

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



**Agenda of:** February 25, 2016

**Staff:** Aaron Mount

**SPECIAL USE PERMIT**

**FILE NUMBER:** S15-0004/Verizon Wireless Communication Facility Arrowbee Monopine

**APPLICANT:** Verizon Wireless

**AGENT:** Epic Wireless (Mark Lobaugh)

**ENGINEER:** Borges Architectural Group

**REQUEST:** Special use permit request to allow the construction of a new 90-foot tall monopine tower, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 81-feet, outdoor equipment cabinets on a 33- by 20-foot steel platform, a 30kw standby diesel generator with a 132-gallon tank, and related ground equipment all within a 46.5-foot by 22-foot lease area. Access to the site would be provided by a proposed 12-foot wide non-exclusive Verizon Wireless access easement containing a gravel driveway that would extend approximately 100-feet past the existing residence.

**LOCATION:** North side of Birdseye View Lane, approximately 2.18 miles northwest of the intersection with Arrowbee Drive and Luneman Road, in the Placerville Area, Supervisorial District 4 (Exhibit A).

**APN:** 105-140-06 (Exhibit B)

**ACREAGE:** 5.02 acres

**GENERAL PLAN:** Low Density Residential-Important Biological Corridor-Platted Lands (AL-IBC-PL) (Exhibit C)

**ZONING:** Estate Residential Ten-Acre (RE-10) (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 Special Use Permit S15-0004 based on the Findings and subject to the Conditions of Approval as presented.

**PROJECT INFORMATION**

**Site Description:** The project site is located on a 5.02-acre parcel, approximately 1,500 feet above sea level. Site topography consists of a moderately steep south facing slope. A majority of the parcel is annual grassland and blue oak woodland. Developed areas consist of a single family residence and an existing driveway. The closest off-site residence is located approximately 265 feet southwest of the proposed wireless telecommunications facility.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
Site	RE-10	LDR-IBC-PL	Residential/Single Family Residence
North	RA-20	RR-IBC	Agricultural/Undeveloped
South	RE-10	LDR-IBC-PL	Residential/Single Family Residence
East	RE-10	LDR-IBC-PL	Residential/Single Family Residence
West	RE-10	LDR-IBC-PL	Residential/Single Family Residence

**Project Description:** The special use permit request would allow the construction of a new 90-foot tall monopine tower, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 81-feet, up to four outdoor equipment cabinets on a 33-foot by 20-foot steel platform, a 30kw standby diesel generator, and related ground equipment all located within a 46.5-foot by 22-foot lease area surrounded by a 6-foot chain link fence. The wireless facility has been designed as a monopine with foliage that seeks to match the surrounding vegetation and would be painted to simulate a natural brown bark. The antennas are proposed to be mounted at 81 feet and covered with pine needle socks. The top of the pole would be 85 feet above ground level with foliage extending another five feet to an overall structure height of 90 feet. The facility has been designed to accommodate a potential future co-location by other carriers.

Access to the site would be provide by a proposed 12-foot wide non-exclusive Verizon Wireless access easement containing an approximately 100-foot long gravel driveway that would extend beyond the existing residential driveway terminating at the facility (Exhibits F2-4). In addition, El Dorado Hills Fire Protection District (on behalf of the Rescue Fire Department) has recommended conditions that the project includes a turnaround at the cell tower site. A proposed non-exclusive 6-foot wide utility easement extends from the lease area to an existing utility pole

approximately 100 feet south of the facility. No trees are proposed to be removed as a result of the project.

## **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.

**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 3.0 through 4.0, Zoning and Special Use Permit findings.

**Aesthetics:** Property owners within Arrowbee Ranch Estates have expressed concern with the possible aesthetic impacts of a monopine adjacent to Arrowbee Lake reservoir. Arrowbee Lake reservoir is not a publicly accessible lake and use of the lake is restricted to the properties within the Four Corners Landowners' Association. The tower itself would be visible from some points in the surrounding area, including the residential areas to the south, east, and west. The tower is designed as a monopine to camouflage the facility components and to blend in with the surrounding landscape. The antennas would be covered with false pine tree branches, pine needle socks would be placed over the antennas and microwave dishes, and the tower pole would be painted to resemble a pine tree. The fencing surrounding the lease area is also designed to blend with the visual character of the area by the addition of brown slats. With these design features, the facility will not degrade the existing visual character and quality of the site and its surroundings. It is typical in a predominate oak woodland area to find single pine trees that project out and there are multiple Grey Pines in the area that do so. The project has been conditioned to design branches to be installed with random lengths that create an asymmetrical appearance conforming to the shape of a natural Grey Pine tree. Zoning Ordinance Sections 130.14.210 F and G require screening in order to reduce the aesthetic impacts to a less than significant level. The project has been conditioned to add landscaping using Toyon shrubs and Grey Pine trees, two types of plants that are native to the site vicinity. As analyzed in the Negative Declaration/Initial Study and conditioned, and with strict adherence to applicable County Code, the projects visual impacts would be reduced below a level of significance.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Number Map
Exhibit C	General Plan Map
Exhibit D	Zone District Map
Exhibit E	Aerial Photo
Exhibit F-1	Title Sheet and Project Information, Sheet A-0
Exhibit F-2	Plot Plan and Site Topography, Sheet C-1
Exhibit F-3	Overall Site Plan, Sheet A-1
Exhibit F-4	Enlarged Site Plan, Sheet A-2
Exhibit F-5	Equipment & Antenna Layouts, Sheet A-3
Exhibit F-6	Elevations, Sheet A-4.1
Exhibit F-7	Elevations, Sheet A-4.2
Exhibit F-8	Generator Specification, Sheet A-5.1
Exhibit G	Project Support Statement
Exhibits H1-3	Photo Simulations
Exhibit I-1	Coverage Map, Existing Verizon 4G Coverage as of February 2015
Exhibit I-2	Coverage Map, Verizon 4G Coverage with Proposed Arrowbee Lake Site
Exhibit I-3	Enlarged Coverage Map, Verizon 4G Coverage with Proposed Arrowbee Lake Site
Exhibit J	Proposed Negative Declaration and Initial Study