

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



Agenda of: January 25, 2018

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0010/AT&T CAF3

APPLICANT: AT&T Mobility, Epic Wireless

REQUEST: Conditional Use Permit to allow the construction and operation of six separate wireless telecommunication facilities consisting of six new monopine towers ranging in size from 125 to 162.5 feet, with individual ground equipment with fencing.

LOCATION: Six separate locations:
Site 1 Grizzly Flats, Sciaroni Road in the Grizzly Flats Area
Site 2 Kelsey, Shoo Fly Road in the Kelsey Area
Site 3 Sweeney's Crossing, Stephanie Lane in the Grizzly Flats Area
Site 4 Green Springs Valley, Green Valley Road in the El Dorado Hills Area
Site 5 Fair Play, Perry Creek Road in the Fair Play Area
Site 6 Greenwood, Couragous Court in the Greenwood Area
Supervisory Districts 2 and 4. (Site 1-5 Exhibit A)

APNs: 041-250-27 (Site 1 Grizzly Flats), 088-320-13 (Site 2 Kelsey), 041-900-07 (Site 3 Sweeney's Crossing), 102-190-27 (Site 4 Green Springs Valley), 094-060-35 (Site 5 Fair Play) and 074-100-24 (Site 6 Greenwood) (Site 1-6 Exhibit B)

ACREAGE: Various (See Table 1)

GENERAL PLAN: Various (Site 1-6: Exhibit C and Table 1)

ZONING: Various (Site 1-6: Exhibit D and Table 1)

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 S17-0010 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for six new wireless facilities to be constructed and operated located on six individual parcels in the rural regions of El Dorado County (Sites 1-6 Exhibit A). AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds. The proposed towers will range in height from 125 to 162.5 feet. The height of the proposed towers is needed to create direct line of site to provide broadband services in the rural areas of the County. Section 130.40.130 of the Zoning Ordinance allows Wireless facilities within the residential and rural zoning designations, subject to the approval of a Conditional Use Permit by the Planning Commission. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirement, as discussed in the Findings.

Tower Name	APN Property Owner	Parcel Size	General Plan Land Use Designation	Zone District
Site 1 Grizzly Flats	041-250-27 Norman Anderson II	10.71 ac	Medium Density Residential (MDR)	Residential One-Acre (R1A)/Residential Estate Five-Acres (RE-5)
Site 2 Kelsey	088-320-13 Eddie and Marcia Simmons	5 ac	Rural Residential (RR)	Rural Lands Ten-Acres (RL-10)
Site 3 Sweeney’s Crossing	041-900-07 Anthony and Lisa Cianchetta	10 ac	Rural Residential (RR)	Rural Lands Ten-Acres (RL-10)
Site 4 Green Springs Valley	102-190-27 David Joseph Alameda Living Trust	15.07 ac	Rural Residential/Low Density Residential	Rural Lands Ten-Acres (RL- 10)/Residential Estate Five-Acres (RE-5)

Table 1. Project Site Information				
Tower Name	APN Property Owner	Parcel Size	General Plan Land Use Designation	Zone District
Site 5 Fair Play	094-060-35 Danny Pastor	2.86 ac	Rural Residential (RR)	Limited Agriculture Ten-Acres (LA-10)
Site 6 Greenwood	074-100-24 Terry Vanderschuur	15.19 ac	Low Density Residential (RR)	Residential Estate Five-Acres (RE-5)

SITE PROJECT DESCRIPTION

SITE 1: GRIZZLY FLATS

Site Description: Site 1 Grizzly Flats is located on the west side of Sciaroni Road approximately 800 feet north of the intersection with Grizzly Flat Road in the Grizzly Flats area (Site 1 Grizzly Flats Exhibit A). The parcel (APN 041-250-27) is split zoned Residential Estate Five-Acres (RE-5) and Residential One-Acre (R1A) (Site 1 Grizzly Flats Exhibit D) with a General Plan designation of Medium Density Residential (MDR) (Site 1 Grizzly Flats Exhibit C). The parcel is currently developed with a single family residence (Site 1 Grizzly Flats Exhibit E).

The surrounding land uses include residential uses to the west, south and north with a church to the east. The project site is located on relatively flat gently sloping land surrounded by similarly moderately sloping hills. The site is located upon undisturbed pine woodland, with similar biological communities of pine woodland surrounding the project.

The nearest residence to the project is site is located approximately 300 feet to the north east of the proposed cellular facility.

Project Description: The conditional use permit would allow the construction and operation of a 160 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,800 square foot fenced leased area (Site 1 Grizzly Flats Exhibit F). There would be groupings of two six panel antennas at heights of 150 feet and 140 feet with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility.

Access to the tower facility would be through the construction of a new driveway connecting to Sciaroni Road, a county maintained road.

Aesthetics: The 160-foot-tall Site 1 Grizzly Flats tower is surrounded by pine trees. Clearest views of the proposed tower would be looking southeast from Sciaroni Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 1 Grizzly Flats Exhibit G).

SITE 2: KELSEY

Site Description: Site 2 Kelsey is located on the west and east sides of Shoo Fly Road approximately 1.4 miles northeast of the intersection with Highway 193 in the Kelsey area (Site 2 Kelsey Exhibit A). The parcel (APN 088-320-13) is zoned Rural Lands 10-Acres (RL-10) (Site 2 Kelsey Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 2 Kelsey Exhibit C). The project parcel is currently developed with a single family home (Site 2 Kelsey Exhibit E).

The surrounding land uses include residential uses to the east, west and south with a public road to the north. The project site is located on flat ground on the top of the hill. Surrounding topography consists of similarly gentle sloping hills. The site is located upon undisturbed annual grassland, with surrounding biological communities of mixed oak-pine woodland and annual grassland.

The nearest residence to the project is site is located on the parcel approximately 265 feet to the north of the proposed cellular facility.

Project Description: The conditional use permit would allow the construction and operation of a 160 foot high monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,400 square foot fenced leased area (Site 2 Kelsey Exhibit F). There would be twelve panel antennas located at 150 feet and 140 on the tower with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. No trees will be removed as part of the construction of this facility. A 120 foot underground power conduit will be installed in a 6-foot wide easement from the lease area northwest to the existing utility pole.

Access to the tower facility would be through the construction of a new gravel driveway connecting to Shoo Fly Road.

Aesthetics: The 160 foot tall Site 2 Kelsey tower is surrounded by pine trees. Clearest views of the proposed tower would be looking south from Shoo Fly Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 2 Kelsey Exhibit G).

SITE 3: SWEENEY'S CROSSING

Site Description: Site 3 Sweeney's Crossing is located on the west side of Stephanie Lane approximately 0.7 miles south of the intersection with Happy Valley Road in the Grizzly Flats area (Site 3 Sweeney's Crossing Exhibit A). The parcel (APN 041-900-07) is zoned Rural Lands Ten-Acres (RL-10) (Site 3 Sweeney's Crossing Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Sweeney's Crossing Exhibit D). The project parcel is currently developed with a single family residence (Site 3 Sweeney's Crossing Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located approximately 370 feet northwest of the project site. The project site is located on a hill surrounded by biological communities of oak and pine woodland.

Project Description: The conditional use permit would allow for the construction and operation of a new 160 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,400 square foot fenced leased area (Site 3 Sweeney's Crossing Exhibit F). There would be six panel antennas located at 150 feet and another six panel antennas located at 140 feet. The tower has the capability to support twelve additional antennas at heights of 125 and 110 feet. The equipment shelter will house the network switching equipment. No oak trees will be removed as part of this project.

Access to the tower facility would be through the construction of a new gravel driveway connecting to the existing driveway.

Aesthetics: The 160 foot tall Site 3 Sweeney's Crossing tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking west from Stephanie Lane. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 3 Sweeney's Crossing Exhibit G).

SITE 4: GREEN SPRINGS VALLEY

Site Description: Site 4 Green Springs Valley is located on the northeast side of Green Valley Road approximately 0.6 mile northwest on the intersection with Deer Valley Road in the El Dorado Hills area (Site 4 Green Springs Valley Exhibit A). The parcel (102-190-27) is split zoned Rural Lands Ten-Acres (RL-10) and Residential Estate Five-Acres (RE-5) (Site 4 Green Springs Valley Exhibit D) with a General Plan land use designation of Rural Residential (RR) and Low Density Residential (LDR) (Site 4 Green Springs Valley Exhibit D). The property is developed with a single family residence (Site 4 Green Springs Valley Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located on the project parcel approximately 120 feet to the west. The project site is located on a flat area surrounded by biological communities of annual grass land and oak woodland.

Project Description: The conditional use permit would allow for the construction and operation of a new 160 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,800 square foot fenced leased area (Site 4 Green Springs Valley Exhibit F). There would be six panel antennas located at 150 feet and another six panel antennas located at 140 feet. The tower has the capability to support twelve additional antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of this project.

Access to the tower facility would be through a new driveway connecting to an existing driveway.

Aesthetics: The 160 foot tall Site 4 Green Springs Valley tower is surrounded by oak trees and annual grassland. Clearest views of the proposed tower would be looking from Green Valley Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 4 Green Springs Valley Exhibit G)

SITE 5: FAIR PLAY

Site Description: Site 5 Fair Play is located on the north side of Perry Creek Road approximately 1,100 feet west of the intersection with Gray Rock Road in the Fair Play area (Site 5 Fair Play Exhibit A). The parcel (094-060-35) is zoned Limited Agriculture Ten-Acres (LA-10) (Site 5 Fair Play Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 5 Fair Play Exhibit C). The property is undeveloped (Site 5 Fair Play Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residences are located approximately 200 feet to the south of the project site. The project site is located on a hill surrounded by biological communities of annual grassland and oak woodland.

Project Description: The conditional use permit would allow for the construction and operation of a new 162.5 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,600 square foot fenced leased area (Site 5 Fair Play Exhibit F) There would be twelve panel antennas located at 152.5 feet and 142.5 feet. The tower has the capability to support twelve additional antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility.

Access to the tower facility would be through a new driveway connecting to the current driveway.

Aesthetics: The 162.5 foot tall Site 5 Fair Play tower is surrounded by large oak trees with clearest views looking west from Perry Creek Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 5 Fair Play Exhibit J).

SITE 6: GREENWOOD

Site Description: Site 6 Greenwood is located on the west side of Courageous Court approximately 0.63 mile south of the intersection with Highway 193 in the Greenwood area (Site 6 Greenwood Exhibit A). The parcel (074-100-24) is zoned Residential Estate Five-Acres (RE-5) (Site 6 Greenwood Exhibit D) with a General Plan land use designation of Low Density Residential (LDR) (Site 6 Greenwood Exhibit C). The property is undeveloped (Site 6 Greenwood Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residences are located approximately 445 feet to the southeast of the project site. The project site is located on a hill surrounded by biological communities of oak and pine woodland.

Project Description: The conditional use permit would allow for the construction and operation of a new 125 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,600 square foot fenced leased area (Site 6 Greenwood Exhibit F) There would be twelve panel antennas located at 115 feet and 105 feet. The tower has the capability to support 12 additional antennas. The equipment

shelter will house the network switching equipment. Six oak trees would be impacted as part of the construction of this facility.

Access to the tower facility would be through a new driveway connecting to the current driveway.

Aesthetics: The 125 foot tall Site 6 Greenwood tower is surrounded by large oak trees with clearest views looking east from Lou Allen Lane. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 6 Greenwood Exhibit J).

STAFF ANALYSIS

General Plan Consistency: Staff has reviewed and 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 reviewed and 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 the Findings.

Environmental Review: Staff has prepared five Initial Studies (Site 1-6 Exhibit J). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, subject to specific mitigation measures, and a Mitigated Negative Declaration has been prepared. The mitigation measures shall be compiled in a Mitigation Monitoring Reporting Program, in accordance with CEQA Section 15063. These measures shall be incorporated a project conditions of approval.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Sites 1-6, Exhibit A.....	Location Map
Sites 1-6, Exhibit B.....	Assessor's Parcel Map
Sites 1-6, Exhibit C.....	Land Use Designation Map
Sites 1-6, Exhibit D.....	Zoning Designation Map
Sites 1-6, Exhibit E.....	Aerial Map
Sites 1-6, Exhibit F.....	Plan Set (11 pages)
Sites 1-6, Exhibit G.....	Visual Simulations
Sites 1-6, Exhibit H.....	Coverage Maps
Sites 1-6, Exhibit I.....	Radio Frequency Report
Sites 1-6, Exhibit J.....	Proposed Mitigated Negative Declaration and Initial Study