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TO: El Dorado County Planning Commission **Agenda of:** May 26, 2016

FROM: Jennifer Franich, Associate Planner

DATE: April 18, 2016

SUBJECT: Five-Year Review of Special Use Permit S01-0006-R for the continued operation of an existing wireless telecommunications facility

File Number: S01-0006-R/Blue Ravine Monopine

Applicant: Crown Castle (Agent: Laurel Reimer, Core Development Services)

Property Owner: TK Brandt COA CA LLC

Request: Five-year review of an existing cellular telecommunications facility.

Location: South side of Green Valley Road, approximately 620 feet east of the intersection with Amy's Lane, in the El Dorado Hills area, Supervisorial District 4.

Assessor's Parcel Number: 124-301-34

Acreage: 0.46 acre

General Plan: Commercial (C)

Zoning: Community Commercial – Design Community (CC-DC)

Recommendation: Staff recommends that the Planning Commission take the following actions:

1. Find Special Use Permit S01-0006-R to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;
2. Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S01-0006;
3. Modify Condition of Approval number 6 as follows:
 6. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the El Dorado County ~~Planning Department~~ Development Services Division every five years. At the time of this review, the permit holder shall provide the ~~Planning Department~~ Development Services Division with a status report on the then current use of the subject site and related equipment. The ~~Planning Department~~ Development Services Division shall review the status report and based upon an assessment of the information provided, current wireless technology, and possible local and cumulative impacts, determine whether to ~~recommend the Planning Commission take action to:~~ (A) Allow the facility to continue to operate under all applicable conditions; or (B) Modify the conditions of approval in order to reduce any identified new adverse impacts; and or initiate proceedings to modify the special use permit, and/or require the removal of identified obsolete equipment if no longer an integral part of the facility. The intent of these provisions is to enable the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the above-mentioned language. The failure of the ~~Planning Department~~ Development Services Division to conduct or complete the five-year review as required shall not result in the expiration of this special use permit. The applicant shall pay a fee as determined by the ~~Planning~~ Development Services Division Director to cover the cost of the five-year review process.
4. Add a new Condition of Approval:

Planning Services

8. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

Background: Special Use Permit S01-0006, as approved by the Planning Commission July 26, 2001, allowed the construction and operation of a 50-foot monopine tower with nine antennas and equipment shelter with nine cabinets. A five-year review of the facility permit and status report is required under condition 6 of the Conditions of Approval.

Staff Analysis: The applicant is requesting a five-year review of the existing cellular telecommunications facility. The applicant has provided the attached Status Report and as-built plans (Exhibits A and B) to show that the facility is operating in compliance with all applicable conditions of approval for S01-0006 (Exhibit C).

The proposed modification to Condition of Approval number 6 will bring the condition up to date with the standard condition for telecommunication facility permits that require ongoing maintenance for aesthetic purposes. The modified condition allows five-year reviews to be done at staff-level review in the future for streamlined processing. The added Condition of Approval number 8 is a condition that the Planning Commission has requested for similar projects.

Environmental Review: Staff has determined that, pursuant to CEQA Guidelines Section 15061(b)(3), this action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the special use permit. The review for compliance with the conditions of approval for the special use permit includes any remedial measures to be taken to ensure compliance. It can be found that the compliance review will not have an impact on the environment and is therefore not subject to CEQA.

SUPPORT INFORMATION

Exhibit A.....S01-0006 Conditions of Approval with Responses
Exhibit BS01-0006 As-Built Plans
Exhibit CCurrent Site Photos