

S14-0007/Verizon Wireless Telecommunications Facility-Missouri Flat – As approved by the Planning Commission on January 22, 2015

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts (with implementation of mitigation measure) to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The wireless telecommunication facility shall blend with the existing vegetation in the area and would have minimal impacts on visual resources, existing utilities, existing emergency response access, and will not create noise at significant levels.
- 2.2 There are adequate power and telecommunication infrastructures available to serve the facility. The wireless telecommunication facility shall provide improved cellular service for cellular phones in an otherwise deficient area.
- 2.3 The facility will be adequately accessed of an existing graveled driveway surface off Missouri Flat Road.
- 2.4 Operation of the facility will have noise levels anticipated to comply with the County's standards listed in Table 6-2 in the General Plan that limit acoustical noise emission levels.
- 2.5 Site development would require the preservation and removal of oak trees, in accordance with General Plan Policy 7.4.4.4 and the Interim Interpretive Guideline of the policy. According to the submitted *Revised Tree Survey, Preservation, and Replacement Plan for the Missouri Flat Verizon Site* dated November 5, 2014, the project would preserve a total of 6.71 acre of canopy and remove 0.02 acre of canopy, which would be adequately mitigated through on-site replanting.

3.0 ZONING FINDINGS

- 3.1 The project site is zoned Commercial/One-Acre Residential-Design Control which allows wireless communication facilities under Section 130.14.210(D)(5a), subject to the standards and permitting requirements under Section 130.14.210 of the Zoning Ordinance. These standards, which include screening, compliance with setbacks, and proper maintenance, have been met adequately.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance including screening, setbacks, and maintenance.

4.0 SPECIAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

As discussed above in Section 2.0 General Plan Findings, the special use permit is consistent with the applicable policies and requirements in the El Dorado County General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

The use will not significantly conflict with the adjacent uses as the ground-support equipment will be buffered from view by a six-foot tall chain link fence and the mono-oak antennas will blend with the surrounding vegetation. As conditioned, the project is anticipated to result in insignificant environmental, visual, and noise impacts to surrounding residents. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 The proposed use is specifically permitted by Special Use Permit.

The proposed use complies with the applicable requirements of the Zoning Ordinance including Sections 130.14.210(D)(5a), 130.14.210.E through J (Facility requirements/analysis), and 130.32.040 (minimum yard setbacks for C-Zone District).