

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of August 2, 2012

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Boschee, Rhoads-Poston, Karah, and Cayler

EXCUSED: Commissioner Mahoney

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery and Nedzlene Ferrario, Senior Planners; and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meeting of July 19, 2012 were approved as prepared.

1. **PUBLIC HEARING** to consider Use Permit Application No. U-12-07 of **AT&T (c/o Misako Hill)** to remove 1 panel antenna and install a new panel antenna, add 2 RRUs and 1 fiber box at the 177 foot elevation, and install 2 panel antennas, 4 RRUs, and 1 fiber box at the 73' elevation. Also add a battery rack, power plant and 1 GPS antenna within the existing equipment shelter. The project is located at 7489 Pitt School Road southwest of the City of Dixon in an "MG-1/2" General Manufacturing Zoning District, APN: 0109-120-080. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

Nedzlene Ferrario gave a brief presentation of staff's written report. She stated that approval would allow AT&T to enhance and upgrade their 4G technology service which will provide a smoother, more consistent overall mobile broadband service. The wireless modifications are proposed on one of two 180-foot wireless towers located at the Dixon Auto Wreckers yard, 7489 Pitt School Road. The towers are non-conforming and a new use permit is required to establish the wireless communication facility use and modify the towers. Staff recommended approval of the project.

The applicant's representative, Misako Hill, appeared before the Commission. She thanked staff for their work on the processing of this application. She said that AT&T agrees with all of the conditions as recommended.

Vice-Chairman Boschee opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Cayler and seconded by Commissioner Rhoads-Poston to approve Use Permit Application No. U-12-09 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4578)

2. **PUBLIC HEARING** to consider Use Permit Application No. U-12-11 and Marsh Development Permit Application No. MD-12-02 of **AT&T (c/o Misako Hill)** for site modification of an existing telecommunications facility by installing one new 10' pole with antenna, 2 RRUs and 1 power box, two 10' poles next to existing 10' poles and install new antenna and RRUs for a total of 7 antennas. The project is located off of Goodyear Road, 3.5 miles north of the City of Benicia in an "A-20" Exclusive Agricultural Zoning District, APN: 0090-270-460. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Karen Avery) **Staff Recommendation:** Approval

Karen Avery briefly reviewed the staff report. She stated that there is an existing AT&T wireless communications facility consisting of two 10' steel poles with two panel antennas per pole located in a grouped wireless facility on a hillside off Goodyear Road. The applicant is requesting a use permit to install one new stand-alone 10' high steel pole with one panel antenna and to modify the two existing 10' poles by adjusting the existing antenna support bracket to hold one additional antenna per pole. This would require two new 10' steel poles to support the antenna bracket. As proposed, the site will contain five 10' poles supporting a total of seven panel antennas. The applicant is also requesting modifications to the equipment contained in an existing equipment shelter. Staff recommended approval of the project.

Misako Hill reappeared before the Commission and again thanked staff for their work on the processing of this application. She stated that AT&T agrees with all the conditions as recommended.

Since there were no questions of staff, Vice-Chairman opened the public hearing. There were no speakers either for or against this matter, the public hearing was closed.

Commissioner Karah inquired if a faux pine tree could be used around the site to help with aesthetics. Ms. Hill stated that typically a faux tree is used for taller facilities that are already amongst trees so that they blend in better. She stated that this hillside is steep and it would be challenging to provide a foundation for a tree.

Ms. Avery noted that the original applicant located the antennas further down on the hillside so it would blend in more with the hillside as opposed to being up top where the other sites are located. She said this facility was the last facility to be constructed and the applicant was encouraged to locate below the hillside ridge for better blending.

Commissioner Karah commented that these types of facilities seem to be on the rise and the county should examine in the future how to better cover them.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Cayler to approve Use Permit Application No. U-12-10 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4579)

3. **ANNOUNCEMENTS and REPORTS**
There were no announcements or reports.
4. Since there was no further business, the meeting was **adjourned**.