

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



Agenda of:

November 12, 2015

Staff:

Rob Peters

SPECIAL USE PERMIT

FILE NUMBER: S15-0009/Verizon Wireless Communication Facility Jackpine Monopine

APPLICANT: Verizon Wireless

AGENT: Alan Heine

ENGINEER: MT2 Telecom

REQUEST: Special use permit request to allow the construction of a wireless communications facility consisting of a 70-foot monopine tower, six antennas with nine remote radio heads and two surge protectors mounted at 62-feet, an 11-foot 6-inch by 16-foot 10.5-inch equipment shelter to house equipment cabinets and associated equipment, a 30kw standby diesel generator on a 7- by 13-foot concrete pad, all within a 30- by 30-foot lease area enclosed with a 6-foot chain link fence with tan slats and two rows of barbed wire on top. Access to the site would be provided by a 15-foot wide, approximately 550-foot long non-exclusive Verizon Wireless access and utility easement containing the existing gravel driveway taking access off Ponderosa Road. The existing driveway will be improved to include hammerhead turnaround and paved encroachment.

LOCATION: Northwest corner of the intersection of Ponderosa Road with Meder Road, in the Shingle Springs area, Supervisorial District 4 (Exhibit A).

APN: 070-072-57 (Exhibit B)

ACREAGE: 28.57 acres

GENERAL PLAN: Low-Density Residential (LDR) (Exhibit C)

ZONING: Estate Residential (RE-10) (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; and
2. Approve Special Use Permit S15-0009 based on the Findings and subject to the Conditions of Approval as presented.

PROJECT INFORMATION

Site Description: The project site is located on a 28.57-acre parcel, approximately 1,518 feet above sea level. There are no structures currently on the site. However, previously disturbed areas once contained a manufactured home that was located just southeast of the proposed lease area and was accessed by the existing gravel driveway. The manufactured home is no longer on the parcel. 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 (Exhibit E). The closest off-site residence is located approximately 300 feet northwest of the proposed tower and lease area location. Ponderosa High School is located approximately 1,340 feet southeast of the proposed tower and lease area location.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	LDR	Vacant residential land
North	RE-5	LDR	Single-family residences
South	R1A	MDR	Single-family residences
East	RE-5; R1; and R1A	LDR; HDR; and PF	Single-family residences, Ponderosa High School
West	RE-10	LDR	Vacant residential land

Project Description: The special use permit request would allow the construction of a wireless communications facility consisting of a 70-foot monopine tower, six antennas with nine remote radio heads and two surge protectors mounted at 62-feet, an 11-foot 6-inch by 16-foot 10.5-inch equipment shelter to house equipment cabinets and associated equipment, a 30kw standby diesel generator on a 7- by 13-foot concrete pad, all within a 30- by 30-foot lease area enclosed with a 6-foot chain link fence with tan slats and two 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 62 feet and covered with pine needle socks. The top of the pole would be 65 feet above ground level with foliage extending another five feet to an overall structure height of 70 feet. The facility

has been designed to accommodate future co-location by other another carrier.

Access to the site would be provide by a 15-foot wide, approximately 550-foot long non-exclusive Verizon Wireless access easement containing the existing gravel driveway taking access off Ponderosa Road. This proposed on-site access road terminates at the proposed facility with a hammerhead design to accommodate vehicular turnaround (Exhibits F-2 and F-3). The El Dorado County Transportation Division has conditioned the project to require paving of the existing driveway encroachment onto Ponderosa Road per County Standard 103C. A number of oak trees and other vegetation are located along the driveway and adjacent to the proposed lease area in the northwestern 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 I). 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 4.0, Zoning and Special Use Permit findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit BAssessor's Parcel Number Map

Exhibit CGeneral Plan Land Use Map

Exhibit D.....Zoning Map

Exhibit EAerial Photo

Exhibit F-1Title Sheet, Sheet T-1

Exhibit F-2Overall Site Plan, Sheet C-1

Exhibit F-3Project Enlargement Area, Sheet C-2

Exhibit F-4Overall Site Plan, Site Layout, and Antenna Layout
Sheet A-1

Exhibit F-5Elevations, Sheet A-2

Exhibit G.....Project Description; April 8, 2015

Exhibit H.....Visual Simulations; April 1, 2015

Exhibit IProposed Negative Declaration and Initial Study