

Solano County

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



Agenda - Final

Thursday, April 5, 2018

7:00 PM

Board of Supervisors Chambers

Planning Commission

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, 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.

AGENDA

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

[PC 18-011](#) March 15, 2018 PC minutes

Attachments: [March 15, 2018 PC minutes](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five minutes. Items from the public will be taken under consideration without discussion by

the Commission and may be referred to staff.

REGULAR CALENDAR

[PC 18-014](#)

PUBLIC HEARING to consider Use Permit Application No. U-17-09 and Marsh Development Permit Application No. MD-17-02 of Verizon Wireless c/o Complete Wireless Consulting, Inc. (Hwy 680 Cygnus) to install a 65' monopole with associated ground equipment as part of a wireless telecommunications facility to be located on a 2.8-acre parcel zoned Exclusive Agricultural "A-20" off Marshview and Goodyear Road as they intersect with Interstate 680. The site is approximately 1.5 miles southeast of the City of Fairfield, APN: 0046-110-280. (Project Planner: Karen Avery)
STAFF RECOMMENDATION: Continue item to the regular meeting of May 17, 2018

Attachments: [A - Continuance request](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

*To the Planning Commission meeting of April 19, 2018 at 7:00 P.M., Board Chambers,
675 Texas Street, Fairfield, CA*



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Agenda Submittal

Agenda #: **Status:** PC Minutes
Type: PC-Document **Department:** Planning Commission
File #: PC 18-011 **Contact:** Kristine Sowards
Agenda date: **Final action:**
Title: March 15, 2018 PC minutes

Governing body:

District:

Attachments: [March 15, 2018 PC minutes](#)

Date	Ver.	Action By	Action	Result
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MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of March 15, 2018

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

EXCUSED: None

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Nedzlene Ferrario, Senior Planner; and Diane Gilliland, Acting Planning Commission Clerk

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of February 1, 2018 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-91-17 of **D/K Dixon** for the continuation of the hazardous waste storage and transfer facility that collects, stores and transfers used oil, oily wastewater, and waste antifreeze from off-site generators. In addition, D/K Dixon is proposing to add an additional waste transfer tank farm to receive and manage the same types of wastes as they do today (used oil, oily wastewater and waste antifreeze) and is proposing to install a new product antifreeze blending and storage unit, as well as a new pit-type truck scale. All proposed uses are within the established footprint of the operating business. The property is located in the Municipal Service Area/Urban Commercial area off Midway Road at 7300 Chevron Way .25 miles east of the City of Vacaville in an "A-40" Exclusive Agricultural Zoning District, APN: 0109-230-170. The Planning Commission will also be considering adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery) **STAFF**

RECOMMENDATION: Continue to the April 19, 2018 regularly scheduled Planning Commission meeting

The staff report noted that a Negative Declaration was prepared and circulated for public review with the public review period ending February 26, 2018. Three comment letters were received. Staff has requested a continuance to allow sufficient time to respond to these comment letters.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to continue this item to the regular meeting of April 19, 2018. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider Lot Line Adjustment Application No. LLA-18-01 of **Hudson Greer Corp.** to reconfigure the common parcel boundary between two adjacent lots located at 820 Robben Road, within the Exclusive Agriculture "A-40" Zoning District; APN's: 0111-050-070 and 080. The two properties are entered into Williamson Act Contract No. 309. (Project Planner: Nedzlene Ferrario) **STAFF RECOMMENDATION:** Approval

Nedzlene Ferrario provided a brief summary of staff's written report. The property owner is proposing to adjust the common parcel line between two adjacent lots. The lot line adjustment will result in a net transfer of 1.39 acres from lot 2 to 1. Both lots entered in to an active Land Conservation Contract (Contract Number 309); therefore, Planning Commission is the appropriate approval authority. The current boundary bisects the existing agricultural well and the adjustment would allow the well to be entirely on lot 1.

Ms. Ferrario noted that since the drafting of the staff report staff discovered a potential setback issue with the existing well and the new property line. The required setback is 25 feet and the adjustment did not accommodate that 25 foot minimum setback. Staff brought this to the attention of the land surveyor and they made the adjustment. Ms. Ferrario stated that the map contained in the staff report has been superseded by the map that she handed out to the commissioners prior to tonight's meeting. The new map shows the new property line and how it will jog around the existing well to satisfy the setback issue.

Chairperson Cayler 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 Hollingsworth and seconded by Commissioner Walker to approve Lot Line Adjustment Application No. LLA-18-01 subject to the recommended conditions of approval as modified. The motion passed unanimously. (Resolution No. 4652)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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



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Agenda Submittal

Agenda #: **Status:** PC-Regular
Type: PC-Document **Department:** Planning Commission
File #: PC 18-014 **Contact:** Karen Avery
Agenda date: 4/5/2018 **Final action:**

Title: PUBLIC HEARING to consider Use Permit Application No. U-17-09 and Marsh Development Permit Application No. MD-17-02 of Verizon Wireless c/o Complete Wireless Consulting, Inc. (Hwy 680 Cygnus) to install a 65' monopole with associated ground equipment as part of a wireless telecommunications facility to be located on a 2.8-acre parcel zoned Exclusive Agricultural "A-20" off Marshview and Goodyear Road as they intersect with Interstate 680. The site is approximately 1.5 miles southeast of the City of Fairfield, APN: 0046-110-280. (Project Planner: Karen Avery) STAFF RECOMMENDATION: Continue item to the regular meeting of May 17, 2018

Governing body:

District:

Attachments: [A - Continuance request](#)

Date	Ver.	Action By	Action	Result
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Published Notice Required? Yes X No ___
Public Hearing Required? Yes X No ___

DEPARTMENTAL RECOMMENDATION:

Staff is recommending a continuance of this matter to the May 17th Regular Meeting in order to complete CEQA review. The applicant concurs with this request (See Attachment A)



March 23, 2017

Solano County Department of Resource Management
Planning Services Division
675 Texas Street, Suite 5500
Fairfield, CA 94533
Attn: Karen Avery & James Leland

RE: Request for Continuance (Use Permit U-17-09 and Marsh Development Permit MD-17-02)
Location: Goodyear Road, Fairfield, CA 94534 / (APN: 0046-110-280)
Verizon Wireless Site Name: Hwy 680 Cygnus

Dear Ms. Avery and Mr. Leland,

I am writing to you today to request a continuance of the Planning Commission hearing date for the project described above. The project was noticed for and is scheduled to be heard at the April 5th hearing date, but due to site design revisions requested by Solano County that have yet to be completed, we are requesting a continuance to the May 3rd or May 17th hearing date.

The proposed design in the application for a Conditional Use Permit called for a 65' monopole painted green along I-680. After CEQA review, it was found that this would have an undesirable visual impact on the scenic corridor designated in the Solano County General Plan. After discussions with Solano County Staff and Verizon Wireless engineers, a new low-profile design with a height of 50' and antennas mounted on two centerlines was created that would diminish the visual impact of the site while achieving the coverage goals for this facility. Application materials for this new design have yet to be submitted for review by County Staff.

The FCC shot clock for this project expires on April 12, 2018. A shot clock extension by way of a tolling agreement between Verizon Wireless and Solano County is in the works and is forthcoming. A new shot clock date has yet to be agreed upon, but actions are being taken to come to an agreement that will allow for additional time to be added to the shot clock sufficient to allow for a new CEQA review should it be necessary for the new slimline design.

We estimate that all required updated application materials can be submitted to the County and a new staff report prepared in time for this project to be heard at the May 3rd Planning Commission hearing.

Please continue this project from the April 5th hearing date to the May 3rd or May 17th Planning Commission hearing date. Should you need more information, please contact me by email at bmerritt@completewireless.net or by phone at (916)747-0624.

Sincerely,


Benjamin Merritt
Land Use Planning Specialist

Complete Wireless Consulting
www.completewireless.net

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