

County of Yolo


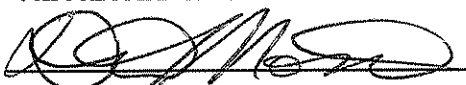
John Bencomo
DIRECTOR

PLANNING AND PUBLIC WORKS DEPARTMENT

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8728
www.yolocounty.org

PLANNING COMMISSION STAFF REPORT

MARCH 12, 2009

FILE #2008-063: Amendment to an existing Use Permit (ZF 2007-003) to construct and operate a wireless telecommunications facility. The amendment will increase an existing 99-foot high monopole to 130 feet in height to provide increased coverage area and co-location opportunities (Attachment A)	
APPLICANT: Verizon/Landmark Wireless (Jeff Lienert) 2488 Mormon Island Dr. El Dorado Hills, CA 95762	OWNER: William and Sandra Maddocks 1505 Baylor Dr. Woodland, CA 95695
LOCATION: 16750 County Road 93, approximately one-half mile west of the Wild Wings development (APN: 025-460-04) (Attachment B).	GENERAL PLAN: Agricultural ZONING: Agricultural Preserve (A-P) SOILS: San Ysidro Loam (Class IV), Zamora Loam (Class I) and Myers Clay (Class II). FLOOD ZONE: C (areas outside the limits of the 100-year and 500-year flood plains). FIRE HAZARD AREA: None
ENVIRONMENTAL DETERMINATION: Categorical Exemption	
REPORT PREPARED BY:  Craig Baracco, Associate Planner	REVIEWED BY:  David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Categorical Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPT** the Findings (**Attachment D**); and

4. **APPROVE** the Use Permit Amendment subject to the Conditions of Approval (Attachment E).

REASONS FOR RECOMMENDED ACTIONS

The proposed project expansion as designed and conditioned is consistent with the review criteria of the County Wireless Communication Facilities Ordinance (Section 8-2.2417 of the Yolo County Code). Additionally, the proposed project amendment provides an increase in wireless communication services for business, personal, and emergency assistance to the Wild Wings development and Monument Hills area of Yolo County, thus providing a necessary public service.

PROJECT DESCRIPTION

The proposal is a Use Permit Amendment to modify an existing wireless telecommunications facility (Use Permit 2007-003). The project includes an existing 99-foot monopole with four panel antennas and one microwave antenna mounted to the tower. The Use Permit was approved April 17, 2007. With this amendment, the tower will increase to 130 feet in height and will carry up to 12 panel antennas and one microwave antenna. An additional 230 square foot equipment shelter and a emergency backup generator will be added to the existing fenced lease area.

The project is sited on the eastern edge of a 180-acre parcel which lies approximately one half mile to the west of the Wild Wings development. The facility is located approximately 1,700 feet south of State Highway 16 and immediately west of County Road 93. The increase in tower height will allow the facility to avoid signal interference from surrounding eucalyptus trees. The increase in height will also provide improved and/or new cell phone coverage to the residents of the Wild Wings development and the Monument Hills area.

Surrounding Land Uses and Setting: Land uses surrounding the site consist of agricultural lands characterized by row crops and scattered rural residences. The subject property is in agricultural use (row crops). The parcel is designated Agricultural by the Yolo County General Plan, is zoned Agriculture Preserve (A-P), and is currently in an active Williamson Act contract. The existing cell tower and lease area is located near the former location of an agriculture barn. The barn was destroyed in a fire. An Agriculture Exempt building permit to rebuild the barn on the existing foundation has been issued; however, the new barn has yet to be constructed. The surrounding properties are zoned for agriculture. Properties to the north and south also contain single family homes. Both of the existing homes are approximately 1,400 feet from the proposed telecommunications facility.

STAFF ANALYSIS

The existing monopole and lease area are located next to an existing driveway and not near any existing buildings. The nearest home is approximately 1,400 feet away from the project site. A number of mature eucalyptus trees provide screening for the site.

The tower can accommodate collocation proposals (sharing of the monopole with other service providers) in the future. The proposed increase in height will allow for increased collocation opportunities. The submitted plans include designs for both additional antenna and lease area

structures. The proposed project is consistent with the criteria established by the Wireless Communications Facilities Ordinance (Section 8-2.2417 of the Yolo County Code) as follows:

- The site is adequate for the proposed wireless communication facility.
- Opportunities to collocate the subject facility on an existing facility are not available in the area.
- The facility as proposed is necessary for the provision of an efficient wireless communication system in the area.
- The development of the proposed wireless communication facility will not significantly affect the existing onsite topography and vegetation, or any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resource.
- The proposed wireless communication facility will not create a hazard for aircraft in flight and will not hinder aerial spraying operations.
- The applicant agrees to accept proposals from future applicants to collocate at the approved site.

Visual Impact. The placement of the tower and lease area has been modified to take advantage of the presence of existing vegetation on the site to visually screen the monopole. The site contains a number of eucalyptus trees that range from sixty to eighty feet in height. The position of the monopole places these trees between the proposed monopole and the public rights-of-way. These trees screen the tower from Highway 16 and County Roads 24 and 93. This screening helps to minimize the visual impact of the facility.

Aircraft. The proposed facility is just over a mile west from the Watts-Woodland airport. The tower does not lie within the take-off or landing zones of the airport, nor is it located in the height-restriction zone outlined in the Watts-Woodland Airport Master Plan. The monopole, even with its increased height, will not create a hazard for aircraft in flight. However, due to the proximity of the monopole to the airport, the Watts-Woodland Airport had previously requested that the tower be fitted with lights so that it will be more visible to passing aircraft. In the interests of public safety, such lighting is in place as a Condition of Approval on the existing tower, and staff is recommending that this condition remain in place.

AGENCY RESPONSES

A "Request for Comments" was prepared and circulated for the proposed project from January 12, 2009, to February 2, 2009. The project was reviewed in a meeting of the County Development Review Committee on January 28, 2009. Comments received during the review period, as well as comments and recommendations from the original Use Permit, were incorporated into this staff report where feasible.

APPEALS

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board within **fifteen days** from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal fee **immediately** payable to the Clerk of the Board must be submitted at the **time of filing**. The Board of Supervisors may sustain, modify, or overrule this decision.

ATTACHMENTS

Attachment A - Site Plan/Elevations

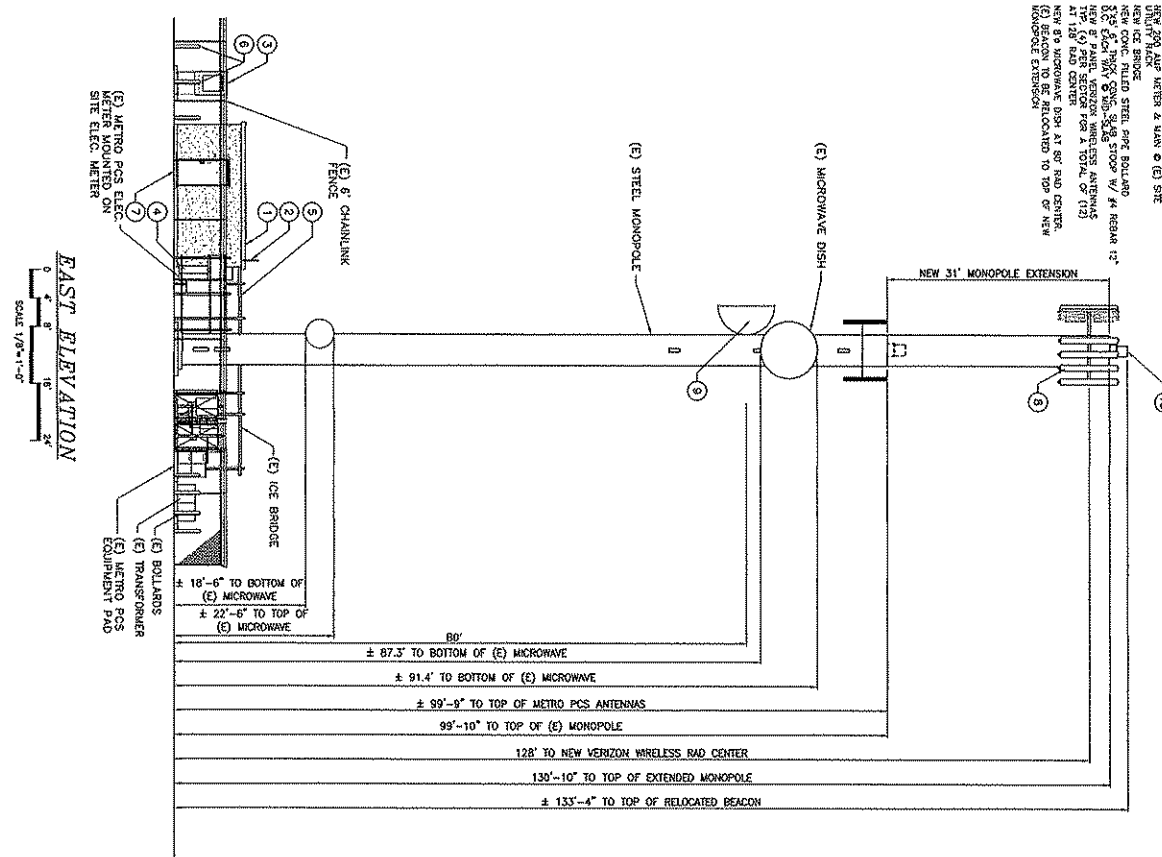
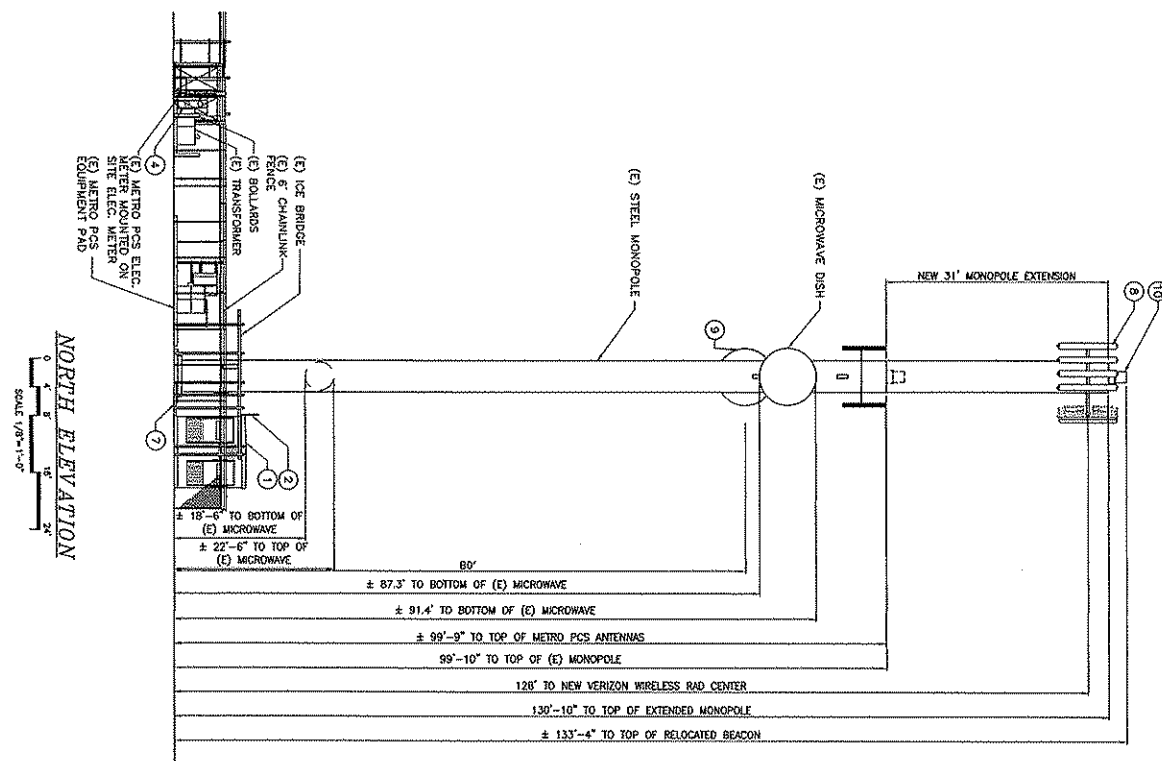
Attachment B - Project Location

Attachment C - Categorical Exemption

Attachment D - Findings

Attachment E - Conditions of Approval

Attachment F - Photo Simulations



KEY NOTES

- 1 NEW PR-149 11.5'X20' VERIZON EQUIP. SHELTER
- 2 NEW PCS ANTENNA MOUNTED ON NEW SHELTER
- 3 NEW 8'X8' SHELTER ON 1/2" BRIDGE BEAMS W/ 4" DENRATOR
- 4 UNIDENTIFIED METERS & MAIN @ (E) SITE
- 5 NEW ICE BRIDGE
- 6 NEW CON. RAILED STEEL 6"X6" BOLLARD
- 7 NEW 6"X6" CON. RAILED STEEL W/ 4" BEAM 12" O.C. EACH WAY @ 8' ON CENTER
- 8 NEW 6"X6" CON. RAILED STEEL W/ 4" BEAM 12" O.C. EACH WAY @ 8' ON CENTER
- 9 NEW 8'X8' MICROWAVE DISH AT 8' RAD CENTER, 10' HIGHER TO BEACON
- 10 UNIDENTIFIED METERS & MAIN @ (E) SITE

REV	DESCRIPTION	DATE	BY
1	ISSUE DRAWING	10-9-08	SAB
2	ISSUE DRAWING	11-17-08	DLK
3	REVISION	12-1-10	WRT

PROJ637
JACOB'S CORNER
 18730 ROAD 51
 WOODLAND, CA 95699

CONTACTS

Verizon Wireless
 555 Parkshore Drive
 Folsom, CA 95630
 CONTACT: JOSH JADSON
 PH: (916)-704-0897
 E-MAIL: info@peaktelecom.com

Peak Site-Corn
 853 Lincoln Way, Suite 106
 Auburn, California 95603
 Phone (530) 885-6180
 E-Mail: info@peaktelecom.com

SEAL

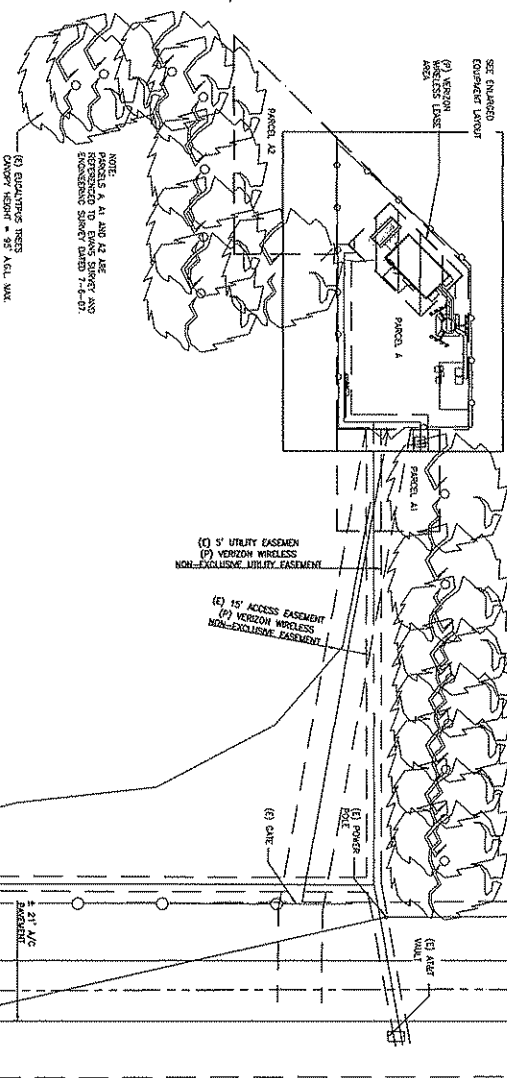
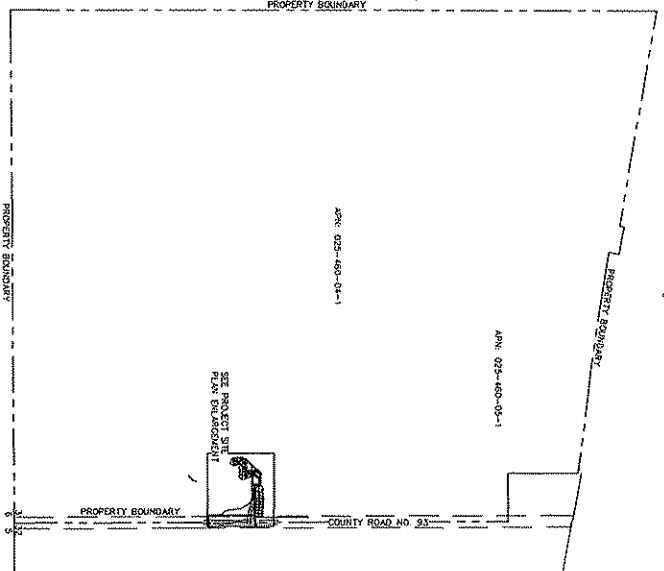
REGISTERED PROFESSIONAL ENGINEER
 No. 52820
 State of California
 CIVIL ENGINEER

APPROVALS

DATE	BY

DRAWN BY: SJD
 CHECKED BY:
 SHEET TITLE:
ELEVATION
 SHEET NUMBER:
A-2

**Attachment A
 Site Plan/Elevations**



- GENERAL NOTES:**
- A. IN ADDITION TO CONTRACTOR AND TRAFFIC SIGNAGE AND MAINTENANCE, LEASING AREA SHOULD CONSIDER SUCH ITEMS AS: MAINTENANCE, DRIVE ACCESS AND LANDSCAPING.
 - B. ALL CONSTRUCTION SHALL BE PERFORMED BY THE CONTRACTOR.
 - C. CONTRACTOR SHALL PAY FOR ALL FEES OF STATE WITH CONC. SHALL BE FOR ALL STATE AND FEDERAL FEES FOR THE PURPOSE OF ADVERSE RESTORATION FEDERAL.

REVISIONS		
NO.	DATE	BY
1	0-4-08	SAO
2	11-16-08	DAL
3	12-1-08	VRT

PROJECT	
JACOB'S CORNER	
WOODBRIDGE, CA 94985	

CONTACTS	
2850 Park Ave Folsom, CA 95630 CONTACT: JOHN JORDAN PH: (916)-706-0897 E-Mail: info@peakstacorn.com	

SEAL	

APPROVALS	
DATE	BY:

DRAWN BY: SAO	
CHECKED BY:	
SHEET TITLE: SITE PLAN	
SHEET NUMBER: A-1	

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Yolo County
Planning and
Public Works

Attachment B
Project Location



Printed 3/5/2009

COUNTY RECORDER

Filing Requested by:

Yolo County Planning and Public Works

Name

292 West Beamer Street

Address

Woodland, CA 95695

City, State, Zip

Attention: Craig Baracco

Notice of Exemption



To: Yolo County Clerk
625 Court Street
Woodland, CA 95695

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: ZF# 2008-063

Verizon/Landmark Wireless
(Jeff Lienert)
2488 Mormon Island Dr.
El Dorado Hills, CA 95762

Project Location: 16750 County Road 93, approximately one-half mile west of the Wild Wings development (APN: 025-460-04).

Project Description: Amendment to an existing Use Permit (ZF 2007-003) to construct and operate a wireless telecommunications facility. The amendment will increase an existing 99-foot high monopole to 130 feet in height to provide increased coverage area and co-location opportunities

Exempt Status: Categorical Exemption. "15305" Class 1

Reasons why project is exempt: § 15301, Class 1 includes additions to existing structures of less than 50% of existing square footage.

Lead Agency Contact Person: Craig Baracco, Assistant Planner **Telephone Number:** (530) 666-8833

Signature (Public Agency): _____ Date: _____

Date received for filing at OPR:

Attachment C

FILE # _____ FILE NAME _____
AUTHORIZED SIGNATURE _____

RECEIPT # _____
FEE STATUS _____

FINDINGS

Landmark Wireless Use Permit ZF 2008-063

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2008-063, the Yolo County Planning Commission finds the following:

(A summary of evidence to support each FINDING is shown in Italics)

California Environmental Quality Act and Guidelines (CEQA)

That the recommended Categorical Exemption was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

The environmental document for the project, prepared pursuant to Section 15301(e)(i) of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. Class I Categorical Exemption exempts existing facilities and limited additions to existing structures.

General Plan

That the proposal is consistent with the Yolo County General Plan as follows:

The Yolo County General Plan designates the subject property as Agricultural (AG).

The project is consistent with the following General Plan Policies:

Conservation Policy CON-7 Design and Site Development Standards: Yolo County shall apply design and site development standards to prevent unnecessary disruption of the terrain, vegetation, and significant resource areas. Application of the standards shall include mitigation of potential adverse environmental impacts.

Scenic Highway Policy SH-9 Towers and Lines: Yolo County shall recommend the establishment of electric towers, solar power facilities, wind power facilities, and electromagnetic frequency transmission towers and/or above ground lines outside of scenic highway corridors, where feasible.

Zoning

That the proposal is consistent with the Wireless Communication Facilities Ordinance (Section 8-2.2417 of the Yolo County Code) as follows:

The site is adequate for the development of the proposed wireless communication facility.

The subject property is approximately 180 acres in size and is utilized for farming. The site is set back from the main road. The site is considered adequate for the proposed project.

ATTACHMENT D

AGENDA ITEM: 7.5

Opportunities to collocate the subject facility on an existing facility have either been exhausted or are not available in the area.

There is currently limited reception and/or only intermediate reception in the project area. No appropriate structures with the required height were available for collocation in the general project area. The only wireless towers existing in the area are too far from the subject location.

The facility, as proposed, is necessary for the provision of an efficient wireless communication system.

Currently, a fairly large geographic area within the general area of the subject property does not receive adequate wireless communication signals under existing wireless communication services. There is no other tower located in the area where new equipment can be collocated, in order to provide adequate wireless signal coverage. Therefore, the applicant's proposal to provide the needed service to a significant portion of this uncovered area is considered necessary.

The development of the proposed wireless communication facility will not significantly affect the existing onsite topography and vegetation; or any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resource.

Since the subject property is relatively flat, the proposed project would not require significant grading and thus would not impact the existing topography. The proposed lease are will disturb a minimal (6400 square feet) amount of ground. The surrounding row crops will remain undisturbed. The proposed project location is not within any designated public viewing area or scenic corridor.

The proposed wireless communication facility will not create a hazard for aircraft in flight and will not hinder aerial spraying operations.

The proposed facility is just over a mile away from the Watts-Woodland airport. The tower does not lie within the take-off or landing zones of the airport, nor is it located in the height-restriction zone outlined in the Watts-Woodland Airport Master Plan. The monopole will not create a hazard for aircraft in flight. However, due to the proximity of the Monopole to the airport, the Watts-Woodland Airport has requested that the tower be fitted with lights so that it will be more visible to passing aircraft. In the interests of public safety, such lighting is recommended as a condition of approval.

The applicant agrees to accept proposals from future applicants to collocate at the approved site.

As a condition of project approval, the applicant is required to cooperate with the County and other providers in collocating on the subject tower.

ATTACHMENT D

AGENDA ITEM: 7.5

That the proposal is consistent with findings required for approval of a Use Permit (Section 8-2.2804 of the Yolo County Code) as follows:

The requested land use is listed as a conditional use in the zoning regulations.

Pursuant to Section 8-2.604 (i), the proposed wireless communication facility is allowed within the Agriculture Preserve Zone through the Minor Conditional Use Permit review and approval process.

The request is essential or desirable to the public comfort and convenience.

Wireless communication is widely used as an efficient communication system for business and personal use and is recognized by the California Public Utilities Commission as a necessary public service that provides an additional notification service for emergency communications.

The requested land use will not impair the integrity or character of a neighborhood nor be detrimental to public health, safety or general welfare.

The proposed project will not create a significant effect on the character of the surrounding agricultural area. Wireless communication technology has been determined not to be detrimental to the public health safety or general welfare so long as the appropriate standards are implemented. Therefore, the proposed project does not pose a detrimental effect to public health, safety or general welfare.

Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

All necessary infrastructure and utilities will be required of the proposed project.

CONDITIONS OF APPROVAL

LANDMARK WIRELESS USE PERMIT ZF 2008-063

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL

Planning Division (530) 666-8808

1. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF #2008-063). Construction shall be limited to one 130-foot high wireless telecommunication monopole with twelve panel antennas and one microwave dishes, and a 6,400 sq. ft. fenced lease area, as shown on the approved Site Plans (**Attachment A**). Any minor modification or expansion of the proposed use shall be in keeping with the purpose and intent of this use permit, and shall be administered through Site Plan Review approved by the Director of the Planning and Public Works Department. The facility shall be operated in a manner consistent with the project's approval. Upon termination of the wireless communication system use, the project site shall be restored back to its original condition within 180 days.
2. The use allowed under this Use Permit (ZF #2008-063) shall commence within one (1) year from the date of approval by the Yolo County Planning Commission, or said permit shall be deemed null and void without further action.
3. The applicant shall cooperate with County Staff in addressing shared usage of the facilities and/or site for future collocation on the communication tower and shall not be unreasonably opposed to sharing the site and facilities with other service providers.
4. The applicant shall keep the designated leasehold area (site) free from flammable brush, grass and weeds. Any structures on the leasehold area shall be adequately maintained and free from graffiti.
5. The monopole shall be fitted with lighting so as to be visible to passing aircraft.
6. The proposed monopole, accessory structures, perimeter fencing, and landscaping shall be designed, constructed and completed utilizing materials consistent with the surrounding environmental setting to the satisfaction of the Director of the Yolo County Planning and Public Works Department.
7. The applicant shall satisfy all requirements of the Federal Aviation Administration, including FAA form 7460-1, *Notice of Proposed Construction or Alteration*.

County Counsel (530) 666-8172

8. In accordance with Section 8-2.2415 of the Yolo County Code, the applicant shall agree to indemnify, defend, and hold harmless the county or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the county or its agents, officers, or employees to attach, set aside, void, or annul an approval of the county, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

ATTACHMENT E

AGENDA ITEM: 7.5

9. The county shall promptly notify the applicant of any claim, action or proceeding and that the county cooperates fully in the defense. If the county fails to promptly notify the applicant of any claim, action, or proceeding, or if the county fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The county may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

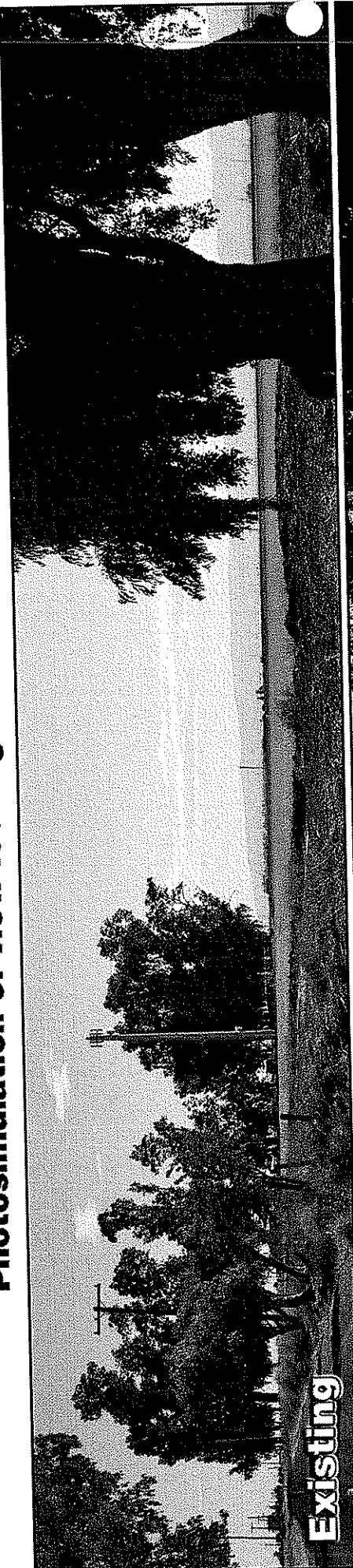
Building Division (530) 666-8775

10. The applicant shall obtain building permits for all structures prior to commencement of their construction. New construction shall meet State of California minimum code requirements for fire, life, and safety standards. All proposed structures shall be constructed in accordance with the California Building, California Plumbing, California Mechanical and California Electrical Codes.
11. The project shall be constructed and operated in compliance with all applicable federal and state laws, Yolo County Code regulations, and County Engineering Design Specifications and Standards.

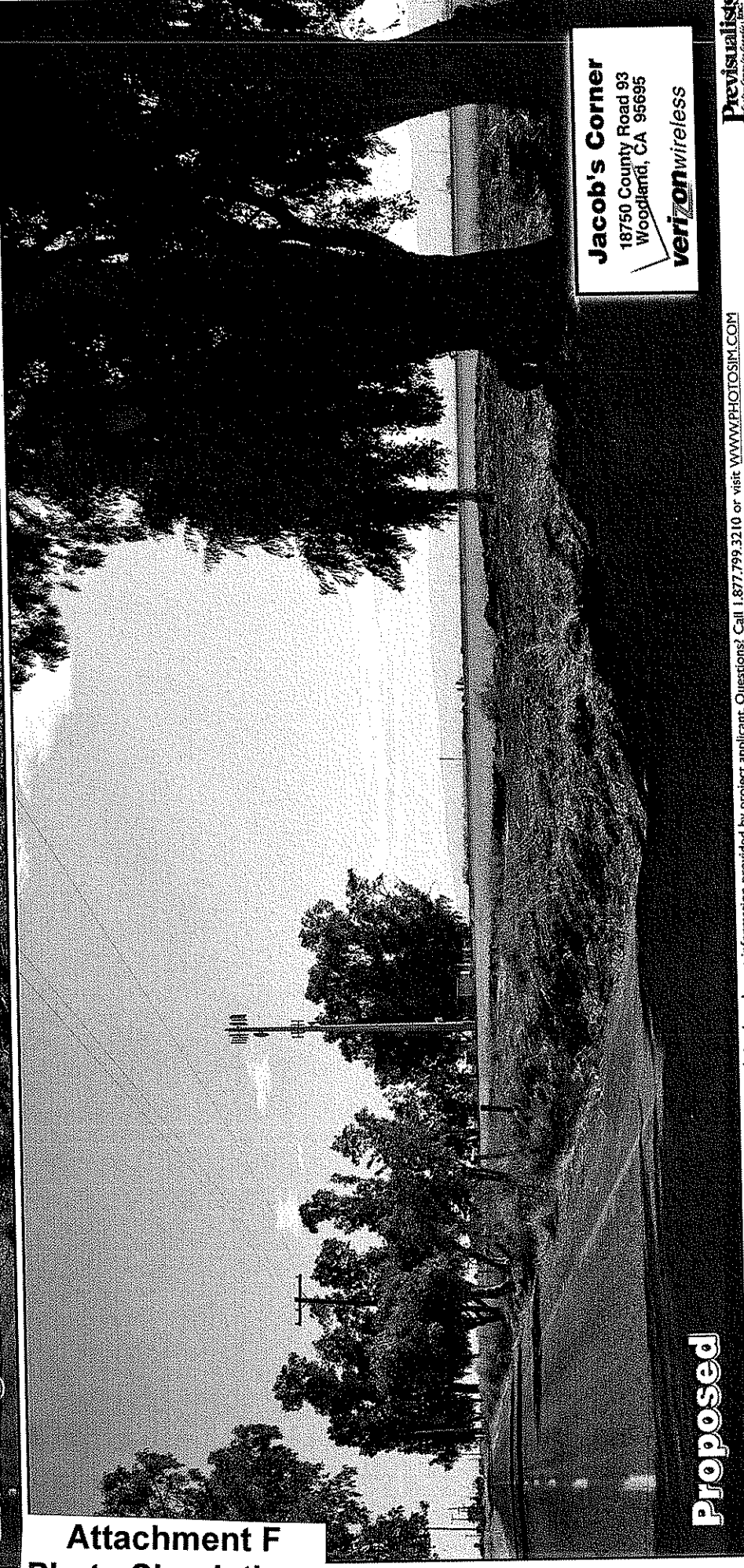
Environmental Health Department (530) 666-8646

12. Prior to the issuance of a building permits, the applicant shall submit a hazardous materials business plan and inventory for review and approval by Yolo County Environmental Health.
13. Failure to comply with the CONDITIONS OF APPROVAL as approved by the Planning Commission may result in the following actions:
 - **legal action;**
 - **non-issuance of future building permits.**

Photosimulation of view looking south on County Road 93.



Existing



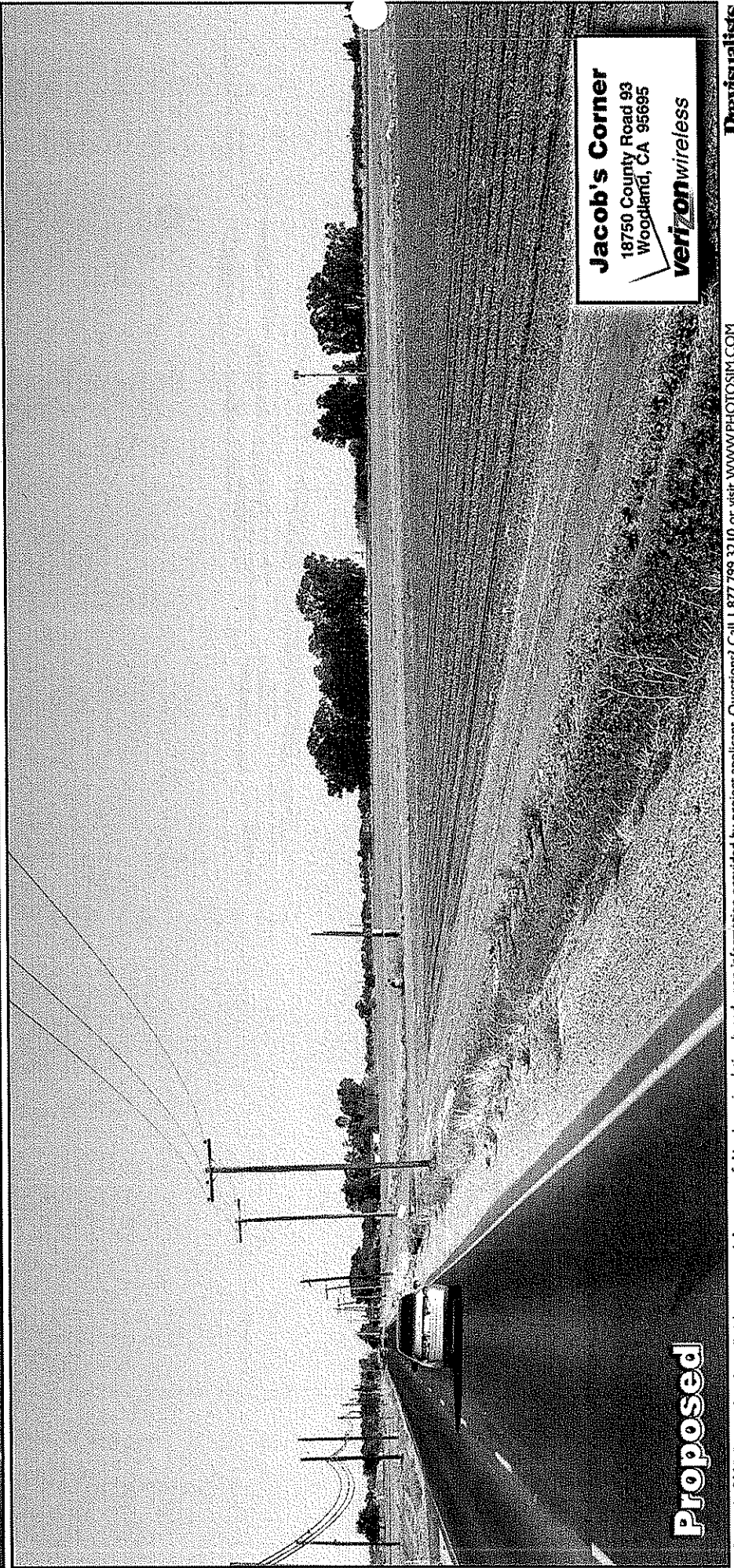
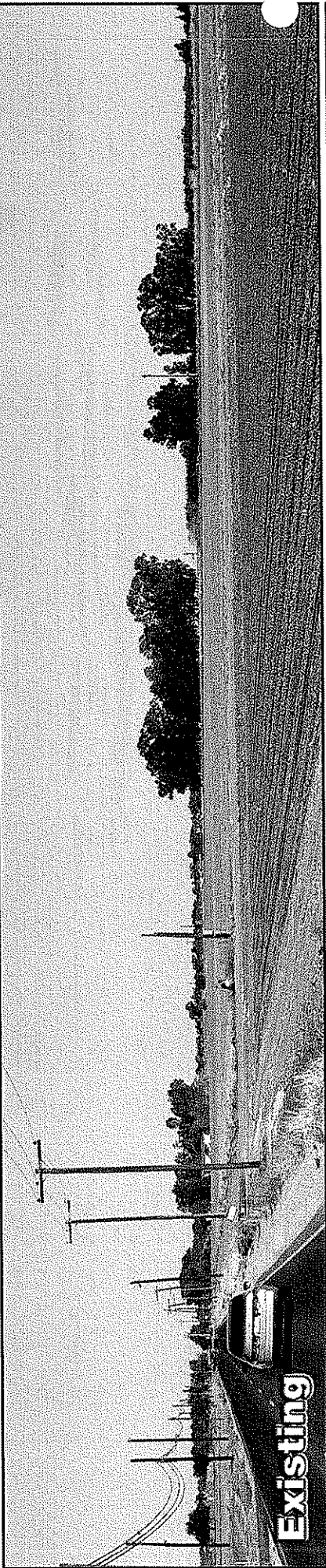
Proposed

**Attachment F
Photo Simulations**

Jacob's Corner
 18750 County Road 93
 Woodland, CA 95695

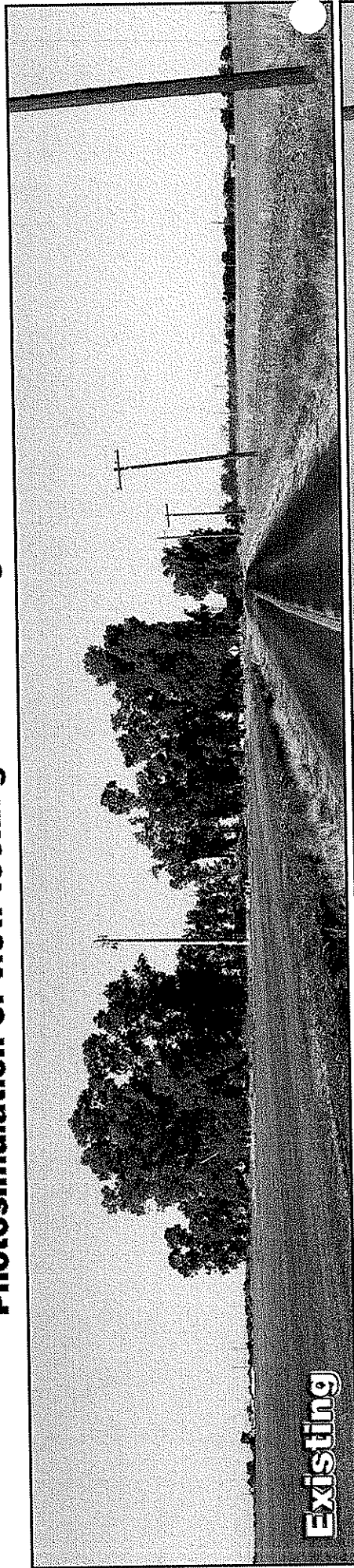
verizon wireless

Photosimulation of view looking southeast along Hwy 16.

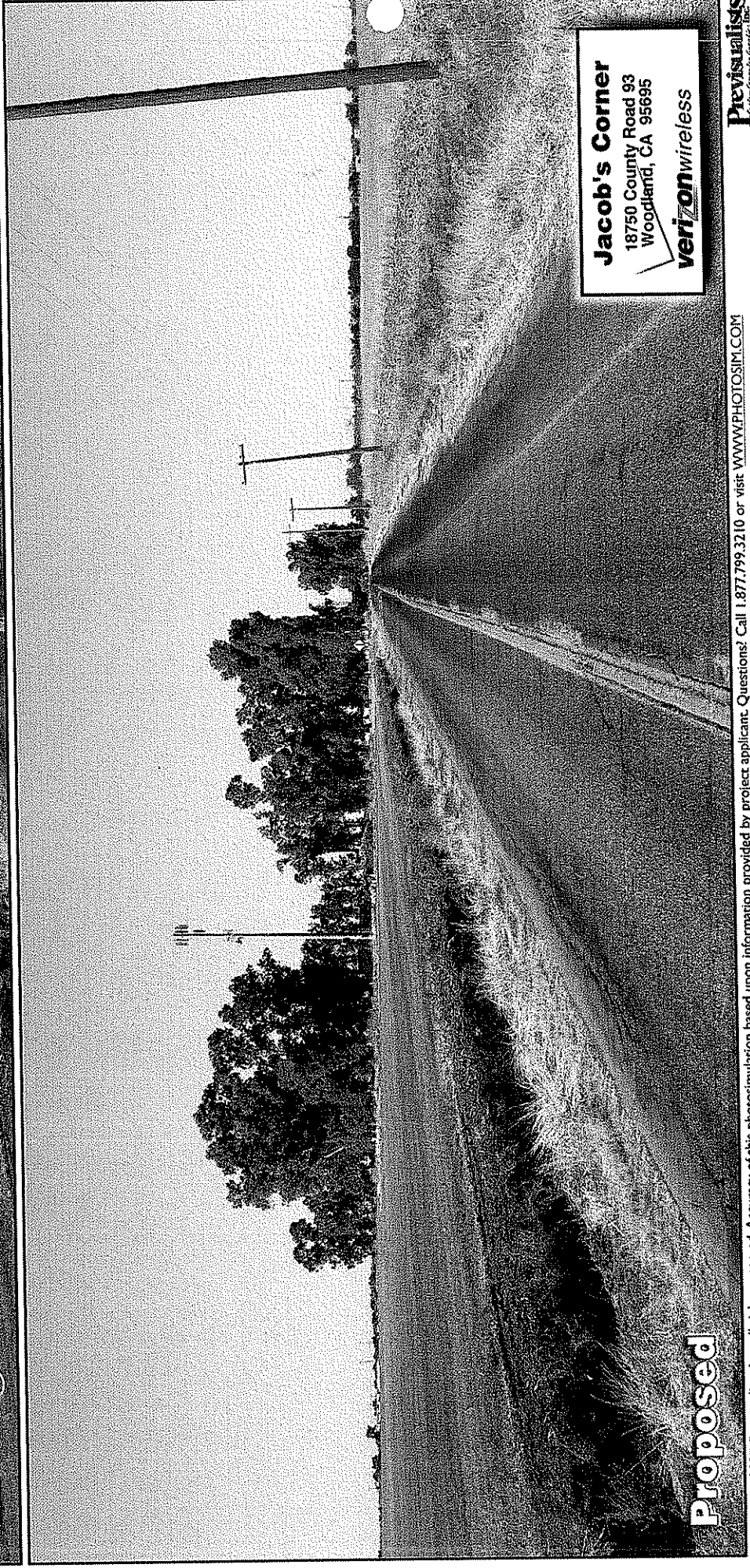


Jacob's Corner
18750 County Road 93
Woodland, CA 95695
verizonwireless

Photosimulation of view looking north along County Road 93.



Existing



Proposed

Jacob's Corner
18750 County Road 93
Woodland, CA 95695
verizonwireless