



**ITEM IV-C:    **CONDITIONAL USE PERMIT – 8990 WASHINGTON BL. – NCRSP PCL 49 – PGE TOWER HEIGHT INCREASE – FILE # PL14-0563****

**REQUEST**

The applicant requests approval of a Conditional Use Permit (CUP) to replace an existing cellular extension that is located on top of a lattice power transmission tower. The existing tower and cellular extension is approximately 140 feet in height and the new extension will be approximately 144 feet in height with the new cellular extension. The project also includes related cellular antennas and ground equipment.

Applicant – Jerome Wade, Complete Wireless  
Property Owner – Nancy Short, Bayside Covenant Church

**SUMMARY RECOMMENDATION**

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

- A.     Adopt the three findings of fact for the Conditional Use Permit; and
- B.     Approve the Conditional Use Permit with ten (10) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. To date, Staff has not received any complaints about the existing PGE Transmission lines or cellular facility. The applicant has reviewed and is in agreement with all recommended conditions of approval.

**BACKGROUND**

The project site is located at 8990 Washington Bl. in the North Central Roseville Specific Plan (NCRSP Parcel 49B) area. The site is an existing 140-foot tall PG&E tower located on a privately owned parcel within an existing power line corridor. The parcel is roughly bounded by Highway 65 on the north and east, Washington Bl. on the west, and single-family dwellings on the south. (See Figure 1, page 2)

The applicant proposes to co-locate six (6) antennas on the tower. The PG&E lattice tower itself is 132 feet tall. There is an existing eight-foot tall extension (“top hat”) on the tower that serves Verizon Wireless making the current overall height 140 feet. The current request is to increase the overall height of the existing PG&E high voltage transmission tower from 140 feet to approximately 144 feet. The applicant proposes to remove the existing 8-foot extension and replace it with a 12-foot extension. The 12-foot extension, inclusive of the six (6) antennas, is necessary to provide adequate separation between the power lines and the proposed panel antennas. The antennas will be mounted at the top of the extension, approximately 144-feet above grade. The electronic equipment will be located below, within the footprint of the tower and concealed behind the existing six-foot tall wooden fence. The Zoning Ordinance requires a CUP for cellular towers or height extensions over 60 feet in height (Section 19.34.020(D)).

**Figure 1: Surrounding Uses and Zoning**



## **FINDINGS & EVALUATION**

Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a Conditional Use Permit. The required findings are listed below in bold italics, followed by an evaluation.

***1. The proposed use or development is consistent with the City of Roseville General Plan and the North Central Roseville Specific Plan.***

The land use designation of the subject property is Light Industrial (LI). Telecommunication facilities are allowed in every land use designation as a public service provided they meet the applicable design and construction standards. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of telecommunication facilities through the Conditional Use Permit process. The proposed facility will be designed and constructed in a manner consistent with adopted land use policies and appropriate design guidelines to the extent possible. The existing PG&E tower, proposed antennas, and telecommunication facility are consistent with the General Plan. The proposed use does not conflict with any policies identified in the North Central Roseville Specific Plan Area.

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

The property is currently zoned Light Industrial (M1/SA-NC). Telecommunications facilities are allowed in all zoning districts subject to conformance with general standards. The following are standards from Zoning Ordinance Section 19.34.030 (General Standards) and apply to all antennas and telecommunication facilities. Each standard is followed by an evaluation of the project.

- a. ***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.***

No building mounted antennas are proposed, as there are no buildings in the vicinity that would provide the desired level of service coverage.

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

The applicant proposes to co-locate six antennas on an existing PG&E tower and locate the associated ground-equipment within the footprint of the tower. The proposed location is appropriate because it allows for co-location and joint use of the site which will result in an overall increase of the tower height by approximately four (4) feet.

- c. ***In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing.***

PG&E towers are ideal for telecommunications co-locations. They provide the necessary height for optimal antenna placement in areas that generally have maximum height restrictions. Additionally, these towers have a dedicated power source, and often have established access to the site. In this case, the site has currently has a dedicated power source and access via an existing gravel maintenance road.

- d. ***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 antennas will be placed on an existing PG&E tower, which will minimize the visual impact from adjacent public views. The tower is located in an existing power line easement corridor. The primary use of the property is public utilities transmission along the towers and passive light industrial uses on the ground such as parking and landscaping areas. These use types are paired in multiple locations throughout the City. There are two other PG&E towers of similar height located within 180 feet of the subject tower and additional towers are visible along the sight lines of the easement corridor. The tower height will be increased by 4 feet, and given the existing height and the latticed nature of the top of the tower will likely not be noticeable from any adjacent parcel.

An existing wooden fence, six feet (6') in height will screen the equipment, and provide security for the site. Since ground equipment for the tower already exists at the site, staff does not anticipate any adverse impacts to the surrounding properties. To ensure the attractiveness and longevity of the fence, staff has included **Condition 4** which requires that the fence be maintained in an acceptable condition.

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

**Condition 3** has been included to require the antenna panels and all visible appurtenances be painted a uniform low-gloss medium gray color to blend with the surrounding PG&E towers.

- f. ***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.***

The proposed extension of the PG&E tower will allow for maximum service capacity, while presenting the least visible impact to surrounding properties via the co-location. There are no surrounding architectural or environmental features that could be used, and the visual impact of the proposed antennas is low.

- g. *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 closest sensitive receptors (single-family homes) are approximately 225 feet away from the tower. The proposed equipment will be located next to the existing ground-mounted PG&E equipment, which typically generates minimal noise levels through the use of electrical equipment, such as power supplies (including backup generators) and cooling fans. The applicant indicates that the equipment will generate minimal noise output (comparable to a household refrigerator). It is anticipated that long-term noise impacts over and above the ambient noise levels (traffic, power lines, single-family dwellings, etc.) will be minimal and well within the limits established by the City's Municipal Code Section 9.24. The existing backup diesel generator for the site will continue to be used infrequently during power outages and to test the operation of the generator. These noise impacts are expected to be minimal on the surrounding residents. To ensure this, staff has included **Condition 7** which requires the project to comply with the City's Noise Ordinance.

- h. *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.***

**Condition 10** requires the applicant to provide documentation that the telecommunications facility will not interfere with public safety amplification signals.

- i. *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.***

Given the overall height of the tower (144 feet), it would require a setback of 288 feet from the residential properties to the South. As discussed above, the current setback to these properties is approximately 225 feet. This standard is intended to be applied to the location of new towers. The PG&E tower is existing and predates the residential zones adjacent.

- 3. *The location, size, design, and operating characteristics of the 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.***

**Location:** The proposed antennas will be located on an existing PG&E tower to minimize the need and impact of additional towers. The site will be accessed by an existing dirt access road within a PG&E access easement. It is anticipated that when a project is developed on NCRSP Parcel 49B the tower and equipment area will be located within the parking area of the project given the existing power line corridor. Thus, the location will not be detrimental to the health, safety or welfare of persons residing or working in the area.

**Size and Design:** The applicant proposes to install six antennas on an existing tower and locate the associated unmanned equipment within a 280 square-foot lease area within the tower's footprint (see Exhibit A). All ground equipment will be screened by a 6-foot cedar fence.

**Hazards to Public Safety:** The Fire Department included **Condition 8**, requiring the applicant to comply with safety precautions for handling of hazardous materials. The applicant is aware of the conditions and will provide the required information to the Fire Department.

### **SUMMARY / CONCLUSION**

Staff has reviewed the plans and concluded that the location, size, design, and operating characteristics of the proposed telecommunication facility will be compatible with the area. The proposed equipment area will be adequately screened; and although the antennas will be visible from adjacent views, the impact will not be significant due to the appearance and height of the existing PG&E tower. Based on the evaluations above, staff believes that the Planning Commission can make the required findings and approve the Conditional Use Permit.

### **ENVIRONMENTAL DETERMINATION**

This application is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines pertaining to alterations to existing facilities, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

### **RECOMMENDATION**

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

- A. Adopt the three findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – 8990 WASHINGTON BL. – NCRSP PCL 49 – PGE TOWER INCREASE – FILE #PL14-0563**; and
- B. Approve the **CONDITIONAL USE PERMIT – 8990 WASHINGTON BL. – NCRSP PCL 49 – PGE TOWER INCREASE – FILE #PL14-0563** with ten (10) conditions of approval.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT**

1. The project is approved as shown in Exhibit A 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 22, 2017**. 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 22, 2017**.
3. The antenna panels and all visible appurtenances shall be painted a uniform low-gloss medium gray color to match the transmission tower. (Planning)
4. The equipment pad area shall be screened by a six (6) foot tall wooden fence, (cedar). The fence shall be maintained to the satisfaction of the Planning Department. (Planning)
5. 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)

6. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
7. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
8. 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)
9. 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)
10. 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)

## **ATTACHMENTS**

1. Photo Simulations

## **EXHIBIT**

- A. Site Plan
- B. Equipment Layout
- C. Tower Elevations

<p><b><u>Note to Applicant and/or Developer:</u></b> Please contact the Planning Division 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 Manager at, or prior to, the public hearing.</p>
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