

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



Agenda of: August 25, 2022

Staff: Matt Aselage

CONDITIONAL USE PERMIT

FILE NUMBER: CUP21-0006/Carson Road Monopine

APPLICANT/AGENT: Emily Golubow

OWNER: Sierra Pacific Industries

REQUEST: Conditional Use Permit to allow the construction and operation of a new 160-foot-tall monopine. The monopine is proposed to include 13 panel antennas, 15 remote radio units (RRU), three (3) DC-9 surge protectors, and one (1) GPS antenna. Supporting ground equipment will include a 64-square foot (8x8) Oldcastle equipment cabinet, a 30-kw standby back-up generator, fiber and direct current (DC) cables running to the proposed antennas, a seven-foot-tall chain link fence, and development of new underground utilities. The monopine and supporting equipment will sit within a 1250-square-foot lease area.

LOCATION: North and south side of Carson Road, approximately 1,200-feet west of the intersection with Larsen Drive, in the Camino Rural Center, Supervisorial District 3 (Exhibit A).

APN: 043-180-011 (Exhibit B)

ACREAGE: 24.51-acres

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Light Industrial (IL) (Exhibit D)

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

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
2. Approve Conditional Use Permit CUP21-0006 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Conditional Use Permit to allow for the construction and operation of a public wireless communication facility including a 160-foot-tall monopine hosting 13 panel antennas and supporting mounted equipment. Additionally, supporting ground equipment will include one (1) Oldcastle equipment cabinet, one (1) 30KW back-up generator, and a seven-foot-tall chain link fence.

PROJECT INFORMATION

Tolling Timeframe: CUP21-0006 was submitted on September 24, 2021. A determination of application incompleteness was issued on October 25, 2021. A response associated with a virtual submittal package was received on December 7, 2021. The December 7 submittal packet stated that required paper copies would be delivered in short order. The paper incomplete submittal packet was received on February 11, 2022. Planning staff received the County's Department of Transportation's comments on the project during Technical Advisory Committee (TAC) review and determined the requirements to have potential CEQA impacts. On March 21, 2022, staff called and left a voicemail regarding this potential CEQA issue. An email response confirming receipt of staff's initial message was received on April 20, 2022; most of the requested documentation was received on April 29, 2022. Receipt of a fire safe plan or confirmation that this document will not be required by the local fire authority was not received until May 25, 2022. The project does include a tolling agreement which extended the project time to August 26, 2022. This additional time will allow the project to be heard at the August 25, 2022 Planning Commission hearing. If there should be an appeal filed, the tolling agreement has provided for an additional 45-days for a Board of Supervisor's appeal hearing.

Background: The subject parcel has been developed by Sierra Pacific Industries, a company specializing in localized reforestation activities. Sierra Pacific Industries received a building permit approval for the current use on June 3, 1987. There have been several building permit submittals and approvals since the initial 1987 approval. There was no discretionary submittal as the parcel allowed for the current use as a by right use per prior codes applicable in 1987. This site has never included a cellular facility use.

Site Description: The subject parcel straddles both the north and south side of Carson Road. The site location for the whole proposed lease area will exist entirely on the north side of Carson Road. The north side of Carson Road contains most of the site's current developments which includes a winding access road, multiple structures, and multiple parking/outdoor storage areas.

The access road enters and exits the parcel at multiple points in the northeastern corner of the parcel, connecting Larsen Drive to Carson Road. The proposed cellular facility will be located adjacent to the existing access road in a flat area currently used for vehicle parking (Exhibit A). The sited lease area is surrounded by cleared flat lands which does not include tree canopy or other landscaping which could aid in the concealment of the cellular facility. The parcel of concern borders similarly zoned IL parcels on all sides and Planned Agriculture – 20-Acres (PA-20) to the northeast. The site is located within the Camino rural center (Exhibits C and D).

Project Description: A conditional use permit to allow the construction and operation of a new 160-foot-tall monopine. The monopine is proposed to include 13 panel antennas, 15 RRUs, three (3) DC-9 surge protectors, and one (1) GPS antenna. Supporting ground equipment will include a 64-square-foot (8x8) Oldcastle equipment cabinet, a 30-kw standby generator, fiber and DC cables running to the proposed antennas, a seven-foot-tall chain link fence, and development of new underground utilities. The monopine and supporting equipment will sit within a 1,250-square-foot lease area.

The proposed monopine will include two (2) sets of antennas and mounted supporting equipment. The first set of antennas will be mounted at a centerline of 150 feet and will include six (6) antennas. Mounted supporting equipment for the first set of antennas includes three (3) surge protectors and 15 RRUs. The second set of antennas will be mounted at a centerline of 140-feet and will include six (6) antennas. Mounted supporting equipment for the second set of antennas includes three (3) surge protectors and 15 RRUs.

The Oldcastle CWIC cabinet will include one AT&T power panel and an automatic transfer switch, one (1) service light, one (1) AT&T GPS antenna, and three (3) DC12 surge protectors. The cabinet will be positioned within the western corner of the proposed lease area, and setback from the adjacent lease area boundary lines by three (3) feet. Cables running between the cabinet and the monopine will be concealed from the elements within a proposed AT&T ice bridge.

The 30-kw standby back-up generator will be set on a 4.5 foot by 10-foot concrete slab positioned in the northern corner of the proposed lease area. The generator will be setback from the adjacent lease area boundary lines by three (3) feet. No supporting equipment will be mounted on the generator.

The utility H-frame will be located along the eastern boundary line of the proposed lease area. Three (3) proposed PG&E meters, one (1) fiber cabinet, and one (1) telco cabinet will be mounted onto the utility H-frame. An AT&T power handhole and one (1) AT&T fiber handhole will be located directly behind the H-frame.

All AT&T proposed supporting ground equipment will be located north of the monopine. The area south of the monopine will remain covered with gravel in anticipation of future co-location proposal(s). The applicant has confirmed that there would be room for other carriers to co-locate within the stealth enclosure in the future (Exhibit F).

The project reviewed four (4) other sites that had potential to provide coverage in this area's service gap. These properties are each privately owned, and landlord interest could not be

obtained. The proposed facility is needed to provide coverage in a service gap that exists within the Camino Rural Center and surrounding vicinity near the US Highway 50 corridor.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study (Exhibit G). No mitigation measures have been applied to the project as the project has been found to have a less than significant impact to environmental resources.

Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Determination (NOD). The filing of the NOD is optional; however, not filing the NOD extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

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 4.0 through 5.0, Zoning and Conditional Use Permit Findings.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit A.....Location/Vicinity Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CLand Use Designation Map
- Exhibit D.....Zoning Designation Map
- Exhibit EAerial Site Map
- Exhibit F.....Development Plan Sheets
- Exhibit G.....Proposed Negative Declaration and Initial Study