

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: February 19, 2014
Item No.: 5.b.
Staff: Aaron D. Mount

SPECIAL USE PERMIT

FILE NUMBER: S13-0012

PROJECT NAME: Green Springs Ranch Verizon

APPLICANT: Verizon Wireless

AGENT: Cellco Partnership

TOWER OWNER: Pacific Gas and Electric

PROPERTY OWNER: Gary and Cynthia Brooks

REQUEST: Special use permit to allow the co-location of six panel antennas on top of an existing 116 foot PG&E transmission tower with a proposed 12 foot top hat extension. Included will be a 17.5 foot by 17.5 foot lease area underneath the tower to contain two equipment cabinets and a standby generator on a concrete pad enclosed with a 8-foot tall solid redwood fence.

LOCATION: On the west side of East Green Springs Court approximately 0.59 miles north of the intersection with Clarksville Road, in the Rescue area, Supervisorial District 1. (Exhibit A)

APN: 126-231-03 (Exhibit B)

ACREAGE: 5.64 acres

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

ZONING: Estate Residential Five-Acre (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to CEQA Guidelines Section 15303

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find the project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
2. Approve Special Use Permit S13-0012 based on the findings in Attachment 2 and subject to the conditions in Attachment 1.

PROJECT INFORMATION

Project Description: The project is a special use permit request to allow the co-location of a wireless telecommunications facility on an existing utility tower. 12 antennas would be placed atop the existing 116 foot tall PG&E lattice tower with a 12 foot tall top hat extension. Within the footprint of the tower would be a 17.5 foot by 17.5 foot lease area to include a two equipment cabinets and a standby generator with a 132 gallon fuel tank. The lease area would be enclosed by an eight foot tall redwood fence and a 12 foot wide access gate.

Access to the project would be provided by a proposed 15-wide easement to be constructed from Green Springs Road to the existing lattice tower. There would be a parking space located near the project enclosure for parking and turnaround.

Site Description: The site is located on a 5.64-acre parcel, approximately 1,200-feet above sea level. The site contains a residence, a residential accessory structure, and two PG&E high power lattice transmission towers. An adjacent residence is located approximately 57 feet northeast of the proposed co-location.

STAFF ANALYSIS

The parcel is zoned RE-5. County Code Section 17.14.210.D.3 permits wireless communication facilities in the RE-5 Zone Districts with an approved Special Use Permit, provided they follow standards and permitting requirements defined in Section 17.14.210.D.a-d of the County Code. These standards include screening, compliance with setbacks, and proper maintenance. The applicant has provided a project narrative explaining the project details, potential benefits to the community, and site selection which is provided in attached Exhibit H.

Project Issues: The primary issues with this project are aesthetics, land use compatibility, and noise. Other discussion items include emergency access and utilities.

Aesthetics: The proposed fencing and ground equipment would be visible from various surrounding local views. The top of the tower would be visible from various points in the surrounding area. The antennas and tower addition are required to be painted to match the existing lattice tower and as an extension of the tower and would not be a significant visual change. The lease area within the footprint of the lattice tower would be surrounded with an 8-foot tall wood fence. The facility is

anticipated to be adequately camouflaged with addition of the heightened fence and painting the antennas to match the tower. Photo simulations are provided in Exhibits G-1 to G-3.

Land Use Compatibility: The site is surrounded by residential uses on each side. Policy 2.2.5.21 directs that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses. A cellular telecommunications facility is considered to be a public utility facility, though owned privately. The project would be compatible and consistent with the low density residential land use designation because it has been designed to minimize the visual and noise effects on adjacent properties, as directed by Section 17.14.210 of the Zoning Ordinance. All facility components would be painted colors that would blend with the existing lattice tower and noise effects would be lessened by construction of overlapping fence boards. As proposed and conditioned the communications tower would be consistent with these policies.

Noise Impacts: The project includes one stand-by generator which is the primary noise source. **Policy 6.5.1.7** states that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses. The applicant has supplied an Environmental Noise Analysis dated April 23, 2013 that addresses potential noise impacts affecting the closest neighboring residence, which is located 57 feet from the project footprint.

The generator would be tested in the daytime hours and would only run at night during power outages. The Noise Analysis demonstrates that the generator would emit noise levels anticipated to be approximately 63 dBL_{max}, without the below proposed mitigations, which exceeds the 60 dB L_{max} daytime threshold from Table 6.2. The Environmental Noise Analysis concludes that based on the equipment noise level data analyses presented in the document that the proposed generator is would satisfy the applicable El Dorado County noise exposure limits at the closest residential receiver provided:

- A. Generator testing is limited to daylight hours, and
- B. The proposed wood fencing includes the following upgraded construction:
 - 1. A double row of wood fence boards should be used, with a minimum overlap of one inch at each board.
 - 2. Fence boards should be screwed to the fence framing rather than nailed or stapled.
 - 3. The fence should be maintained at annual intervals to prevent the formation of acoustic gaps between boards which occur with prolonged exposure to the elements.

With addition of these recommended conditions, the project is consistent with General Plan Policy 6.5.1.7.

Because future co-locations may propose equipment that may have additional noise issues, staff recommends a condition that requires each future carrier to submit a cumulative noise analysis for the entire project that demonstrates compliance with the General Plan noise standards prior to issuance of a building permit.

Adequate Access for Emergencies: The site would be located at the end of the driveway approximately 133 feet from Green Springs Road. Policy 6.2.3.2 directs the applicant to demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area. The plans were reviewed by the Rescue Fire Protection District for emergency ingress/egress capabilities. The Fire District has recommended standard conditions of approval for the project. Therefore, the project would be in compliance with the General Plan Policy.

Utilities: Trenching would be required to underground the electric and telephone wires from the existing electrical transformer and telephone/data service boxes located to the southeast of the project site. The trench would be located within a proposed six-foot wide utility easement to be located within an existing road and public utility easement and the proposed driveway as shown in the attached Sheet C1 (Exhibit F-1). No trees are proposed to be removed.

Design and Development Standards

Section 17.14.210.B of the County Code requires that all wireless providers co-locate their equipment on existing sites where possible. The applicant has provided a project description (Exhibit H) which includes their site selection summary in which they demonstrate how the subject parcel location was chosen. The tower is proposed in order to allow wireless communication to provide in-building coverage in the local area and to fill cellular communication gaps in coverage. Another goal is to create one structure that could potentially accommodate other wireless service provider serving the area. The supplied analysis found the subject project site to be the most optimum to achieve their needed coverage area.

Development Standards: Section 17.14.210.D.3. a thru d and Section 17.14.210.E thru J of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

- a. **Antenna Height:** The proposed addition to the existing lattice tower would not exceed 15 feet in height as the extension is proposed to be 12 feet.
- b. **Antenna Color:** As required, the antennas are proposed to be painted to match the lattice tower that they would be mounted on.
- c. **Equipment:** All ground mounted equipment would be within the footprint of the lattice tower and would be screened by an eight foot tall wood fence.
- d. **Authorization:** All necessary authorizations have been provided by the agent.
- e. **Visual:** Photo-simulations show the changes that are being requested under this action. The photo simulation would be used during the plan check permit process to ensure that the project conforms to the exhibits approved with the application. Photo simulations of the proposed wireless facility are included as Exhibits F-1 to F-3.

F. **Development Standards:**

1. **Screening:** The applicant is proposing to place equipment cabinets and support equipment within a lease area to be surrounded by eight-foot wood fence for buffering views of the ground equipment. As illustrated in the photo simulations, site plan and elevations, the tower and ground equipment are designed to standards set by Zoning Code Section 17.14.210 to blend with the existing lattice tower and landscaping.
2. **Setbacks:** The wireless facility is to be within the footprint of an existing high power transmission lattice tower. The lease area within the footprint of the tower would be within the required 30-foot setback for the RE-5 zone district, however locating the equipment within the footprint of the lattice tower would be the most practical and unobtrusive location possible.
3. **Maintenance:** Maintenance personnel would visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation. Conditions are recommended to require that the colors and materials of the equipment building and ground support equipment be maintained at all times and to be consistent with the features depicted in the visual simulations and elevations. A condition of approval has been included requiring the perpetual maintenance of the facility.

G. **Radio Frequency (RF) Requirements:** Section 17.14.210.G 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). The RF analysis dated April 19, 2013 found that for a person anywhere at ground level, the maximum RF exposure level due to the installation of antennas was calculated to be 0.0036 mW/cm^2 which is 0.55 percent of the applicable public exposure limit. The report validates the figures based on the FCC Regulations for measurements identifying quantitative standards for human exposure limits based on radio frequency emissions. Therefore, the risk of release of hazardous materials or emissions to the public was determined to be remote. A copy of the study is included as Exhibit J.

H. **Availability:** Section 17.14.210.H of the County Code requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The proposed facility has been designed to accommodate future co-locations by other carriers. .

I. **Unused Facilities:** Section 17.14.210.I of the County Code 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. The project has been conditioned to comply with this requirement.

- J. **Other Permit Requirements:** Section 17.14.210.J of the County Code states certain notification requirements for projects located within 1,000 feet of a school or in subdivisions governed by CC&Rs. The Green Springs Ranch Home Owners Association was contacted as part of the distribution of the project and will be notified of the hearing.

After review of the site plan and visual simulations, staff finds that the proposed project meets the standards contained in Section 17.14.210.D.3.a thru d and Section 17.14.210.E thru J of the County Code. The aesthetic impacts associated with the project have been fully considered. As designed and conditioned, there are no unresolved issues with the project.

Public Comments: The project was reviewed by the Green Springs Ranch Home Owners Association. In a letter dated September 11, 2013, their President responded with specific concerns about fence height and road improvements. A fence height of 8 feet has been proposed by the HOA and has been accepted by the project's agent and included in the project description. Road improvements would be reviewed at the grading permit stage by the Transportation Division.

ENVIRONMENTAL REVIEW

This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines stating that Class 3 exemptions "consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures . . . (that) include, but are not limited to: (d) water main, sewage, electrical, gas, and other utility extensions". As an upgrade to an existing lattice tower, the installation of six antennas and ancillary equipment is consistent with this exemption classification under CEQA.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

SUPPORT INFORMATION

Attachments:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Map Book 126 Page 23
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning District Map
Exhibit E	Subdivision Map F-97B
Exhibit F-1	Plot Plan Sheet C-1
Exhibit F-2	Overall Site Plan Sheet A1.1
Exhibit F-3	Enlarged Equipment Plan Sheet A2.1
Exhibit F-4	Enlarged Antenna Plan Sheet A2.2
Exhibit F-5	Project Elevations Sheet A3.1
Exhibits G1-3	Photo simulations
Exhibits H	Applicant Submitted Project Support Statement
Exhibit I	Radio Frequency Emissions Report
Exhibit J	Environmental Noise Analysis

ATTACHMENT 1

CONDITIONS OF APPROVAL

Special Use Permit S13-0012/Green Springs Ranch Verizon
Zoning Administrator/February 19, 2014

Conditions of Approval:

Planning Services

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

Exhibit F-1	Plot Plan Sheet C-1
Exhibit F-2	Overall Site Plan Sheet A1.1
Exhibit F-3	Enlarged Equipment Plan Sheet A2.1
Exhibit F-4	Enlarged Antenna Plan Sheet A2.2
Exhibit F-5	Project Elevations Sheet A3.1
Exhibits G1-3	Photo simulations
Exhibits H	Applicant Submitted Project Support Statement
Exhibit I	Radio Frequency Emissions Report
Exhibit J	Environmental Noise Analysis

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.

Approval of the Special Use Permit allows the construction and operation of a new multi-user wireless communications facility to support cellular transmission, within the existing 5.64-acre parcel identified by Assessor's Parcel Number 126-231-03, and consisting of the following:

- a. Up to 6 panel antennas mounted at the top of a 116 foot tall high power transmission lattice tower attached to a 12 foot tall tower extension;
- b. One 8-foot tall wood fence constructed around the perimeter a 17.5-foot by 17.5-foot lease area with a 12-foot wide gate within the footprint of the lattice tower;
- c. Two outdoor equipment cabinets;
- d. One standby generator with a 132 gallon fuel tank;

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.

Development Services Department (Planning)

2. **Fence:** The 8-foot tall wood fence surrounding the lease area shall be constructed with a double row of wood fence boards, with a minimum overlap of one inch at each board. Fence boards shall be screwed to the fence framing rather than nailed or stapled. The fence shall be maintained at all times and inspected by the operator at annual intervals to prevent the formation of acoustic gaps between boards which occur with prolonged exposure to the elements
3. **Generator:** Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.
4. **Expiration:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four 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.
5. **Conditions Compliance:** 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.
6. **Co-location:** The applicant shall consent to the co-location of other wireless telecommunication communication users on this tower when feasible and without an increase in the height of the tower, and/or antennas. All new collocations, and/or addition of any new piece of equipment that creates noise, shall be subject to the submittal of equipment noise specification report, and/or a full site acoustical analysis, as determined by Planning Services, for review and approval by the Division Manager of the Development Services Division if generators, air conditioners or any other noise making piece of equipment are included in the project proposal. Should the Division Manager find that additional noise may create a significant impact; the Division Manager shall decide if the changes can be approved administratively through the building permit process or will be reviewed by the Zoning Administrator or the Planning Commission through an amendment to this Special Use Permit.

7. **Facility Appearance and Maintenance:** All equipment shelters, cabinets or other auxiliary structures for all carriers shall be painted with substantially consistent colors to meet the screening requirements of Section 17.14.2103.b. All facility RF antennas shall be painted with non-reflective paint to match the lattice tower.

Colors of the tower, antennas, and other appurtenances shall be maintained to ensure the appearance remains consistent and so that nothing on the tower causes a reflection of light. All improvements associated with the facility, including equipment shelters, towers, antenna, fencing, and landscape shall be properly maintained in good visual repair at all times. The applicants shall provide proof to Planning Services that the painting of the structures and antennas, are painted as conditioned prior to final approval for the Building Permit.

8. **Obsolete Equipment:** 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 conditions.

9. **Responsibility for Interference:** 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.

10. **Five-Year Review:** Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Division every five years. At each five-year review, the permit holder shall provide the Development Services Division with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and present that report to the approving authority with a recommendation 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 special 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 Special 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.

11. **Compliance Responsibility:** The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use

Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

12. **Archeological Resources:** 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 archeological 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

13. **Human Remains:** 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.

14. **Hold Harmless Agreement:** 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 Special Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

Environmental Management-Solid Waste and Hazardous Materials Division

15. **Hazardous Materials:** Under the CUPA programs, because the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) for backup power generation, a hazardous materials business plan for the site shall be submitted to the Environmental Management Department and applicable fees paid.

Air Quality Management District

16. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2) if the project will move more than 20 cubic yards of earth or requires a Grading Permit. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
17. **Paving:** Project construction may involve road development and shall adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials. (Rule 224).

18. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
19. **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. ARB is responsible for enforcement of this regulation.
20. **New Point Source:** Prior to construction/installation of any new point source emissions units (i.e., gasoline dispensing facility, 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).
21. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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.

Rescue Fire Protection District

23. **Turn-A-Round:** The applicants shall submit a plans for review and approval of a turn-around prior to issuance of a building permit. A 12 foot wide turn-a-round requires a 40 foot inside radius with a 60 foot depth from centerline.
24. **Access Road Width:** The applicants shall install an access road with a vertical clearance of 15 feet and a minimum of 12 feet wide and have an all-weather surface and be within 150 feet of all exterior portions of the structure. The road shall be capable of supporting a 70,000-pound load and shall not exceed a road grade of 16 percent. Rescue Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit and shall be installed prior to final inspection of the facility.
25. **Knox Access:** The applicants shall provide low priority “Knox” access for emergency access. In addition, Knox access shall be required for compound area and on access road. Rescue Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.

26. **Fire Safe:** The applicants shall provide vegetation clearance to meet “Fire Safe” standards, which shall be 5 feet from both side of the 12 feet access road. Rescue Fire Protection District shall verify the vegetation clearance prior to final inspection of the facility.
27. **Address:** The applicants shall install the address of the facility, with the letters to be a minimum of 4” inches in height, with the letters visible from both directions. Post a sign with emergency phone numbers on the fence by the gate. Rescue Fire Protection District shall verify the installation of the signage prior to final inspection of the facility.

ATTACHMENT 2

FINDINGS FOR APPROVAL

Special Use Permit S13-0012/Green Springs Ranch Verizon Zoning Administrator/February 19, 2014

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 pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDING

- 1.1 The proposed cell tower is Categorical Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines. Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures . . . (that) include, but are not limited to: (d) water main, sewage, electrical, gas, and other utility extensions.” As an upgrade to an existing wireless utility facility, the installation of six additional antennas and ancillary equipment is consistent with this exemption classification under CEQA.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project is consistent with the Low Density Residential (LDR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The project consists of a telecommunications facility co-located on a high power transmission lattice tower, which is consistent with the allowed uses for the RE-5 Zone District with an approved Special Use Permit.
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
 - 2.2.1 2.2.5.21 (compatibility with surroundings) because as conditioned, it would be compatible with surrounding uses, have minimal impacts on visual resources, existing utilities, existing emergency response access and times, and will create noises at insignificant levels. There are adequate services to facilitate the site, such as power and telephone communication facilities. The project provides improved cellular service for phone, as well as internet and emergency communications to the Rescue and El Dorado Hills areas;

- 2.2.2 5.1.2.1 (adequate utilities and public services) because the project will connect to existing water, electrical, and telecommunication facilities currently existing within the parcel;
- 2.2.3 6.2.3.2 (adequate access) because the project will utilize an existing roads for access; and
- 2.2.4 6.5.1.7 (noise exposure) because the noise analysis concluded that the generator will have noise levels anticipated to comply with the County’s standards listed in Table 6-2 in the General Plan that limit acoustical noise emission levels with upgraded construction of the fence surrounding the lease area.

3.0 ZONING FINDINGS

- 3.1 The project site is zoned Estate Residential Five-Acre (RE-5), which allows wireless communication facilities, provided they follow standards and permitting requirements defined in Section 17.14.210 of the County Code. These standards include screening, compliance with setbacks, and proper maintenance.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because sufficient screening, setbacks, and maintenance, have been provided consistent with Section 17.14.210 of the County Code.

4.0 SPECIAL USE PERMIT FINDINGS

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

The proposed use is consistent with the policies and requirements in the El Dorado County General Plan, as discussed in the General Plan and Special Use Permit sections of this Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.1.

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

The use will not significantly conflict with the adjacent uses as the ground-support equipment will be buffered from view by an eight-foot tall wood fence, and the tower antennas will be painted to match the existing lattice tower. As conditioned, the project is anticipated to result in insignificant environmental, visual, and noise impacts to surrounding residents. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. At less than one percent of the public safety standard established by the FCC, the risk of Radio Frequency (“RF”) emissions to the public is remote.

4.3 **The proposed use is specifically permitted by Special Use Permit.**

The proposed use complies with the requirements of County Code Section 17.14.210.E through J (facility requirements/analysis), and 17.14.210.D.3.a through d (co-location on existing non-building structures).