

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



**Agenda of:** December 10, 2015

**Staff:** Rob Peters

**SPECIAL USE PERMIT**

**FILE NUMBER:** S15-0011/Verizon Wireless Communication Facility Cedar Ravine Monopine

**APPLICANT:** Verizon Wireless

**AGENT:** Epic Wireless (Mark Lobaugh)

**ENGINEER:** ATM Engineering

**REQUEST:** Special use permit request to allow the construction of a new 86-foot tall monopine tower to replace an existing 53-foot monopole within an existing wireless communication facility, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 80-feet, up to four outdoor equipment cabinets on a 10- by 18-foot concrete pad, a 30kw standby diesel generator on a 5- by 10-foot concrete pad, and related ground equipment all within a 50- by 50-foot existing lease area. Access to the site would be provided by a proposed 12-foot wide non-exclusive Verizon Wireless access easement containing an approximately 2,200-foot long existing gravel driveway taking access off Harris Court.

**LOCATION:** Southeast side of Harris Court, approximately 3,000 feet southeast of the intersection with Harris Road, in the Placerville Area, Supervisorial District 3 (Exhibit A).

**APN:** 051-430-27 (Exhibit B)

**ACREAGE:** 76 acres

**GENERAL PLAN:** Agricultural Lands - Important Biological Corridor (AL-IBC) (Exhibit C)

**ZONING:** Exclusive Agricultural (AE); Residential Agricultural 20-Acre (RA-20) (Exhibit D)

**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 S15-0011 based on the Findings and subject to the Conditions of Approval as presented.

**PROJECT INFORMATION**

**Site Description:** The project site is located on a 76-acre parcel, approximately 2,400 feet above sea level. The site contains an existing American Tower Company wireless telecommunications facility adjacent to a water storage facility on a separate parcel that is entirely within the project parcel. Site topography consists of rolling hills with gentle slopes. The western portion of the lot is characterized by agricultural uses. The remainder has moderate cover of oaks, pines, shrubs, and grasses (Exhibit E). The closest off-site residence is located approximately 445 feet northeast of the existing wireless telecommunications facility.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
Site	AE; RA-20	AL-IBC	Existing Wireless Telecommunications Facility; Agricultural Activities
North	AE; RE-10	AL-IBC; LDR-IBC	Agricultural Activities; Single-family residences
South	RA-20	AL-IBC	Single-family residences; Undeveloped Agricultural Lands; Recent Mining Activities
East	AE	AL-IBC	Undeveloped Agricultural Lands
West	AE	AL-IBC	Undeveloped Agricultural Lands
Interior	RE-10	OS	Water Storage Facility on separate parcel entirely within project parcel

**Project Description:** The special use permit request would allow the construction of a new 86-foot tall monopine tower to replace an existing 53-foot monopole within an existing wireless communication facility, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 80-feet, up to four outdoor equipment cabinets on a 10- by 18-foot concrete pad, a 30kw standby diesel generator on a 5- by 10-foot concrete pad, and related ground equipment all within a proposed 18- by 18-foot Verizon lease area. The project will be located within a 50- by 50-foot existing lease area containing an existing equipment shelter and related ground equipment from an existing carrier enclosed with a 50-by 25-foot compound

accessed through an existing gate and surrounded by a 6-foot chain link fence with three rows of barbed wire on top. The wireless facility has been designed as a monopine with foliage that seeks to match the surrounding vegetation and would be painted to simulate a natural brown bark. The antennas are proposed to be mounted at 80 feet and covered with pine needle socks. The top of the pole would be 82 feet above ground level with foliage extending another four feet to an overall structure height of 86 feet. The facility has been designed to accommodate replacement of the existing carrier equipment from the existing monopole to the proposed monopine, and a potential future co-location by other carriers.

Access to the site would be provided by a proposed 12-foot wide non-exclusive Verizon Wireless access easement containing an approximately 2,200-foot long existing gravel driveway taking access off Harris Court. The access road terminates at the existing facility and includes an existing turn around that will be improved to a hammerhead design to better accommodate vehicular turnaround (Exhibits A-1, A-3, and C-1). In addition, El Dorado County Fire Protection District has recommended conditions that the project includes turnouts, at locations to be identified during review of the building permit, along the access road. A proposed non-exclusive 6-foot utility easement extends from the lease area to an existing utility pole approximately 115 feet southwest of the existing facility. No trees or other vegetation are proposed to be removed as a result of the project.

## **STAFF ANALYSIS**

**Background:** Special Use Permit S93-0004 was approved by the Zoning Administrator on July 21, 1993 allowing the construction and operation of a radio transmitting/receiving facility consisting of a 10- by 20-foot building and a 50-foot monopole with various antennas. The applicant has submitted a new special use permit application to allow construction of a new 86-foot tall monopine tower to replace the existing monopole, replacement of the existing carrier equipment from the existing monopole to the proposed monopine, and co-location of Verizon tower equipment and related ground equipment within the existing wireless communications facility compound. If approved, the new special use permit will supersede S93-0004, incorporating all existing tower and ground related equipment into the project description including all applicable conditions of approval. Revisions to the existing conditions of approval for S93-0004 are shown in the attached conditions of approval in strikeout/underline format.

**Environmental Review:** Staff has prepared an Initial Study (Exhibit I). 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.

**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 3.0 through 4.0, Zoning and Special 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 Photo
Exhibit F-1.....	Title Sheet and Project Information, Sheet T-1
Exhibit F-2.....	Project Enlargement Area and Tower Diagram, Sheet C-1
Exhibit F-3.....	Erosion and Sediment Control Plan, Sheet C-2
Exhibit F-4.....	Overall Site Plan and Site Plan, Sheet A-1
Exhibit F-5.....	Enlarged Site Plan and Antenna Plan, Sheet A-2
Exhibit F-6.....	Grading Plan, Sheet A-3
Exhibit F-7.....	Elevations, Sheet A-4
Exhibit F-8.....	Generator Specs, Sheet A-5
Exhibit G.....	Project Support Statement; Date Stamped June 19, 2015
Exhibit H.....	Photo Simulations; Date Stamped June 19, 2015
Exhibit I-1.....	Coverage Map, Existing Verizon 4G Coverage as of March 2015; March 2015
Exhibit I-2.....	Coverage Map, Verizon 4G Coverage with Proposed Cedar Ravine Site; March 2015
Exhibit I-3.....	Proposed Verizon Cedar Ravine Site; March 2015
Exhibit J.....	Proposed Negative Declaration and Initial Study