

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: June 13, 2019

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: CUP18-0013/AT&T CAF II Project (South Placerville)

APPLICANT/AGENT: AT&T Mobility c/o Epic Wireless/Jared Kearsley

PROPERTY OWNER: Amy Swanson

REQUEST: Conditional Use Permit to allow the construction and operation of a 160-foot high monopine wireless communication facility within a 40-foot x 45-foot enclosed area.

LOCATION: North side of Jim Hill Road, approximately 2,400 feet west of the intersection with Fort Jim Road, in the Placerville area, Supervisorial District 3. (Exhibit A)

APN: 096-120-72 (Exhibit B)

ACREAGE: 10.16 acres

GENERAL PLAN: Rural Residential (RR) (Exhibit C)

ZONING: Rural Lands 10-Acre (RL-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and

3. Approve Conditional Use Permit CUP18-0013 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for an unmanned wireless communication facility consisting of a 160-foot high monopine tower to be constructed at 500 Jim Hill Road (APN 096-120-72) in the Placerville area. The height of the proposed tower is needed to create direct line of site to provide broadband internet and wireless network coverage in the rural areas of the County. Section 130.40.130 of the Zoning Ordinance regulates Wireless Communication facilities, which allows the use within the residential and rural zoning designations, subject to the approval of a Conditional Use Permit by the Planning Commission. Staff has determined that the proposed project is consistent with the applicable El Dorado County General Plan policies and Zoning Ordinance requirements.

PROJECT INFORMATION

Setting: The project site is located at 500 Jim Hill Road (APN 096-120-72) in the Placerville area. The 10.16-acre parcel includes an existing single-family house built in 1988. A portion of the Cornwall Placer Mine is located on the property, including a vertical mine shaft and several mining ditches. The lease site is located approximately 0.65 miles southwest of Weber Creek (Exhibit A), and the area consists of mixed oak and conifer woodland and flat to moderately steep terrain (Exhibit E), with a site elevation is approximately 2,300 feet. There are no potentially jurisdictional waters on site. The project parcel and proposed lease is identified as flood zone “X (Unshaded)”. The parcel is not within an Airport Compatibility Zone or within an earthquake fault zone.

The project parcel is surrounded to the east, south and west by rural residences and to the north by a timber production parcel. The proposed facility is approximately 250 feet east of the onsite residence and 710 feet northeast of the nearest offsite residence.

Project Description: The unmanned wireless telecommunication facility consists of a 40-foot by 45-foot, 1800-square foot enclosed compound (lease area). The compound will include a 160-foot monopine tower (Exhibit H), one pre-manufactured equipment cabinet, and one 20-kw DC standby diesel generator. The proposed lease area is accessed from Jim Hill Road on an existing driveway for which a portion of the driveway is proposed as a 15-foot wide AT&T mobility non-exclusive access and utility easement. The lease area will not interfere with the existing residential use of the property. A proposed 6-foot wide AT&T utility easement consisting of a 425-foot long underground trench will connect the lease area to an existing electrical pole with overhead utilities (Exhibit F).

The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages. The project would remove one blue oak.

Consistency: As discussed in the General Plan findings, the project is consistent with General policies 2.2.1.2 Land Use Designation; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.1.2.2 requiring that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development; 6.2.3.2 requiring that the applicant demonstrate that adequate access exists; 7.4.4.4 requiring project consistency with the Oak Resources Management Plan (ORMP); 7.5.1.3 requiring that cultural resource studies shall be conducted prior to approval; and 8.4.2.1 requiring that the Agricultural Commission evaluate the project for impacts to forest resources. As discussed in the Zoning findings, the project is consistent with the zoning designation, Chapter 130.39 Oak Resource Conservation, Section 130.40.130 Communication Facilities, and Section 130.52.021 Conditional Use Permits.

Environmental Review: Staff has prepared an Initial Study (Exhibit K) and has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared. Impacts to Biological resources were potentially significant but mitigated by a pre-construction bird survey (Condition of Approval 12) and in-lieu oak tree mitigation fees. A Mitigation Monitoring Reporting Program (MMRP) shall incorporate these measures, which shall be applied as Conditions of Approval.

In accordance with California Fish and Wildlife Code Section 711.4, the project is subject to the current fee after approval, but prior to the County filing the Notice of Determination of the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

The Initial Study (Exhibit L) identified two potentially significant impacts to biological resources including potential adverse effects on sensitive, listed or special-status plant and animal species and potential adverse effects on migratory and special-status birds. However, any significant impacts to these resources would be avoided or reduced to a less-than-significant level by mitigation measures incorporated into the project. To ensure compliance with required mitigation measures, a Mitigation Measures Agreement (MMA) will be required, signed by both the County and applicant, to ensure the applicant will comply with the County Mitigation Monitoring and Reporting Program (MMRP). For this project, the MMRP incorporates four specific mitigation measures (Mitigation Measures #1 and #2), included as staff report Conditions of Approval No. 12 and 13. The project MMRP will be adopted in conjunction with the Mitigated Negative Declaration.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E.....Aerial Map
Exhibit F.....Plan Set (12 pages)
Exhibit G.....Coverage Maps
Exhibit H.....Visual Simulations
Exhibit I.....Radio Frequency Report
Exhibit J.....Alternative Site Analysis
Exhibit K.....Proposed Mitigated Negative Declaration and Initial Study