

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



Agenda of: January 11, 2018

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0007/AT&T CAF2

APPLICANT: AT&T Mobility, Epic Wireless

REQUEST: Conditional Use Permit to allow the construction of five separate wireless telecommunication facilities consisting of five new monopine towers ranging in size from 115 to 160 feet, with individual ground equipment with fencing.

LOCATION: Five separate locations:
Site 1 "Sierra Springs" Shooting Star Road in the Sierra Springs Area
Site 2 "Meadow Brook" Black Oak Mine Road in the Cool Area
Site 3, "Tiger Lilly" Victory Mine Road in the Diamond Springs Area
Site 4 "Balderson Station" Wild Horse Trail, in the Volcanoville Area
Site 5 "Pilot Hill" Salmon Falls Road, in the Pilot Hill Area
Supervisor Districts 2, 3 and 4. (Site 1-5 Exhibit A)

APNs: 077-110-57 (Site 1 Sierra Springs), 060-521-02 (Site 2 Meadow Brook), 046-490-22 (Site 3 Tiger Lilly), 062-500-30 (Site 4 Balderson Station), and 104-070-04 (Site 5 Pilot Hill) (Site 1-5 Exhibit B)

ACREAGE: Various (Table 1)

GENERAL PLAN: Various (Site 1-5 Exhibit C and Table 1)

ZONING: Various (Site 1-5 Exhibit D and Table 1)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

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

1. Adopt the Mitigated Declaration based on the five Initial Studies prepared by staff; and
2. Approve Conditional Use Permit S17-0007 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for five new wireless facilities to be constructed and operated located on five individual parcels in the rural regions of El Dorado County (Sites 1-5 Exhibit A). The proposed towers will range in height from 115 to 160 feet. The height of the proposed towers is needed to create direct line of site to provide broadband services in the rural areas of the County. Section 130.40.130 of the Zoning Ordinance allows Wireless facilities within the residential and rural 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 requirement, as discussed in the Findings.

Tower Name	APN Property Owner	Parcel Size	General Plan Land Use Designation	Zone District
Site 1 Sierra Springs	077-110-57 Douglas and Bonnie Antonio	10 ac	Low Density Residential (LDR)	Residential Estate Ten-Acres (RE-10)
Site 2 Meadow Brook	060-521-02 Elvin and Barbara Juri	13.2 ac	Rural Residential (RR)	Limited Agriculture Ten-Acres (LA-10)
Site 3 Tiger Lilly	046-490-22 Lance and Cindy Kramer	10.83 ac	Rural Residential (RR)	Rural Lands Ten-Acres (R2A)
Site 4 Balderson Station	062-500-30 Karen de Coussin	45.76 ac	Natural Resource	Forest Resource 160-Acres (FR-160)
Site 5 Pilot Hill	104-070-04 Danny Pastor	103.25 ac	Low Density Residential (LDR)	Residential Estate Five-Acres (RE-5)

PROJECT SITE 1 SIERRA SPRINGS

Site 1 Sierra Springs Site Description: Project Site 1 Sierra Springs is located on the northern side of Shooting Star Road approximately 1.25 miles west of the intersection with Starks Grade Road in the Pollock Pines area (Site 1 Sierra Springs Exhibit A). The parcel is zoned Residential Estate 10-Acres (RE-10) (Site 1 Sierra Springs Exhibit D) with a General Plan designation of Low Density Residential (LDR) (Site 1 Sierra Springs Exhibit C). The parcel is currently developed with a single family residence (Site 1 Sierra Springs Exhibit E).

The surrounding land uses include residential uses to the west, east and north with a public road to the south. The project site is located on sloping land on top of a hill surrounded by similarly moderate sloping hills. The site is located upon undisturbed annual grassland, with similar biological communities of oak and pine woodland and annual grassland surrounding the project.

The nearest residence to the project is site is located 245 feet to the south east of the proposed cellular facility.

Site 1 Sierra Springs Project Description: The conditional use permit would allow the construction and operation of a 125 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 1 Sierra Springs Exhibit F). There would be a grouping of six panel antennas at a height of 110 feet with the capability to support an additional 12 antennas. The equipment shelter will house the network switching equipment. One oak tree will be removed as part of the construction of this facility.

Access to the tower facility would be through the construction of a new driveway connecting to Shooting Star Road, a private road.

Aesthetics: The 125-foot-tall Site 1 Sierra Springs tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking southeast from Shooting Star Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 1 Sierra Springs Exhibit G).

PROJECT SITE 2 MEADOW BROOK

Site 2 Meadow Brook Site Description: Project Site 2 Meadow Brook is located on the south side of Black Oak Mine Road approximately 0.3 miles west of the intersection with Highway 193 in the Garden Valley area (Site 2 Meadow Brook Exhibit A). The parcel is zoned Limited Agriculture 10-Acres (LA-10) (Site 2 Meadow Brook Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 2 Meadow Brook Exhibit C). The project parcel is currently undeveloped (Site 2 Meadow Brook Exhibit E).

The surrounding land uses include residential uses to the east, west and south with a public road to the north. The project site is located on flat ground on the top of the hill. Surrounding topography consists of similarly gentle sloping hills. The site is located upon undisturbed annual grassland, with surrounding biological communities of mixed oak-pine woodland and annual grassland.

The nearest residence to the project is site is located on the parcel approximately 265 feet to the east of the proposed cellular facility.

Site 2 Meadow Brook Project Description: The conditional use permit would allow the construction and operation of a 160 foot high broadleaf tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 2 Meadow Brook Exhibit F). There would be twelve panel antennas located at 150 feet and 140 on the tower with the capability to support an additional 12 antennas. The equipment shelter will house the network switching equipment. No trees will be removed as part of the construction of this facility. A 110 foot underground power conduit will be installed in a 5-foot wide easement from the lease area southeast to the existing utility pole.

Access to the tower facility would be through the construction of a new gravel driveway connecting to the existing residential driveway near the access point along Black Oak Mine Road.

Aesthetics: The 160 foot tall Site 2 Meadow Brook tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking west from Black Oak Mine Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site Meadow Brook Exhibit G).

PROJECT SITE 3 TIGER LILLY

Site 3 Tiger Lilly Site Description: Project Site 3 Tiger Lilly is located on the south side of Victory Mine Road approximately 1.5 miles south of the intersection with Pleasant Valley Road in the Diamond Springs area (Site 3 Tiger Lilly Exhibit A). The parcel (046-490-22) is zoned Rural Lands Ten-Acres (RL-10) (Site 3 Tiger Lilly Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Tiger Lilly Exhibit D). The project parcel is currently developed with a single family residence (Tiger Lilly Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located approximately 230 feet southwest of the project site. The project site is located on a hill surrounded by biological communities of oak and pine woodland.

Site 3 Tiger Lilly Project Description: The conditional use permit would allow for the construction and operation of a new 160 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 3 Tiger Lilly Exhibit F) There would be six panel antennas located at 150 feet and another six panel antennas located at 140 feet. The tower has the capability to support 12 additional antennas at heights of 125 and 110 feet. The equipment shelter will house the network switching equipment. No oak trees will be removed as part of this project.

Access to the tower facility would be through the construction of a new gravel driveway connecting to the existing driveway.

Aesthetics: The 160 foot tall Site 3 Tiger Lilly tower is surrounded by oak and grey pine trees. Clearest views of the proposed tower would be looking south from Victory Mine Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 3 Tiger Lilly Exhibit G).

PROJECT SITE 4 BALDERSON STATION

Site 4 Balderson Station Site Description: Project Site 4 Balderson Station is located on the north side of Wild Horse Trail approximately 1.6 miles west of the intersection with Volcanoville Road in the Georgetown area (Site 4 Balderson Station Exhibit A). The parcel (062-500-30) is zoned Forest Resource 160-Acres (FR-160) (Site 4 Balderson Station Exhibit D) with a General Plan land use designation of Natural Resource (NR) (Site 4 Balderson Station Exhibit D). The property is developed with a single family residence (Site 4 Balderson Station Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located on the project parcel approximately 1,000 feet to the east. The project site is located on a flat area surrounded by biological communities of pine woodland.

Site 4 Balderson Station Project Description: The conditional use permit would allow for the construction and operation of a new 130 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 4 Balderson Station Exhibit F) There would be six panel antennas located at 110 feet and another six panel antennas located at 100 feet. The tower has the capability to support six additional antennas at a height of 85 feet. The equipment shelter will house the network switching equipment. One oak tree would be removed as part of this project with a total of 0.04 acres of oak tree canopy being impacted.

Access to the tower facility would be through a new driveway connecting to an existing on-site dirt access road.

Aesthetics: The 130 foot tall Site 4 Balderson Station tower is surrounded by oak and grey pine trees. Clearest views of the proposed tower would be looking northwest from Kentucky Flat Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 4 Balderson Station Exhibit G)

PROJECT SITE 5 PILOT HILL

Site 5 Pilot Hill Site Description: Project Site 5 Pilot Hill is located on the west side of Salmon Falls Road 0.6 miles south of the intersection with Salmon Falls Cutoff Road in the Pilot Hill area (Site 5 Pilot Hill Exhibit A). The parcel (104-070-04) is zoned Residential Estate Five-Acres (RE-5) (Site 5 Pilot Hill Exhibit D) with a General Plan land use designation of Low Density Residential (LDR) (Site 5 Pilot Hill Exhibit C). The property is undeveloped (Site 5 Pilot Hill Exhibit E) and is located within the Important Biological Corridor (IBC).

Surrounding land uses consist of rural residential homes on all sides. The nearest residences are located approximately 615 feet to the northeast of the project site. The project site is located on a

flat area surrounded by biological communities of annual grassland, oak and grey pine woodland.

Site 5 Pilot Hill Project Description: The conditional use permit would allow for the construction and operation of a new 115 foot stealth broadleaf tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 5 Pilot Hill Exhibit F) There would be six panel antennas located at 100 feet. The tower has the capability to support 12 additional antennas at heights of 85 and 70 feet. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility. A 110 foot underground power conduit will be installed in a 5-foot wide easement from the lease area northwest to the existing utility pole.

Access to the tower facility would be through a new driveway.

Aesthetics: The 115 foot tall Site 5 Pilot Hill tower is surrounded by large oak and grey pine trees with clearest views looking north from Pond View Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 5 Pilot Hill Exhibit J).

STAFF ANALYSIS

Environmental Review: Staff has prepared five Initial Studies (Site 1-5 Exhibit J). 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 the Findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Sites 1-5, Exhibit A.....Location Map

Sites 1-5, Exhibit B.....Assessor's Parcel Map

Sites 1-5, Exhibit C.....General Plan Designation Map

Sites 1-5, Exhibit D.....Zoning Designation Map

Sites 1-5, Exhibit E.....Aerial Map

Sites 1-5, Exhibit F.....Plan Set (11 pages)

Sites 1-5, Exhibit G.....Visual Simulations

Sites 1-5, Exhibit H.....Zoning Propagation Map

Sites 1-5, Exhibit I.....Radio Frequency Report

Sites 1-5, Exhibit J.....Proposed Mitigated Negative Declaration and Initial Study