

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of:	June 24, 2010
Item No.:	4.c
Staff:	Tom Dougherty

SITE PLAN REVIEW

FILE NUMBER: SPR10-0003/Fresh Pond Five-Year Cell Tower Review

APPLICANT: TowerCo Assets II, LLC

AGENT: David Hockey

REQUEST: Request for a five-year review of an existing cellular telecommunications facility originally approved by the Planning Commission under Special Use Permit S04-0050.

LOCATION: On the north side of Twin Mountain Road, approximately ½ mile southeast of the intersection with US Highway 50 and Twin Mountain Road in the Pollock Pines area, Supervisorial District II. (Exhibit A)

APN: 009-640-03

ACREAGE: 14.19 acres

GENERAL PLAN: Low Density Residential)

ZONING: Residential Agricultural 20-Acre (RA-20)

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The Planning Commission approved Special Use Permit S04-0050 on September 8, 2005. The following is the approved project description:

Issuance of a Special Use Permit (S04-050) for a 120-foot steel monopine with up to six (6) panel antennas mounted at a centerline of 110 feet at 7401 Twin Mountain Road. Six panel antennas in two groups of three (sectors) would be mounted on an antenna array mount, to avoid horizontal expansion of the overall structure beyond the proposed foliage. The antenna panels would be approximately 10 inches wide, 96 inches long and 5 inches deep. The monopine will be constructed with branches and tree foliage extending down at least 50% of the pole. To

facilitate future collocation, the monopine will be constructed to hold a total of three wireless networks.

This Special Use Permit authorizes Nextel to place the monopine and prefabricated ground equipment shelter within a 30-foot by 40-foot lease area to be enclosed by a 6-foot high chain link fence. Two global positioning system (GPS) antennas would be attached to the roof of the shelter 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 and routed to the facility through an existing underground utility easement. There will be a 14-foot-wide gate at the entrance to the site access road. Knox padlocks will be provided at fenced areas at both the gate and site.

Access to the site is provided from Twin Mountain Road. Modifications have been required to accommodate fire turn-around access, as required by the El Dorado County Fire Protection District. The access to the tower is to be widened to 12 feet and provide all-weather access to within 150 feet of the equipment shelter. A minimum 13-foot six inch (13'6") vertical clearance will be provided above the access road. A fire turnaround with a 40-foot inside turning radius will be provided.

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.

Subsequent to the approval, the grading for site development was approved with the finaling of Grading Permit 17142 on August 25, 2006. The monopine tower and related ground support equipment installation was finalized on June 12, 2009 with Building Permit 192128.

Condition 13 of the Special Use Permit required a five-year review by the Planning Commission. That Condition reads as follows:

13. *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.*

DISCUSSION

A staff site visit on April 6, 2010 found the tower and ground support equipment were constructed pursuant to the approved plans. The only possible exception is that the color of the antennas does not match the “branch” colors exactly. Otherwise the tower, access road, fencing and ground support equipment were built in substantial compliance to what was approved. Site visit photographs are included as **Exhibit D**.

CONCLUSION

It is the opinion of Staff that at the time of the five-year review period site inspection, the project has complied with the Conditions of Approval approved for Special Use Permit S04-0050.

RECOMMENDATION

Staff recommends that the Planning Commission find that for this five-year review period, the project is in substantial conformity with the Conditions of Approval approved for Special Use Permit S04-0050.

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Location Map
Exhibit B.....	Conditions of Approval for S04-0050
Exhibit C.....	Approved Site Plans and Elevations
Exhibit D.....	April 6, 2010 Site Visit Pictures
Exhibit E.....	Aerial Photo Map