

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



**Agenda of:**

December 14, 2017

**Staff:**

Evan Mattes

**CONDITIONAL USE PERMIT**

- FILE NUMBER:** S17-0004/AT&T CAF 1
- APPLICANT:** AT&T Mobility, Epic Wireless
- REQUEST:** Conditional Use Permit to allow the construction of five wireless telecommunication facilities on new monopine towers ranging in size from 120 to 160 feet, with ground equipment and fencing.
- LOCATION:** Five separate locations in the Pleasant Valley, Somerset, Georgetown and Nashville areas, Supervisor Districts 2 and 4. (Site 1-5 Exhibit A)
- APNs:** 099-130-05 (Site 1 Old Fort Jim), 092-031-52 (Site 2 Nashville), 061-720-55 (Site 3 Buffalo Hill), 046-380-61 (Site 4 Outingdale), and 093-160-08 (Site 5 Somerset) (Site 1-5 Exhibit B)
- ACREAGE:** Various (Table 1)
- GENERAL PLAN:** Various (Site 1-5 Exhibit C and Table 1)
- ZONING:** Various (Site 1-5 Exhibit D and Table 1)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Declaration based on the five Initial Studies prepared by staff; and
  2. Approve Conditional Use Permit S17-0004 based on the Findings and subject to the Conditions of Approval as presented.

**EXECUTIVE SUMMARY**

Approval of this Conditional Use Permit would allow for five new wireless facilities to be constructed and operated located on five individual parcels throughout the rural regions of El Dorado County (Sites 1-5 Exhibit A). The proposed towers will range in height from 120 to 160 feet. Taller than typical towers are being proposed to create direct line of site so as to provide broadband services in the rural areas of the County. Wireless facilities are a use that is allowed within the residential and rural zoning designations, pursuant to the approval of a Conditional Use Permit by the Planning Commission, subject to the requirements of section 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 requirement, as discussed in the Findings.

<b>Table 1</b>				
<b>Tower Name/Height</b>	<b>APN Property Owner</b>	<b>Parcel Size</b>	<b>General Plan Land Use Designation</b>	<b>Zone District</b>
<b>Site 1 Old Fort Jim</b> 160 feet	099-130-05 Janet and Gerald Patterson	15 ac	Rural Residential (RR)	Rural Lands 10-Acres (RL-10)
<b>Site 2 Nashville</b> 155 feet	092-031-52 Gloria Ede	10 ac	Rural Residential (RR)	Rural Lands 10-Acres (RL-10)
<b>Site 3 Buffalo Hill</b> 160 feet	061-720-55 Georgetown Fire Protection District	1 ac	Medium Density Residential (MDR)	Residential Two-Acre (R2A)
<b>Site 4 Outingdale</b> 160 feet	046-380-61 Phillip and Joy Rosin	10 ac	Rural Residential (RR)	Rural Lands 10-Acres (RL-10)
<b>Site 5 Somerset</b> 120 feet	093-160-08 Robert and Charlotte Vigus	3.39 ac	Low Density Residential (LDR)	Estate Residential Five-Acres (RE-5)

**PROJECT SITE 1 OLD FORT JIM**

**Site 1 Old Fort Jim - Site Description:** Project Site 1 Old Fort Jim is located on the western side of Laura Belle Court approximately 1,500 feet west of the intersection with Kincade Drive in the Pleasant Valley area (Site 1 Old Fort Jim Exhibit A). The parcel is zoned Rural Lands 10-Acres (RL-10) (Site 1 Old Fort Jim Exhibit D) with a General Plan designation of Rural Residential (RR) (Site 1 Old Fort Jim Exhibit C). The parcel is currently undeveloped (Site 1 Old Fort Jim Exhibit E).

The surrounding land uses include residential uses to the west, east and south with a public road to the north. The project site is located on gently sloping land on a hill surrounded by similarly moderate sloping hills. The site is located upon undisturbed annual grassland, with similar biological communities of oak and pine woodland and annual grassland surrounding the project.

The nearest residence to the project is site is located 356 feet to the south east of the proposed cellular facility.

**Site 1 Old Fort Jim - Project Description:** The conditional use permit would allow the construction and operation of a 160 foot stealth broadleaf tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 1 Old Fort Jim Exhibit F). There would be two groupings of six panel antennas located at 136 feet and 142 feet on the tower with the capability to support an additional 12 antennas. The equipment shelter will house the network switching equipment. No trees will be removed as part of the construction of this facility.

Access to the tower facility would be through the construction of a new gravel driveway connecting an existing residential driveway located on the property directly to the east of the project.

**Aesthetics:** The 160-foot-tall Site 1 Old Fort Jim tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking east from Pleasant Valley Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 1 Old Fort Jim Exhibit G).

## **PROJECT SITE 2 NASHVILLE**

**Site 2 Nashville - Site Description:** Project Site 2 Nashville is located on the western side of Sand Ridge Road approximately 1.8 miles east of the intersection with Highway 49 in the Nashville area (Site 2 Nashville Exhibit A). The parcel is zoned Rural Lands 10-Acres (RL-10) (Site 2 Nashville Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 2 Nashville Exhibit C) and is situated within the Important Biological Corridor (IBC). The project parcel is developed with a single family residence (Site 2 Nashville 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 pasture and annual grassland.

The nearest residence to the project is site is located on the parcel approximately 200 feet to the north of the proposed cellular facility.

**Site 2 Nashville - Project Description:** The conditional use permit would allow the construction and operation of a 155 foot high lattice tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 2 Nashville Exhibit F). There would be twelve panel antennas located at 150 feet on the tower with the capability to support an additional 36 antennas. The

equipment shelter will house the network switching equipment. No trees will be removed as part of the construction of this facility.

Access to the tower facility would be through the construction of a new gravel driveway connecting to the existing residential driveway near the access point along Sand Ridge Road.

**Aesthetics:** The 155 foot tall Site 2 Nashville tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking east from Highway 49. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site Nashville Exhibit G).

### **PROJECT SITE 3 BUFFALO HILL**

**Site 3 Buffalo Hill - Site Description:** Project Site 3 Buffalo Hill is located on the north side of Sliger Mine Road approximately 260 feet west of the intersection with Spanish Dry Diggins Road in the Greenwood area (Site 3 Buffalo Hill Exhibit A). The parcel (061-720-55) is zoned Residential Two-Acres (R2A) (Site 3 Buffalo Hill Exhibit D) with a General Plan land use designation of Medium Density Residential (MDR) (Buffalo Hill Exhibit D). The Georgetown Fire Station 64 is located on the project parcel (Buffalo Hill Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located approximately 270 feet northwest of the project site, with the fire station being located approximately 65 feet to the south. The project site is located on a flat graveled area surrounded by biological communities of oak and pine woodland.

**Site 3 Buffalo Hill - 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 1,050 square foot fenced leased area (Site 3 Buffalo Hill 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 12 additional antennas at heights of 140 and 125 feet. The equipment shelter will house the network switching equipment. Approximately 0.07 acres of oak tree canopy and 18 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 gravel driveway connecting to the existing fire station driveway.

**Aesthetics:** The 160 foot tall Site 3 Buffalo Hill tower is surrounded by oak and grey pine trees. Clearest views of the proposed tower would be looking northwest from Spanish Dry Diggins Road, North from Sliger Mine Road and Northeast from Roquero Cerra Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 3 Buffalo Hill Exhibit G).

### **PROJECT SITE 4 OUTINGDALE**

**Site 4 Outingdale - Site Description:** Project Site 4 Outingdale is located on the south side of Freedom Road approximately 0.40 mile southeast of the intersection with Morning Canyon Road

in Somerset area (Site 4 Outingdale Exhibit A). The parcel (046-380-61) is zoned Rural Lands Ten-Acres (RL-10) (Site 4 Outingdale Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 4 Outingdale Exhibit D). The property is developed with a single family residence (Site 4 Outingdale Exhibit E) and is located within the Important Biological Corridor (IBC).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located on the project parcel approximately 130 feet to the south. The Cosumnes River is located approximately 2,110 feet to the south of the project site. The project site is located on a flat area surrounded by biological communities of annual grassland, oak and pine woodland.

**Site 4 Outingdale - 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 1,050 square foot fenced leased area (Site 4 Outingdale 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 12 additional antennas at heights of 140 and 125 feet. The equipment shelter will house the network switching equipment. Three oak trees would be impacted as part of this project with a total of 0.11 acres of oak tree canopy being impacted with one oak tree to be removed.

Access to the tower facility would be through a new driveway connecting into Freedom Road.

**Aesthetics:** The 160 foot tall Site 4 Outingdale tower is surrounded by oak and grey pine trees. Clearest views of the proposed tower would be looking northeast from Freedom Court, southwest from Free Fox Lane, and east from Freedom Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 4 Outingdale Exhibit G)

### **PROJECT SITE 5 SOMERSET**

**Site 5 Somerset - Site Description:** Project Site 5 Somerset is located on the south side of Sand Ridge Road 0.5 miles south of the intersection with Bucks Bar Road in the Somerset area (Site 5 Somerset Exhibit A). The parcel (093-160-08) is zoned Residential Estate Five-Acres (RE-5) (Site 5 Somerset Exhibit D) with a General Plan land use designation of Low Density Residential (LDR) (Site 5 Somerset Exhibit C). The property is developed with a single family residence (Site 5 Somerset Exhibit E) and is located within the Important Biological Corridor (IBC).

Surrounding land uses consist of rural residential homes on all sides. The nearest residences are located approximately 260 feet to the east and west of the project site. The project site is located on a flat area surrounded by biological communities of annual grassland, oak and pine woodland.

**Site 5 Somerset - Project Description:** The conditional use permit would allow for the construction and operation of a new 120 foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,050 square foot fenced leased area (Site 5 Somerset Exhibit F) There would be six panel antennas

located at 100 feet and another six panel antennas located at 110 feet. The tower has the capability to support 12 additional antennas at heights of 100 and 90 feet. The equipment shelter will house the network switching equipment. Approximately 0.7 acres of oak tree canopy and one oak tree would be removed as part of the construction of this facility. A 110 foot underground power conduit will be installed in a 5-foot wide easement from the lease area northeast to the existing utility pole.

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

**Aesthetics:** The 120 foot tall Site 5 Somerset tower is surrounded by large oak and grey pine trees with occasional views of the tower from Sand Ridge Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 5 Somerset Exhibit J).

## **STAFF ANALYSIS**

**Environmental Review:** Staff has prepared five Initial Studies (Site 1-5 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. The Applicant contends that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15303, which applies to “construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.” Although staff has elected to prepare a Mitigated Negative Declaration for the project, it acknowledges the Applicant’s contention and, as such, reserves argument as to whether the project is exempt from environmental review pursuant to CEQA Guidelines Section 15303.

**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 the Findings.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Sites 1-5, Exhibit A.....Location Map

Sites 1-5, Exhibit B.....Assessor's Parcel Map

Sites 1-5, Exhibit C.....General Plan Designation Map

Sites 1-5, Exhibit D.....Zoning Designation Map

Sites 1-5, Exhibit E.....Aerial Map

Sites 1-5, Exhibit F.....Plan Set (11 pages)

Sites 1-5, Exhibit G.....Visual Simulations

Sites 1-5, Exhibit H.....Coverage Maps

Sites 1-5, Exhibit I.....Radio Frequency Report

Sites 1-5, Exhibit J.....Proposed Mitigated Negative Declaration and Initial Study