

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



**Agenda of:** September 22, 2016

**Staff:** Rob Peters

**SPECIAL USE PERMIT**

**FILE NUMBER:** S15-0010/Golden Foothills Verizon Wireless Communication Facility

**APPLICANT:** Verizon Wireless

**AGENT:** Alan Fink, On Air LLC.

**ENGINEER:** MT2 Telecom

**PROPERTY OWNER:** El Dorado Irrigation District (EID)

**REQUEST:** Conditional use permit request to allow the construction and operation of a wireless communications facility consisting of a 60-foot mono-oak tower with six antennas with nine remote radio heads mounted at 55-feet, three surge protectors, up to four outdoor equipment cabinets on a 13- by 15-foot concrete pad, all within a 40- by 40-foot lease area enclosed with a 6-foot chain link fence with tan slats and two rows of barbed wire on top.

**LOCATION:** Northeast of Seacrest Court approximately 1,600 feet northeast of the intersection of Seacrest Court and Trailside Drive, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A).

**APN:** 118-020-07 (Exhibit B)

**ACREAGE:** 4.46 acres

**GENERAL PLAN:** Adopted Plan (AP) – Valley View Specific Plan (VVSP) (Exhibit C)

**ZONING:** Valley View Specific Plan – Open Space (VV-OS) (Exhibit D and E)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Special Use Permit S15-0010 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

Approval of this Conditional Use Permit would allow a new stealth wireless facility to be constructed and operated in the Valley View Specific Plan area, within the El Dorado Hills area. Wireless facilities are a use that is allowed in commercial, industrial, and research and development zone districts by approval of a Minor Use Permit, and in all other zone districts, by approval of a Conditional Use Permit by the Planning Commission, subject to the requirements in sections 130.40.130 of the Zoning Ordinance. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies, the Valley View Specific Plan, and Zoning Ordinance requirements, as discussed in the Findings.

## **PROJECT INFORMATION**

**Site Description:** The project site is located on a 4.46-acre parcel, approximately 820 feet above sea level, within the Valley View Specific Plan area. The project site is previously developed with an existing EID utility structure accessed from an existing paved driveway, a water tank accessed from an existing partially paved driveway, and other associated improvements that are a part of the EID El Dorado Hills Wastewater Treatment Plant Recycled Water System. The proposed lease area has been previously graded and contains no existing vegetation (Exhibit E). The project site is surrounded to the west, north, and east by other EID lots containing El Dorado Hills Wastewater Treatment Plant Recycled Water System water tanks and associated improvements. The site is adjacent to open space parcels to the south. The closest off-site residential lots are located approximately 600 feet to the southwest and 700 feet west. New residential construction is occurring in both of these areas.

**Project Description:** The conditional use permit request would allow the construction and operation of a wireless communications facility consisting of a 60-foot mono-oak tower, six antennas with nine remote radio heads mounted at 55 feet, three surge protectors, up to four outdoor equipment cabinets on a 13- by 15-foot concrete pad, all within a 40- by 40-foot lease area enclosed with a 6-foot chain link fence with tan slats and two rows of barbed wire on top. The project also includes a proposed 6-foot on-site non-exclusive access and utility easement to extend the required utilities.

The wireless communications facility has been designed as a mono-oak with foliage that matches the existing surrounding vegetation and would be painted to simulate a natural brown bark. The antennas are proposed be mounted at 55 feet and covered with oak leaf socks. The top of the pole would be 60 feet above ground level with foliage extending another five feet to an overall

structure height of 65 feet. The facility has been designed to accommodate future co-location by one additional carrier.

Access to the site would be provided by a 15-foot wide, approximately 450-foot long non-exclusive Verizon Wireless access and utility easement containing the existing partially paved driveway taking access off Seacrest Court. The existing driveway will be improved to meet fire code standards and will include a hammerhead turnaround.

## **STAFF ANALYSIS**

**Aesthetics:** The project was originally submitted as a wireless communication facility with a mono-pine tower (Exhibit H). While pine trees exist in the project vicinity, mostly planted in conjunction with the EID El Dorado Hills Wastewater Treatment Plant Recycled Water System projects, the surrounding area is dominated by rolling hills with oak woodlands.

The project was reviewed by the El Dorado Area Planning Advisory Committee (APAC) and the committee expressed concerns about the look of the mono-oak tower, specifically, that the final tower looks like an oak tree. The APAC explored the mono-pine alternative because of concerns regarding the mono-oak tower design, and preference was given to the mono-pine alternative.

To minimize visual impacts to the surrounding area, and to blend with the oak woodlands existing in the project vicinity, Planning Services recommends that a mono-oak tower would be the most appropriate solution for the site (Exhibit I).

**Environmental Review:** Staff has prepared an Initial Study (Exhibit K). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

**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. This project is located in the Valley View Specific Plan area, which is vested by the Valley View Specific Plan Development Agreement adopted by the El Dorado County Board of Supervisors on December 8, 1998, and in accordance with section 2.2 is subject to the rules in effect at the time of the agreement, the 1996 El Dorado County General Plan with December 8, 1998 amendments. The project is consistent with the original 1998 Measure Y. The June 7, 2016 voter-approved ballot Measure E does not apply.

**Valley View Specific Plan Consistency:** Staff has determined that the proposed project is consistent with the applicable policies and requirements in the Valley View Specific Plan, as discussed below in Section 3.0, Valley View Specific 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 Number Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Valley View Specific Plan Revised Land Use Plan
Exhibit G-1.....	Title Sheet, Sheet T-1
Exhibit G-2.....	Plot Plan and Site Topography, Sheet C-1
Exhibit G-3.....	Overall Site Plan, Site Layout, and Antenna Layout, Sheet A-1
Exhibit G-4.....	South and East Elevations, Sheet A-2
Exhibit G-5.....	Electrical Layout and Details, Sheet E-1
Exhibit H.....	Visual Simulations – Mono-pine
Exhibit I.....	Visual Simulations – Mono-oak
Exhibit J.....	Coverage Maps
Exhibit K.....	Proposed Negative Declaration and Initial Study