

**EL DORADO COUNTY DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** September 5, 2007  
**Item No.:** 6. a.  
**Staff:** Patricia A. Kelly

**SPECIAL USE PERMIT - REVISION**

**FILE NUMBER:** S04-0036R

**APPLICANT:** T-Mobile, Jeff Leinert

**PROPERTY OWNER:** William and Sandra Sponable

**REQUEST:** A revision to an existing special use permit to allow the co-location of wireless communication antennas on an existing monopine and installation of radio cabinets within a proposed fenced compound.

**LOCATION:** Located on the west side of Arroyo Vista Way approximately 0.8 miles north of the intersection with Malcolm Dixon Road in the El Dorado Hills area; Supervisorial District IV (Exhibit A')

**APN:** 126-051-27

**ACREAGE:** 5 acres

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

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

**ENVIRONMENTAL DOCUMENT:** Categorical Exempt from CEQA pursuant to Section 15301

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** Special Use Permit S04-0036 was approved May 12, 2005 to allow the replacement of an existing single user forty-five foot (45') monopole with a multi-tenant eighty foot (80') monopine with three (3) sets of antenna arrays including ground mounted wireless communication equipment located on concrete slabs within a 600 square foot leased area screened by a six foot (6') tall concrete wall on three sides and a six foot (6') tall chain link fence and gate on

the remaining side. Building Permit #16899 was issued on May 26, 2006 for the installation of the eighty foot (80') monopine.

This special use permit revision request to allow the co-location of wireless communication antennas on an existing monopine and installation of radio cabinets within a proposed fenced compound was reviewed for consistency with Special use Permit S04-0036. The Special Use Permit Revision would allow the co-location of the T-Mobile wireless communication equipment to be installed on the existing monopine as a fourth wireless communication provider. The ground mounted equipment would be installed on a separate proposed thirteen by eighteen (13' x 18') foot concrete equipment pad located adjacent to and west of the existing monopine. The proposed T-Mobile wireless communication equipment would not create conflicts with the approved existing wireless facility.

**STAFF ANALYSIS**

**Project Description:** T-Mobile is requesting a revision to Special Use Permit to S04-0036 co-locate wireless communication equipment consisting of the installation of six (6) antennas at a height of fifty five feet (55'), which is at an elevation below existing wireless communication provider antennas on the eighty foot (80') monopine owned by American Tower. Additionally, T-Mobile would install up to four (4), 4.25' x 2.5' x 5.4' radio cabinets on a proposed thirteen foot by eighteen foot (13' x 18') 234 square foot concrete pad enclosed by a proposed six foot (6') wood fence.

Access to the project site would be provided by an existing twelve foot (12') wide access easement from the leased area to an existing paved driveway linking the property to Arroyo Vista Way.

**Site Description:** The five acre project site is located on the west side of Arroyo Vista Way approximately 0.8 miles north of the intersection with Malcolm Dixon Road in the El Dorado Hills area. The elevation of the project site is approximately 1,100 feet. Existing site improvements include a 3,067 square foot home, an eighty foot (80') monopine, and paved driveway. The project area is wooded with a variety of oak and pine trees.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-5	LDR	Wireless Communications Facility and Single-family Residence
<b>North</b>	RE-10	LDR	Existing Single-family residence
<b>South</b>	RE-5	LDR	Existing Single-family residence
<b>East</b>	RE-5	LDR	Existing Single-family residence
<b>West</b>	RE-10	LDR	Existing Single-family residence

**General Plan:** The General Plan designation of the project is Low Density Residential (LDR). The land use designation establishes areas for single family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available.

Plan Policy 5.6.1.4 requires a Special Use Permit for the installation of wireless communication facilities in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are addressed.

The wireless communication equipment proposed for installation has been designed to minimize the effects on adjacent residential properties and visual impacts in the vicinity. The wireless antennas would be mounted below other existing wireless communication provider antennas at fifty-five feet (55') on an existing eighty foot (80') monopine which does not exceed the height of trees in the surrounding area.

The project site is located on a five acre Low Density Residential (LDR) parcel surrounded by existing single-family residences, each being located, on five to fifteen acre parcels. The natural features consist of rolling hills including dense pine trees and oak woodland. The monopine blends in with the surrounding natural setting due to its aesthetic design. The height of the existing monopine does exceed the typical height of the surrounding pine tree and oak woodland, however, the special use permit revision request to install six (6) antennas at a height of fifty-five feet (55') would not exceed the height of the surrounding pine trees and oak woodland.

The proposed ground mount equipment would be installed on a separate proposed thirteen foot by eighteen foot (13' x 18') 234 square foot concrete pad and would be enclosed by a six foot (6') wood fence. The location where the ground mounted equipment improvements are to be located is surrounded by dense trees and vegetation and would not create additional visual impacts to the surrounding residences.

Consistent: As discussed above, staff finds that the project, as proposed/conditioned conforms to the General Plan.

**Zoning Ordinance:** The subject parcel is located within the Estate Residential Five-acre (RE-5) Zone District. The proposed project is consistent with the development standards of the RE-5 Zone District provided that they comply to the development standards and permitting requirements defined in Section 17.14.200(E) through (J) and Section 17.22.540 (A) of the Zoning Code. These development standards include visual, screening, setbacks, maintenance, radiofrequency radiation requirements, availability, unused facilities and other permit requirements. An analysis is provided in this staff report under the Design and Development Standards section.

## **Design and Development Standards**

Section 17.14.200(E) through (J) of the Zoning Code requires that all wireless communication facilities meet certain criteria. Below is the analysis of these standards:

*E. Visual. Visual simulations of the wireless communications facility (including all support facilities) shall be submitted. A visual simulation can consist of either a physical mockup of the facility, balloon simulation, computer simulation or other means.*

Consistent: Simulation photographs have been submitted by the applicant and are included in this staff report as Exhibit E. The simulation photographs show that the Special Use Permit Revision request to install six (6) antennas at a height of fifty-five feet (55') on the existing eighty foot (80') monopine, which is below other existing wireless communication providers, would not exceed the height of the surrounding pine and oak woodland community.

*F. Development Standards. The following provisions shall apply in all Zone Districts. All facilities shall be conditioned, where applicable, to meet the criteria below:*

*1. Screening. All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area (trees, barns, etc.) The facility shall be painted to blend with the prevalent architecture, natural features or vegetation of the site.*

Consistent: The applicant is proposing to install six (6) wireless communication antennas and ground mounted equipment consisting of three (3) 4.25'x2.5'x 5.4' radio cabinets to be painted green to blend in with the natural setting. Once the wireless communication equipment is installed it would blend in with the existing monopine and existing ground mounted equipment. The proposed antennas and ground equipment would coincide with the existing color scheme of the wireless communication equipment presently located at the site. The shades of green coloring on the monopine branches bend with the surrounding natural vegetation coloring. New monopine branches are not proposed in this special use permit revision request. The proposed six (6) antennas would be placed on the monopine within the existing branches to reduce visual impacts. The wood fencing proposed to enclose the ground mounted equipment is similar to existing wood fencing located on the project site. Visual impacts are greatly reduced due to the proposed location for the ground equipment being surrounded by dense pine and oak trees and adjacent to existing wireless communication provider ground equipment. Existing ground vegetation is sparse. Installation of landscaping is not proposed in the special use permit revision. Planning Services shall verify the painting of the structures prior to final inspects and approval of the facility as provided for in Attachment 1, Conditions of Approval.

*2. Setbacks. As set forth in each applicable zoning district, except where locating the facility inside those setbacks is the most practical and unobtrusive location possible on the proposed site. Setback waivers shall be approved through the minor use permit process.*

Consistent: The wireless communication antennas would be installed on the monopine and ground mounted equipment adjacent to and west of the base of the monopine. No setbacks would be affected.

3. *Maintenance: All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of towers and other improvements shall be maintained to ensure the appearance remains consistent with approved conditions relating to color.*

Consistent: 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 in Special Use Permit Number S04-0036 approved May 12, 2005 to require that the colors and materials of the antennas and equipment be maintained at all times and consistent with the features depicted in the visual simulations.

- G. *RF Requirements. The application for a land use permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site, the extent that measurable fields extend in all directions from the facility.*

Consistent: Based on the proposed T-Mobile wireless facility radio frequency analysis (Diamond Services, Radio Frequency Analysis Proposed Personal Communication System, October 20, 2006'), analysis and computation of the combined effect of the ground level T-Mobile RF fields is calculated to be a maximum of 0.25 percent of the standard for general public uncontrolled exposure. The existing monopine was designed for multiple antenna arrays. The proposal to install six (6) antennas at the height of fifty five feet (55') would comply with the maximum allowable American National Standards Institute (ANSI) and National Council on Radiation Protection (NCRP) radio frequency protection standards and the maximum exposure would be a maximum of 2 percent of the established ANSI standard.

- H. *Availability. All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.*

Consistent: The project is consistent with this standard as is evidenced by an additional wireless communication provider utilizing the existing monopine.

- I. *Unused Facilities. All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify the planning department at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.*

Consistent: All equipment on the monopine and ground mounted equipment are fully functional. However, a condition has been added to address any future abandonment of equipment.

- J. *Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children for potential safety hazards due to a potentially attractive nuisance, in addition to the noticing requirements of Chapter 17.22, the following shall be provided by the applicant:*

1. *The school district(s) in which the facility is located shall be identified. If the proposed wireless facility is located within 1000 feet of a school, the school district listed shall be notified during the initial consultation.*
2. *For facilities proposed to be located on residentially zoned land, the applicant shall identify any homeowners association established by CC&Rs which might govern the property. Any homeowners association identified will be notified during the initial consultation. (Ord. 4589 §1, 2001)*

Consistent: There are no schools within 1,000 feet of the site or residentially zoned land governed by CC&Rs.

### **Special Use Permit**

Pursuant to *Section 17.14.200(D) (4) (c)* of the *Zoning Code*, wireless communication facilities are permitted in the RE-5 Zone District upon approval of a special use permit. *Section 17.22.540 (A)* of the *Zoning Code* requires the Zoning Administrator to make findings prior to approval of a special uses permit.

**Agency and Public Comments:** Comments were received from solicited private parties. The comments received from public agencies solicited on the proposed project are listed below. Copies of their written comments are available at the Development Services Department.

Environmental Management: Under the *Certified Unified Program Agency (CUPA)* programs, if the operation would 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.

### **ENVIRONMENTAL REVIEW**

This project has been found to be categorically exempt from the requirements of CEQA pursuant to *Section 15301* of the *CEQA Guidelines*. This section establishes that a minor alteration to an existing structure is categorically exempt.

Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the Recorder to file a Notice of Exemption.

## RECOMMENDATION

Staff recommends that the Zoning Administrator take the following actions:

1. Certify the project is categorically exempt form CEQA pursuant to *Section 15301* of the *CEQA Guidelines*.
2. Approve Special Use Permit S04-0036R 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 Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Site Plan/Elevations
Exhibit E .....	Visual Simulations
Exhibit F .....	Justification Statement

**Special Use Permit S04-0036 Conditions approved May 12, 2005 by the Planning Commission.**

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**CONDITIONS**

*The following are the original approved findings and conditions (in sequence) under Special Use Permit S04-0036 for the installation of a telecommunication facility. The conditions that are not applicable to this project are shown with a ~~strike through~~ while the additional conditions that are applicable are shown with an underline.*

**El Dorado County Planning Division Services**

1. This special use permit approval is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits dated September 5, 2007 ~~dated May 12, 2005~~ 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 would constitute a violation of permit approval.

The project description is as follows:

A special use permit Special Use Permit S04-0036R is a request to replace an existing 45 foot tall wooden monopole with an 80 foot tall monopine. Three wireless carriers are to utilize the facility with antenna arrays mounted at the 71, 65, and 45 foot centerline elevations respectively. co-locate wireless communication equipment consisting of the installation of six (6) antennas at a height of fifty five feet (55') on the existing eighty foot (80') monopine owned by American Tower. Additionally, T-Mobile would install up to four (4) 4.25' x 2.5' x 5.4' radio Equipment cabinets on a proposed thirteen foot by eighteen foot (13' x 18'), 234 square foot concrete equipment pad enclosed within a six foot (6') are to be located on concrete slabs within a 600 square foot leased area screened by a 6 foot tall concrete wall on three sides and a 6 foot tall redwood wood fence. with access gate on the east side. The base of the monopine is to be surrounded by a 6 foot tall chain link fence.

Access to the project site is to be provided by a twelve foot (12') wide access easement located on the leased property adjacent to an existing paved driveway linking the property to Arroyo Vista Way.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structure, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.



## MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION

2. ~~District Rule 223, which addresses the regulation and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 403 of the South Coast Air Quality Management District. A fugitive dust prevention and control plan and contingent asbestos hazard dust mitigation plan shall be submitted to and approved by the Air Pollution Control District prior to the start of project construction.~~

Monitoring: ~~Prior to building permit issuance, the Air Quality Management District shall review and approve a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan for the proposed project.~~

3. ~~Burning of wastes that result from *Land Development Clearing* must be permitted through the Air Quality Management District. Only vegetative waste material may be disposed of using an open outdoor fire. (Rule 300)~~

Monitoring: ~~Prior to the burning of wastes for land development clearing, the Air Quality Management District shall review and permit such activity.~~

4. ~~Project construction involving the application of architectural coating shall adhere to District Rule 215 regarding Architectural Coatings.~~

Monitoring: ~~The Air Quality Management District shall ensure adherence to Rule 215 during the construction process.~~

5. ~~Prior to construction/installation of any new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the Air Quality Management District. Submittal of applications shall include facility diagrams(s), equipment specifications and emission factors.~~

Monitoring: ~~Prior to building permit issuance, the Air Quality Management District shall review and approve any applications for new point source emission units or non-permitted emission units.~~

- 6.2. 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.

Monitoring: The Department of Transportation (DOT) shall monitor the above referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of any item of historical or archaeological interest and only allow grading activities to continue once the issue has been resolved.

- ~~7.3.~~ 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.

Monitoring: The Department of Transportation (DOT) shall monitor the above referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of any human remains on the project site and only allow grading activities to continue once the issue has been resolved.

- ~~8.4.~~ The project shall be modified, as necessary, to incorporate the requirements of the El Dorado Hills Fire Department and shall be reviewed and approved by the El Dorado Hills Fire Department prior to the issuance of a building permit.

Monitoring: The El Dorado Hills Fire Department shall review and approve the project prior to building permit issuance to ensure compliance with all District regulations.

- ~~9.5.~~ Grading and construction activities on the site shall be limited to daylight hours from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. No construction or grading activities shall take place on Sundays or holidays.

Monitoring: The Department of Transportation shall investigate any noise complaints received regarding the occurrence of grading and construction activities in violation of the mitigation measure discussed above.

- ~~10.6.~~ Only equipment with properly maintained mufflers shall be used during construction.

Monitoring: The Air Quality Management District shall monitor and investigate any complaints received regarding proper equipment maintenance during project construction.

- ~~11.7.~~ Construction equipment shall not idle on the property (construction site) when not in active use.

Monitoring: The Air Quality Management District shall monitor and investigate any complaints received regarding proper equipment use and potential air quality impacts during project construction.

## PROJECT SPECIFIC CONDITIONS

- All improvements associated with the wireless communication facility, including equipment shelters, cabinets and antennas shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements shall be maintained to ensure the appearance remains consistent.
- ~~12.8.~~ All site improvements shall conform to the site plans attached as Exhibit D. All obsolete or unused wireless 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 when the site has been restored to pre-project condition. Pre-project condition consists of removal of all improvements associated with this request including, but not limited to, installed equipment, concrete and fencing. The ground shall be restored to the existing grade prior to construction of applicant's wireless communication equipment. Replacement of ground vegetation may be required by Planning Services.
- ~~13.9.~~ For collocation purposes, no further review by the Planning Commission shall be required provided that all ground mounted equipment is located within the existing leased area and provided that no more than four (4) antennas are placed on the pole at any one time with no increase in height.
- ~~14.10.~~ All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. The proposed antennas and ground equipment would coincide with the existing color scheme of the wireless communication equipment presently located at the site. The shades of green coloring on the proposed antennas shall blend with the surrounding natural vegetation coloring. 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 inspect and approval of the facility. Removal of trees is prohibited and disturbance of ground vegetation shall be limited for placement of the ground mounted equipment
- ~~15.11.~~ All improvements associated with the communication facility, including equipment shelters, towers, antenna and fencing shall be properly maintained at all times. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent. Prior to final occupancy, the color of the tree pole foliage shall be painted to match the foliage of the surrounding trees within the project area. The tree pole structure shall also be painted in a manner which matches the tree trunks of the existing trees in the project vicinity.
- ~~16.12.~~ All obsolete or unused communication facilities shall be removed 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.
- ~~17.13.~~ Due to the ever changing technology of wireless communication systems, ~~this special use permit~~ the Special Use Permit shall be reviewed by the ~~Planning Commission~~ Zoning

Administrator every five (5) years. At each five (5) year review, the permit holder shall provide the ~~Planning Commission~~ Zoning Administrator with a status report on the ~~then~~ current use of the subject site and related equipment. The ~~Planning Commission~~ Zoning Administrator 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~~ 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~~ Zoning Administrator to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the ~~Planning Commission~~ Zoning Administrator to conduct or complete a five-(5) year review in a timely fashion shall not invalidate this ~~special-use permit~~ Special Use Permit. The applicant shall pay a fee as determined by the ~~Planning Director~~ Deputy Director or designee to cover the cost of processing a five (5) year review.

- 18.14. ~~The existing monopole and all supporting equipment and appurtenances shall be removed within six (6) months following the finaling of the building permit for the monopine.~~

Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval to Building Permit final.

15. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the landowner of any claim, action, or proceeding and County would cooperate fully in the defense.

16. Prior to issuance of the Special Use Permit all Development Services fees shall be paid.

**El Dorado County Building Services**

~~19.17.~~ Installation of wireless communication equipment ~~Project facilities shall be~~ is subject to issuance of a building permit from El Dorado County Building Services.

**Air Quality Management District**

~~20.18.~~ The project shall comply with all requirements of the El Dorado County Air Pollution Control District.

**El Dorado County Department of Transportation**

~~21.~~ The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation 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*.

~~22.19.~~ The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.

~~23.~~ The applicant shall place a minimum of four inch thickness of three quarter inch class two aggregate base along a 12 foot wide access easement from the leased area to the existing driveway prior to the issuance of a Certificate of Occupancy.

~~24.~~ The applicant shall provide adequate area at the leased area site for a vehicle to exit the site in a forward direction. If existing access way is determined to be adequate by the El Dorado Hills Fire Department, this condition shall be deemed fulfilled.

**El Dorado Hills Fire Department**

~~25.20.~~ The project shall comply with all requirements of the El Dorado Hills Fire Department, including site review and access road issues concerning accessibility and turnaround requirements, prior to the issuance of a building permit.

**El Dorado County Environmental Management Department/Hazardous materials Division:**

21. Under the Certified Unified Program Agency (CUPA) programs, if the project involves the storage of reportable quantities of hazardous material for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.

# ATTACHMENT 2

## FINDINGS

File Number S04-0036R  
Zoning Administrator Hearing

Based on the review and analysis of this project by staff and affected agencies and supported by discussion in the staff report and evidence in the record the following findings can be made pursuant to CEQA, applicable County General Plan Policies and the County Zoning Ordinance.

### 1.0 CEQA

1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines which establishes that minor alterations to existing structures are exempt.

### 2.0 ADMINISTRATIVE

#### 2.1 General Plan

A finding can be made that the proposed use is consistent with the policies and Land Use Map in the County General Plan because the installation of the wireless communication equipment would be a co-location on an existing wireless communication facility.

#### 2.2 Zoning Ordinance

The proposed use and design conforms to the Zoning Ordinance because the project meets all development standards for a co-location for wireless communication equipment on an existing wireless communication structure in the Estate Residential Five acre (RE-5) Zone District, provided a Special Use Permit is approved.

#### 2.3 Special Use Permit

A finding can be made that the proposed use is consistent with *Section 17.14.540 (A)* of the *Zoning Code* which requires the Zoning Administrator 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.

Plan Policy 5.6.1.4 requires a Special Use Permit for the installation of wireless communication facilities in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are addressed. The project site is designated Low Density Residential (LDR) on the General Plan Land Use Map. The wireless communication equipment proposed for installation has been designed to minimize the effects on adjacent residential properties and visual impacts in the vicinity as discussed in the staff report.

**2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.**

The proposed use and design would not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood because the wireless communication facility has been designed to minimize visual impacts and would not create emissions that exceed established thresholds for maximum exposure.

**3. The proposed use is specifically permitted by Special use Permit pursuant to this Title.**

*Section 17.14.200 (D) (4)* of the *Zoning Code* permits co-locations of communication wireless equipment on an existing monopine subject to approval of a special use permit.