

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of August 20, 2015

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 Cayler, Walker and Hollingsworth

EXCUSED: Commissioner Rhoads-Poston

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Karen Avery, Senior Planner; Jim Laughlin, Deputy County Counsel; and Kristine Letterman, Planning Commission Clerk

Approval of the Agenda

The Agenda was approved with no additions or deletions.

1. **The Minutes** of the regular meeting of July 16, 2015 were approved as prepared.

Items from the Public:

There was no one from the public wishing to speak.

2. **PUBLIC HEARING** to consider Use Permit Application No. U-15-02 of **Horizon Tower, LLC**, for a 100' new wireless communications facility to be located at 4940 North Gate Road outside the North Gate at Travis AFB, .1 mile north of the City of Fairfield in an "A-20" Exclusive Agricultural Zoning District. The facility will be constructed for up to four cell carriers and includes a 2,500 square foot lease area for ground equipment. Lease areas to be surrounded by 6' chain link fence with slates, APN's: 0174-090-100 and 110. (Project Planner: Karen Avery)

Karen Avery gave a brief presentation of the written staff report. The applicant is proposing to construct a multi-carrier wireless communication facility designed as a faux windmill in the northwest corner of the 34 acre parcel. The project would consist of a 100' tall steel lattice tower with a windmill at the top. The tower will be designed to accommodate four wireless carriers. The tower will be constructed within a 50' x 50' (2500 sq. ft.) fenced equipment compound. Staff recommended approval of the project.

Since there were no questions, Vice Chairperson Cayler opened the public hearing.

Maria Kim of Complete Wireless representing Verizon Wireless, 2009 V Street, Sacramento, spoke specifically to the antennas that will be going up at the approximate 96 foot centerline. She stated that Verizon formally had a site on Travis Air Force Base that was decommissioned, creating a much needed coverage gap. She emphasized that whenever possible Verizon looks to co-location opportunities and has done so in this case.

Commissioner Hollingsworth inquired if the coverage will be sufficient to serve the area by the new train station along the Vanden/Peabody Road corridor. Ms. Kim said that she could not speak to the specifics of the road, but said Verizon has a facility south of the air base and the antennas on this tower will ensure the entire base is covered.

Since there were no further speakers, Vice Chairperson Cayler closed the public hearing.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to adopt the Negative Declaration and the mandatory and additional findings and approve Use Permit Application No. U-15-02, subject to the recommended conditions of approval. The motion passed unanimously. (Resolution No. 4624)

3. **PUBLIC HEARING** to consider a recommendation to the Board of Supervisors to adopt an ordinance amending the text of Chapter 28 (Zoning Regulations) to prevent glint and glare from impacting air traffic control operators and aircraft pilots. The proposed changes are determined to be Categorically Exempt from the provisions of CEQA. (Project Planner: Matt Walsh)

Mike Yankovich introduced the item and briefly summarized the written report. On July 16, 2015, the Planning Commission recommended that the Board of Supervisors adopt an ordinance regulating commercial solar facilities in Solano County. The draft ordinance language before the Commission tonight addresses the potential impact of glint and glare on overhead aircraft. Though it applies to any proposed land use, it can be of particular concern as it relates to larger solar facilities. Depending on location of the reflective surface in relation to the airbase and flight patterns, glint and glare can cause a potential impact to flight operations and overhead planes

Mr. Yankovich stated that this proposed text amendment was not included in the ordinance reviewed by the commission on July 16th. At the time, the potential issue of glint and glare on aircraft was thought to be a concern that could be evaluated through the individual environmental review of a particular project. Since that time, however, staff to the Airport Land Use Commission (ALUC) has requested that a general provision be included in the zoning ordinance which would recognize the potential impact of glint and glare on overhead aircraft and restrict land uses which demonstrate a potential impact. Since all zoning ordinance amendments are required to be reviewed by the ALUC for consistency with the County's Airport Land Use Plan, it was decided that this text amendment should be considered in conjunction with the review of the commercial solar facilities ordinance previously recommended by the Planning Commission. As a result, the solar facilities ordinance and this ordinance regulating glint and glare will ultimately be reviewed by the Board of Supervisors simultaneously.

Vice Chairperson Cayler opened the hearing, since there was no one from the public wishing to speak, the public hearing was closed.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Walker to recommend that the Board of Supervisors adopt zoning ordinance text amendments to address the impact of glint and glare from land uses on aircraft. The motion passed unanimously. (Resolution No. 4625)

4. **PUBLIC HEARING** to consider appointment of one Planning Commissioner to serve on the Solano County Code Compliance Hearing Panel and one to serve as the alternate.

Mike Yankovich stated that the Board of Supervisors has adopted a code compliance process that county staff must follow throughout the complaint investigation and noticing phase of the process. The process is complaint based meaning that a complaint must be filed with the Code Compliance Officer who verifies the violation and initiates the code compliance process. The process involves sending a Notice of Violation and Order to Comply letter to the property owner directing the property owner to bring the property into compliance within 30 days. If the property owner does not comply a second and final notice are issued. The final notice includes an explanation of the appeal process that includes the Hearing Panel.

Mr. Yankovich explained that the Hearing Panel consists of two members of the Board of Supervisors and one Planning Commissioner. It was formed to facilitate compliance by hearing constituent appeals and to review matters that remain unresolved at the staff level. The Guidelines for the Solano County Code Compliance Hearing Panel was included as part of the staff report to provide an explanation of the Hearing Panel and operating procedures.

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

It was discussed among the commission and decided that due to their more flexible personal time schedules Commissioner Cayler will serve on the panel with Commissioner Hollingsworth as the alternate.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to appoint Commissioner Cayler to serve on the Solano County Code Enforcement Hearing Panel, with Commissioner Hollingsworth as the alternate. The motion passed unanimously. (Resolution No. 4626)

5. **ANNOUNCEMENTS and REPORTS**

- Mike Yankovich announced that at their next meeting the Board of Supervisors will appoint a new member to the planning commission to fill the unexpired term of Rod Boschee. Ramon Castellblanch resides in the City of Benicia and will be representing District 2.
- Commissioner Hollingsworth announced that the update to the Travis Airport Land Use Compatibility Plan is rapidly charging toward completion. He said the draft plan should be ready for presentation before the Airport Land Use Commission sometime in September. Mr. Hollingsworth noted that he has a copy of the Admin Draft available if any of the commissioners are interested in seeing it.

6. Since there was no further business, the meeting was **adjourned**.