



Solano County

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

Minutes - Draft Planning Commission

Thursday, October 17, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on October 17, 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.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Kay Cayler, Hector De La Rosa, Loretta Gaddies and Chairperson Paula Bauer.

Absent: Commissioner Jonathan Richardson

Also present were Resource Management Director James Bezek, Senior Engineer Eric Wilberg, Deputy County Counsel Holly Tokar and Clerk Marianne Richardson.

APPROVAL OF AGENDA

On motion of Commissioner Cayler, seconded by Commissioner Gaddies, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 24-022](#) Approve the minutes of the Planning Commission meeting of August 15, 2024

Attachments: [A - August 15, 2024 Minutes - Draft](#)

On motion of Commissioner Cayler, seconded by Commissioner Gaddies, the minutes of August 15, 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 24-023](#) Conduct a noticed public hearing to consider Use Permit U-23-04 by Vertical Bridge to construct and operate a new wireless communications facility consisting of a 95-foot tall monopole within a 40 x 40 sq. ft. lease area located at 4448 Holland Road, 7 miles northeast of the City of Rio Vista, within the Exclusive Agriculture "A-80" zoning district, APN 0042-200-330. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Attachments: [A - Draft Resolution](#)
 [B - APN Map](#)
 [C - Vicinity Map](#)
 [D - Coverage Objective and Maps](#)
 [E - Development Plans](#)
 [F - Alternatives Analysis](#)
 [G - Photo Simulations](#)
 [H - Radio Frequency Report](#)
 [I - Tolling Agreement](#)
 [J - Public Notice](#)

Senior Planner Eric Wilberg presented use permit application U-23-04 to the Commission. Mr. Wilberg noted that the applicant additionally proposed two stealth mount (windmill and eucalyptus) alternatives for consideration by the Commission.

Chairperson Bauer asked if there was a need for stealth mount. Mr. Wilberg indicated it was for consideration of the Commission but not a requirement.

Commissioner De La Rosa stated he was in favor of stealth mount, citing aesthetic concerns. He also suggested clarification regarding the allowance of the additional 20-foot height prior to colocation in Zoning Code Section 28.81(D)(5)(c); and recommended a certified mailer requirement during the applicant's alternative site analysis.

Resource Management Director James Bezek stated a potential cost burden to the public if a certified mail requirement was mandated. Staff will review whether a certified mail requirement can be implemented at the recommendation of the Commission or if a zone text amendment would be required.

Deputy County Counsel Holly Tokar acknowledged the clarification request from Commissioner De La Rosa to Section 28.81(D)(5)(c) and will consider a zone text amendment to bring to the Commission.

The applicant, Nicholas Votaw, representing Vertical Bridge, clarified that collocation on an existing structure was not feasible due to the distance to the nearest suitable tower. He also stated a preference for the proposed green monopole, citing cost-effectiveness and environmental considerations.

Chairperson Bauer opened the public hearing. There was no public comment.

Chairperson Bauer closed the public hearing.

Commissioner Cayler motioned to adopt the resolution as proposed, seconded by Commissioner Gaddies.

Commissioner De La Rosa alternatively motioned to adopt the resolution with the stealth mount requirement, seconded by Chairperson Bauer. The motion did not pass by 1-3 vote.

On motion of Commissioner Cayler, seconded by Commissioner Gaddies, the Commission adopted the resolution as proposed to approve item PC 24-023, Use Permit application U-23-04 of Vertical Bridge. So ordered by a 4-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Bezek stated there were no items yet on agenda for the November 7 meeting.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:32 p.m. The next regular meeting is scheduled for November 7, 2024.