

PLANNING & HOUSING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING May 26, 2011

Prepared by: Ron Miller, Associate Planner

ITEM IV-B: CONDITIONAL USE PERMIT - 900 GALLERIA BL - NCRSP PCL 63 - METRO PCS CELL TOWER CO-LOCATION - FILE #2011PL-020 (PROJECT # CUP-000070)

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a 12-foot extension of an existing 139-foot tall PG&E tower with three new cellular antennas and construction of a 12' x 16' (192 sq. ft.) fenced, ground-mounted equipment area approximately 30' east of the existing tower. A Conditional Use Permit is required for increasing the height of cell towers that exceed 60' in height.

Applicant: Metro PCS, Jerry Jazmadarian Property Owner: PG&E, Jennifer Tracy

SUMMARY RECOMMENDATION

The Planning Department 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 eight (8) 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.

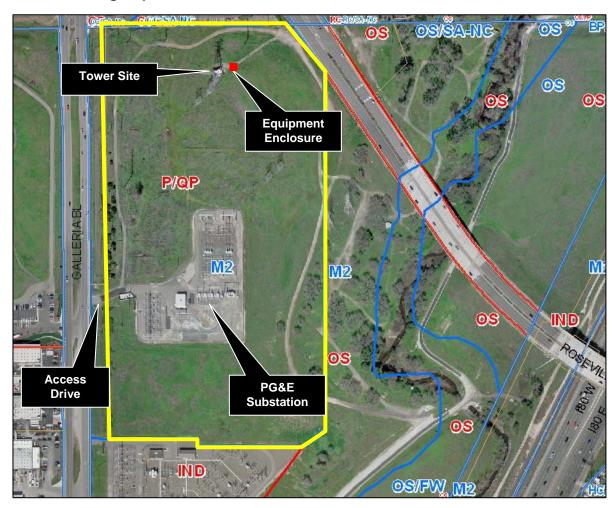
BACKGROUND

The 31 acre project site is located at 900 Galleria Boulevard within the City's North Central Specific Plan (NCRSP) area. The project site is an existing 139 foot tall PG&E tower located approximately 520 feet north of the PG&E electric substation on Galleria Boulevard. The tower is part of a PG&E power line corridor that transverses the City in a northwest/southeast direction. The parcel on which the towers and substation are located is bounded by the Creekside Plaza South Center to the north, Roseville Parkway to the East, Galleria Boulevard to the West and Roseville Electric's Berry Street Substation to the south (see Land Use and Zoning Map below).

The applicant proposes to extend the height of the tower by 12' and co-locate three (3) antennas, six feet, seven inches (6'-7") in height, on the extended lattice tower, and construct a fenced, ground-mounted equipment area (192 sq. ft.) approximately 30 feet east of the existing tower and equipment area. There are several other telecommunications carriers' equipment located on and under the tower; therefore, no space is available for additional ground-mounted equipment within the existing equipment enclosure beneath the tower. It is, therefore, necessary to locate the equipment area adjacent to the tower.

The current request is to increase the height of the existing PG&E high voltage transmission tower from 139 feet to approximately 151 feet. The 12-foot extension, inclusive of the three (3) antennas, will be 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, with the center point of the antennas approximately 147-feet above grade.

Land Use & Zoning Map



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 Public/Quasi Public (P/QP). Telecommunications facilities are permitted in every land use designation as a public service. The proposed facility will be designed and constructed in a manner consistent with adopted land use policies and appropriate design guidelines. The existing PG&E tower, proposed antennas, and telecommunications 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. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of telecommunication facilities through the Conditional Use Permit process; 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 Zoning Ordinance.

Telecommunications facilities are allowed in all zoning districts subject to conformance with General Standards established in the Zoning Ordinance. The Zoning Ordinance encourages the co-location of

antennas on existing towers wherever feasible; because facility and site sharing minimizes impacts to the surrounding properties and facilitates the improvements needed to enhance telecommunications service capacity. Following are Zoning Ordinance standards from Section 19.34.030 that are applicable to all antennas and telecommunication facilities.

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.

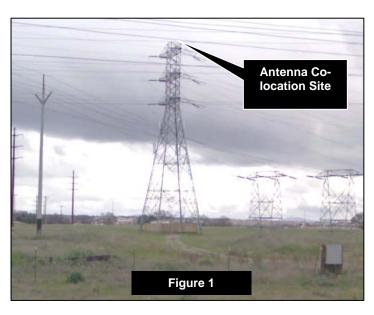
The applicant proposes to co-locate three antennas on an existing PG&E tower and locate the ground-mounted equipment on a concrete pad enclosed by a six-foot tall wooden fence with top rail, which will screen the equipment cabinets. The proposed location is appropriate because it allows for co-location and joint use of the site. The increase of the 139-foot tall tower by approximately 12 feet will facilitate the co-location and will not result in increased visual impacts.

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

The existing PG& E tower is already utilized by multiple telecommunications carriers for antenna co-location. Such towers provide access and necessary height for optimal antenna placement in areas that otherwise may not be suitable for a new tower facility. Additionally, these towers have a dedicated power source, and often have established access to the site, as is the case with the subject tower.

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 views. The tower is located in an existing power line easement corridor. The primary use the property is electricity transmission through the nearby substation and the transmission Although not a "natural" feature, the PG&E towers are a consistent feature throughout the Public/Quasi Public and Open Space areas that are located under power line easements that diagonally cross Other PG&E towers of the City. similar height are located approximately 400 feet southeast



and northwest of the subject tower site. Additional towers are visible along the sight lines of the easement corridor (see Figure 1). The tower height will be increased by 12 feet, and given the

existing height and the latticed nature of the top of the tower; the extension will not be readily noticeable from any adjacent parcel.

A wooden fence, six feet (6') in height will screen the equipment, and provide security for the site, which is consistent with other PG&E tower co-location sites in the City. Therefore, 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 constructed of cedar, have a top rail, and be water sealed.

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 co-location of the proposed antennas, providing maximum service capacity, while presenting the least visible impact to surrounding properties. There are no surrounding architectural or environmental features that could be used, and due to the height of the tower and antennas, the visual impact of the proposed antennas is low.

As discussed above, the ground-mounted equipment will be screened by a wooden fence, six feet in height.

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 principally permitted use on the site, an unmanned telecommunications facility, typically generates minimal noise levels through the use of electrical equipment such as power supplies and cooling fans. This site will not utilize an emergency generator. The nearest sensitive receptor (residence) is approximately 2,300 feet west of the site, west of Reserve Drive. It is anticipated that noise impacts will be minimal and well within the limits established by the City's Municipal Code Section 9.24. To ensure this, staff has included **Condition 5** 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 8 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.

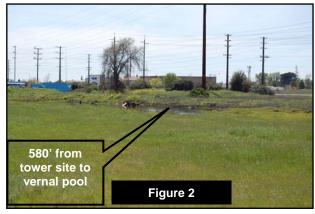
As stated above, the project site is an existing PG&E tower to be extended to 151 feet in height. The nearest residence is approximately 2,300 feet west of the project site.

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, gated access driveway off Galleria

Boulevard; also used to access the PG&E substation south of the project site. An existing gravel access road provides access to the tower and ground-mounted equipment site.

There are vernal pools located on the parcel on which the PG&E substation and towers are located; however, none are in the vicinity of the proposed equipment enclosure or existing tower. Staff has visited the site during the rainy season and has verified that the nearest vernal pool is located approximately 580 feet southwest of the proposed ground-mounted equipment enclosure (see Figure 2), and will not be impacted by



the proposed equipment enclosure construction or installation of the antennas on the tower. There are no pool sites in the vicinity of the tower or proposed equipment enclosure.

Size and Design: The applicant proposes to install three antennas on an existing tower and locate the associated unmanned equipment within a 192 square-foot lease area approximately 30 feet east of the tower (see Exhibit A). All ground equipment will be screened by a 6-foot cedar fence with a top rail.

Hazards to Public Safety: The Fire Department included **Condition 6**, 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 has 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 properties, 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 Department recommends that the Planning Commission take the following actions:

- Adopt the three findings of fact as stated in the staff report for the CONDITIONAL USE PERMIT 900 GALLERIA BL – NCRSP PCL 63 – METRO PCS CELL TOWER CO-LOCATION – FILE #2011PL-020 (PROJECT # CUP-000070); and
- B. Approve the CONDITIONAL USE PERMIT 900 GALLERIA BL NCRSP PCL 63 METRO PCS CELL TOWER CO-LOCATION FILE #2011PL-020 (PROJECT # CUP-000070), with eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP-000070)

- 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 **May 26, 2013**. 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 **May 26, 2013**. (Planning)
- 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) with a top rail. The fence shall be water sealed to the satisfaction of the Planning Department. (Planning)
- 5. 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 8:00 a.m. and 8:00 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)
- 6. 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)
- 7. 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)
- 8. 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)

EXHIBIT

A. Project Plans

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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 & Redevelopment Director at, or prior to, the public hearing.