

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 11, 2006

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ITEM V-A: ADMINISTRATIVE PERMIT — 6401 STANFORD RANCH ROAD — ADVENTURE

CHRISTIAN CHURCH - NEXTEL MIDAS TOWER AND SHELTER - FILE# 2005PL-097

(AP-000108)

REQUEST

The applicant requests approval of an Administrative Permit to locate a cellular facility at 6401 Stanford Ranch Rd. The applicant proposes to locate a 49-foot monopole with light standard in the parking lot and to construct an 8.5-foot tall, 540 square foot equipment shelter.

Applicant – Kortick & Associates, Brad Kortick Property Owner – Adventure Christian Church, Dennis Nichols

SUMMARY RECOMMENDATION

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

- A. Adopt the three findings of fact for approval of the Administrative Permit; and
- B. Approve the Administrative Permit, as recommended by staff.

SUMMARY OF OUTSTANDING ISSUES

Following the distribution of the Notice of Intent to Approve to property owners within a 300-foot radius of the project site, staff received a letter from a neighboring property owner/resident, requesting a public hearing. In her letter (Attachment 3), the resident cites her concerns related to radiofrequency and electromagnetic radiation emitted from the cellular facility. The neighbor's concerns are addressed in the evaluation section of this report.

BACKGROUND

The subject property is located at 6401 Stanford Ranch Road in the Highland Reserve North Specific Plan area of the City (Attachment I). The site has a zoning and land use designation of Public/Quasi-Public (P/QP) and is the home of the Adventure Christian Church. The church is located on a large property that includes 40.54 acres and is adjacent to the City of Rocklin. The Adventure Christian Church operates a school on site as well. Future plans call for permanent classroom buildings on site, however until funding is available, instruction will continue to take place in temporary classroom trailers.

Nextel proposes to locate a telecommunications facility at the north end of the property. An Administrative Permit is required for this telecommunications facility because the equipment shelter exceeds 160 square feet and is taller than 6 feet in height. The telecommunication facility has been proposed in order to provide coverage for Nextel users within a 2-mile radius around the project site. Specifically, the new facility will add additional capacity along Sunset Boulevard, Stanford Ranch Road, the neighborhood to the west of the church between Parkway Drive and Pleasant Grove and to the Rocklin neighborhoods to the east.

EVALUATION

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve an Administrative Permit. The three findings are listed below in **bold italic** text and are followed by an evaluation.

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

The project site has a General Plan land use designation of P/QP. The P/QP designation is intended for municipal, governmental or public facilities, such as religious assembly uses like the Adventure Christian Church. Telecommunication facilities are permitted on properties with a land use designation of P/QP, subject to being in conformance with the City's Zoning Ordinance, therefore the proposed use is consistent with the City of Roseville General Plan and the Highland Reserve North Specific Plan.

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

The project site has a zoning designation of P/QP. Cellular facilities are permitted in the P/QP zone, however there are a number of standards related to location, visibility, design, etc. that must be met prior to approval of an Administrative Permit. In approving the Administrative Permit, conditions may be imposed that ensure the use will be compatible with the zone district and surrounding land uses. In addition to meeting the requirements for an Administrative Permit (i.e. the monopole is less than 60 feet tall and the equipment shelter is greater than 160 square feet and 6 feet tall), this project also meets all applicable standards of Section 19.34.030 of the Zoning Ordinance (Attachment 5). For example, the new facility and monopole will allow for future colocation and site sharing and the antennas will be covered by a radome design and will be painted the same color of the parking lot lights in order to blend in and minimize overall impact.

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 the public or private property or improvements.

As designed, the proposed telecommunications facility meets the General Standards outlined in Section 19.34, Antennas and Communication Facilities of the *Roseville Municipal Code*. The General Standards have been put in place to ensure that telecommunication facilities are designed to minimize any adverse impacts on surrounding uses. The following items require additional discussion and consideration by the Planning Commission:

Building Mounted: The Zoning Ordinance encourages the use of building mounted antennas when possible. Nextel considered using building mounted antennas, however the applicant determined that while the antennas could be mounted on the building, it would not be possible to run the required connection between the antennas on the building and the equipment shelter on the ground due to the location of underground utilities surrounding the building. Adventure Christian Church chose to preroute underground utilities for future phases, and therefore the trenching associated with the telecommunication facility near the building would be difficult.

Co-location/Screening: The Zoning Ordinance also encourages co-location and facility and site sharing in an attempt to limit the number of telecommunication facilities constructed throughout the City. A small existing facility is located on site, which is operated by SureWest, however the facility consists of only one signal antenna mounted on an approximately 20 foot tall light standard. The light standard is neither tall enough nor sturdy enough to accommodate Nextel's proposed facility and therefore co-location with the SureWest facility is not an option. Staff has included Condition 9,

however, that requires this new facility to be designed to accommodate site sharing with other carriers. By promoting facility and site sharing, the number of individual monopoles constructed in the future is reduced which also reduces visual impacts that can be associated with these facilities.

Furthermore, with regards to visual impacts and as stated above, the proposed monopole will be painted the same color as the surrounding light standards to minimize visual impacts. Also, the individual antennas will be covered by a radome, which will allow for the each antenna to be screened from public view, creating a sleeker and more inconspicuous appearance.

The applicant has also proposed to screen the 8.5-foot tall, 540 square foot equipment shelter from view by constructing a 6-foot tall stucco wall with a 2-foot lattice top on the wall. In order to fully screen the equipment shelter from view, staff has recommended Condition 8, which requires the proposed 2-foot lattice top to be increased to 2.5 feet. The applicant proposes to paint the screen wall and lattice the same color that was used on the church building.

Proximity to a Residential Zone: This site is located adjacent to the City of Rocklin where a single-family neighborhood exists to the east of the project site. The Zoning Ordinance states that for any telecommunication facility located adjacent to a residential zone, the facility shall be setback a distance of two feet for every foot of total height. The proposed monopole is 49 feet tall and therefore is required to be setback at least a distance of 98 feet. As proposed, the telecommunications facility is setback approximately 600 feet from the neighboring residential neighborhood. (Exhibit A)

Parking: While parking is not listed as a General Standard (Section 19.34.030) and while there is no parking requirement associated with the installation of a telecommunication facility, parking should be addressed because the proposed project will occupy five existing parking spaces on the Adventure Christian Church site. Staff has determined that the use of the five parking spaces will not create a parking shortage for the Adventure Christian Church because the church facility has a surplus of approximately 370 spaces.

Health and Safety: As noted in the outstanding issues section, one neighboring property owner requested a public hearing for the proposed project (Attachment 3). Following receipt of the request for public hearing letter, staff contacted the neighbor for clarification of her concerns. Her concerns centered on potential health hazards that the cellular facility may create for staff and students of Adventure Christian School. The applicant responded to her concerns with a letter and supporting documents that stated that the Federal Communication Commission (FCC), not local governments, regulate the operation and maintenance of these facilities and require that that they operate in accordance with federal standards (see Attachment 4). Also, in the case that there are multiple facilities operating on one site, the operator must provide verification to the FCC that the sum of the radiofrequency emissions does not exceed established standards. The applicant has stated that the levels of radiofrequency emissions are lower than what is permitted by the FCC. The neighbor was not satisfied with the information provided and therefore a public hearing was scheduled.

For comparison purposes the table below provides a breakdown of frequency levels for the following items (Information provided in Attachment 4, Electromagnetic Fields and Human Health):

Power Source	<u>Frequency</u>
Electric Power	60 Hz
AM Radio	1 MHz
FM Radio	100 MHz
Television	54 MHz – 890 MHz
Cellular Facilites	860-900 MHz
PCS Facilities	1800-2200 MHz
Microwave Oven	2450 MHz
X-rays	Above 1 million MHz

While these are approximate values, one can see that cellular and PCS facilities operate in a range less than a common household item such as a microwave oven. Furthermore, the greater distance one has from a power source such as these listed above, the radio frequency levels decrease exponentially.

The neighbor also requested that the teachers and students of the Adventure Christian School be notified of this project. Staff mailed the public hearing notice to property owners within a 300-foot radius of the project site and the notice was published in the Press Tribune newspaper on April 22, 2006. Additionally, staff contacted the Adventure Christian Church property owner to inform him that there was a request for school staff and students to be informed of the proposed project.

SUMMARY / CONCLUSION

Based on the evaluation above, staff believes that the telecommunications facility is consistent with the applicable zoning regulations and will not have a significant impact on surrounding uses. Also, as noted in the staff report and Attachment 4, the FCC regulates the operation of cellular facilities to ensure that radiofrequency emissions are at, or below, the established standards. For these reasons, staff recommends that the Planning Commission approve the request for an Administrative Permit.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt pursuant to Section 15303(d) of the California Environmental Quality Act (CEQA) Guidelines, which exempts minor alterations of existing public or private structures, facilities, mechanical equipment or topographical features.

RECOMMENDATION

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

- A. Adopt the three findings of fact as cited in the staff report for the Administrative Permit 6401 Stanford Ranch Road Nextel Midas Tower and Shelter File # 2005PL-097 (AP-000108):
- B. Approve the Administrative Permit 6401 Stanford Ranch Road Nextel Midas Tower and Shelter File # 2005PL-097 (AP-000108).

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT #AP-000108

- 1. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning)
- 2. This Administrative Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 11, 2008**. 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 11, 2008**. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

- 7. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
- 8. The equipment shelter shall be fully screened from view. The lattice height shall be increased from 2 feet to 2.5 feet to in order to fully screen the equipment shelter. The wall shall match the material and colors of the Adventure Christian Church. (Planning)
- 9. The wireless communication facility shall be designed to promote facility and site sharing. (Planning)
- 10. 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. (Planning, Fire)
- 11. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), 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)
- 12. Exterior walls and openings shall be protected as required by Table 5A with regard to building location to property lines. (Building)
- 13. A transformer will need to be installed near the 12kV junction box located in a parking lot island to the southeast of this project site, at the developer's expense. (Electric)
- 14. The electric department will require a letter from the property owner stating their awareness and approval of the requirements of this project. (Electric)
- 15. A 12.5' PUE will need to be provided to cover the primary line and new transformer. (Electric)
- 16. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 17. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards (Engineering)
- 18. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

- 19. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 20. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 21. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 22. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 23. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans and a basemap in Autocad R14 format
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
- 24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 25. The Hazardous Materials process can be lengthy and complex. The applicant should contact Steven Anderson of our Hazardous Materials Division at (916) 774-5800 as soon as possible to initiate the process. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Policy set forth by the City of Roseville, the applicable sections of the California Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval as noted in the conditions of approval. (Fire)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

26. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 27. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 28. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 29. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 30. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 31. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 32. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 33. A digitized copy of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 34. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 35. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 36. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 37. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 38. 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)
- 39. 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)

- 40. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
- 41. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 42. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 43. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 44. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 45. Temporary above ground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000-gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 46. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 47. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 48. 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)
- 49. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

ATTACHMENTS

- 1. Vicinity Map
- 2. Applicant's Justification Statement
- 3. Public Hearing Request Letter
- 4. Applicant's Response Letter
- 5. Zoning Ordinance Section 19.34: Antenna and Communication Facilities

EXHIBITS

- A. Aerial Separation from Residential Zone
- B. Site Plan
- C. Photosimulation View from Stanford Ranch Rd.
- D. Photosimulation View from property (facing northwest elevation from subject property)
- E. Photosimulation View from Marlee Way (facing northwest from Rocklin)
- F. Photosimulation View from Rocklin Community Center (facing west)

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 Director at, or prior to, the public hearing.