

## **FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 13, 2014**

### **AGENDA ITEMS**

- 6. (14-1499)** Hearing to consider request to allow the construction of a wireless telecommunication facility [Special Use Permit S14-0004/Verizon Wireless Communication Facility (Mono-Pine)]\* on property identified by Assessor's Parcel Number 126-051-17, consisting of 10.0 acres, in the El Dorado Hills area, submitted by Verizon Wireless; and staff recommending 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 S14-0004 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1)

Lillian MacLeod presented the item to the Commission with a recommendation for approval.

Alan Heine, applicant's agent, conducted a PowerPoint presentation and made the following comments:

- There are 3 sections with 9 antennas;
- They would have a unique line of sight to cover Salmon Falls Road;
- Two weeks ago received a call from the underlying land owner inquiring why they were not using the existing tower;
- The existing tower is heavily overloaded for their project's needs and it did not provide adequate ground space;
- There is a knoll where the existing site is located;
- Existing tower would have to be completely replaced in order for them to use it;
- Addressed public comment letters with explanations of why the existing tower couldn't be used;
- They located the new tower so that most people would not be able to see it;
- This is a much needed infrastructure; and
- Allows a stronger signal.

In response to Commissioner Stewart's inquiry of road maintenance, Mr. Heine stated that they were agreeable to road maintenance but would also be doing road improvements.

In response to Chair Mathews' inquiry on bringing the branches further down, Mr. Heine stated that they would be agreeable to adding more branches and could go 10 feet lower.

Geoff Miller made the following comments:

- Lives on northeast property by project site;
- Valley view will be affected;
- Impacted by construction noise;
- These cell towers are popping up all over and is concerned on the how many will eventually be surrounding him;

- Didn't find out about this project until last minute; and
- Against all cell towers.

Mr. Heine made the following rebuttal comments:

- Spoke on the sites he visited; and
- Tried to negotiate lease terms with Jay Lee, who submitted a public comment, but once an impasse was reached, they searched for another location.

Chair Mathews closed public comment.

Commissioners Heflin and Shinault requested that the branches be brought down lower. Mr. Heine suggested bringing them down 15 feet to address any concerns.

In response to Commissioner Stewart's inquiry on how to condition road maintenance, County Counsel David Livingston stated that it was a little difficult and problematic as it is a private issue but has been done in the past. He added that the Commission can address any road damage that may arise from the construction phase.

There was no further discussion.

**Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and 2) Approve Special Use Permit S14-0004 based on the Findings and subject to the Conditions of Approval as modified: (a) Add new condition regarding any road damage caused during the construction phase; and (b) Add new condition lowering the branches by 15 feet.**

**AYES: Stewart, Ridgeway, Shinault, Heflin, Mathews**  
**NOES: None**

This action can be appealed to the Board of Supervisors within 10 working days.