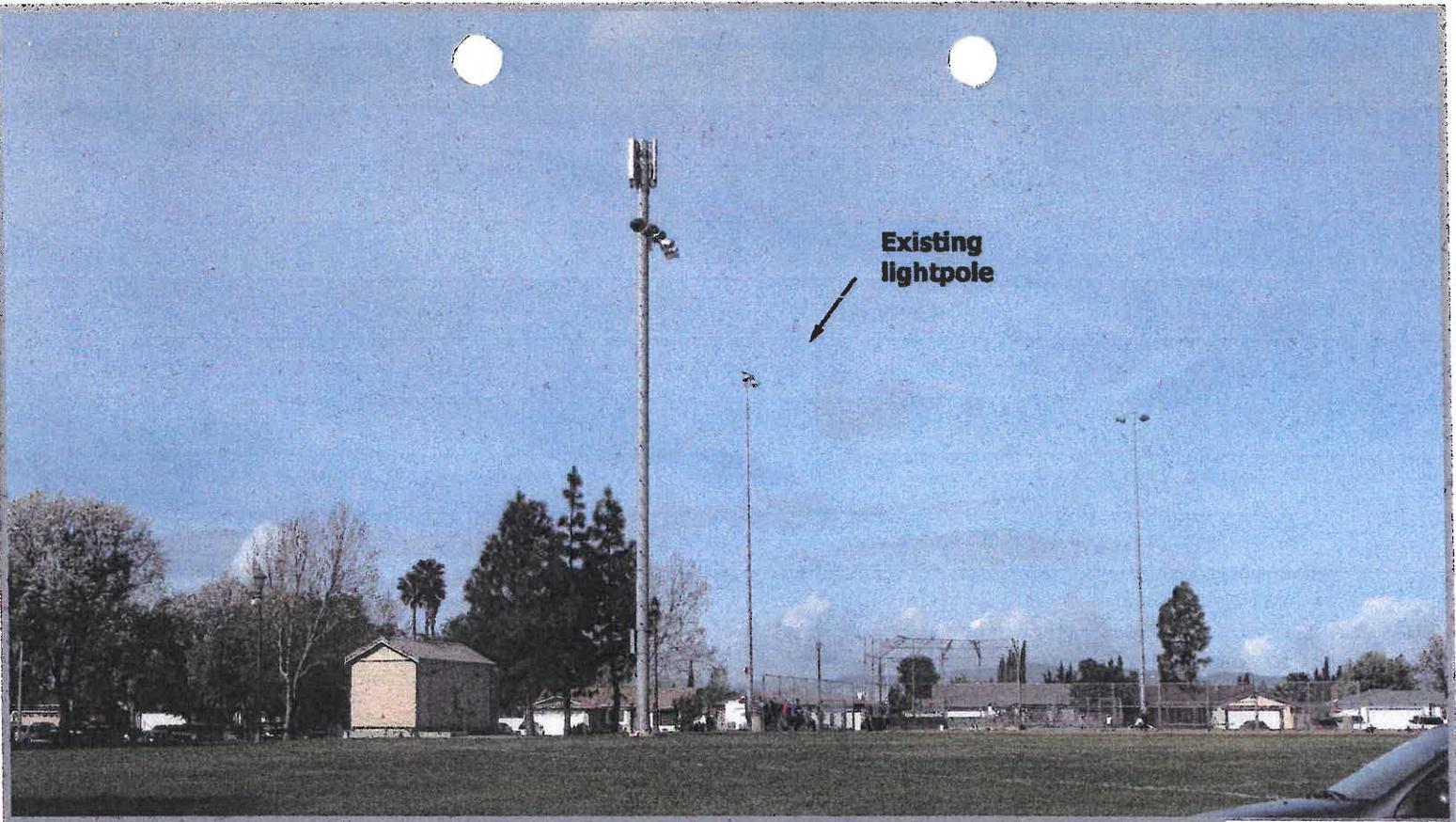
**SUNSET VISTA**  
611 Village Drive  
Suisun City CA 94585



EXISTING

PROPOSED: Install (6) antennas, RRUs on replacement 85 ft lightpole

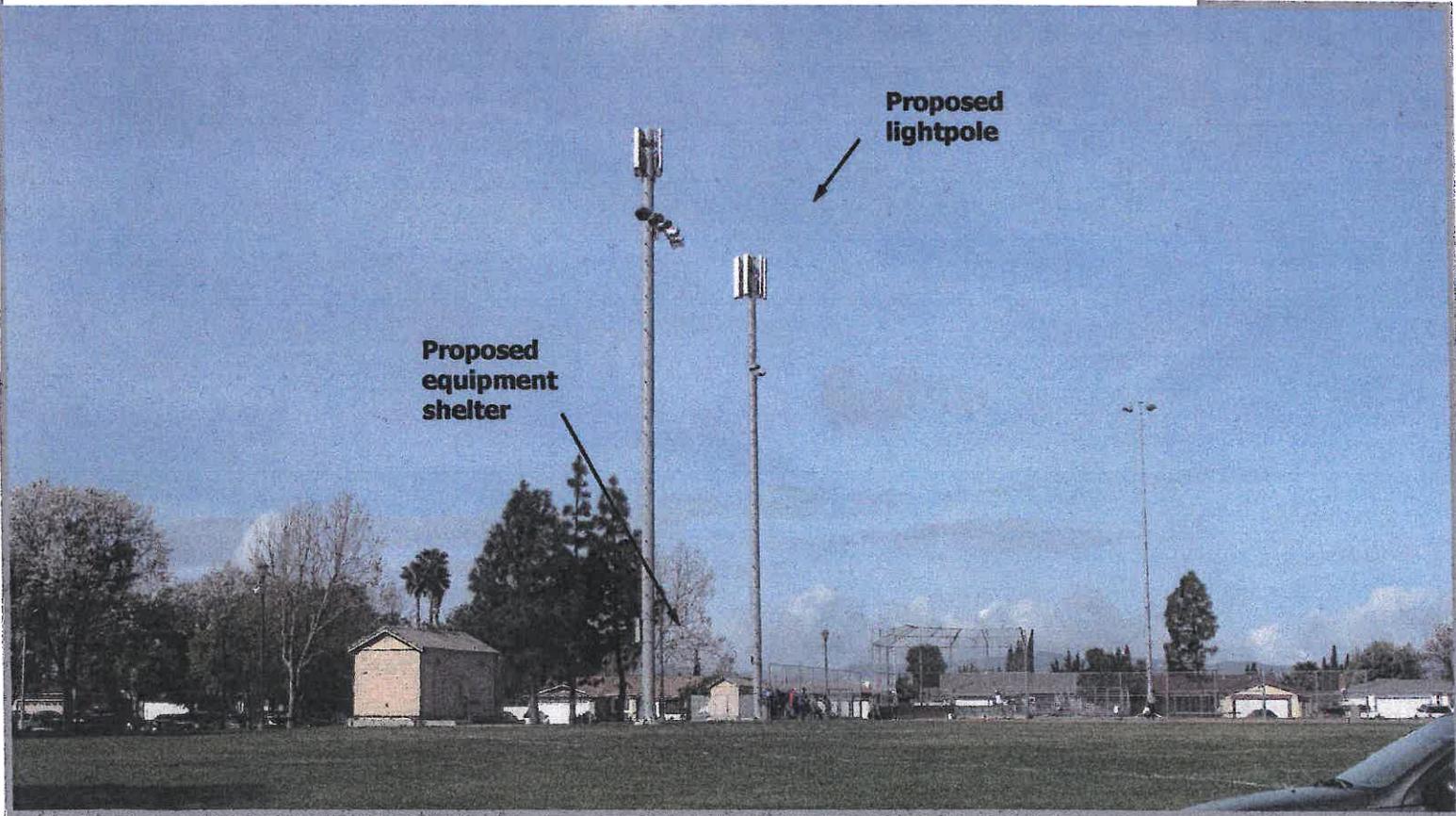




Existing  
lightpole

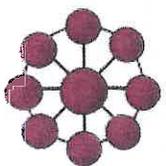
EXISTING

**PROPOSED:** Install (6) antennas, RRUs on replacement 85 ft lightpole



Proposed  
lightpole

Proposed  
equipment  
shelter

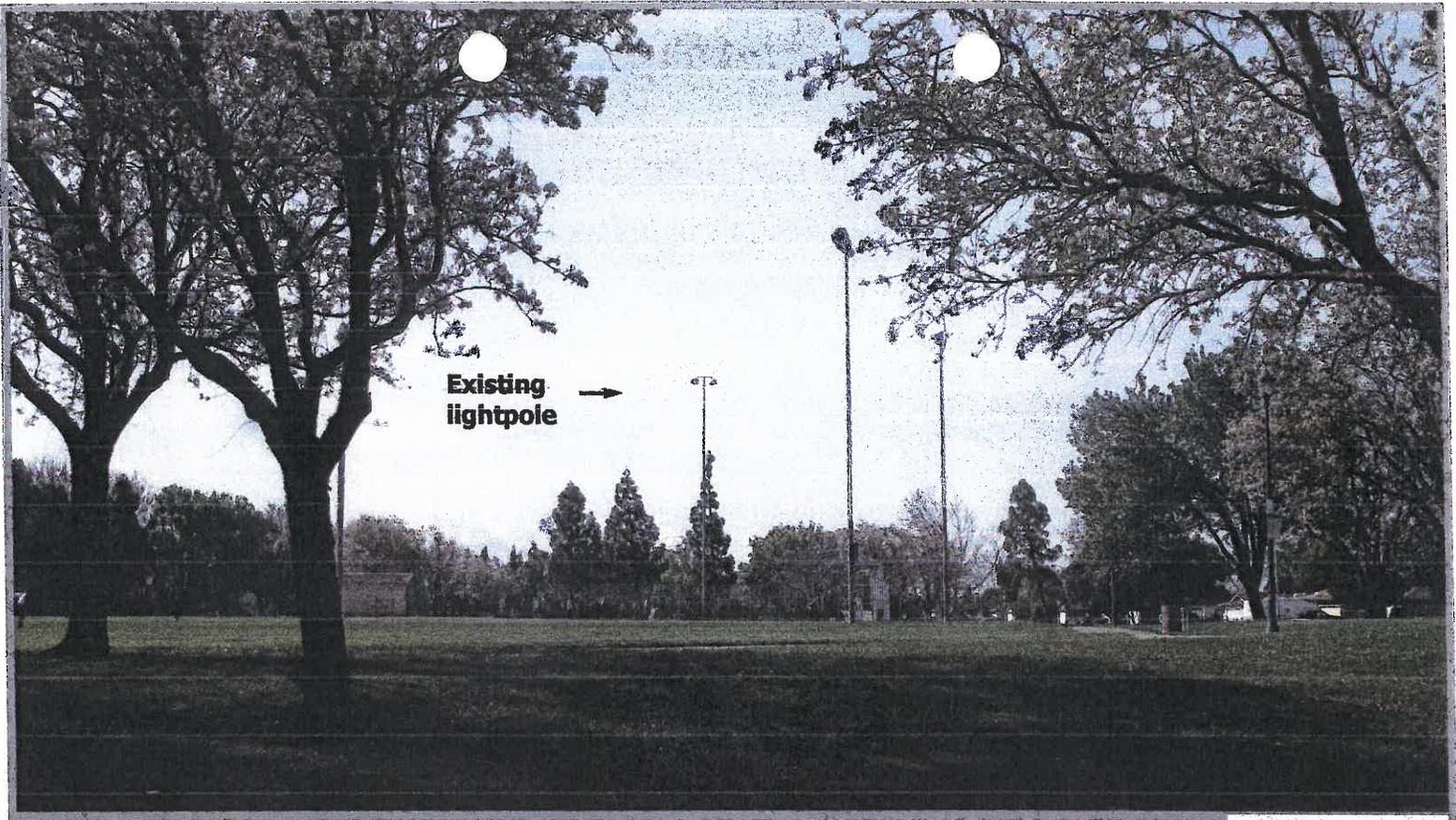


**Cortel**  
Photosims

View 2 of 3

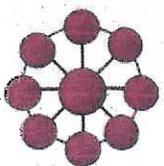
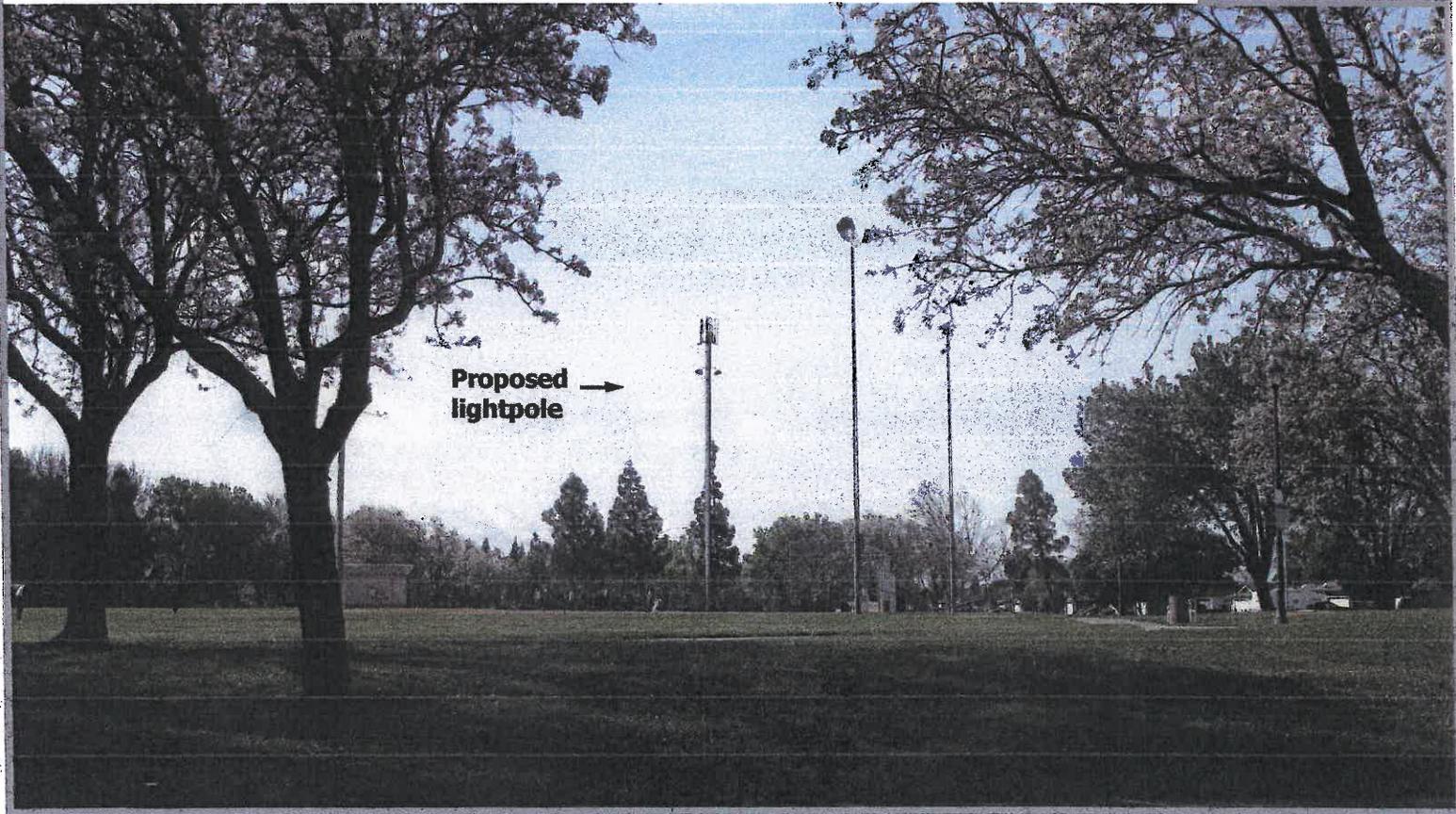


**SUNSET VISTA**  
611 Village Drive  
Suisun City CA 94585



EXISTING

PROPOSED: Install (6) antennas, RRUs on replacement 85 ft lightpole



**Cortel**  
Photosims

View 3 of 3



**SUNSET VISTA**  
611 Village Drive  
Suisun City CA 94585

**Verizon Wireless • Proposed Base Station (Site No. 299957 “Sunset Vista”)  
611 Village Drive • Suisun City, 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. 299957 “Sunset Vista”) proposed to be located at 611 Village Drive in Suisun City, 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 new light pole to be sited at the baseball field in Heritage Park, located at 611 Village Drive in Suisun City. The proposed operation will, together with the existing base station at the site, 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 <sup>2</sup>	1.00 mW/cm <sup>2</sup>
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.



**Verizon Wireless • Proposed Base Station (Site No. 299957 “Sunset Vista”)  
611 Village Drive • Suisun City, California**

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 attached 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 Cortel, Inc., dated March 10, 2015, it is proposed to install six directional panel antennas on a new 85-foot light pole to replace the existing pole sited next to the bleachers on the south side of the baseball field in Heritage Park, located at 611 Village Drive in Suisun City. The antennas would be mounted at an effective height of about 80 feet above ground and would be oriented in pairs toward 0°T, 100°T, and 270°T. For the limited purposes of this study, it is assumed that Andrew Model SBNH-1D6565B antennas would be installed with 5° downtilt and that the maximum effective radiated power in any direction would be 9,580 watts, representing simultaneous operation at 3,440 watts for AWS, 1,520 watts for PCS, 2,680 watts for cellular, and 1,940 watts for 700 MHz service.

Located on another pole about 100 feet to the east are similar antennas for use by Sprint. For the limited purpose of this study, the transmitting facilities of that carrier are assumed to be as follows:

Service	Maximum ERP	Antenna Model	Downtilt	Height
BRS	1,500 watts	KMW ET-X-WM-18-65-8P	5°	80 ft
PCS	7,000	KMW ET-X-TS-70-15-62-18	5	80
SMR	500	KMW ET-X-TS-70-15-62-18	8	80

**Verizon Wireless • Proposed Base Station (Site No. 299957 “Sunset Vista”)  
611 Village Drive • Suisun City, California**

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.0068 mW/cm<sup>2</sup>, which is 1.1% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 1.8% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence\* is 2.3% 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.

**Recommended Mitigation Measures**

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the pole, including employees and contractors of Verizon and of the City. No access within 18 feet directly in front of the Verizon antennas themselves, such as might occur during maintenance work on the lights or pole, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs<sup>†</sup> at the antennas and/or on the pole below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

**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 611 Village Drive in Suisun City, 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. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

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\* Located at least 180 feet away, based on photographs from Google Maps.

† Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

**Verizon Wireless • Proposed Base Station (Site No. 299957 "Sunset Vista")  
611 Village Drive • Suisun City, California**

**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.



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

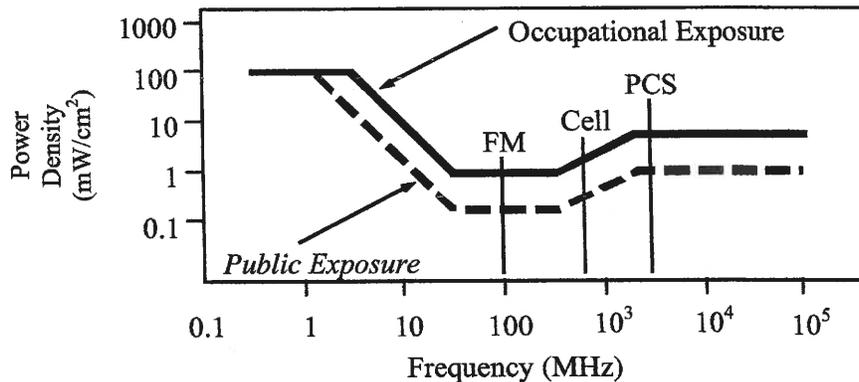
April 6, 2015

## 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 Applicable Range (MHz)	Electromagnetic Fields ( <i>f</i> is frequency of emission in MHz)				Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)			
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f <sup>2</sup>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	<i>f/300</i>	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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<sup>2</sup>,

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<sup>2</sup>,

- where  $\theta_{BW}$  = 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
- $\eta$  = 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:

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

- 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.

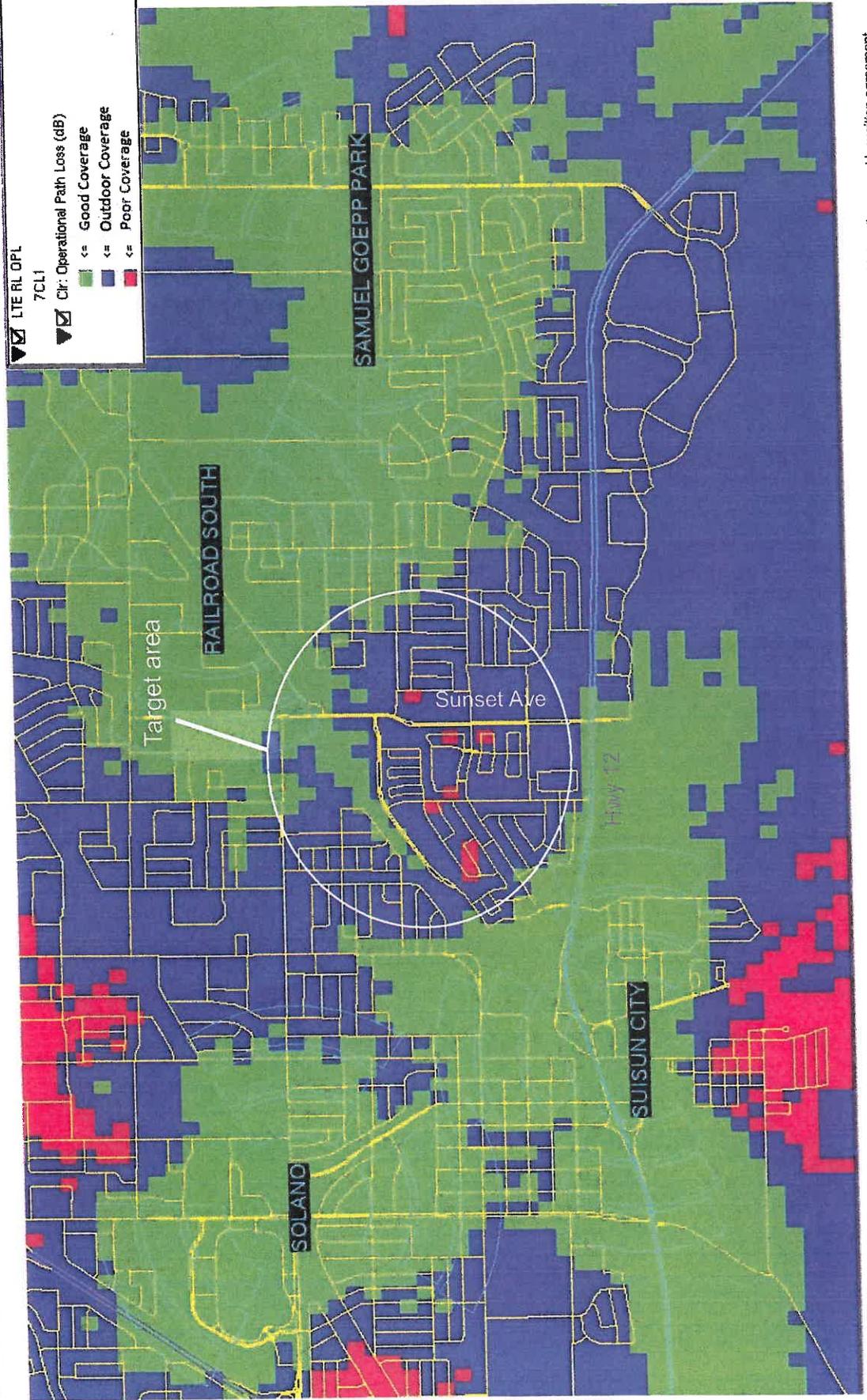


RECORDS

# SUNSET VISTA

**Objective: Capacity offload for Suisun City Beta sector. Improve coverage around residential area & along Hwy 12.**

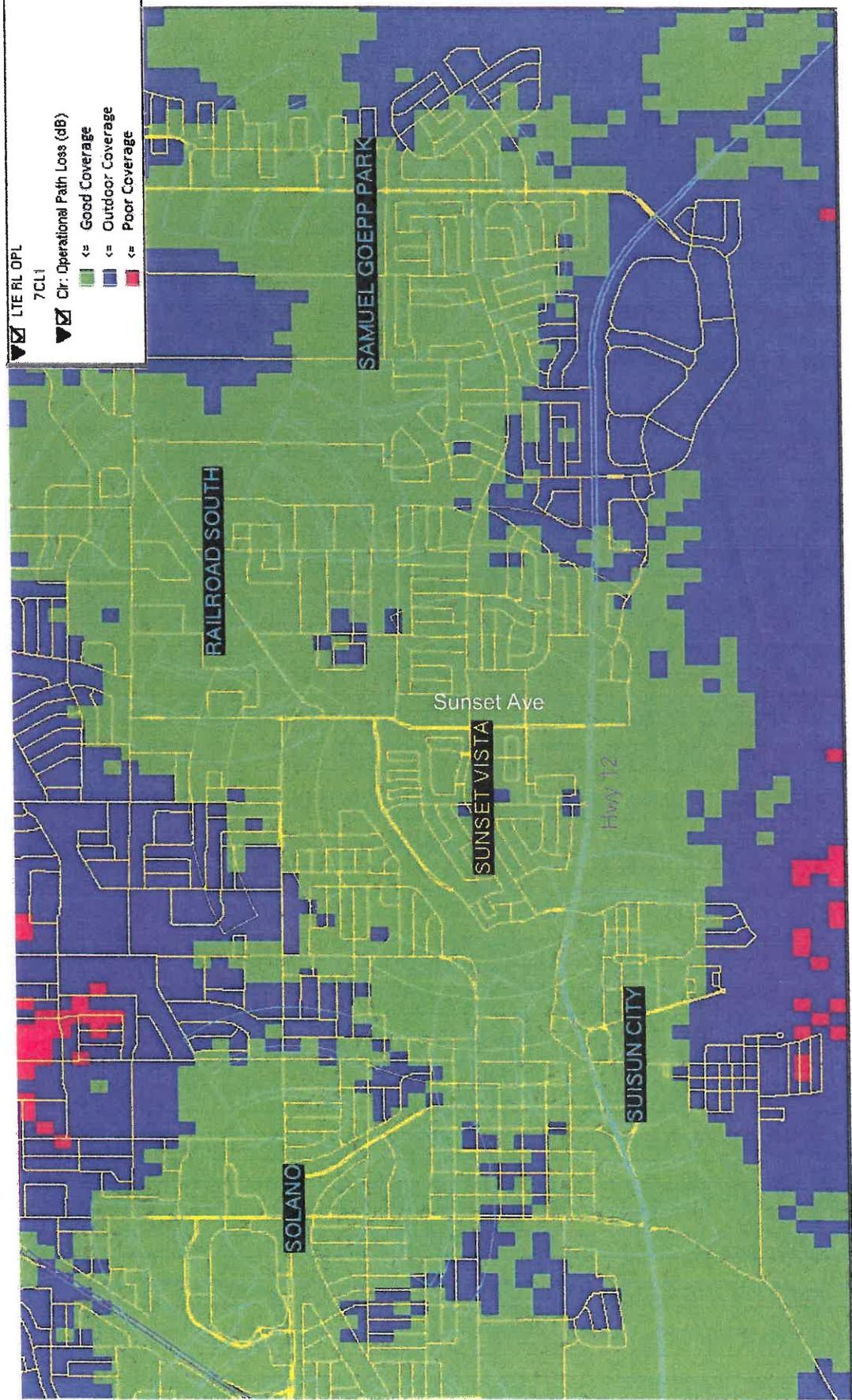
APR 20 2015  
CITY OF SUISUN CITY, CA





# SUNSET VISTA

## Proposed Coverage



Acoustics  
Audiovisual  
Telecommunications  
Security

17 July 2015

Shannon McDougall  
Cortel, Inc.  
Email: shannon.mcdougall@cortel-llc.com

Subject: **Verizon Wireless Sunset Vista, Suisun City, CA**  
CSA Project: 15-0444

Dear Shannon:

Verizon Wireless plans to locate 6 new antennae on a tower 15 feet south of the Heritage Park baseball field in Suisun City, California. The nearest residential neighbors are located approximately 180 feet west of the proposed equipment. As part of the approval process, the City requested a noise study to assess the potential noise disturbance from the related equipment and emergency generator. As requested, we analyzed the proposed equipment noise. This letter summarizes our analysis and acoustical recommendations.

### CRITERIA

Suisun City provided the following criteria to evaluate the generated noise from the proposed antenna site. These maximum noise levels are assumed at the nearest residential receiver.

**Table 9-3**  
**Noise Level Performance Standards for Non-Transportation Noise Sources**

Cumulative Duration of a Noise Event <sup>1</sup> (Minutes)	Maximum Exterior Noise Level Standards <sup>2</sup>	
	Daytime <sup>3,5</sup>	Nighttime <sup>4,5</sup>
30-60	50	45
15-30	55	50
5-15	60	55
1-5	65	60
0-1	65	60

**Notes:**

<sup>1</sup> Cumulative duration refers to time within any one-hour period.

<sup>2</sup> Noise level standards measured in dBA.

<sup>3</sup> Daytime = Hours between 7:00 a.m. and 10:00 p.m.

<sup>4</sup> Nighttime = Hours between 10:00 p.m. and 7:00 a.m.

<sup>5</sup> Each of the noise level standards specified may be reduced by 5 dBA for tonal noise (i.e., a signal which has a particular and unusual pitch) or for noises consisting primarily of speech or for recurring impulsive noises (i.e., sounds of short duration, usually less than one second, with an abrupt onset and rapid decay such as the discharge of firearms).

### ANALYSIS

The proposed wireless site includes 6 new antennae and cabinets along with a 30 kW emergency generator. All equipment (cabinets and generator) are located inside a prefabricated enclosure. The enclosure has two air conditioning units (AC) attached to the exterior.

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Based on manufacturer's data, the cabinets generate 60 dB each when measured at 3 feet. Six cabinets operating at full capacity would generate 68 dB at 3 feet. The nearest residential property line is located 180 feet west of the proposed antennae location. At this distance, we calculate the combined noise of 6 cabinets inside the enclosure to be 12 dB. This noise level complies with Suisun City's noise limits at neighboring residential properties.

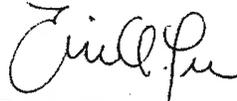
Based on manufacturer's data, the emergency generator noise with the enclosure measures 63 dB at 23 feet. The nearest property line is located 180 feet west of the proposed antennae location. At this distance, we calculate the noise of the generator with the enclosure noise reduction to be 45 dB. This noise level complies with the Suisun City's noise limits at neighboring residential properties. We recommend testing the generator during the early afternoon hours midweek (when ambient noise levels are highest) to minimize impacts to residential neighbors.

The prefabricated equipment enclosure comes with two air conditioning systems to regulate the temperature inside the cabinet room. Based on manufacturer's data, these AC units combined generate 62 dB at 23 feet. The nearest residence is located 160 feet west of the proposed equipment enclosure. At this distance, we calculate the combined noise of 6 cabinets inside the enclosure to be 45 dB. This noise level complies with Suisun City's noise limits at neighboring residential properties.

This concludes our analysis of the subject project. Please contact us if you have any questions.

Sincerely,

**CHARLES M. SALTER ASSOCIATES**



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