

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



Agenda of: December 14, 2017

Staff: Evan Mattes

CONDITIONAL USE PERMIT

- FILE NUMBER:** S17-0018/Cal.Net MUP (Auburn Lake Trails)
- APPLICANT:** Cal.net, Mark Herr
- REQUEST:** Conditional Use Permit to allow the construction of one wireless communication facility on an existing water tower consisting of two point to point radio two foot diameter dish antennas, and three point to multipoint radio antennas.
- LOCATION:** East side of Angel Camp Court, approximately 1,000 feet south of the intersection with Cascade Trail, in the Cool area, Supervisor District 4. (Exhibit A)
- APN:** 073-231-06 (Exhibit B)
- ACREAGE:** 0.38 acre
- GENERAL PLAN:** Medium Density Residential (MDR) (Exhibit C)
- ZONING:** Residential Two-Acres (R2A) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to CEQA Guidelines Section 15301(b)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find the project is exempt pursuant to Section 15301(b) of the California Environmental Quality Act Guidelines (Existing Facilities); and
 2. Approve Conditional Use Permit S17-0018 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Conditional Use Permit to allow for the colocation of a wireless communication facility consisting of two point to point radio two foot diameter dish antennas, and three point to multipoint radio antennas. The equipment will be mounted on an existing 40 foot tall Georgetown Divide Public Utility District (GPUD) water tower (Exhibit F). The project includes the construction of a new 25.5 inch wide by 34 inch deep by 63 inch high equipment cabinet mounted on a 36 inch by 48 inch fiberglass equipment pad. The project antennas are for broadband connection only, and do not provide cellular coverage. No equipment shelter, HVAC units, or portable generator is proposed.

PROJECT INFORMATION

Site Description: The project site is located on the east side of Angel Camp Court approximately 800 feet south of the intersection with Cascade Trail in the Cool area. The 16,500 square foot site is owned by the Georgetown Divide Public Utility District (GPUD) and consists of a 40 foot high water tower with an existing communication antennas and equipment and an existing 15 foot pole. The nearest residence is approximately 180 feet away from the proposed communication facility.

Project Description: The antennas would be located on the existing 15 foot high pole located on an existing 40 foot tall water tower (55 feet cumulative), with the equipment cabinet located east of the water tower within the existing equipment shelter. The parcel is located on a hill with annual grasses and mixed oak-grey pine woodland. There are single family homes surrounding the project site.

STAFF ANALYSIS

Environmental Review: This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(b) of the CEQA Guidelines stating that Class 1 exemptions consist “of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination..” As antennas are being attached to existing towers and a small equipment cabinet to be constructed near the towers, the installation of the communication facility is consistent with this exemption classification under CEQA.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice 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 Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E.....Aerial Map
Exhibit F.....Elevation Plan
Exhibit G.....Antenna Specifications
Exhibit H.....Visual Simulations
Exhibit I.....Radio Frequency Report