

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



Agenda of: May 23, 2019

Staff: Emma Carrico

CONDITIONAL USE PERMIT

FILE NUMBER: CUP19-0001/Pat Dorado Co-location

APPLICANT/AGENT: On Air LLC-Jennifer Robson

OWNER: El Dorado Hills Water District

REQUEST: Conditional Use Permit to allow the construction and operation of a wireless communication facility co-located on an existing hose tower at the El Dorado Hills County Water District Fire Station 85.

LOCATION: Southeast side of the intersection of Wilson Boulevard and El Dorado Hills Boulevard in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APN: 121-040-25 (Exhibit B)

ACREAGE: 3.209 Acres

GENERAL PLAN: Adopted Plan-El Dorado Hills Specific Plan (AP-SEDH) (Exhibit C)

ZONING: Open Space (OS) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to CEQA Guidelines Section 15301(b) Existing Facilities

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

1. Find the project is exempt pursuant to Section 15301(b) of the California Environmental Quality Act Guidelines (minor alteration and leasing of existing facilities); and
2. Approve Conditional Use Permit CUP19-0001 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Conditional Use Permit to allow for the colocation of a public wireless communication facility on the existing hose tower of El Dorado Hills County Water District Fire Station 85. Telecommunications equipment would include six (6) panel antennas, nine (9) remote radio units (RRUS), and three (3) Raycap surge protectors. Equipment would be housed in a 12' X 12' fiber-reinforced plastic enclosure to complement the hose tower and match the Station 85 roof. Ground equipment would be located in a 12' X 11' 2" lease area.

PROJECT INFORMATION

Background: The construction and operation of El Dorado Hills Fire Station 85 was approved on May 22, 2003 by the Planning Commission under Special Use Permit S03-0003 and Development Plan PD03-0002.

Site Description: The proposed project site is located on the south-east side of the intersection of Wilson Boulevard and El Dorado Hills Boulevard (Exhibit A). The site is approximately 70 percent covered by hardscape, with the primary feature being the 25,771 square foot fire station (Exhibit E). At 700 feet above sea level the project site is primarily flat, with hills at 800 to 900 feet above sea level to the east and west. Surrounding uses include open space to the north and east, vacant recreational facilities and residential parcels to the south, and fully developed high density residential to the west (Exhibit C).

Project Description: A conditional use permit for the construction and operation of a public wireless communication facility to be collocated on the existing hose tower of the El Dorado Hills County Water District Fire Station 85. The telecommunications equipment would include six (6) panel antennas, nine (9) remote radio units (RRUS), and three (3) Raycap surge protectors. Equipment would be housed in a 12' X 12' fiber-reinforced plastic stealth enclosure designed to complement the existing hose tower and match the roof of Station 85 (Exhibit G). With the new addition the tower height would be 55' 6" with one whip antenna that would extend above the stealth enclosure bringing the total height to 65'. This exceeds the maximum height restriction for the OS zone, thus as specified in 130.40.130(B)(4)(a) a conditional use permit to be reviewed by the Planning Commission is required. The applicant has confirmed that there would be room for another carrier to co-locate within the stealth enclosure in the future. Ground equipment would be located in a 12' X 11' 2" lease area within the fire station trash enclosure, which would be relocated to the southeast corner of the fire station facility. New public utility and access easements would be recorded on the parcel map for the project site; the applicant has coordinated this effort with the property owners (Exhibit F).

The proposed facility is needed to provide coverage in a service gap that exists along El Dorado Hills Boulevard between Serrano Parkway and Green Valley Road (Exhibit K). An alternative site analysis was conducted by On Air, LLC (Exhibit I). Two alternative locations were analyzed at Ridgeview Park approximately half a mile west of the current proposed location. The site was disqualified due to community dissent. One alternative location was analyzed at St. Stephen's Church approximately a half mile north of the current proposed location. The site was disqualified because the CC&Rs in place prohibit antennas.

STAFF ANALYSIS

Environmental Review: This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(b) of the CEQA Guidelines stating that Class 1 exemptions consist “of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.” All antennas and associated equipment would be within the stealth enclosure on the existing tower or within the 12’ X 11’ 2” lease area, thus the installation of the communication facility is consistent with this exemption classification under CEQA.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

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 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.....Land Use Designation Map
- Exhibit D.....Zoning Designation Map
- Exhibit E.....Aerial Map
- Exhibit F.....Site Plan
- Exhibit G.....Elevations
- Exhibit H.....Visual Simulations
- Exhibit I.....Radio Frequency Report
- Exhibit J.....Alternative Site Analysis
- Exhibit K.....Site Coverage Maps