

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: January 26, 2005
Item No.: 7.b.
Staff: Tom Dougherty

SPECIAL USE PERMIT

FILE NUMBER: S05-0028

APPLICANT: Verizon Wireless (Complete Wireless)

PROPERTY OWNER: John and Marion Harris

REQUEST: Special use permit to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 100-foot monopine tower with 12 antennas.

LOCATION: On the north side of Lariat Drive, 754 feet west of the intersection with Flying C Road, in the Cameron Park area. (Exhibit A)

APN: 109-250-45

ACREAGE: 4.67 acres

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

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval.

BACKGROUND:

The current Sprint PCS tower located on the same parcel as this proposed permit was originally approved by the Planning Commission as S96-0011 on October 24, 1996, to be 65-feet tall. Sprint did not act on that approval within one year, and the special use permit approval expired. Special Use Permit S99-0011 was approved by the Planning Commission on September 9, 1999, for an 80-

foot tall monopole, and it was painted to match the surrounding poles, not the vegetation, as approved by the Deputy Director of Planning. The permit was also conditioned for the lease area to be surrounded by a six-foot tall chain link fence with barbed wire on top.

An application for S02-0034 was filed by Cingular Wireless on July 15, 2002, for a collocation on the Sprint tower but was withdrawn on August 20, 2002.

On August 16, 2002, based on review of the site plan and conditions of approval for S99-0011, Planning staff approved the collocation of six panel antennas by Cingular Wireless at the 50-foot level pursuant to Condition 8 which allowed for further equipment to be added to the Sprint PCS pole and lease area without further Planning Commission review.

Special Use Permit S03-0028 was approved by the El Dorado County Zoning Administrator on December 17, 2003, which permitted Metro PCS to co-locate six panel antennas at the 70-foot level and for the removal of the El Dorado County Sheriff's office whip antenna from the top of the pole and its support equipment to be removed from the tower.

The current special use permit request (S05-0028) is for a new tower on the same parcel as the Sprint PCS tower and was received August 19, 2005.

The Telecommunications Act of 1996 became effective on February 8, 1996. This act preserves the authority of the State or local government over decisions regarding the placement, construction, and modifications of personal wireless services, subject to two limitations. Section 704.(7)B(iii) requires any denials to be in writing and supported by "substantial evidence". Section 704.(7)B(iv) prohibits denial on the basis of radio frequency emissions if those emissions are compliant with Federal regulations.

On August 28, 2001, the El Dorado County Board of Supervisors adopted Sections 17.22.500 and 17.14.200 of the Zoning Ordinance to regulate special use permits and wireless communication facilities. By adopting these ordinances, the Board of Supervisors acted to maintain the County's authority over decisions regarding wireless facilities.

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/cm ²)	General Public Exposure (mW/cm ²)
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 facility Radio Frequency Analysis, (Verizon Wireless Site No. 161841, Jerrold Bushberg., Health and Medical Physics Consulting, October 14, 2005), analysis and computation, the maximum public RF exposure from this site, with all channels on antennas from both facilities operating at full capacity power density at this location is 4.1 uW/cm² at 1000 feet. This is less than 5.5 per cent of the public safety standard established by the FCC. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

STAFF ANALYSIS

Project Description: This is a special use permit to construct and operate a new wireless telecommunications facility (cell tower) consisting of a 100-foot mono-pine stealth tower with 12 proposed antennas mounted at the centerline elevation of the tower of 90 feet, and 2 microwave dishes at 84 and 77 feet above ground level. The branches are proposed to begin at 35 feet above ground level, and the trunk is to have a bark façade up to 40 feet. The pole above the bark is proposed to be painted flat brown, and the antennas and microwave dishes are to be painted green to match the foliage. Also included in this project is one equipment shelter with two air conditioning units and one back-up generator to be located, along with the tower, within a 1,500 square foot lease area within the parcel. The lease area will be surrounded by a six-foot tall, brown slatted chain link fence with barbed wire atop. A hammerhead-type fire safe turnaround is to be provided on the access road. The proposed location of the cell tower and equipment shelter lease area within the project site, as well as the proposed access road, are cleared of trees and no trees are scheduled for removal. Construction is proposed to occur Monday through Friday between the hours of 7:00 a.m. to 7:00 p.m. or by conditions determined by the Planning Commission. The typical duration is one month. Post construction, a monthly visit is expected by a Verizon representative to assure everything is operating correctly.

Project plans are included as Exhibit D.

Proposed Access: The project is proposed to be accessed directly from an existing encroachment from Flying C Road to follow an existing 15-foot wide graveled access road back approximately 270 feet, and a new driveway will be constructed around the existing Sprint tower for an additional 220 feet along the new, proposed continuation to the proposed Verizon tower.

Site Description: The project area lies at an elevation of approximately 1,353 feet above mean sea level. The 4.67-acre parcel contains an existing 2,076 square-foot single-family residence that was built in 1982, along with a barn, corral, orchard, and pool. The proposed site is approximately 250 feet north of the barn in a strip of land north of the line of eucalyptus trees that was previously graded and excavated to construct a PG&E transmission and local distribution line. The distribution line is about 50-feet above ground level and the transmission line about 100 feet. The house is separated from views of the proposed tower by multi-trunk interior live oaks (*Quercus wislizenii*), scattered blue oaks (*Quercus douglasii*), and a row of eucalyptus trees (*Eucalyptus globulus*). The remainder of the 4.67-acre site is nearly level. Based on information contained in the soil Survey of El Dorado County, the project site contains the following soil type: Rescue extremely stony sandy loam (RgE2) soil group which is characterized by medium to rapid surface runoff with a moderate to high erosion hazard. There is an 80-foot tall tower currently occupying the same parcel constructed by Sprint PCS under S99-0011 approved September 9, 1999, by the El Dorado County Planning Commission. That tower has three current carriers, Sprint, Cingular, and Metro PCS. An El Dorado County Sheriff’s Department whip antenna was originally located on top of the tower but has since been removed. Surewest has an antenna on top of one of the transmission line towers on the adjoining parcel but approximately 258 feet northeast of the proposed Verizon lease area.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR	Single-family residence
North	RE-5	LDR	Vacant
South	RE-5	LDR	Single-family residence
East	RE-5	LDR	Single-family residence
West	RE-5	LDR	Vacant

Discussion: The free-standing monopine tower is designed to resemble a generic pine tree in height and structure. It somewhat resembles a ponderosa pine (*Pinus ponderosa*) in shape and silhouette. There are scattered ponderosa pines in the Cameron Park area. There are none in the direct vicinity of the proposed site. The options presently available to disguise the tower include making it resemble approximately 10 known conifer designs, one broad-leafed-tree design, a palm tree, or other man-made types of designs such as flag poles or steeples, or just a monopole. Planning staff believes that the mono-pine or the broad-leaf tree designs could potentially provide the best camouflage for this site given the existing technology.

General Plan: The General Plan designation of the subject site is Low-Density Residential (LDR). This land use designation establishes areas for single-family residential development in a rural setting. The wireless facility will be incidental to the main residential use of the site in the event that the site is developed for residential purposes. The development of the wireless facility does not prevent the use of the site for future residential use.

Policy 5.6.1.3 states that *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.*

Policy 6.5.1.2: *Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.*

Discussion: Construction of the facility would consist of moderate grading for the driveway and pad, setting the monopine, placing ground equipment in the lease area, and installing a fence. These activities would occur weekdays over an approximate four- to six-week period during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. Operation of the ground equipment, including the backup generator, would generate noise comparable to a household air conditioner or refrigerator. (Backup generator “Cheat Sheet” and Verizon Wireless Shelter/AC Units Sound Pressure Graph were provided analyzing noise levels at the site). Staff concludes that the Cheat Sheet and Sound Pressure Graph provide information that eliminates the need for further acoustical analysis. In addition, routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along Flying C and Lariat Road with the addition of the maintenance vehicle(s) would not be measurable.

The proposed monopine and the equipment shelter have been designed to blend with the surroundings by painting the pole flat brown and covering it with faux bark up to 40 feet. The branches begin at 35 feet. The antennas and microwave dishes will be required, at least, to be painted with a non-reflective green paint. The enclosure will have brown slats. Worst case scenario of all vegetation burning down still leaves the tower camouflaged as well as any others approved to date. In that worst case scenario, landscaping could be added to better camouflage the enclosure. The Planning Commission certainly has the option of requiring antenna socks which are put over the antennas to resemble branch needle masses. (See Exhibit I). Planning staff currently believes that the monopine provides the best camouflage for cell towers.

The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns. All project-related environmental issues have been evaluated during the research leading up to this staff report. Therefore, staff finds that the project, as conditioned and mitigated, conforms to the General Plan.

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 G).

Special Use Permit Request: To comply with County requirements, the project has been designed as a multi-carrier facility, to allow for future collocation. The agent for the applicant has stated that four total carriers can be accommodated with a maximum of 12 antennas per carrier. To address

maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once or twice 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) (b), which requires approval of a special use permit.

After review of the submitted site plan and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.200 F and G of the County Code. It can be found that the use will not conflict with the current adjacent uses and will provide a benefit to the area by improving cellular service.

Design and Development Standards:

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 equipment shelter and steel mono-pine within a six-foot-tall chain link fence enclosure. Visual simulations of the wireless facility have been submitted (Exhibit E). As illustrated in the simulations, the monopine and ground equipment are designed as best as possible to blend into the surrounding area. The ground equipment will be somewhat screened from views from existing residences by existing trees. The tops of the existing towers are presently just barely visible from Lariat Drive.
- b. **Setbacks:** The monopine and equipment shelter would be located within a fenced enclosure with setbacks of 191 feet from the closest side yard to the east and 105 feet from the northern property line. There would be no setback infringements from the proposed project. The existing home on this parcel is approximately 400 feet to the south of the proposed lease area and the closest neighboring house is approximately 250 to 300 feet to the southeast.
- c. **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. The project has been conditioned to require that the colors and materials of the monopine 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 has submitted a report indicating that the maximum power density at this location with all channels on antennas from both facilities operating at full capacity power density at this location is 4.1 uW/cm^2 at 1000 feet. This maximum permissible exposure for the general population at this site is reported to be 5.5 percent of 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 collocation 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 tree pole at any one time by any one carrier (Condition 4).
- 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 7).
- g. Other Permit Requirements: Section 17.14.200(J) states certain notification requirements for projects located with 1,000 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.

Discussion: After review of the submitted site plan 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 commented on this application. Copies of their written comments are available at the Planning Services office. From these comments, the following issues were raised:

Air Quality Management District: The District responded with issues need to be addressed during the course of carrying out this project. These issues are listed in Conditions 16 through 19.

El Dorado County Environmental Management Department/Hazardous Materials Division: The Division commented on concerns about storage of hazardous materials for the backup generator. These issues are listed as Condition 19.

El Dorado County Department of Transportation: The Department requested an encroachment permit be required or the original one issued for the existing access road encroachment onto Flying C Road. This requirement is listed as Condition 21.

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 Conditions 11 through 18.

Pacific Gas and Electric (PG&E): PG&E responded they would like to see a minimum 30-foot setback from the proposed tower and the centerline of their closest line of poles. These requirements have been incorporated in Condition 20.

Cameron Estates Community Services District: The District responded with the following three concerns:

1. *The access to this facility is through private roads. The District is concerned regarding large trucks and heavy equipment causing damage to road surfaces, during construction and afterwards through everyday operations.*
2. *There is an existing communication tower in this area. In 1996 a Sprint Communications tower was constructed at this site. Our residents were against the installation of the first tower due to: aesthetic reasons, the possibility of emissions, damage to the roadways, the fact that this is in a residential area, and the fear that this had opened the door for more towers to be built. They are against this tower for the same reasons.*
3. *The residents and Board of Cameron Estates do not want a “tower farm” in our District. They are concerned that their fears are being realized-if one or two are allowed that more will eventually be added, detracting from the rural ambiance of our community.*

In response to the comments from Cameron Estates Community Services District, staff would like to point out that the Board of Supervisors adopted a wireless ordinance that requires a special use permit for new towers in residential zones in order that concerns such as those brought up by the District may be considered. The District has the further opportunity to have their representatives voice their concerns in the public forum at the Planning Commission meeting.

The following agencies were solicited for comments and either did not respond with concerns or responded they had no recommended conditions of approval:

El Dorado County Environmental Management Department
El Dorado County Pioneer Cemeteries

Copies of the responding agency’s written comments are available at the Planning Department 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 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 Negative Declaration, based on the Initial Study prepared by staff; and
2. Approve Special Use Permit S 05-0028 subject to the Conditions of Approval in Attachment 1 and Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity/A.P.N./Parcel Maps/Aerial Photo
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan/Elevations
Exhibit E	Visual Simulations
Exhibit F	Site Visit Photos November 3, 2005
Exhibit G	Justification Statement
Exhibit H	Initial Study
Exhibit I	Example of Antenna “socks”
Exhibit J	Applicant’s “Alternative Sites Considered’ sheet

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER S05-0028

El Dorado County Planning Services

1. This special use permit approval is based upon and limited to compliance with the approved project description 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:

Construction and operation of a new wireless communications facility. Construction includes 12 panel antennas to be placed on a 100 foot tower designed to resemble a pine tree, often called a monopine, with associated ground support equipment, within a 30 by 50 foot lease area on the Harris property at the 1,353-foot elevation above sea level at 3011 Lariat Drive in Cameron Park. The antennas will be located 90 feet up from ground level, and two microwave dishes will be located at 84 feet and 77 feet. The antennas shall be painted green or covered by antenna socks and the tower will be painted flat brown and faux bark covering it up to 40 feet. The branches start at 35 feet above ground level. The tower will accommodate one or two more carriers, because of the microwave dishes, with the potential that each one can place 12 antennas. The 1,500 square foot lease area is to be surrounded by a six-foot-high chain-link fence with brown slats put on the fence and with barbed wire atop for security, along with a 12-foot entrance closed by two 6-foot gates. A fire district approved hammerhead-type turnaround is to be provided at the point in the access drive where it turns north around the Sprint PCS lease area, at approximately 275 feet from the edge of the non-exclusive road easement on the Flying C Road cul de sac.

Access to the site is provided directly off of flying C Road along a 15-foot wide access easement on a 490-foot graveled driveway which dead ends into the site.

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

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
3. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. The Planning Department shall verify the painting of the structures prior to final inspection and approval of the facility.

4. 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 any one of the proposed carriers installs no more than 12 panel antennas per carrier on the monopine and that there shall not be any increase overall height of the tower and branches.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. 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.
7. 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.
8. 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 o 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 Planning Director to cover the cost of processing a five-year review.
9. 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 an 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 the appropriate measures are taken or the site is determined not to be of significance.
10. 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.

11. Pursuant to Resolution No. 240-93, a \$35.00 processing fee is required by the County Recorder to file the Notice of Exemption.

El Dorado County Fire Protection District

11. The applicant shall be subject to a site plan review fee of \$150.00. The site plan review fee shall be due to the District prior to commencement of any work performed.
12. The applicant shall remove vegetation along the access road to the project to meet Fire Safe standards (10 feet back from the road edge on each side).
13. The applicant shall provide a Fire District approved turn-a-round within 50 feet of the project site. As an alternative to a turnaround, the applicant may install a clean agent system in the equipment shelter. The system shall be approved by the Fire District prior to issuance of the building permit.
14. The applicant shall provide high-priority “Knox” box on the shelter with keys for emergency access. El Dorado County Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
15. The applicant shall provide a low-priority “Knox” padlocks on any road or security fence gates. El Dorado County Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
16. All gates shall be two feet wider than the access road width and allow for Fire District access.
17. Applicant shall post a 12-inch address sign at the entrance on Flying C Road.
18. Additional requirements may be necessary.

El Dorado County Environmental Management Department/Hazardous Materials Division

19. Under the CUPA programs, if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.

Pacific Gas and Electric (PG&E)

20. There shall be a minimum 30-foot separation between the monopine tower subject to this permit and the center of PG&E's nearest line of poles.

El Dorado County Department of Transportation

21. An encroachment permit shall be required for an improved entrance onto Flying C Road.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S05-0028

Special Use Permit S05-0028 has been requested by Verizon Wireless for the purpose of installing a 100-foot steel mono-pole with twelve (12) panel antennas mounted at a centerline of 90 feet and two microwave dishes at 84 and 77 feet respectively at 3011 Lariat Drive in Cameron Park. This special use permit authorizes Verizon Wireless to place the mono-pole and ground equipment within a 30-foot by 50-foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop and a 12-foot wide gate on the north side of the enclosure. The special use permit may be approved or conditionally approved based on the following findings:

1. The proposed project will not have a significant effect on the environment, based on the analysis contained in the staff report, Environmental Questionnaire, and site visit. Further, 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. The proposed use is consistent with the policies in the El Dorado County General Plan because the applicant has designed the cellular facility in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan.

The proposed site currently supports another cellular facility. Verizon Wireless proposes a mono-pole to provide enhanced cellular service within the Cameron Park/U.S. Highway 50 corridor area. The main use of the site is for residential purposes. The cellular facility would be incidental to the main residential use of the property when developed. The design of the mono-pole and location on the site has been carefully considered, and will blend with the surroundings as best as possible. Therefore, it is found that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan, 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.

3. The use is found to comply with the requirements of County Code Section 17.14, Wireless Communication Facilities, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report.

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 or twice 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 and 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 monopole in the Community Region of Cameron Park.