



Solano County

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

Minutes - Final Planning Commission

Thursday, June 6, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on June 6, 2024 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Resource Management Director James Bezek, Assistant Planner Abigail Pipkin, Deputy County Counsel Holly Tokar and Clerk Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Jack Batson, Hector De La Rosa and Chairperson Paula Bauer.

Absent: Commissioners Kay Cayler and Loretta Gaddies.

APPROVAL OF AGENDA

The agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 24-013](#) Approve the minutes of the Planning Commission meeting of May 16, 2024

Attachments: [A - May 16, 2024 Minutes - Draft](#)

The minutes of May 16, 2024 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to speak on items not on the agenda. There were no speakers.

REGULAR CALENDAR

- 2 [PC 24-014](#) Conduct a noticed public hearing to consider Use Permit application U-24-02 by Centerline LLC to replace antennas, electrical equipment, and to reduce

the monopole height from 20 feet 11 inches to 20 feet, located at 3600 Ritchie Road, bordering the City of Fairfield in the Rural Residential (RR 2.5) zone, APNs 0044-050-160 & 0044-050-430. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15303

Attachments: [A - Draft Resolution and COA](#)
[B - APN Map](#)
[C - Vicinity Map](#)
[D - Link to Development Plans](#)
[E - Photo-Simulation](#)
[F - Alternative Analysis](#)
[G - Radio Frequency Report](#)
[H - Project Description](#)
[I - Good Neighbor Policy](#)
[J - Public Notice](#)

Assistant Planner Abigail Pipkin presented the use permit application to the Commission. She noted a correction on Attachment C, stating that the listed parcel numbers should begin with "0044."

Commissioner De La Rosa asked if a new radio frequency emissions compliance (RF) report would be required if additional antennas were later added to the structure. Dep. County Counsel stated the RF report is governed by federal law, and the County must follow the applicable laws governing the threshold for an addendum or entirely new RF report.

Commissioner Batson asked if the changes to the cell tower were proposed prior to the previous permit expiration date, would it have required to come back to the Planning Commission or required to have a new RF report, or could it have been done more simply. Ms. Pipkin responded that it would have been a permit renewal and the application would not have come to the Planning Commission.

David Cotton, Waterford Consultants Radio Frequency Engineer, clarified that any addition of antennas would trigger a new radio frequency emissions report.

Greg Davis, representing AT&T/Centerline, stated he was available for any questions.

Chairperson Bauer opened the public hearing. There were no speakers and the hearing was closed.

On motion of Commissioner De La Rosa, seconded by Commissioner Batson, the Commission adopted a resolution to approve item PC 24-014, Use Permit application U-24-02 of Centerline LLC. So ordered by a 3-0 vote.

ANNOUNCEMENTS AND REPORTS

There were no announcements or reports.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:20 p.m. The next regular meeting is scheduled for June 20, 2024.