

**ITEM IV-B:    **CONDITIONAL USE PERMIT – 9300 PRAIRIE WOODS WY – SBA & AT&T  
MONOPOLE - FILE #2013PL-040 (PROJECT # CUP-000087)****

**REQUEST**

The applicant requests approval of a Conditional Use Permit to construct an 80 foot tall monopine with nine (9) antennas and install ground-mounted equipment within a 50' x 50' lease area enclosed by a chain link fence with slats, eight feet (8') in height.

Applicant: Streamline Engineering & Design, Alyse Mathis  
Property Owner: Roseville City School District, Dennis Snelling

**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 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.

**BACKGROUND**

The applicant proposes to construct a cellular monopole (monopine) 80 feet in height, and install ground-mounted equipment and an emergency generator in an enclosed shelter (11'-5" x 28') within a 2,500 square foot enclosed lease area on the subject parcel. The monopine and equipment area will be enclosed by a 10 foot high fence; a combination of chain link (8 feet in height) with three barbed wire strands (2 feet in height) for increased security. Vinyl slats, earth tone brown in color, will be incorporated into the chain link fencing to provide visual screening of the ground equipment. The tower, as proposed in this application, will have three antenna arrays with three antennas each for AT&T; however, the tower is capable of co-locating up to four additional carriers.

The ±22 acre project site is located at 9300 Prairie Woods Way within the City's North Roseville Specific Plan (NRSP) area, and has a zoning designation of Public/Quasi-Public (P/QP). Per the Zoning Ordinance, telecommunications facilities are a permitted use within the P/QP zone district, subject to approval of a Conditional Use Permit, since the proposed tower height exceeds 60 feet.

Cooley Middle School is located on the eastern portion of the parcel on which the cellular facility is proposed. The proposed monopine and ground equipment will be located at the northwest corner of the parcel, approximately 915 feet northwest of the school's playground, which is located west of the classroom buildings. The applicant is proposing the monopole at this location to improve the quality of cellular service in the northwest portion of the City. No other site on the school property is feasible for the telecommunications facility as it would conflict with existing or future use(s) by the school.

The parcel is bounded by Blue Oaks Boulevard and residential community to the north, residences to the south and east, and open space parcels to the west, including the south branch of Pleasant Grove Creek within the open space area south of the project site (see Land Use & Zoning Map below).

## 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 Roseville Specific Plan (NRSP).***

The land use designation of the subject property is Public/Quasi Public (P/QP). 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 proposed use does not conflict with any policies identified in the North Roseville Specific Plan area; therefore it is consistent with the NRSP. 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.***

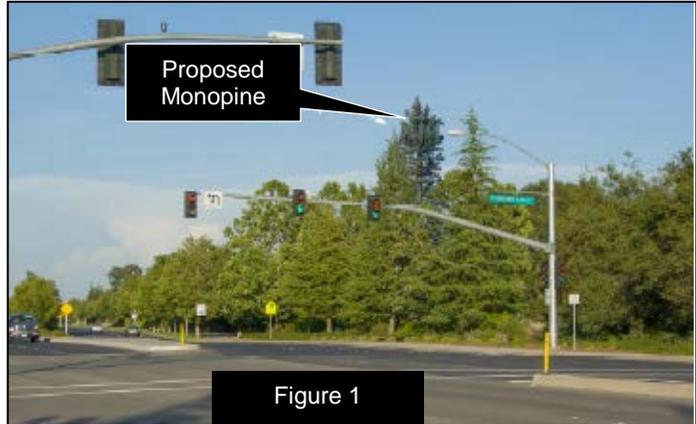
The subject property has a zoning designation of Public/Quasi-Public (P/QP). Telecommunications facilities (monopoles exceeding 60’ in height) are permitted in the P/QP zoning district with approval of a Conditional Use Permit, subject to standards established in Zoning Ordinance Chapter 19.34.010. The 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.

- 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.**

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

- 2. 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 proposed cellular monopine is bounded on three sides (south, west, & east) by mature trees up to approximately 60 feet in height which will screen the tower site from nearby homes, streets, and public rights-of-way. The proposed cellular tower will be a monopine design, which will assist with the tower visually blending with the trees in the immediate vicinity (see Figure 1 photosim looking east from Blue Oaks).



Staff assisted the applicant with exploring possibilities for co-location, or other potential tower sites; however, no alternative sites were found that would provide the coverage area required by the applicant.

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

The proposed tower is designed to accommodate co-location of up to four additional carriers, in addition to the applicant.

- 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, equipment cabinets and enclosure will not be located on an exposed ridgeline; however, the Open Space areas and the south branch of Pleasant Grove Creek are located south and west of the project site. The tower will be constructed as a monopine, which will blend with surrounding trees.

The ground equipment will be enclosed with a chain link fence with slats of an earth tone brown color. Additionally, extensive landscaping and trees are located in the landscape setback along Blue Oaks Boulevard which will also serve to visually screen the facility (see Figure 2 – view from Blue Oaks Boulevard looking southwest toward proposed facility location). Therefore, staff does not anticipate any adverse impacts to the surrounding properties.



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

The monopine's foliage will be green in color. Condition 3 requires that the antennas attached to the monopine be painted non-reflective green to blend with the monopine's foliage. As discussed above, earth tone brown slats will be placed in the chain link fence enclosure to better blend with the surroundings and to provide additional visual screening.

**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.***

When the application was originally submitted, the applicant requested approval to construct an 80 foot tall monopole, painted non-reflective gray. The monopole did not effectively blend with the surrounding area; therefore, staff recommended that the design be changed to that of a "monopine" design. The monopine design now proposed adequately mitigates the visual impact of the facility and blends with trees in the area.

The proposed cellular tower project includes installation of a 320 square foot equipment shelter (10 feet in height) within the 2,500 square foot enclosed lease area. A chain link fence with earth tone brown slats will enclose the lease area to visually screen the equipment and reduce the visual impact of the chain link fencing. The equipment shelter will be of an aggregate material, brown in color.

Equipment buildings, shelters/enclosures and cabinets larger than 160 square feet in size and/or more than six feet in height may be provided only through the approval of a Conditional Use Permit.

**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.***

An unmanned telecommunications facility, such as that proposed, typically generates minimal noise levels through the use of electrical equipment such as power supplies and cooling fans.

A propane-powered emergency generator will be located at the site, within the equipment shelter, approximately 250 feet south of the nearest residence north of Blue Oaks Boulevard. 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.***

Prior to the placement and operation of any equipment on the site, the applicant shall submit a radio frequency evaluation to demonstrate that interference to the City's transmitters/receivers will not occur. Condition 14 reflects this requirement.

**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 250' north of the proposed monopole's location, and Blue 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'). Therefore, the proposed monopole's ±250' setback from the nearest residential zone exceeds the zoning standard.

**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.***

Staff has reviewed the plans and concluded that the location, size, design and operating characteristics of the proposed telecommunications facility will be compatible with the area. Additionally, staff and the applicant researched possible alternate sites, both on the proposed school parcel, and other locations in the northwest portion of the City. No compatible alternate sites are available that will provide the necessary cellular coverage.

The facility's location (adjacent to open space) and the Blue Oaks Boulevard corridor provide for increased distance from the tower site to nearby residences. The tower will be at a safe distance from nearby residences and will be constructed in compliance with all applicable Building Codes. The tower will be constructed as a monopole, which will reduce the visual impact, and allow the tower to blend with other trees in the area of the open space and landscape setbacks. The enclosure fence will include slats in an earth tone color, which will reduce the visual impact of the ground equipment and chain link fencing. Additionally, the site will be visually screened by existing trees and landscaping along Blue Oaks Boulevard.

Therefore, the proposed telecommunication facility will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

**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 monopole will be visible from adjacent properties, the impact will not be significant due to the tower's monopole design and visual screening provided by existing trees and landscaping in the immediate vicinity. Based on the evaluations above, and as conditioned, staff believes that the Planning Commission can make the required findings and approve the Conditional Use Permit.

**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 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 9300 PRAIRIE WOODS WY – SBA & AT&T MONOPOLE - FILE #2013PL-040 (PROJECT # CUP-000087); and
- B. Approve the CONDITIONAL USE PERMIT 9300 PRAIRIE WOODS WY – SBA & AT&T MONOPOLE - FILE #2013PL-040 (PROJECT # CUP-000087), with 14 conditions of approval.

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (2013PL-040)**

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 23, 2016**. 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 23, 2016**. (Planning)
3. Antennas and supporting hardware shall be painted non-reflective green to match foliage of monopine. (Planning)
4. Antenna arrays shall be positioned as close to the tower as possible to ensure that antennas are located within the foliage portion of the monopine structure to minimize their visibility. (Planning)
5. No access or work allowed within the City's adjacent Open Space Parcel without prior authorization by Public Works Engineering and Park Maintenance Open Space Divisions. (Parks, Engineering)
6. The nearest power facility is approximately 500 feet to the west of this project site. The developer will be required to extend facilities at developer's expense, from that location to feed this project. (Electric)
7. Load calculations and a power one-line for this project shall be provided prior to commencement of construction. (Electric).
8. Over-grading onto the adjacent park or city maintained open space (existing or future) shall be prohibited. (Parks)
9. Existing trees along project property line shall not be encroached upon or impacted by this project. Damage to the trees during the course of construction shall be the property owner's responsibility. (Parks)
10. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Parks)
11. 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)
12. Due to the proposed cell site construction with the planned cabinet/storage back-up batteries, and propane tank, a fire department hazardous material permit may be required prior to use as indicated in the conditions of approval. A permit fee shall be applied to such review and inspections. For further information regarding this matter, contact Steve Anderson with the Fire Department at (916) 774-5821. (Fire)
13. 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)

14. 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)

**ATTACHMENT**

1. Photosims
2. Coverage Maps

**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.