

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



Agenda of: December 11, 2014

Staff: Mel Pabalinas

FIVE-YEAR CELL TOWER REVIEW–SPECIAL USE PERMIT

FILE NUMBER: S06-0004-R/Georgetown Divide PUD

APPLICANT: Cellco Partnership (dba Verizon Wireless)

AGENT: Jerome Wade, Complete Wireless Consulting, Inc

PROPERTY OWNER: Georgetown Divide Public Utility District

REQUEST: Request for a five-year review of an existing Verizon cellular telecommunications facility.

LOCATION: East side of Chipmunk Ridge Road, approximately 550 feet north of the junction with Chipmunk Trail, in the Georgetown area, Supervisorial District 4. (Exhibit A)

APN: 061-740-47

ACREAGE: 0.069

GENERAL PLAN: Low Density Residential (LDR)

ZONING: Estate Residential Five-Acre (RE-5)

ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

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

1. Find the Special Use Permit S06-0004-R to be exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. Find that, based on this five-year review period, the approved telecommunication facility substantially conforms with the Conditions of Approval for S06-0004-R.

BACKGROUND

The existing wireless facility was approved under Special Use Permit S06-0004 on September 28, 2006. The facility, which is encompassed in a 3,000 square foot lease fenced area, features a 120-foot tall monopine tower designed to approve a total of 60 antennas at various elevation of the tower (Exhibit B). Condition of Approval No.1 details the type and quantity of antennas/dish installed at specific elevation on the tower.

STAFF ANALYSIS

This application is a request for a 5-year review of the approved facility for consistency with the special use permit. As required under the Condition of Approval No.8, this periodic review would ensure that the facility is operating in conformance with the approved plans and conditions of approval of the permit.

Verizon is currently the only carrier occupying the facility with six panel antennas and one microwave dish installed on the tower (Exhibit C). Verizon is currently in the process of replacing three of the six approved antennas. Staff has reviewed the supporting information submitted by the applicant verifying consistency with permit conditions. Staff concludes that the facility is operating within the provisions of the permit.

Condition No. 8 of the Special Use Permit requires a five-year review by the Planning Commission. To streamline future reviews, staff is recommending changes to the condition so as to permit future five-year reviews to be conducted administratively at staff level. Staff has found that most of the cellular telecommunications facilities are compliant with the Conditions of Approval and can be administered at staff level with minimal administrative review. The revised condition would continue to allow for those cellular facilities that remain out of compliance to be forwarded to the Planning Commission for review, if not brought into compliance.

Staff has also identified other minor corrections and changes to the conditions. All changes to the Conditions of Approval are shown in ~~strikeout~~ and underline.

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 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 compliance review will not have a significant effect on the environment and is therefore not subject to CEQA.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....Location Map
Exhibit B.....Original Approved Plans for S06-0004
Exhibit C.....Verizon Project Plans
Exhibit D.....Applicant's Statement of Use Permit Compliance
and Site photograph