

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



Agenda of: October 10, 2024

Staff: Jon Philip Mijat

CONDITIONAL USE PERMIT

FILE NUMBER: CUP23-0009/Bowman Telecommunications Facility

APPLICANT/AGENT: 51 Wireless/Jared Kearsley

OWNER: El Dorado Hills Community Services District

REQUEST: A Conditional Use Permit (CUP) for the construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower, nine (9) AT&T antennas- with six (6) future AT&T antennas, 12 remote radio units (RRU), one (1) Global Positioning System (GPS) unit, one (1) 30-kilowatt (kW) alternate current (AC) Diesel standby generator attached to a 190-gallon capacity belly tank, an equipment shelter, eight (8) 190-Ampere-hour (Ah) batteries, nine (9) power trunks, three (3) fiber trunks, surge suppressors, ice bridge, 16 precast foundation blocks for above ground foundation, and chain link fencing surrounding the lease areas. No water or sewer service would be required for the proposed project as it is an unmanned facility.

LOCATION: East side of El Dorado Hills Boulevard, approximately 1,000 feet southeast of the intersection with Olson Lane, in the El Dorado Hills Community Region, Supervisorial District 1 (Exhibit A).

APN: 121-040-026 (Exhibit B)

ACREAGE: 45 acres

GENERAL PLAN: Adopted Plan (AP) (Exhibit C)

ZONING: Open Space (OS) (Exhibit D)

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

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 CUP23-0009 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower, nine (9) AT&T antennas- with six (6) future AT&T antennas, 12 RRU, one (1) GPS unit, one (1) 30kW AC Diesel standby generator attached to a 190-gallon capacity belly tank, an equipment shelter, eight (8) 190-Ah batteries, nine (9) power trunks, three (3) fiber trunks, surge suppressors, ice bridge, 16 precast foundation blocks for above ground foundation, and seven (7) foot chain link with barbed wire topped fencing surrounding the lease areas. No water or sewer service would be required for the proposed project as it is an unmanned facility.

PROJECT INFORMATION

Tolling Timeframe: CUP23-0009 was submitted on March 29, 2023. A determination of application incompleteness was issued on April 10, 2023. A determination of application completeness was issued on April 18, 2023. However, a revised Biological Resources Assessment was requested July 28, 2023 and a Cultural Resource Assessment was requested October 20, 2023 for further CEQA analysis. The project includes a tolling agreement which extends the project time to the October 10, 2024 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 the El Dorado Hills Community Services District, an independent special district that is the primary provider of parks and recreation services, covenants, conditions, & restrictions (CC&Rs), design review with architectural control, recycling and solid waste collection, and communications such as cable tv.

The current uses of this OS zoned lot are an archery range, a clubhouse, and trails. This site has never included a cellular facility use.

Site Description: The project site's 1,085-square-foot lease area is within the boundaries of a 45-acre property. The property is located in the Southwest ¼ of Section 35, Township 10 North, Range 8 East M.D.M with moderately sloped hills with elevations ranging from 720 feet to 900 feet above mean sea level. The project site is occupied with Blue Oak Woodland and nonnative grasses as well as an archery range. The site is surrounded by open space, residential development, and public facilities. The subject property is on the east side of El Dorado Hills Boulevard in the El Dorado Hills area. The site is currently developed with an archery range, trails, and various outbuildings associated with the archery range such as a clubhouse. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey Map, there are three (3) soil types which comprise of Argonaut gravelly loam, 2 to 15 percent slopes, Auburn very rocky silt loam, 2 to 30 percent slopes, and Auburn very rocky silt loam, 30 to 50 percent slopes found in the study area.

Project Description: The construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower, nine (9) AT&T antennas- with six (6) future AT&T antennas, 12 RRU, one (1) GPS unit, one (1) 30kW AC Diesel standby generator attached to a 190-gallon capacity belly tank, an equipment shelter, eight (8) 190Ah batteries, nine (9) power trunks, three (3) fiber trunks, surge suppressors, ice bridge, 16 precast foundation blocks for above ground foundation, and seven (7) foot chain link with earth tone privacy slats with barbed wire topped fencing surrounding the lease areas. No water or sewer service would be required for the proposed project as it is an unmanned facility (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 AT&T facility is needed to provide coverage in a service gap in Long-Term Evolution (LTE), 5G, 4G, and Band 14 for first responder agencies and the customers of El Dorado Hills.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study (Exhibit I). 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 Board of Supervisors' Resolution No. 007-94, a \$50.00 processing fee is required by the County Recorder to file the Notice of Determination (NOD) plus the California Fish and Wildlife fee of \$2,916.75 for a Negative Declaration. 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 Map
Exhibit B.....Assessor’s Parcel Plat
Exhibit C.....Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E.....Site Plan and Elevations
Exhibit F.....Project Description and Alternative Site Analysis
Exhibit G.....Photo Simulations
Exhibit H.....Radio Frequency Report
Exhibit I.....Proposed Negative Declaration and Initial Study