

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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MEMORANDUM

DATE: October 26, 2010 Agenda of: December 1, 2010
TO: El Dorado County Zoning Administrator Item No.: 5.a.
FROM: Gina Paolini, Project Planner
SUBJECT: SPR10-0012/Bass Lake- Five-Year Cell Tower Review for S90-0057-R
APN: 119-090-21

BACKGROUND

The 10.01-acre parcel is identified by Assessor's Parcel Number 119-090-21 and is located on the east side of Crystal View Drive 234 feet east of the intersection with Hollow Oak Drive in the El Dorado Hills area (Exhibit A). The parcel has a land use designation of Adopted Plan-Bass Lake Hills (AP-BLH), and a zoning designation of Agriculture (A).

The Zoning Administrator approved Special Use Permit S90-0057-R on October 19, 2005. The project, as approved, consisted of:

Removal of antenna and co-location of six cellular antennas mounted at the 32.5 foot level of a 35 foot tower and installation of a 200 square foot prefabricated equipment shelter and power generator within an existing lease area.

Condition No. 7 of the approved Conditions of Approval required a five-year review of the facility. The Conditions of Approval for Special Use Permit S90-0057 have been attached (Exhibit B). The applicant has provided a support statement demonstrating how the Conditions of Approval have been complied with (Exhibit C).

DISCUSSION

The site visit conducted by staff verified the facility had been constructed pursuant to the approved plans. To streamline future reviews, staff is recommending that the Zoning Administrator revise Condition No. 7 to permit future five-year reviews to be completed at staff-level.

CONCLUSION

Staff finds that at the five-year review period, the project has complied with the Conditions of Approval for Special Use Permit S90-0057-R.

RECOMMENDATION

Staff recommends that the Zoning Administrator find that for this five-year review period, the project has complied with the Conditions of Approval for Special Use Permit S90-0057-R and that Condition of Approval be revised as follows:

7. ~~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 Planning Director to cover the cost of processing a five year review.~~
Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and determine whether to:

(A) Allow the facility to continue to operate under all applicable conditions; or

(B) Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the Special Use Permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

Attachments

- Exhibit A: Location Map
- Exhibit B: Conditions of Approval for S04-0050
- Exhibit C: Applicant Support Statement