



COMMUNITY DEVELOPMENT SERVICES

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August 1, 2018

Epic Wireless, Attn Jared Kearsley
605 Coolidge Drive, Suite 100
Folsom, CA 95630

RE: AT&T CAF 4 Site 1 Cool
Project File No. S17-0016 Site 1 Cool
APN: 071-032-15

Jared Kearsley,

The AT&T CAF 4 Site 1 Cool (S17-0016 Site 1 Cool) ("Project") was considered by the El Dorado County Planning Commission at a duly noticed public hearing on July 26, 2018. The Conditional Use Permit Site would allow for the construction and operation of a new 122 foot tall stealth monopine tower in the Cool area. Upon conclusion of the public hearing, the Planning Commission rendered a motion with the site receiving a 2-1 vote to approve the project subject to findings and conditions of approval. As the project did not receive a majority of the five Planning Commission votes for approval, the project was considered to be denied. The Planning Commission denial of the site is based the following:

1. The Planning Commission finds that the alternative site analysis did not adequately analyze further potential sites within the project vicinity. Accordingly, the applicant failed to provide sufficient prima facie evidence to support its claim that there are no feasible alternate sites.
2. Triple Seven Road, an existing private road with a bridge across Knickerbocker Creek, currently provides access to the parcel, which the project would be located on. While there is an existing access, which had been previously reviewed by the El Dorado County Department of Transportation and the El Dorado County Fire Protection District, the Planning Commission determined that adequate access does not exist for the proposed project site.

The Planning Commission has the review authority to deny S17-0016. This decision can be appealed within 10 working days of the effective denial date of July 26, 2018.

Should you have any questions please contact Evan Mattes (530) 621-6994 or Evan.Mattes@edcgov.us.

Sincerely,

ROGER P. TROUT
Development Services Director

By: _____
Evan Mattes, Assistant Planner

Cc. Project File