

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



Agenda of: July 11, 2024

Staff: Ande Flower

CONDITIONAL USE PERMIT

FILE NUMBER: CUP23-0013/Majestic Trail Monopine

APPLICANT/AGENT: Cellco Partnership c/o Kevin Gallagher

OWNER: Juan and Cara Solano

REQUEST: Conditional Use Permit to allow the construction and operation of a 120-foot-tall monopine with six (6) antennas and supporting radios supported by three (3) equipment cabinets and a standby diesel generator within a proposed 900-square-foot lease area.

LOCATION: South side of Sand Ridge Road, approximately three (3) miles east of the intersection with State Route 49, in the El Dorado Area, Supervisorial District 2 (Exhibit A).

APN: 046-311-019 (Exhibit B)

ACREAGE: 16.29 acres

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

ZONING: Rural Lands – Ten-Acre Minimum (RL-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: A Mitigated Negative Declaration determination based on an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines.

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;

2. Approve Conditional Use Permit CUP23-0013 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Conditional Use Permit to allow the construction and operation of a 120-foot-tall monopine along with six (6) antennas and supporting radios as well as a total of three (3) equipment cabinets and a standby emergency diesel generator within a proposed 900-square-foot lease area.

PROJECT INFORMATION

Tolling Timeframe: CUP23-0013 was submitted on October 24, 2023. Pursuant to El Dorado County Title 130.40.130(B.6), this project is considered a new telecommunications facility. New facilities are afforded a maximum of 150 days of review time. A determination of application incompleteness was made on November 2, 2023. Incomplete documents were received on February 13, 2024. A new tolling agreement was executed on June 14, 2024 which extends the agreed time period for the County to act on this application until July 15, 2024, with an ability to extend until August 14, 2024 in the event of an appeal to the Board of Supervisors. This project is scheduled to be heard at a public Planning Commission hearing on July 11, 2024. Upon the July 11, 2024 hearing date, there would be a total of five (5) days remaining for the maximum number of review days. The final review date would be July 2, 2024. A tolling agreement has been requested to allow for the possibility of appeal.

Background: The project site includes residential developments as allowed per the RL-10 zoning district. There are no telecommunications facilities existing on the project site.

Site Description: The subject parcel is located on the south side of the intersection between Sand Ridge Road and Sandridge Crest Court in a rural area northeast of the Nashville Rural Center. The proposed cellular facility will be located within a proposed 900-square-foot lease area (Exhibit E). The project parcel borders similarly zoned RL-10 parcels to the west and south as well as RL-20 parcels to the north and a RL-40 zoned parcel to the east. Each of the adjacent parcels are zoned to primarily allow residential development (Exhibit D).

Project Description: A Conditional Use Permit to allow the construction and operation of a 120-foot-tall monopine within a 900-square-foot lease area. The monopine would include nine (9) new antennas, six (6) new radios, two (2) new dishes, four (4) surge suppressors, four (4) hybrid cables, two (2) microwave (MW) cables, and one (1) Global Positioning System (GPS) antenna. Within the lease area there would be two (2) equipment cabinets, space for one (1) future cabinet, and one (1) 30-kilowatt diesel generator consisting of a 132-gallon fuel tank.

The site plan as proposed would contain space for at least one (1) additional telecommunications operator to co-locate (Exhibit F).

The proposed monopine seeks to improve cellular coverage and capacity in the area surrounding Sand Ridge Road, east of State Route 49. The project reviewed six (6) other sites that had potential to provide coverage in this area's service gap. 20058 Sandridge Crest Court was

considered but could not gain landlord interest. 1501 Kinsley Lane, 1530 Kinsley Lane, and 1541 Kinsley Lane were each rejected by the consulting Radio Frequency (RF) engineer due to terrain shadowing. 660 Sand Ridge Road was rejected by the consulting RF engineer due to low elevation. 3985 Vintage Trail was rejected by the consulting RF engineer due to inferior coverage to the proposed site. There are no potential co-location options available within the identified service area.

STAFF ANALYSIS

Environmental Review: Staff has reviewed Conditional Use Permit CUP23-0013 and prepared an Initial Study pursuant to CEQA Guidelines. There is no substantial evidence that the proposed project would have a significant effect on the environment with implementation of one (1) mitigation measure concerning pre-construction survey(s) for nesting bird species. This mitigation measure has been incorporated into the project as Conditions of Approval. The implementation of this mitigation measure would result in no expected removal of fauna on site. There would be no removal of oak resources or other protected species as a result of the proposed development. If there should be any future development or co-location on site, this mitigation measure would remain applicable. The applicant shall submit to the Planning Division a \$50.00 recording fee and the California Department of Fish and Wildlife (CDFW) CEQA filing fee prior to filing of the Notice of Determination by the County. The 2024 CDFW CEQA filing fee is \$2,916.75. Each year the CDFW CEQA filing fee changes. The actual fee paid is determined based upon the year a filing is submitted, even if a project had been approved in a prior year. No permits shall be issued until said fees are paid.

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 and 4.0, which concern 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 Map
- Exhibit C.....Land Use Designation Map
- Exhibit D.....Zoning Designation Map
- Exhibit E.....Aerial Site Map
- Exhibit F.....Site Plan
- Exhibit G.....Photosimulations
- Exhibit H.....Radio Frequency (RF) Report