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

Agenda of: October 26, 2017

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0005

PROJECT NAME: Cal.net Towers North

APPLICANT: Cal.net

AGENT: Mark Herr

PROPERTY OWNERS: See Table 2

REQUEST: Conditional Use Permit request to allow for the construction and operation of a broadband wireless network consisting of ten new communications towers. (Exhibit D)

LOCATIONS: See Project Exhibit B and Site 1 – 10 Exhibits A.

APNs: See Table 2

ACREAGE: 0.36 acre total project areas combined, See Project Exhibit C.

GENERAL PLAN: Medium Density Residential (MDR), Low Density Residential (LDR), Rural Residential (RR), Agricultural Lands (AL), and Natural Resource (NR). (Exhibit C and Sites 1 – 10 Exhibits C).

ZONING: Residential-Two acres (R2A), Residential-Three acres (R3A), Estate Residential-Five acres (RE-5, Limited Agriculture-10 acres (LA-10), Rural Lands (RL-10), Planned Agriculture-20 acres (PA-20), and Timber Production Zone (TPZ). (Exhibit C and Site 1 – 10 Exhibits D).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and

2. Approve Conditional Use Permit S17-0005 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for the construction of ten communication towers located on ten individual parcels across northern El Dorado County. The sites comprise the "backbone" of the wireless broadband internet and voice-over internet protocol (VoIP) telephone network services. Wireless facilities located within residential, agricultural, and rural zoning designations are permitted through the approval of a Conditional Use Permit by the Planning Commission, subject to the requirements in sections 130.40.130 of the Zoning Ordinance.

Although the Project is being processed under a single Conditional Use Permit number, separate applications have been submitted for each Project site to allow for a site-specific evaluation of consistency with the El Dorado County General Plan, Zoning Ordinance and the California Environmental Quality Act (CEQA).

In this Staff Report, information is first provided as it pertains to the entire Project, including all 10 proposed Project sites, as a whole. As part of the Support Information for the entire Project, Site-specific Staff Reports for each Project Site are provided, as each Site was reviewed individually.

PROJECT INFORMATION

Site Description: The Project is located at ten sites throughout rural northern El Dorado County, in the vicinity of the Rural Centers of Cool, Greenwood, Garden Valley, and Georgetown. The parcels on which the Project sites are located range in size from two to over 240 acres, and are surrounded by rural residential, agricultural, or undeveloped land. Nine of the sites are in previously disturbed and/or cleared areas within the private parcels; two of which are immediately adjacent to existing structures. The remaining site is in a blue oak woodland clearing, in nonnative grassland, between an existing dirt road and PG&E utility easement. The sites range in elevation from approximately 1,900 to 3,400 feet above sea level (Project Exhibit D).

Project Description: The Project will install communication facilities at multiple locations in northern El Dorado County. The Project is composed exclusively of fixed-wireless technology deployed on towers. The project proposes the construction and operation of ten facilities with the following configurations shown in Table 1, below:

Table 1

120 ft tower	6 sites	TowerWidth: 4ft at base, 1ft at top	5.5^2 x 3.5 cubic foot (cf) pier atop a 10^2 x 1.5cf foundation pad	Foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade	Approx. 2x3x8cf metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries powered by existing 110-volt outlets.	Cabling will either run aerially from the equipment cabinet to an existing power pole or will be undergrounded and connected with existing utility poles directly or via proposed secondary poles
100 ft tower	2 sites	TowerWidth: 4ft at base 1.75ft at top				
40 ft tower	2 sites		2.5ft diameter reinforced concrete pier bored 4 feet into the ground			

Specific site descriptions of each tower, including locations, specific zoning and land use designations, as well as technical specifications such as anchoring and cabling are addressed in Table 2, below:

Table 2

Tower No./ Tower Height	APN Property Owner/ Site Address	Parcel Size/ Project Area	Anchoring and Cabling Configuration	Access	General Plan Land Use Designation	Zone District
1 40ft tower	073-031-09 Eileen/David Parr 4030 Brinks Lane, Greenwood	2.5 ac 307 ft^2	Anchored to existing barn, Cabling from antennas to equipment cabinet inside existing barn,.	Brinks Lane, private driveway	Medium Density Residential (MDR)	Residential, Two-Acre (R2A)
2 100ft tower	061-720-01 Frank/Francis Clark 2040 Sliger Mine Road, Greenwood	13.35ac 234 ft^2	Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet installed on tower base, to secondary power pole installed on tower base, to shed, to existing utility pole 98 ft east for power.	Roquero Cerro Road, private driveway	Medium Density Residential (MDR)	Residential, Three-Acre (R3A)

Tower No./ Tower Height	APN Property Owner/ Site Address	Parcel Size/ Project Area	Anchoring and Cabling Configuration	Access	General Plan Land Use Designation	Zone District
3 120ft tower	061-540-14 Carol Blessum 5400 Reservoir Road Georgetown	5.4 ac 5,227 ft^2	Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet installed on tower base, underground cabling in 6 x 18-in trench in 2-in schedule 80 PVC from cabinet to proposed secondary pole 250 ft east, aerial to existing PG&E pole 50 ft southeast for power.	Reservoir Road, private driveway	Low Density Residential (LDR)	Residential Estate, Five-Acre (RE-5)
4 120ft tower	062-500-33 James/Debra Kenobbie 8140 Wild Horse Trail Georgetown	5.785 ac 3,049 ft^2	. Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet to a proposed secondary power pole installed 50 ft southeast from cabinet, aerial from pole to existing PG&E pole 50 ft southeast for power.	Wild Horse Trail, private driveway	Low Density Residential (LDR)	Residential Estate, Five-Acre (RE-5)
5 100ft tower	060-090-24 Terry/Janet Bowman 3680 Greenwood Road, Coloma	11.17 ac 486 ft^2	Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet to existing PG&E pole 75 ft east for power.	Greenwood Road, private driveway	Rural Residential (RR)	Limited Agriculture, Ten-Acre (LA-10)
6 120ft tower	060-200-52 Kathleen Russel 3550 Brumarba Heights, Garden Valley	56.992 ac 669 ft^2	. Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet to proposed secondary pole 25 ft southeast to existing PG&E pole 56 ft south for power.	Brumarba Heights, private driveway and private road	Agricultural Lands (AL)	Planned Agriculture, Twenty-Acre (PA-20)

Tower No./ Tower Height	APN Property Owner/ Site Address	Parcel Size/ Project Area	Anchoring and Cabling Configuration	Access	General Plan Land Use Designation	Zone District
7 120ft tower	060-180-27 John Pulse 1030 View Ridge Lane Garden Valley	5.67 ac 173 ft^2	Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet to residence 100 ft north, to existing 110-V outlet for power.	View Ridge Road, private driveway	Rural Residential (RR)	Rural Lands, Ten-Acre (RL-10)
8 40ft tower	060-361-48 William/ Sandra Harke 6060 Ambrosia Lane Garden Valley	10.01 ac 3,049 ft^2	anchored to existing shed,. Cabling from antennas to equipment cabinet inside existing shed, to existing 110-V outlet for power.	Ambrosia Lane, private driveway	Rural Residential (RR)	Rural Lands, Ten-Acre (RL-10)
9 120ft tower	060-430-61 Donald Raty 4341 Raty Lane Garden Valley	3.7 ac 1,307 ft^2	Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet to residence garage 215 ft northeast, to existing 110-V outlet for power.	Raty Lane, private driveway	Medium Density Residential (MDR)/ Rural Residential (RR)	Residential, Three-Acre (R3A)/Residential Estate, Five-Acre (RE-5)
10 120ft tower	062-111-07 Greg Montillier 4841 Traverse Creek Road Garden Valley	242.75 ac 1,307 ft^2	Six ft chain link fence installed around facility. Cabling from antennas to equipment cabinet to existing PG&E pole 110 ft south-southwest for power.	Bear Creek Road, private driveway	Natural Resource (NR)	Timber Production Zone (TPZ)

Each tower would be able to allow up to two 3ft radius dish antennas; four to six 7x28-inch sector antennas; and up to three 9x32-inch sector antennas at heights between 35 and 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in equipment cabinets by technicians.

Access to the sites would be provided by existing roads and driveways (Exhibit C).

STAFF ANALYSIS

Aesthetics: The project proposes ten towers to be located within rural areas of the county. The project sites are not visible from an officially designated State Scenic Highway or county-designated scenic highway. There are no views of the sites from public parks or scenic vistas, as designated by the General Plan. Photo simulations show that the top 10 to 15 feet of the towers are minimally visible from most publicly accessible areas. While the tower bases can be seen from the parcel and some adjacent properties, the towers themselves are generally less visible due to visual obstruction by tall trees, as delineated in Table 3 below:

Table 3

Tower No.	Distances from Tower to Nearest Residence/Neighbor; Visibility
1	165 ft to residence, 165 ft to neighbor. From residential roads around the property, the oak trees on the property block the view of the tower. About 10 feet of the top of the tower is visible from along approximately 83 feet of CA-193 before view is blocked by trees along road and road cut.
2	130 ft to residence, 228 ft to neighbor. From approximately 0.15 miles away on Sliger Mine Road, and along Roquero Cerro Road where there are no trees, approximately 10 ft of the top of the tower is visible. Closer to the site, pine and oak trees along the roadways block the view of the tower.
3	330 ft to residence and nearest neighbor. 100 to 150-foot ponderosa pines surround the tower. Because the adjacent properties are similarly forested, and because tall pines line the roads, the view of the tower is screened from all areas off the property.
4	224 ft to residence, 770 ft to neighbor. The only clear view of the tower (top 70 ft of the tower) from outside the property is from Wild Horse Trail at the property gate. Beyond this location, tall pine trees that line the road block the view of the tower. There is no clear line of sight from other roads in the area.
5	110 ft to residence, 700 ft to neighbor. Due to the height of the forest surrounding the site, approximately 10 feet of the tower is only visible from a distance (0.3 linear mi away). The curves in the road and travel speed limit the amount of time the tower is visible. The trees along the road block the view of all but less than 10 feet of the tower as the viewer approaches the tower from the east on Greenwood Road. Less than 5 feet of the tower is visible within 500 ft of the tower due to road cut and pine trees that block the view.
6	735 ft to residence, 622 ft to neighbor. From Acsarben Drive, approximately 5 feet of the top of the tower is visible. From other public access roads, tall pine and oak trees downslope from the tower location block the view of the tower. Approximately 25 feet of the tower is visible from the driveway of the property.
7	178 ft to residence, 451 ft to neighbor. 100- to 150-foot ponderosa pine trees surround the tower. Although approximately 10 feet of the top of the tower extends above the trees in its immediate vicinity, the tower is not visible from locations off the property.
8	183 ft to residence, 592 ft to neighbor. The 40-foot tower is only visible from the cleared area that surrounds the structures on the property. Ponderosa pine trees around and downslope from the property block the view of the tower from other locations.
9	221 ft to residence, 173 ft to neighbor. The 120-foot tower is in a clearing surrounded by pine trees similar in height to the tower. The tower is visible sporadically through gaps in the trees from and near the property. Due to intervening trees, hills, and structures, the tower is not visible from CA 193 (west), Raty Lane (east), and Meadowbrook Road (south and east).
10	167 ft to residence, 574 ft to neighbor. Approximately 15 feet of the top of the tower is visible from Traverse Creek Road 0.25 mile southwest from the tower. The tower is visible for approximately 0.07 mile traveling north, then east on Bear Creek Road. Traveling west on Bear Creek Road for about 0.36 mile, the tower is visible from the approximately 150 feet of roadway that is not lined by trees.

The photo simulations would be used during the permit plan check process to ensure that the project conforms to the approved exhibits.

Each Site will be discussed in detail, as follows:

PROJECT SITE 1

Site 1 Site Description: Project Site 1 is located in the southwestern portion of APN 073-031-09-100. The parcel is zoned Residential Two-Acres (R2A) with a General Plan designation of Medium Density Residential (MDR) and is located approximately 0.07 miles south of the intersection with Brinks Lane and Lois Lane in the vicinity of the Cool rural center. The project is located within a General Plan designated Important Biological Corridor. A private residence and graveled driveways are north of the 307 square foot project site. The site is on level ground on a hilltop surrounded by moderately sloping hills at 1,870 ft elevation. The proposed tower location is a graveled area adjacent to the east side of an existing barn. Aerial images indicate that the area around the barn was graded and cleared prior to May 1993, and has been surfaced with gravel since at least July 2002 (Google Inc. 2015). The project site is located upon previously disturbed gravel clearing with surrounding communities of oak woodland and annual grasses.

Site 1 Project Description: The conditional use permit approval would allow the construction and operation of a 40 ft galvanized steel tower erected on a 2.5 ft diameter reinforced concrete pier bored 3.5 feet into the ground. The tower will be anchored to an existing barn. Cabling will run from the antennas into a metal equipment cabinet inside the barn. The barn has existing power. The equipment cabinet will house the network switching equipment and backup battery, which will be powered via existing 110-volt outlets.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at a height of 35 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in equipment cabinets by technicians.

Access to the site would be provided by Brinks Lane, a privately maintained road, and a private driveway (Site 1 Exhibit F).

Aesthetics: The 40-foot-tall Site 1 tower is surrounded by 60-foot oak trees approximately 40-50 feet from the barn. From residential roads around the property, the oak trees on the property block the view of the tower. Approximately 10 feet of the tower is visible from, an 83 foot section of CA-193, before the view is blocked by trees. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 1 Exhibit J).

PROJECT SITE 2

Site 2 Site Description: Project Site 2 is located in the southwestern portion of APN 061-720-01. The parcel is located in the vicinity of the Greenwood area, with a zoning designation of

Residential Three-Acres (R3A). The General Plan designates the site as Medium Density Residential (MDR) and identifies the site as being located within an Important Biological Corridor (IBC). The 566 square foot project site is on level ground in an area of relatively flat topography at 2,455 ft elevation. The proposed tower location is a disturbed/cleared area adjacent to a dirt road west of the driveway that accesses Roquero Cerro Road approximately 0.12 west of Sliger Mine Road. The dirt road adjacent to the proposed tower location was graded prior to September 2016. The project site has been partially mowed and cleared, with surrounding natural communities of Blue Oak Woodland, manzinita and annual grassland. The project parcel contains a residence and vehicle/equipment storage yard approximately 20 ft east of the BSA, and another residential structure and yard approximately 34 ft to the north. A dirt road runs along the west side of the project site and curves east approximately 41 ft south of the project site. Blue Oak Woodland occurs on the west side of the dirt road, and Roquero Cerro Rd. is approximately 25 ft south of the west-east portion of the dirt road.

Site 2 Project Description: The conditional use permit approval would allow the construction and operation of a100 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four (4) feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 in equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run aerially from the equipment cabinet to an existing power pole.

Aesthetics: The 100-foot-tall Site 2 tower is surrounded by oak and pine trees. From approximately 0.15 miles away on Sliger Mine Road, and along Roquero Cerro Road where there are no trees, approximately 10 ft of the top of the tower is visible. Closer to the site, pine and oak trees along the roadways block the view of the tower. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 2 Exhibit J).

PROJECT SITE 3

Site 3 Site Description: Project Site 3 is located in the southwestern portion of APN 061-540-14-100. The parcel is located, approximately 1.5 mi from the intersection with Georgetown Road in the vicinity of the Georgetown Rural Center and is zoned Residential Estate Five-Acres (RE-5), with a General Plan land use designation of Low Density Residential (LDR). The 0.12-ac project site is on level ground surrounded by gently sloping hills at 2,796 ft elevation. The proposed tower location is just southwest of a concrete-lined riding arena and gravel (Google Inc. 2015). An approximately 290-ft-long cabling trench is proposed to extend from the tower to the southeastern parcel boundary along the existing fence on the south side of the property. East of the parcel boundary, the cabling will run aerially over the adjacent parcel to an existing utility pole on Reservoir Road. The project site was mostly devoid of vegetation and is surrounded by communities of annual grassland, oak woodland and ponderosa pines. A 0.10-ac fenced arena occurs 39 ft north-northwest of the project site. The driveway borders the northeast side of the project site.

Site 3 Project Description: The conditional use permit approval would allow the construction and operation of a 120 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four (4) feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 inch equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-in trench in 2-in schedule 80 PVC from cabinet to proposed secondary pole 250 ft east, then aerial to existing PG&E pole 50 ft southeast for power.

Up to two 3-foot radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 95 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 foot fence.

Access to the site would be provided by Reservoir Road, a public county maintained road, and a private driveway (Site 3 Exhibit F).

Aesthetics: The 120-foot-tall Site 3 tower is surrounded by 100 to 150-foot ponderosa pines surround the tower. Because the adjacent properties are similarly forested, and because tall pines line the roads, the view of the tower is screened from all areas off the property. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 3 Exhibit J).

PROJECT SITE 4

Site 4 Site Description: Project Site 4 is located in the southwestern portion of APN 062-500-33. The parcel is located approximately 0.47 miles west of the intersection with Bear State Road in the vicinity of the Georgetown Rural Center, and is zoned Residential Estate Five-Acres (RE-5) with a General Plan land use designation of Low Density Residential (LDR). The 0.07-ac project site is on level ground in an area of gentle to moderately sloping topography at 3,473 ft elevation. The proposed tower is in a cleared area adjacent to an unused water tank and other equipment. A dirt road lined by madrones (*Arbutifolia menziesii*) is east of the tower location. The cabling route extends west-southwest through a cleared area and dirt driveway to an existing pole. The project site is primarily disturbed bare ground. The area north and west of the project site is also disturbed and mostly devoid of vegetation. The area east and south of the project site is Mixed Sierran Pine Forest dominated by Ponderosa pine, incense cedar, and Douglas-fir (*Pseudotsuga menziesii*), with madrone in the understory.

Site 4 Project Description: The conditional use permit approval would allow the construction and operation of a 120 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four feet at the base, gradually tapering to a width of 1 foot, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 inch equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-inch trench in 2-inch

schedule 80 PVC from cabinet to proposed secondary power pole installed 50 ft southeast from cabinet, aerial from pole to existing PG&E pole 50 ft southeast for power.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 ft fence.

Access to the site would be provided by Wild Horse Trail, a private road, and a private driveway (Site 4 Exhibit F).

Aesthetics: The sole clear view of the tower (top 70 ft of the tower) from outside the property is from Wild Horse Trail at the property gate. Beyond this location, tall pine trees that line the road block the view of the tower. There is no clear line of sight from other roads in the area. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 4 Exhibit J).

PROJECT SITE 5

Site 5 Site Description: Project Site 5 is located in the southern portion of APN 060-090-24. The parcel is located approximately 2.35 miles north from the intersection with Marshall Road in the vicinity of the Greenwood Rural Center, and is zoned Limited Agriculture 10-Acres (LA-10). The project site has a General Plan land use designation of Rural Residential and is identified as being within the Important Biological Corridor (IBC) and Agricultural District. The 0.03-acre project site is at 1,900 feet elevation on level ground on a hilltop. The surrounding topography is gently sloping hills. The proposed tower location is a cleared area within a Black Oak Woodland with Douglas fir. The cabling trench runs east through the cleared area and an unvegetated gravel parking area. The project site is primarily disturbed bare ground and leaf litter. The parking area and a paved driveway extend north of the project site. Black Oak Woodland occurs to the east and south of the project site.

Site 5 Project Description: The conditional use permit approval would allow the construction and operation of a100 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 inch equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-inch trench in 2-inch schedule 80 PVC from cabinet to existing PG&E pole 75 ft east.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 ft fence.

Access to the site would be provided by Greenwood Road, a public county maintained road, and a private driveway (Site 5 Exhibit F).

Aesthetics: Due to the height of the forest surrounding the site, approximately 10 feet of the tower is only visible from a distance (0.3 linear miles away). The curves in the road limit the amount of time the tower is visible. The trees along the road block the view of all but less than 10 feet of the tower as the viewer approaches the tower from the east on Greenwood Road. Less than 5 feet of the tower is visible within 500 ft of the tower due to road cut and pine trees that block the view. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 5 Exhibit J).

PROJECT SITE 6

Site 6 Site Description: Project Site 6 is located in the northern portion of APN 060-200-52. The parcel is located approximately 0.44 miles south of the intersection with Andy Wolf Road in the vicinity of the Garden Valley Rural Center. The site is zoned Planned Agricultural 20-Acres, with a General plan land use designation of Agricultural Lands (AL). The General Plan identifies the property is being located within an Important Biological Corridor (IBC) and an Agricultural District. The 973-square foot project site is located 2,027 feet above mean sea level on level ground in an area of gently sloping topography. The project site is Blue Oak Woodland with a nonnative annual grassland understory. The proposed tower location is an opening in the Blue Oak Woodland. An unmaintained dirt road leads to the project site from the east-southeast. The road connects with a PG&E utility easement that runs north-south through the parcel, approximately 45 ft west of the project site. The area to the east and southeast of the project site is Blue Oak Woodland interspersed with California annual grassland and a few Ponderosa pines. Blue Oak Woodland surrounds the northeast to southern sides of the project site.

Site 6 Project Description: The conditional use permit approval would allow the construction and operation of a 120 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 inch equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-inch trench in 2-inch schedule 80 PVC from cabinet to existing PG&E pole 56 ft south.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 ft fence.

Access to the site would be provided by Brumarba Heights Road, a private road, and a private driveway (Site 6 Exhibit F).

Aesthetics: From Acsarben Drive south of the site, approximately 5 feet of the top of the tower is visible. From other publicly accessible roads, tall pine and oak trees along the roads, all of

which are downslope from the tower location, block the view of the tower. Approximately 25 feet of the tower is visible from the driveway of the property. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 6 Exhibit J).

PROJECT SITE 7

Site 7 Site Description: Project Site 7 is located in the eastern portion of APN 060-180-27-100. The parcel is located approximately 0.27 miles west of the intersection with Manhattan Creek Road in the vicinity of the Garden Valley Rural Center. The property has a zoning designation of Rural Lands10-Acres (RL-10) and a General Plan land use designation of Rural Residential (RR), located within an identified Agriculture District. The 0.05-ac project site is on level ground on a ridgetop that slopes gently west and moderately steeply east, at 2,260 ft elevation. The proposed tower location is in an annual grassland within Mixed Sierran Pine Forest. The project site is located on mowed annual grassland. The western side of the project site is bordered by a gravel area at the junction of two gravel driveways. The area south and west of the project site is bordered by Mixed Sierran Pine Forest with Ponderosa pines, Scotch broom (*Cytisus scoparius*), and manzanita (*Arctostaphylos* sp.) in the understory.

Site 7 Project Description: The conditional use permit approval would allow the construction and operation of a 120 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 inch equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-in trench in 2-in schedule 80 PVC from cabinet to the parcel residence 100 ft north, to existing 110-V outlet.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 ft fence.

Access to the site would be provided by View Ridge Road, a private road, and a private driveway (Site 7 Exhibit F).

Aesthetics: 100- to 150-foot ponderosa pine trees surround the tower. Although approximately 10 feet of the top of the tower extends above the trees in its immediate vicinity, the tower is not visible from locations off the property. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 7 Exhibit J).

PROJECT SITE 8

Site 8 Site Description: Project Site 8 is located in the southeastern portion of APN 060-361-48-100. The parcel is located approximately 0.48 miles north of the intersection with Black Oak Mine Road in the vicinity of the Garden Valley Rural Center, with a zoning designation of Rural

Lands 10-Acres (RL-10). The General Plan identifies the project site as Rural Residential (RR) within the boundaries of an Agricultural District. The 173 ft^2 project site is at 2,226 ft elevation on level ground on a moderately-sloped east-facing hillside. The proposed tower location is located in a disturbed area that has been graded and surfaced with gravel. The surrounding project site area is characterized by annual grassland There is Canyon Live Oak Woodland with Ponderosa pines to the north and south, and a gravel road to the east.

Site 8 Project Description: The conditional use permit approval would allow the construction and operation of a 40 ft galvanized steel tower erected on a 2.5 ft diameter reinforced concrete pier bored 3.5 feet into the ground. The tower will be anchored to an existing shed. Cabling will run from the antennas into a metal equipment cabinet inside the shed. The shed has existing power. The equipment cabinet will house the network switching equipment and backup battery, which will be powered via existing 110-volt outlets.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 35 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians.

Access to the site would be provided by Ambrosia Lane, a private road, and a private driveway (Site 8 Exhibit F).

Aesthetics: The 40-foot tower is only visible from the cleared area that surrounds the structures on the property. Ponderosa pine trees around and downslope from the property block the view of the tower from other locations. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 8 Exhibit J).

PROJECT SITE 9

Site 9 Site Description: Project Site 9 is located in the eastern portion of rural residential APN 060-430-61-100. The parcel is located approximately 0.07 miles north of the intersection with Meadowbrook Road in the vicinity of Garden Valley Rural Center. The project parcel is split zoned as Residential Three-Acres (R3A) and Residential Estate Five-Acres (RE-5). As such the property has two General Plan land use designations with Medium Density Residential (MDR) conforming to the R3A portion of the site and Rural Residential (RR) conforming to the RE-5 portion of the site. The tower is proposed to be located on the RE-5 portion of the site. The entire site is within an identified Agricultural District. The 0.03-acre project site is on level ground at 2,400 ft elevation. Topography around the site consists of gently sloping hills. The proposed tower location is in an area that has been used and/or maintained as an access road. A cabling trench extends from the tower location northeast to garage of the residence. The surrounding area is characterized by annual grassland. The remainder of the project area is bare ground. Mixed Sierran Pine Forest with Ponderosa pine, incense cedar, and black oak surround the project site and former road.

Site 9 Project Description: The conditional use permit approval would allow the construction and operation of a 120 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft

foundation pad. The tower width is four feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 in equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-in trench in 2-in schedule 80 PVC from cabinet to residence garage 215 ft northeast, to existing 110-V outlet.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 ft fence.

Access to the site would be provided by Raty Lane, a private road, and a private driveway (Site 9 Exhibit F).

Aesthetics: The 120-foot tower is in a clearing surrounded by pine trees similar in height to the tower. The tower is visible sporadically through gaps in the trees from and near the property. Due to intervening trees, hills and structures, the tower is not visible from CA 193 (west), Raty Lane (east), and Meadowbrook Road (south and east). Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 9 Exhibit J).

PROJECT SITE 10

Site 10 Site Description: Project Site 10 is located in the southwestern portion of APN 062-111-07-100. The parcel is located at the intersection of Bear Creek Road and Traverse Creek Road, with a zoning designation of Timber Production Zone (TPZ) and a General Plan land use designation of Natural Resource (NR). The 0.03-ac project site is on level ground just north of a hilltop in an area of gently sloping hills at an elevation of 2,567 ft. The proposed tower location is on an unused dirt road within Mixed Sierran Pine Forest. The proposed cabling trench extends 115 ft from the proposed tower location to an existing utility pole to the southwest along a second dirt road. There is a cleared area to the north of the project site at the intersection of the dirt road and another dirt road that extends to the north-northeast. A gravel road and a cleared area under the powerlines are south of the project site. The vegetation between the cleared areas is Mixed Sierran Pine Forest with Ponderosa pine, incense cedar, and Douglas fir.

Site 10 Project Description: The conditional use permit approval would allow the construction and operation of a 120 ft galvanized steel tower on a 5.5 x 5.5 x 3.5 ft pier atop a 10 x 10 x 1.5 ft foundation pad. The tower width is four (4) feet at the base, gradually tapering to a width of 1 ft, 9 inches at the top. The foundation pad and pier will be concrete reinforced with rebar, and will mostly be underground; 18 inches of the pier will extend above grade. A 25.5 x 34 x 63 in equipment metal cabinet will be installed at each tower base for storage of network switching equipment and backup batteries. Cabling will run underground in a 6 x 18-in trench in 2-in schedule 80 PVC from cabinet to an existing PG&E pole 110 ft south-southwest.

Up to two 3-ft radius dish antennas; four to six 7 x 28-inch sector antennas; and up to three 9 x 32-inch sector antennas will be installed on tower structure at 115 feet. The antennas, cabling, network switch, and backup batteries will be manually installed in the equipment cabinet by technicians. The tower facility will be surrounded by a 6 ft fence.

Access to the site would be provided by Bear Creek Road, a county maintained public road, and a private driveway (Site 10 Exhibit F).

Aesthetics: Approximately 15 feet of the top of the tower is visible from Traverse Creek Road 0.25 mile southwest from the tower. The tower is visible for approximately 0.07 mile traveling north, then east on Bear Creek Road. Traveling west on Bear Creek Road for about 0.36 mile, the tower is visible from the approximately 150 feet of roadway that is not lined by trees. The tower is not visible from other public roads or private parcels in the vicinity. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 10 Exhibit J).

ANALYSIS

Environmental Review: Staff has prepared an Initial Study (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. The June 7, 2016 voter-approved ballot Measure E does not apply.

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 through 4.0, Zoning and Conditional Use Permit findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Project Findings
Conditions of Approval
Sites 1-10 Findings

Exhibit A.....Broadband Availability Map
Exhibit B.....Location Map
Exhibit C.....Project Description Table
Exhibit D.....Proposed Mitigated Negative Declaration and Initial Study