

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: November 12, 2015

Staff: Rob Peters

SPECIAL USE PERMIT REVISION

FILE NUMBER: S01-0032-R-6/American Tower Corporation Strawberry Site

APPLICANT: American Tower Corporation

AGENT: Bell & Associates – Gordon Bell

ENGINEER: W-T Communication Design Group

REQUEST: The special use permit revision request would allow the conversion of the existing 125-foot tall monopine to a 120-foot monopole by removing the existing branches. The monopole will remain a dark brown color and monopine bark will remain. All existing antennas and mounting hardware will be painted to match the existing bark.

LOCATION: East end of Cooks Spur Road, approximately 0.23 mile north of the intersection with Short Hill Road in the Strawberry Area, Supervisorial District 2 (Exhibit A).

APN: 038-400-19 (Exhibit B)

ACREAGE: 14.71 acres

GENERAL PLAN: Natural Resources (NR) (Exhibit C)

ZONING: Estate Residential (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines

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

1. Find the project is Exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and
2. Approve Special Use Permit Revision S01-0032-R-6 based on the Findings and subject to the Conditions of Approval as presented.

PROJECT INFORMATION

Background: Special Use Permit S01-0032 for the monopine at the subject site was initially approved by the Planning Commission on March 14, 2002. The monopine was approved with a maximum height of 125-feet and was located in a 10,000 square foot lease area enclosed by a 6-foot tall wood fence. On May 18, 2005, the Zoning Administrator approved a revision (S01-0032-R) for Nextel to collocate with up to 12 panel antennas at the 104-foot height. On August 17, 2005, the Zoning Administrator approved a revision (S01-0032-R2) for Cingular Wireless to collocate with up to 12 panel antennas at the 85-foot height. On November 7, 2007, the Zoning Administrator approved a revision (S01-0032-R3) for Metro PCS to collocate with up to 6 antennas at the 75-foot height. Subsequent administrative approvals for replacement of existing antennas, replacement of existing equipment, and co-locations of additional antennas and equipment have occurred through the building permit process (Exhibits F-4 and H).

Condition of Approval No. 7 of the approved Conditions of Approval for S01-0023-R3 required a five-year review of the facility by the Planning Commission. On March 14, 2013, a five-year review of the site was presented to the Planning Commission and the Conditions of Approval were modified.

Site Description: The project parcel is located in the South Fork American River Canyon at an average elevation of approximately 6,000 feet on a side slope of moderate steepness with granite bedrock underlying shallow soils. Local vegetation consists predominantly of ponderosa pine, white fir forest, and manzanita. The existing monopine and equipment enclosure is located in the northeast corner of the site and accessed by an existing 12-foot paved driveway with emergency vehicle turnaround. A single-family dwelling and garage are located adjacent to the fenced compound on the subject parcel. The garage is approximately 30 feet from the fenced area. At its nearest point, the house is located approximately 40 feet from the enclosure (Exhibits E and F-2).

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	NR	Single-Family Residence, Existing Cell Site
North	RA-160	NR	Forest Lands
South	R1	HDR	Single-Family Residence
East	R1	HDR	Single-Family Residence
West	RA-160	NR	Forest Lands

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STAFF ANALYSIS

Environmental Review: This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

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 3.0 through 4.0, Zoning and Special Use Permit findings.

Public Comment: Staff has received one public comment on the proposed project in opposition of removal of the branches. The public comment is included as Exhibit I.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit ALocation Map
Exhibit BAssessor's Parcel Number Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit EAerial Photo
Exhibit F-1Title Sheet, Sheet T-1
Exhibit F-2Overall Site Plan, Sheet C-1
Exhibit F-3General Notes and Site Plan, Sheet A-1
Exhibit F-4Elevations, Sheets A-2 through A-5
Exhibit GProject Description; July 6, 2015
Exhibit HVisual Simulations and Site Photos; June 14, 2015
Exhibit IPublic Comment Received; September 11, 2015