

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



Agenda of: June 14, 2018

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0019/AT&T CAF II Project (Auburn Lake Trails)

APPLICANT/AGENT: AT&T Mobility c/o Epic Wireless/Jared Kearsley

PROPERTY OWNER: Richard and Linda Mitcham

REQUEST: Conditional Use Permit to allow the construction of a 160-foot high monopine wireless communication facility within a 40-foot x 45-foot enclosed area.

LOCATION: North side of Cramer Court approximately 1,545 feet east of the intersection with Cramer Road, in the Cool area, Supervisorial District 4. (Exhibit A)

APN: 071-400-30 (Exhibit B)

ACREAGE: 5.102 acres

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

ZONING: Residential Estate 5-Acre (RE-5) (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 Conditional Use Permit S17-0019 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for an unmanned wireless communication facility consisting of a 160-foot high monopine tower to be constructed at 2125 Cramer Court (APN 071-400-30) in the Cool area. The height of the proposed tower is needed to create direct line of site to provide broadband internet and wireless network coverage in the rural areas of the County. Section 130.40.130 of the Zoning Ordinance allows Wireless facilities within the residential and rural zoning designations, subject to the approval of a Conditional Use Permit by the Planning Commission. 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.

PROJECT DESCRIPTION

The project site is located at 2125 Cramer Court (APN 071-400-30) in Cool, California. The 5.102-acre parcel includes an existing single-family house built in 1994 with detached garage and barn. The unmanned wireless telecommunication facility consists of a 40-foot by 45-foot, 1800-square foot enclosed compound (lease area). The compound will include a 160-foot monopine tower, one pre-manufactured equipment cabinet, and one 15-kw DC standby diesel generator. The proposed lease area is accessed from Cramer Court on an existing driveway for which a portion of the driveway is proposed as a 15-foot wide AT&T mobility non-exclusive access and utility easement. Beyond the lease area, the proposed access easement terminates but the existing driveway continues to the existing house at the end of the driveway. The lease area will not interfere with the existing residential use of the property. A proposed 6-foot wide AT&T utility easement consisting of a 114-foot long underground trench will connect the lease area to an existing electrical pole with overhead utilities. The parcel is located on a gently rolling hill with slopes ranging from 0 percent to 15 percent. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages. No oak trees are proposed to be impacted by this project.

There are single family residences surrounding the project site, with the nearest off-site single-family residence located approximately 325 feet west of the proposed lease area within the adjacent property to the west.

STAFF ANALYSIS

Environmental Review: Staff has prepared an Initial Study and 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. Impacts to Biological resources were potentially significant but mitigated by a pre-construction bird survey (Condition of Approval 12).

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 of the 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 Section 3.0 of the Findings.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Plan Set (12 pages)
Exhibit G.....	Coverage Maps
Exhibit H.....	Visual Simulations
Exhibit I.....	Radio Frequency Report
Exhibit J.....	Alternative Site Analysis
Exhibit K.....	Proposed Mitigated Negative Declaration and Initial Study