



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Agenda Submittal

Agenda #:	2	Status:	PC-Regular
Type:	PC-Document	Department:	Planning Commission
File #:	PC 24-017	Contact:	JT Lee
Agenda date:	06/20/2024	Final Action:	

Title: Conduct a noticed public hearing to consider Use Permit U-24-01 by AT&T to establish and operate a Wireless Telecommunication Facility consisting of a 154' tall monopole within a 25 x 45 sq. ft. lease area located at 5277 Hawkins Road, approximately 1 mile east of Vacaville, within the Exclusive Agriculture "A-40" zoning district, APN 0134-300-010. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures

Governing body: Planning Commission

District:

Attachments: [A - Draft Resolution and COA](#), [B - U-24-01 Assessor's Parcel Map](#), [C - Vicinity Map](#), [D - U-24-01 Development Plans](#), [E - Cellular Coverage](#), [F - U-24-01 Photo Sims](#), [G - U-24-01 Alternative Site Analysis](#), [G.1 - U-24-01 Site Search Map](#), [H - Radio-frequency Evaluation Report](#), [I - Good Neighbor Outreach Letter](#), [J - Public Notice](#)

Date:	Ver.	Action By:	Action:	Result:
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Public Hearing Required? Yes No

Public Notice Required? Yes No

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a noticed public hearing to consider Use Permit U-24-01; and
2. Adopt a resolution approving U-24-01 subject to the findings and conditions of approval contained in Attachment A.

SUMMARY:

I. EXECUTIVE SUMMARY:

AT&T is pursuing a use permit to construct and operate a new wireless telecommunications facility (WTF) consisting primarily of a 154-foot-tall monopole and associated equipment within a 1,125 square foot lease area on property located along Hawkins Road in unincorporated Solano County.

Pursuant to Section 28.81(D)(5)(e) and Section 28.81(E)(2)(a) of the County Zoning Regulations, Planning Commission approval is required for a WTF operator that wishes to apply for an exception to height limitations (65 feet) and/or are not co-located or grouped.

II. OBJECTIVE:

AT&T is seeking to improve coverage and capacity within the vicinity of the proposed facility. This project would serve to fill a service gap in LTE coverage for AT&T's customers in Vacaville along with improved 4G and 5G services. This project will also designate a spectrum (Band 14) to enhance and secure communications for subscribed first responder agencies across jurisdictions.

The project also proposes to expand capacity in the vicinity of the project site (Attachment C). After running a coverage simulation at the site location and proposed height, AT&T is anticipating filling their coverage gap with an improvement to their network and for their customers.

Background

In 2021, AT&T pursued a Use Permit (U-21-02) for a new 86-foot-tall faux pine tree facility at 5078 Maple Road, Vacaville in the Rural Residential subdivision of Locke Paddon unincorporated Solano County. That proposed site was located approximately 1.2 miles from AT&T's new proposed site at 5277 Hawkins Road for U-24-01.

AT&T's application U-21-02 ultimately got denied by the County. On August 18, 2022 the Planning Commission held a public hearing to consider the U-21-02. The Planning Commission heard public testimony from the applicant as well as five members of the public who opposed to the project. The Planning Commission also considered written communications/e-mails submitted by the public in opposition to the project prior to the hearing.

After due consideration of all written materials and testimony, the Commission voted 3-1 to deny the Use Permit (Planning Commission Resolution No. 4710). An appeal of this decision was filed by the applicant with the Clerk of the Board on August 29, 2022.

The application was then heard by the Board of Supervisors (Board) December 6, 2022. The Board heard public testimony from the applicant as well as seven members of the public opposed to the project. Written communications/e-mails submitted by the public in opposition to the project were received by staff prior to the hearing and provided to the Board for consideration. On motion of Supervisor Mashburn, seconded by Chair Vasquez, the Board adopted Resolution No. 2022-259, affirming the Planning Commission's decision to deny Use Permit Application No. U-21-02. It was ordered by 5-0 vote.

In denying Use Permit Application No. U-21-02, the Board made the following findings about the proposal:

1. The applicant's Alternatives Analysis does not comply with the requirements of Section 28.81 in that it provides only conclusory statements that alternative sites within the City of Vacaville or within non-residential zoning districts within the unincorporated area are unavailable but does not explain its conclusions.
2. The facility, although camouflaged as a faux tree rather than a bare tower, does not blend in with its existing environment and will have significant visual impacts. No other trees of similar height are present on residentially zoned property within the immediate vicinity of the proposed facility.
3. The applicant has demonstrated there is need for a wireless communication facility to serve the customers in this area.

AT&T filed U-24-01 to fill the previously identified service gap in a new proposed location and address the concerns previously expressed.

III. LOCATION:

The current Project is located one mile east of the City of Vacaville and two miles south of I-80. As identified by the General Plan, the property is situated within the Elmira and Maine Prairie agricultural region characterized by field crops. A vicinity map is included as Attachment C indicating agricultural production as the predominant land use surrounding the subject site.

The subject property is zoned Exclusive Agriculture "A-40" and is predominantly utilized for field crop production. The 35.60-acre parcel is developed with one residence and two barns located along Hawkins Road near the southeast corner of the property. The proposed WTF would be situated within the developed footprint of the parcel, outside areas of the property devoted to crop production. The facility will be accessed via 15' wide non-exclusive access & utility easement through a 12-foot wide all-weather private gravel access road off Hawkins Road.

IV. PROJECT DESCRIPTION:

In addition to the proposed 154-foot tall monopole, the Project includes (12) antennas, (9) radio units, (3) surge suppressors along with cabling, utility cabinets, and meters within the 25' x 45' fenced lease area. Water and sewer service are unnecessary, and the facility will be unmanned. The site will be serviced approximately once per month by a maintenance technician. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for routine maintenance purposes limited to Monday through Friday between 8:00am and 5:00pm and during emergency power outages.

V. ANALYSIS:

A. General Plan Consistency:

The project is proposed on land designated Agriculture by the Solano County General Plan (Figure LU-1 Land Use Diagram). The Project as designed and conditioned is consistent with General Plan goals and policies including, but not limited to, those related to public safety and emergency response, protection of scenic resources, and land use development.

B. Zoning Consistency:

The subject property is located within the Exclusive Agriculture "A-40" zoning district. This district requires issuance of a Use Permit to authorize new wireless telecommunications facilities subject to conditional approval by the Planning Commission. The proposed project complies with all applicable zoning requirements with the incorporation of conditions of approval.

C. Airport Land Use Compatibility:

As seen in the Travis AFB Land Use Compatibility Plan, the project is located within Compatibility Zone "D" which prohibits hazards to flight warranting ALUC review for objects taller than 200 feet above ground level (AGL). At 154 feet AGL this project is consistent with the ALUC and does not warrant further review.

D. Williamson Act Consistency:

The subject property is currently under Williamson Act contract number 594. In 2017, nonrenewal of the contract was filed. Staff reviewed the compatibility of the site in relation to the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts.

A wireless cellular facility on prime agricultural land can be considered compatible under specific criteria set by the principles of compatibility for non-agricultural uses on contracted lands. The proposed WTF lease occupies 1,125 SQ FT, thus is unlikely to compromise the long-term agricultural productivity of 35.60-acre parcel. The site will not displace or impair agricultural operations, as the proposed location is sited within the developed footprint of the property.

WTF are a passive use that does not increase the permanent human population on the property. The WTF supports communication and does not promote residential or commercial development nor does it encourage the premature conversion of agricultural land to non-agricultural uses.

As seen on Table A of the Solano County Uniform Rules and Procedures Governing Agricultural Preserves and Land Conservation Contracts, the WTF is compatible with the existing Williamson Act Contract as well as existing farming operations within the vicinity of the Project site.

E. Alternatives Analysis:

Per Section 28.81(F) of the Zoning Regulations, an Alternatives Analysis shall be provided for any facility requiring a Use Permit before the Planning Commission. The Alternatives Analysis shall consider alternative locations and designs for the proposed facility, including those alternative sites which would not require a Use Permit. At a minimum, alternatives included in the analysis shall include:

1. Co-location at all existing wireless communications facilities whether in the unincorporated County, a city, or an adjacent county;
2. Lower, more closely spaced wireless communications facilities; and
3. Mounting on any existing non-residential structure within 2-mile of the proposed facility in unincorporated Solano County.

The Project proponent has provided an Alternatives Analysis (Attachment G) which identifies 24 alternative sites within a two-mile search radius representing the area in which a deficit in coverage was detected. The search radius is determined through AT&T radio frequency engineers to best alleviate traffic on existing AT&T WTFs. An additional 15 properties were ruled out as they were previously investigated for the denied project U-21-02. All 24 of the alternative sites considered were ultimately rendered not feasible due to a lack of response by the property owners, proximity to Highway 80, or proximity to other cellular towers. The proposed project site was selected as the least intrusive viable site location that would fill AT&T's gap in coverage based on:

- Property owner permission
- Sufficient area for the facility
- Sufficient height and setbacks for the facility
- Distance from residential areas

F. Radio-Frequency Exposure Review:

Per Section 28.81(H) of the Zoning Regulations, a Radio Frequency "RF" Environmental Evaluation Report shall be provided which demonstrates that RF emissions from the facility in combination with existing RF emissions from nearby facilities will meet the current FCC adopted exposure standard.

The project proponent has provided a radio frequency - electromagnetic energy (RF-EME) compliance report (Attachment H) prepared by EnviroBusiness, Inc. (EBI) Consulting to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in the RF report, the Federal

Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures.

In summary, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground level-walking/working surface related to AT&T's equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

All workers and individuals accessing the monopole or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable. It is recommended that access to the monopole or areas associated with the active antenna installation be restricted and secured where possible. Signage is also recommended, which would make the site compliant with FCC rules and regulations and AT&T's corporate RF safety policies.

G. Environmental Determination:

The Department of Resource Management is recommending that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. This exemption consists of construction and location of limited numbers of new, small facilities or structures, and installation of small new equipment and facilities in small structures. The guidelines state examples including, but not limited to, utility extensions and appurtenant structures.

The project consists of a new cellular tower and associated equipment, contained within a 1,125 square foot lease area. There is no evidence in the record that the project would result in substantial, or potentially substantial, adverse environmental changes to any of the physical conditions within the area, including land, air, water, minerals, flora, fauna, ambient noise, or objects of historic or aesthetic significance. It has been determined that the project is not in an environmentally sensitive location, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and will not result in damage to scenic resources within a scenic highway. Staff therefore recommends that the project be found categorically exempt from CEQA under CEQA Guidelines Section 15303.

H. Public Notice

Consistent with Section 28.106 and 28.04 of the Solano County Code, a public hearing notice was published in The Reporter at least 15 days prior to the public hearing.

I. Agency Review

As part of the Department of Resource Management development review process, the application materials have been reviewed by various County Departments and any local agencies that may have jurisdiction over the Project. Comments received have been incorporated as conditions of approval.

VI. GOOD NEIGHBOR OUTREACH

On April 9, 2024, the Board of Supervisors, adopted a Good Neighbor Policy that recommends project proponents engage with the community to increase transparency and public dialogue prior to the formal public hearing process. The Planning Services Division strongly recommended that AT&T reach out to property owners within ½ mile of the property in addition to the residents of the Maplewood subdivision in the City of

Vacaville. The Maplewood subdivision community submitted various comments regarding the former project U-21-02. The applicant reviewed the previous comments and felt the majority centered on the previously proposed cell tower's proximity, which was 250 feet away from the community's clubhouse and homes. This was in addition to community comments that the site would negatively impact the aesthetics of their community and pose health risks. The applicant felt that the new tower location being 1.22 miles away alleviated previous community concerns as the proposed site has additional screening through existing PG&E transmission towers, trees and vegetation.

After Planning Services review, the applicant mailed a Good Neighbor Outreach Letter on 5/10/24 to neighbors within ½ mile of the subject property (Attachment I). This letter contained:

- Project Background and Objective
- Project Site Map with Notice Radius Identified
- Anticipated Construction Schedule
- Proposed Development Plans
- Photo Simulations
- Applicant's Contact Information

At the time of staff report composure, the applicant reported no inquiries or comments from members of the public.

ATTACHMENTS:

- A** - Draft Resolution and COA
- B** - APN Map
- C** - Vicinity Map
- D** - Development Plans
- E** - Cellular Coverage
- F** - Photo Simulations
- G** - Alternatives Analysis
- G.1** - Alternative Analysis Map
- H** - Radio-frequency Evaluation Report
- I** - Good Neighbor Outreach Letter
- J** - Public Notice

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. XX

WHEREAS, the Solano County Planning Commission has considered Use Permit Application No. U-24-01 by **AT&T** for a new wireless communications facility consisting of an 154-foot-tall monopole and associated equipment within a 1,125 square foot fenced lease area located at 5277 Hawkins Road, 1 mile east of the City of Vacaville, within the Exclusive Agriculture “A-40” Zoning District, APN 0134-300-010; and

WHEREAS, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on June 20, 2024; and

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

- 1. The establishment, maintenance, or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulations, population densities and distribution, and other aspects of the General Plan.**

The operation and maintenance of a wireless communication facility is consistent with the goals, objectives, and policies of the Solano County General Plan, including but not limited to the Land Use, Resources, and Public Facilities and Service Chapters.

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

The proposed 15' wide non-exclusive access & utility easement will provide electrical service to an existing utility pole to service the facility. The unmanned facility does not require additional utilities or infrastructure.

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

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

- 4. The proposed facility complies with all applicable sub-sections of Section 28.81 “Wireless Communications Facilities” of the Solano County Zoning Regulations.**

The facility is allowed in the Exclusive Agriculture “A-40” zoning district with a use permit and is consistent with all applicable Land Use Regulations in Section 28.81 of the Solano County Code.

5. No alternative site or design is available that would allow for issuance of a Use Permit before the Zoning Administrator for the facility.

The applicant has submitted an Alternatives Analysis which describes 24 other locations in the vicinity that were considered in addition to disqualifying locations for Use Permit U-21-02. The Alternative Analysis shows that the proposed location will vastly improve 4G, 5G, LTE services within this portion of Solano County and Vacaville. The location would provide the least intrusive location and design, in order to fill AT&T's significant gap in coverage. The surrounding area being agricultural in nature and the 150 foot tall PG&E Transmission towers provides a location which is the least intrusive viable area that fills a significant gap in coverage.

6. The Radio Frequency (RF) Environmental Evaluation Report for the facility shows that the cumulative radio-frequency energy emitted by the facility and any near-by facilities will be consistent with FCC regulations.

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

The facility is located outside of the $\frac{3}{4}$ mile scenic corridor and the conditions of approval, including that the facility be painted or constructed of materials to minimize visual impact, ensure the facility blends in with the existing environment to the greatest extent possible.

8. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3), New Construction of Small Structures. A Notice of Exemption shall be filed with the State Clearinghouse and Clerk of the Board.

Class 3 consists of construction and location of limited numbers of new small facilities, equipment, and structures. The guidelines state examples including, but not limited to, utility extensions and appurtenant structures.

The project consists of a new wireless telecommunications facility and associated equipment contained within a 1,125 square foot lease area. There is no evidence in the record that the project would result in substantial, or potentially substantial, adverse environmental changes to any of the physical conditions within the area, including land, air, water, minerals, flora, fauna, ambient noise, or objects of historic or aesthetic significance. The project is not in an environmentally sensitive location, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and will not result in damage to scenic resources within a scenic highway.

BE IT THEREFORE RESOLVED, that the Planning Commission does hereby approve Use Permit application U-24-01 subject to the following recommended conditions of approval:

ADMINISTRATIVE

- 1. Land Use.** Approval is hereby granted to AT&T to construct and operate a wireless communications facility consisting of an 154-foot tall monopole, the project includes (12) antennas, (9) radio units, (3) surge suppressors along with cabling, utility cabinets, and meters within the 25' x 45' fenced lease area. The proposed use shall be established in accord with use permit application U-24-01 and preliminary development plans (as revised and dated December 12, 2023) by Qualtek Wireless, and as approved by the Solano County Planning Commission.

2. **Permit Term.** Pursuant to Section 28.81(J) of the Wireless Ordinance, the subject use permit shall be valid for a 10-year period until June 20, 2034.
3. **Renewal.** The permit term may be extended administratively by the Zoning Administrator upon verification of the permit holder's continued compliance with the findings and conditions of approval. A Land Use Renewal application shall be submitted to the Planning Services Division prior to the expiration of the permit term.
4. **Revisions or Modifications in Land Use.** No additional land uses, activities for new or expanded buildings shall be established beyond those identified on the approved development plan dated December 12, 2023 and detailed within the project description without prior approval of a revision, amendment, or a new use permit and subsequent environmental review.
5. **Removal Upon Discontinuation of Use.** All equipment associated with the wireless communications facility shall be removed within 90 days of discontinuation of the uses and the site shall be restored to its original pre-construction condition. The operators agree to such removal and allow the County access across private property to effect such removal. Written verification of the removal of the wireless communications facility shall be provided to the Planning Services Division within 90 days of discontinuation of use.
6. **Security to Provide for Removal of Equipment.** Prior to building permit issuance, the applicant or permittee shall provide a bond, cash, or other surety, to the satisfaction of the Department of Resource Management, for the removal of the facility in the event that the use is abandoned, or the use expires, or is revoked, or is otherwise terminated. The amount of security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Director of Resource Management. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition. A financial assurance must be irrevocable and not cancellable, except by the County. Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation. Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by the financial guarantee by the new lessee or owner.
7. **Indemnification.** By acceptance of this permit, the permittee and its successors in interest agree that the County of Solano, its officers and employees shall not be responsible for injuries to the property or persons arising from the issuance or exercise of this permit except to the extent caused by the negligence or willful misconduct of County or County's agents. The permittee shall defend, indemnify and hold harmless the County of Solano, its officers and employees from all claims, liabilities, losses or legal actions arising from any such injuries except to the extent caused by the negligence or willful misconduct of County or County's agents. The permittee shall reimburse the County for all legal costs and attorney's fees related to litigation based on the issuance and/or interpretation of this permit. This agreement is a covenant that runs with the land and shall be binding on all successors in interest of the permittee.
8. **Failure to Comply.** Failure to comply with any of the conditions of approval or limitations set forth in this permit shall be cause for the revocation of the Use Permit and cessation of the permitted uses at the Permittee's expense.

GENERAL WIRELESS COMMUNICATIONS FACILITY STANDARDS

9. **Screening and Design Consistency with the Surrounding Environment.** The facility shall blend in with the predominant features of the existing natural and/or built environment as well as screened to the maximum extent possible. To this end, the facility shall utilize a minimum 6-foot tall wood (or wood composite) fencing around the AT&T 25'X 45' lease area instead of chain link fencing to establish visual consistency with the existing barn.
10. **Radio-frequency exposure.** Prior to operation of the facility, the permittee shall comply with all requirements of the Federal Communications Commission including RF signage. Signage shall be consistent with the recommended signage/compliance plan contained in the provided RF report.
12. **Cabling.** All visible cabling between equipment and antennas shall be routed within the building wherever feasible. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC.
13. **Painting and Lighting.** The facility shall be generally unlit except when authorized personnel are present at night. All facilities shall be painted or constructed of materials to minimize visual impact.
14. **Noise.** The facility shall be designed to minimize noise and adhere to a maximum exterior noise level of 65 dB at the facility site's property lines.
15. **Accessory Structures.** Enclosures and cabinets housing equipment shall meet setback and height restrictions. Such structures shall appear architecturally compatible with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required.
16. **Roads and Parking.** The facility shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible.
17. **Provisions for Future Co-location.** The facility shall be encouraged to promote future facility and site sharing.
18. **Underground Utilities.** All on-site utility lines leading to and connecting the leased areas and equipment shelters shall be located underground.
19. **Facility Maintenance.** All facility components including, but not limited to, tower, antennas, microwave dishes, remote radio units, equipment cabinets, and fencing shall be maintained in good condition, including ensuring the facilities are reasonably free of:
 - Rust and corrosion;
 - Chipped, faded, peeling and cracked paint;
 - Graffiti, bill, stickers, advertisements, litter and debris; and
 - Broken or misshapen structural parts

The permittee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts which constitute a hazard or nuisance to surrounding properties.

The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk

BUILDING & SAFETY DIVISION

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

Action Required	When	Verified by	Date
File building permit as necessary	Prior to construction		

ENVIRONMENTAL HEALTH DIVISION

- 21. Hazardous Materials Business Plan.** The facility shall create and maintain a Hazardous Materials Business Plan (HMBP) on the California Environmental Reporting System (CERS) within 30 days of bringing reportable quantities of hazardous materials, including diesel, onto the site. The storage, handling, and/or use of hazardous materials in reportable quantities greater than 55 gallons of liquid, 200 cubic feet of compressed gas, and/or 500 pounds of solid material, triggers the HMBP requirement. The HMBP shall be updated at least once per year for as long as reportable quantities of hazardous materials are onsite.

Action Required	When	Verified by	Date
File HMBP as necessary	Once reportable quantities are exceeded		

PUBLIC WORKS - ENGINEERING

- 22. Grading Permit.** Applicant shall apply for, secure, and abide by the conditions of a grading permit for the construction of any improvements required by this Use Permit. The permittee shall apply for, secure and abide by the conditions of a grading permit for any grading on the property including, but not limited to, building site preparation, access improvements, parking areas and walkways, as well as any onsite grading exceeding a total of 5,000 square feet. In addition, Grading Permits shall be secured for any future grading or drainage improvements on the property. Public Works Engineering will require the submittal of a drainage plan showing all offsite and onsite improvements necessary to manage storm water issues related to this development. Agricultural soil cultivation does not require a grading permit.

Action Required	When	Verified by	Date
File grading permit	Prior to construction		

- 23. Encroachment Permit.** Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.

Action Required	When	Verified by	Date
File encroachment permit	Prior to construction		

24. Easements. The permittee shall submit legal descriptions and plats of the proposed access and utility easements to Public Works – Engineering for review and approval prior the recordation of the easements. The proposed easements shall be signed and sealed by a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice surveying.

Action Required	When	Verified by	Date
Submit legal descriptions	Filing grading and/or encroachment permits		

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on June 20, 2024 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

Paula Bauer, Chairperson
Solano County Planning Commission

Attest:

By: _____
James Bezek, Secretary

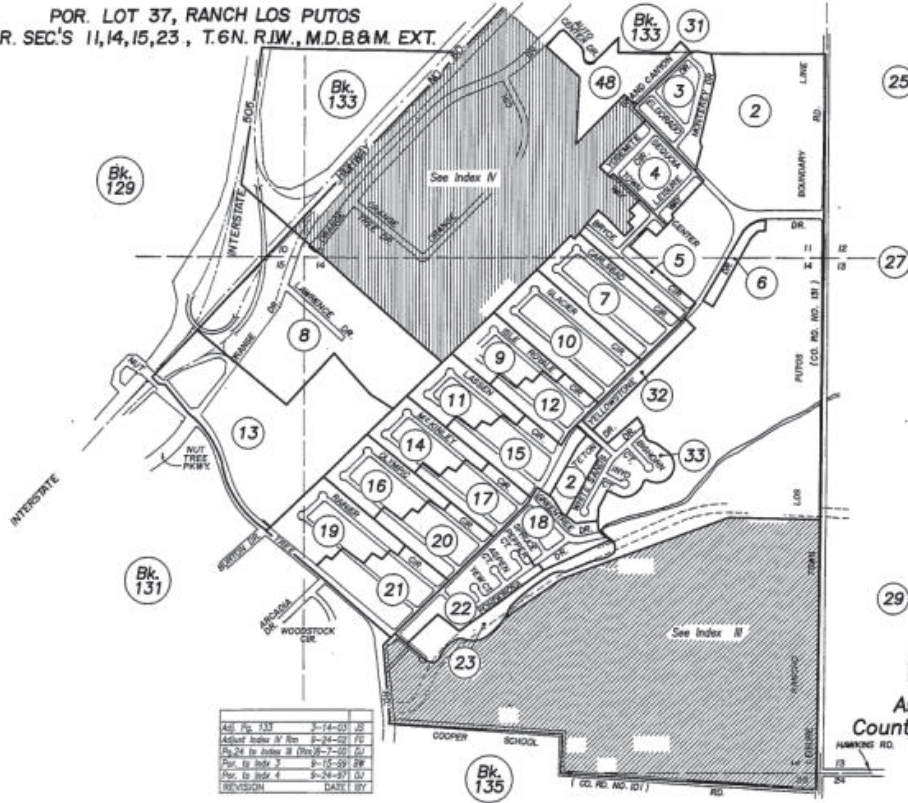


First American Title™

Assessor Index Map | 5277 Hawkins Rd, Vacaville, Ca 95687 - Solano County

1/18/2024

POR. LOT 37, RANCH LOS PUTOS
POR. SEC'S 11,14,15,23 , T.6N. R.1W., M.D.B&M. EXT.

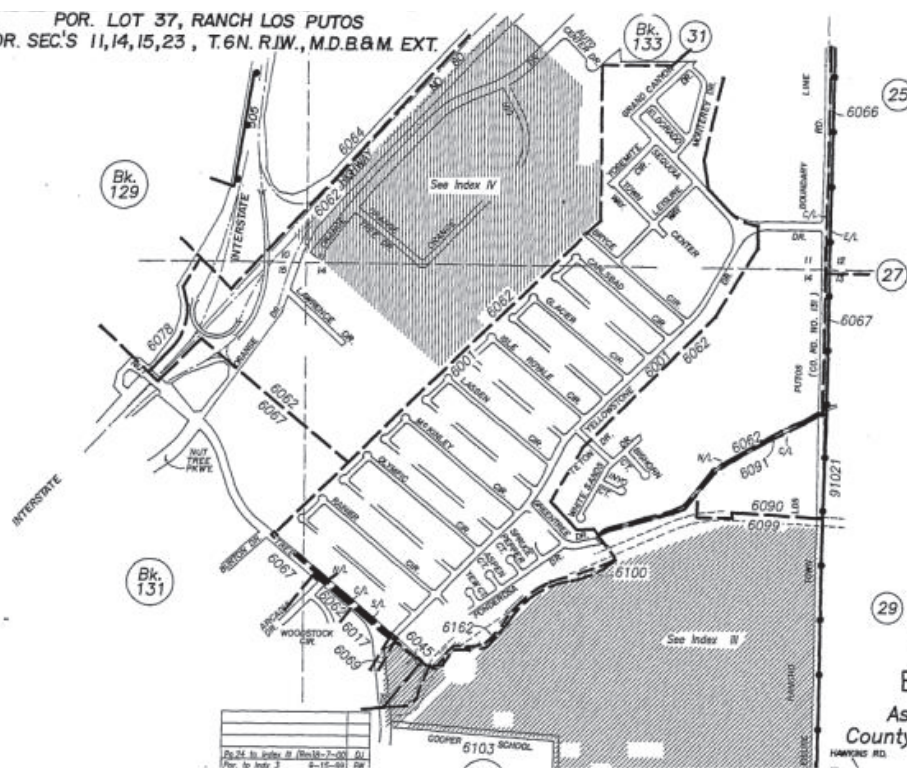


29 PAGE
INDEX I
BOOK 134
Assessor's Maps
County of Solano, Calif.
03/04

Ad. Pk. 133	3-14-03	28
Adopted Index IV Rev	3-24-02	75
Rev. to Index II (Pkg. 2)	7-7-02	21
Rev. to Index I	3-15-99	28
Rev. to Index I	3-24-97	11
REVISION	DATE	BY

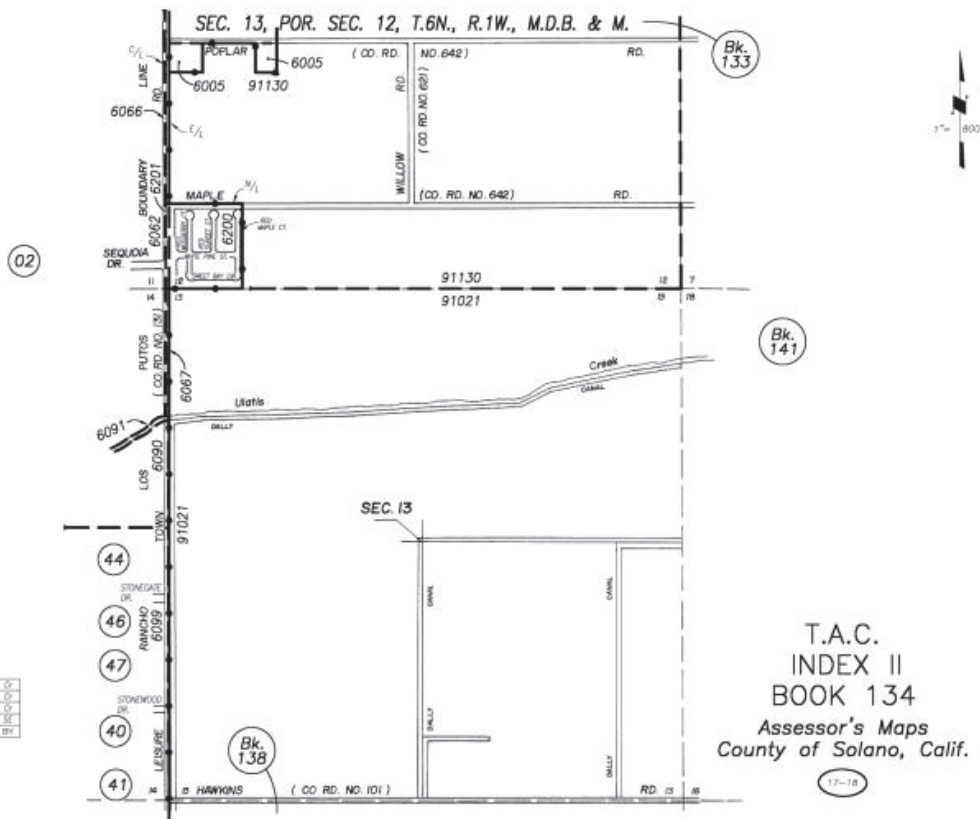
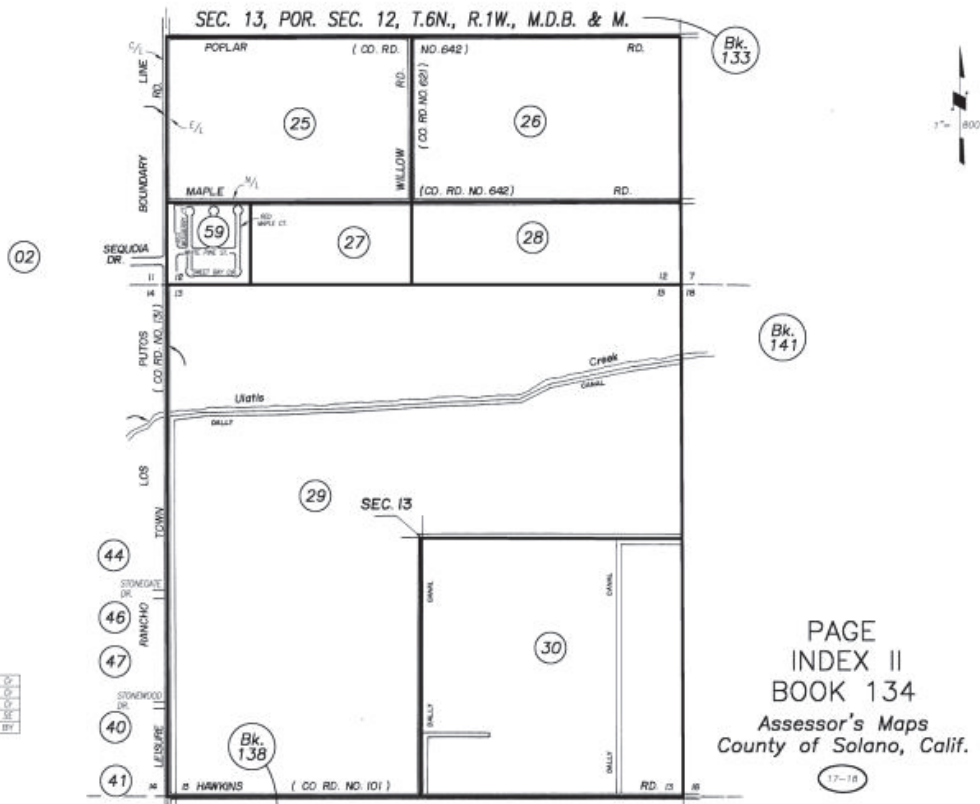
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POR. LOT 37, RANCH LOS PUTOS
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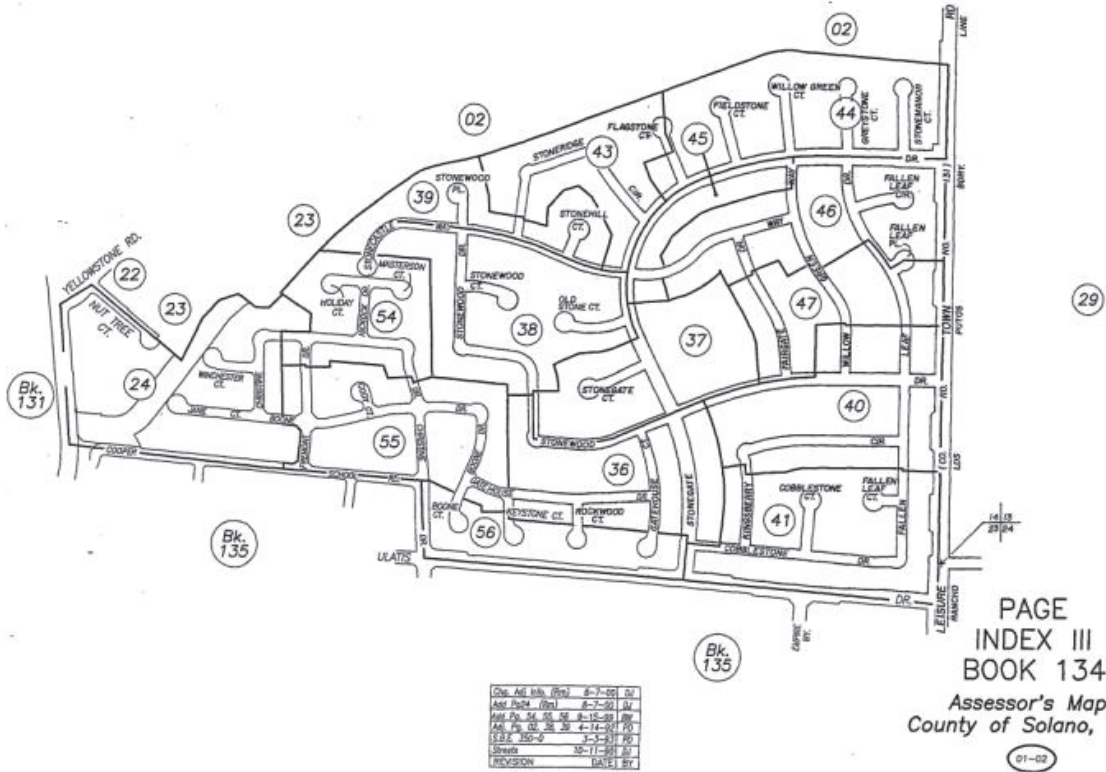


29 T.A.C.
INDEX I
BOOK 134
Assessor's Maps
County of Solano, Calif.

Ad. Pk. 133	3-14-03	28
Adopted Index IV Rev	3-24-02	75
Rev. to Index II (Pkg. 2)	7-7-02	21
Rev. to Index I	3-15-99	28
Rev. to Index I	3-24-97	11
REVISION	DATE	BY

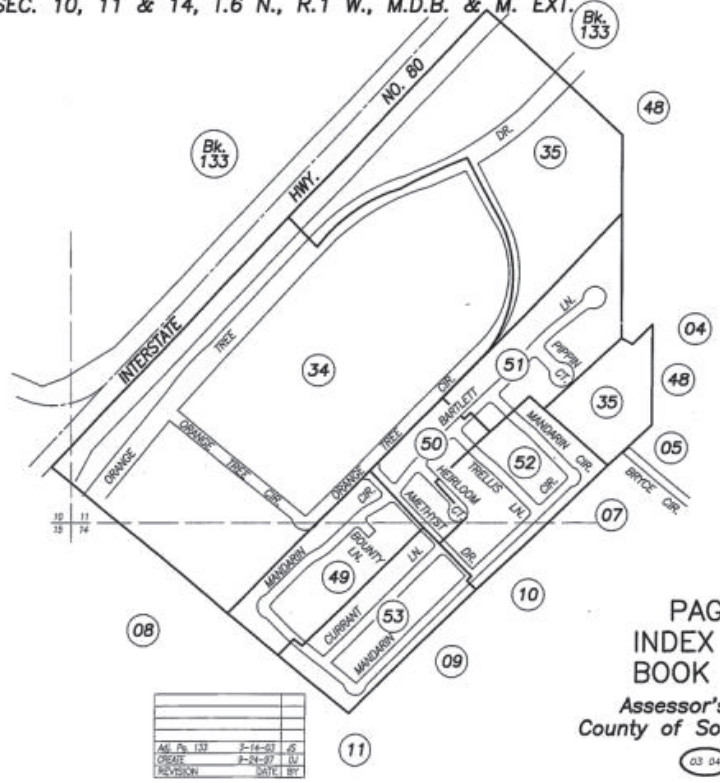


POR. LOT 37, RANCHO LOS PUTOS
POR. SEC.S 14 & 23. T.6N.. R.1W.. M.D.B. & M. EXT.

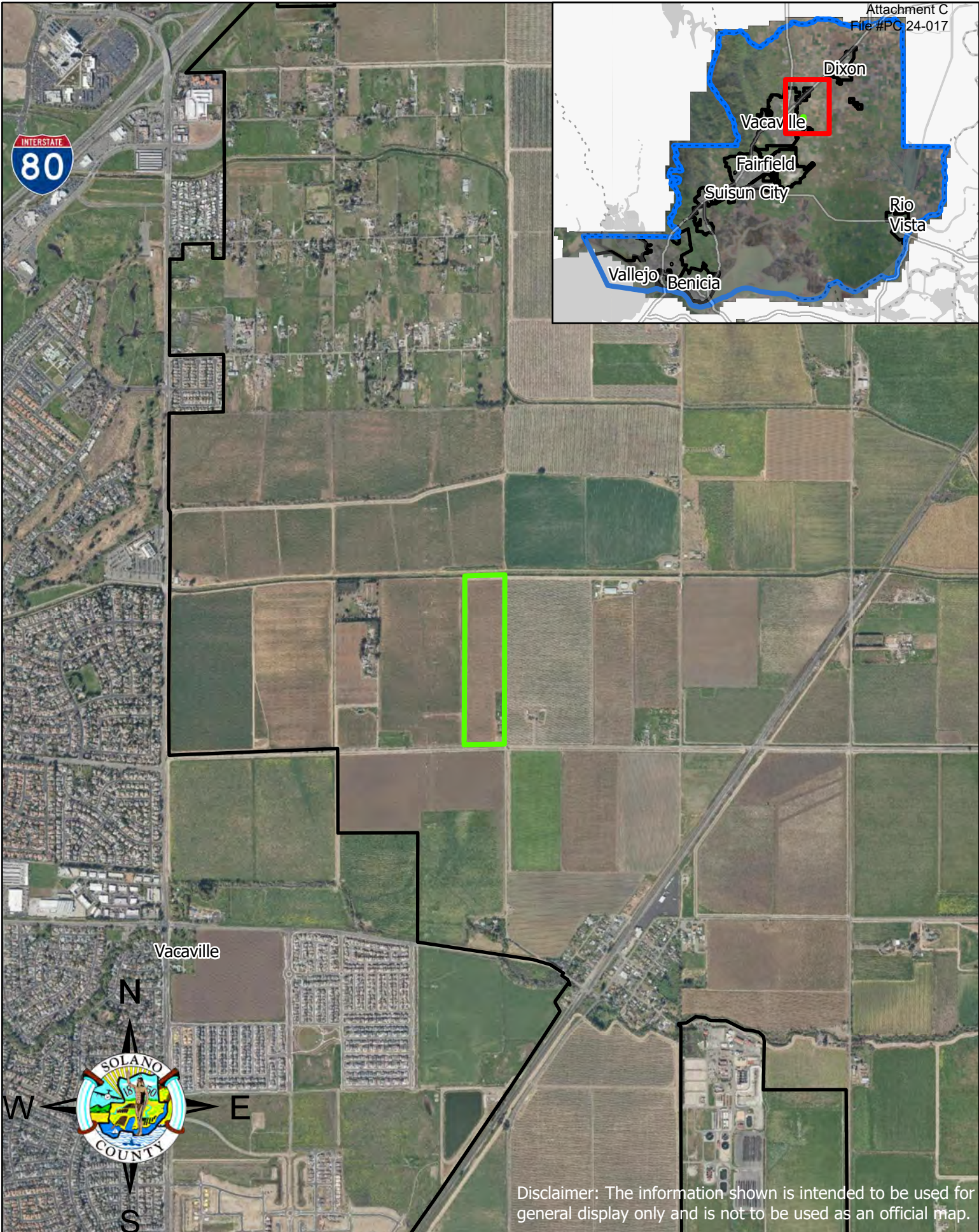


PAGE INDEX III
BOOK 134
Assessor's Maps
County of Solano, Calif.

POR. LOT 37, RANCHO LOS PUTOS
POR. SEC. 10, 11 & 14, T.6 N., R.1 W., M.D.B. & M. EXT.



PAGE INDEX IV
BOOK 134
Assessor's Maps
County of Solano, Calif.



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

U-24-01 Vicinity Map



AT&T SITE NUMBER: CCL02212

AT&T SITE NAME: PORTER WILLIAM SEAMUS TRUST

5277 HAWKINS ROAD
VACAVILLE, CA 95688
JURISDICTION: SOLANO COUNTY
APN: 0134-300-010

PROJECT / INITIATIVE: NSB
USID#: 330104
FA LOCATION CODE: 14758135
RFDS ID #: 5848680
RFDS VERSION: 1.00
RFDS DATE: 10/27/23
PAGE JOB#: MRSFRO53947
PTN#: 3701AOKTLE

SITE TYPE: WUC (WALK-UP-CABINET) / MONOPOLE

Issued For:
CCL02212
PORTER WILLIAM SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR

5005 Executive Parkway
San Ramon, California 94583

Vendor:

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARIA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAD	
4	04/17/24	CLIENT REV	T.T.	
3	12/15/23	ZD 100%	S.V.	
2	12/12/23	CLIENT REV	A.A.	
1	12/01/23	CLIENT REV	A.A.	
0	11/08/23	ZD 90%	A.A.	

Licensee:
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NOT FOR
CONSTRUCTION**
KEVIN R. SORENSEN
S1469

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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) AT&T 25'-0" x 45'-0" (1125 SQ FT) EQUIPMENT LEASE AREA
- (N) AT&T 154' TALL MONOPOLE
- (12) (N) ANTENNAS
- (9) (N) RADIO UNITS @ ANTENNAS
- (3) (N) SURGE SUPPRESSORS @ ANTENNAS
- (3) (N) WINDER BOXES ON (N) UNISTRUT FRAME
- (3) (N) FIBER TRUNK CABLES & (9) (N) DC POWER TRUNK CABLES
- (N) WUC (WALK-UP-CABINET) ON (N) 10'-0" X 5'-0" CONCRETE SLAB
- (N) RAYCAP DC50 SURGE SUPPRESSOR BOX ATTACHED TO WUC (WALK-UP-CABINET) @ EQUIPMENT
- (N) 200A ELECTRICAL PANEL ATTACHED TO WUC (WALK-UP-CABINET)
- (N) 30KW DIESEL GENERATOR ON 190 GALLON UL 142 RATED FUEL TANK ON (N) 10'-0" X 5'-0" CONCRETE SLAB
- (N) H-FRAME W/ (N) CIENA STACKED ABOVE (N) 30"x30"x12" TELCO BOX, (N) 400A SERVICE ENTRANCE W/ (3) (N) METER W/ DISCONNECTS
- (N) UTILITIES TO (N) SITE LOCATION



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 182, TITLE 24 C.C.R. (2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

PROJECT INFORMATION

SITE NAME:	PORTER WILLIAM SEAMUS TRUST	SITE ACQUISITION COMPANY:	QUALTEK WIRELESS 1760 ENTERPRISE BLVD WEST SACRAMENTO, CA 95691
SITE #:	CCL02212	LEASING CONTACT:	ATTN: JARED KEARSLEY (209) 968-4315 JARED.KEARSLEY@61WIRELESS.NET
COUNTY:	SOLANO	ZONING CONTACT:	ATTN: JARED KEARSLEY (209) 968-4315 JARED.KEARSLEY@61WIRELESS.NET
JURISDICTION:	SOLANO COUNTY	CONSTRUCTION CONTACT:	ATTN: JOSH ROBERSON (949) 505-4225 JROBERSON@QUALTEKWIRELESS.COM
APN:	0134-300-010		
SITE ADDRESS:	5277 HAWKINS ROAD VACAVILLE, CA 95688		
CURRENT ZONING:	A-40		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 21' 38.75" NAD 83 N 38.360765° NAD 83		
LONGITUDE:	W 121° 54' 56.50" NAD 83 W -121.915694° NAD 83		
GROUND ELEVATION:	75.3' AMSL		
PROPERTY OWNER:	PORTER WILLIAM SEAMUS TRUST 777 ALDRIDGE ROAD VACAVILLE, CA 95688		
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583		

DRIVING DIRECTIONS

FROM: 5005 EXECUTIVE PARKWAY, SAN RAMON, CA 94583
TO: 5277 HAWKINS ROAD, VACAVILLE, CA 95688

1. HEAD WEST 85 FT
2. TURN RIGHT 0.1 MI
3. TURN RIGHT TOWARD EXECUTIVE PKWY 295 FT
4. TURN RIGHT ONTO EXECUTIVE PKWY 0.2 MI
5. TURN LEFT ONTO CAMINO RAMON 0.8 MI
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD 0.2 MI
7. USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO 0.4 MI
8. MERGE ONTO I-680 N 14.1 MI
9. KEEP LEFT AT THE FORK TO STAY ON I-680 N 5.9 MI
10. KEEP LEFT AT THE FORK TO CONTINUE ON I-680 14.4 MI
11. USE ANY LANE TO TAKE EXIT 71A TO MERGE ONTO CA-12 E/I-80 E TOWARD I-80 E/SACRAMENTO 16.8 MI
12. TAKE EXIT 57 FOR LEISURE TOWN RD TOWARD VACA VALLEY PKWY 0.2 MI
13. TURN RIGHT ONTO LEISURE TOWN RD 1.9 MI
14. TURN LEFT ONTO HAWKINS RD 1.0 MI

END AT: 5277 HAWKINS ROAD, VACAVILLE, CA 95688
ESTIMATED TIME: 56 MINUTES ESTIMATED DISTANCE: 56.2 MILES

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV	SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-			
C-1	TOPOGRAPHIC SURVEY	-			
A-1.1	OVERALL SITE PLAN	-			
A-1.2	ENLARGED SITE PLAN	-			
A-1.3	EQUIPMENT PLAN	-			
A-2.1	ANTENNA PLAN	-			
A-3.1	ELEVATIONS	-			
A-4.1	ANTENNA DETAILS	-			
A-4.2	EQUIPMENT DETAILS	-			
E-1.1	ELECTRICAL PLAN	-			

PROPERTY INFORMATION

OWNER: PORTER WILLIAM SEAMUS TRUST
 ADDRESS: 777 ALDRIDGE ROAD
 VACAVILLE, CA 95688
 SITE: PORTER WILLIAM SEAMUS TRUST
 5277 HAWKINS ROAD
 VACAVILLE, CA 95688

ASSESSOR'S PARCEL NUMBER: 0134-300-010
 EXISTING GROUND ELEVATION: CENTER OF SECTORS=76.3' AMSL

SURVEY DATE
10/22/23

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 14, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NOS CONTROL STATION "LUTZ" ELEVATION=450.0' (NAVD83)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5026900-7047650, DATED: OCTOBER 12, 2023.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, AND AS SHOWN ON SAID TITLE REPORT.

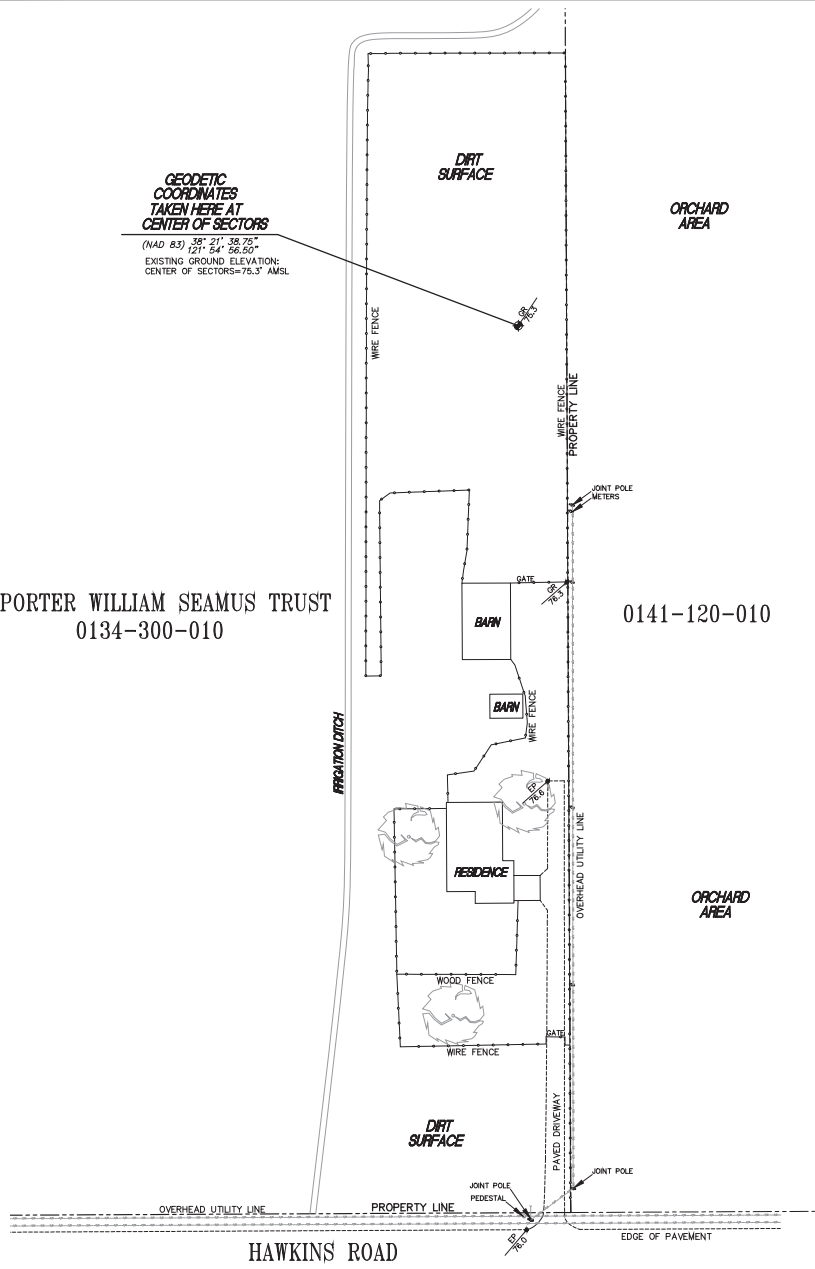
LEGEND

- | | | | |
|--------|----------------------|---|------------------------|
| P.O.B. | POINT OF BEGINNING | ⊗ | WATER CONTROL VALVE |
| TC | TOP FACE OF CURB | ⊗ | FIRE HYDRANT |
| GR | GROUND SHOT | ⊗ | GUY CONDUCTOR |
| ED | EDGE OF PAVEMENT | ⊗ | FOUND AS NOTED |
| DWY | ACCESS DRIVEWAY | ⊗ | POWER POLE |
| PS | PARKING SPACE | ⊗ | ELECTRICAL TRANSFORMER |
| SW | SIDEWALK | ⊗ | AIR CONDITIONING UNIT |
| CONC | CONCRETE | ⊗ | TELEPHONE PEDESTAL |
| ROOF | TOP OF ROOF | ⊗ | TELEPHONE VAULT |
| SSCO | SEWER CLEAN OUT | ⊗ | TELEPHONE MANHOLE |
| ⊗ | GEODETIC COORDINATES | ⊗ | GAS VALVE |
| ⊗ | SPOT ELEVATION | ⊗ | GAS METER |

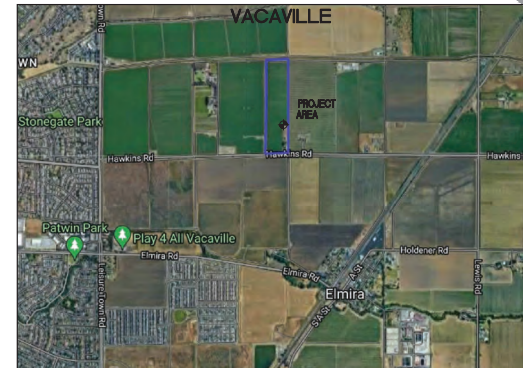
GEODETIC COORDINATES TAKEN HERE AT CENTER OF SECTORS

(NAD 83) 38° 21' 38.75"
 21° 54' 56.50"
 EXISTING GROUND ELEVATION:
 CENTER OF SECTORS=76.3' AMSL

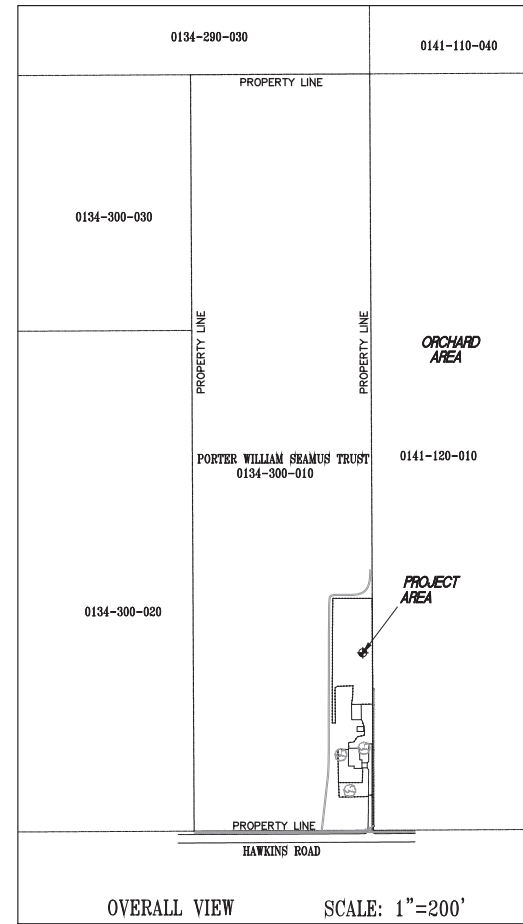
PORTER WILLIAM SEAMUS TRUST
 0134-300-010



HAWKINS ROAD



VICINITY MAP



OVERALL VIEW

SCALE: 1"=200'

REV.	DATE	DESCRIPTION
1	10/22/2023	SURVEY SITE PLAN

HAYES
 Land Surveying
 And Mapping
 2820 MADISON COURT
 CONCORD, CA 94518



at&t
 2600 CAMINO RAMON
 4TH FLOOR, WEST WING
 SAN RAMON, CA 94583

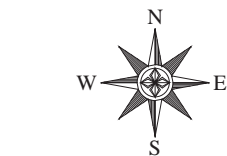
TOPOGRAPHIC SURVEY
 EXISTING CONDITIONS

CCL02212

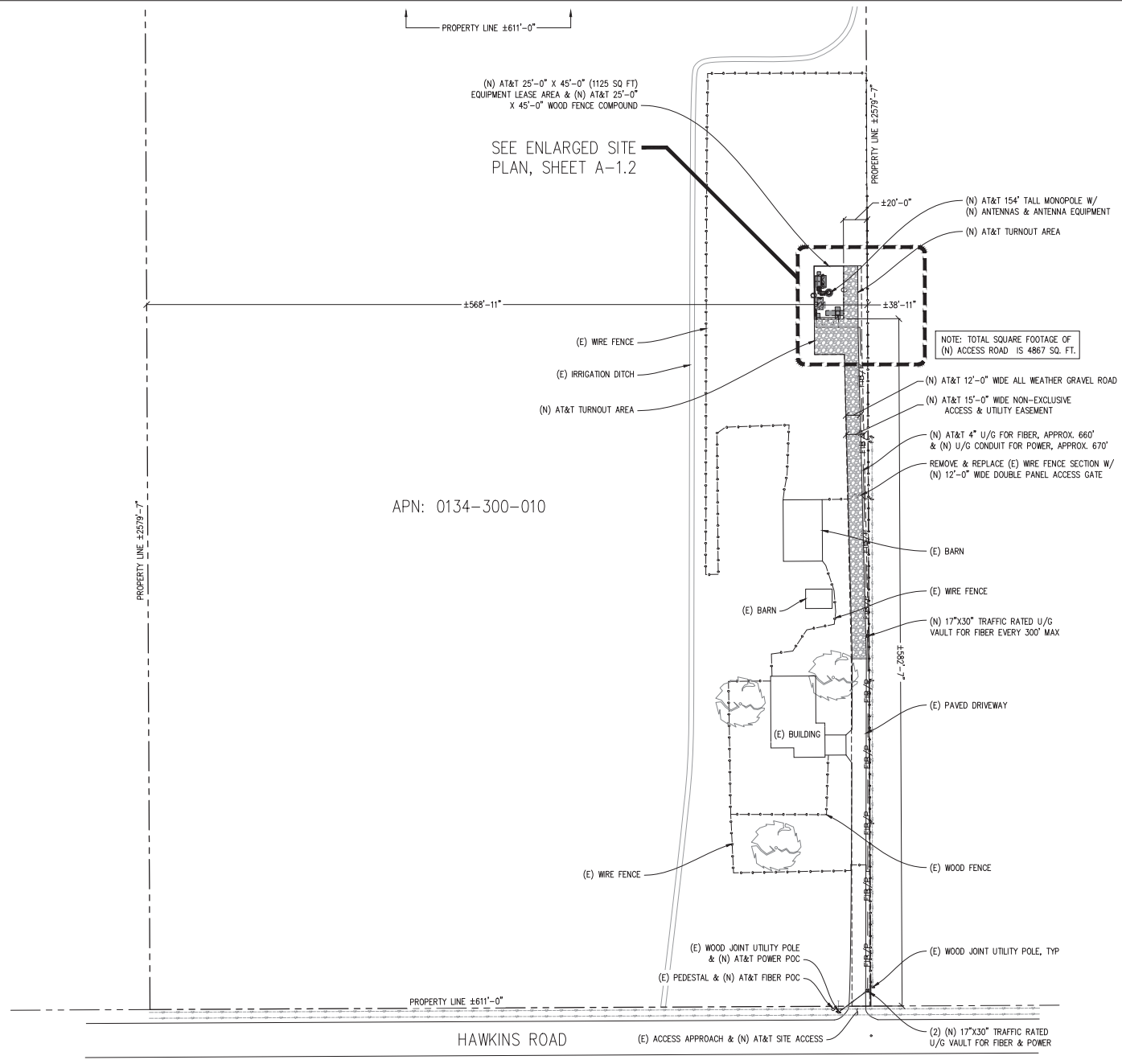
PORTER WILLIAM SEAMUS TRUST
 5277 HAWKINS ROAD
 VACAVILLE, CA 95688

C-1

SHEET 1 of 1



PROJECT AREA
 SCALE: 1"=40'



Issued For:
CCL02212
PORTER WILLIAM
SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK
FIBER OPTICS

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAUS	
4	04/17/24	CLIENT REV	T.T.	
3	12/15/23	ZD 100%	S.V.	
2	12/12/23	CLIENT REV	A.A.	
1	12/01/23	CLIENT REV	A.A.	
0	11/08/23	ZD 90%	A.A.	

Licensee:
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CONSTRUCTION**
KEVIN R. SORENSEN
S1469

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OTHER THAN THE ENGINEER WHOSE NAME IS
HEREIN SET FORTH TO SEAL, SIGN, OR
ALTER THIS DOCUMENT.

ENGINEER:
Streamline Engineering
3442 Santa Coloma Blvd., Suite E, Colton, CA 95740
Contact: Kevin Sorenson Phone: 916-965-1930
E-Mail: kevin@streamlineeng.com Fax: 916-965-1941
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 51469 - State of California
EXPIRES 12/31/2025

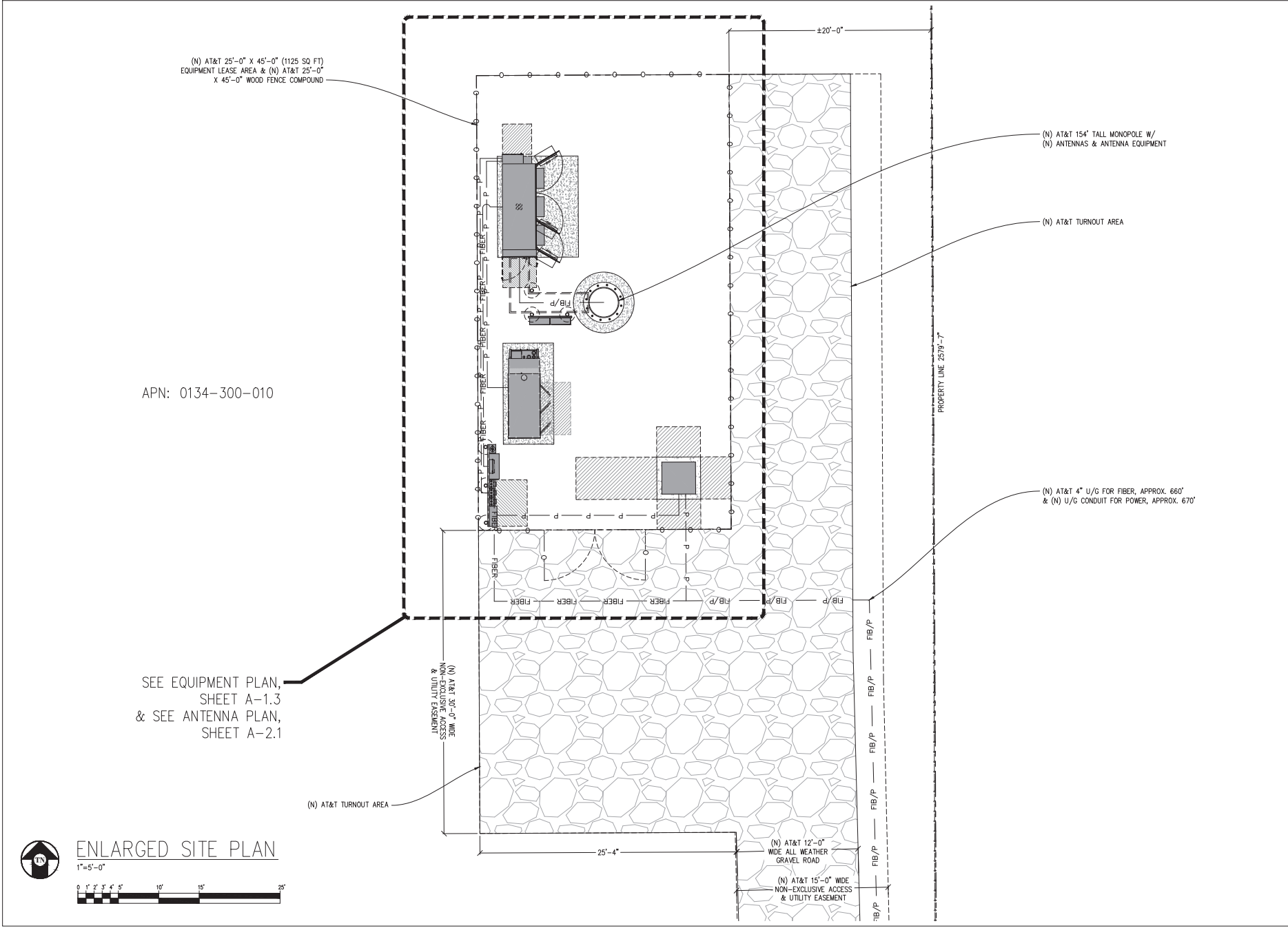
SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:
A-1.1



OVERALL SITE PLAN
1"=30'-0"





Issued For:
CCL02212
PORTER WILLIAM
SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK
FIBER OPTICS

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAD	
4	04/17/24	CLIENT REV	T.T.	
3	12/15/23	ZD 100%	S.V.	
2	12/12/23	CLIENT REV	A.A.	
1	12/01/23	CLIENT REV	A.A.	
0	11/08/23	ZD 90%	A.A.	

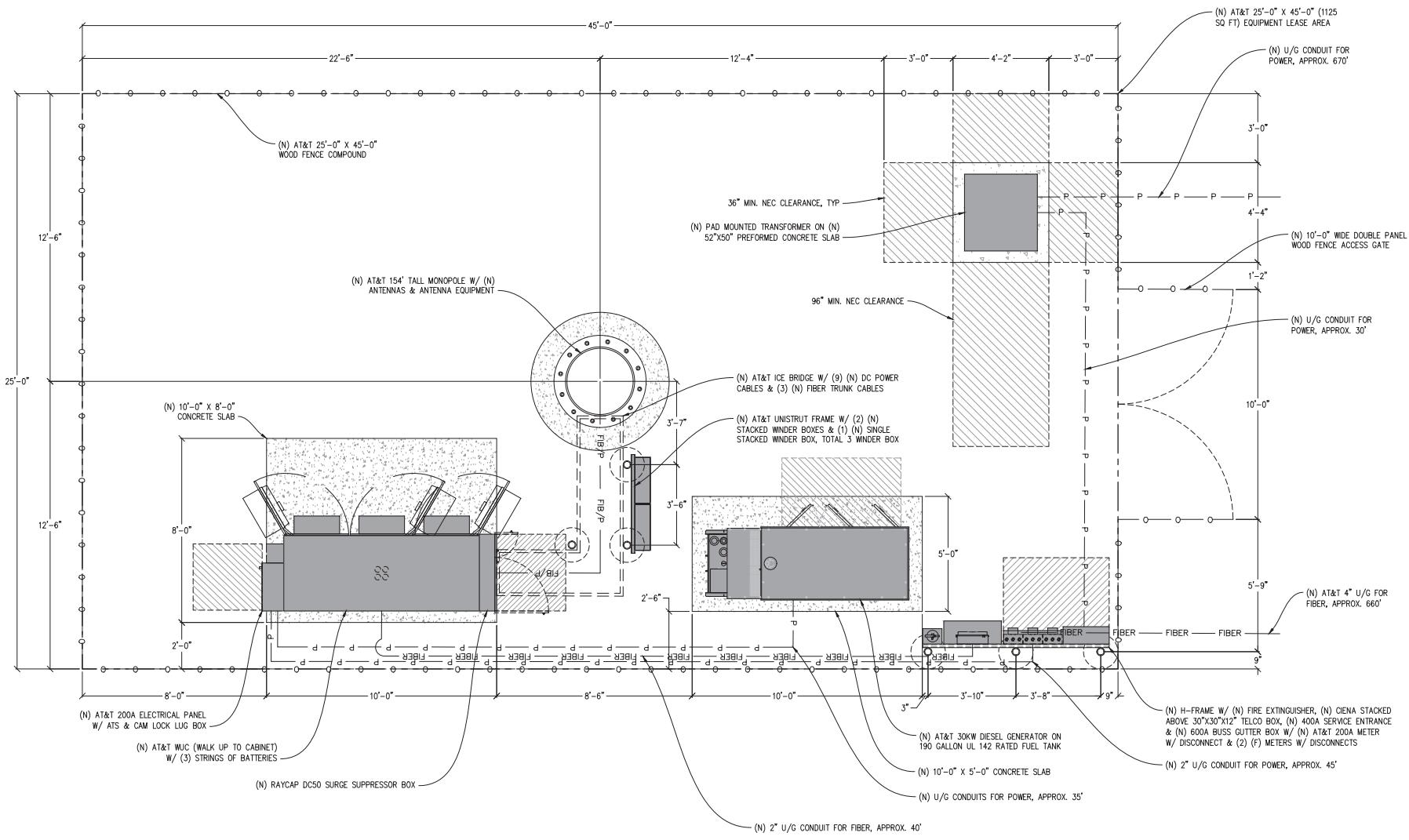
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ENGINEER:
Streamline Engineering
4845 Santa Coloma Blvd., Suite E, Colton, CA 95740
Contact: Kevin Sorenson Phone: 916-960-1300
E-Mail: kevin@streamlineeng.com Fax: 916-960-1941

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2



EQUIPMENT PLAN

1/2" = 1'-0"



Issued For:
CCL02212
PORTER WILLIAM
SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK
FIBERWORKS

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
4	04/17/24	CLIENT REV	T.T.
3	12/15/23	ZD 100%	S.V.
2	12/12/23	CLIENT REV	A.A.
1	12/01/23	CLIENT REV	A.A.
0	11/08/23	ZD 90%	A.A.

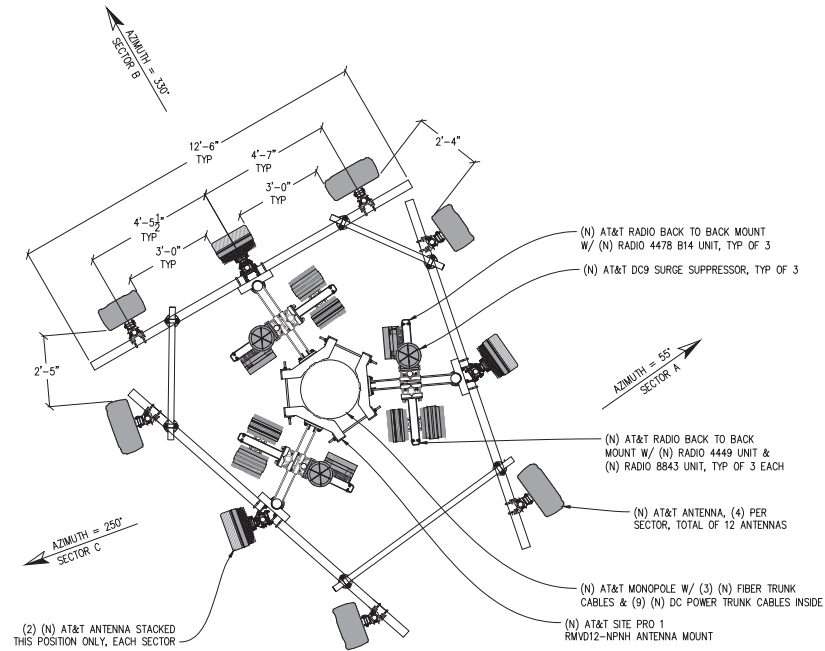
Licensee:
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CONSTRUCTION**
KEVIN R. SORENSEN
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ENGINEER:
Streamline Engineering
4842 Santa Coloma Blvd., Suite E, Colton, CA 95740
Contact: Kevin Sorrensen Phone: 916-960-1930
E-Mail: kevin@streamlineeng.com Fax: 916-960-1941
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 50486 - State of California
EXPIRES 12/31/2025

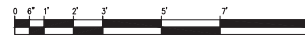
SHEET TITLE:
**EQUIPMENT
PLAN**

SHEET NUMBER:
A-1.3



ANTENNA PLAN

1/2"=1'-0"



(N) RF SCHEDULE

SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DEXPLERS	NO. OF COMBINERS
ALPHA SECTOR	A1	55°	±150°-0"	(1) 4449, (1) 8843	SHARED	SHARED	-	SHARED	0	0
	A2A	55°	±152°-8"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	A2B	55°	±149°-1"	INTEGRATED	3	1	-	SHARED	0	0
A3	QD868-2	55°	±150°-0"	(1) 4478 B14	SHARED	SHARED	±180'	(1) DC9	0	0
BETA SECTOR	B1	330°	±150°-0"	(1) 4449, (1) 8843	3	1	-	SHARED	0	0
	B2A	330°	±152°-8"	INTEGRATED	SHARED	SHARED	±180'	(1) DC9	0	0
	B2B	330°	±149°-1"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
B3	QD868-2	330°	±150°-0"	(1) 4478 B14	SHARED	SHARED	-	SHARED	0	0
GAMMA SECTOR	C1	250°	±150°-0"	(1) 4449, (1) 8843	SHARED	SHARED	-	SHARED	0	0
	C2A	250°	±152°-8"	INTEGRATED	SHARED	SHARED	-	SHARED	0	0
	C2B	250°	±149°-1"	INTEGRATED	3	1	-	SHARED	0	0
C3	QD868-2	250°	±150°-0"	(1) 4478 B14	SHARED	SHARED	±180'	(1) DC9	0	0

RFDS DATE	10/27/2023
RFDS REV	1.00

NOTES:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

Issued For:
CCL02212
PORTER WILLIAM
SEAMUS TRUST

5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR



5005 Executive Parkway
San Ramon, California 94583

Vendor:



AT&T SITE NO: CCL02212

PROJECT NO: -

DRAWN BY: A. ARA

CHECKED BY: N. GEORGE

APPROVED BY: -

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAD	
4	04/17/24	CLIENT REV	T.T.	
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1	12/01/23	CLIENT REV	A.A.	
0	11/08/23	ZD 90%	A.A.	

Licensee:

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ENGINEER:

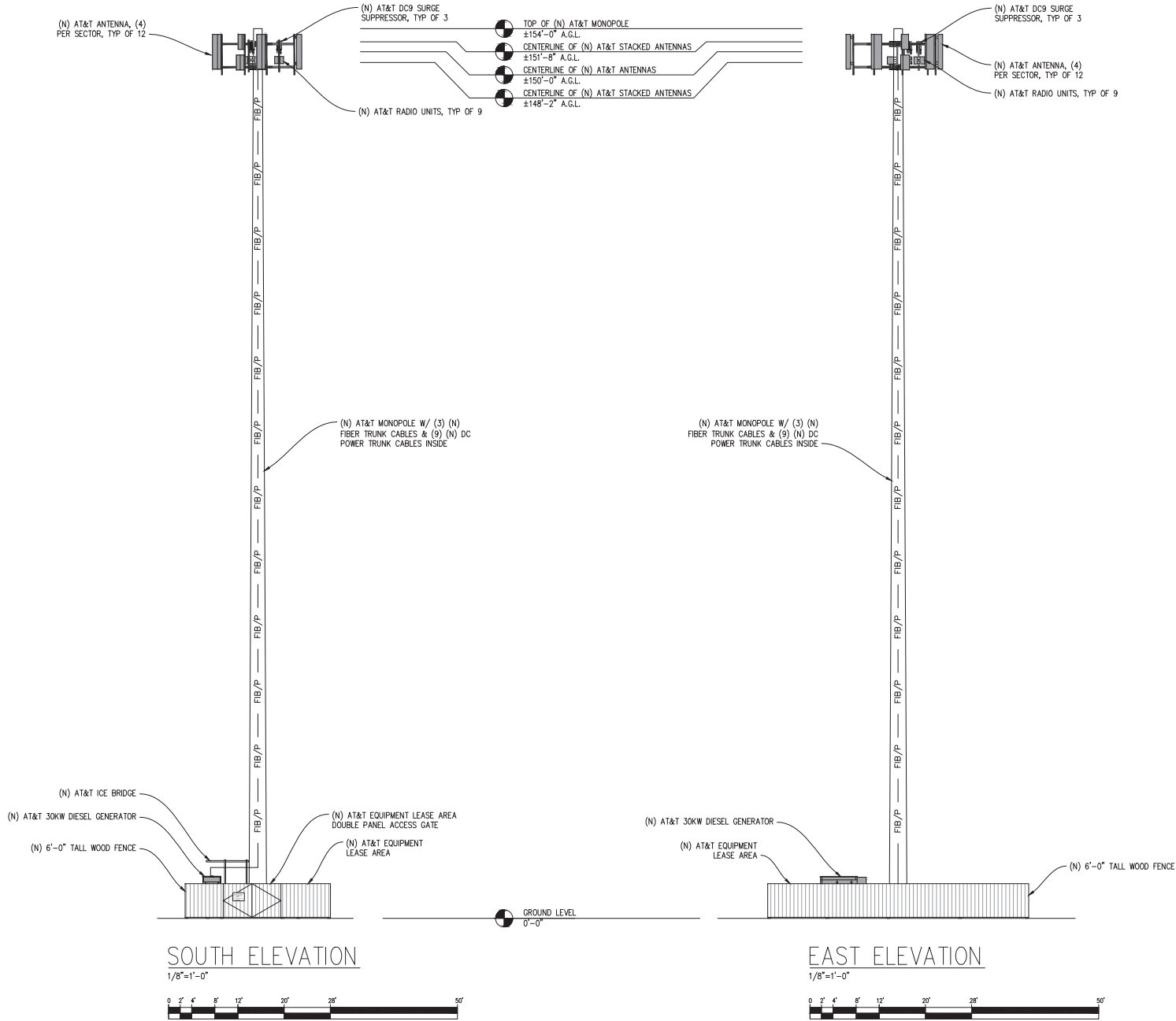


SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.1



Issued For:
CCL02212
PORTER WILLIAM SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK
FIBER OPTICS

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
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1	12/01/23	CLIENT REV	A.A.
0	11/08/23	ZD 90%	A.A.

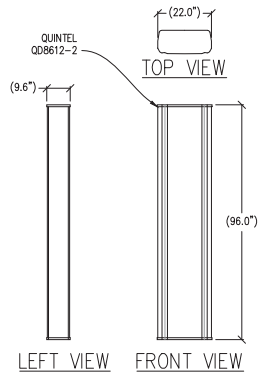
Licensee:
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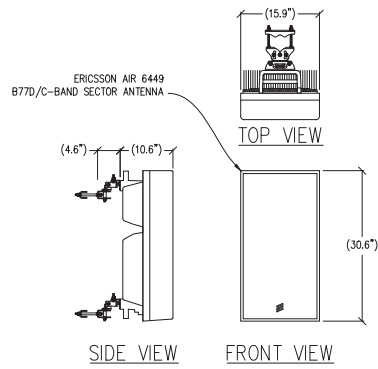
ENGINEER:
Streamline Engineering
3642 Santa Coloma Blvd., Suite E, Colton, CA 95740
Contact: Kevin Sorenson Phone: 916-965-1300
E-Mail: kevin@streamlineeng.com Fax: 916-965-1941

SHEET TITLE:
ELEVATIONS

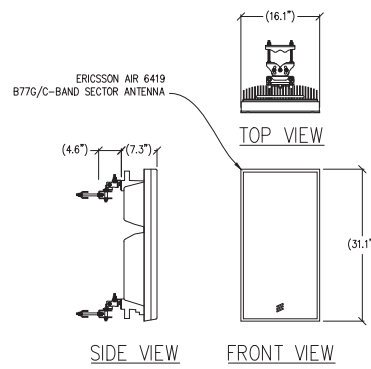
SHEET NUMBER:
A-3.1



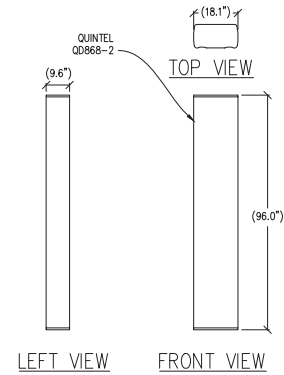
① ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 130 LBS



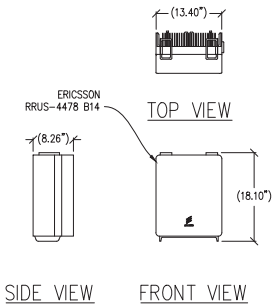
② ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 88 LBS



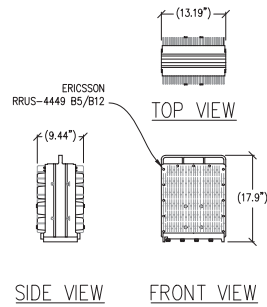
③ ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 55.4 LBS



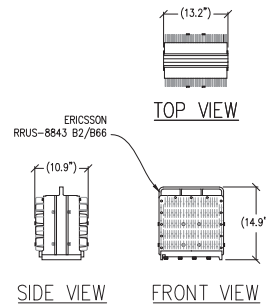
④ ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 130 LBS



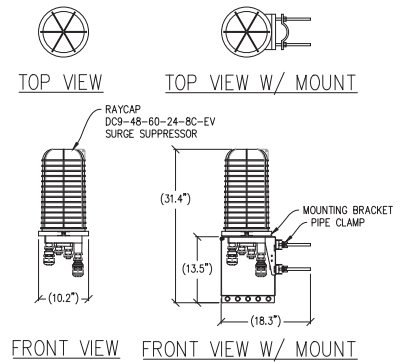
⑤ RRUS-4478 B14 DETAIL
1"=1'-0" MAX WEIGHT: 59.4 LBS



⑥ RRUS-4449 B5/B12 DETAIL
1"=1'-0" MAX WEIGHT: 71 LBS



⑦ RRUS-8843 B2/B66 DETAIL
1"=1'-0" MAX WEIGHT: 75 LBS



⑧ SURGE SUPPRESSOR DETAIL
1"=1'-0" MAX WEIGHT = 26.2 LBS

Issued For:
CCL02212
PORTER WILLIAM
SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAS
4	04/17/24	CLIENT REV	T.T.
3	12/15/23	ZD 100%	S.V.
2	12/12/23	CLIENT REV	A.A.
1	12/01/23	CLIENT REV	A.A.
0	11/08/23	ZD 90%	A.A.

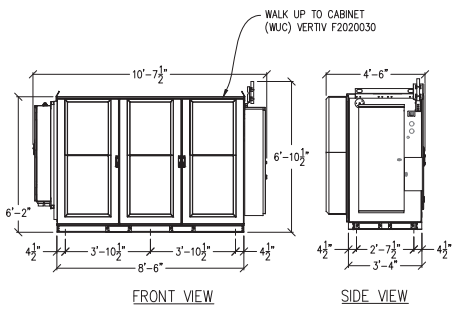
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ENGINEER TO ALTER THIS DOCUMENT.

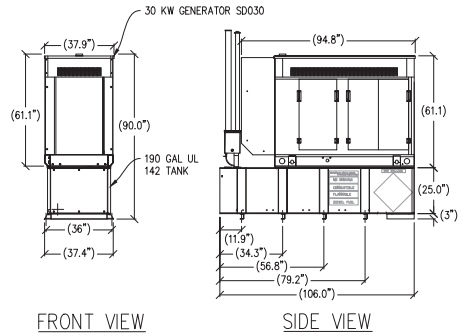
ENGINEER:
Streamline Engineering
3442 Santa Coloma Blvd, Suite E, Clarksburg, CA 95746
Contact: Kevin Sorenson Phone: 916-965-1300
E-Mail: kevin@streamlineeng.com Fax: 916-965-1941
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 50497 - State of California
No. 50497 - State of California
No. 50497 - State of California

SHEET TITLE:
**ANTENNA
DETAILS**

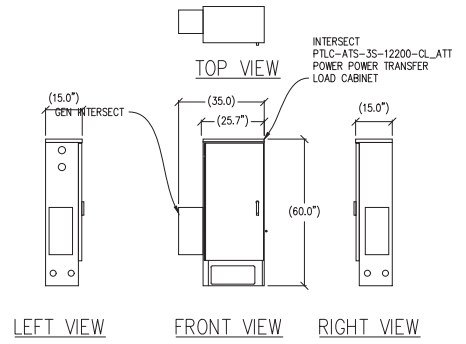
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A-4.1



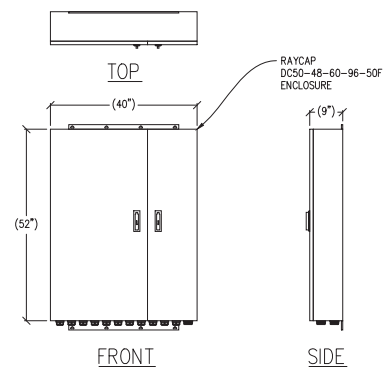
① WUC VERTIV F2020030 DETAIL
3/8"=1'-0" MAX WEIGHT: 4,442 LBS



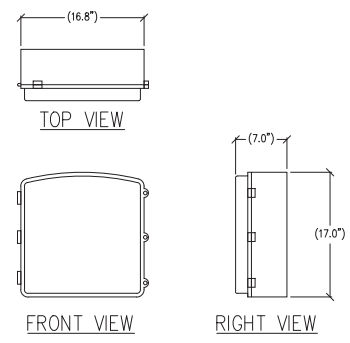
② 30KW GENERATOR DETAIL
3/8"=1'-0" MAX FULL WEIGHT: 4,465 LBS



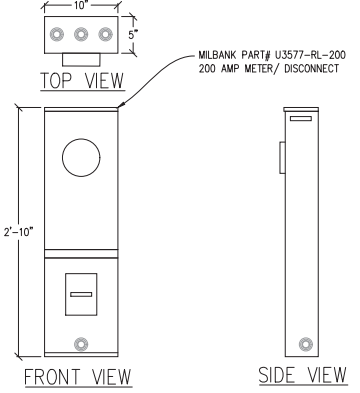
③ ELECTRICAL PANEL CABINET DETAIL
1/2"=1'-0" MAX WEIGHT: 150 LBS



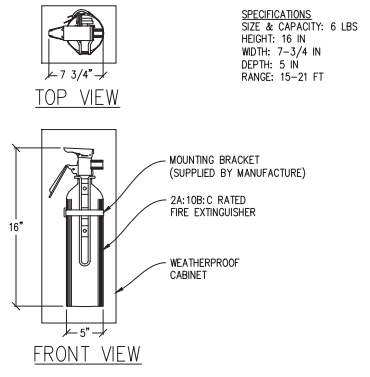
④ RAYCAP DC50 DETAIL
3/4"=1'-0" MAX WEIGHT: 165 LBS



⑤ CN 3931 DETAIL
1 1/2"=1'-0" MAX WEIGHT: 28.6 LBS



⑥ METER DETAIL
1 1/2"=1'-0"



⑦ FIRE EXTINGUISHER DETAIL
N.T.S.

Issued For:
CCL02212
PORTER WILLIAM
SEAMUS TRUST
5277 HAWKINS ROAD
VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
4	04/17/24	CLIENT REV	T.T.
3	12/15/23	ZD 100%	S.V.
2	12/12/23	CLIENT REV	A.A.
1	12/01/23	CLIENT REV	A.A.
0	11/08/23	ZD 90%	A.A.

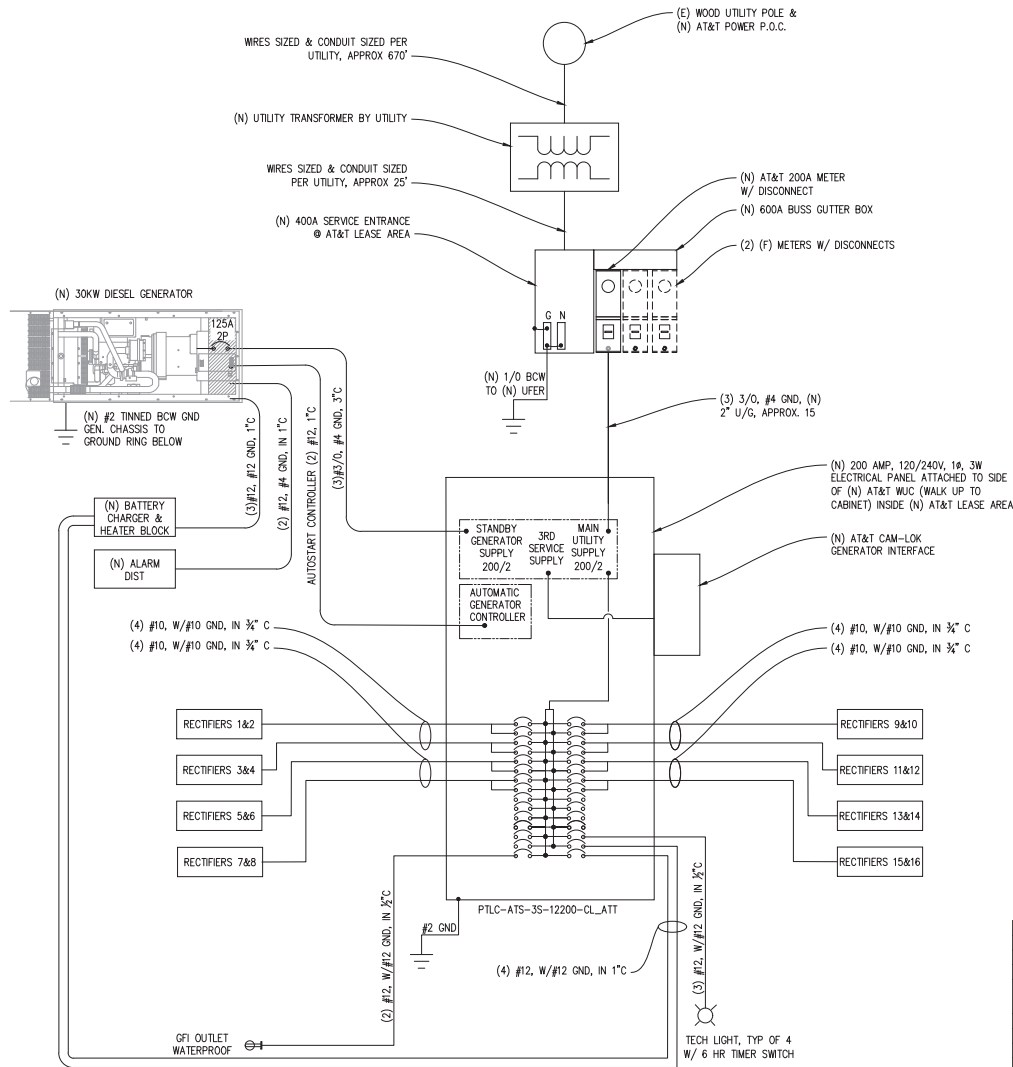
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KEVIN R. SORSENEN
S1469

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DESIGN OR CALCULATIONS THEREON.

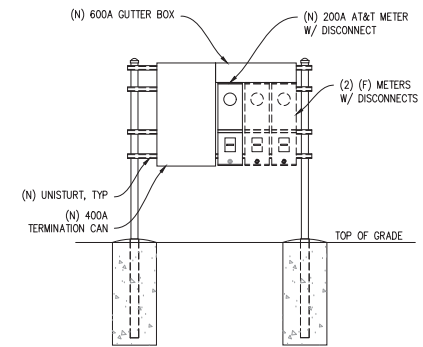
ENGINEER:
Streamline Engineering
4645 Santa Coloma Blvd., Suite E, Colton, CA 95740
Contact: Kevin Sorrensen Phone: 916-965-1300
E-Mail: kevin@streamlineeng.com Fax: 916-965-1941
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 51423 License State of California
Professional Seal No. 51423
Professional Seal No. 51423
Professional Seal No. 51423

SHEET TITLE:
**EQUIPMENT
DETAILS**

SHEET NUMBER:
A-4.2



SINGLE LINE DIAGRAM



1 H-FRAME ELEVATION
1/2"=1'-0"

ELECTRICAL LEGEND

- (MI) MECHANICAL INTERLOCK
- (M) METER
- (CB) CIRCUIT BREAKER
- (SG) SERVICE GROUND
- (WC) WIRED CONNECTION
- (TS) TIMER SWITCH, WATERPROOF
- (OL) OUTDOOR LIGHT
- (GFI) GFI OUTLET, WATERPROOF

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 22,000				VOLTS: 120V/240V, 1Ø			
LOCATION : OUTSIDE		BUS AMPS: 200A				BUS AMPS: 200A			
MOUNTING UNISTUR FRAME		MAIN CB: 200A							
0A	0B	LOAD DESCRIPTION	BKR AMP / POLE	CIRCUIT NO	BKR AMP / POLE	LOAD DESCRIPTION	LOAD VA	LOAD VA	
2000	2000	RECTIFIERS 1&2	30/2	1 2	30/2	RECTIFIERS 9&10	2000	2000	
		"	"	3 4	"	"			
2000	2000	RECTIFIERS 3&4	30/2	5 6	30/2	RECTIFIERS 11&12	2000	2000	
		"	"	7 8	"	"			
2000	2000	RECTIFIERS 5&6	30/2	9 10	30/2	RECTIFIERS 13&14	2000	2000	
		"	"	11 12	"	"			
2000	2000	RECTIFIERS 7&8	30/2	13 14	30/2	RECTIFIERS 15&16	2000	2000	
		"	"	15 16	"	"			
		BLANK	-	17 18	-	BLANK			
		"	-	19 20	-	"			
		"	-	21 22	-	"			
		"	-	23 24	-	"			
1600	1600	HVAC 1	25/2	25 26	20/1	EXTERIOR LIGHT/DUPLEX RCPT	300		
		"	"	27 28	20/1	BATTERY CHARGER BLOCK		1000	
180		RECEPTACLE	20/1	29 30	20/1	BATTERY HEATER BLOCK	250		
9780	9600	PHASE TOTALS				PHASE TOTALS	8550	8000	
TOTAL VA =	35930	TOTAL AMPS =	150						
TOTAL KVA =	35.93								

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CCL02212
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SEAMUS TRUST
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VACAVILLE, CA 95688

PREPARED FOR
at&t
5005 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK
ELECTRICAL

AT&T SITE NO: CCL02212
PROJECT NO: -
DRAWN BY: A. ARIA
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAUSE
4	04/17/24	CLIENT REV	T.T.
3	12/15/23	ZD 100%	S.V.
2	12/12/23	CLIENT REV	A.A.
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KEVIN R. SORENSEN
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ENGINEER:
Streamline Engineering
6446 Sun City Blvd, Suite F, Concord, CA 94529
Contact: Kevin Sorenson Phone: 916-606-1000
E-Mail: kevin@streamlineeng.com Fax: 916-606-1841

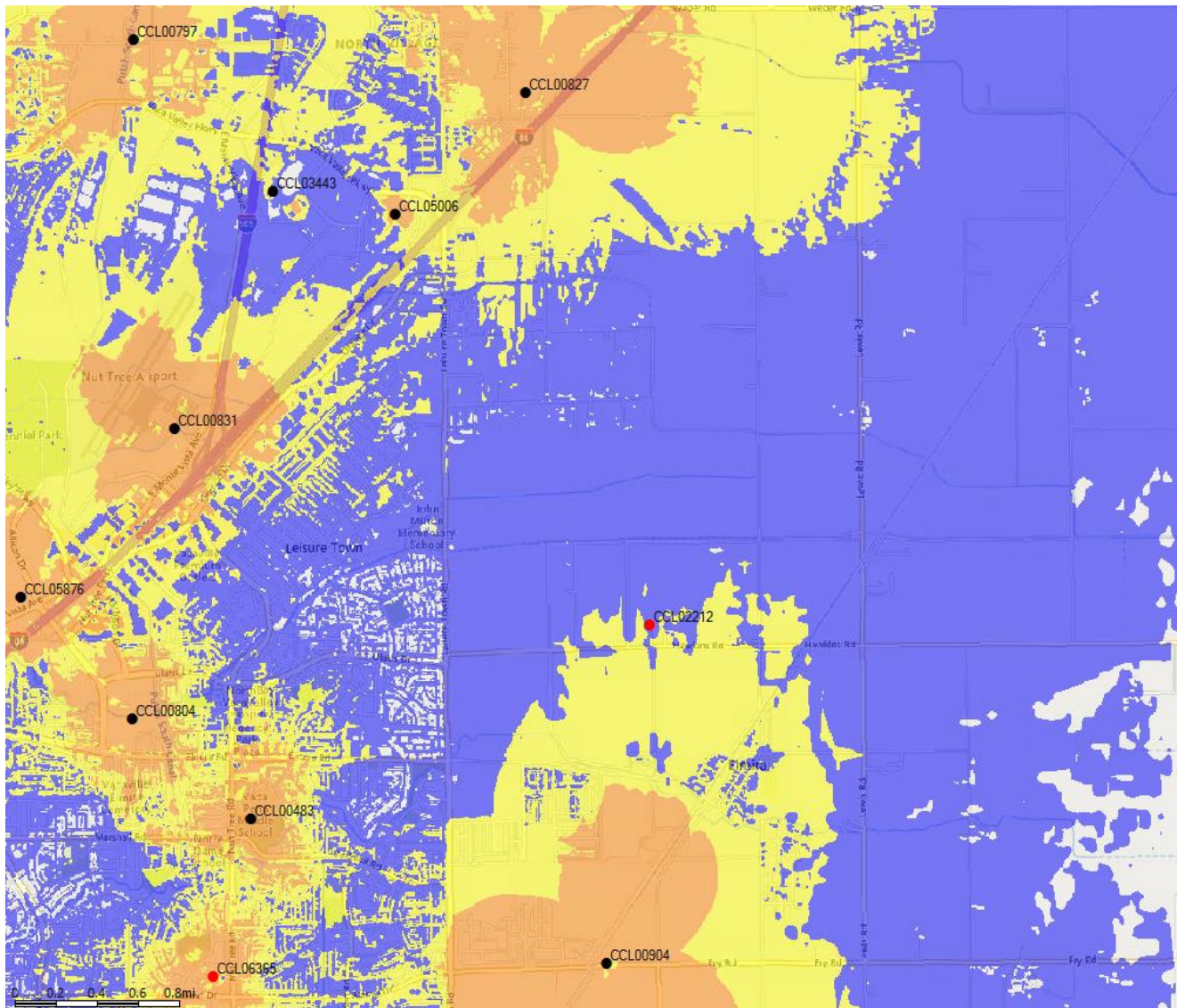
SHEET TITLE:
ELECTRICAL
PLAN

SHEET NUMBER:
E-1.1

CCL02212 Zoning Propagation Map

Dec 18, 2023

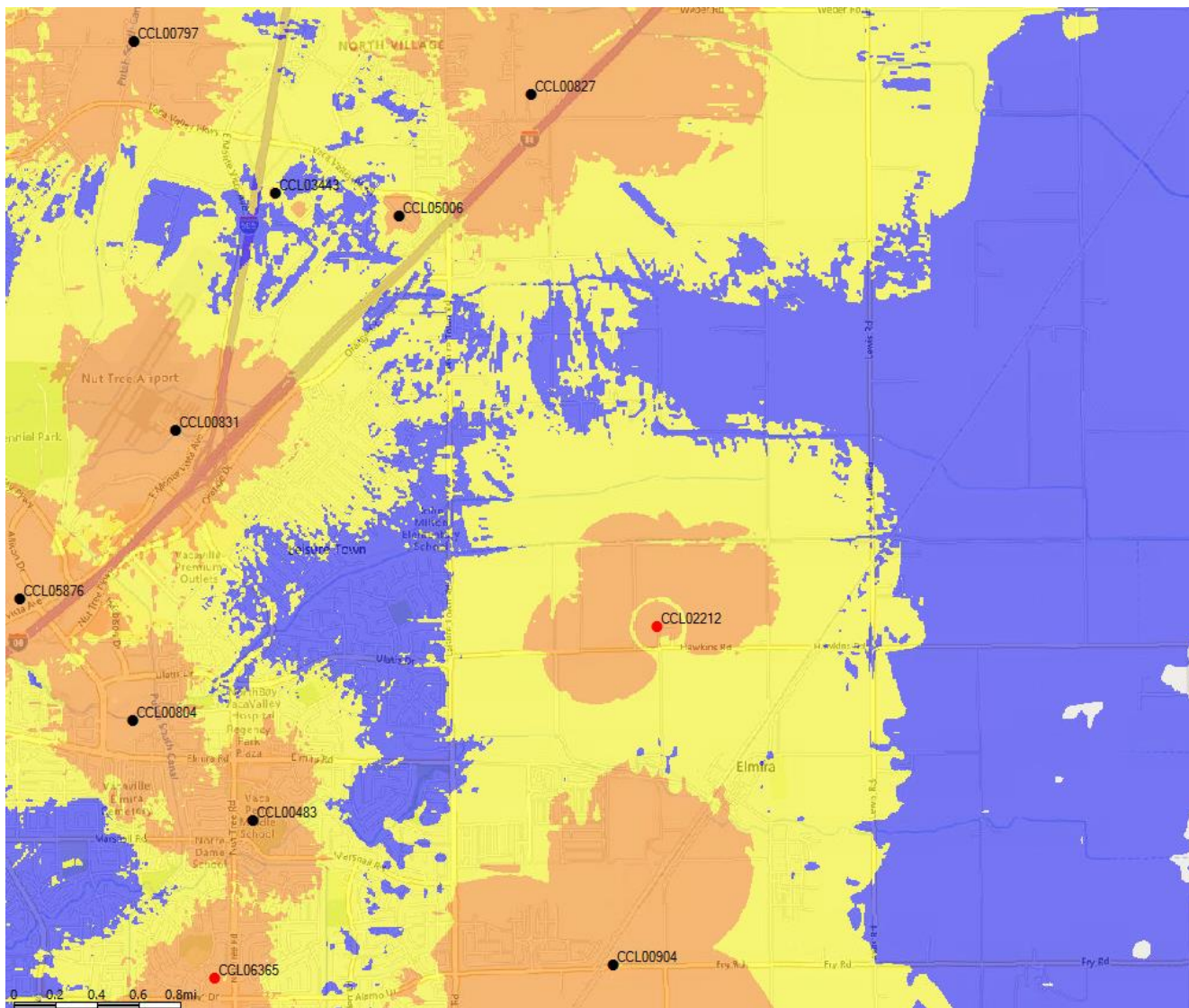
LTE 700 Existing Coverage



Legend

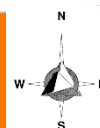
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site

LTE 700 Coverage with Proposed NSB



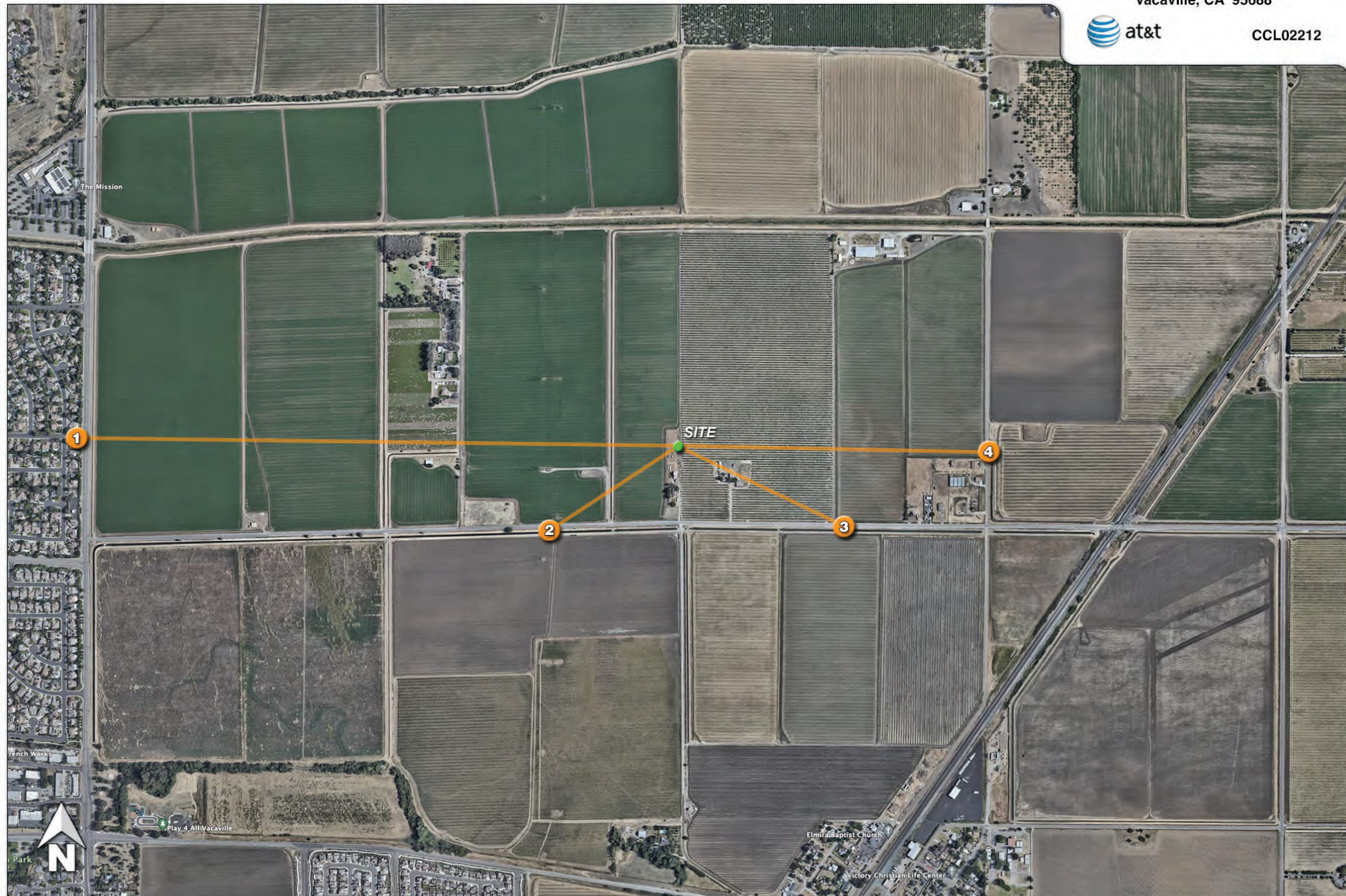
Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Reliable Coverage Indoors Only
- Reliable Coverage Outdoors Only
- Existing site
- Proposed site





Aerial photograph showing the viewpoints for the photosimulations.



1



Existing

Photosimulation of the view looking east from Leisure Town Road, just north of Hawkins Road.

Porter William Seamus Trust

5277 Hawkins Road
Vacaville, CA 95688



CCL02212



Proposed

2

GPS-locked drone to assist in indicating exact height and placement

Existing

Photosimulation of the view looking northeast along eastbound Hawkins Road.

Porter William Seamus Trust

5277 Hawkins Road
Vacaville, CA 95688



CCL02212

Proposed monopole

Proposed

3

GPS-locked drone to assist in
indicating exact height and placement

Existing

Photosimulation of the view looking northwest along westbound Hawkins Road.

Porter William Seamus Trust

5277 Hawkins Road
Vacaville, CA 95688



CCL02212

Proposed monopole

Proposed

4

GPS-locked drone to assist in
indicating exact height and placement

Existing

Photosimulation of the view looking west from the nearest point along Byrnes Road.

Porter William Seamus Trust

5277 Hawkins Road
Vacaville, CA 95688



CCL02212

Proposed monopole

Proposed



on Behalf of



PROJECT SUPPORT STATEMENT

AT&T PROJECT NAME: New Site Build & FirstNet

DEVELOPMENT APPLICATION FOR AT&T SITE "Porter William Seamus Trust"

AT&T SITE NUMBER: CCL02212

AUTHORIZED AGENT:

51 WIRELESS, LLC.

ZONING MANAGER:

JARED KEARSLEY; 209-968-4315; Jared.Kearsley@51wireless.net

PROPERTY OWNER: Porter William Seamus Trust

Phone #: 530-574-1967 Attn: Tom Porter

APN: 0134-300-010

5277 Hawkins Road, Vacaville, CA 95687

- **PROJECT'S BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
- **OPERATIONAL STATEMENT**
- **COLLOCATE ABILITY**
- **FIRE SUPPRESSION SYSTEM**
- **CONCLUSION**



on Behalf of

FirstNet Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) on APN 0134-300-010 in the unincorporated area of Vacaville, CA located in Solano County's jurisdiction in order to provide FirstNet services in the coverage area and to service a significant gap in LTE coverage for AT&T's customers in Vacaville, CA. This proposed facility will vastly improve 4G, 5G, LTE services within this portion of Solano County and Vacaville, CA. Additionally, this WTF will provide valuable FirstNet services which include, but are not limited to: a designated spectrum (Band 14) at which provides subscribed first responder agencies more enhanced and secure communications not only within the city limits but also interjurisdictional as well.

AT&T has chosen the least intrusive viable site location that will fill the significant gap in coverage and bring vital FirstNet services to this part of Vacaville and Solano County, CA. Twenty-Four (24) other candidates/locations were investigated before selecting the Porter William Seamus Trust property as AT&T's primary and preferred candidate. In addition to the Twenty-Four (24) other candidates reviewed, it is worth mentioning that additional candidates were automatically ruled out that were a part of Use Permit U-21-02 which was ultimately denied by the Planning Commission and County Supervisors. An additional 15 properties were previously investigated and ruled out in addition to the prior selected property which was the subject parcel for Use Permit U-21-02.

An initial desktop analysis was conducted examining parcels within a specific search ring provided by AT&T's engineering division. After researching the properties and attempting contact with the owners, the properties became infeasible as further discussed in the Alternative Site Analysis below.

After much due diligence within the search ring to find viable candidates, Porter William Seamus Trust became the only viable property to host a WTF.

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Search Ring's Description and Objectives:



AT&T's Search Ring is centered near Leisure Town in Vacaville, CA and is surrounded by suburban and rural residential homes and rural farmland properties.

AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 25'-0" x 45'-0" (approx. 1125 square foot) enclosed compound [lease area]. The compound will include a 154' tall monopole tower with equipment cabinets, and one 30KW standby Diesel Generator with a 190-gallon belly tank at the base of the fully concealed tower. This facility will be located at 5277 Hawkins Road, Vacaville, CA within Solano County's jurisdiction on a 35.68-acre A-40 zoned property.

AT&T's objective for the Porter William Seamus Trust site is to fill a significant mobility coverage gap in the service area as well as provide FirstNet services for First Responders. The site's elevation is approximately 75' feet while the surrounding area is flat terrain. After running a coverage simulation at the site location and proposed height, AT&T is anticipating filling their coverage gap with a drastic improvement to their network and for their customers. The site location is the least intrusive option in the area.



on Behalf of

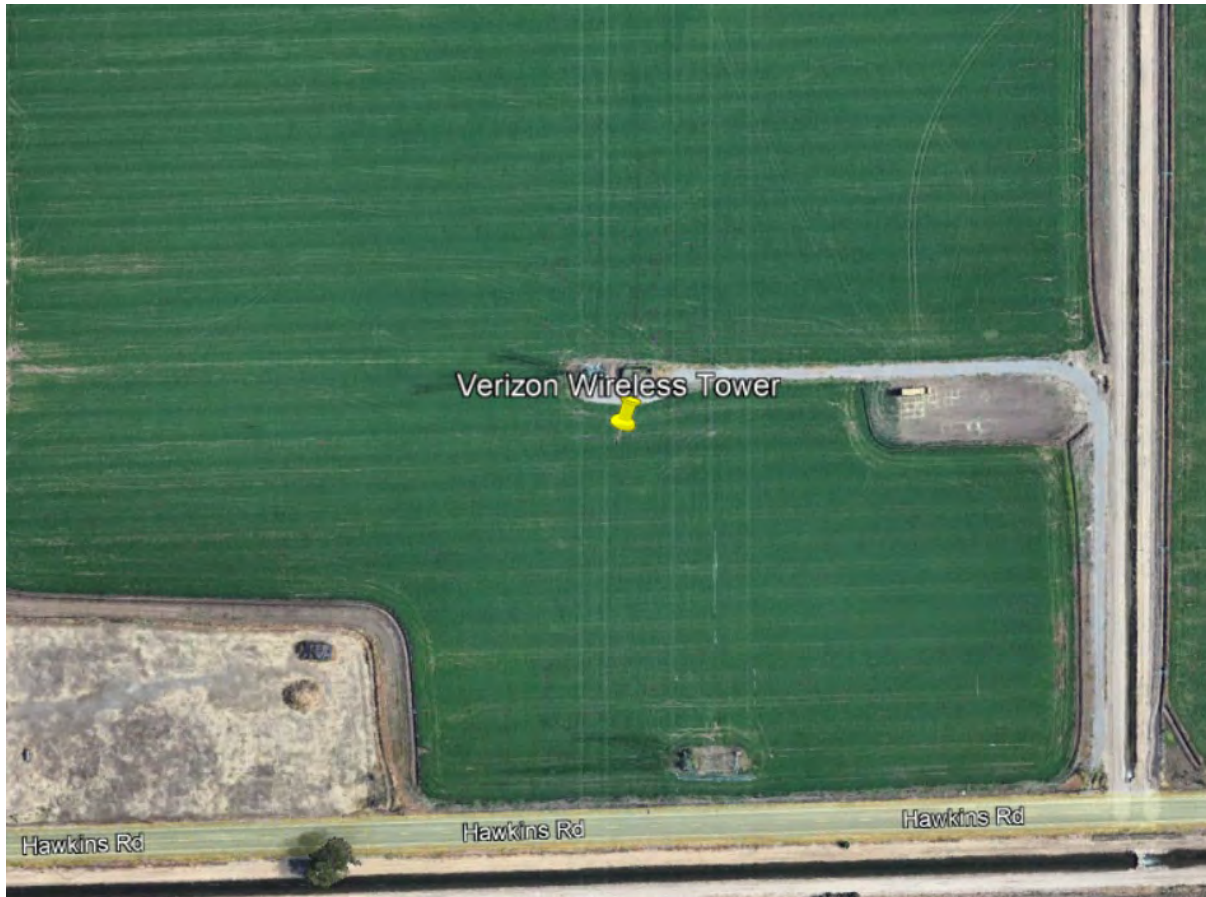


Potential Co-locations:

VZW site on a PG&E Transmission Tower

Location: 38.360322, -121.919907

Height: Approximately 150'



There is one Verizon Wireless site located on a PG&E transmission tower. The prior denied Use Permit's Alternative Site Analysis states that Complete Wireless worked with PG&E and/or the property owner at which the property owner wasn't interested in leasing additional land to AT&T. Additionally, our office, 51 Wireless, LLC, sent out a Letter of Interest directly to the property owner who never responded, thus the candidate was disqualified. It is also worth noting that AT&T is no longer able to pursue PG&E transmission towers due to PG&E's relatively new policy that they must hold termination rights over AT&T's lease agreement. AT&T, like other carriers, can't afford to enter into a lease agreement that allows for property owner termination rights when considering their time and monetary investment in collocating on said PG&E Transmission Towers.



on Behalf of

Wireless Telecommunications Facilities on Kaiser Hospital Rooftop
Location: 1 Quality Drive, Vacaville, CA 95688
Height: Approximately 60'



A Letter of Interest was sent to Kaiser hospital and received a response. Kaiser is not interested in allowing new cell tower facilities on their properties. Furthermore, despite the Search Ring includes the Kaiser Building, it was also found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



Alternative Site Analysis:





on Behalf of



Genetech:

1000 New Horizons Way [APN: 0133-190-290]

Proposal – Rooftop build for New Tower



Considerations:

A Letter of Interest was sent to Genetech and received no response. Furthermore, despite the Search Ring includes the Genetech building, it was also found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



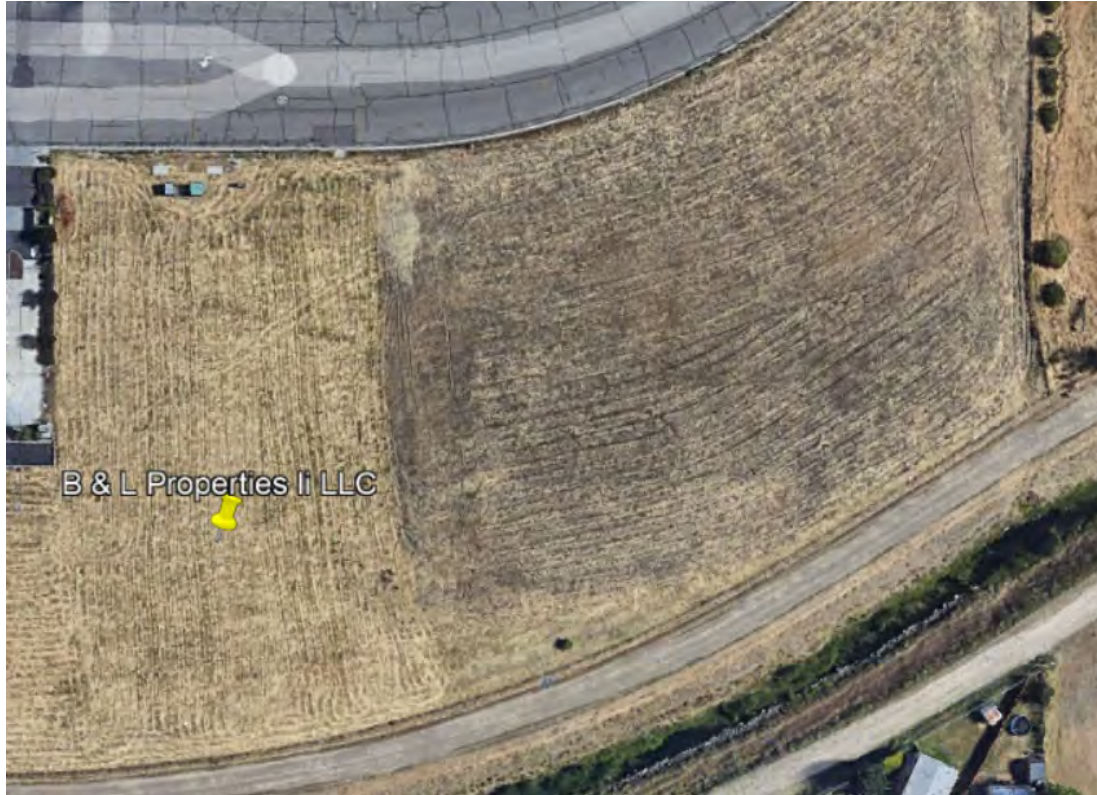
on Behalf of



B&L Properties:

Leisure Town Rd & Orange Road [APN: 0133-150-240]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to B & L Properties and received no response. Furthermore, despite the Search Ring includes the B&L Properties, it was also found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



Gene Bains Trust:

5303 Hawkins Rd [APN: 0141-120-010]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to the Gene Bains Trust and received no response, therefore, the property was disqualified.



on Behalf of



Green Tree Properties LLC:

Gilley Way & Leisure Town Rd [APN: 0133-120-190]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Green Tree Properties, LLC and received no response, therefore, the property was disqualified as a viable candidate.



on Behalf of



Noel Briscoe:

797 Elmira Rd., Vacaville

Proposal – Raw Land Build for New Tower



Considerations: Noel Briscoe expressed interest to Complete Wireless after the denied project was already underway. After 51 Wireless received the project post denial, our office requested AT&T's approval for the Noel Briscoe property, however, the property was too close to an adjacent site located to the west, therefore, the property was disqualified.



on Behalf of

Raysons Investment CO:

Leisure Town Rd [APN: 0134-290-020]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Rayson Investment Co and received no response, therefore the property was disqualified as a viable candidate.

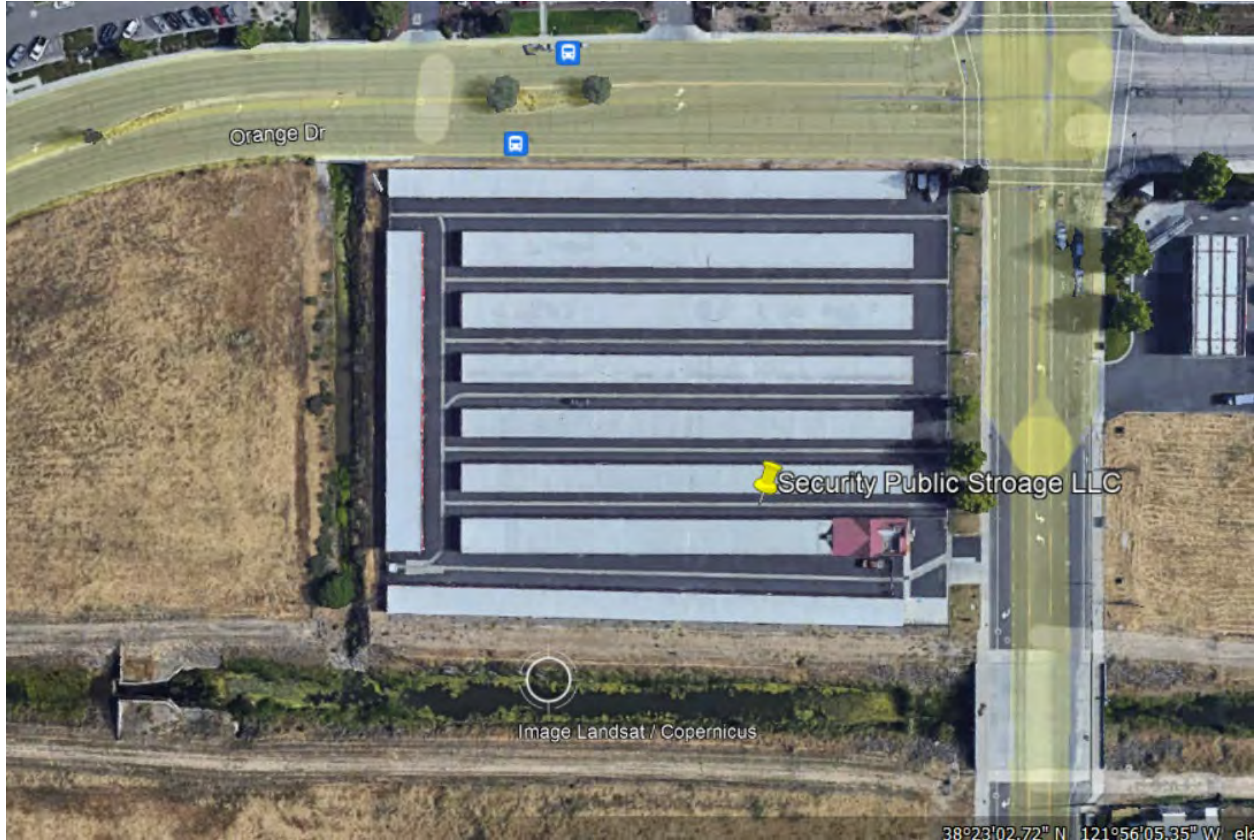


on Behalf of

Security Public Storage LLC:

1090 Leisure Town Rd [APN: 0133-130-070]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Security Public Storage and received no response. Our office visited the Storage Facility's office and spoke to a representative who passed our contact information onto the ownership, however, we received no response, therefore the property was disqualified as a viable candidate.



on Behalf of



The Mission Church:

6391 Leisure Town Rd [APN: 0134-020-560]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to The Mission Church and received no response. Our office called the Church’s office and left a message with a representative a few times, however, we received no response, therefore the property was disqualified as a viable candidate.



on Behalf of



Yanni Limited LLC:

Orange Dr [APN: 0133-130-190]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Yanni Limited, LLC and received no response, therefore the property was disqualified as a viable candidate.



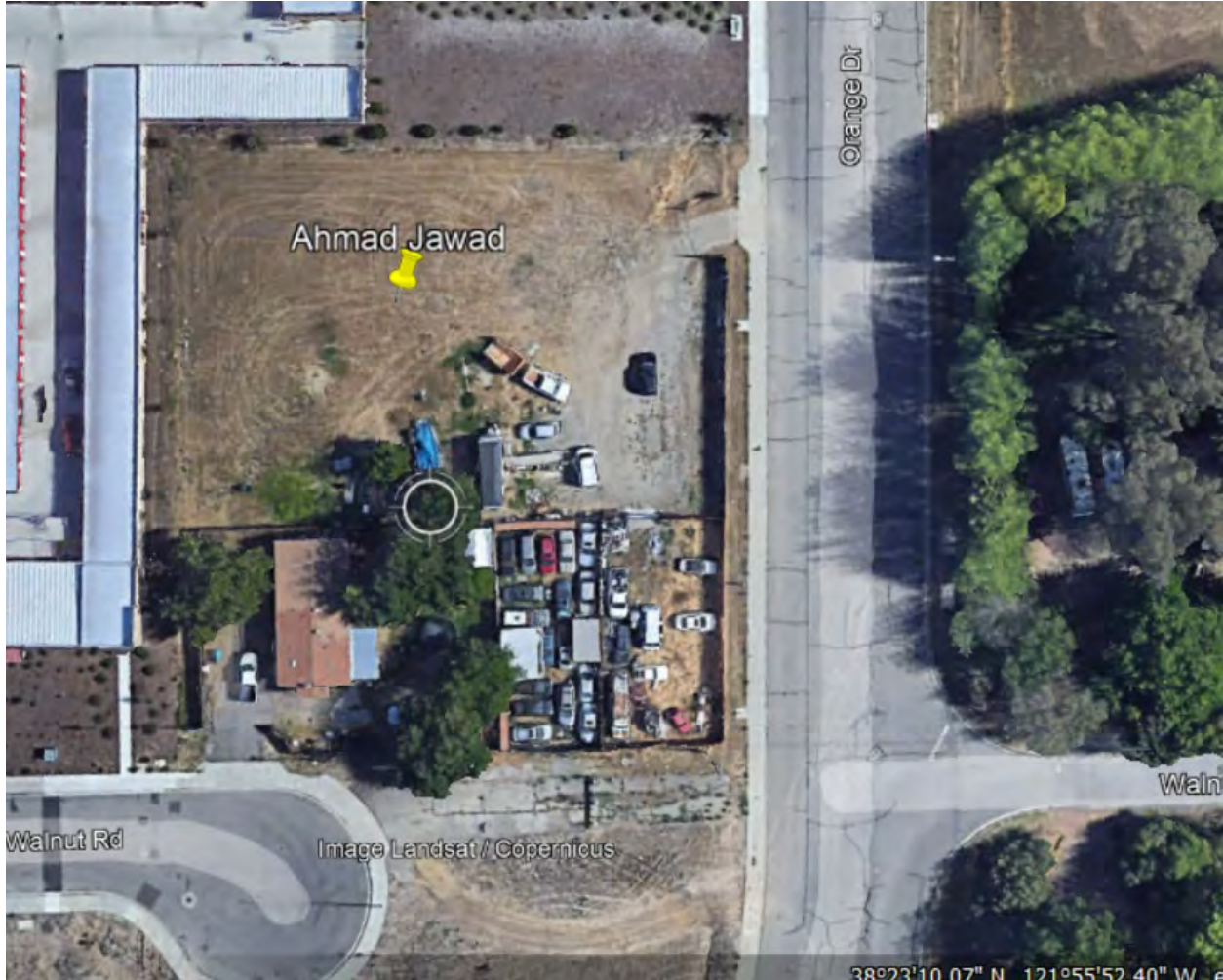
on Behalf of



Jawad Ahmad:

5012 Walnut Rd [APN: 0133-140-070]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Ahmad Jawad and received no response. Furthermore, despite the Search Ring includes the Jawad property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of

Corin, Marvis:

5063 Walnut Rd [APN: 0133-140-250]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Corin Mavis and received no response. Furthermore, despite the Search Ring includes the Mavis property, it was also found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



David Reid:

Hawkins Rd [APN: 0134-300-070]

Proposal – Raw Land Build for New Tower



Considerations:

A letter of interest was sent to David Reid at which we received a response from Mr. Reid stating that he may be interested in hosting a wireless facility. Our office conducted a site visit with Mr. Reid and the only allowed location on his property was located on the very northwest corner of the lot. After further investigation, a new development is in the process of being approved directly to the west of Reid's property, therefore, the site would be very visually intrusive to said new residents to the west. Our office also held a virtual meeting with County Staff regarding this location and County Staff expressed major concerns with the proposed location. The property was then disqualified.



on Behalf of

James & Luann Hefner:

6315 Katleba Ln [APN: 0134-300-050]

Proposal – Raw Land Build for New Tower



Considerations:

A letter of interest was sent to James & Luann Hefner at which we received a response from Mr. Hefner stating that he may be interested in hosting a wireless facility. Our office spoke to James a few times over the phone about the details of a wireless facility on their property, and after further discussion between James and his co-property owners, they were not interested in pursuing a wireless facility on their property. The property was then disqualified.



on Behalf of



James & Suzanne Sprouse Trust:

6275 Katleba Ln [APN: 0134-300-040]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to James & Suzanne Sprouse Trust and received no response, therefore the property was disqualified as a viable candidate.



on Behalf of



Magana Ernesto:

5109 Walnut Rd [APN: 0133-140-040]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Magana Ernesto and received a phone call back stating interest. However, despite the Search Ring includes the Ernesto property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



Radhe Shyam Vacaville LLC

1050 Orange Dr [APN: 0133-140-210]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Radhe Shyam Vacaville, LLC and received no response. Furthermore, despite the Search Ring includes the Radhe Shyan property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of

Shin Sam & Sun Hee

5095 Walnut Rd [APN: 0133-140-050]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Shin Sam & Sun Hee and received a phone call back stating interest. However, despite the Search Ring includes the Shin Sam & Sun Hee property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



Spears, Mark & Lezlie

5070 Walnut Rd [APN: 0133-140-1400]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Mark & Lezlie Spears and received a phone call back stating interest. However, despite the Search Ring includes the Spears' property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of

Srk Investments LLC

1080 Orange Dr [APN: 0133-140-200]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Srk Investments, LLC and received no response. Furthermore, despite the Search Ring includes the Srk Investments property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



Storage Pro of Vacaville LLC

Walnut Rd & Leisure Town Rd [APN: 0133-140-300]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Storage Pro of Vacaville, LLC and received a phone call back stating interest. However, despite the Search Ring includes the Storage Pro property, it was found that the property is too close to an adjacent site to the northeast along Highway 80 which would have also disqualified it as a viable candidate.



on Behalf of



Stromberg, Erik Tommy

5116 Walnut Rd [APN: 0133-140-150]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Stromberg Erik Tommy and received no response, therefore the property was disqualified as a viable candidate.



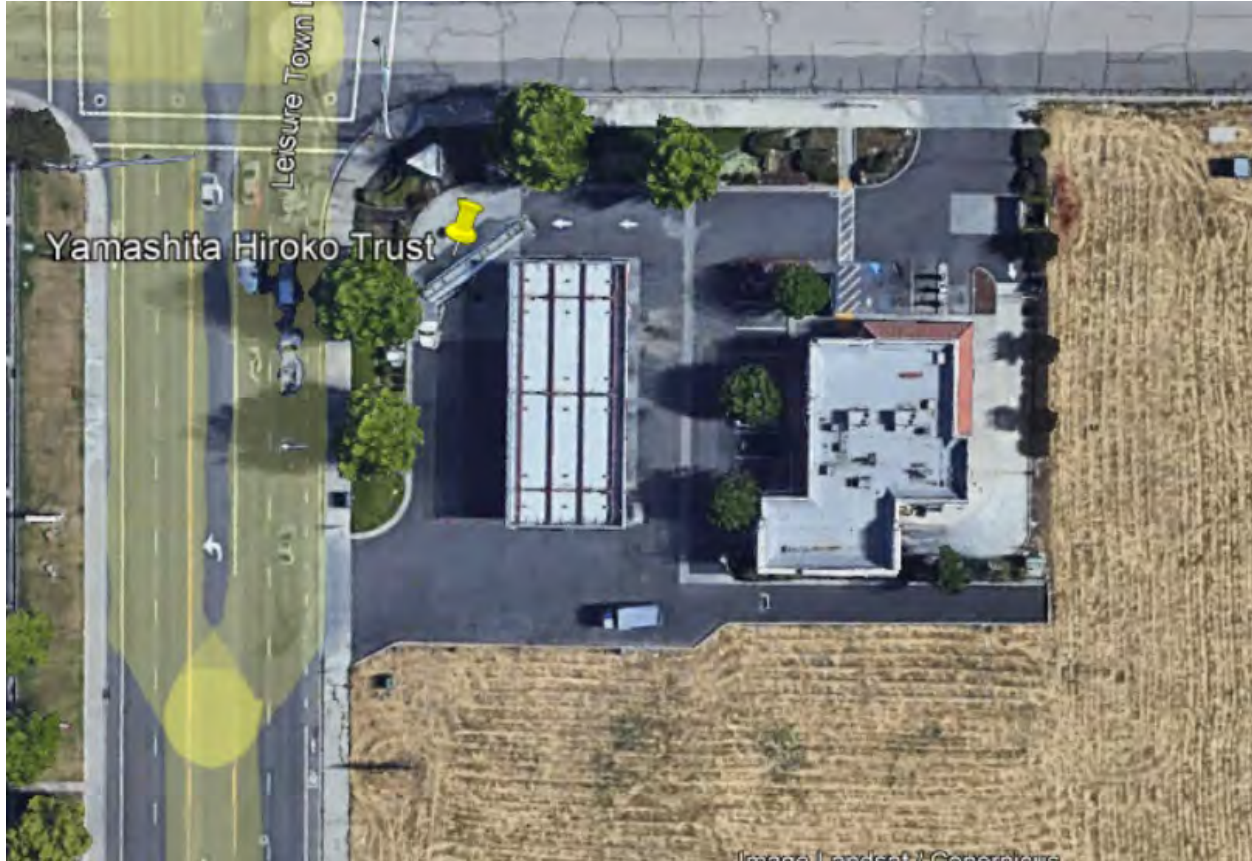
on Behalf of



Yamashita Hiroko Trust:

1091 Leisure Town Rd [APN: 0133-150-180]

Proposal – Raw Land Build for New Tower



Considerations:

A Letter of Interest was sent to Yamashita Hiroko Trust and received no response, therefore the property was disqualified as a viable candidate. Our office visited the property and provided our contact information, but still received no response.



on Behalf of

Birds Eye View of the Proposed Location:

Porter William Seamus Trust:

5277 Hawkins Rd

Latitude/Longitude: 38.360765, -121.915694 (NAD83)

Proposal – Raw Land Build for New Monopole Tower



Considerations:

Candidate Porter William Seamus Trust is in the Southern side of AT&T's Search Ring. This location and design are the least intrusive options in the Search Ring, and the least intrusive design is proposed in order to fill AT&T's significant gap in coverage. The property is agricultural in nature with surrounding agricultural properties to the north, east, south, and west. There are 150' PG&E Transmission towers to the west which will be in between AT&T's monopole tower and the new residential community going in to the west.



on Behalf of

Operation Statement:

This project is an AT&T Mobility unmanned Telecommunication Wireless Facility. It will consist of the following:

A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) AT&T 25'-0" x 45'-0" (1125 SQ FT) EQUIPMENT LEASE AREA
- (N) AT&T 154' TALL MONOPOLE
- (12) (N) ANTENNAS
- (9) (N) RADIO UNITS @ ANTENNAS
- (3) (N) SURGE SUPPRESSORS @ ANTENNAS
- (3) (N) WINDER BOXES ON (N) UNISTRUT FRAME
- (3) (N) FIBER TRUNK CABLES & (9) (N) DC POWER TRUNK CABLES
- (N) WUC (WALK-UP-CABINET) ON (N) 10'-0" X 5'-0" CONCRETE SLAB
- (N) RAYCAP DC50 SURGE SUPPRESSOR BOX ATTACHED TO WUC (WALK-UP-CABINET) @ EQUIPMENT
- (N) 200A ELECTRICAL PANEL ATTACHED TO WUC (WALK-UP-CABINET)
- (N) 30KW DIESEL GENERATOR ON 190 GALLON UL 142 RATED FUEL TANK ON (N) 10'-0" X 5'-0" CONCRETE SLAB
- (N) H-FRAME W/ (N) CIENA STACKED ABOVE (N) 30"X30"X12" TELCO BOX, (N) 400A SERVICE ENTRANCE W/ (3) (N) METER W/ DISCONNECTS
- (N) UTILITIES TO (N) SITE LOCATION

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month to once a quarter for routine maintenance. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for routine maintenance purposes limited to Monday through Friday between 8:00am and 5:00pm and during emergency power outages.

The tower will be built to provide co-location opportunities for future carriers or public safety entities.

Fire Suppression System:

A 15-foot-wide access route exists directly from Hawkins Rd. A Fire Department Knox Box will be located at the Facility's access gate. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the interior wall of the compound.

Conclusion:

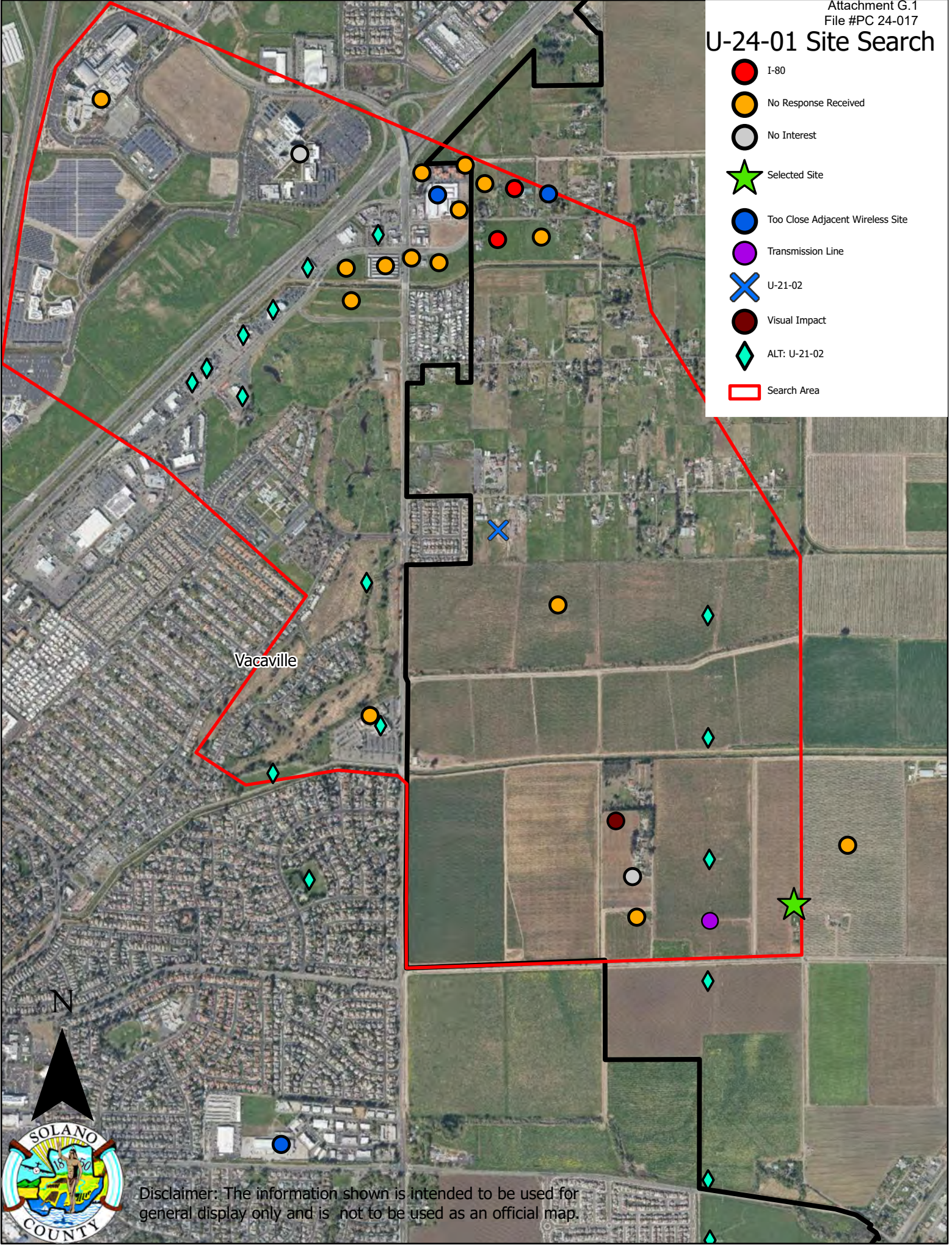
Candidate Porter William Seamus Trust, APN 0134-300-010, meets AT&T's coverage and capacity objectives for this area of Vacaville and Solano County, CA while also providing the area with the Nation's first ever FirstNet services for our first responders. The tower is located in the least intrusive area being surrounded by large agricultural properties while covering and service a significant gap in coverage. Overall, this site location is the least impactful and least visually intrusive location within the Search Ring that fills AT&T's gap in coverage and capacity.

Jared Kearsley
51 Wireless, LLC.
Loomis, CA 95650
209-968-4315
Jared.Kearsley@51wireless.net



U-24-01 Site Search

- I-80
- No Response Received
- No Interest
- Selected Site
- Too Close Adjacent Wireless Site
- Transmission Line
- U-21-02
- Visual Impact
- ALT: U-21-02
- Search Area



Vacaville



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site Number: CCL02212

RFDS ID: 5848680

Pace Number: MRSFR090213/ MRSFR090378/ MRSFR067394/ MRSFR067315/
MRSFR067380/ MRSFR067423/ MRSFR067344/ MRSFR053947/ MRSFR067095

Porter William Seamus Trust

5277 Hawkins Road

Vacaville, California 95688

Solano County

38.36076389; -121.91569444 NAD83

Monopole

The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.

EBI Project No. 622300433 I

December 19, 2023



Prepared for:

AT&T Mobility, LLC

c/o QualTek

1150 First Avenue, Suite 600

King of Prussia, PA 19406

Prepared by:



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS	3
2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS	5
3.0 WORST-CASE PREDICTIVE MODELING.....	5
4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN	7
5.0 SUMMARY AND CONCLUSIONS.....	8
6.0 LIMITATIONS	8

APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Compliance/Signage Plan**

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CCL02212 located at 5277 Hawkins Road in Vacaville, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2B sign posted at the base of the monopole near the climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the monopole or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

I.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

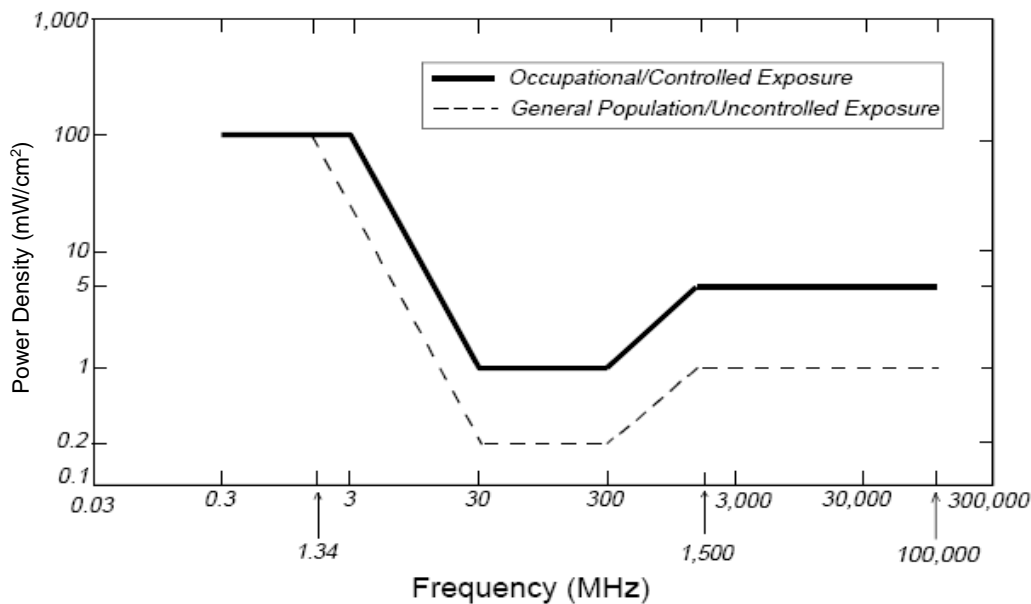
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
 * Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. 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.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit. A statistical power factor may be applied to the antenna system based on guidance from the carrier and system manufacturers.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas on the ground, the maximum power density generated by the AT&T antennas is approximately 1.66 percent of the FCC's general public limit (0.33 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1.66 percent of the FCC's general public limit (0.33 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	NOTICE DECAL		NOTICE 2
	NOTICE SIGN		CAUTION 2A
	CAUTION DECAL		CAUTION 2C - PARAPETS
	CAUTION SIGN		WARNING 2A

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2B sign posted at the base of the monopole near the climbing ladder.

No barriers are required for this site. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 5277 Hawkins Road in Vacaville, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

To reduce the risk of exposure and/or injury, EBI recommends that access to the monopole or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

All workers and individuals accessing the monopole or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

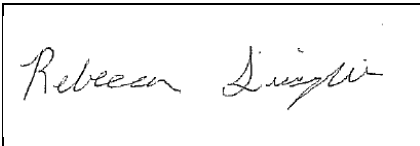
Appendix A

Personnel Certifications

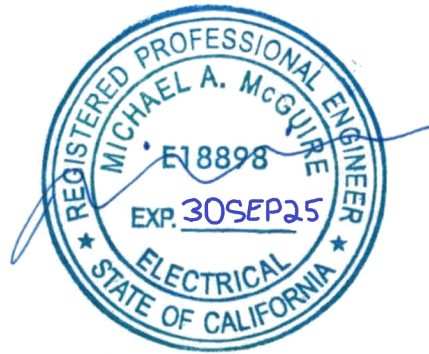
Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in cursive script that reads "Rebecca Sinisgalli".

Reviewed and Approved by:



sealed 19dec2023

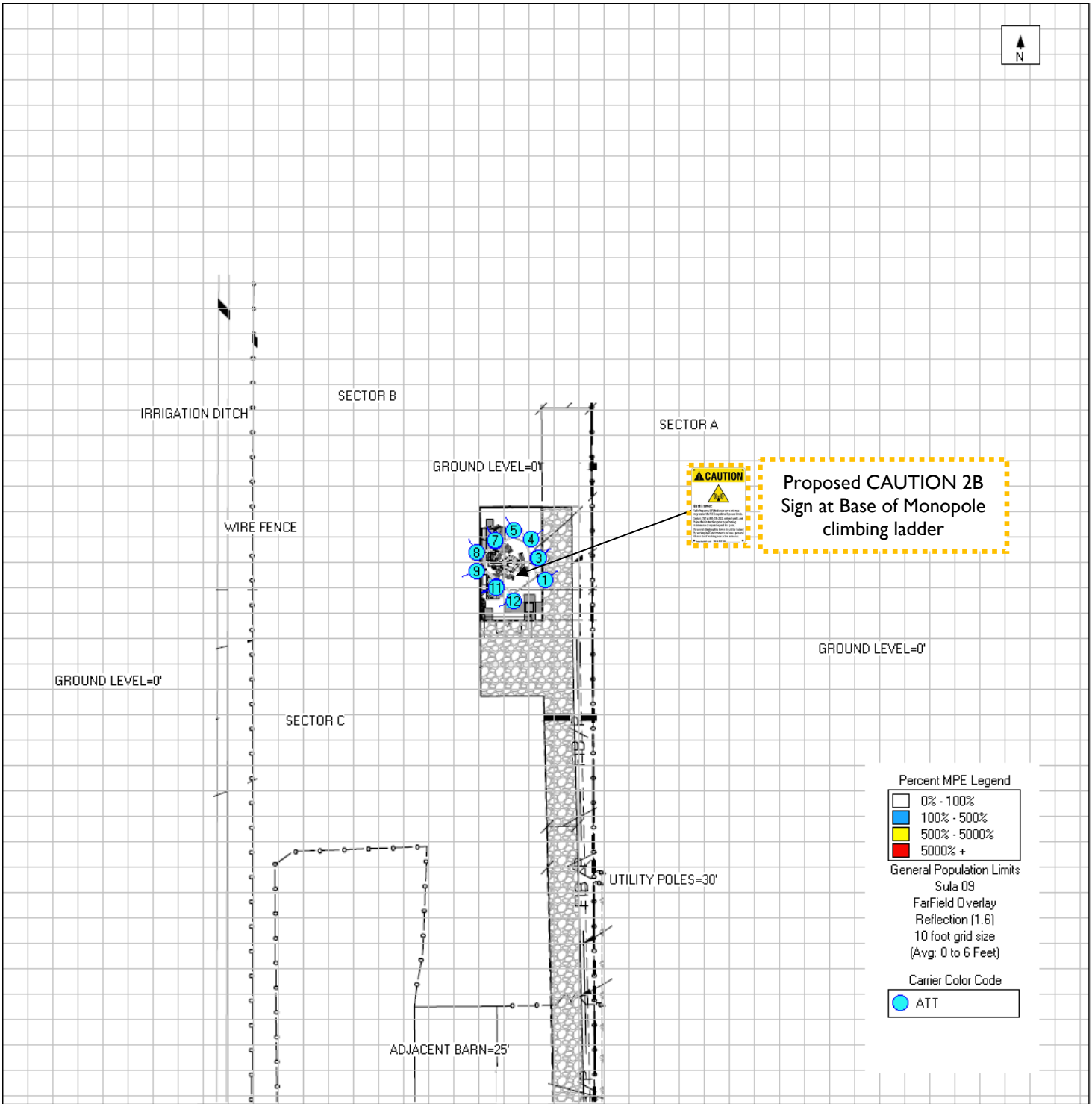
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Compliance/Signage Plan

Nearest Walking Surface Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign



51 Wireless, LLC
Jared Kearsley
4930 Pacific Street
Rocklin, CA 95677
209-968-4315

Jared.Kearsley@51wireless.net

Neighborhood Outreach Letter

AT&T PROJECT NAME: New Site Build & FirstNet

AT&T SITE NUMBER: CCL02212

AT&T SITE NAME: Porter William Seamus Trust

AUTHORIZED AGENT:

51 WIRELESS, LLC.

ZONING MANAGER:

JARED KEARSLEY; 209-968-4315; Jared.Kearsley@51wireless.net

The purpose of this letter is to inform all nearby neighbors within ½ mile of the property of 5277 Hawkins Road, Vacaville, CA 95688 of a new project to install an AT&T Wireless Telecommunications Tower (WTF). In our effort of informing all neighbors in the ½ mile vicinity of the WTF project, we will be describing the proposed project in detail and to accurately depict the proposed WTF with visual illustrations and simulated photos.

Outline:

- Project Background and Objective
- Project Site Map with Notice Radius Identified
- Anticipated Construction Schedule
- Proposed Development Plans
- Photo Simulations
- Applicant's Contact Information

Project Background and Objective:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) on APN 0134-300-010 in the unincorporated area of Vacaville, CA located in Solano County's jurisdiction in order to provide FirstNet services in the coverage area and to service a significant gap in LTE coverage for AT&T's customers in Vacaville, CA. This proposed facility will vastly improve 4G, 5G, LTE services within this portion of Solano County and Vacaville, CA. Additionally, this WTF will provide valuable FirstNet services which include, but are not limited to: a designated spectrum (Band 14) at which provides subscribed first responder agencies more enhanced and secure communications not only within the city limits but also interjurisdictional as well.

AT&T has chosen the least intrusive viable site location and design that will fill the significant gap in coverage and bring vital FirstNet services to this part of Vacaville and Solano County, CA.



51 Wireless, LLC
Jared Kearsley
4930 Pacific Street
Rocklin, CA 95677
209-968-4315
Jared.Kearsley@51wireless.net

The project includes the following scope of work:

- (N) AT&T 25'-0" x 45'-0" (1125 SQ FT) EQUIPMENT LEASE AREA
- (N) AT&T 154' TALL MONOPOLE
- (12) (N) ANTENNAS
- (9) (N) RADIO UNITS @ ANTENNAS
- (3) (N) SURGE SUPPRESSORS @ ANTENNAS
- (3) (N) WINDER BOXES ON (N) UNISTRUT FRAME
- (3) (N) FIBER TRUNK CABLES & (9) (N) DC POWER TRUNK CABLES
- (N) WUC (WALK-UP-CABINET) ON (N) 10'-0" X 5'-0" CONCRETE SLAB
- (N) RAYCAP DC50 SURGE SUPPRESSOR BOX ATTACHED TO WUC (WALK-UP-CABINET) @ EQUIPMENT
- (N) 200A ELECTRICAL PANEL ATTACHED TO WUC (WALK-UP-CABINET)
- (N) 30KW DIESEL GENERATOR ON 190 GALLON UL 142 RATED FUEL TANK ON (N) 10'-0" X 5'-0" CONCRETE SLAB
- (N) H-FRAME W/ (N) CIENA STACKED ABOVE (N) 30"X30"X12" TELCO BOX, (N) 400A SERVICE ENTRANCE W/ (3) (N) METER W/ DISCONNECTS
- (N) UTILITIES TO (N) SITE LOCATION

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month to once a quarter for routine maintenance. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for routine maintenance purposes limited to Monday through Friday between 8:00am and 5:00pm and during emergency power outages.

Anticipated Construction Schedule:

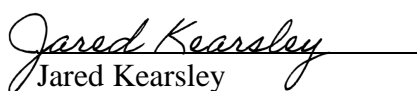
AT&T is looking to construct the project in the Fall of 2024, weather permitting, once all required local, state, and federal permits are obtained for the Wireless Telecommunications Facility.

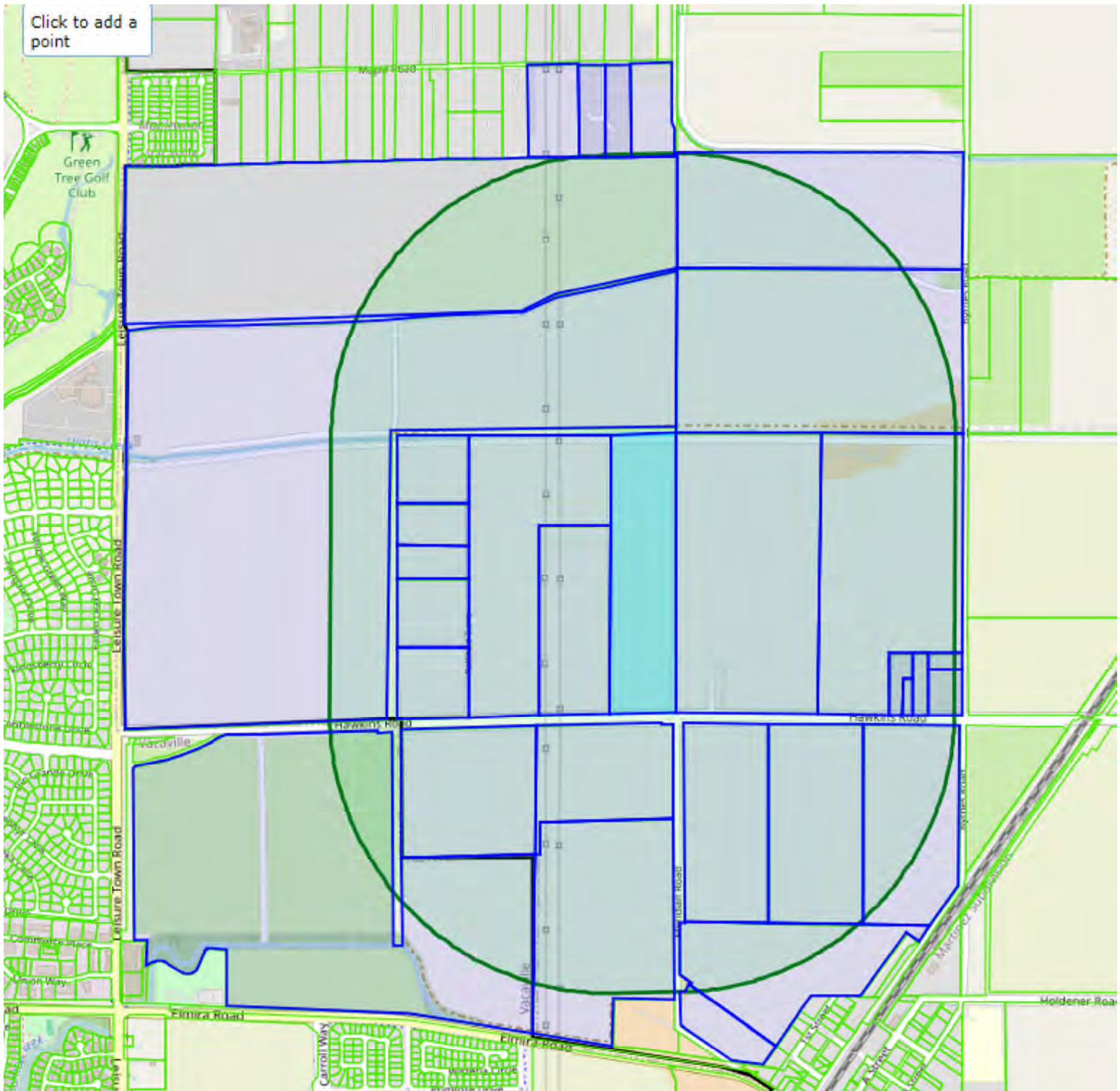
Construction typically takes 3-5 months to complete as long as parts and materials aren't on backorder and arrive in ordinary fashion.

Contact Information:

If you have any questions or wish to have more information regarding this project, please feel free to reach out to me via email or phone call at Jared.Kearsley@51wireless.net and 209-968-4315. I'm available Monday-Friday; 8:00am – 5:00pm

Sincerely,


Jared Kearsley
Site Acquisition Consultant
Authorized AT&T Representative



DEPARTMENT OF RESOURCE MANAGEMENT



Planning Services Division

NOTICE OF PUBLIC HEARING

(Planning Commission)

NOTICE IS HEREBY GIVEN that the Solano County Planning Commission will hold a PUBLIC HEARING to consider Use Permit Application No. U-24-01 from AT&T to establish and operate a Wireless Telecommunication Facility consisting of a 154' tall monopole within a 25 x 45 sq. ft. lease area. The site is located at 5277 Hawkins Road, approximately 1 mile east of Vacaville, within the Exclusive Agriculture "A-40" zoning district, APN: 0134-300-010. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. (Project Planner: JT Lee, 707-784-6765)

The hearing will be held on **Thursday, June 20, 2024 at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California. Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please contact the Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Phone: You may provide comments verbally from your phone by dialing **1-415-655-0001** and entering **Access Code 2632 666 6680**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to PlanningCommission@SolanoCounty.com or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission and will become a part of the official record but will not be read aloud at the meeting.

If you challenge the proposed consideration in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Daily Republic - legal ad/one time - Wednesday, June 5, 2024
The Reporter - legal ad/one time - Wednesday, June 5, 2024