



# County of El Dorado

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## Legislation Details (With Text)

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**File created:** 6/20/2018      **In control:** Planning Commission

**On agenda:** 7/26/2018      **Final action:** 7/26/2018

**Title:** 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)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Site 1-Staff Report Exhibits A-J, 5. E - Site 2-Staff Report Exhibits A-J, 6. F - Site 3-Staff Report Exhibits A-J, 7. G - Site 4-Staff Report Exhibits A-J, 8. H - Site 5-Staff Report Exhibits A-J, 9. I - Site 6-Staff Report Exhibits A-J, 10. J - Site 7-Staff Report Exhibits A-J, 11. K - Staff Report Exhibit K-Proposed Mitigated Negative Declaration and Initial Study, 12. L - Site 1-Staff Report Exhibit K-Attachments 1-6, 13. M - Site 2-Staff Report Exhibit K-Attachments 1-6, 14. N - Site 3-Staff Report Exhibit K-Attachments 1-6, 15. O - Site 4-Staff Report Exhibit K-Attachments 1-6, 16. P - Site 5-Staff Report Exhibit K-Attachments 1-6, 17. Q - Site 6-Staff Report Exhibit K-Attachments 1-6, 18. R - Site 7-Staff Report Exhibit K-Attachments 1-6, 19. S - Proof of Publication-Mountain Democrat, 20. T - Proof of Publication-Georgetown Gazette, 21. U - Staff Memo 07-24-18 (Revised Project Description and New Conditions), 22. V - Staff Memo 07-25-18 (Public Comments Received), 23. Public Comment Rcvd AFTER Hearing 07-26-18 to 07-30-18, 24. Public Comment Rcvd 07-26-18, 25. Public Comment Rcvd 07-25-18, 26. Public Comment Rcvd 07-24-18, 27. Public Comment Rcvd 07-23-18, 28. Public Comment Rcvd 07-20-18, 29. Public Comment Rcvd 07-19-18, 30. Public Comment Rcvd 07-18-18, 31. Public Comment Rcvd 07-16-18, 32. Public Comment Rcvd 07-13-18, 33. Public Comment Rcvd 07-12-18, 34. Public Comment Rcvd 07-09-18, 35. Public Comment Rcvd 06-21-18

Date	Ver.	Action By	Action	Result
7/26/2018	1	Planning Commission	Failed	Pass
7/26/2018	1	Planning Commission	Approved	Pass
7/26/2018	1	Planning Commission	Approved	Pass
7/26/2018	1	Planning Commission	Approved	Pass

7/26/2018	1	Planning Commission	Approved	Pass
7/26/2018	1	Planning Commission	Approved	Pass
7/26/2018	1	Planning Commission	Approved	Pass

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)

## **DISCUSSION / BACKGROUND**

Request 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:

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) 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;
- (f) 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
- (g) 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)\*

A Staff Report is attached.

**CONTACT**

Evan Mattes

Community Development Services, Planning and Building Department