

FINDINGS

Conditional Use Permit CUP25-0006/T-Mobile Monopine Garden Valley Planning Commission/March 12, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgement of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Medium Density Residential (MDR) land use designation establishes areas for single-family residential development in a rural setting.

Rationale: The project proposes to allow the construction and operation of a new telecommunications facility. The land use designation of the subject parcel allows for the development of single-family residences and associated structures, including those uses and structures allowed as a conditional use. The proposed monopine facility would not intensify uses on the parcel to a significant degree and would not result in negative impacts to the general health, safety, or welfare of nearby residents. As proposed, and as conditioned, this proposal is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Conditional Use Permit (CUP) is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids incompatibility or shall be located on a different site.

Rationale: The proposed 120-foot-tall monopine tower would be located on the southwestern portion of the subject parcel and is set back from the nearest residential developed lot line approximately sixty-eight (68) feet and is approximately 440 feet from the nearest residential structure on the adjacent parcel. The proposed monopine has been designed and located in a manner that avoids incompatibility with adjoining land uses and is therefore consistent with this policy.

2.4 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was distributed to the El Dorado County Department of Transportation (DOT), Pacific Gas and Electric (PG&E), Garden Valley Fire District, El Dorado County Emergency Medical Services and CAL FIRE for review. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

2.5 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project is located on a parcel that is developed. The site is currently served by CAL FIRE and the Garden Valley Fire Protection District for fire protection and Georgetown Divide Public Utilities District for water service. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. No changes are anticipated with regards to the demand of potable or emergency water by this project. Therefore, the proposed project is consistent with this policy.

2.6 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations) precludes development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

Rationale: The proposed parcel is located in a High Fire Hazard Severity Zone. The Fire Safe plan is conditioned as part of this project. The Garden Valley Fire Protection District and Cal Fire has reviewed the project. The project is consistent with this policy.

2.7 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was reviewed by DOT, Garden Valley Fire Protection District and CAL FIRE as proposed, there were no concerns regarding the existence

of adequate access for emergency vehicles. The subject parcel currently takes access from Garden Valley Road from a driveway on the northeast corner of the parcel. The encroachment is permitted by DOT and therefore the project is consistent with this policy.

2.8 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

Rationale: No oak trees are proposed to be removed as part of the proposed project. Therefore, the project is consistent with this policy.

2.9 The project is consistent with General Plan Policy TC-Xa.

(1) Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: This policy does not apply, as the project does not propose residential development.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the Project is not requesting the County create an Infrastructure Financing District.

(6) Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five (5) or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project does not create any residential parcel(s); therefore, this policy does not apply.

2.10 The project is consistent with General Plan Policy TC-Xb.

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.11 The project is consistent with General Plan Policy TC-Xc.

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable as this policy directs how the County would pay for building the necessary road capacity.

2.12 The project is consistent with General Plan Policy TC-Xd.

LOS for County-maintained roads and State highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in

that table. LOS would be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation (DOT) which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: This project would not worsen (as defined by General Plan Policy TC-Xe) LOS for any County-maintained road or State highway.

2.13 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two (2) percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project would generate fewer than 10 trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B or C of this policy are not met.

2.14 The project is consistent with General Plan Policy TC-Xf.

At the time of approval of a tentative map for a single family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would not worsen traffic on the County road system. Therefore, this policy does not apply.

2.15 The project is consistent with General Plan Policy TC-Xg.

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable as this project does not worsen traffic conditions.

2.16 The project is consistent with General Plan Policy TC-Xh.

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This policy is not applicable, since the project does not propose any subdivisions.

2.17 The project is consistent with General Plan Policy TC-Xi.

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is directed to the County to coordinate with other agencies.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The Three-acre Residential (R3A) zone, is utilized to create a more dispersed residential character to an area by providing for and regulating medium density residential development at the lowest range of one dwelling unit per three acres. Agricultural structures and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone.

Rationale: The subject parcel is zoned R3A (Exhibit D). The residential zone matrix of allowed uses (Table 130.24.020) establishes those uses that are permitted and those that require approval by a CUP in the R3A zoning designation. The matrix includes communication facilities as a use that is allowed by the issuance of a CUP approved by the Planning Commission.

The project has been analyzed in accordance with Zoning Ordinance Section 130.24.030 (Residential Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies to all applicable standards.

3.2 The project is consistent with Section 130.40.130(D)(7)(a-b).

The construction or placement of communication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:

a. In all commercial, industrial, and research and development zones, except where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

b. In all other zones or where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, new towers or monopoles shall be subject to Commission approval of a CUP in compliance with Section 130.52.021

(Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Rationale: The proposed project is located on a residential zone and is within 500 feet of a residential zone. The application for a CUP fulfills the necessary requirements and is consistent with Section 130.40.130(D)(7)(a-b).

3.3 The project is consistent with Section 130.40.130(E).

Visual simulations of the wireless telecommunications facility, including all support facilities, shall be submitted as part of the application. A visual simulation consists of a photo simulation showing the existing and post-project condition. Simulations that include future landscaping, including trees, shall typically show ten-year growth. The applicant shall also submit a map showing the location of the project site and the visual vantage points. Vantage points shall emphasize public views of the project sites.

Rationale: Photo-simulations of the facility are provided as (Exhibit G). These simulations demonstrate how the facility would blend with the existing tree canopy. Therefore, the project is consistent with this policy.

3.4 The Project is consistent with Section 130.40.130(F)(1-13)

1. **Screening.** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

Rationale: The project site is located on a vacant portion of a residentially developed parcel. No tree canopy exists within the proposed 40-foot by 40-foot lease area. The Project site and surrounding properties is in a rural setting predominately characterized by a mixture of oak and pine woodlands and annual grasslands. The use of chain link fencing with earth-toned vinyl slats would help conceal the ground mounted equipment from view. The siting of the proposed monopine has been determined to be the least intrusive placement for the project and would not have a significant effect on

surrounding uses or viewsheds. Therefore, as proposed and conditioned, the project is consistent with this development standard.

2. **Setbacks.** Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure. For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower. Setback waivers may be considered by the discretionary permit authority, as needed, to allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

Rationale: The facility, which includes a 120-foot-tall monopine, must be at least 180 feet from all residential structures and all property lines shared with a residential use or a residentially zoned parcel. The proposed facility is approximately sixty-eight (68) feet from the nearest property line shared with a residentially zoned parcel that contains an existing residence. The facility is, however, approximately 440 feet from the residential structure associated with this adjacent parcel. An 112-foot waiver from this setback requirement is requested by the applicant (Exhibit J, Section 2.4.3). A setback waiver may be approved if it allows flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

The proposed site is on a relatively flat area, on a hill, that is 415 feet from Garden Valley Road. The applicant has engaged in extensive alternative sites outreach in the area and has considered alternative locations on-site which would meet RF coverage objectives. The alternative locations would likely need to be sited at a lower elevation and require an increase in tower height, which would not be less visually impactful than the proposed project. Therefore, as proposed and conditioned, the project is consistent with this development standard.

3. **Maintenance.** All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

Rationale: The project has been conditioned to conduct routine wireless facility maintenance for the ongoing operation and safety of all equipment. Additional immediate visits would occur if the site equipment is not functioning. Conditions shall ensure that the colors and materials of the stealth enclosure and ground equipment enclosure would be maintained at all times and would be consistent with the features as depicted in the elevations (Exhibit I). Therefore, as conditioned, the project is consistent with Section 130.40.130(F)(3).

4. **Location Preferences.** Wireless telecommunication facilities are encouraged to co-locate on existing buildings and structures to the extent feasible based coverage requirements. Additionally, to minimize the aesthetic and visual impacts, all new wireless telecommunication facilities shall take into consideration the aesthetic impact of the proposed telecommunication facility as seen from roadways and other public properties should any adverse effects be noted. The following preferences should be considered in locating new facilities.

- a. Industrial and research and development, including corporation yards and mineral resource uses.
- b. Commercial.
- c. Agricultural, rural, and open space.
- d. Residential.

Rationale: In the Alternative Sites Analysis (Exhibit F), the applicant states that there are no existing towers within the designated search area to enhance service coverage to this rural and residential area of Garden Valley. In terms of existing non-tower structures, the applicant states that there are no structures within the search area that could support the required height of 115-foot-tall antenna tip height to meet the coverage objectives for this tower.

The applicant considered visual impacts from roadways and other properties by siting the facility at least 415 feet from Garden Valley Road (Exhibit G). Therefore, as proposed, the project is consistent with Section 130.40.130(F)(4).

5. **Historic Resources.** No facilities shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless it is determine

that the facility would have no adverse effect on the building's visual integrity, structure or eligibility for historic designation.

Rationale: The project is not located on a parcel that is within a Federal, State or local historic register thereby making the project consistent with Section 130.40.130(F)(5).

6. **Accessibility.** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

Rationale: No aspect of the project creates a barrier as defined in the ADA and the project is consistent with Section 130.40.130(F)(6).

7. **Written Approval of Owner.** A wireless telecommunication facility shall not encroach onto any private or other property outside the public right-of-way unless the owner has provided written consent.

Rationale: Written approval of parcel owner is on file making the project consistent with Section 130.40.130(F)(7).

8. **Underground Equipment.** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

Rationale: Only electrical lines would be routed underground and would be entirely underground. The project is consistent with 130.40.130(F)(8)

9. **Site Security Measures.** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

Rationale: The project proposes securing the site with a six (6) foot tall chain link fence and twelve (12) foot wide double-swing gate with a lock making the project consistent with Section 130.40.130(F)(9).

10. **Signage.** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless

approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

Rationale: The facility would be conditioned to include all necessary signage and would have no other signage or advertisements thus making it consistent with Section 130.40.130(F)(10).

11. **Compliance with Health and Safety Regulations.** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

Rationale: As proposed and conditioned, this wireless telecommunication facility would be designed, operated, and maintained in compliance with all generally applicable health and safety regulations including regulations for human exposure to RF emissions, ADA, California Building Code, and County Code therefore making it consistent with Section 130.40.130(F)(11).

12. **Lighting.** All wireless telecommunication facilities shall not include any lights that would be visible from publicly accessible areas, except as otherwise required in compliance with the Federal Aviation Administration or the Airport Land Use Commission area standards, and except when authorized personnel are present at night, and for exempt facilities listed in Subsection B (Exempt Facilities).

Rationale: No lighting is proposed on the monopine structure and therefore no light would be visible from publicly accessible areas. The walk-up cabinet comes with two spotlights that would only be utilized during site maintenance visits or in case of an emergency. The project is consistent with Section 130.40.130(F)(12).

13. **Aesthetics.** All review shall consider aesthetic impacts, including the location, height, and design of the proposed wireless telecommunications facility and an evaluation of the character of the area.

Rationale: The wireless telecommunication facility would be situated in a rural setting of mixed oak and pine woodlands, at least 400 feet from Garden Valley Road. As detailed in the project narrative in the application packet the monopine steel pole structure would be painted brown. The antenna mounts would be painted green to match the monopine needles. The cable bridge extending slightly higher than the 8' tall wood fenced enclosure would be painted brown or forest green to blend in with the facility and to eliminate the possibility of glare or reflection. The lease area would consist of a six (6) foot tall chain link fence with brown vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting and is consistent with Section 130.40.130(F)(13).

3.5 **The Project is consistent with Section 130.40.130(G)**

Radio Frequency (RF) Requirements: The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site. Facilities must not be planed or operated in a manner that violates FCC's standards for human exposure to RF emmissions.

Rationale: The submitted application includes an RF analysis report that confirms compliance with the applicable FCC Regulations under 47 C.F.R Section 1.1307(b) (3) and 1.1310 (Radio Frequency Radiation Exposure Limits) (Exhibit H). The proposed facility is calculated to provide RF level of 0.045 mW/cm², which is 5.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 2.9% of the public exposure limit.

3.6 **The Project is consistent with Section 130.40.130(H)**

Availability: All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

Rationale: The project proponents have confirmed adequate space would be available for future colocations with other cellular service providers.

3.7 The Project is consistent with Section 130.40.130(I)

Unused Facilities: The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunications facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned

Rationale: The project has been conditioned to comply with this requirement.

3.8 The Project is consistent with Section 130.40.130(J)

Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Section 130.51.050 (Public Notice Requirements and Procedures), the following notification shall occur for discretionary permit applications:

- a. New facilities less than 100 feet in height: 1,500 feet from the proposed facility.
- b. New facilities 100 feet or greater in height: 2,000 feet from the proposed facility.
- c. School District Notification. If the proposed wireless facility is located within either 1,500 feet or 2,000 feet from a school based on the height of the proposed facility under Subsections J.1 or J.2 above, the appropriate school district shall be notified during the initial consultation.
- d. Homeowners Association Notification. For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations that are within either 1,500 feet or 2,000 feet from the property based on the height of the proposed facility under Subsections J.1 or J.2 above. Any homeowners associations that are identified shall be notified during the initial consultation.

Rationale: The proposed project is not located within 1,000 feet of a school or on a property within an HOA, and no adjacent properties are within an HOA. Notices have been sent out to all property owners within 2,000 feet of the proposed facility. The project complies with the notification requirements.

3.9 The Project is consistent with Section 130.40.130(K)

Additional Sites and Needs Analysis. The application for a discretionary permit shall contain a site justification letter that includes an alternative sites analysis, a discussion of alternative sites that would accomplish the project goals, an evaluation of the feasibility of using multiple small sites to meet coverage needs rather than a single large site, and a description of the need for the proposed facility based on the adequacy of existing coverage. The letter shall detail meaningful outreach to owners of alternative sites. The analysis shall provide specific comparative analysis of how different sites would impact aesthetic and environmental values, as applicable.

Rationale: An Alternative Site Analysis (Exhibit F) has been provided detailing the various and meaningful efforts of alternative siting. The project is consistent with 130.40.130(K).

3.10 The Project is consistent with Section 130.40.130(L)

Fees. For each initial application, or for the renewal of an application, the applicant shall pay an initial deposit and any associated recurring fees, including maintenance and right-of-way permit fees, consistent with the County's current Community Development Agency Consolidated Fee Schedule.

Rationale: The applicant has paid the initial deposit fee consistent with the County's Planning and Building Department Fee Schedule at the time of application. Any other processing fees would be paid prior to building permit issuance.

3.11 The Project is consistent with Section 130.40.130(M)

Airport Operations. Wireless telecommunication facilities shall not be sited in locations where they would interfere with airport operations. The siting of wireless towers and related facilities within the airport influence area of any public airport shall be referred to the El Dorado County Airport Land Use Commission for a determination of consistency with Airport Land Use Compatibility Plan.

Rationale: This wireless telecommunication facility is not located near any airport and therefore would not interfere with airport operations.

3.12 The Project is consistent with Section 130.40.130(N)

Five Year Review. Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the county shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.

1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.2.

2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

Rationale: The project is consistent with Section 130.40.130(N) as conditioned below in the Conditions of Approval.

3.13 **The Project is consistent with Section 130.40.130(O).**

Revocation. Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

Rationale: The project is consistent with Section 130.40.130(O) as conditioned below in the Conditions of Approval.

4.0 **CONDITIONAL USE PERMIT FINDINGS 130.52.021(C)**

4.1 **The issuance of the permit is consistent with the General Plan.**

Rationale: The proposed use is consistent with the policies and requirements of the General Plan as discussed in the General Plan section of the Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

4.2 The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

Rationale: The use would not conflict with the adjacent uses as the ground-support equipment and towers are sited on a parcel which is zoned and developed for residential use and for which a telecommunication facility is a use allowed by CUP. As conditioned, the project is not anticipated to result in significant environmental impacts or impacts to neighboring parcels. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 The proposed use is specifically permitted by Conditional Use Permit.

Rationale: Because the project complies with the requirements of Zoning Ordinance Section 130.40.130.A through O, as proposed and conditioned, the telecommunication facility is a specifically permitted use with a CUP.