

Planning Commission Hearing

CUP24-0013 Loch Leven Monopine



JANUARY 22, 2026
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

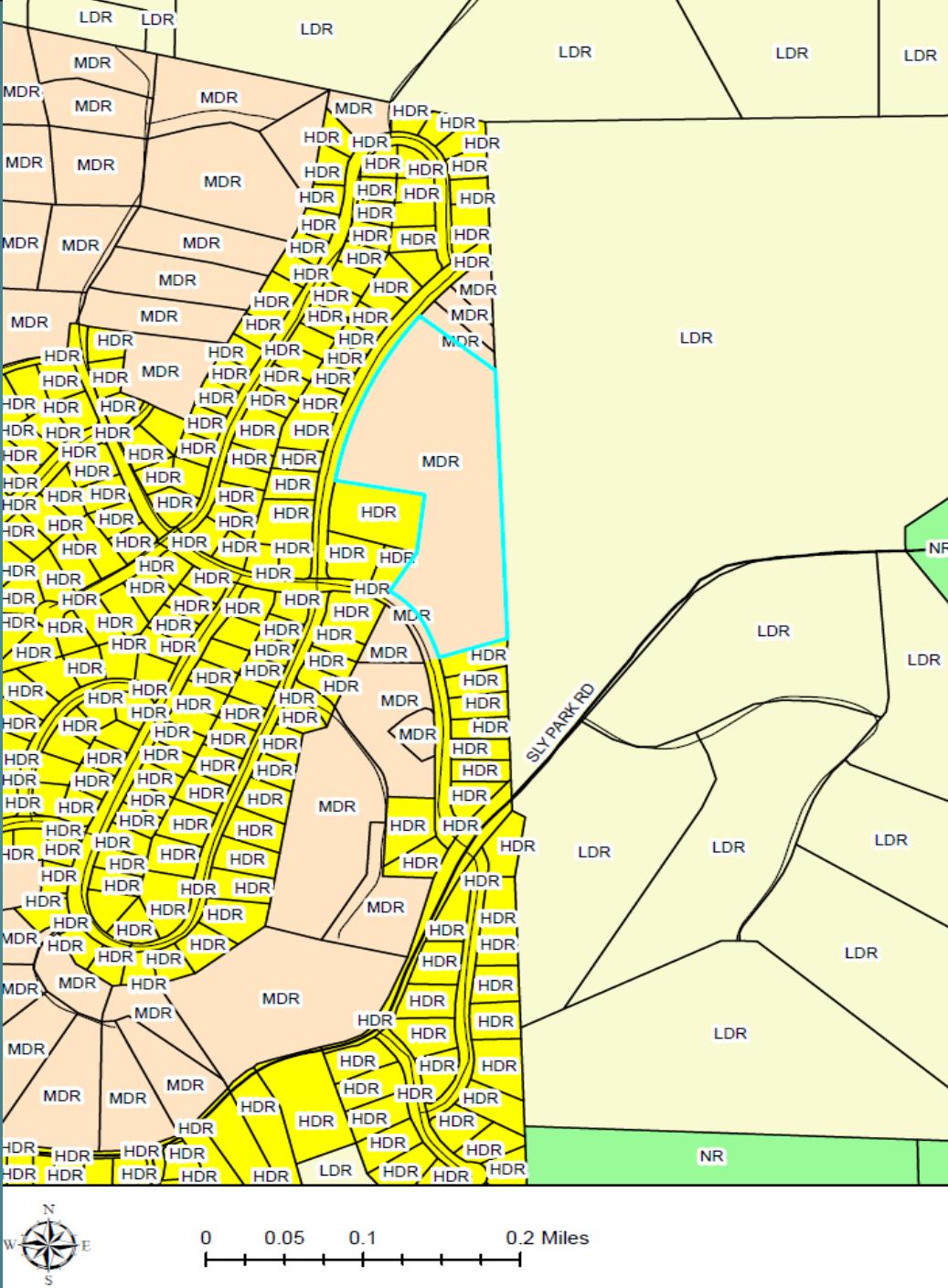
Conditional Use Permit request to allow the construction and operation of a new multi-carrier wireless telecommunications facility, which consists of a 140-foot-tall monopole structure and ground equipment, including a 30-kilowatt diesel generator, within a new 30-foot by 40-foot leased area, enclosed by an eight-foot-tall wood fence.

A 180-foot waiver from the setback requirement, as stated in Zoning Ordinance Section 130.40.130(F)(2), Development Standards and Design Guidelines, is being requested by the applicant (Exhibit F).

Project Vicinity Map



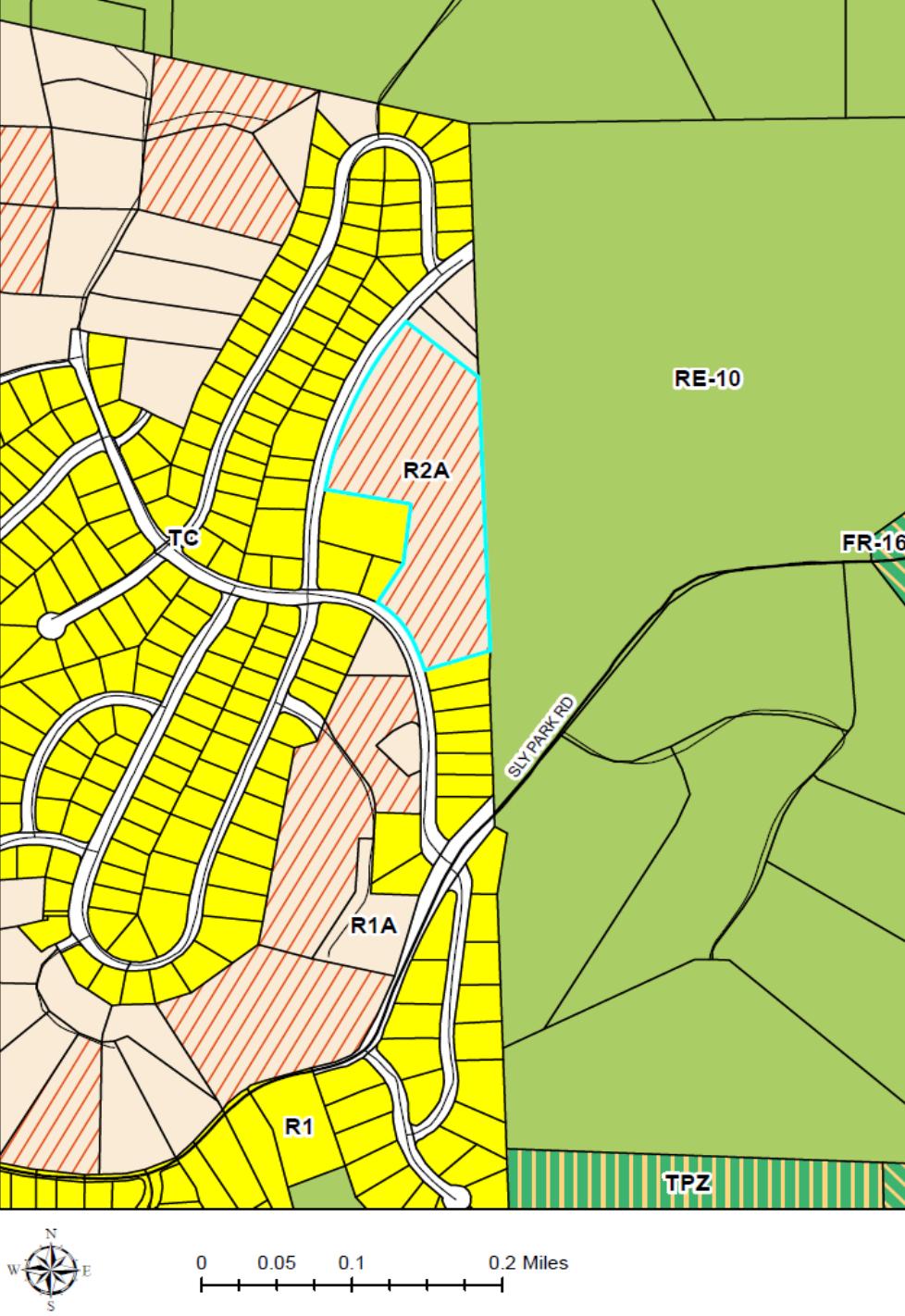
General Plan Land Use Map



Legend

- High Density Residential
- Low Density Residential
- Medium Density Residential
- Natural Resources

Zoning Map



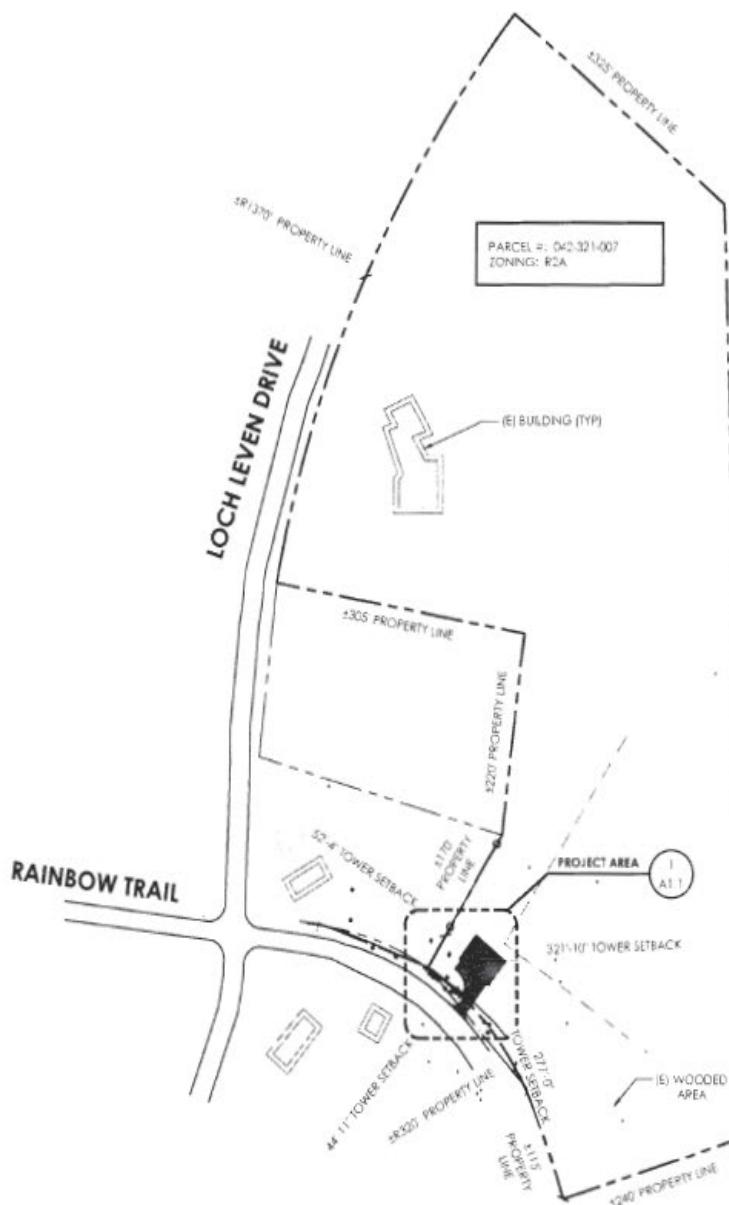
Legend

- TPZ - Timber Preserve
- R1 - Residential Single Unit
- R1A - Residential 1 Acre
- R2A - Residential 2 Acres
- RE-10 - Residential Estate 10 Acres

Project Plans

NGER

1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



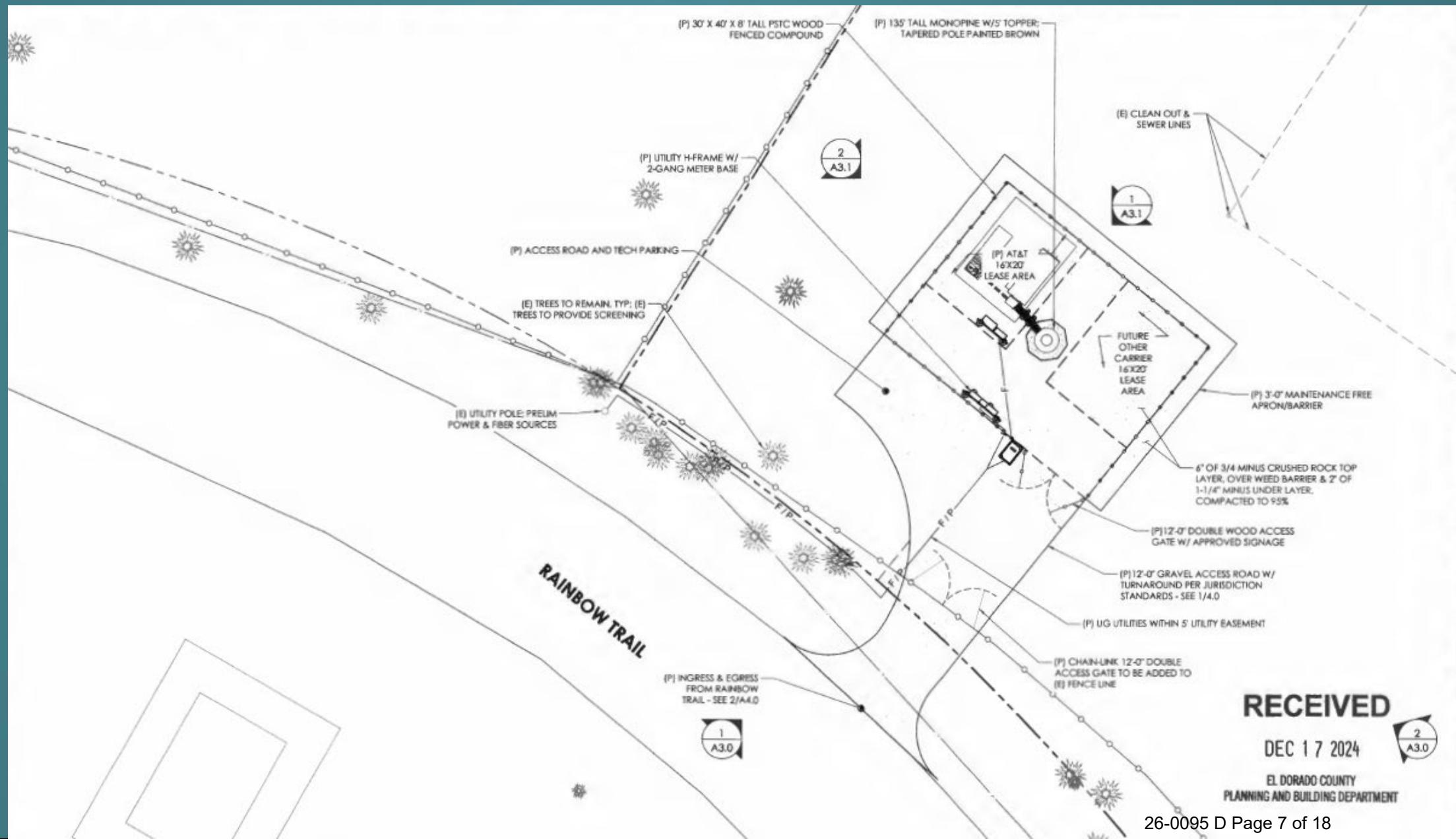
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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



Project Plans



Project Plan Details

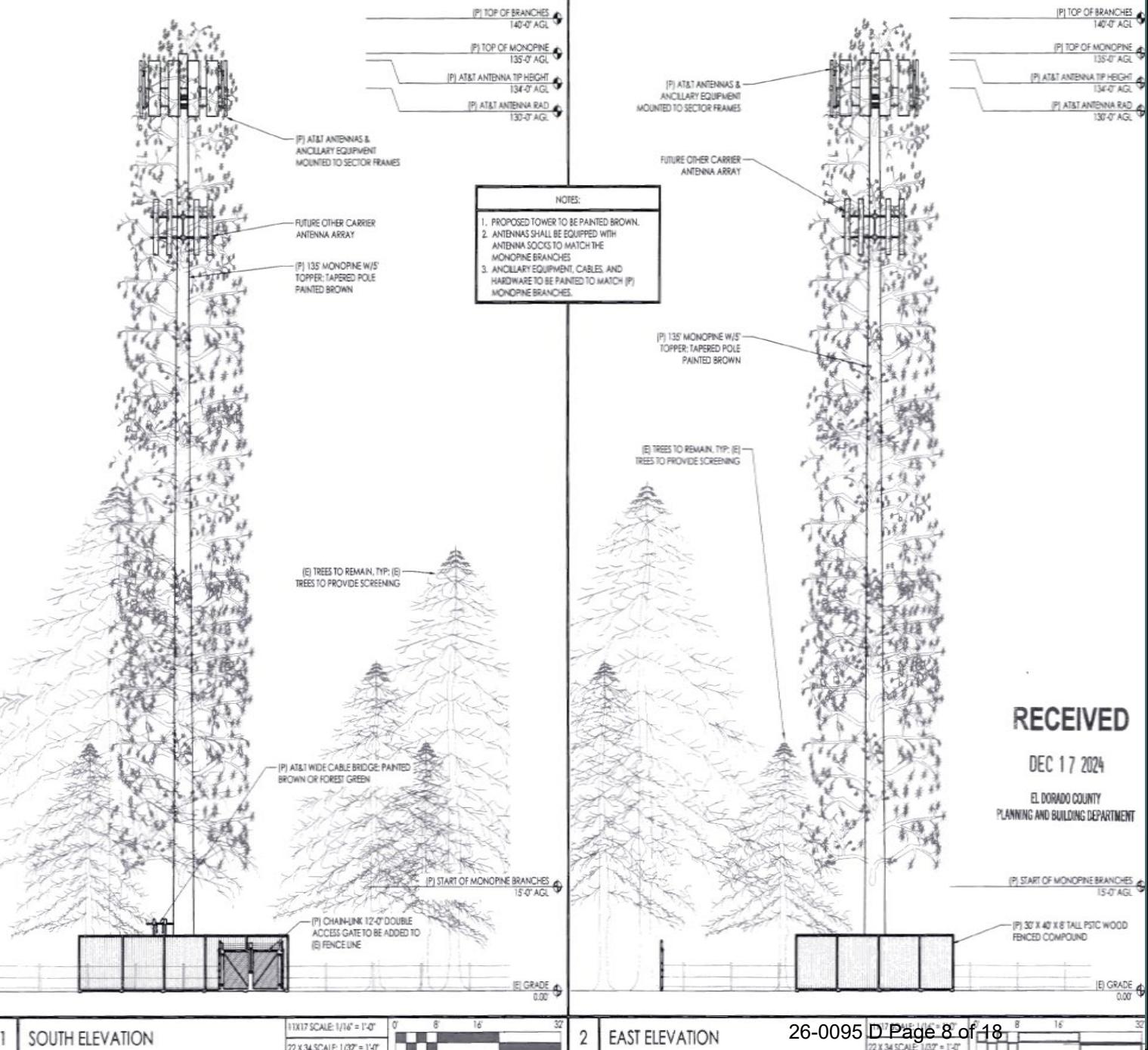


Photo Simulations

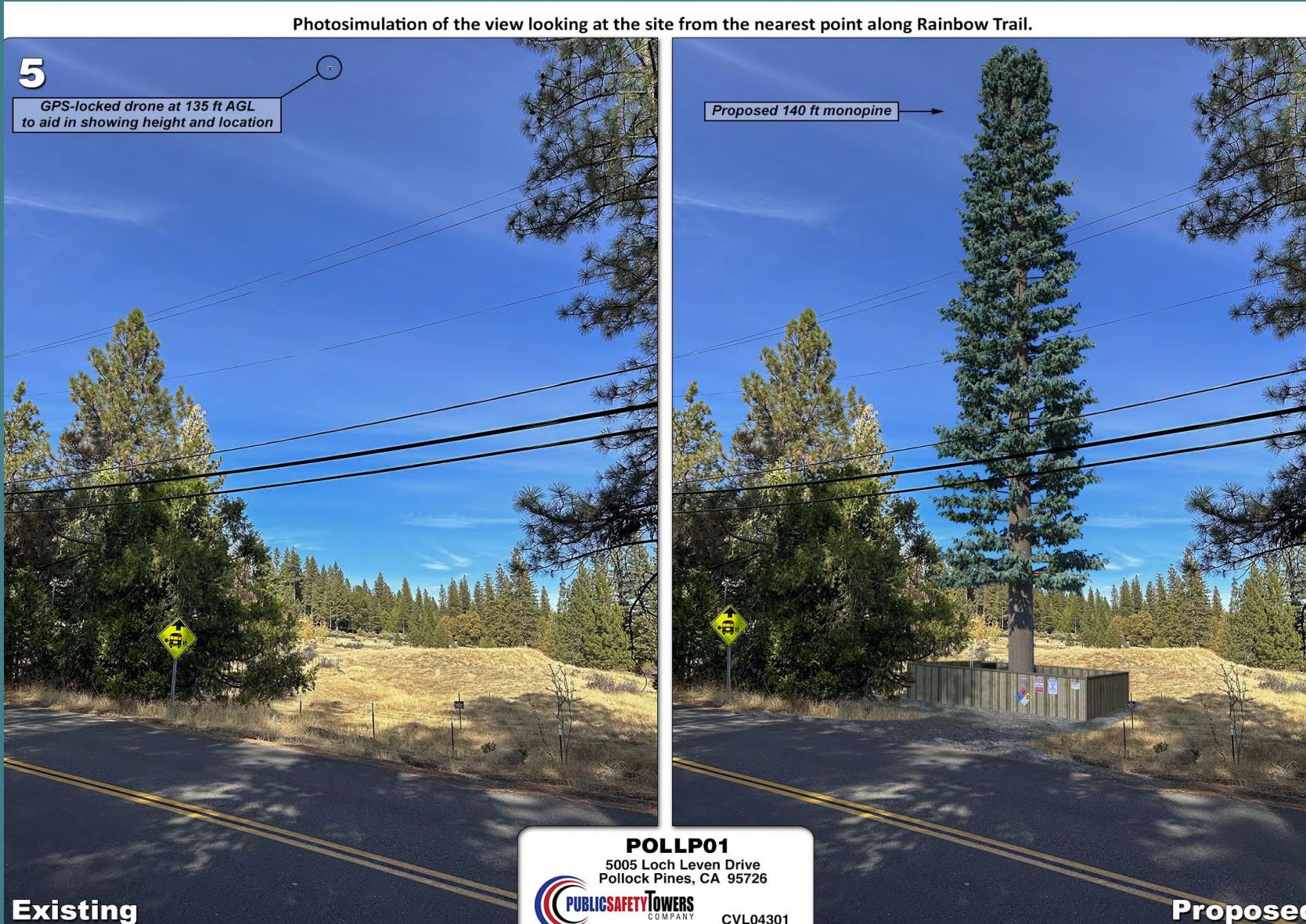


Photo Simulations

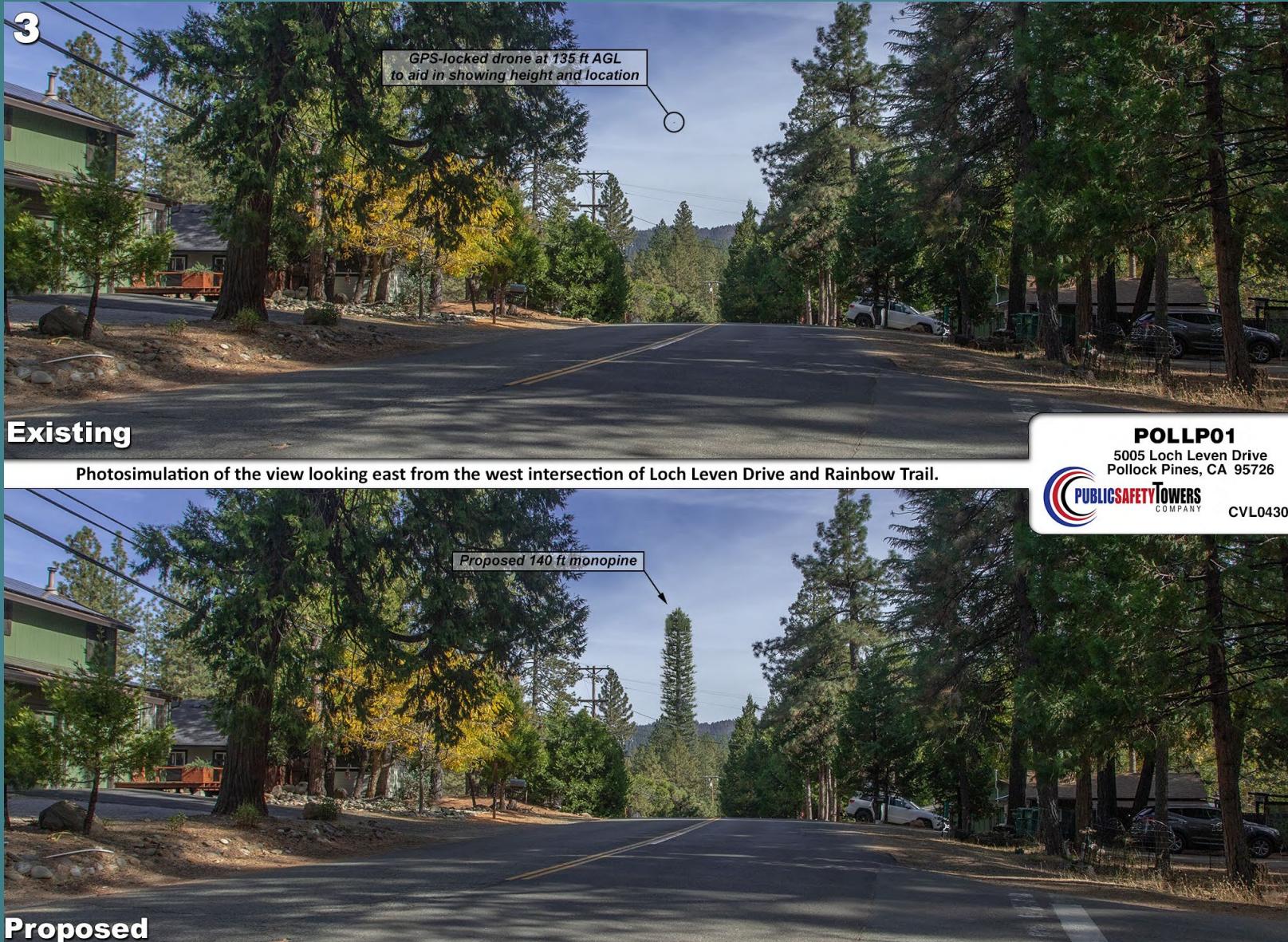


Photo Simulations



Staff Analysis

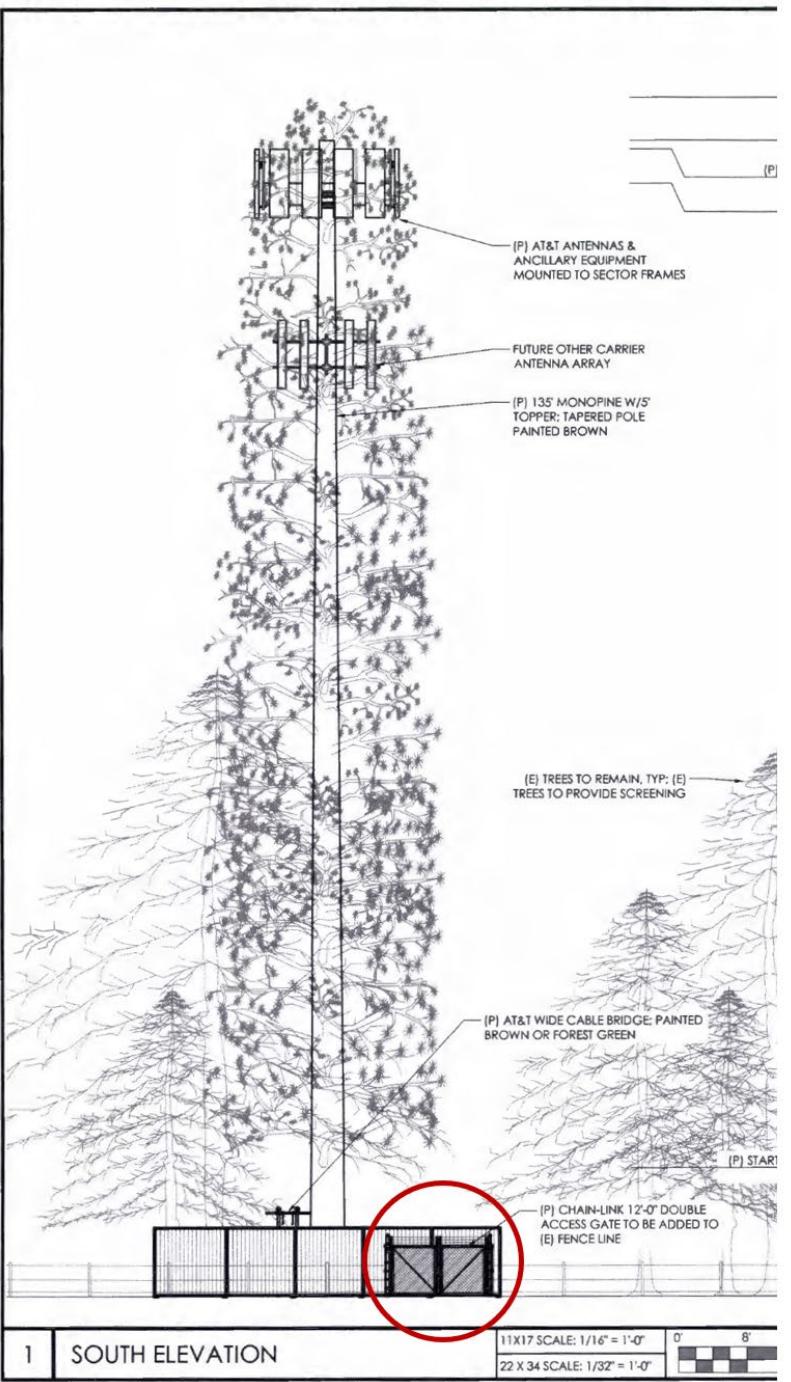


Exhibit G (Project Plans) versus Exhibit I (Photosimulations)

Proposed 140 ft monopine



Staff Analysis:

A discrepancy exists between the proposed plans and the photosimulation for a chain-link double access gate to be added to the existing fence line.

Staff Analysis

Sec. 130.40.130 - Telecommunication Facilities.

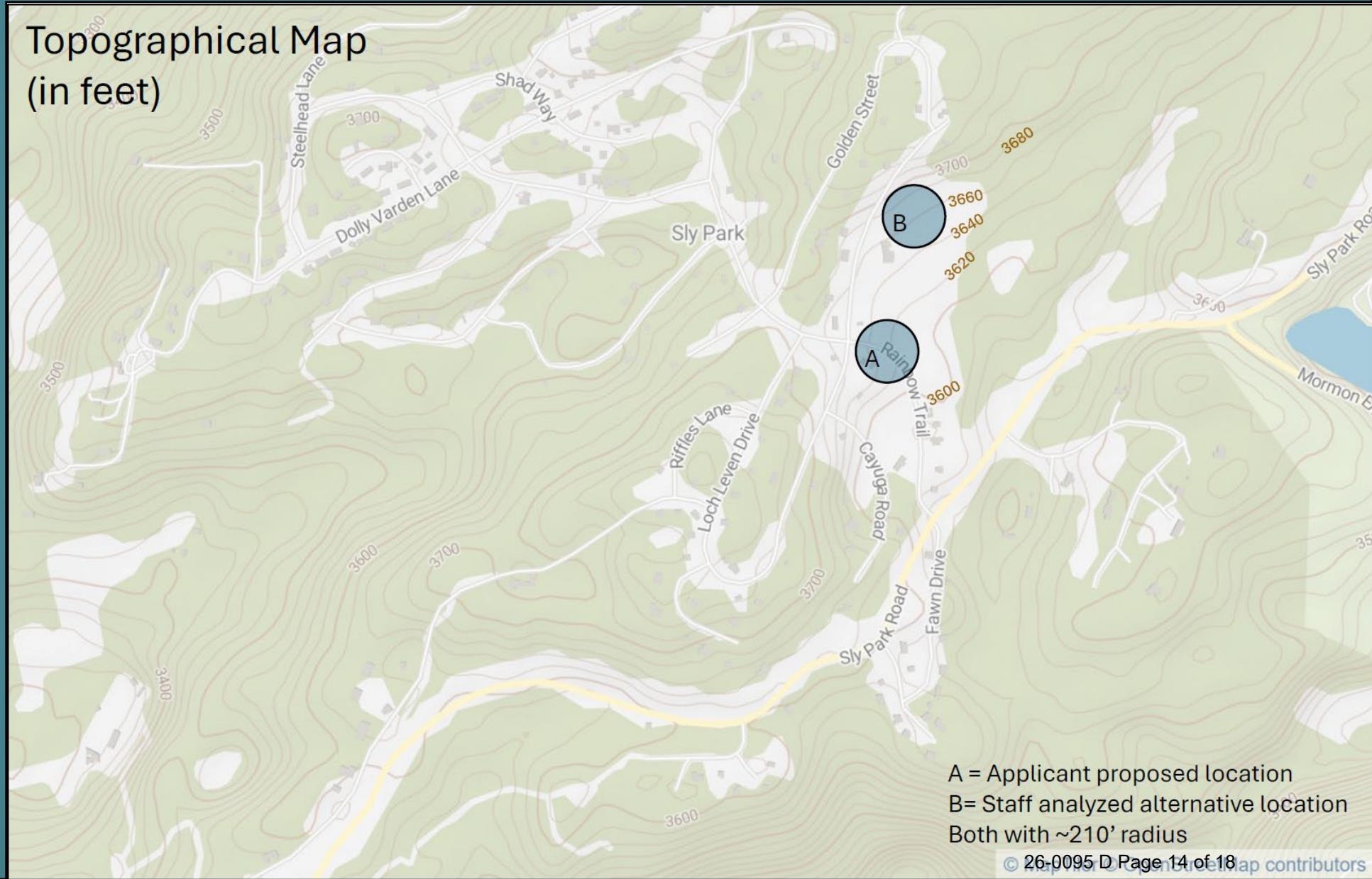
F. 2. Setbacks. Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure.

For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower.

Setback waivers may be considered by the discretionary permit authority, as needed, to allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

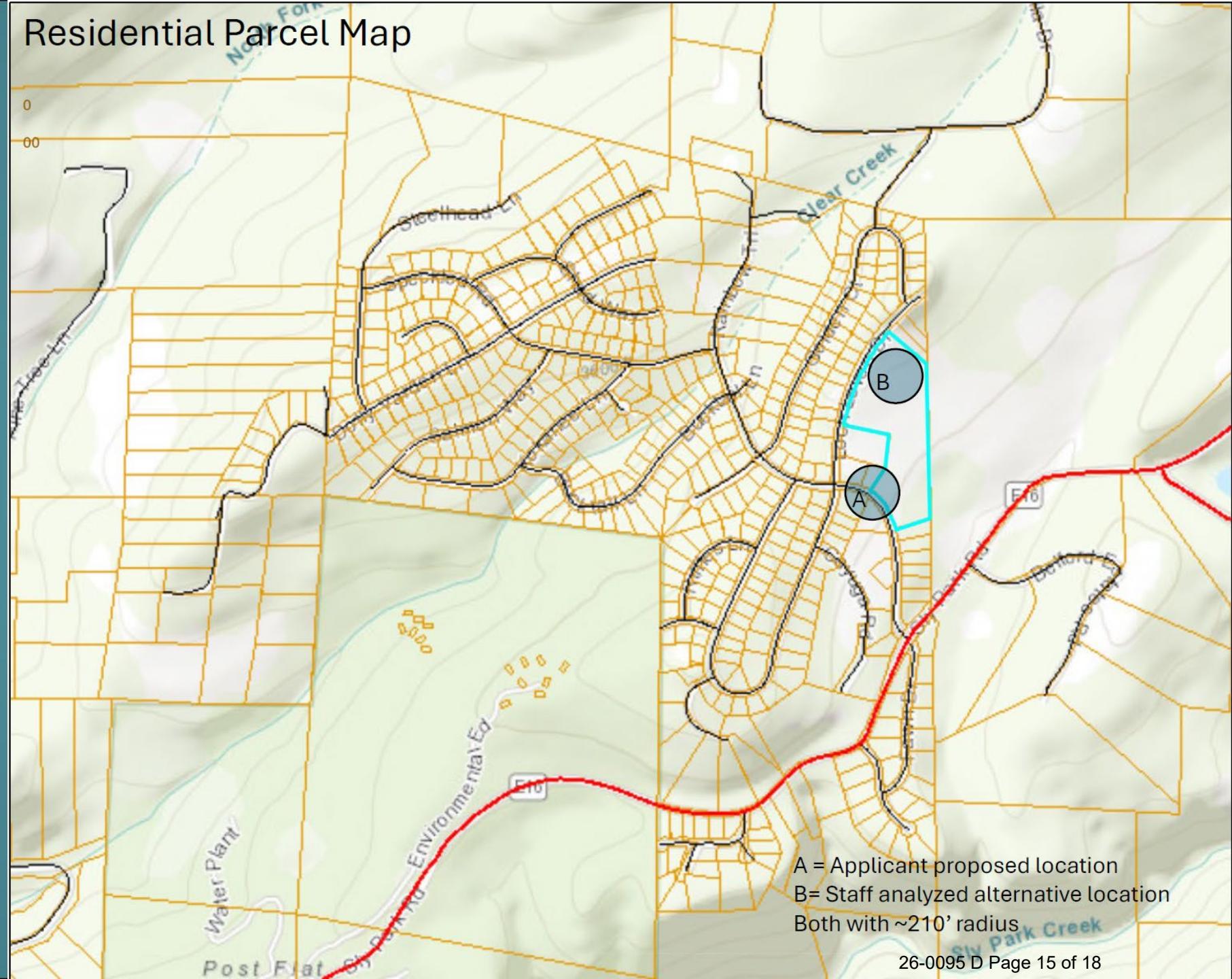
Staff Analysis

Topography may result in a shorter tower if located in a different area of the project parcel.



Staff Analysis

Visual impact considerations for residents of this single ingress/egress neighborhood.



Staff Analysis

- 1) An alternative location appears to exist within the site that meets all setback requirements; and
- 2) The Staff-Analyzed Alternative Siting Area location includes the following considerations:
 - a. The location similarly does not have tree canopy.
 - b. The location is potentially 60' to 100' higher in elevation.
 - c. The location has ample space capable of hosting the proposed leasing area dimensions in multiple variations.
 - d. The location would minimize visual impact for those residents of this single ingress/egress neighborhood.
 - e. Tree canopy at the Applicant Proposed location is not meaningfully more than canopy at the Staff Analyzed Alternative Siting Area.
- 3) The applicant did not include a rationale for not considering this alternative location.



Environmental Review

Environmental Review: Denial of project entitlements is statutorily exempt pursuant to CEQA Guidelines Section 15270, Projects which are Disapproved.

In accordance with CEQA, staff prepared an Initial Study analyzing the potential environmental effects resulting from implementation of the project. Based on the Initial Study, a Negative Declaration was prepared. The Negative Declaration and Initial Study was circulated for a 20-day period, from October 30, 2025 to November 18, 2025. It has been included as Exhibit J for reference. Public comments to the draft Negative Declaration and Initial Study have been contemplated with the final proposed Initial Study and are attached as Exhibit K.

Staff Recommendation

RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

1. Deny Conditional Use Permit CUP24-0013 based on the Findings.