

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



Agenda of: July 27, 2017

Staff: Efren Sanchez

CONDITIONAL USE PERMIT

- FILE NUMBER:** S17-0002/Varney Amateur Radio Station
- APPLICANT:** James E. Varney
- REQUEST:** Conditional Use Permit request for the construction and operation of an amateur radio station with two 65-foot towers.
- LOCATION:** North side of Sarah Burner Court, approximately 1200 feet north of the intersection with Salmon Falls Road, in the Pilot Hill area, Supervisorial District 4 (Exhibit A).
- APN:** 104-350-15 (Exhibit B)
- ACREAGE:** 5 acres
- GENERAL PLAN:** Low-Density Residential (LDR) (Exhibit C)
- ZONING:** Residential Estate (RE-5), (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find the project Categorically Exempt pursuant to California Environmental Quality Act Guidelines Section 15303; and
 2. Approve Conditional Use Permit S17-0002 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow operation of a private amateur radio station with two 65-foot towers in the Pilot Hill Area. This project would include minor alterations to the already existing shed and placement of two lightweight 65-foot steel lattice towers with guy wires. Communication Facilities are allowed with a Conditional Use Permit in the Residential Estate (RE) zoning designation. The proposed project is consistent with the Low-Density Residential (LDR) land use designation and the RE zone district, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the findings. A neighborhood survey was conducted by the applicant, and the findings of this survey concluded that none of the neighbors expressed opposition to the proposed project (Exhibit J).

STAFF ANALYSIS

Site Description: The existing shed is located on a parcel created by Parcel Map 013-045 in 1976. The proposed project will occupy the parcel identified as APN 104-350-15 (Exhibit G). The applicant has identified that the placement of towers and shed were carefully chosen to avoid any impact to existing oak woodland resources.

Residential Estate-zoned parcels to the North, East, South, and West surround the site. Sarah Burner Court, a private road, provides access to the site. Public water and sewage services will continue to be unassigned due to no proposed dwelling for this project.

Project Description: The applicant requests a Conditional Use Permit to operate an amateur radio station with two ground mounted 65-foot towers and the use of an existing shed on the parcel for the equipment shelter. Minor construction is proposed to erect two lightweight 65-foot steel lattice towers with guy wires, with each tower having small concrete footings, measuring 2.5 square feet and 2.0 feet deep (Exhibit I). An additional electrical permit will be requested from the El Dorado County Building Department to install PG&E service and will comply with the existing California Electrical Code. The radio operations will be intermittent and part time. The bulk of the operations will be by remote control. Human visitations will be kept minimal and only for occasional maintenance. The project has access from an unimproved driveway. Traffic to and from the facility is expected to be low and limited to equipment maintenance.

General Plan and Zoning Ordinance Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the applicable policies in the County of El Dorado General Plan, as well as the provisions of the Low Density Residential (LDR) land use designation. It is also consistent with the Residential Estate (RE) Zone District and other zoning ordinance requirements. The Zoning Ordinance provides an exception to the height of these two towers as stated under Zoning Ordinance 130.30.040 Height Limits and Exemptions, with this Conditional Use Permit.

Environmental Review: The project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitation on legal challenges to the County's decision that the project is exempt from

CEQA. A \$50.00 processing fee is required to the County Recorder to file the Notice of Exemption.

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 D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Site Plan
Exhibit G.....Parcel Map 13-45
Exhibit H.....Visual Simulation
Exhibit I.....Applicant-submitted Project Information; January 25, 2017
Exhibit J.....Applicant-submitted Neighborhood Survey