

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



Agenda of: September 8, 2016

Staff: Jennifer Franich

SPECIAL USE PERMIT

FILE NUMBER: S15-0013/Verizon Wireless Outingdale Communication Facility (Mono-Pine)

APPLICANT: SAC Wireless for Verizon Wireless

AGENT: Ryan Beaumont

ENGINEER: Nestor Popowych, AIA

REQUEST: Conditional Use Permit to allow the construction of a wireless telecommunication facility consisting of a 150 foot monopine tower with six antennas mounted at 112-feet, two microwave antennas, and 30 kilowatt generator, within a 900 square foot lease area.

LOCATION: The north side of Helva Lane, approximately 450 feet south of the intersection with Rancho Montes Drive, in the Outingdale area, Supervisorial District 2 (Exhibit A).

APN: 046-361-60 (Exhibit B)

ACREAGE: 10.06 acres

GENERAL PLAN: Rural Residential – Important Biological Corridor (RR-IBC) (Exhibit C)

ZONING: Rural Lands Ten-Acre (RL-10) (Exhibit D)

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 Special Use Permit S15-0013 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow a new stealth wireless facility to be constructed and operate in the Outingdale area. Wireless facilities are a use that is allowed in all zones with a Special or Conditional Use permit, subject to the requirements in sections 130.40.130 of the Zoning Ordinance. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

This application is consistent with the June 7, 2016 voter-approved ballot Measure E because the project will contribute approximately one trip per month to the site, and will not cause traffic to reach LOS F during peak hours. Additionally, Measure E applies to residential development projects of five or more units or parcels, and S15-0013 is a use permit for a commercial telecommunications facility

PROJECT INFORMATION

Site Description: This area is north of the Cosumnes River and consists of oak and pine tree covered hills characterized by large residential rural estates. The site is located on a 10.06-acre parcel, approximately 1,916 feet above sea level. There is a residential dwelling unit and accessory structures on the site. The residence is located approximately 200 feet northeast of the Verizon lease area. The lease area is located approximately 450 feet from an off-site residence to the northeast, 300 feet from a residence to the south, and 105 feet from Helva Lane. The surrounding terrain is rolling and rocky, with limited clearings and flat ground. The proposed 900-square-foot lease area location is in a clearing and is relatively flat. Access will be directly from Helva Lane and will require no grading or clearing.

Project Description: This Conditional Use Permit request would allow the construction of a wireless telecommunications facility consisting of a 150-foot monopine tower with two GPS antennas, twelve eight-foot wireless panel antennas mounted at 141 feet, eight radio heads, two six-foot diameter microwave antennas mounted at 132 feet, a 30KW Generac Standby Generator with a 132 Gallon diesel tank and outdoor equipment within a 30- by 30-foot lease area enclosed with an eight-foot chain-link fence (Exhibit E). The facility will operate 24 hours a day 7 days a week, with maintenance of the facility occurring approximately once per month. A 5-foot wide utility route and a 12-foot access easement will be created directly from Helva Lane. The tree cover will camouflage the tower from off-site residences.

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 to be mounted at the 141-foot pole height and covered with pine needle socks. The foliage would extend five feet beyond the top of the structure to an overall structure height of 150 feet (Exhibit F). The facility has been designed to accommodate up to two additional carriers to be collocated.

A number of oak trees are located on the site, totaling approximately 80 percent of the parcel. Tree trimming may be necessary along the access drive and at the perimeter of the lease area during project construction. This will result in the removal of 0.01 acres of oak canopy. Two interior live oaks will be planted adjacent to the proposed lease area in order to offset the tree canopy removal (Exhibit I).

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit J). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

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-1	Title Sheet, Sheet T-1
Exhibit E-2	Topography, Sheet C-1
Exhibit E-3	Enlarged Site Plan, Sheet A-1
Exhibit E-4	Equipment and Antenna Layouts, Sheet A-2
Exhibit E-5	North and East Elevations, Sheet A-3
Exhibit E-6	South and West Elevations, Sheet A-4
Exhibit E-7	Equipment Elevations, Sheet A-5
Exhibit F	Photo Simulations
Exhibit G	Applicant's Description and Site Analysis
Exhibit H	Human Exposure to RF Energy Compliance Report; August 25, 2014
Exhibit I	Oak Canopy Analysis
Exhibit J	Proposed Mitigated Negative Declaration and Initial Study