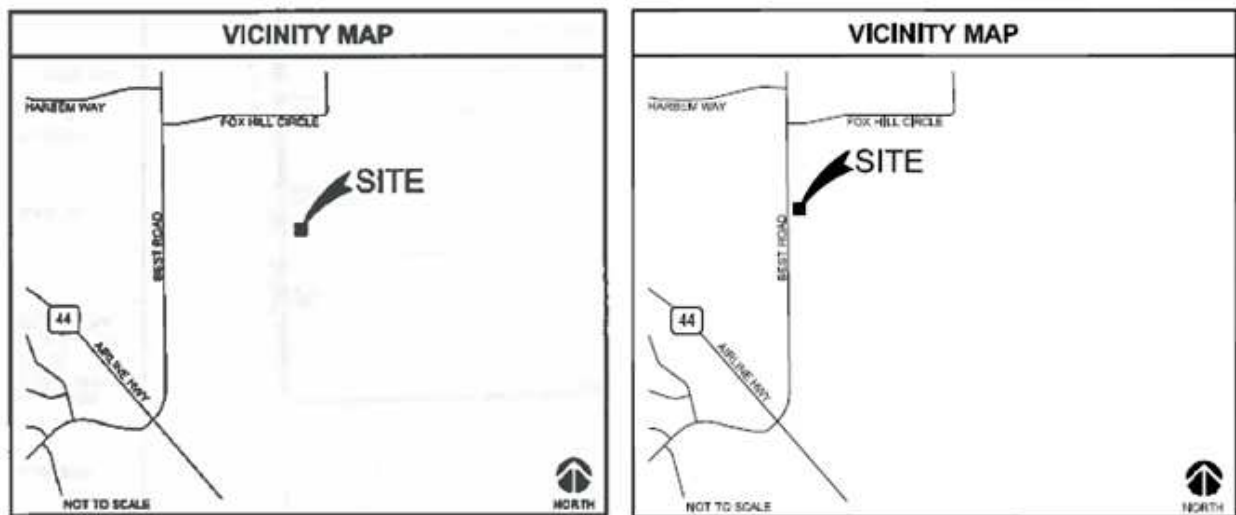


STAFF REPORT

PROJECT DATA:

Application: PLN 180014 / Use Permit / Wireless Communications Tower
Public Hearing: December 5, 2018
Applicant/Owner: SAC Wireless/Verizon / Tracy & Michael Nino
Location: 111/113 Best Road
APN: 025-190-032, 025-190-033
General Plan: Agriculture (A)
Zoning: Agricultural Productive (AP)
Planner: Richard Felsing

PROJECT DESCRIPTION: The applicant proposes to redesign and relocate the previously approved wireless facility at 111/113 Best Road, moving it closer to Best Road and changing the design from a 40'-tall faux water tower to a faux 75'-tall monopine. Relocating the facility to a site approximately 50 feet from Best Road involves a 35-foot elevation drop, resulting in a taller structure designed to maintain the elevation that delivers the same desired functionality.



Old (left) and Proposed (right) Sites

The proposed project consists of 12 panel antennas and associated equipment enclosed within an 8' high wood fence. It involves constructing and installing new Verizon Wireless equipment:

- 26' x 26' lease area;
- outdoor equipment cabinets on 4' x 14' concrete slab;
- GPS antennas (2);
- 20 kw generator;
- electrical meter w/fused disconnect on new frame;
- 75' tall monopine;
- 6' tall panel antennas (12);
- RRUS12 + A (9);
- RAYCAPS (4); and a
- 8' tall wood fence.

SITE DESCRIPTION: The subject property consists of 2 parcels totaling 240 acres and is zoned Agricultural Productive. The parcel is located on the east side of Best Road and the facility will be sited about 50 feet (30' driveway, 40' x 40' leased compound) from the Best Road right-of-way (ROW). No homes are within 500 feet of the proposed tower site. The site is characterized by rolling hills, primarily agricultural uses, and one single-family residence.

Scenic Highway: No

Seismic: **Not** Within an Alquist Priolo Earthquake Fault Zone.

Fire Hazard: Urban Unzoned

Floodplain: None

Archaeological Sensitivity: No known sensitivity

Kit Fox Habitat: Within Impact Fee Area.

Other Endangered or Sensitive Species: None known.

BACKGROUND: This project was previously approved as Use Permit UP 1120-15 with a 40' tall faux water tank design sited approximately 1,600 feet east of Best Road, which required constructing 1,800 feet of new roadway to a 40'x40' compound. The discovery of several threatened and endangered species required a new site to avoid the potential for substantial environmental impact. The proposed new location, a bit north and approximately 1,550 feet further west than the original approved site, about ~50 feet from Best Road, eliminates the biological impacts identified. The applicant states that:

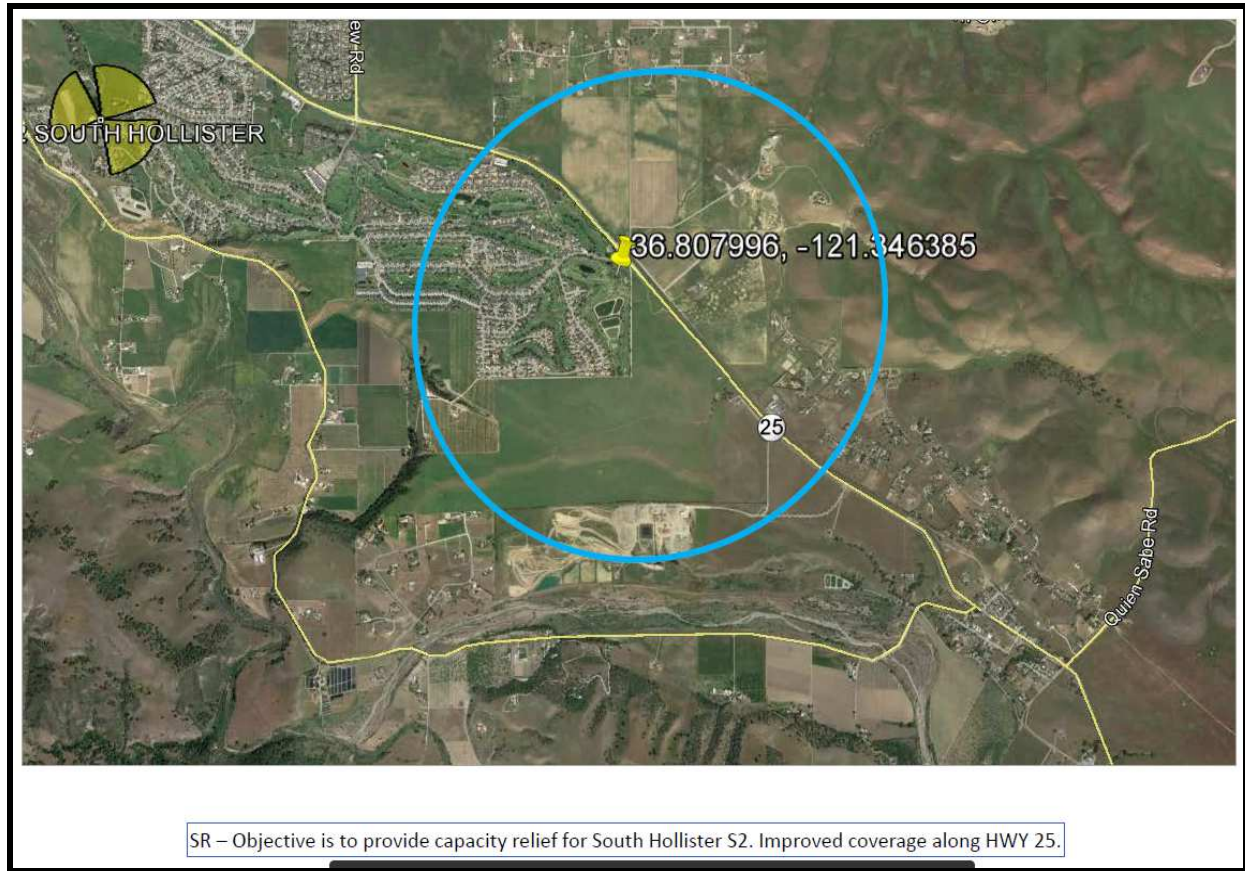
[D]uring the environmental due diligence phase a badger hole with a tiger salamander in it was discovered near the site. Eventually the site was moved because US Fish & Wildlife Service (USFWS) consultation under NEPA indicated an adverse effect finding to the California red-legged frog (CRLS; threatened) and the California tiger salamander (CTS; endangered). The site was relocated to avoid an adverse impact on these species. After the site moved the environmental consultant from EBI said "The current design has eliminated the Bio concerns. Under this location there won't be mitigation needed."

The co-locatable structure helps eliminate an undesirable proliferation of towers in any given area. This proposed new monopine design is co-locatable unlike the original faux water tank. This feature is desirable to the competing wireless carriers' need to establish service in areas that would otherwise be exclusively served by a rival.

PLANNING AND ZONING: The site is designated Residential Rural (RR) in the County General Plan and as Agricultural Productive (AP) in the Zoning Ordinance. Wireless telecommunication facilities (both new and co-location) are a conditional use under AP zoning.

ENVIRONMENTAL EVALUATION: The proposed project is considered a utility extension under Section 15303, and has been determined to be exempt from the California Environmental Quality Act (CEQA). Article 19 of CEQA lists the exemptions from the filing of environmental documents for projects that do not pose a significant environmental impact.

It was determined that the entire search ring area (below) is a sensitive habitat area, and that it was necessary to minimize the impact by developing as little as possible, leading to the proposed site closer to the public right of way. Visual impact is minimized by 'stealth the pole' as a faux pine tree (monopine) and surrounding the compound with a wooden fence.



Potential issues related to noise, habitat, environmental resources, hazards, scenic highways, and historical resources have been reviewed by staff; each area has been determined to be insignificant or are not applicable. Therefore, the exceptions to this proposed categorical exemption, as listed within §15300.2, are not applicable.

STAFF ANALYSIS: The applicant has submitted required materials as listed in SBCC §7.11.003, including site plan, facility and coverage maps, photo simulations, and information on the site selection process, CEQA, and landscape, noise, and radio-frequency radiation emissions statements and reports.

(continues)



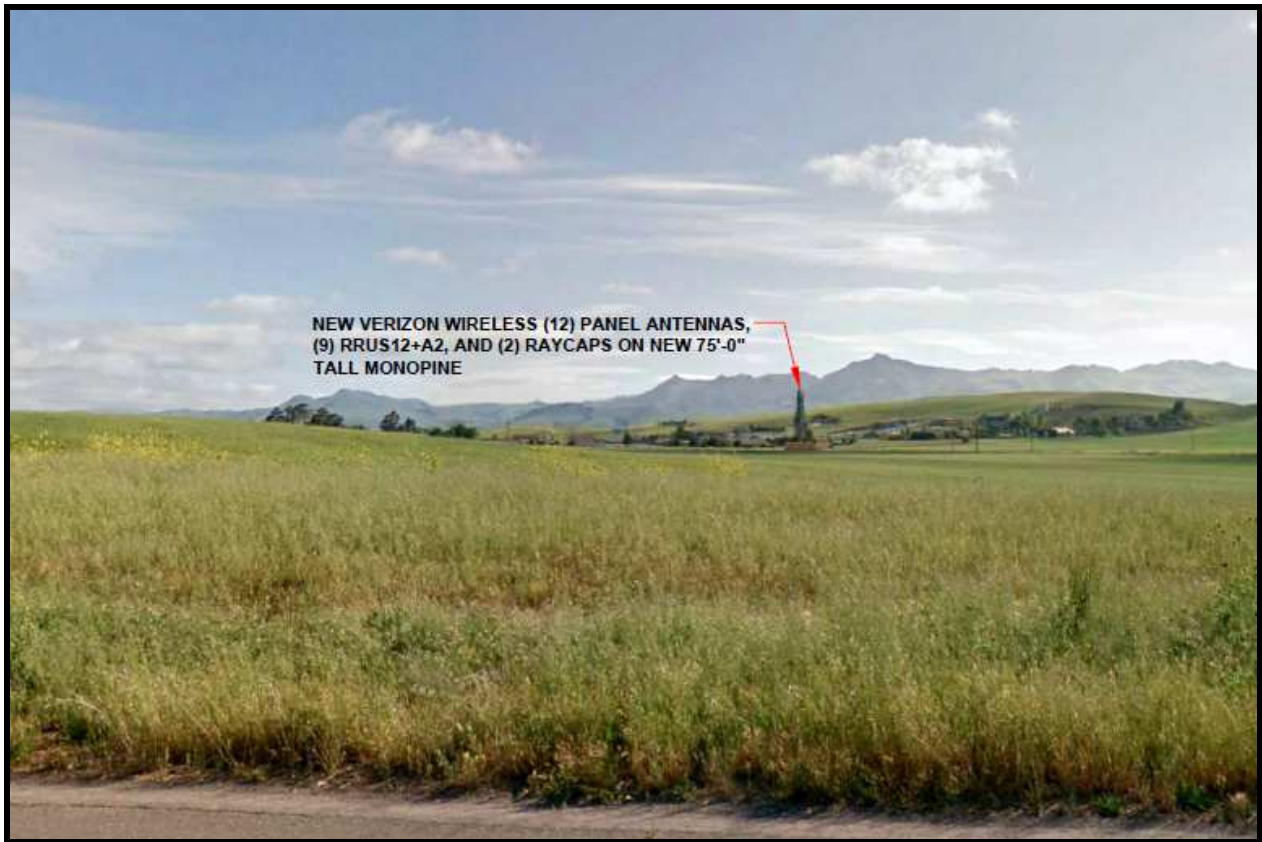
NEW VERIZON WIRELESS (12) PANEL ANTENNAS,
(9) RRUS12+A2, AND (2) RAYCAPS ON NEW 75'-0"
TALL MONOPINE

View from Fox Hill Circle



NEW VERIZON WIRELESS (12) PANEL ANTENNAS,
(9) RRUS12+A2, AND (2) RAYCAPS ON NEW 75'-0"
TALL MONOPINE

View from Best Road



View from Airline Hwy 25

The visual representations provided appear to indicate that, with sufficient landscaping, the facility would not have the potential to significantly alter the aesthetics of the site.

There are no schools within 1,500 feet or homes within 500 feet of the project site. The tower is designed to accommodate future co-location opportunities.

STAFF RECOMMENDATION: Staff has reviewed the proposal and can find no objection to the proposed request on the project site. Staff recommends that the Planning Commission approve Use Permit PLN180014 by acting on the attached draft resolution for Approval.

Attachments

Exhibit A. Resolution for approval, with attachments:

- Attachment 1. Vicinity Maps
- Attachment 2. Assessor's Parcel Map
- Attachment 3. Network Facilities Map (1) and Coverage Maps (2)
- Attachment 4. Photo Simulations (3)