PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING January 26, 2012

Prepared by: Derek Ogden, Associate Planner

ITEM IV-B: CONDITIONAL USE PERMIT – 10320 WOODCREEK OAKS BL. – NRSP PCL DC-91 CELLULAR TOWER EXTENSION – FILE # 2011PL-006 (CUP-000076)

REQUEST

The applicant requests approval of a Conditional Use Permit to extend the existing cellular tower from 60 feet to 80 feet. The CUP is required to exceed the 60 foot tall maximum height established by the City's Zoning Ordinance.

Property Owner/Applicant: Neil Wiser, Fidelity Towers

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

A. Adopt the three (3) findings of fact for the Conditional Use Permit; and
B. Approve the Conditional Use Permit subject to fourteen (14) Conditions of Approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended Conditions of Approval. Staff has not received any public comment on the project to date.

BACKGROUND

The project site is located at 10320 Woodcreek Oaks Boulevard (Diamond Creek Parcel 91) within the North Roseville Specific Plan area. The City's Wastewater Pump Station No. 1 is located immediately adjacent to the east and a Roseville Electric substation is located immediately adjacent to the south and east (see Zoning Map below).

Figure 1: Existing Tower

The applicant proposes to extend the existing sixty (60) foot tall cellular monopole by twenty (20) feet. The original monopole was approved through an Administrative Permit (AP-000365) and constructed in 2011 (Figure 1). The applicant also proposes to add an additional ground-mounted equipment shelter within the existing ±7,200 square foot enclosed area on the subject parcel. The monopole and equipment area will be enclosed by a six-foot high chain link fence with slats. The tower, as proposed in this application, will have antennas for Metro PCS and Verizon Wireless; however, the tower is capable of co-locating one additional carrier.

The subject parcel has a zoning and General Plan land use designation of Public/Quasi Public (P/QP). The CUP is required to exceed the 60 foot tall maximum height established by the City's Zoning Ordinance.
The new facility will enhance the range of the existing Verizon

and Metro PCS cellular networks. This extension is needed to improve the quality of service in the northwest portion of the City.

Figure 2: Surrounding Zoning

FINDINGS & EVALUATION

Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings listed below in ***bold italics*** to approve the Conditional Use Permit. An analysis of the project follows each finding:

1. The proposed use or development is consistent with the City of Roseville General Plan.

Telecommunication facilities, referenced in the General Plan as "Privately-Owned Utilities," are permitted in all land use designations provided that the facilities are designed and constructed in a manner consistent with adopted land use policies and design guidelines to the extent feasible. The General Plan relies on the Zoning Ordinance to establish location, general standards and design criteria for telecommunications facilities. As discussed below, the proposed cell tower is consistent with the Zoning Ordinance; therefore, the proposed project is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The subject property has a zoning designation of Public/Quasi-Public (P/QP). Telecommunications facilities (monopoles greater than 60' in height) are permitted in the P/QP zoning district with approval of a Conditional Use Permit, subject to standards established in Zoning Ordinance Chapter 19.34.010. The intent of this Chapter is to minimize the adverse impacts of such equipment and structures on neighborhoods and surrounding developments by limiting the height, number and location of such facilities. General Standards for telecommunications towers are set forth in Section 19.34.030 A. of the Zoning Ordinance. The standards are shown below, in *italics*, with an evaluation following the standard.

Zoning Ordinance Section 19.34.030 A. General Standards

1. *Building mounted antennas are encouraged, provided that the wireless communication facility is compatible with the building design and does not negatively impact the surrounding area.*

   There are not any buildings in the vicinity that are tall enough to provide the 80' height required for the cellular facility.

2. *Where building mounting is not possible, an attempt should be made to screen new towers from public view and to co-locate new antennas on existing towers.*

   The site of the proposed monopole extension is adjacent to a Roseville Electric substation, with electric towers approximately the same height as the proposed monopole in the immediate vicinity. Photo simulations (see Attachment 1) submitted by the applicant show that, due to the proposed monopole's close proximity to multiple electric towers in the vicinity, the proposed monopole extension creates minimal visual impact. Additional landscaping hedges will be installed to enhance the screening provided by the fence enclosure and ground-mounted equipment from nearby streets and properties.

   No alternative sites suitable for co-location are available in the vicinity that would provide the additional cellular coverage needed in this area.

3. *In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing (co-location).*

   The proposed monopole extension is designed to promote co-location and the pole currently has facilities for two carriers. Facilities for one additional carrier could be accommodated on the monopole at its new proposed height.

4. *No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail or other recreation area, or scenic area unless it is satisfactorily screened or made to appear as a natural environmental feature.*

   The proposed tower extension, equipment cabinets and enclosure will not be located on an exposed ridgeline; however, the Woodcreek East Bike Trail and Pleasant Grove Creek Open Space areas are north and east of the site. As discussed above, an electric substation, sewer lift station and several electric towers are in the immediate vicinity of the proposed extension (see Figure 1); therefore, it is not the first or only utility-type structure in the area, which allows it to blend into the existing visual character of the area. Additionally, the original cellular monopole was evaluated for alternative designs such as a monopine or other structures, but the proximity of the pole to the utility structures did not warrant such a design. The proposed extension of the monopole will not cause a significant visual impact as evidenced by the photographic simulations provided as Attachment 1.

5. *Wireless communication facilities should be painted color(s), which are most compatible with their surroundings.*

   Condition 4 requires that the tower and all its antennae and appurtenances shall be maintained in a medium non-reflective gray color which blends with most sky conditions. (Planning)

6. *Innovative design should be used whenever the screening potential for the site is low. For example, designing structures, which are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.*

As discussed in General Standards 4 and 5 above, the visual impact of the proposed monopole will be minimal as it will be located in the vicinity of an electric substation and related electric towers, and it will be maintained in a non-reflective gray color.

The proposed cellular tower project includes installation of ground-mounted equipment cabinets (less than six feet in height) and an emergency generator within the ±7,200 square foot enclosed area. The existing six-foot high chain link fence will have vinyl slats (black in color) added to enclose the equipment area, providing visual screening of the ground mounted equipment. Additional landscaping will be installed on the west side of the fenced enclosure. The landscaping will include Carolina Cherry shrubs which will provide visual screening of the fenced enclosure. The east side of the enclosure backs up to an existing chain link fence adjacent to Pump Station No. 1, and the fencing on the south side of the enclosure will be visually screened by the masonry wall adjacent to the electric substation.

7. *Wireless communication facilities and all other equipment, such as emergency generators and air conditioners, must be designed to be consistent with the City noise standards when in proximity to sensitive receptors.*

   The site is an unmanned telecommunications facility which typically generates minimal noise levels through the use of electrical equipment such as power supplies and cooling fans. A diesel-powered emergency generator will be located at the northeastern portion of the site, approximately 205 feet east of the nearest residence which is located west of Woodcreek Oaks Boulevard. Typically, the noise levels of such generators are similar to that of an automobile. Since the site has been in operation since November of 2011 staff has not received any noise complaints. In addition, similar generators are used at cellular sites throughout the City, as well as a surgery office within a building complex, and have not been the source of any noise complaints. It is anticipated that noise impacts will be minimal and well within the limits established by the City's Municipal Code Section 9.24.

8. *A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet Federal standards and that the facility will not interfere with the City' s or other public entities emergency broadcast systems.*

   The applicant has provided a radio frequency evaluation study and has verified that interference to the City's transmitters/receivers or other public entities' emergency broadcast systems will not occur.

9. *Telecommunication Facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two (2) feet for each one (1) foot of total height. The required setback shall be measured at its widest potential position.*

   The nearest residential property is approximately 150' west of the existing monopole's location, and Woodcreek Oaks Boulevard, a City arterial, is located between the monopole site and the residential properties. Based on the zoning standard referenced above, the minimum setback from a residential property for the proposed 80' monopole is 160' (80' x 2 = 160'). While the proposed tower would be closer than the General Setback Standard required by the Zoning Ordinance, the tower will be approximately 180 feet from the nearest residential structure. The CUP application allows a project to deviate from the General Development Standards established by the Zoning Ordinance if the required findings can be met. Given the fact that the tower is existing and Staff has not received any public comment on the proposed project, Staff can support the proposed setback from the nearest residential zone.

3. ***The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

Staff has reviewed the plans and concluded that the location, size, design and operating characteristics of the proposed extension will be compatible with the area as discussed below.

Location: The recorded map for the subject property (DC-91) designates it as a Public Utility Easement parcel; therefore, it is anticipated that a telecommunications facility or other utility facilities would be located on the parcel. There is an existing monopole on this site and providing the extension will decrease the need for additional cellular facilities in the area in the future. The existing pole is located adjacent to an existing electric substation and associated electric towers (see Figure 1), and a wastewater pump station. The tower and ground-mounted equipment are a safe distance from nearby residences and are at a distance farther than existing electric towers and power lines.

Site and Design: The extension will be constructed in compliance with all applicable Building Codes (see Condition 10) and will blend with existing electric towers and facilities in the area. The monopole extension and associated ground equipment will be enclosed by the existing chain link fence and the project will add vinyl slats and additional perimeter landscaping which will enhance the overall appearance of the facility and reduce the visual impact of the facility.

Hazards to Public Safety: The Fire Department included a condition requiring the applicant to comply with safety precautions for handling of hazardous materials associated with the backup batteries that may be used at the site (see Conditions 7 & 8). The applicant is aware of the conditions and will provide the required information to the Fire Department.

Based on the foregoing, it is staff's belief that the location, size, design and operating characteristics of the proposed 20-foot extension of the existing telecommunications tower will be compatible with the area.

ENVIRONMENTAL DETERMINATION

The application is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(d) pertaining to new construction of equipment and utility facilities and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Department recommends that the Planning Commission take the following actions:

A. Adopt the three (3) findings of fact as discussed in the staff report for the Conditional Use Permit – 10320 Woodcreek Oaks Bl. – NRSP PCL DC-91 CELLULAR TOWER EXTENSION - FILE# 2011PL-006; (CUP-000076); and

B. Approve the Conditional Use Permit – 10320 Woodcreek Oaks Bl. – NRSP PCL DC-91 CELLULAR TOWER EXTENSION - FILE# 2011PL-006; (CUP-000076) with the fourteen (14) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (CUP-000076):

1. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning)

2. This conditional use permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 26, 2014**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **January 26, 2014**. (Planning)

3. The equipment shelter and existing equipment cabinets shall be screened by a six (6) foot tall chain link fence, with vinyl slats. In addition the applicant shall provide a single row of Cherry Laurel plantings along the fence that fronts Woodcreek Oaks Bl. to assist in the screening of the additional equipment planned for the site. The final landscaping plan shall be approved by the Planning Department. (Planning)

4. The plans submitted for the tower shall denote the colors and materials of the tower and equipment shelter. These materials shall be consistent with the materials and colors of the surrounding utility areas. The monopole and its antennae and appurtenances shall be maintained in a non-reflective gray color. (Planning)

5. All antennae attached to the tower shall be mounted as close as possible to the tower as a means of reducing the visual impacts of the structure. (Planning)

6. Installation and ongoing maintenance of the landscaping associated with this project are the sole responsibility of the applicant. (Parks)

7. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. (Fire)

8. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

9. Prior to improvement/building plan approval, the applicant shall provide radio coverage documentation indicating that this cellular facility will not interfere with public safety amplification signals to the satisfaction of the City. (Fire)

10. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)

11. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

12. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

13. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

14. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

ATTACHMENT

1. Tower Photograph Simulations

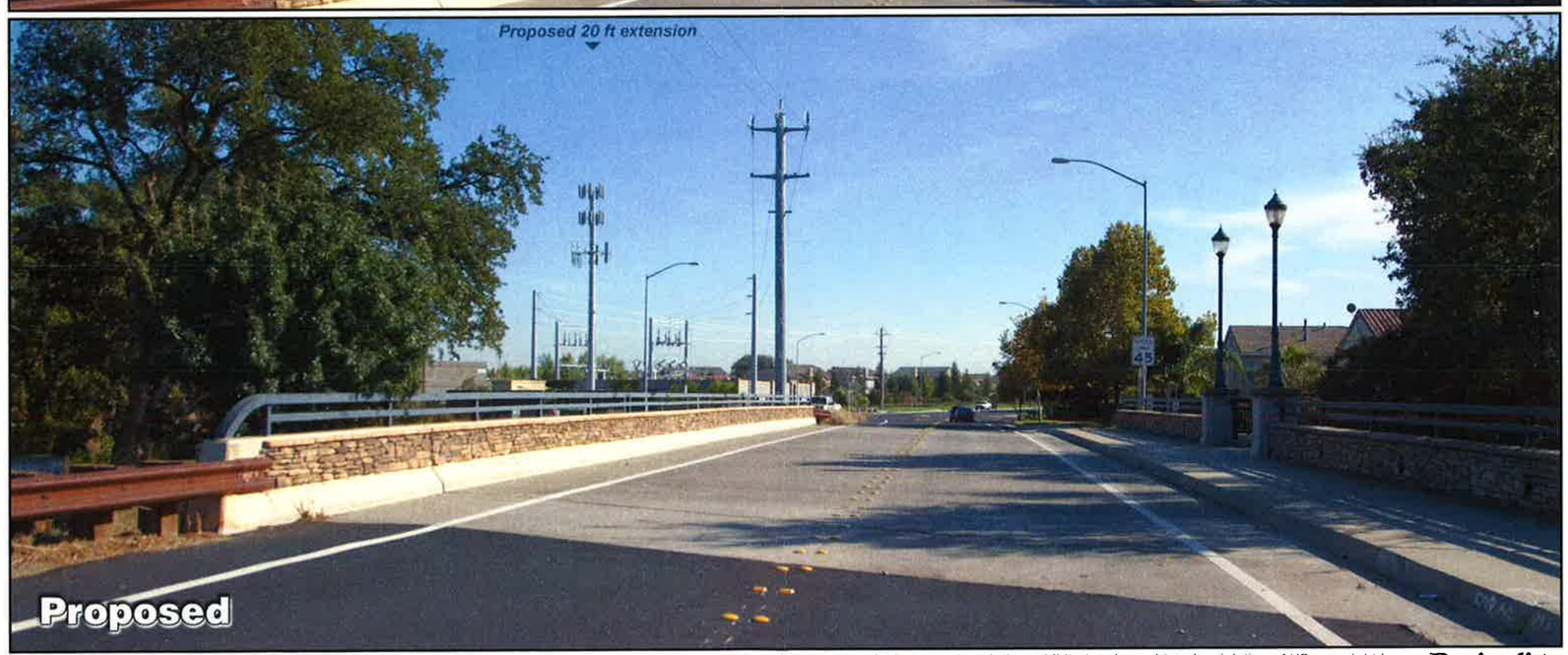
EXHIBITS

A. Site Plan
B. Aerial Photograph
C. Elevations

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.

December 20, 2011

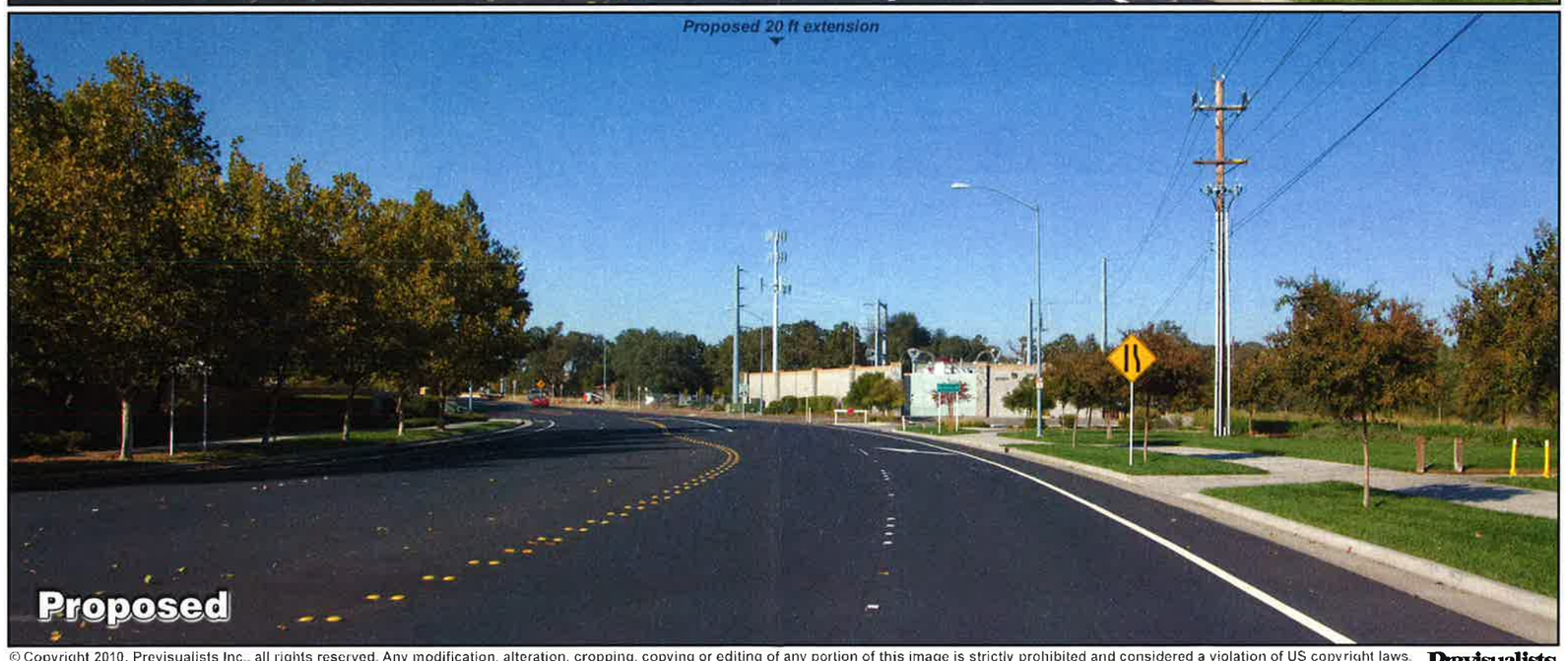
Photosimulation of view looking southeast along Woodcreek Oaks Blvd.



© Copyright 2010, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws.
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists
Custom Computer Graphics, Inc.

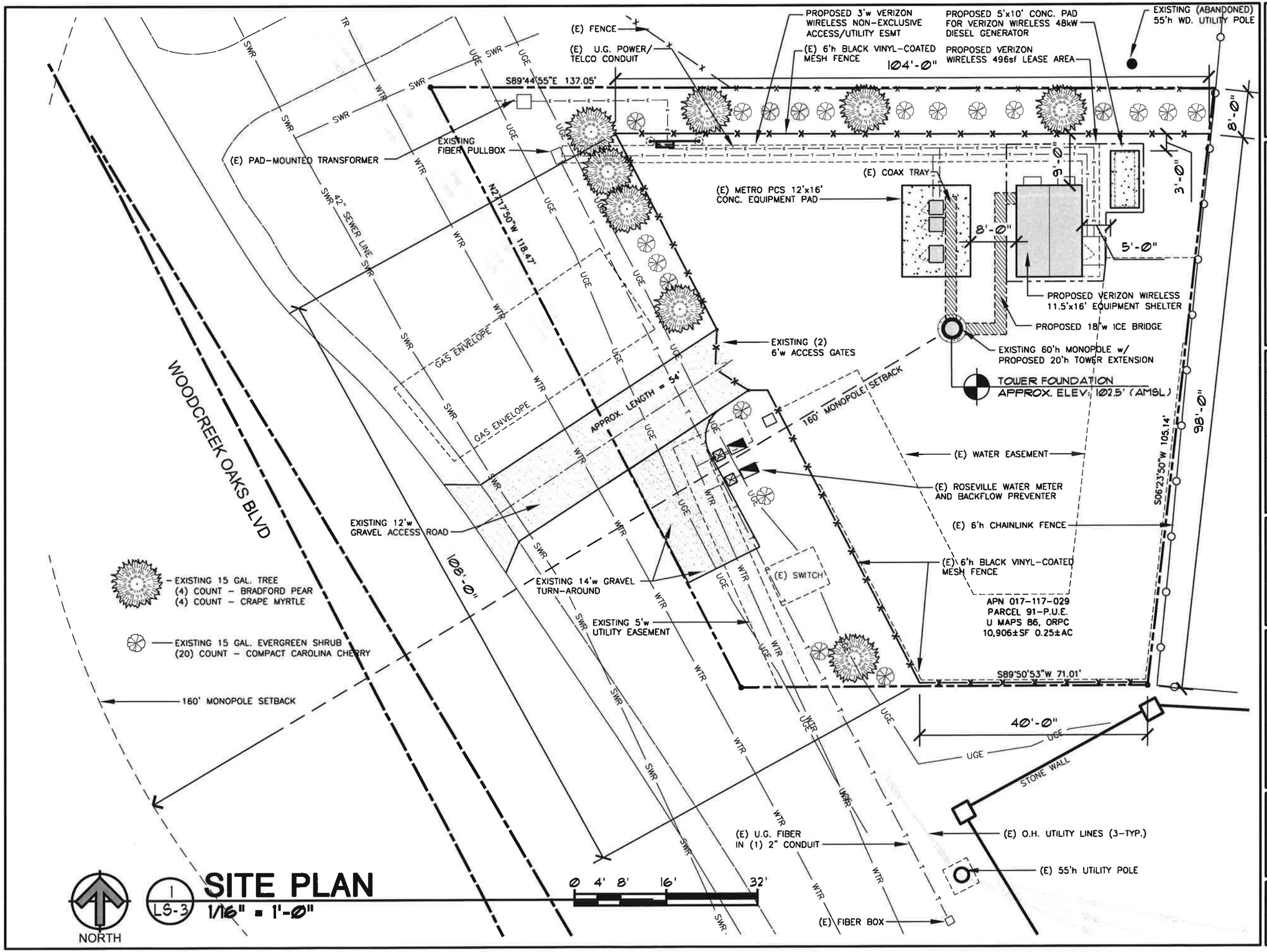
Photosimulation of view looking north along Woodcreek Oaks Blvd.



© Copyright 2010, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws.
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists

EXHIBIT A



FIDELITY TOWERS
7539 EAST STROH ROAD
PARKER, COLORADO 80134
PHONE: (303) 870-1461
FAX: (720) 851-6269

PLANS PREPARED BY:

AARON ZIMMER
architect
mobile: 303.870.2276
office: 303.363.8574
aZ@ZYmR.co

LIMITATION OF WARRANTY AND ARCHITECT'S WORK PRODUCT:

The architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be notified immediately. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure. Modifications or contradictions to the plans taken without the knowledge, consent, or recommendation of the Architect shall transfer all responsibility to the parties taking said actions.

COPYRIGHT© 2012 Studio-Z Architecture

The use of all information be it drawn or written appearing herein shall be restricted to the original project site for which said information was prepared and publication thereof is expressly limited to such use.

NO.	DATE:	DESCRIPTION:	BY:
1	10/05/11	ZD REVIEW SET	aZ
2	01/05/12	ZD APPLICATION	aZ

ISSUE DATE:

JAN.05.2012

SITE INFORMATION:

NW ROSEVILLE
CA2003

BLUE OAKS
248582

10320 WOODCREEK OAKS BLVD.
PLACER COUNTY, CA 95747

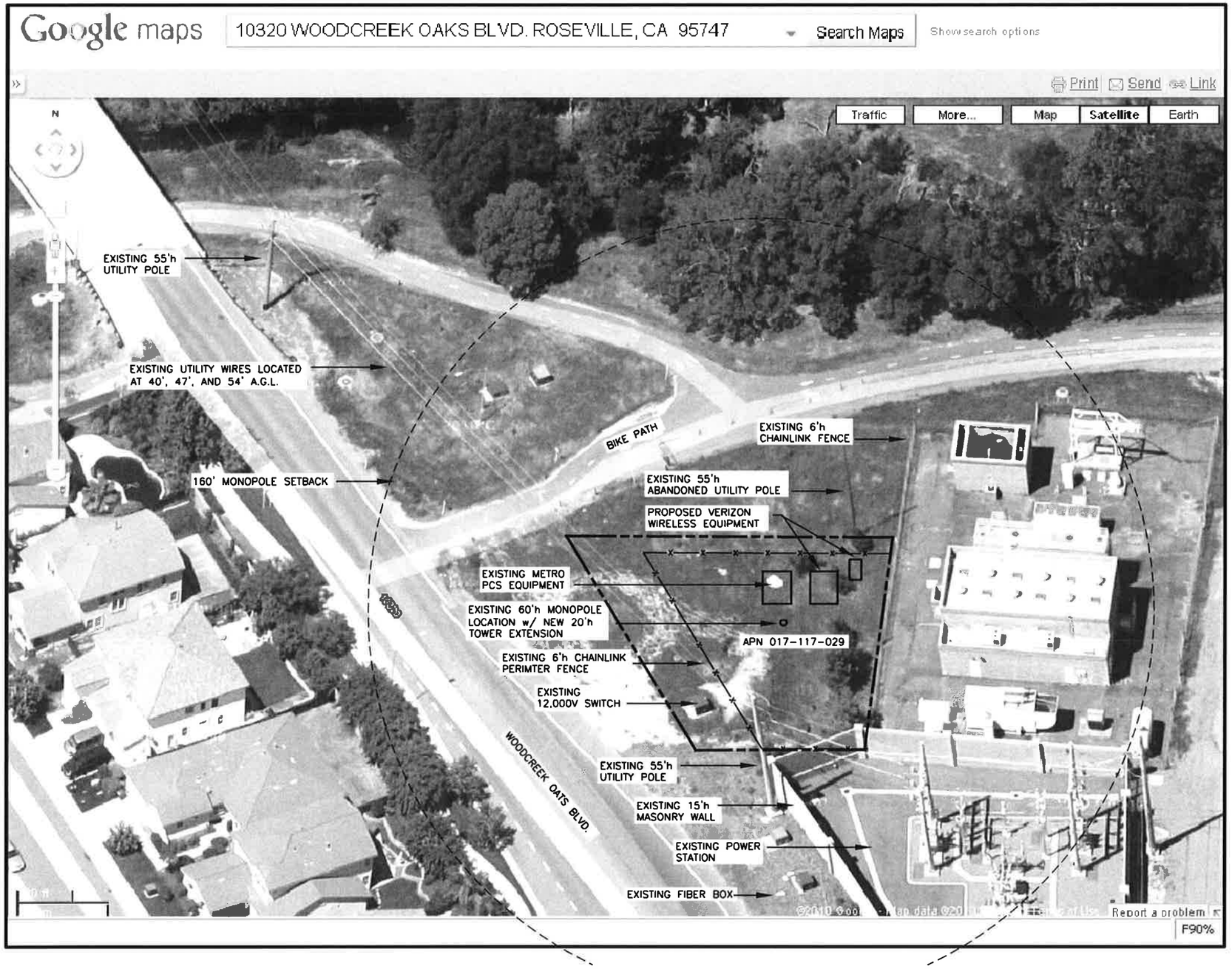
SEAL:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

LS-3



NORTH

1 LS-2

AERIAL MAP (FROM GOOGLE)

N.T.S.

EXHIBIT B

FIDELITY TOWERS
7539 EAST STROH ROAD
PARKER, COLORADO 80134
PHONE: (303) 870-1461
FAX: (720) 851-6269

PLANS PREPARED BY:

AARON ZIMMER
architect
mobile: 303.870.2276
office: 303.363.8574
aZ@ZYmR.co

LIMITATION OF WARRANTY AND ARCHITECT'S WORK PRODUCT:

The architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions and/or discrepancies are found to exist within the work product, the Architect shall be notified immediately. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure. Modifications or contradictions to the plans taken without the knowledge, consent, or recommendation of the Architect shall transfer all responsibility to the parties taking said actions.

COPYRIGHT© 2012 Studio-Z Architecture

The use of all information be it drawn or written appearing herein shall be restricted to the original project site for which said information was prepared and publication thereof is expressly limited to such use.

NO:	DATE:	DESCRIPTION:	BY:
1	10/05/11	ZD REVIEW SET	aZ
2	01/05/12	ZD APPLICATION	aZ

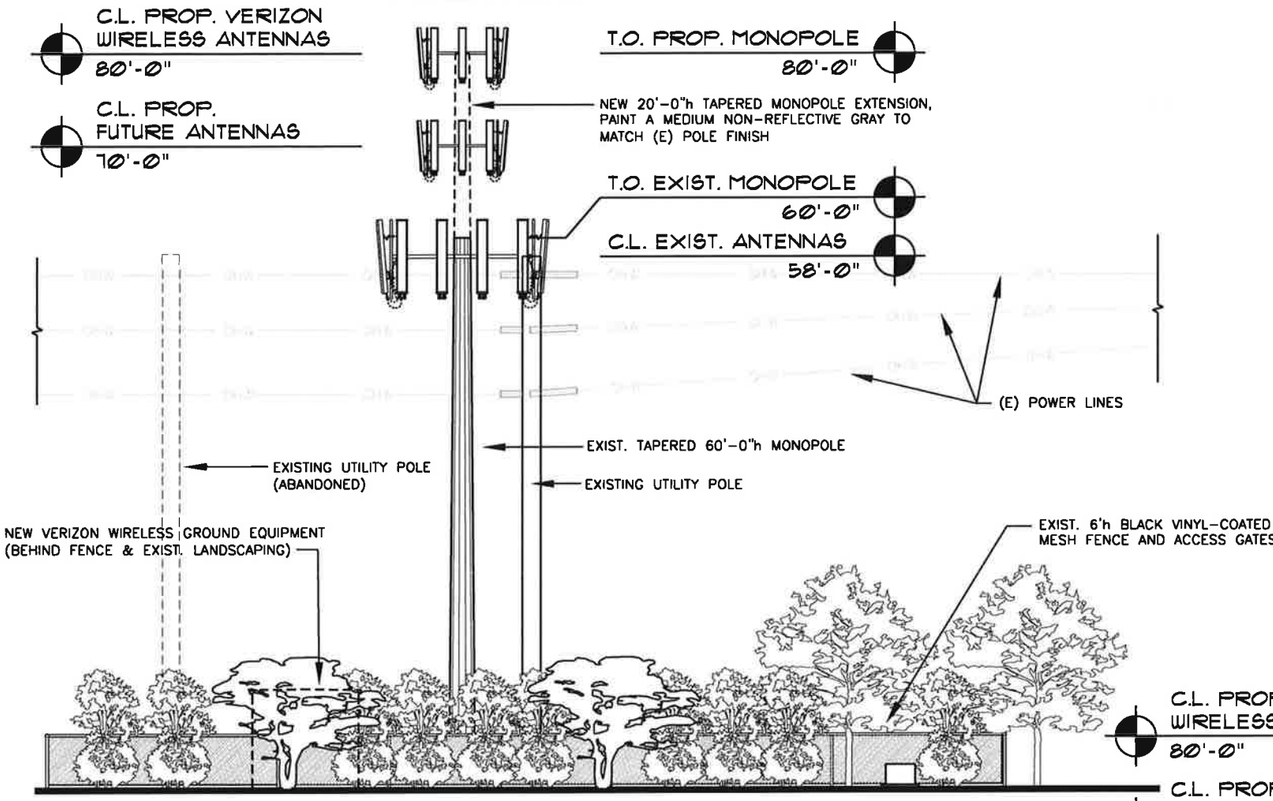
ISSUE DATE:
JAN.05.2012

SITE INFORMATION:
NW ROSEVILLE
CA2003
BLUE OAKS
248582
10320 WOODCREEK OAKS BLVD.
PLACER COUNTY, CA 95747

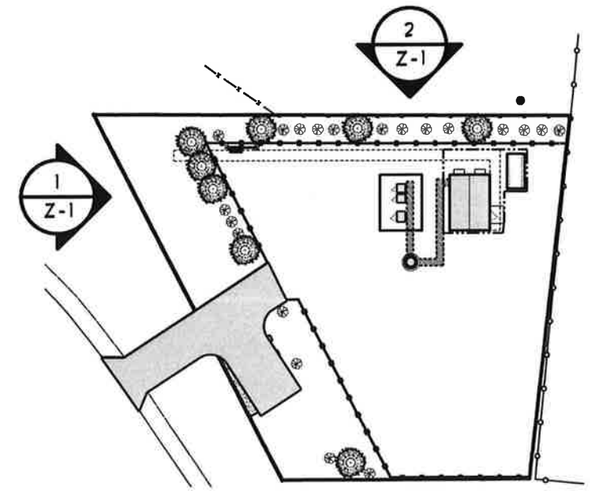
SEAL:

SHEET TITLE:
AERIAL MAP

SHEET NUMBER:
LS-2

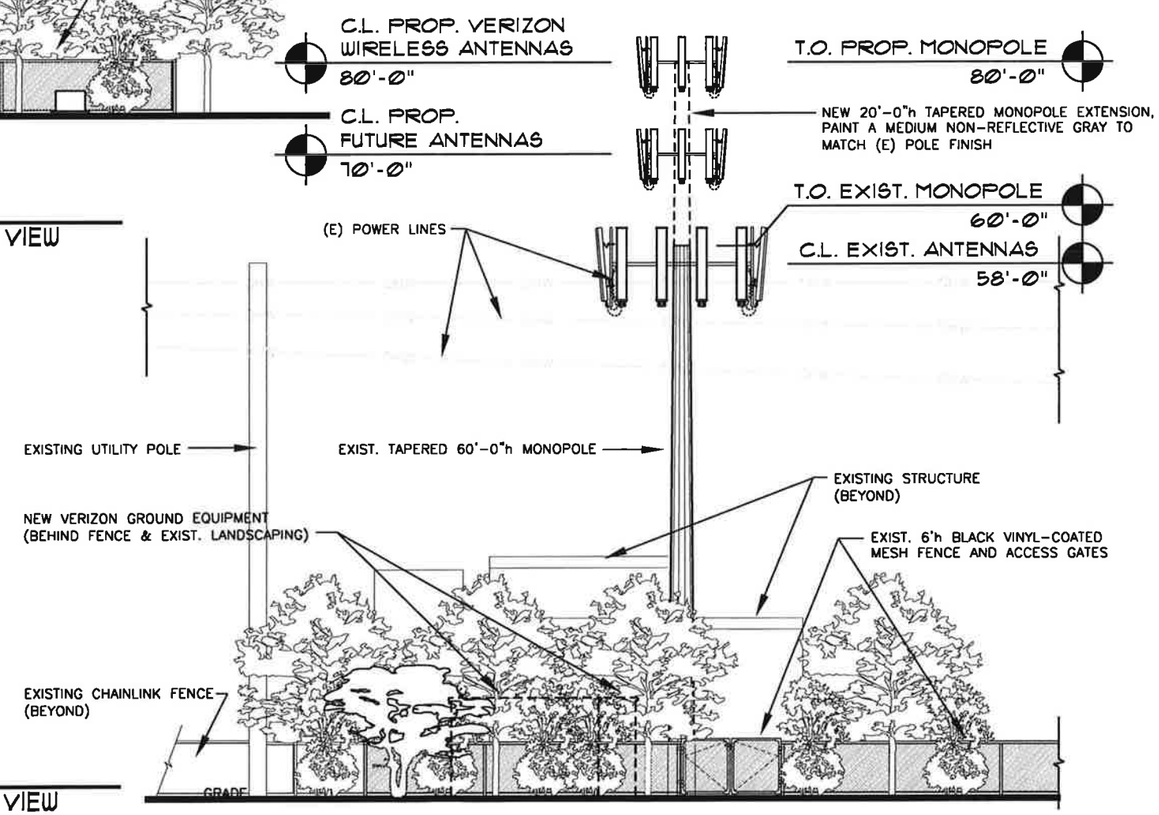


2 Z-1 **SITE ELEVATION**
1/16" = 1'-0" NORTH VIEW



KEY PLAN
N.T.S.

NORTH



1 Z-1 **SITE ELEVATION**
1/16" = 1'-0" WEST VIEW

EXHIBIT C

FIDELITY TOWERS
7539 EAST STROH ROAD
PARKER, COLORADO 80134
PHONE: (303) 870-1461
FAX: (720) 851-6269

PLANS PREPARED BY:

AARON ZIMMER
architect
mobile: 303.870.2276
office: 303.363.8574
aZ@ZYmR.co

LIMITATION OF WARRANTY AND ARCHITECT'S WORK PRODUCT:

The architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be notified immediately. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure. Modifications or contradictions to the plans taken without the knowledge, consent, or recommendation of the Architect shall transfer all responsibility to the parties taking said actions.

COPYRIGHT© 2012 Studio-Z Architecture

The use of all information be it drawn or written appearing herein shall be restricted to the original project site for which said information was prepared and publication thereof is expressly limited to such use.

NO:	DATE:	DESCRIPTION:	BY:
1	10/05/11	ZD REVIEW SET	aZ
2	01/05/12	ZD APPLICATION	aZ

ISSUE DATE:

JAN.05.2012

SITE INFORMATION:

NW ROSEVILLE
CA2003
BLUE OAKS
248582
10320 WOODCREEK OAKS BLVD.
PLACER COUNTY, CA 95747

SEAL:

SHEET TITLE:

POLE ELEVATIONS

SHEET NUMBER:

Z-1