

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: January 26, 2006
Item No.: 7.a.
Staff: John Heiser

SPECIAL USE PERMIT

FILE NUMBER: S05-0026

APPLICANT: Verizon Wireless

AGENT: Jennifer Walker

REQUEST: Special use permit to construct and operate a new wireless telecommunications facility consisting of a 69-foot monopine with 6 panel antennas with a future expansion of an additional 6 panel antennas and 2 future microwave dishes, a 240 square foot equipment shelter, two air conditioning units, electrical and telephone cabinets, 300 watt light and an emergency back up generator in a fenced enclosure located within a 2,000 square foot lease area.

LOCATION: North side of Strickland Mine Road, adjacent to U.S. Highway 50 and 0.68 miles northwest of the intersection with El Dorado Road, in the El Dorado/Diamond Springs area. (Exhibit A)

APN: 329-020-28

ACREAGE: 5.0 acres

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

ZONING: Estate Residential-Five-acre (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The Telecommunications Act of 1996 preserves the authority of a state or local government over decisions regarding the placement, construction, and modification of personal wireless services, with the following pertinent limitations:

SEC. 704.(7)B(iii)

Any decision by a state or local government or instrumentality thereof to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

SEC.704.(7)B(iv)

No state or local government or instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions.

The American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IRRR C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communications sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it is unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines. The following table represents the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm²)	General Public Exposure (mW/cm²)
0.3-1.34	100	100
1.34-3.0	100	180/F ²
3.0—30	900/F ²	180/F ²
30-300	1.0	0.2
300-1,500	F/300	F/1500
1,500-100,000	5.0	1.0

Based on the proposed Verizon Wireless facility analysis and computation, the maximum power density at 100 feet from the base of the tower is 0.6077mW/cm². The maximum permissible exposure level for the general population is 587mW/cm². The maximum exposure for the general population at this site is equivalent to 0.10% of the recommended limit. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

PROJECT DESCRIPTION

Verizon Wireless proposes to install a 69-foot steel monopine with up to 12 antennas, 6 panel antennas mounted at a centerline of 60 feet at 4041 Strickland Mine Road now and a proposed future placement of 6 more antennas and two additional microwave dish antennas to be installed a future date. The 6 panel antennas will be placed in 2 groups of two and will be sectorized in a top hat configuration. The antennas and mounting support structure will be camouflaged with artificial bark, limbs and pine needles. Verizon proposed two types of antennas with different frequencies, three antennas at 1850-1990 MHZ and three antennas at 806-900 MHZ range. The support structure is designed for future wireless communication expansion and co-location purposes. The submitted plans also indicate the future location of two microwave antennas to be mounted on the monopine below the wireless antennas mounted at centerline of 52 feet. The proposed antenna panels are approximately 6.1 to 8.1 inches wide, 47.4 to 48.2 inches long and 4.1 to 5.7 inches deep. All antennas are made of non-reflective materials. The monopine pole, support structure and panel antennas are to be painted flat brown to avoid reflective surfaces.

A 40 by 50-foot lease area containing the monopine and ground equipment would be enclosed by a 6-foot-high chain link fence. The equipment for the facility includes a 240-square foot equipment shelter with two air conditioning units, a separate back up diesel power generator, electrical meter and a Telephone Company utility box. A global positioning system (GPS) antenna would be attached to a utility rack post within the enclosure to provide for communication between the wireless facility and low-orbiting satellites. The facility would be connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole. There would be a 6-foot-wide gate, with a high priority security Knox padlock on the enclosure.

The wireless service provider is to be Verizon Wireless. The project site was selected for the following reasons:

- a. The need for wireless infrastructure and mobile phone coverage in the area;
- b. The desire to avoid or minimize possible environmental impacts;
- c. The desire to avoid or minimize aesthetic impacts to surrounding properties; and,
- d. Site accessibility, construction and logistical considerations.

The proposed facility is necessary in the El Dorado community due to the growing telecommunications needs. A site plan (Exhibit D) and elevations (Exhibit E) are included.

Project Access:

Access to the site is provided from Strickland Mine Road to a paved driveway and then onto an unimproved access road on the property. The Diamond Springs/El Dorado Fire District will require improved emergency access per conditions of approval.

Site Description:

The five-acre project site is located at 4041 Strickland Mine Road, 0.68 mile northwest of the intersection with El Dorado Road in the El Dorado/Diamond Springs area. The project area lies in the western slope of the central Sierra Nevada Mountains. A paved driveway provides access to the single family residence on the site. The project area will require minor grading and clearing. The proposed location of the cell tower and equipment lease area within the project site is near the top edge of the cut along U.S. Highway 50, where much of the property is covered by seasonal grasses and shrubs. Access to the site will be provided by an improved driveway and from a dirt road. The elevation of the subject property is approximately 1,685 feet.

Adjacent Land Uses:

The five-acre site is surrounded by the following land uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR	Single Family Residential
North	RE-5/A	RR	US Highway 50 and Single Family Residential
South	RE-5/R3A	RR	Single Family Residential
East	R2A/R3A/RE-5	RR	Single Family Residential
West	RE-5	RR	Single Family Residential

The proposed cell tower site will be developed on a parcel with a single family residential unit. The site location for the cell tower has not been previously graded. The applicant has proposed a wireless facility including equipment shelter, emergency back up generator, power, and telephone utility connections along with a monopine for the site. There are no trees in the immediate vicinity where the monopine is to be located; however, a few trees are located some distance away from the site. Therefore, it was determined that the site did warrant a monopine designed pole, and that a slim line steel pole would not be best suited for the site. It is believed that with the monopine slim line design and the non-reflective paint, the pole would not be readily discernible from a distance.

General Plan:

The 1996 General Plan and 2004 General Plan designations of the subject site is Low Density Residential (LDR). This land use designation establishes areas for residential and agricultural development. Typical uses include single-family residences, agricultural support structures, and a full range of agricultural production uses, recreation and mineral development activities. The following policy applies to the subject project:

Policy 5.6.1.4 states, “*Special Use Permits shall be required for the installation of community telecommunications facilities (e.g. microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety concerns are considered.*”

The proposed site is currently developed with a single family home. Verizon Wireless proposes a monopine to provide enhanced cellular service within the Diamond Springs, El Dorado and Placerville area. The main use of the site is a single family residence, with the telecommunication facility incidental to the main use. The design of the monopine and location on the site has been carefully considered. Staff finds that the project, as conditioned, conforms to the General Plan because the site design takes into account aesthetics, environmental issues and surrounding land uses through the special use permit process.

Zoning:

The County permits wireless communication facilities in all districts, provided that they follow standards and permitting requirements defined in Section 17.14.200 of the County Code. These standards include screening, compliance with setbacks and proper maintenance. The applicant has provided a justification statement explaining the project site selection process (Exhibit F). Collocation was considered, but found to be infeasible. The proposed wireless facility is located approximately 20-feet from the property line adjacent to U.S. Highway 50. The Zoning Ordinance for Estate Residential Five-acre (RE-5) requires 30-foot setbacks. However, Zoning Ordinance Section 17.14.200(6)(F)(2), allows for setback waivers approved through the use permit process. The applicant indicated that the proposed site on the property would reduce the amount of vegetation and grading needed to locate the facility within the required 30-foot setbacks. Based upon visual inspections, photo simulations and aerial photographs, the natural vegetation and topography of the site provides a natural screen and buffer for the wireless facility equipment shelter as seen from U.S. Highway 50 and from Strickland Mine Road. An option to the requested set back variance for the equipment shelter would require the relocation of the equipment shelter within the lease area in order to meet the required 30-foot setbacks. However, the proposed 69-foot monopine will be located within the 30-foot setback area along the top portion of the roadway bank cut and will be the only visibly tall structure along this stretch of U.S. Highway 50 and will stand out as such. Ground vegetation is mainly manzanita brush with a few scattered pine trees on site that are visible from U.S. Highway 50. The applicants address this issue by mitigating the visual impacts by camouflaging the monopole into a monopine or artificial pine tree. Based on the proposed wireless facilities design and stealth techniques, meets the Zoning requirements for new wireless facilities.

Special Use Permit Request:

To comply with County requirements, the project has been designed as a multi-carrier facility, to allow for future collocation. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once a month to ensure proper performance of the facility.

The proposed use is permitted in the Estate Residential-Five Acre (RE-5) zone district, pursuant to Section 17.14.200(D) (5) (a-b), which states the following:

- “5. New Towers or monopoles: The construction or placement of communication facilities on new towers or monopoles or an increase in height of existing towers or monopoles, may be permitted as set forth below:
- a. In the industrial, commercial and research and development zone districts a new tower or monopole may be permitted subject to approval of a minor use permit by the zoning administrator, pursuant to Section 17.22.400, except where located adjacent to a state highway or designated scenic highway or within 500 feet of any residential zone district.
 - b. In all other zone districts, new towers or monopoles shall be subject to approval of a Special Use Permit by the Planning Commission pursuant to Section 17.22.500 et seq.”

The project site is located within a residential zoning district; therefore, review and approval by the Planning Commission is required. After review of the submitted site plan(s) and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.200 E and F of the County Code. It can be found that the use will not conflict with the adjacent uses, and will provide a benefit to the area by improving cellular service.

Design and Development Standards:

Verizon Wireless proposes to install a 69-foot steel monopine with up to 12 antennas, 6 panel antennas mounted at a centerline of 60 feet now and 6 more antennas to be installed at a future date including 2 additional microwave dish antennas. The pole is to be covered in faux bark painted a flat brown color to avoid reflective surfaces. The equipment for the facility includes a 240 square foot enclosure and a mounting frame for electrical service. A GPS antenna would be attached to the enclosure to provide for communication between the wireless facility and low-orbiting satellites. The facility would be connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole. There would be a 12-foot-wide access gate, with a high priority security Knox padlock on the enclosure. Section 17.14.200(E) through (J) of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

- a. Screening: The applicant is proposing to place the ground equipment, equipment enclosure, emergency back-up generator and steel monopine within a six-foot-tall chain link fence enclosure with colored vinyl slats (Color to be determined). Visual simulations of the wireless facility have been submitted (Exhibit G). As illustrated in the simulations, the monopine stands out by itself while the ground equipment is well hidden behind the existing bank cut along U.S. Highway 50 and ground vegetation.
- b. Setbacks: The minimum yard setbacks in the Estate Residential Five-acre (RE-5) Zone District are 30 feet. The monopine and equipment would be in a fenced enclosure within the property. Since the proposed equipment shelter is within the

30-foot setback area along the rear property line, a setback waiver will be required and approved as part of this use permit. The facility as shown on the site plans indicate the fencing to be approximately 17 feet from the rear property line, the equipment shelter approximately 20 feet from the rear property line and the monopine to be approximately 20 feet from the rear property line. However, Section 17.14.155.B of the County Code allows for fences and walls not exceeding 7 feet to be permitted within the setback areas. Therefore, for this project, the rear yard setbacks would be affected unless the setback waiver is allowed and approved.

- c. Maintenance: Maintenance personnel would visit the site approximately once a month, at which time the facilities would be inspected to ensure proper operation. The project has been conditioned to require that the colors and materials of the monopole and equipment shelter be maintained at all times and consistent with the features depicted in the visual simulations.
- d. Radiofrequency Radiation (RF) Requirement: Section 17.14.200(G) 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. Verizon Wireless has submitted the required report. The report indicates that the maximum permissible exposure for the general population at this site is equivalent to 0.10 percent of the recommended limit. This is well within the allowable limitations established in ANSI standard C95.1-1992, the prevailing standard for RF exposure levels.
- e. Availability: Section 17.14.200 (H) requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The project has been conditioned to allow for co-location, with no further review by the Planning Commission required provided that all ground-mounted equipment is located within the proposed leased area and provided that no more than 12 panel antennas are placed on the pole at any one time (Condition 6).
- f. Unused Facilities: Section 17.14.200 (I) 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 (Condition 9).
- g. Other Permit Requirements: Section 17.14.200(J) states certain notification requirements for projects located within 1000 feet of a school or in subdivisions governed by CC&Rs. There are no schools within 1,000 feet of the site or subdivisions governed by CC&Rs.

After review of the submitted site plan(s) and a visual simulations it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through 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.

Agency and Public Comments:

The following agencies provided comments on this application:

El Dorado County Environmental Management Department: The Department has reviewed the project and has recommended approval as proposed.

El Dorado County Air Pollution Control District: The Department has reviewed the application and has recommend approval of the application as proposed.

El Dorado County Department of Transportation: The Department has reviewed the application and has recommend approval of the application as proposed.

El Dorado County Fire Protection District: The Fire District has reviewed the project and has recommended changes be incorporated to comply with the Districts requirements. These requirements have been incorporated in Attachment 1, Conditions of Approval.

El Dorado County Resource Conservation District: The District has reviewed the project and has no comments on the proposed activity.

Copies of their written comments are available at the Planning Services office. At the time of the preparation of this report, staff had not received any comments from the public.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit H) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff.
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines 15074(d), as incorporated in the Conditions of Approval in Attachment 1.
3. Approve Special Use Permit S05-0026, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Elevations
Exhibit F	Proposal Justification Statement
Exhibit G	Visual Simulations
Exhibit H	Initial Study

ATTACHMENT 1
CONDITIONS OF APPROVAL AND MITIGATION MEASURES

VERIZON WIRELESS

FILE NUMBER S05-0026

January 26, 2006

1. This special use permit approval is based upon and limited to compliance with the project description, dated January 26, 2006, and Conditions of Approval set forth below. 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:

Issuance of Special Use Permit S05-0026 for a 69-foot steel monopine with up to 6 panel antennas mounted at a centerline of 60 feet and 2 future microwave dish antennas mounted at a centerline of 52 feet located at 5101 4041 Strickland Mine Road. The 6 panel antennas would be placed in 3 groups of 2 and would be located on a triangular mounting structure. The antenna panels are approximately 6.1 to 8.1 inches wide, 47.4 to 48.2 inches long and 4.1 to 5.7 inches deep. All antennas are to be made of non-reflective materials. The pole and faux bark on the monopine will be painted a flat brown color.

This special use permit authorizes Verizon Wireless to place the monopine and ground equipment within a 40-foot by 50-foot lease area to be enclosed by a 6-foot high chain link fence. The equipment for the facility would include a 240-sq. ft. equipment shelter, two Air conditioning units, an emergency back up generator, and electrical and telco connections. A global positioning system (GPS) antenna would be mounted to the equipment shelter to provide for communication between the wireless facility and low-orbiting satellites and a 300-watt light mounted near the entrance to the equipment shelter. The facility would be connected to land-based electrical and telephone utilities located on a nearby joint-utility pole. There would be a 12-foot-wide gate, with a high priority security Knox padlock on the enclosure.

Access to the site is provided from Strickland Mine Road to a paved driveway and a dirt road. Modifications have been required to accommodate fire apparatus per fire department conditions of approvals.

This special use permit authorizes maintenance personnel to visit the site approximately once a month, at which time the facilities would be inspected to ensure proper operation.

**MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE
DECLARATION**

2. During all grading and construction activities in the project area, an archaeologist or Historian approved by the Deputy Director of Planning shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

3. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

PROJECT SPECIFIC CONDITIONS

4. All site improvements shall conform to the site plan attached as Exhibit D and elevations shown on Exhibit E.
5. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection of the facility.
6. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that no more than 12 panel antennas are placed on the monopole at any one time, with no increase in height.
7. All improvements associated with the communication facility, including equipment shelters,

antennae, and fencing shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent. A self timer will be required to be installed for the 300-watt light.

8. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
9. All obsolete or unused communication facilities shall be removed by the applicant 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.
10. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning to cover the cost of processing a five-year review.

El Dorado County Building Services

11. The applicant shall obtain a building permit from the El Dorado County Building Services for the project facilities prior to the commencement of construction.

El Dorado County Environmental Management Department

12. The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental Management Department for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, prior to issuance of a building permit.

El Dorado County Fire Protection District

13. The applicant shall comply with the following requirements of the Diamond Springs/El Dorado Fire Protection District which include but shall not be limited to:
 - a. The applicant shall meet with the District to determine for easy access by fire and emergency apparatus during incidents that occur at the building.
 - b. The project shall comply with all building and California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the Fire District prior to issuance of a building permit.
 - c. Fire flow to the building is 1,000 GPM for duration of two hours at 20 psi. This may require a new fire hydrant to be installed. Fire hydrant placement shall be approved by the Fire District.
 - d. Knox Box with keys for emergency access shall be installed per District requirements to be monitored with electrical shunt. The Fire District shall verify the installation of the security system prior to final inspection of the facility.
 - e. Fire apparatus access road shall be provided within 150 feet to all portions of the building.
 - f. Additional requirements may be necessary once a full set of plans are submitted to this district for review.

ATTACHMENT 2
FINDINGS

VERIZON WIRELESS

FILE NUMBER S05-0026
January 26, 2006

1.0 CEQA FINDING

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.5 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable.

2.0 ADMINSTRATIVE FINDINGS

2.1 Special Use Permit S05-0026 Findings

Special Use Permit S05-0026 has been requested by Verizon Wireless for the purpose of installing a 69-foot steel monopole with up to six (6) panel antennas mounted at a centerline of 60 feet at 4041 Strickland Mine Road. This Special Use Permit authorizes Verizon Wireless to place the monopine and ground equipment within a 40-foot by 50-foot lease area to be enclosed by a 6-foot-high chain link fence. The telecommunications facility is an allowed use in the Estate Residential Five-Acre Zone District by Special Use Permit

pursuant to Section 17.14.200.D.5.b of the County Code. The Special Use Permit shall only be approved or conditionally approved if all of the following findings are made:

2.1.1 The use is found to comply with the requirements of County Code Section 17.14.200, Wireless Communication Facilities, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

This is a new wireless proposal designed as a multi-carrier facility, to allow for future co-location, which is encouraged by the County. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once a month to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses, and will provide a benefit to the area by improving cellular service. After review of the submitted site plan(s) and a visual simulations it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. There will be no discernable visual impact from the addition of the monopine in the Diamond Springs/El Dorado area.

2.1.2 The proposed use is consistent with the policies in the El Dorado County General Plan, and the cellular facility has been designed in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan.

The proposed site is currently developed with a single family home. Verizon Wireless proposes a monopine to provide enhanced cellular service within the Diamond Springs, El Dorado and Placerville areas. The main use of the site is a single family residence, with the telecommunication facility incidental to the main use. The design of the monopine and location on the site has been carefully considered. Findings can be made by the Planning Commission through the discretionary Special Use Permit process that the project is consistent with the General Plan Policy 5.6.1.4 and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. It can be found that the project, as conditioned, conforms to the General Plan.