

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: August 23, 2018

Staff: Isaac Wolf

CONDITIONAL USE PERMIT

- FILE NUMBER:** S18-0010/Lake Forest Park
- APPLICANT:** On Air, LLC/Jennifer Robson
- REQUEST:** Conditional Use Permit to allow the construction and operation of a colocation wireless facility on a water tank. The facility consists of three antenna sectors, two antennas per sector, for a total of six antennas, three Remote Radio Heads per sector, five surge protectors and three hybrid cables per sector on proposed monopoles attached to the tank and ground mount equipment within a 235 square foot lease area.
- LOCATION:** The property is located on the west side of Francisco Drive, approximately 0.2 mile south of the intersection with Promontory Point Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)
- APN:** 110-020-29 (Exhibit B)
- ACREAGE:** 4.64 acres
- GENERAL PLAN:** Adopted Plan (AP) - Northwest El Dorado Hills Specific Plan (Exhibit C)
- ZONING:** Recreational Facilities, High-Intensity (RF-H) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to CEQA Guidelines Section 15301(b)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find the project is exempt pursuant to Section 15301(b) of the California Environmental Quality Act Guidelines (Existing Facilities); and
2. Approve Conditional Use Permit S18-0010 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

This project proposes to allow the construction and operation of a wireless facility co-located on an existing 30'6" tall El Dorado Irrigation District (EID) water tank (Exhibit F). The project antennas are to provide both broadband and cellular coverage. No HVAC units or portable generators are proposed. This Conditional Use Permit application is consistent with both the El Dorado County General Plan and Zoning Ordinance.

PROJECT INFORMATION

Site Description: The project site is located west side of Francisco Drive, 0.2 miles south of the intersection with Promontory Point Drive, in the El Dorado Hills area. The 4.64 acre parcel is owned by the El Dorado Irrigation District (EID) and consists of a water treatment plant to process municipal drinking water. The parcel is already completely built out, with various impervious surfaces already on site, such as driveways walking paths. There will be no additional impervious surfaces created as a result of this project.

The water tank on which the antennas will be located is 30'6" tall, and is on the southeast corner of the parcel. It is furthest away from the other water tanks, office and water treatment equipment on site. The parcel is located on a hill with various oak woodlands on site. There are single family homes, a school and a public park surrounding the project site. The closest residences to the east are approximately 145 from the water tank, while the homes to the west are more than 500 feet from the water tank. The nearest amenity at the existing park is approximately 230 feet from the proposed cell tower locations. The closest school building at the existing middle school is approximately 110 feet from the proposed cell tower locations.

Project Description: The proposed wireless facility antennas would be located on a proposed 15-foot high pole attached on an existing 30'6" tall water tank (45'6" cumulative), with the equipment cabinet located northeast of the water tank within a to-be-constructed equipment shelter. All of the cellular equipment will be encompassed within a 235 square foot lease area surrounded by an approximately 2-foot high Concrete Masonry Unit (CMU) wall. There will be no impact to any of the oak trees on site.

The wireless facility would provide both broadband and cellular coverage in the area. The facility will not be readily visible to adjacent properties. The project will connect to the electrical grid, with no backup generators on site, and a trench will be run on the outside of the existing pavement, underground, to connect the equipment pad to the cell towers. A 6-foot wide utility easement along the southern property line will be trenched for cable fiber and electricity to the site. The project will be built to accommodate colocation of up to one additional carrier; however, any colocation can only be done through a revision of this Conditional Use Permit.

STAFF ANALYSIS

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 4.0 through 5.0, Zoning and Conditional Use Permit Findings.

Environmental Review: This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(b) of the CEQA Guidelines stating that Class 1 exemptions consist “of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination...” As new antennas are being co-located to an existing tank and a small equipment cabinet to be constructed immediately adjacent, the installation of the communication facility is consistent with this exemption classification under CEQA.

Pursuant to Resolution No. 240-93, a \$50 processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Coverage Maps
Exhibit G.....Photo Simulations
Exhibit H.....Alternative Site Analysis
Exhibit I.....Radio Frequency Report
Exhibit J.....Project Description
Exhibit K.....Site Plans and Antennas