

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



Agenda of:

November 12, 2015

Staff:

Rob Peters

PLANNED DEVELOPMENT/SPECIAL USE PERMIT

FILE NUMBER: PD15-0005/S14-0012/Verizon Wireless Communication Facility
Auburn Lake Trails Monopine

APPLICANT: Verizon Wireless

AGENT: Jenny Blocker

ENGINEER: MST Architects

REQUEST: Planned Development and Special Use Permit request to allow the construction of a wireless communications facility consisting of an 82-foot monopine tower with six antennas mounted at 70 feet, up to four outdoor equipment cabinets, a 30kw standby diesel generator, and related ground equipment on a 12- by 26-foot concrete slab, all within a 50- by 50-foot lease area enclosed with six-foot tall chain link fence with tan slats and three rows of barbed wire on top.

LOCATION: Located at 1930 State Highway 193, approximately 300 feet east of the intersection of State Highway 193 and Sweetwater Trail and approximately 0.51 mile southeast of State Highway 193, in the Cool area, Supervisorial District 4 (Exhibit A).

APN: 071-032-46 (Exhibit B)

ACREAGE: 45.03 acres

GENERAL PLAN: Rural Residential (RR) (Exhibit C)

ZONING: Estate Residential-Planned Development (RE-10-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Planned Development PD15-0005 as the official Development Plan based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve Special Use Permit S14-0012 based on the Findings and subject to the Conditions of Approval as presented.

PROJECT INFORMATION

Site Description: The site is located on a 45-acre parcel, approximately 1,600-feet above sea level. The site contains a residential dwelling and associated accessory structures (Exhibit E). The proposed lease area is located on a steep knoll in the northeast corner of the lot at an approximate elevation of 1,770 feet above sea level. Two small ponds are located on the southern half of the lot adjacent to the single family residence approximately 900 feet southwest of the proposed lease area. The proposed lease area contains no trees. However, oak and pine trees exist in close proximity. The remainder of the lot is characterized by sparse to moderate cover of oaks, pines, shrubs, and grasses. The closest off-site residences are located between approximately 650 feet northeast and 920 feet south west of the proposed tower location.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10-PD	RR	Single-family residence and accessory structures
North	RE-10, RE-5	RR-IBC, LDR-IBC	Vacant land, Single-family residence
South	RE-10-PD	RR	Vacant land
East	RE-10	RR-IBC	Single-family residence
West	RE-10-PD	RR	Vacant Land

Project Description: The development plan and special use permit request would allow the construction of a wireless telecommunications facility consisting of an 82-foot monopine tower and six antennas with nine remote radio heads and two surge protectors mounted at 70 feet, up to four outdoor equipment cabinets, a 30 kw standby diesel generator, and related ground equipment on a 12- by 26-foot concrete slab, all within a 50- by 50-foot lease area enclosed with a six-foot tall chain link fence with tan slats and three rows of barbed wire on top. The wireless facility has been designed as a monopine with foliage that matches the existing surrounding vegetation and would be painted to simulate a natural brown bark. The antennas are proposed be mounted at 70 feet and covered with pine needle socks. The top of the pole would be 77 feet above ground level with foliage extending another five feet to an overall structure height of 82 feet.

The facility has been designed to accommodate future co-location by other carriers. The highest available height for future co-location would be at the approximately 63-foot centerline and additional space is available within the proposed lease area for future ground mounted equipment. The applicants are also requesting allowance of a temporary wireless site during construction of the wireless facility consisting of a utility trailer with a mast and three antennas that would be raised to the height of the proposed permanent antennas.

Access to the site would be provided by a 15-foot wide, approximately 2,000-foot long non-exclusive Verizon Wireless access and utility easement off the existing driveway located off of State Route 193. This proposed on-site access road terminates at the proposed facility with a hammerhead design to accommodate vehicular turnaround (Exhibits F-3, F-4, and F-6). Due to the overall length and steepness of the proposed gravel access road, the El Dorado County Fire Protection District has required paved portions on all grades greater than 16 percent, and three turnouts (Exhibit I). An additional ten-foot Verizon Wireless utility easement extends to the west from the proposed 15-foot access and utility easement to connect to an existing utility pole. A number of oak trees and other vegetation are located along the road and adjacent to the proposed lease area in the northeastern portion of the site. However, no trees are proposed for removal as part of the wireless facility construction or operation.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study (Exhibit K). 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.

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 5.0, Zoning, Planned Development, and Special Use Permit findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B	Assessor's Parcel Number Map
Exhibit C	General Plan Land Use Designations Map
Exhibit D.....	Zoning Designations Map
Exhibit E	Aerial Photo
Exhibit F-1	Title Sheet, Sheet T1.1
Exhibit F-2	General Notes, Sheet T1.2
Exhibit F-3	Overall Project Area and Lease Area Detail, Sheet C-1
Exhibit F-4	Lease Area Detail, Sheet C-2
Exhibit F-5	Plot Plan and Site Topography, Sheet C-3
Exhibit F-6	Overall Site Plan and Utility Point of Connection Site Plan, Sheet A1.1
Exhibit F-7	Equipment Layout Plan, Sheet A2.1
Exhibit F-8	Antenna Layout Plan, Sheet A2.2
Exhibit F-9	Project Elevations, Sheet A3.1
Exhibit G.....	Photo Simulations, Pages 1 through 3; September 30, 2014
Exhibit H-1.....	Coverage Map, Verizon Coverage as of October 2014
Exhibit H-2.....	Coverage Map, Coverage from Proposed Verizon Auburn Lake Trails Site with Surrounding Sites; October 2014
Exhibit H-3.....	Coverage from proposed Verizon Auburn Lake Trails Site; October, 2014
Exhibit I	El Dorado County Fire Protection District Red-Lined Project Plan, Sheets A1.1 and A2.1
Exhibit J	Project Support Statement Verizon Wireless Site: "Auburn Lake Trails" 1930 State Highway 193, Cool, CA 95614
Exhibit K.....	Proposed Negative Declaration and Initial Study