

7/20/2018

Edcgov.us Mail - ATT&T Mobility Hearing

PC 7-26-18

#3

3 pages

Planning Department <planning@edcgov.us>



ATT&T Mobility Hearing

1 message

Michael Orcutt <morcutt@jps.net>
To: planning@edcgov.us

Thu, Jul 19, 2018 at 9:24 PM

Here is our written information for your consideration...


Barragan Berlin Realtors

Michael Orcutt

DRE # 01514649

Cell # 916-439-0289

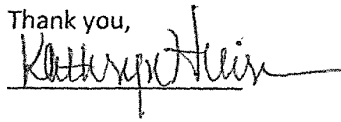
Email: goseemikeo@gmail.com

 **cherry acres.pdf**
340K

El Dorado Planning Department and Commissioners,

I am a resident of El Dorado County in the Cool area. I would like to show support for the Conditional Use Permit S17-0016 for site number 1, Cool, on Triple Seven Road. We don't currently have a reliable source of high speed internet and the cell phone coverage for AT&T is hit and miss on our property. A tower on Triple Seven Road would greatly enhance the services and help make El Dorado County a safer place on the 49 and 193 corridors. While this area is a beautiful area of El Dorado County, the tower shows to blend in with the natural environment and not to be an eye sore for the nearby residents. Please approve this tower on Triple Seven Road.

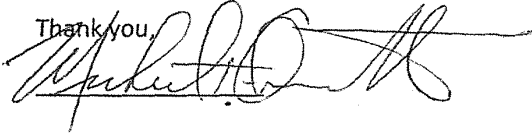
Thank you,

A handwritten signature in black ink, appearing to read "Katherine Hein", written over a horizontal line.

El Dorado Planning Department and Commissioners,

Hello, my name is U. Orceff and live in El Dorado County near site number 1, Cool, of Conditional Use Permit S17-0016. I have lived in El Dorado County for 31 years and have had very limited wireless communication services including high-speed internet services. Not only is my AT&T cell phone service spotty, we don't have a great source of internet connection. We are very excited about AT&T's proposed tower near Cherry Acres so we can finally get reliable internet and cellular service in addition to enhancing the E-911 network and making El Dorado County a safer place. Please approve this application.

Thank you,



El Dorado Planning Department and Commissioners,

PC 7-26-18
#3

I am a resident of El Dorado County in the Cool area. I would like to show support for the Conditional Use Permit S17-0016 for site number 1, Cool, on Triple Seven Road. We don't currently have a reliable source of high speed internet and the cell phone coverage for AT&T is hit and miss on our property. A tower on Triple Seven Road would greatly enhance the services and help make El Dorado County a safer place on the 49 and 193 corridors. While this area is a beautiful area of El Dorado County, the tower shows to blend in with the natural environment and not to be an eye sore for the nearby residents. Please approve this tower on Triple Seven Road.

Thank you,

Otto M. Gaudin
Odette L. Chan

2018 JUL 20 AM 10:44
RECEIVED
PLANNING DEPARTMENT

El Dorado Planning Department and Commissioners,

PC 9-26-18
#3

Hello, my name is Mike Spiteri and live in El Dorado County near site number 1, Cool, of Conditional Use Permit S17-0016. I have lived in El Dorado County for 28 years and have had very limited wireless communication services including high-speed internet services. Not only is my AT&T cell phone service spotty, we don't have a great source of internet connection. We are very excited about AT&T's proposed tower near Cherry Acres so we can finally get reliable internet and cellular service in addition to enhancing the E-911 network and making El Dorado County a safer place. Please approve this application.

Thank you,

Mike & Lynn Spiteri

2018 JUL 20 AM 10:44
RECEIVED
PLANNING DEPARTMENT

7/20/2018

Edcgov.us Mail - Re: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing ...

PC 7-26-18

#3

46 pages



Planning Department <planning@edcgov.us>

Re: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing July 26th @ 8:30 am

1 message

Scott Schilling <scottschilling@att.net>

Fri, Jul 20, 2018 at 2:37 PM

Reply-To: Scott Schilling <scottschilling@att.net>

To: Planning Department <planning@edcgov.us>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Evan Mattes <evan.mattes@edcgov.us>

Yes, please do.

Thank you.

From: Planning Department <planning@edcgov.us>

To: Scott Schilling <scottschilling@att.net>

Cc: Charlene Tim <charlene.tim@edcgov.us>; Debra Ercolini <debra.ercolini@edcgov.us>; Evan Mattes <evan.mattes@edcgov.us>

Sent: Friday, July 20, 2018 1:32 PM

Subject: Re: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing July 26th @ 8:30 am

In reviewing your email this does not appear to be a comment to the Planning Commission for thier consideration of agenda item. Would you like it to be included in the public comments for the AT&T CAF 4 (S17-0016) project? Thank you

On Fri, Jul 20, 2018 at 1:17 PM, Planning Department <planning@edcgov.us> wrote:

Your public comment sent on July 16, 2018 at 3:17 PM, has been received for the AT&T CAF 4 (S17-0016) project that is agendized for the Planning Commission's July 26, 2018 meeting. Please let me know if you have any questions. Thank you. Serena

----- Forwarded message -----

From: **EDC COB** <edc.cob@edcgov.us>

Date: Fri, Jul 20, 2018 at 12:12 PM

Subject: Fwd: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing July 26th @ 8:30 am

To: Char Tim <charlene.tim@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Planning Unknown <planning@edcgov.us>

Hi - This should have gone to you. Thanks, Kim

Office of the Clerk of the Board

El Dorado County

330 Fair Lane, Placerville, CA 95667

530-621-5390

----- Forwarded message -----

From: **The BOSONE** <bosone@edcgov.us>

Date: Fri, Jul 20, 2018 at 12:04 PM

Subject: Fwd: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing July 26th @ 8:30 am

To: EDC COB <edc.cob@edcgov.us>

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

[CLICK HERE](#) to follow Supervisor Hidahl on Facebook

[CLICK HERE](#) to visit Supervisor Hidahl's web page

----- Forwarded message -----

From: **Scott Schilling** <scottschilling@att.net>

Date: Fri, Jul 20, 2018 at 11:36 AM

Subject: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing July 26th @ 8:30 am

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Hello El Dorado County Supervisors. I just wanted to give you a heads up on the concern with the proposed Site 3 Pleasant Valley Cell Tower proposal that is up for a vote next Thursday.

----- Forwarded Message -----

From: Scott Schilling <scottschilling@att.net>

To: "penne@mtdemocrat.net" <penne@mtdemocrat.net>; "resposito@mtdemocrat.net" <resposito@mtdemocrat.net>

Sent: Monday, July 16, 2018 3:17 PM

Subject: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing July 26th @ 8:30 am

Hello Richard, Penne,

I was not sure who to send this to so figured I would send it to you both. I believe this cell tower issue has a great story behind it as these cell towers are popping up all over our County and AT&T and their contractor "Epic wireless" has done a good job of keeping this under the radar as much as possible and not contacting the impacted and surrounding neighbors about the proposed cell towers going in. I was at the original hearing on February 8th when they had lumped all 7 towers to be passed together.

Being directly impacted by the proposed site #3 Pleasant Valley area tower as I or any of our neighbors were ever notified by AT&T about the proposed tower or by the County until we received this hearing notice. This was up for a vote and fortunately, I did a partial search to find it was right next door and notified my neighbors which were surprised to find this out as well!

Our concerns are with near exposure to intense microwave radiation as well as this "mono-pine" cell tower smack dab in the middle of our community zoned 2RA not blending in with our beautiful surroundings. I also found out that this tower is for AT&T but they are intending on leasing 4-5

other carriers on this same tower. If you think about it, 5 carriers broadcasting microwave radiation 24/7 at full power! Not to mention the noise of HVAC units running and backup generators. At nighttime, we look forward to silence. A gentle cool breeze with our windows open and the occasional howling of coyotes or owls. Not an HVAC compressor or generator. If you look at the other proposed towers, you have the proposed site #2 Newtown road of 4.9 acres (currently under litigation for the proposed tower) with the remaining sites of 10 to 60 acres which would not be harmful as living under this tower or the associated health noise and view pollution. Our community showed up in force and the vote was split 50/50 (one board member not present) so they kicked the can down the road until the next hearing scheduled for July 26th.

In the meanwhile, AT&T decided to hold a community meeting on June 12th to try to appease the Planning commission that they "had informed the public" Well, this "AT&T community meeting started their letter off with " AT&T is working hard to bring you better internet access and wireless coverage in El Corado County" of course they had paid representatives there to cover radiation exposure, Property value depreciation statements, Etc. as they knew they would be challenged but the letter they sent out was not about addressing concerns to the public but how these new towers would benefit El Dorado County so that meeting was *not* well attended. Most likely, just as they planned.

Rich, Penne, I have attached the supporting documents and notifications. My hope is to help inform the community and other proposed sites around El Dorado County about the risks of these proposed towers and to not let big business (AT&T) take advantage of the impacted people in the community directly affected by these towers. There are plenty of sites available in the Pleasant Valley area outside of our neighborhood. There are many folks in the Pleasant Valley Area that would be glad to sit down and discuss before the meeting as well.

From: Penne Usher <penne.usher@mcaughton.media>
To: Scott Schilling <scottschilling@att.net>
Sent: Friday, July 20, 2018 9:17 AM
Subject: Cell towers

Scott, it's come to my attention that we did a story not too long ago on the cell towers. Mackenzie will be following up with the Board of Supervisors. She may not need to talk with you.

Penne Usher
Editor
Mountain Democrat and Georgetown Gazette
(530) 344-5075

Hello Penne, I must have missed that article. Hopefully, it focused on the health & safety and environmental impact of individuals living "under the umbrella" of this microwave exposure as there have been studies supporting cause and effect going both ways. Definitely, more research is needed. Unfortunately, if the Pleasant Valley Tower is approved, it will be too late by the time the tower and all of its other 5 carriers are in place and broadcasting at full power 24/7.

Best Regards,
Scott

Best regards,
Scott Schilling

7/20/2018

Edcgov.us Mail - Re: Fw: Pleasant Valley Community VS Big business (AT&T's proposed cell tower in our neighborhood) Public Hearing ...

C - 530.919.4631

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COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on February 8, 2018, at 8:30 a.m., to consider: Conditional Use Permit S17-0016/AT&T CAF4 submitted by AT&T MOBILITY (Agent: Epic Wireless) to allow the construction and operation of seven separate wireless telecommunication facilities consisting of seven new monopine towers ranging in size from 120 to 160 feet, with individual ground equipment with fencing. The properties are as follows: Site 1-Cool: Assessor's Parcel Number 071-032-15, consisting of 25 acres, is located on the south side of Triple Seven Road, approximately 1,200 feet south of the intersection with Highway 193, in the Cool area, Supervisorial District 4; Site 2-Newtown: Assessor's Parcel Number 077-091-06, consisting of 4.9 acres, is located on the east side of Snows Road, approximately 365 feet east of the intersection with Clouds Rest Road, in the Newtown area, Supervisorial District 3; Site 3-Pleasant Valley: Assessor's Parcel Number 078-180-38, consisting of 2 acres, is located on the north side of Pleasant Valley Road, approximately 400 feet west of the intersection with Mount Aukum Road, in the Pleasant Valley Rural Center, Supervisorial District 2; Site 4-Soapweed: Assessor's Parcel Number 085-010-13, consisting of 10 acres, is located on the north side of Stope Road, approximately 1,200 feet north of the intersection with Dickinson Road, in the Swansboro area, Supervisorial District 4; Site 5-Latrobe: Assessor's Parcel Number 087-181-10, consisting of 20 acres, is located on the west side of Dragon Point Road, approximately 0.3 miles southwest of the intersection with Latrobe Road, in the Latrobe area, Supervisorial District 2; Site 6-Zee Estates: Assessor's Parcel Number 104-370-24, consisting of 60 acres, is located on the west side of Gate Lane, approximately 925 feet southeast of the intersection with Salmon Falls Road, in the Pilot Hill area, Supervisorial District 4; and Site 7-Gold Hill: Assessor's Parcel Number 105-110-81, consisting of 10 acres, is located on the south side of Gods Way, approximately 2,200 feet south of the intersection with Clark Mountain Road, in the Lotus area, Supervisorial District 4. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)*

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning January 6, 2018, and ending February 4, 2018 (or next business day).

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

January 5, 2018

From: Scott Schilling <scottschilling@att.net>
To: "bostwo@edcgov.us" <bostwo@edcgov.us>; "planning@edcgov.us" <planning@edcgov.us>
Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>
Sent: Thursday, January 18, 2018 2:45 PM
Subject: Notice of Public Hearing for proposed Cell Phone Tower in Pleasant Valley

Hello Shiva and Planning Dept.

Our community received the attached notice from the Community Development Services Planning and Building Dept. regarding a notice of public hearing for a proposed cell phone tower right next door to our property. I would not have realized it is being planned next door until I did a parcel search. APN 078-180-38.

My wife and I moved to this property in 1989 from the Sacramento region to get away from typical industrial and city development seeking a rural lifestyle in a natural setting. We raised 3 great kids here which now have their own homes and families. We love Pleasant Valley and the furthest thing from our mind when we moved here would be a proposed cell phone tower, towering next door like a sore thumb.

Yes, they say it will look like a tree. Well... I have seen them and no, it would not blend in with the surrounding landscape. That is only one of our worries as well as with other neighbors that will be living under the umbrella of immense microwave radiation which is also a major concern. Yes, there have been many studies I have researched arguing both ways. I know it wasn't that long ago that we were warned to not hold cell phones to our head but use Bluetooth or tethered headsets. We now have grandchildren visiting often and we don't want to take the chance of health risks associated.

Another major concern we have is that a cell phone tower is a commercial business in a residential R2A zone. They would be accessing our unmaintained road and property by an easement for construction and maintenance not to mention strangers and additional traffic in our immediate community ongoing.

The residential owner of the proposed tower location would be compensated \$1300.00 per month which I believe would classify it as a commercial business as well.

In closing, I am not objecting to technology as I recognize the need to replace transmission lines with cell technology. I am only objecting to the location. There are plenty of hilltops surrounding the Pleasant Valley area where it would make much more sense out of view and mitigate any potential health risk by locating this tower out of our residential neighborhood.

Shiva, Please help by attending and representing us in this hearing on February 8th @ 8:30am

Thank you,

Best regards,

Scott and Rhonda Schilling



COMMUNITY MEETING INVITATION

Dear El Dorado County Resident,

AT&T is working hard to bring you better internet access and wireless coverage in El Dorado County. We have filed applications with the County of El Dorado to construct new wireless facilities to expand internet access and improve wireless coverage.

With the new sites, residents and businesses in El Dorado County can upgrade from dial-up connections to Fixed Wireless Internet service with speeds of at least 10 megabits per second (Mbps). The new wireless communications facilities will help extend network coverage and improve call quality, including emergency response services to improve public safety in the area. For more information, please visit <https://engage.att.com/connect-el-dorado/>.

AT&T will hold an informational session regarding the proposed wireless facilities and our plans for El Dorado County.

Tuesday, June 12th

4:00 to 5:00 PM

2850 Fairlane Court

Placerville, CA 95667

Building C Hearing Room

RSVP: ryan.minniear@att.com by Friday, June 8th

We hope you can join us to get more information about our plans for El Dorado County. If you can't make it, or if you need additional information, please don't hesitate to contact me at ap826x@att.com.

Sincerely,

Alice Perez

Area Manager – AT&T External Affairs, El Dorado County

To: El Dorado County Planning Commission

Date: July 12th, 2018

Subject: Location of AT&T Cell Tower Site 3-Pleasant Valley

I am writing this letter in response to your upcoming public hearing on July 26th, 2018. Unfortunately I will not be able to attend this meeting in person so please hear my concerns regarding the location of this tower.

- 1. Visual impact to our natural landscape and beauty** - We moved our family from the Sacramento area to the adjacent property of the proposed site 3 cell tower back in 1989 to enjoy the rural lifestyle and beauty of this Pleasant Valley community. This mono pine will stick out like a sore thumb as it is proposed within direct view of our property and of the surrounding neighbors.
- 2. Increased traffic in our neighborhood** – At the last meeting Epic wireless held to “inform the community on the benefits” The question was asked about additional carriers on this tower. They said “YES” they were intending on leasing space on this tower which would support an additional 4 carriers in addition to AT&T. My concern here is with this particular site 3 tower is the additional traffic (via easement of the neighbor’s unmaintained road) from Pleasant Valley Road and typical preventative maintenance for EACH carrier monthly would result in constant strangers driving up our road to provide maintenance to this location. We have enough noisy dogs in our neighborhood without the proposed site 3 tower adding to the disruptive solitude and security by maintenance crews driving through our neighborhood.

I am not opposed to technology and understand the importance of communications for safety and federal grant dollars to assist in the cost however, AT&T is not concerned with the impact of our natural beauty of this area and is only looking for a low cost alternative for the location of this particular site 3 tower. There are plenty of locations within the Pleasant Valley area that are *not within a neighborhood* as this one is proposed, that this tower could be located.

Representing El Dorado County as the Planning Commission I would hope that you deny the current site 3 location to a location that does not directly affect our community’s beauty and solitude.

Best Regards,
Scott & Rhonda Schilling



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bidgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

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To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

June 25, 2018



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Gary Miller, Chair, District 2
James Williams, First Vice-Chair, District 4
Jon Vegna, Second Vice-Chair, District 1
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, February 22, 2018

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

8:30 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

(All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

CONSENT CALENDAR

1. 18-0262 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 8, 2018.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. 18-0263 Hearing to consider the Time Extension request for the Cambridge Townhomes project (Tentative Subdivision Map Time Extension TM07-1450-E) to allow six one-year time extensions to the approved Cambridge Townhomes Tentative Subdivision Map resulting in a new expiration date of July 24, 2023, on property identified by Assessor's Parcel Numbers 082-531-15 and 082-531-16, consisting of 1.21 acres, in the Cameron Park area, submitted by Cambridge Road Townhomes, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Planning Commission on July 24, 2008; and
 - 2) Approve TM07-1450-E extending the expiration of the approved tentative subdivision map for six years to July 24, 2023, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisorial District 2)
3. 18-0268 Hearing to consider the Time Extension request for the Campobello project (Tentative Subdivision Map Time Extension TM05-1403-E) to allow six one-year time extensions to the approved Campobello Tentative Subdivision Map resulting in a new expiration date of September 25, 2023, on property identified by Assessor's Parcel Numbers 119-380-01, 119-380-02, 119-380-03 and 119-380-04, consisting of 32.218 acres, in the Cameron Park area, submitted by Ronald and Joan Wachter; and staff recommending the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on September 25, 2007 (Legistar File 07-1513); and
 - 2) Approve TM05-1403-E extending the expiration of the approved tentative subdivision map for six years to September 25, 2023, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisorial District 2)

4. 18-0271 Hearing to consider a request for a Finding of General Plan consistency of the acquisition of real property by the County for the purposes of, and mitigation for, impacts to Gabbro Soil rare plants (GOV18-0001/Rare Plant Mitigation Land Acquisition-DeWolf Family Partnership) on property identified by Assessor's Parcel Number 109-230-12, consisting of 51.23 acres, in the Cameron Park area; and staff recommending the Planning Commission find the County acquisition of Assessor's Parcel Number 109-230-12 for the purposes of, and mitigation for, impacts to Gabbro Soil rare plants is consistent with the El Dorado County General Plan, pursuant to Government Code Section 65402.
(Supervisory District 2)
5. 18-0295 Community Development Services, Planning and Building Department presenting Findings for Denial for the AT&T CAF4 project (Conditional Use Permit S17-0016) on the following sites: (a) Site 1-Cool: Assessor's Parcel Number 071-032-15, Supervisory District 4; (b) Site 2-Newtown: Assessor's Parcel Number 077-091-06, Supervisory District 3; (c) Site 3-Pleasant Valley: Assessor's Parcel Number 078-180-38, Supervisory District 2; (d) Site 4-Soapweed: Assessor's Parcel Number 085-010-13, Supervisory District 4; (e) Site 5-Latrobe: Assessor's Parcel Number 087-181-10, Supervisory District 2; (f) Site 6-Zee Estates: Assessor's Parcel Number 104-370-24, Supervisory District 4; and (g) Site 7-Gold Hill: Assessor's Parcel Number 105-110-81, Supervisory District 4.

The Planning Commission conceptually denied all sites of Conditional Use Permit S17-0016 on February 8, 2018, and continued item to February 22, 2018 to prepare written Findings for Denial. Staff is recommending the Planning Commission take the following action:

1) Deny Conditional Use Permit S17-0016 based on the Findings for Denial as presented.

(Supervisory Districts 2, 3, 4) (cont. 2/8/18; Item #3; Legistar File 18-0161)

ADJOURNMENT

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

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



Agenda of: February 8, 2018

Staff: Evan Mattes

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0016/AT&T CAF 4

APPLICANT: AT&T Mobility, Epic Wireless

REQUEST: Conditional Use Permit to allow the construction and operation of seven separate wireless telecommunication facilities consisting of seven new monopine towers ranging in size from 120 to 160 feet, with individual ground equipment with fencing.

LOCATION: Seven separate locations:
Site 1 Cool (formerly Pilot Hill 2), 3100 Triple Seven Road in the Cool Area
Site 2 Newtown, 3921 Snows Road in the Newtown Area
Site 3 Pleasant Valley, Pleasant Valley Road in the Pleasant Valley Area
Site 4 Soapweed, Stope Road in the Swansboro Area
Site 5 Latrobe, Dragon Point Road in the Latrobe Area
Site 6 Zee Estates, Gate Lane in the Pilot Hill Area
Site 7 Gold Hill, Gods Way in the Lotus Area
Supervisorial Districts 2, 3 and 4. (Site 1-7 Exhibit A)

APNs: 071-032-15 (Site 1 Cool), 077-091-06 (Site 2 Newtown), 078-180-38 (Site 3 Pleasant Valley), 085-010-13 (Site 4 Soapweed), 087-181-10 (Site 5 Latrobe), 104-370-24 (Site 6 Zee Estates) and 105-110-81 (Site 7 Gold Hill) (Site 1-7 Exhibit B)

ACREAGE: Various (See Table 1)

GENERAL PLAN: Various (Site 1-7: Exhibit C and Table 1)

ZONING: Various (Site 1-7: Exhibit D and Table 1)

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 S17-0016 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for seven new wireless facilities to be constructed and operated located on seven individual parcels in the rural regions of El Dorado County (Sites 1-7 Exhibit A). AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds. The proposed towers will range in height from 120 to 160 feet. The height of the proposed towers is needed to create direct line of site to provide broadband services 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 requirement, as discussed in the Findings.

Table 1. Project Site Information				
Tower Name	APN Property Owner	Parcel Size	General Plan Land Use Designation	Zone District
Site 1 Cool	071-032-15 Kirk Brelsford	25 ac	Low Density Residential (LDR)	Residential Estate Five-Acres (RE-5)
Site 2 Newtown	077-091-06 Karen Oliver	4.9 ac	Industrial (I)	Light Industrial (IL)
Site 3 Pleasant Valley	078-180-38 Jo Anne & Vincent Głowczwskie	2 ac	Medium Density Residential (MDR)	Residential Two-Acres (R2A)
Site 4 Soapweed	085-010-13 David Ronzone	10 ac	Rural Residential	Forest Resource 40-Acres (FR-40)
Site 5 Latrobe	087-181-10 Douglas & Lianne Braun	20 ac	Rural Residential (RR)	Rural Lands Twenty-Acres (RL-20)

Table 1. Project Site Information				
Tower Name	APN Property Owner	Parcel Size	General Plan Land Use Designation	Zone District
Site 6 Zee Estates	104-370-24 Richard & Ellen Wolfe	60 ac	Low Density Residential (LDR)	Limited Agriculture Ten-Acres (LA-10)
Site 7 Gold Hill	105-110-81 Anne & Roger Stroud, Kathleen O'Connor	10 ac	Rural Residential (RR)	Rural Lands Ten-Acres (RL-10)

SITE AND PROJECT DESCRIPTIONS

SITE 1: COOL

Site Description: Site 1 Cool is located on the south side of Triple Seven Road approximately 1,200 feet south of the intersection with Highway 193 in the Cool area (Site 1 Cool Exhibit A). The parcel (APN 071-032-15) is zoned Residential Estate Five-Acres (RE-5) (Site 1 Cool Exhibit D) with a General Plan designation of Low Density Residential (LDR) (Site 1 Cool Exhibit C). The parcel is currently developed with a single family residence (Site 1 Cool Exhibit E).

The surrounding land uses include residential uses on all sides. The project site is located on relatively flat gently sloping land surrounded by similarly moderately sloping hills. The site is located upon undisturbed annual grassland, with similar biological communities of annual grassland and oak woodland surrounding the project.

The nearest residence to the project is site is located approximately 600 feet to the north east of the proposed cellular facility.

Project Description: The conditional use permit would allow the construction and operation of a 122-foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,260 square foot fenced leased area (Site 1 Cool Exhibit F). There would be groupings of two six panel antennas at heights of 120 feet and 110 feet with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. No 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 driveway connecting to the existing on-site driveway.

The 122-foot-tall Site 1 Cool tower is surrounded by annual grassland and individual oak trees. Clearest views of the proposed tower would be looking east from Triple Seven Road and

southwest from Highway 193. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 1 Cool Exhibit G).

SITE 2: NEWTOWN

Site Description: Site 2 Newtown is located on the east side of Snows Road approximately 365 feet east of the intersection with Clouds Rest Road in the Newtown area (Site 2 Newtown Exhibit A). The parcel (APN 077-091-06) is zoned Light Industrial (IL) (Site 2 Newtown Exhibit D) with a General Plan land use designation of Industrial (I) (Site 2 Industrial Exhibit C). The project parcel is currently developed for storage for mining equipment (Site 2 Newtown Exhibit E).

The surrounding land uses include residential uses to the east, west and north with industrial uses to the south. The project site is located on moderately sloping ground on a hill. Surrounding topography consists of similarly sloping hills. The site is located upon disturbed annual grassland, with surrounding biological communities of mixed oak-pine woodland and annual grassland.

The nearest residence to the project is site is located on the parcel approximately 375 feet to the northeast of the proposed cellular facility.

Project Description: The conditional use permit would allow the construction and operation of a 122-foot high monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,575 square foot fenced leased area (Site 2 Kelsey Exhibit F). There would be twelve panel antennas located at 115 feet and 110 on the tower with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. The project would impact 13 oak trees subject to the Oak Resources Management Plan (ORMP).

Access to the tower facility would be through the construction of a new gravel driveway connecting to Clouds Rest Road.

The 122-foot tall Site 2 Newtown tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking east from Snows Road and south from Thundercloud Lane. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 2 Newtown Exhibit G).

SITE 3: PLEASANT VALLEY

Site Description: Site 3 Pleasant Valley is located on the north side of Pleasant Valley Road approximately 400 feet west of the intersection with Mount Aukum Road in the Pleasant Valley Rural Center (Site 3 Pleasant Valley Exhibit A). The parcel (APN 078-180-38) is zoned Residential Two-Acres (R2A) (Site 3 Pleasant Valley Exhibit D) with a General Plan land use designation of Medium Density Residential (MDR) (Pleasant Valley Exhibit D). The project parcel is currently developed with a single family residence (Site 3 Pleasant Valley Exhibit E).

Surrounding land uses consist of rural residential homes to the north, east and west and commercial uses to the south. The nearest residence is located approximately 220 feet southeast of the project site. The project site is located on a hill surrounded by biological communities of oak woodland and annual grassland.

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 1,800 square foot fenced leased area (Site 3 Pleasant Valley 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 twelve additional antennas at heights of 125 and 110 feet. The equipment shelter will house the network switching equipment. No oak trees will be removed as part of this project.

Access to the tower facility would be through the construction of a new gravel driveway connecting to the existing driveway.

The 160-foot tall Site 3 Pleasant Valley tower is surrounded by oak and pine trees. Clearest views of the proposed tower would be looking northeast from Pleasant Valley and Mount Aukum Roads. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 3 Pleasant Valley Exhibit G).

SITE 4: SOAPWEED

Site Description: Site 4 Soapweed is located on the north side of Stope Road approximately 1,200 feet north of the intersection with Dickinson Road in the Swansboro area (Site 4 Soapweed Exhibit A). The parcel (085-010-13) is zoned Forest Resource 40-Acres (FR-40) (Site 4 Soapweed Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 4 Soapweed Exhibit D). The property is currently undeveloped (Site 4 Soapweed Exhibit E).

Surrounding land uses consist of rural residential homes on all sides. The nearest residence is located approximately 440 feet south. The project site is located on a flat area surrounded by biological communities of oak and pine woodland.

Project Description: The conditional use permit would allow for the construction and operation of a new 140-foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,800 square foot fenced leased area (Site 4 Soapweed Exhibit F). There would be six panel antennas located at 130 feet and another six panel antennas located at 120 feet. The tower has the capability to support twelve additional antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of this project.

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

The 140-foot tall Site 4 Soapweed tower is surrounded by oak trees and pine trees. Clearest views of the proposed tower would be looking north from Awesome View. Photo simulations

would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 4 Soapweed Exhibit G)

SITE 5: LATROBE

Site Description: Site 5 Latrobe is located on the west side of Dragon Point Road approximately 0.3 miles southwest of the intersection with Latrobe Road in the Latrobe area (Site 5 Latrobe Exhibit A). The parcel (087-181-10) is zoned Rural Lands 20-Acres (RL-20) (Site 5 Latrobe Exhibit D) with a General Plan land use designation of Rural Residential (RR) (Site 5 Latrobe Exhibit C). The property is developed with a single-family residence (Site 5 Latrobe Exhibit E).

Surrounding land uses consist of rural residential uses on all sides. The nearest residences are located approximately 700 feet to the south of the project site. The project site is located on a hill surrounded by biological communities of annual grassland and oak woodland.

Project Description: The conditional use permit would allow for the construction and operation of a new 140-foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,600 square foot fenced leased area (Site 5 Latrobe Exhibit F). There would be twelve panel antennas located at 130 feet and 120 feet. The tower has the capability to support twelve additional antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility.

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

The 140-foot tall Site 5 Latrobe tower is surrounded by large oak trees with clearest views looking west from Falcon Haven Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 5 Latrobe Exhibit J).

SITE 6: ZEE ESTATES

Site Description: Site 6 Zee Estates is located on the west side of Gate Lane approximately 925 feet southeast of the intersection with Salmon Falls Road in the Pilot Hill area (Site 6 Zee Estates Exhibit A). The parcel (104-370-24) is zoned Limited Agriculture 10-Acres (LA-10) (Site 6 Zee Estates Exhibit D) with a General Plan land use designation of Low Density Residential (LDR) (Site 6 Zee Estates Exhibit C). The property is undeveloped (Site 6 Zee Estates Exhibit E).

Surrounding land uses consist of rural residential and agricultural uses on all sides. The nearest residences are located approximately 310 feet to the southeast of the project site. The project site is located on a hill surrounded by biological communities of oak woodland and annual grassland.

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 1,350 square foot fenced leased area (Site 6 Zee Estates Exhibit F) There would be twelve panel antennas located at 150 feet and 140 feet. The tower has the capability to support 12 additional antennas. The equipment

shelter will house the network switching equipment. No oak trees would be impacted as part of this project.

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

Aesthetics: The 160 foot tall Site 6 Greenwood tower is surrounded by oak trees with clearest views looking southeast from Safari Trail and northwest from Gate Lane. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 6 Zee Estates Exhibit J).

SITE 7: GOLD HILL

Site Description: Site 7 Gold Hill is located on the south side of Gods Way approximately 2,200 feet south of the intersection with Clark Mountain Road in the Lotus area (Site 7 Gold Hill Exhibit A). The parcel (APN 105-110-81) is zoned Rural Lands Ten-Acres (RL-10) (Site 7 Gold Hill Exhibit D) with a General Plan designation of Rural Residential (RR) (Site 7 Gold Hill Exhibit C). The parcel is currently developed with a single family residence (Site 7 Gold Hill Exhibit E).

The surrounding land uses include rural residential uses on all sides. The project site is located on relatively flat gently sloping land surrounded by similarly moderately sloping hills. The site is located upon disturbed grassland, with similar biological communities of annual grassland and oak woodland surrounding the project.

The nearest residence to the project is site is located approximately 470 feet to the east of the proposed cellular facility.

Project Description: The conditional use permit would allow the construction and operation of a 120-foot stealth monopine tower, with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon a 1,400 square foot fenced leased area (Site 7 Gold Hill Exhibit F). There would be groupings of two six panel antennas at heights of 110 feet and 100 feet with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. No 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 driveway connecting to connecting to the existing on-site driveway.

The 120-foot-tall Site 7 Gold Hill tower is surrounded by oak tree woodland. Clearest views of the proposed tower would be looking southwest from Clark Mountain Road. Photo simulations would be used during the plan check permit to ensure that the project conforms to the approved exhibits (Site 7 Gold Hill Exhibit G).

STAFF ANALYSIS

General Plan Consistency: Staff has reviewed and 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 reviewed and 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.

Environmental Review: Staff has prepared an Initial Study (Site 1-7 Exhibit J) and determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, subject to specific mitigation measures, 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.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Sites 1-7, Exhibit A.....Location Map
- Sites 1-7, Exhibit B.....Assessor’s Parcel Map
- Sites 1-7, Exhibit C.....General Plan Map
- Sites 1-7, Exhibit D.....Zoning Designation Map
- Sites 1-7, Exhibit E.....Aerial Map
- Sites 1-7, Exhibit F.....Plan Set (11 pages)
- Sites 1-7, Exhibit G.....Visual Simulations
- Sites 1-7, Exhibit H.....Coverage Maps
- Sites 1-7, Exhibit I.....Radio Frequency Report
- Sites 1-7, Exhibit J.....Proposed Mitigated Negative Declaration and Initial Study

FINDINGS

Conditional Use Permit S17-0016/AT&T CAF 4 Planning Commission/February 8, 2018

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was reviewed by County Environmental Management and Transportation for adequate public services capacity. The project will connect to existing electrical facilities and public services currently within each of the seven parcels. The operation of the facilities will require no water, sewer, or solid waste service as they are unmanned facilities. No new or expanded wastewater treatment facilities would be required. Operation and continued maintenance of the towers and ground equipment shelters would not generate solid waste.

2.2 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.1.2.1 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed facilities are within high and very high fire hazard areas. The El Dorado County, El Dorado Hills and Mosquito Fire Protection Districts, as well as the State Department of Forestry and Fire Protection (Cal Fire), were given the opportunity to comment. Additional conditions

of approval were submitted for Site 5 Latrobe. Standards for construction and vegetation maintenance will apply on all sites during the construction and operation phases of the project. The facilities will not require the use of potable water or wastewater, as they are unmanned facilities.

2.3 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: In compliance with Policy 6.2.3.2, the project will utilize existing gravel driveways and roads accessed off public roads. The Transportation Department and the El Dorado County, El Dorado Hills and Mosquito Fire Protection Districts, and CalFire reviewed the application materials and do not require additional site access or improvement to the existing roads. The site plans were reviewed for emergency ingress and egress capabilities, and building plans will be reviewed by the El Dorado County, El Dorado Hills and Mosquito Fire Protection Districts for compliance with County and fire codes.

2.4 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources in accordance to the standards of the Oak Resources Management Plan (ORMP).

Rationale: The proposed project includes the removal of individual oak trees on Site 2 Newtown. A technical study and oak tree or oak woodland removal permit shall be required for Site 2 Newtown. This project was analyzed in accordance with the Oak Resources Management Plan, at the request of the project applicant.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.40.130(A).

To minimize the number of communication facilities through encouraging the joint use of towers, service providers are encouraged to employ all reasonable measures to site their antenna equipment on existing structures, to co-locate where feasible, and develop new sites that are multi-carrier.

Rationale: The applicant has considered alternative locations for new towers and has identified the proposed Project sites as essential to creating the network linkages required to reach last-mile customers. The towers are of designed to blend with the surrounding environment, and the project sites would

allow two additional carriers of six antennas each to collocate at each facility in the future.

3.2 The project is consistent with Section 130.40.130(B)(6)(b).

In all zone districts, other than commercial, industrial, and research and development zone districts except where within 500 feet of a residential zone, which require a Minor Use Permit, new towers or monopoles shall be subject to approval of a Conditional Use Permit by the Planning Commercial.

Rationale: Project Site 2 Newtown is located on a Light Industrial (IL) zoned parcel however it is within 500 feet of a residentially zoned parcel. No other project sites are located in commercial, industrial, and research and development zone districts (Site 1-7 Exhibits D). The applicant has submitted a Conditional Use Permit application for each site to be reviewed by and subject to the approval of the Planning Commission.

3.3 The project is consistent with Section 130.40.130(C-H).

Section 130.40.130(C-H) of the Zoning Ordinance requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards:

C. Visual simulations of the wireless communications facility (including all support facilities) shall be submitted. A visual simulation can consist of either a physical mock-up of the facility, balloon simulation, computer simulation or other means.

Rationale: Photo-simulations of each Project site's facility are provided in Exhibit J of the Staff Report. These photos demonstrate how the facilities are designed to blend with the surrounding environment (Site 1-7 Exhibits J).

D. Development Standards: The following provisions shall apply in all zone districts. All facilities shall be conditioned, where applicable, to meet the following criteria:

1. Screening. All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area (trees, barns, etc.) The facility shall be painted to blend with the prevalent architecture, natural features or vegetation of the site.

Rationale: The Project sites 1-3 and 5-7 are located in previously disturbed areas, with Site 4 Soapweed being undeveloped. The surrounding areas are dominated by rolling hills interspersed with pine and oak canopy. The project has been designed such that trees and topography will screen the towers when possible. All towers are

designed as broadleaf monopine towers. The towers have a manufacturer-applied non-reflective coating to prevent glare.

2. *Setbacks. Compliance with the applicable zone setbacks is required. Setback waivers shall be considered to allow flexibility in siting the facility in a location that best reduces the visual impact on the surrounding area and roads, subject to Planning Commission approval of a Conditional Use Permit.*

Rationale: All Project sites are consistent with the setback standards for Residential, Agricultural, Rural, and Resource Zones (Site Exhibits F).

Agricultural, Rural, and Resource Zones: Section 130.21.030 identifies maximum setback for non-agricultural structures from the front, side, and rear of a parcel boundary for Agricultural, Rural, and Resource Zones. The setback for all these zones are 30 feet.

Site 4 Soapweed (FR-40) is at minimum 70.4 feet from any setback line;

Site 5 Latrobe (RL-20) – minimum 30 feet;

Site 6 Zee Estates (RL-10) – minimum 30 feet;

Site 7 Gold Hill (RL-10) – minimum 35 feet;

Industrial and Research and Development Zones: Section 130.23.030 identifies maximum setbacks from the front, secondary front, side, and rear of a parcel boundary for Industrial and Research and Development Zones. The setbacks for the these zones are located are 30 feet minimum.

Site 2 Newtown (IL) is at minimum 30 feet from any setback line

Residential Zones: Section 130.24.030 identifies maximum setbacks from the front, secondary front, side, and rear of a parcel boundary for Residential Zones. The setbacks for the Residential Zones in which the Project sites are located 30 feet minimum.

Site 1 Cool (RE-5) is at minimum 183 feet from any setback line;

Site 3 Pleasant Valley (R2A) – minimum 30 feet;

3. *Maintenance. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and*

landscaping shall be properly maintained at all times. Colors of towers and other improvements shall be maintained to ensure the appearance remains consistent with approved conditions relating to color.

Rationale: Maintenance personnel would visit the site approximately once per month, at which time the facility would be inspected to ensure proper operation. Conditions are recommended to ensure that the colors and materials of the equipment building, tower, and ground support equipment will be maintained at all times and will be consistent with the features depicted in the visual simulations and elevations.

E. Radio Frequency (RF) Requirements: Section 130.40.130.E of the County Code requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site, as regulated by the Federal Communication Commission (FCC).

Rationale: Submitted RF analysis reports, confirm compliance with the applicable FCC Regulations under 47 C.F.R Section 1.1307(b) (3) and 1.1310 (Radio Frequency Radiation Exposure Limits) (Site Exhibits K).

F. Availability. Section 130.40.130.F requires that all communication facilities be available to other carriers as long as structural or technological obstacles do not exist.

Rationale: All facilities have the ability to accommodate two additional carriers of six panel antennas, however no specific location or quantities of antennae have been identified for any towers. Any separate future collocation would require a revision to this conditional use permit and/or building permit, subject to review by the County.

G. Section 130.40.130.G of the Zoning Ordinance requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned.

Rationale: There is no equipment on the sites currently. The project has been conditioned to comply with this requirement.

H. Section 130.40.130.H of the Zoning Ordinance states certain notification requirements for projects located within 1,000 feet of a school or on residentially zoned lands governed by CC&Rs.

Rationale: None of the project parcels are located within 1,000 feet of a school or located on residentially zoned land governed by CC&Rs. Therefore, these notification requirements do not apply to this project.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

Rationale: As discussed above in Section 2.0 General Plan Findings, the conditional use permit is consistent with the applicable policies and requirements in the El Dorado County General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Rationale: At 0.24 to 0.76 percent of the public safety standard established by the FCC for microwave frequencies, the risk of Radio Frequency (RF) emissions to the surrounding public at all Project sites is remote (Site Exhibits I). The use will not significantly conflict with surrounding uses. As discussed in Section 2.0 and 3.0 above, the project is consistent with applicable General Plan Policies and conforms to the requirements of the County Zoning Ordinance. As designed and conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding residents.

4.3 The proposed use is specifically permitted by Conditional Use Permit.

Rationale: As discussed in Section 3.2 above, the proposed use is specifically permitted in accordance with Zoning Ordinance Section 130.40.130(B)(6)(b) subject to approval of a conditional use permit by the Planning Commission. The applicant has submitted applications for a conditional use permit to be reviewed by and subject to the approval of the Planning Commission.

CONDITIONS OF APPROVAL

Conditional Use Permit S17-0016/AT&T CAF 4 Planning Commission/February 8, 2018

Planning Services

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Site 1-7, Exhibit FPlan Set (11 pages)
Site 1-7, Exhibit GVisual Simulations
Site 1-7, Exhibit HCoverage Maps
Site 1-7, Exhibit I.....Radio Frequency Report

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Conditional Use Permit allowing the construction and operation of seven new multi-user wireless telecommunications facilities to support wireless transmission within seven existing parcels located throughout rural El Dorado County, identified by seven individual Assessor's Parcel Numbers . Each site would consist of the following:

- a. Seven towers ranging in size from 120 to 160 feet (Site 1-7, Exhibit G), with one 35kw standby propane generator, one equipment shelter and one 500 gallon propane tank located upon leased areas ranging in size from 1,260 to 1,800 square foot.
- b. Seven 1,050-square foot equipment compounds surrounded by chain link fencing with slats and two rows of barbed wire on top; and
- c. Creation of seven new driveways to provide access to each site.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Department

2. In compliance with County Code Section 130.54.060, implementation of the project must occur within 24 months of approval of this permit, otherwise the permit becomes null and

void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.

3. The applicant shall assume full responsibility for resolving television reception interference or other electrical interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
4. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color to comply with the screening requirements of Section 130.40.130.D.1 of the County Code. The pole and the radio frequency antennas shall be painted with non-reflective. Planning Services shall verify the painting of all structures prior to final inspection and approval of the facility.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Colors of the panels, equipment enclosure, and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
7. All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. Due to the ever-changing technology of wireless communication systems, this Conditional Use Permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning and Building with a status report on the then current use of the subject site and related equipment to include dated photos of the tower and equipment. Development Services shall review the status and determine whether to:
 - a. Allow the facility to continue to operate under all applicable conditions; or
 - b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the conditional use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Conditional Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

9. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.
10. Any routine maintenance that requires running the generators or automatic recycling of the generator shall be performed between the hours of 9:00 a.m to 5:00 p.m Monday through Friday.
11. The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

12. The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human

remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

13. All outdoor lighting shall conform to Section 130.34 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Development Services.

14. In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee after approval, but prior to the County filing the Notice of Determination (NOD) on the project. The current fee plus a \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The payment is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. The NOD must be filed within five working days from the project approval. The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.
15. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Conditional Use Permit.

Mitigation Measures

16. Biological Resources Mitigation Measure #1 (All Sites):

All vegetation clearing including removal of trees and shrubs shall be completed between September 1 and February 14, if feasible. If vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-construction survey of the project footprint for active nests. Additionally, the surrounding 500 feet shall be surveyed for active raptor nests where accessible. The pre-construction survey shall be conducted within 14 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to up to 500 feet for raptors. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or until the nest is no longer active. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for the active avian nests. If construction activities are proposed to begin during the non-breeding season (September 1 through January 31), a survey is not required and no further studies are necessary.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and the necessary avoidance measures prior to initiation of construction activities. This mitigation measure shall be noted on the Final Map, in a notice of restriction that shall be recorded on the property, and future grading and residential construction plans. If a pre-construction survey is required, the Development Services Division shall verify the completion of survey prior to issuance of grading permit.

Monitoring Responsibility: El Dorado County Development Services Division.

17. Biological Resources Mitigation Measure #2 (Site 2 Newtown)

Oak Woodland

Alteration of on-site individual oak trees and oak tree woodland, or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the adopted Oak Resource Management Plan (ORMP). In addition, a project specific technical report and mitigation plan addressing impacts to on-site individual oak trees and oak tree woodlands consistent with the guidelines and regulations of the adopted ORMP must be prepared and approved by the County prior to project approval. The technical report must disclose the percentage of impacted oak woodland on-site and the related mitigation plan must indicate the appropriate mitigation ratio and mitigation type, consistent with the requirements of the ORMP. This shall be completed prior to issuance of building permits.

Monitoring Requirement: The applicant shall provide a project specific technical report and mitigation plan addressing impacts to on-site oak woodlands prior to on-site work which may affect oak trees, including their canopy or root systems. The applicant shall also provide evidence of implementation of mitigation through provision to the County evidence of a deed restriction or conservation acquisition, in-lieu fee payment, on-site replacement planting and deed restriction or conservation easement; on-site replacement planting, or any combination thereof, consistent with the ORMP.

Monitoring Responsibility: Planning Services

Environmental Management Department

18. Under the Certified Unified Program Agencies (CUPA) program, if the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 pounds, 200 cubic feet) for backup power generation, a hazardous materials business plan for the site must be submitted online at the California Environmental Reporting System Website (<http://cers.calepa.ca.gov/>) and applicable fees paid to El Dorado Community Development Services / Environmental Management Department.
19. When filing our "Section 6: Construction and Demolition Debris Recycling Acknowledgement of the El Dorado County Building Permit Application, select Option 4 and write in "Towers" to the right of the sections. Towers are exempted from the construction and demolition (C&D) debris recycling requirements.

Air Quality Management District

20. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

21. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
22. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
23. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf Questions on applicability should be directed to ARB at [1-866-634-3735](tel:1-866-634-3735). ARB is responsible for enforcement of this regulation.
24. **New Point Source:** Prior to construction/installation of any new point source emissions units (e.g., **emergency standby engine**, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
25. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.
26. For Site 1 Cool and Site 6 Zee Estates County records indicate these properties are located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by AQMD prior to project construction if the project moves more than 20 cubic yards of soil. The project shall adhere to the regulations and mitigation measures for Fugitive Dust Mitigation (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of the project construction if a Grading Permit is required from the Building Department.
27. For Site 2 Newtown, Site 3 Pleasant Valley, Site 4 Soapweed, Site 5 Latrobe and Site 7 Gold Hill project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall

be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Department.

El Dorado Hills Fire Department (Site 5 Latrobe)

28. Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official.
29. This project shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
30. All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. All gates shall be paired with the appropriate Knox Lock or key entry system as approved by the fire code official.
31. Lots that back up to wildland open space shall be required to use non-combustible-type fencing.
32. A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.



County of El Dorado

Minutes - Draft Planning Commission

Gary Miller, Chair, District 2
James Williams, First Vice-Chair, District 4
Jon Vegna, Second Vice-Chair, District 1
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Thursday, February 8, 2018

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

<http://eldorado.legistar.com/Calendar.aspx>

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair or Clerk prior to 8:30 a.m.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

8:30 A.M.

CALL TO ORDER

Meeting was called to order at 8:31 A.M. by Commissioner Miller.

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

(All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

Public Comment: K. Greenwood

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Shinault abstaining from Item #1.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

CONSENT CALENDAR

1. 18-0159 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 25, 2018.

Item was Approved on the Consent Calendar, with Commissioner Shinault abstaining.

END OF CONSENT CALENDAR

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building,
Transportation, County Counsel)**

There were no Departmental Reports.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. 18-0160 Hearing to consider the Oasis/Conoco Phillips Service Station project (Design Review Revision DR04-0012-R-2)** for a Major Revision to an approved Design Review permit consisting of the following modifications to the existing 76 Gas Station: 1) Replacement of existing fueling canopy; 2) Demolition of existing cashier/mini-mart kiosk; 3) Construction of a new convenience store addition; 4) Removal of one fuel dispenser with associated underground facilities; and 5) Replacement of two monument signs with one monument sign on property identified by Assessor's Parcel Number 121-180-16, consisting of 0.61 acre, in the El Dorado Hills area, submitted by Mr. Sukhabir Bhullar and Mr. Paramjit Bhullar; and staff recommending the Planning Commission take the following actions: 1) Find that the project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15303(c); and 2) Approve Design Review Revision DR04-0012-R-2 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

Public Comment: L. Johnson, D. Manning

A motion was made by Commissioner Vegna, seconded by Commissioner Williams, to Approve staff's recommended actions and correct the typographical errors in the Environmental Review section of the Staff Report on the existing and replacement canopies' square footage to 3,157 and 2,459, respectively.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

3. 18-0161

Hearing to consider the AT&T CAF4 project (Conditional Use Permit S17-0016)* to allow the construction and operation of seven separate wireless telecommunication facilities consisting of seven new monopine towers ranging in size from 120 to 160 feet, with individual ground equipment with fencing on properties identified as follows: (a) Site 1-Cool: Assessor's Parcel Number 071-032-15, consisting of 25 acres, in the Cool area, Supervisorial District 4; (b) Site 2-Newtown: Assessor's Parcel Number 077-091-06, consisting of 4.9 acres, in the Newtown area, Supervisorial District 3; (c) Site 3-Pleasant Valley: Assessor's Parcel Number 078-180-38, consisting of 2 acres, in the Pleasant Valley Rural Center, Supervisorial District 2; (d) Site 4-Soapweed: Assessor's Parcel Number 085-010-13, consisting of 10 acres, in the Swansboro area, Supervisorial District 4; (e) Site 5-Latrobe: Assessor's Parcel Number 087-181-10, consisting of 20 acres, in the Latrobe area, Supervisorial District 2; (f) Site 6-Zee Estates: Assessor's Parcel Number 104-370-24, consisting of 60 acres, in the Pilot Hill area, Supervisorial District 4; and (g) Site 7-Gold Hill: Assessor's Parcel Number 105-110-81, consisting of 10 acres, in the Lotus area, Supervisorial District 4, submitted by AT&T Mobility; and staff recommending 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 S17-0016 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial Districts 2, 3, 4)

Public Comment: B. Craft, E. Vaughn, A. Gualtieri, S. Schilling, G. Denney, B. Crawford, A. Goulden, M. Crawford, B. Nicholson, D. Craft, J. Wyatt, P. Agri, L. Craft, S. Ramme, M. Block, L. Allred, P. O'Malley, B. Person, C. Nicholson, S. Person, S. Taylor, R. Hellsvig, C. Story, R. Wolfe, D. O'Malley, K. Greenwood, S. Baker, M. Lane

Site 1:

A motion was made by Commissioner Miller, seconded by Commissioner Shinault, to Approve Site 1 with staff's recommended actions including the amendments identified by staff. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Shinault and Commissioner Miller

Noes: 2 - Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Continue Site 1 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

Site 2:

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to conceptually Deny Site 2 based on the areas of aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Williams and Commissioner Vegna

Noes: 2 - Commissioner Shinault and Commissioner Miller

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Continue Site 2 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

Site 3:

A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve Site 3 with staff's recommended actions including the amendments identified by staff. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Shinault and Commissioner Miller

Noes: 2 - Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Continue Site 3 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

Site 4:

A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve Site 4 with staff's recommended actions including the amendments identified by staff. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Shinault and Commissioner Miller

Noes: 2 - Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Continue Site 4 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

Site 5:

A motion was made by Commissioner Miller, seconded by Commissioner Shinault, to Approve Site 5 with staff's recommended actions including the amendments identified by staff. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Shinault and Commissioner Miller

Noes: 2 - Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Miller, seconded by Commissioner Vegna, to Continue Site 5 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

Site 6:

A motion was made by Commissioner Miller, seconded by Commissioner Shinault, to Approve Site 6 with staff's recommended actions including the amendments identified by staff. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Shinault and Commissioner Miller

Noes: 2 - Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Continue Site 6 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

Site 7:

A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve Site 7 with staff's recommended actions including the amendments identified by staff. The motion FAILED.

A vote of 2-2 is not considered an approval by a majority vote, pursuant to the Planning Commission Bylaws, Section 5.c, which states "To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law." There were no subsequent motions, therefore, the 2-2 vote, considered a denial, is the Planning Commission's decision.

Yes: 2 - Commissioner Shinault and Commissioner Miller

Noes: 2 - Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Continue Site 7 to the February 22, 2018, to allow staff time to prepare Findings for Denial based on aesthetics, compatibility with neighboring land uses, co-location possibilities, alternative site analysis, and access.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

4. 18-0162

Hearing to consider the recommendation from Planning staff for Special Use Permit S10-0009/Villa Florentina Bed & Breakfast to be modified to remove the use of 20 special events per calendar year of up to 189 guests and amplified music on property identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, in the Coloma area; and staff recommending the Planning Commission take the following action: 1) Modify Special Use Permit S10-0009 based on the Findings and subject to the Modified Conditions of Approval as presented. (Supervisory District 4)

Public Comment: B. Day, J. White, S. Schwartz-Kendall, R. Smay, L. Brent-Bumb, W. Thomas, D. Smay, G. Helms, D. Thomas, K. Harris, M. Lane, V. Harris, D. Lundgrum, C. Maddox, R. Smay, S. Mackey

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to Approve staff's recommended actions. The motion FAILED.

Yes: 2 - Commissioner Miller and Commissioner Williams

Noes: 2 - Commissioner Shinault and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Miller, seconded by Commissioner Vegna, to Approve the following modifications to the original Conditions of Approval: (a) Condition 1.c to read as follows, "A total of 15 Special Events shall be permitted annually with a maximum of 130 guests."; (b) Condition 3: Add new sentence to read as follows, "All amplified music shall end by 7:00 P.M."; (c) New Condition to read as follows, "Lawn Area: Use of the lawn during Special Events shall end by 7:00 P.M."; (d) New Condition to read as follows, "Event Noticing: The property owner shall contact the immediate neighbors to the property and the Planning Director to provide notice of Special Events. This shall occur one week in advance of the scheduled Special Event."; (e) New Condition to read as follows, "Eight Month Review: The project shall be reviewed by the Planning Commission in eight months from the date of approval to review impacts as a result of the Special Events allowed under the Conditional Use Permit. The applicant shall provide Planning Services with a report detailing dates of Special Events that were held during the year."; and (f) New Condition to read as follows, "Stay of Enforcement: Enforcement of the County Noise Ordinance and the Conditions of Approval shall be stayed during the upcoming three events that the property owner already has a contract on."

Yes: 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

Noes: 1 - Commissioner Williams

Absent: 1 - Commissioner Hansen

ADJOURNMENT

The meeting was adjourned at 3:29 P.M. by Commissioner Miller.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.