

Drake's Peak Radio Tower

Resolution 17-342

City of Vacaville Planning Commission,
October 16, 2018

Concerned Citizens for Old Rocky
Spokesman James Gorham

Resolution 17-342 – Drake's Point Radio Tower

- Section 14.09.072.150 (D) of the City of Vacaville Land Use and Development Code states:
- “A permit or entitlement may be revoked for reasons which include, but are not limited to...
 - (2) **Upon a determination that the permit or entitlement was obtained or extended upon fraud or misrepresentation;** and
 - (3) **Upon a determination that the project violates a provision of the Municipal Code** or is not operating in conformance with the performance standards”.

Staff Report to Planning Commission – April 17, 2018

Purported compliance with Section 14.09.125.070 (Location Criteria) not permitting major telecom on ridgelines not already developed with telecom... unless:

- “the facility will be surrounded by existing vegetation rendering its appearance unnoticeable.”
- Attachment 5 provided to support this – however, it doesn’t show how vegetation will obscure new tower
- No measurements
- No new tower rendering



The Existing Airport Beacon Tower



From Vine



From Brown's Valley



From N. Vine



From N. Orchard



From Markham



From the Ridge just North

Existing tower – clearly visible from all over town



Clear views for miles from the old tower! Very little vegetation to obstruct.

A photograph of a tall wooden utility pole standing on a dry, rocky hillside. A blue double-headed vertical arrow is drawn next to the pole, spanning from the ground to the top crossarm. The background shows a valley with some buildings and distant hills under a cloudy sky. A power line runs diagonally across the upper half of the image.

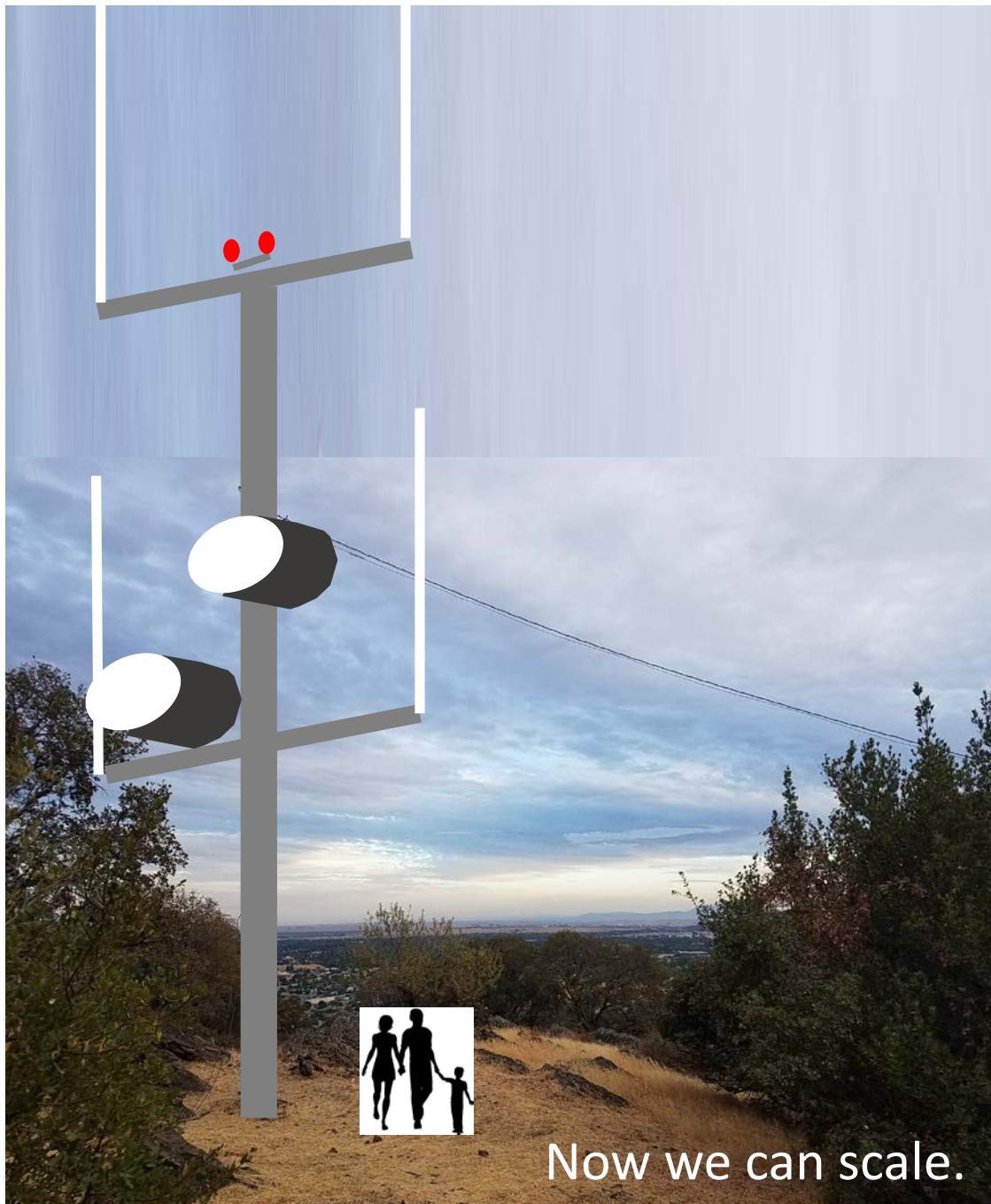
37 or 38'...?

City reported height.



31' (actual measurement)

Actual height.



Now we can scale.

Effectively unnoticeable –
not a chance!

22'

8'

18'



From Brown St.



From Brown St.



From Woodcrest



From Woodcrest



From Markham



From N. Vine



From Vine



From Rollingwood



From Old Rocky Circle



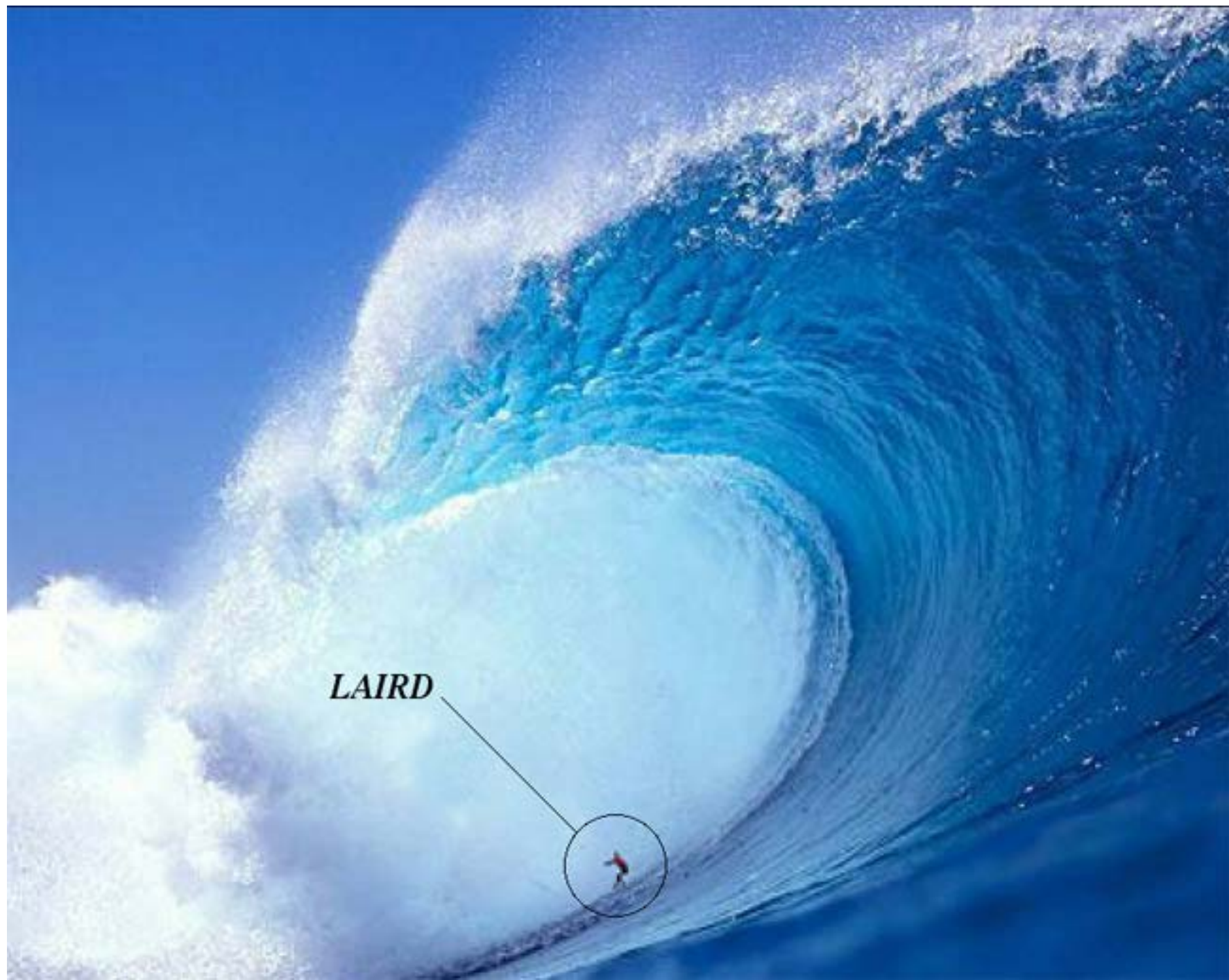
From Brown St.



From City...







LAIRD



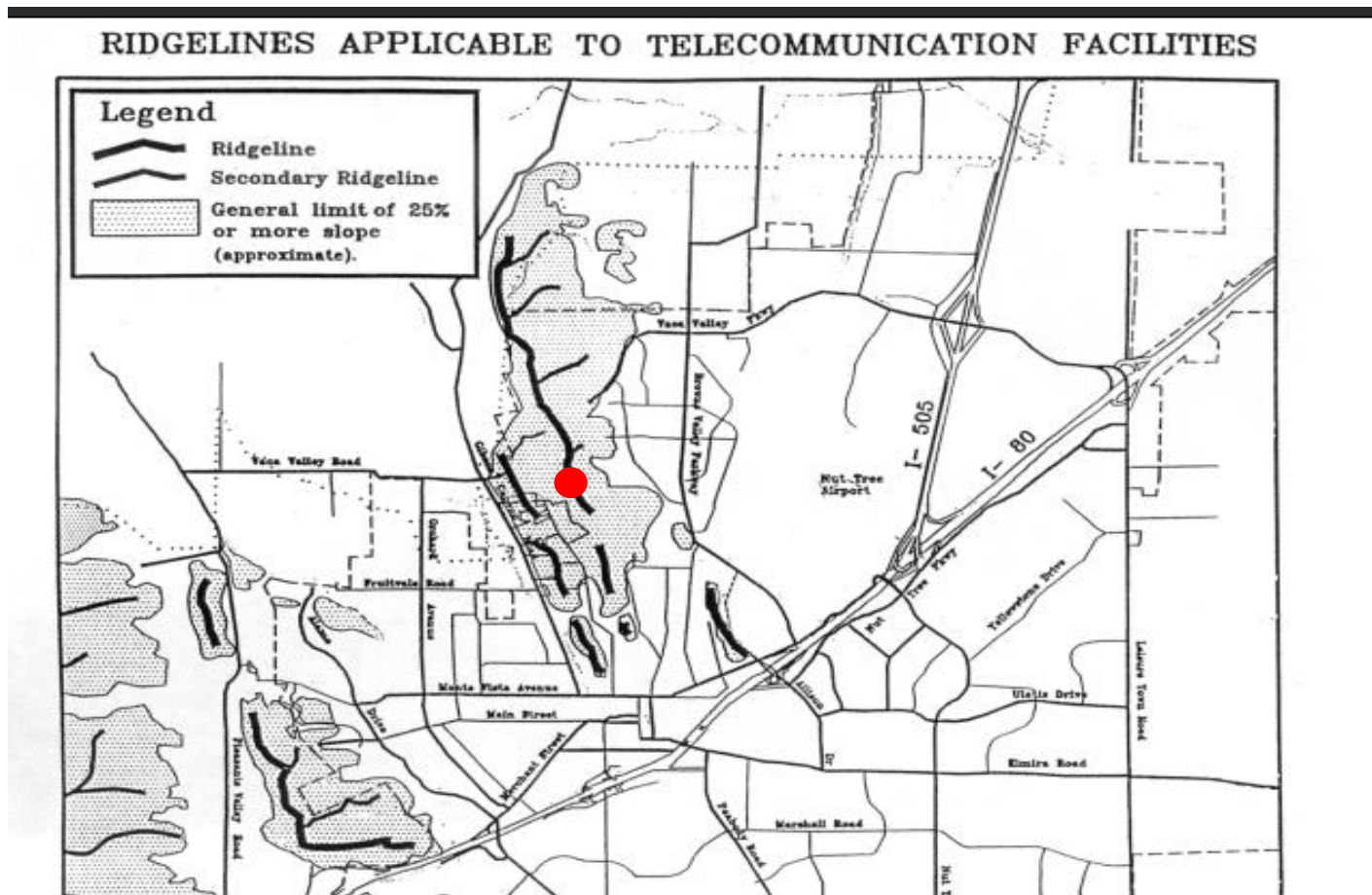
Up to 60'

***Conclusion: visible for miles, NOT “effectively unnoticeable”,
and up close, will completely dominate the landscape***



Staff Report Didn't Address This...

Reference to Section 14.09.125.070 (Location Criteria) No new telecom shall be placed so as to silhouette against the sky above one of the City's ridgelines...





NOT IN COMPLIANCE

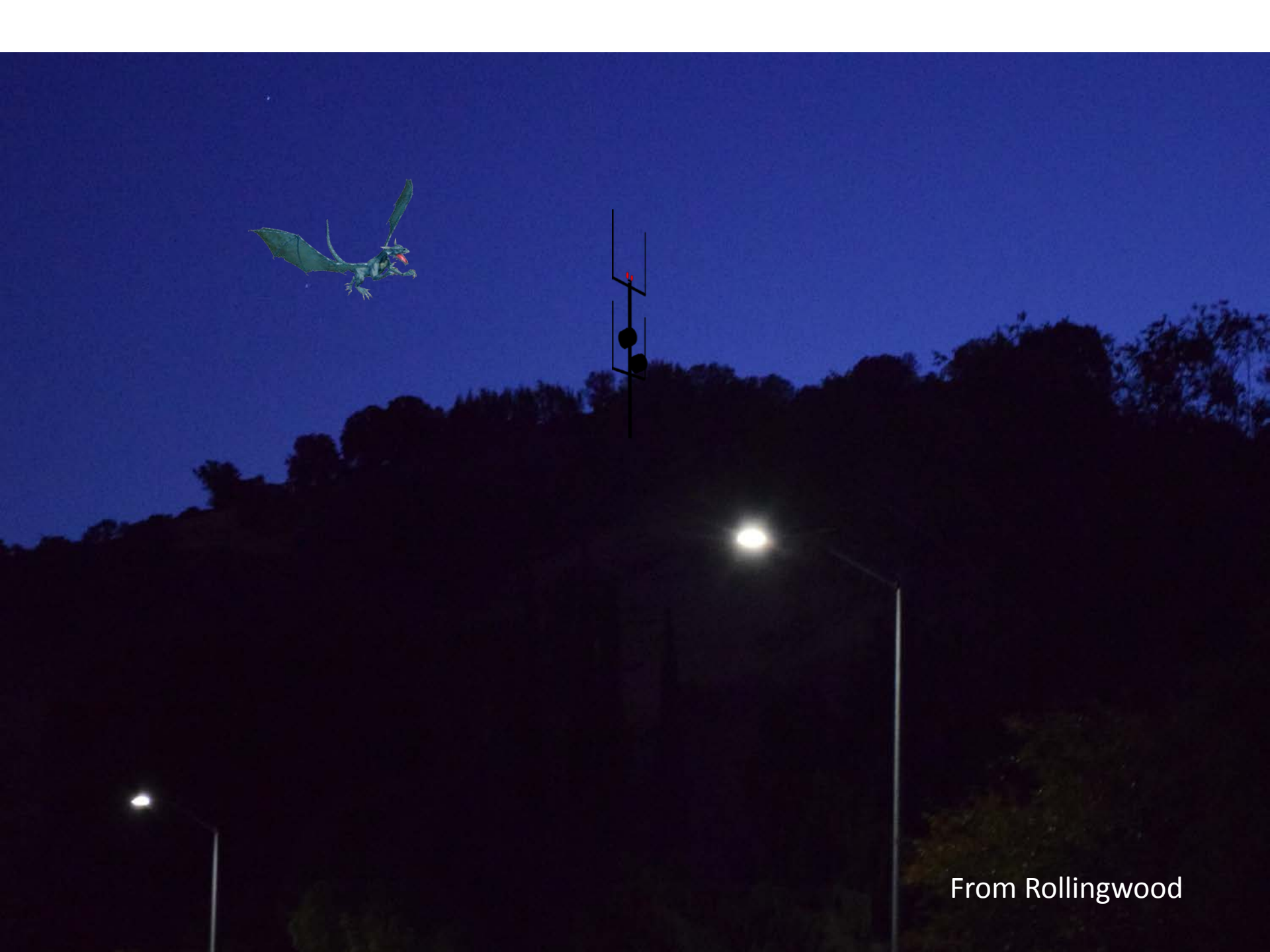
From the Open Space below



From Woodcrest



From Wrentham

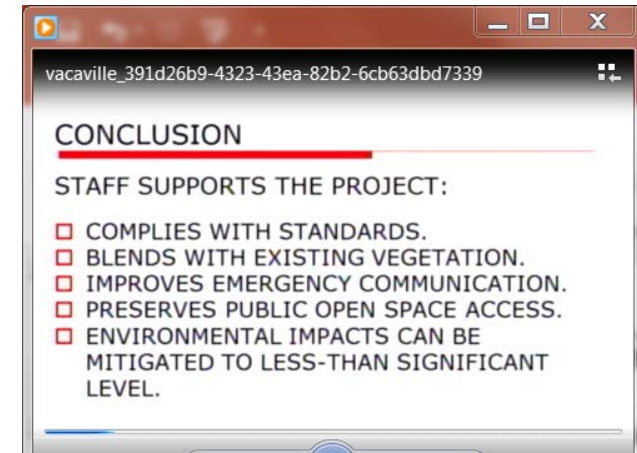
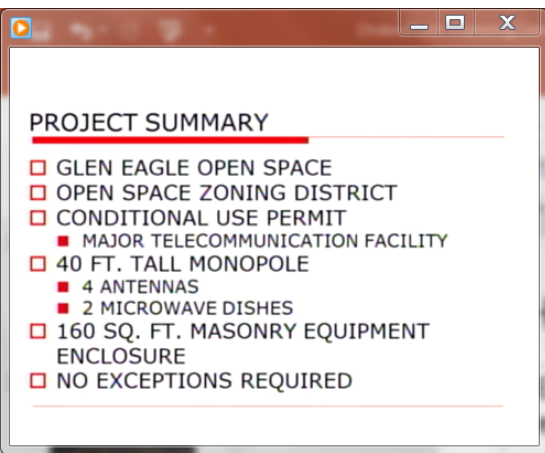


From Rollingwood

Staff Report Didn't Address This...

Reference to Section 14.09.125.090. F. Development Standards for Ridgeline Areas.

- No Telecommunication Facility should be **located on a prominent point of a ridgeline unless an exception is granted.**
- No exception was granted, **nor could be under the conditions of exceptions** in this section:
 - Facility will not be visible from surrounding properties or public view
 - Substantially screened ... not result in an adverse visual impact
 - Due to co-location will not create adverse visual, noise or thermal impacts;
 - According to an approved master plan.



Old Rocky is unquestionably a prominent point



We have the beginnings of an unruly mob...

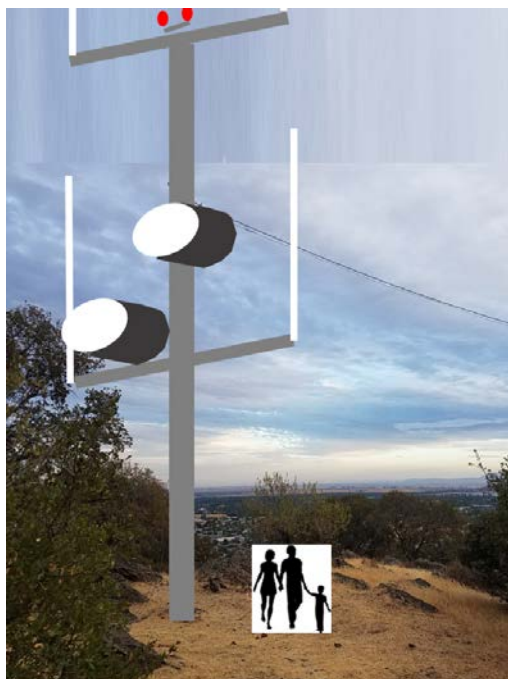
- **NO ONE knew about this** – in spite of the City's claim that they did appropriate CEQA notification
- PEOPLE HAVE PURCHASED AND MOVED here for **the undeveloped ridgeline and open space**
- Property values can decrease significantly; City's own telecom code purpose is to **"protect property values"**
- Open space users are devastated, again the telecom code purpose is to **"minimize adverse visual and aesthetic effects"**
- People **cherish the open views of ridgelines**
- People are terrified of cell towers moving in, and the City's own code encourages it, and the State is moving towards **wresting that control from the City**

NO Alternatives CONSIDERED

- 2005 Study – Only alternatives document – **but OBSOLETE**
- 2016 Needs Assessment – **but NO FULL ALTERNATIVES ANALYSIS nor PUBLISHED DOCUMENT**
- Done by an out of town consultant, and Old Rocky was **essentially a given** with its prominence and location
- **DISREGARDS OUR TELECOM CODE** put in place “to minimize adverse visual and aesthetic effects” and ensure “property values are protected.”
- **IF OLD ROCKY was off the table**, as it should be, **there WOULD be other, viable options.**

Staff Report to Planning Commission – April 17, 2018

- Reference to Section 14.09.125.080 (Design Criteria for Various Facilities) of the Code establishes design standards ...to minimize visibility and assuring...environmental protection.
- “The facility will be located in an area that will minimize aesthetic intrusion on the surrounding environment”



How Valuable Is Old Rocky?

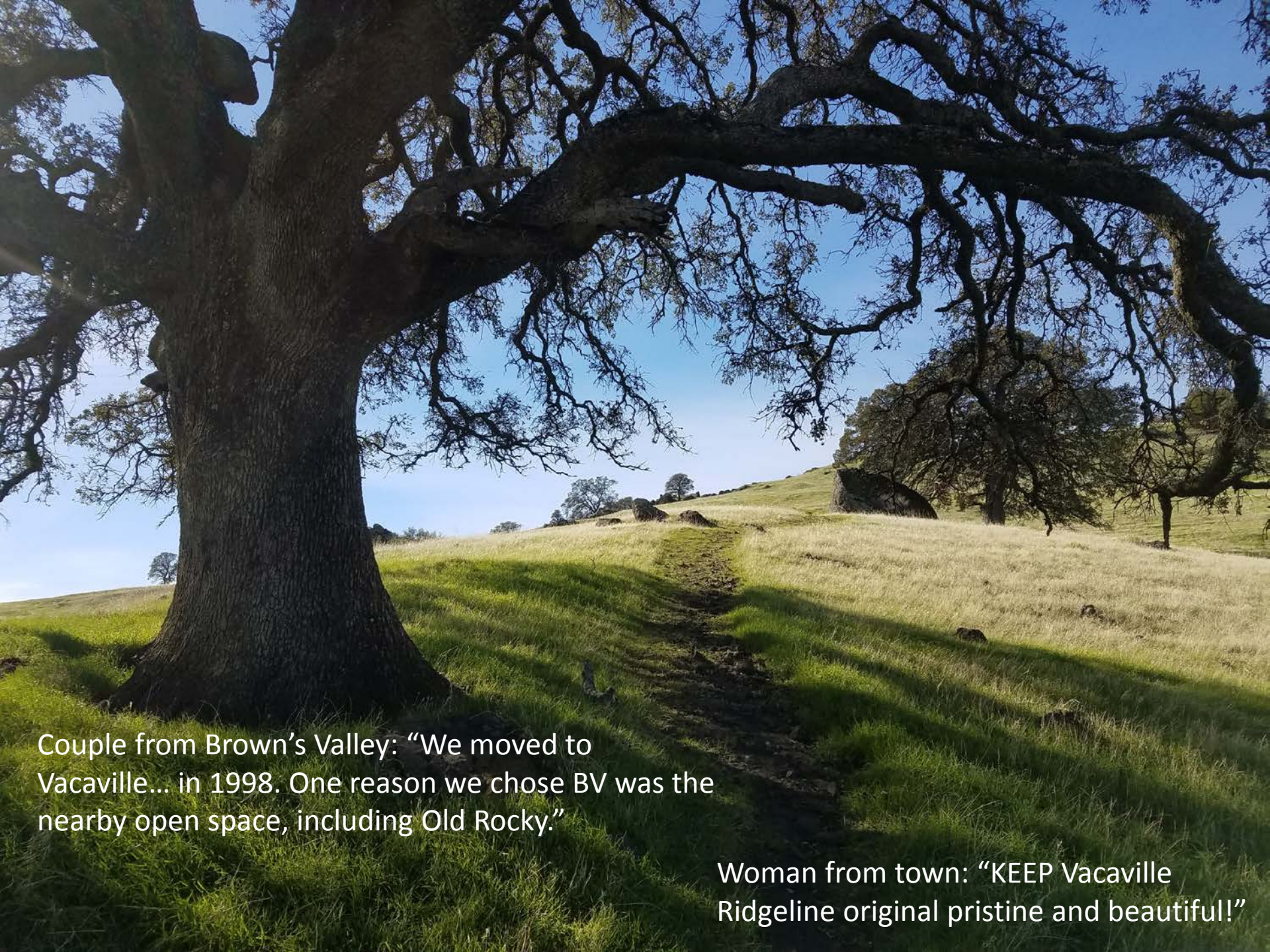
- Extremely rare in any urban area in California to have views this expansive and this accessible
- Frequenting daily, in every season, by all ages, interests, and locales
- Treasured by generations of residents
- Contemplative, quiet, and open
- Long-time residents are already expressing to me an interest in moving away, as this is too painful to watch
- By touching Old Rocky, you have unquestionably hit a nerve





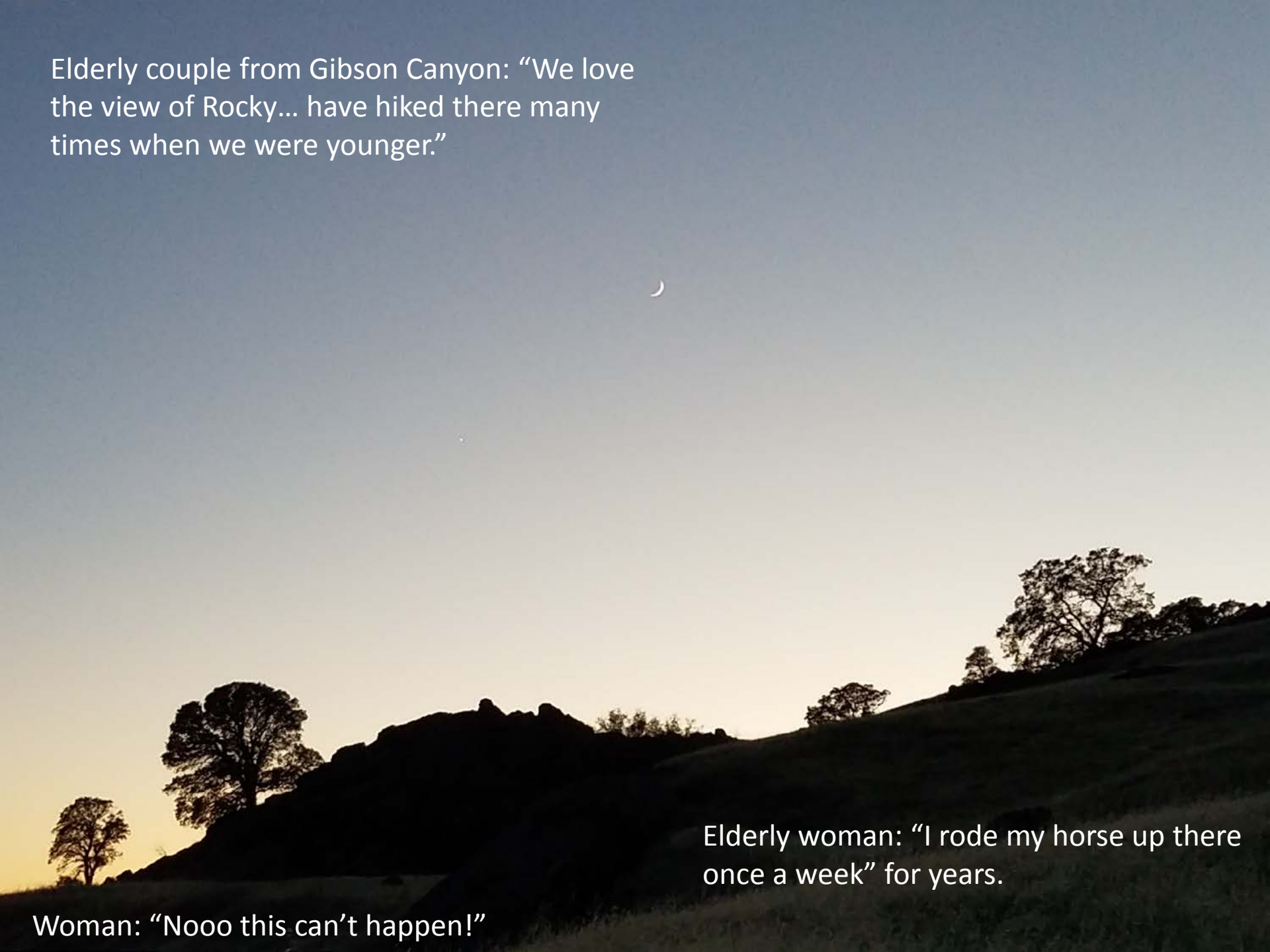
Young man with his fiancé from Markham, “I’ve been going up Old Rocky since I was seven years old.”

Woman from Vine St.: “I hike up to old Rocky occasionally ... there must be an alternative to spoiling this valuable asset.”



Couple from Brown's Valley: "We moved to Vacaville... in 1998. One reason we chose BV was the nearby open space, including Old Rocky."

Woman from town: "KEEP Vacaville Ridgeline original pristine and beautiful!"



Elderly couple from Gibson Canyon: “We love the view of Rocky... have hiked there many times when we were younger.”

Elderly woman: “I rode my horse up there once a week” for years.

Woman: “Nooo this can’t happen!”

What are we asking the City?

- Suspend Unlawful Construction – these claims must be evaluated
- Pursuant to Conditional Use Permit Condition No. 10, revoke permit if the following are confirmed:
 - **Upon a determination that the permit or entitlement was obtained or extended upon fraud or misrepresentation**
 - **Upon a determination that the project violates a provision of the Municipal Code**
- Perform and document a full and complete alternatives analysis

Thank you! We hope you'll make
the right decision and support
these requests!

SaveOldRocky.org

SaveOldRocky@gmail.com