

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** February 9, 2017

**Staff:** Rob Peters

**SPECIAL USE PERMIT**

**FILE NUMBER:** S15-0014/T-Mobile Keetak Street

**APPLICANT:** T-Mobile

**AGENT:** Karen Lienert

**ENGINEER:** Peek Site-Com

**PROPERTY OWNER:** Lake Valley Fire Protection District

**REQUEST:** Conditional use permit request to allow the construction and operation of a wireless telecommunication facility consisting of a 100-foot tall monopine tower with six panel antennas and six tower mounted amplifiers mounted at 96 feet, and a 200-square foot equipment shelter with air conditioning units surrounded by chain link fencing with green privacy slats, all within a 1,250 square foot lease area.

**LOCATION:** On the east side of Keetak Street approximately 375 feet north of intersection of Keetak Street and Cornelian Drive in the Meyers Community Plan area, South Lake Tahoe, Supervisorial District 5. (Exhibit A)

**APN:** 035-262-12 (Exhibit B)

**ACREAGE:** 1.99 acres

**GENERAL PLAN:** Adopted Plan (AP) Tahoe Regional Plan, Plan Area Statement 125, Meyers Community Plan (Exhibits C and C1)

**ZONING:** Meyers Community Plan - Industrial Tract Use District - Design Community Combining Zone (MCP-4/DC) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Conditional Use Permit S15-0014 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

Approval of this Conditional Use Permit would allow a new stealth wireless facility to be constructed and operated in the Meyers area, within the Lake Tahoe Basin. Wireless facilities are a use that is allowed in commercial, industrial, and research and development zone districts by approval of a Minor Use Permit, and in all other zone districts, by approval of a Conditional Use Permit by the Planning Commission, subject to the requirements in sections 130.40.130 of the Zoning Ordinance. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies, the Meyers Community Plan, and Zoning Ordinance requirements, as discussed in the Findings.

## **PROJECT INFORMATION**

**Site Description:** The 1.99-acre site is located on the east side of Keetak Street, adjacent to and south of the Lake Valley Fire Station, approximately 375 feet north of intersection of Keetak Street and Cornelian Drive 200 feet east of U.S. Highway 89 in the Meyer's Community Plan area, South Lake Tahoe, within the Tahoe Regional Planning Agency's (TRPA's) jurisdiction (Exhibit E). The project site sits at an approximate elevation of 6,360 feet above mean sea level. The site is vacant except for a fire station hose rack at the front property line. The lot is flat with various rocks, shrubs, and pine trees. A wood fence at the rear property line separates the vacant lot from single family residences. The lot includes a 10-foot-wide public utility easement along the entire east (rear) property line.

The surrounding land uses include residential uses to the east, undeveloped industrial land to the south, a fire station to the north, and a public road, natural median, and State Highway to the west. The surrounding properties are zoned MCP-4 (Meyers Community Plan-Industrial Tract), R1 (Single-unit Residential) and TC (Transportation Corridor). There are pine trees, rocks and some shrubs within the natural median that provide some screening of the project site. A fire hydrant is located directly in front of the proposed tower facility.

**Project Description:** Conditional Use Permit to allow the construction and operation of a wireless telecommunication facility consisting of a 100-foot-tall monopine tower with six panel antennas and six tower mounted amplifiers at the 96 foot level, an approximately 200 square-foot equipment shelter with a motion sensor light above the door for technician access and two air conditioning units on west side of the shelter, all within a 1,250 square-foot lease area (Exhibit F). A small chain-link fence with green privacy slats would screen the air conditioning units from view. The twelve foot tall equipment shelter exterior will have with a green metal roof with gable ends and tan siding to match the existing fire station buildings on the adjacent parcel

(Exhibit F and G). No trees will be removed for the construction of the facility; however, four 15-gallon pine trees would be planted west of the proposed facility to help screen the facility and to satisfy TRPA requirements. Access to the tower facility during construction would be from the adjacent fire station via an existing driveway that has access directly from Keetak Street. Access to the site for future maintenance would be from a proposed 6-foot non-exclusive T-Mobile access easement.

The wireless communications facility has been designed as a monopine with foliage that matches the existing surrounding vegetation and would be painted to simulate a natural brown bark. The antennas are proposed to be mounted at 96 feet and covered with pine needle socks. The top of the pole would be at 100 feet above ground level with foliage extending another five feet to an overall structure height of 105 feet. The facility has been designed to accommodate up to two additional carriers to be collocated.

## **STAFF ANALYSIS**

**Environmental Review:** Staff has prepared an Initial Study (Exhibit J). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

**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.

**Meyers Plan Consistency:** Staff has determined that the proposed project is consistent with the applicable policies and requirements in the Meyers Community Plan, as discussed below in Section 3.0, Meyers Community 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.

## 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 C-1.....	Plan Area Statement 125 – Meyers Community Plan Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Keetak Street Plan Set (eight pages)
Exhibit G.....	Photo of Adjacent Fire Station
Exhibit H.....	Visual Simulations (three pages)
Exhibit I.....	Coverage Maps (two pages)
Exhibit J.....	Proposed Negative Declaration and Initial Study