

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: April 27, 2006
Item No.: 8.a.
Staff: Jonathan Fong

SPECIAL USE PERMIT

FILE NUMBER: S05-0038

APPLICANT: Verizon Wireless (Complete Wireless)

PROPERTY OWNER: Edwin and Barbara Marshall

REQUEST: Special use permit to allow the construction of a wireless telecommunications facility to include a 126- foot monopine tower with 12 antennas and two microwave dishes and ground-mounted equipment within a 2,500 square foot lease area.

LOCATION: On the east side of Chipmunk Trail, 1,800 feet south of the intersection with Wentworth Springs Road, in the Georgetown area (Exhibit A).

APN: 061-810-08

ACREAGE: 5.00 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 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/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 facility Radio Frequency Analysis, (Dan Neuman, Sr. RF Engineer, Verizon Wireless, November 7, 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 0.5012 uW/cm² at 1000 ft. This is less than 0.09 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: Special use permit to construct and operate a new wireless telecommunications facility (cell tower) consisting of a 126-foot monopine stealth tower with 12 proposed antennas mounted at the centerline elevation of the tower of 116 feet, and 2 microwave dishes mounted at 105 feet above ground level. The branches are proposed to begin at 42 feet above ground level and the trunk is to have a faux bark up to 47 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.

One equipment shelter with two air conditioning units and one back-up generator are to be located, along with the tower, within a 2,500 square foot lease area within the parcel. The lease area will be surrounded by a six-foot tall, chain link fence with barbed wire atop. A 25-foot radius 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, will require nine trees to be removed.

Construction is proposed to occur Monday through Friday between the hours of 7:00 AM to 7:00 PM 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 service the facility.

Project plans are included as Exhibit D.

Proposed Access: The project site is proposed to be accessed directly from a 15-foot access easement. The access easement will encroach directly onto Chipmunk Ridge approximately 520 feet north of the intersection of Chipmunk Ridge and Chipmunk Trail. Chipmunk Ridge is paved for 400 feet from the intersection with Chipmunk Trail and is a gravel road for the remaining 120 feet to the project site.

Site Description: The project area lies at an elevation of approximately 3,200 feet above mean sea level. The 5.00-acre parcel contains an existing 2,600 square-foot single-family residence that was built in 2005. The proposed site is approximately 250 feet north of the existing residence. The proposed wireless facility will be screened partially by existing vegetation. The remainder of the 5.00-acre site is nearly covered with existing tree canopy. Based on information contained in the soil Survey of El Dorado County, the project site contains the following soil type: Cohasset loam (Andesite) soil group which is characterized by low to moderate shrink-swell potential.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR	Single-family residence
North	RE-5	LDR	Water tower with communications tower
South	RE-5	LDR	Single-family residence
East	RE-5	LDR	Single-family residence
West	RE-5	LDR	Single-family residence

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 Georgetown area. There are ponderosa pines located on 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 an un-camouflaged monopole. Planning staff believes that the monopine or the broad-leaf tree designs could potentially provide the best camouflage for this site given the existing technology.

An additional wireless facility has been proposed on the adjacent parcel. Special Use Permit S06-0004 is a request to construct a mono-pine on the parcel to the north (Assessor's Parcel Number 061-740-47) currently owned by the Georgetown Public Utility District (GPUD). Existing on site is a 26-foot tall communications tower mounted on a water tower. S06-0004 proposes a 120 foot mono-pine that would relocate the existing antennas and provide co-location capabilities for up to four cellular providers. Two Comcast microwave dishes would remain on the existing communications tower.

At the time of preparation of this staff report, S06-0004 was determined to be incomplete for processing pending clarification of the proposed carriers on the monopine.

The exiting 26-foot tall tower on the adjacent parcel was approved on May 23, 1991, under Special Use Permit application S90-0048. S90-0048 was approved to allow the construction of the tower and installation of two dish antennas to provide cable television service.

On February 14, 2006, Planning Services staff sent the applicants of S05-0038 and S06-0004 a letter notifying them that two similar cellular project were proposed on adjacent parcels. Planning Services staff encouraged the applicants to move forward with a single project to reduce any conflicts in the approval process. Both applicants have decided to pursue their individual projects.

Temporary Use Permit TUP02-0018 was approved on December 26, 2002, to install a Cell-Site on Wheels (COW) on the GPUD (Assessor's Parcel Number 061-740-47) parcel. The COW site was to provide temporary cellular service for Mountain Wireless (now Verizon Wireless.) The COW site

lease has expired requiring the relocation of the cellular site. Special Use Permit S05-0038 will relocate the cellular service to a permanent monopine on the adjacent parcel.

Approximately 200 feet northeast of the project site is an existing Federal Aviation Administration (FAA) radio tower. In the justification statement provided by the applicant (Exhibit F,) the collocation of Verizon facilities on the FAA tower is not possible. The applicant has stated that negotiations with the FAA would require one to three years. Because the lease of the COW on the adjacent parcel has expired, the negotiations exceed Verizon's time frame. Furthermore, radio equipment currently exists at the height necessary to meet Verizon's coverage needs. Due to the constraints and the need to improve coverage in the area, Verizon has proposed S05-0038 to construct a new monopine.

Planning staff has prepared a map identifying the three sites and their relation to one another (Exhibit H.)

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 2.2.5.21: Development projects shall be located and designed in a manner that avoids Incompatibility with adjoining land uses that are permitted by the policies in effect at the time the Development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Discussion: The proposed monopine has been designed to minimize the effects on adjacent properties. The monopine will have branches that begin at 42 feet above ground level and the trunk is to have faux bark up to 47 feet. The antennas and microwave dishes are to be painted a flat brown to blend in with the foliage. As proposed and conditioned the mono-pine is consistent with General Plan Policy 2.2.5.21.

Policy 5.6.1.4: 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, construction of a retaining wall, setting the monopine, placing ground equipment in the lease area, and installing a fence. These activities would occur weekdays only 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 provides 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 Chipmunk Trail and Chipmunk Ridge Roads 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 47 feet. The branches begin at 42 feet. The antennas and microwave dishes will be required, at least, to be painted with a non-reflective green paint. 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. 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 proposed and conditioned, conforms to the General Plan.

Zoning:

The County permits wireless communication facilities in all districts, provided 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.

Pursuant to County Code Section 17.14.200(D) (5) (b), wireless facilities are permitted in the Estate Residential Five-acre (RE-5) Zone District upon approval of a special use permit.

Section 17.22.540 (A) requires the Planning Commission to make the following findings prior to approval of a special use permit:

1. The issuance of the permit is consistent with the General Plan;

2. The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically permitted by special use permit pursuant to this Title.

Discussion: General Plan Policy 5.6.1.4 requires approval of a special use permit for wireless facilities in a residential district. The project as proposed and conditioned will be designed to minimize its effects on the surrounding uses.

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 (B) of the County Code requires that all wireless providers collocate their equipment on existing sites where possible. Below is an analysis of these standards.

1. Communication service providers are, therefore, encouraged to:
 - a. Employ all reasonable measures to site their antenna equipment on existing structures as façade mounts, roof mounts, or co-location on existing towers prior to applying for new towers or poles;
 - b. Work with other service providers and planning staff to collocate where feasible. Where co-location on an existing site is not feasible, develop new sites which are multi-carrier to facilitate future co-location thereby reducing the number of sites countywide;
 - c. Develop communication facilities (i.e. tower companies) with commitments from licensed carriers.

Discussion: As discussed in the Justification Statement provided by the applicant (Exhibit G), the new monopine is necessary to meet Verizon's coverage needs. Verizon currently operates a COW site on the adjacent parcel. Because the lease has expired, there is an immediate need to relocate their facilities to another site. The applicant has explained that to collocate, Verizon facilities on the nearby FAA tower would require one to three years to negotiate. Furthermore, there is existing radio equipment mounted at the height Verizon needs to meet their coverage objectives. For these reasons the applicant believes that collocation is not possible.

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 visible from Chipmunk Trail but barely visible from Chipmunk Ridge. The project has been conditioned to include brown fence slats to further screen the lease area from view (Condition 1).

- b. Setbacks: The monopine and equipment shelter would be located within a fenced enclosure with setbacks of 42 feet from the closest property line to the west and 54 feet from the 50 foot non-exclusive roadway easement to the southwest. There would be no setback infringements from the proposed project. The existing home on this parcel is approximately 250 feet to the south of the proposed lease area, and the closest neighboring house is approximately 450 to 500 feet to the northeast.
- 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 0.5012 uW/cm^2 at 1000 ft. This maximum permissible exposure for the general population at this site is reported to be 0.09 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 twelve (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 (6) 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. From these comments, the following issues were raised:

Environmental Management Department: If operation will involve storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan must be submitted and applicable fees paid.

El Dorado County Department of Transportation: A commercial grading plan is required. The applicant shall submit a site improvement/grading plan.

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
Georgetown Advisory Committee
Pacific Gas & Electric
Georgetown Fire District

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 S05-0028, 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/Assessor's Parcel Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan/Elevations
Exhibit E	Visual Simulations for Verizon Project
Exhibit F	Visual Simulations for G.P.U.D. Project
Exhibit G	Justification Statement
Exhibit H	Topography Map
Exhibit I	Aerial Photograph
Exhibit J	Initial Study

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ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER S05-0038

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 126 foot tower designed to resemble a pine tree, often called a monopine, with associated ground support equipment, within a 50 foot by 50 foot lease area on the Marshall property at the 3,204-foot elevation above sea level at 3420 Chipmunk Trail in Georgetown. The antennas will be located 116 feet up from ground level and two microwave dishes will be located at 105 feet. The antennas shall be painted green and the tower will be painted flat brown and faux bark covering it up to 47 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 2,500 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 twelve-foot entrance closed by two six-foot gates. A fire district approved hammerhead-type turnaround is to be provided at the point in the access drive where the access easement intersects Chipmunk Ridge.

Access to the site is provided directly off of Chipmunk Ridge along a 15-foot wide access easement. Chipmunk Ridge is a paved road for 400 feet from the intersection with Chipmunk Trail and continues as a gravel road for 120 feet to the project 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. Planning Services 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 twelve (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. The Planning Department 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 (6) 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 (5) 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 Deputy Director of Planning 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 Determination. Processing fee is payable upon approval of special use permit.

El Dorado County Environmental Management Department/Hazardous Materials Division:

12. Under the Certified Unified Program Agency (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.

El Dorado County Department of Transportation:

13. A commercial grading plan is required. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S05-0038

Special Use Permit S05-0038 has been requested by Verizon Wireless for the purpose of installing a 126-foot steel monopine with twelve (12) panel antennas mounted at a centerline of 116 feet and two microwave dishes at 105 feet respectively at 3420 Chipmunk Trail in Georgetown. This special use permit authorizes Verizon Wireless to place the mono-pine and ground equipment within a 50-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 west 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.

Verizon Wireless proposes a monopine to provide enhanced cellular service within the Georgetown 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 monopine 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 Section 17.22.540 Required Findings for Special Use Permit. 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 Georgetown.