

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



Agenda of: August 23, 2018

Staff: Isaac Wolf

CONDITIONAL USE PERMIT

FILE NUMBER: S18-0007/AT&T Short Place

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

PROPERTY OWNER: Frank Castaneda

REQUEST: Conditional Use Permit to allow the construction and operation of a wireless communication facility featuring a 160-foot tall monopine and associated equipment within an 1,800 square foot enclosed lease area.

LOCATION: North side of Peavine Ridge Road, approximately 1,075 feet north of the intersection with White Meadow Road, in the Pollock Pines area, Supervisorial District 5. (Exhibit C)

APN: 009-610-22 (Exhibit D)

ACREAGE: 10.7 acres

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

ZONING: Rural Lands, 10-Acre (RL-10) (Exhibit F)

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; and
2. Approve Conditional Use Permit S18-0007 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for operation of an unmanned wireless communication facility consisting of a 160-foot high monopine tower to be constructed at 9440 Peavine Ridge Road in Pollock Pines. The height of the proposed tower is needed to create direct line of sight to provide broadband internet and wireless network coverage in the rural areas of the County. Section 130.40.130 of the Zoning Ordinance allows wireless facilities within the rural residential 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 El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT DESCRIPTION

The project site is located at 9440 Peavine Ridge Road (APN 009-610-22) in Pollock Pines, California. The 10.7-acre parcel includes an existing single-family house with detached garage and barn. The unmanned wireless telecommunication facility consists of a 40-foot by 45-foot, 1,800-square foot enclosed compound (lease area). The compound will include a 160-foot monopine tower, one pre-manufactured equipment cabinet, and one 15-kw DC standby diesel generator. The branches on the tanks will hide three primary collar mounts, each capable of housing two antennas, for a total of six antennas. Future colocations would be possible on this monopine, subject to a revision of this Conditional Use Permit. The monopine trunk will be painted a Kelly Moore Log Cabin Brown or similar color, and the branches will be pine green. The tower has a manufacturer-applied non-reflective coating to prevent glare (Exhibit I).

The proposed lease area is accessed from Peavine Ridge 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. Beyond the lease area, the proposed access easement terminates but the existing driveway continues to the existing house at the end of the driveway. 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 114-foot long underground trench will connect the lease area to an existing electrical pole with overhead utilities (Exhibit J).

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. No oak trees are proposed to be impacted by this project (Exhibit B).

There are single family residences surrounding the project site, with the nearest off-site single-family residence located approximately 370 feet south of the proposed lease area within the adjacent property to the south. The parcel is located on a mountain range with slopes ranging from 0 percent to 15 percent (Exhibits B and G).

STAFF ANALYSIS

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 of the Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations, development standards, as required in Title 130 of the El Dorado County Code, as discussed below in Section 3.0 of the Findings.

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. The El Dorado County Air Quality Management District has provided a mitigation measure to ensure air quality during construction (Condition of Approval 15). In addition, impacts to biological resources have been identified to be potentially significant, but would be mitigated by a pre-construction bird survey (Condition of Approval 16). Planning Services has included a mitigation measure to protect any cultural resources that may be found during the course of construction (Condition of Approval 17).

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Radio Frequency Report

Exhibit B.....Project Support Statement

Exhibit C.....Location Map

Exhibit D.....Assessor's Parcel Map

Exhibit E.....General Plan Map

Exhibit F.....Zoning Map

Exhibit G.....Aerial Map

Exhibit H.....Coverage Map

Exhibit I.....Photo Simulations

Exhibit J.....Site Plan and Antennas

Exhibit K.....Proposed Mitigated Negative Declaration and Initial Study