



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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PLANNING COMMISSION STAFF REPORT

MARCH 11, 2010

FILE #2009-001: Use Permit to construct and operate a 365-foot tall radio tower at the Yolo County Central Landfill. The radio tower will be utilized by KMJE, Woodland, and KDVS, Davis.

APPLICANT/OWNER: Results Radio, LLC (Applicant) 1355 N. Dutton Ave., Suite 225 Santa Rosa, CA 95401	Yolo County 625 Court Street Woodland, CA 95695
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LOCATION: Yolo County Central Landfill
44090 County Road 28H, Woodland,
approximately 2.5 miles northeast of the City of
Davis (APN: 042-140-06)

GENERAL PLAN: Public/Quasi-Public

ZONING: Agricultural General (A-1)

SUPERVISORIAL DISTRICT: 4
(Supervisor Provenza)

FLOOD ZONE: B (area within the 500-year
flood plain)

SOILS: Clear Lake clay(Class II), Capay silty
clay (Class II), Willows clay (Class III), Riz
loam (Class IV)

FIRE SEVERITY ZONE: None

ENVIRONMENTAL DETERMINATION: To be determined

REPORT PREPARED BY:


Jeff Anderson, Assistant Planner

REVIEWED BY:


David Morrison, Assistant Director

RECOMMENDED ACTION

That the Planning Commission continues the item to the May 13, 2010 meeting.

REASONS FOR RECOMMENDED ACTION

The applicant (Results Radio, LLC) has indicated their intent to amend their Use Permit application to construct a radio tower in unincorporated Yolo County (**Attachment A**). The applicant initially proposed to construct a 335-foot tall radio tower on an Agricultural General (A-1) zoned parcel approximately 0.75 miles south of the City of Davis, just off Mace Boulevard (APN: 069-010-08). The applicant was granted a continuance at the December 10, 2009, Planning Commission hearing in order to address concerns raised by neighbors.

AGENDA ITEM 6.1

As indicated in discussions with staff and as described in Attachment A, the applicant now intends to locate the proposed radio tower at the Yolo County Central Landfill, northeast of Davis. Due to the site characteristics at the landfill, the proposed tower height will increase 30 feet from the initial application, to 365 feet. Staff anticipates that the applicant will submit a formal request to amend the application along with all required application materials and fees within the next few days.

This amendment to the Use Permit application is subject to the Pass-Through Agreement between the City of Davis and Yolo County, and requires approval from the City of Davis. The item is scheduled for the March 16, 2010, Davis City Council/Redevelopment Agency agenda.

The continuance of this item to a future Planning Commission hearing will allow staff to process the amended application and prepare and recirculate a revised environmental document in compliance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

A: Applicant Letter, March 2, 2010



March 2, 2010

Jeff Anderson
Assistant Planner
Yolo County Department of Planning and Public Works
292 W. Beamer St.
Woodland, CA 95695

Mr. Anderson:

You requested that we provide the Department of Planning and Public Works with a letter relinquishing our desire to use the Martin Property for our proposed project. With the submission of the amendment to our pending application for a broadcast tower for stations KMJE and KDVS, Results Radio, LLC intends to relinquish its proposal to use the address of 28150 Mace Blvd. subject to approval of satisfactory lease terms between the County and Results Radio, LLC for the use of the new proposed site, and approval of the proposed new location by the FCC and FAA. With the aforementioned provisions, we hereby wish to amend our application to specify a location on the grounds of the Yolo County Central Landfill at 44090 CR 28H, Woodland, CA 95776. The specific location on the grounds will be illustrated in the amended application which should be in your hands by the end of this week.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald E. Castro", is written over a faint, larger version of the same signature.

Ronald E. Castro
Chief Technical Officer
Results Radio, LLC

ATTACHMENT A