



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

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TO: El Dorado County Planning Commission

Agenda of: May 14, 2015

FROM: Jennifer Franich, Associate Planner

DATE: April 6, 2015

SUBJECT: Five-Year Review of Special Use Permit S04-0050 for the continued operation of an existing wireless telecommunications facility.

File Number: S04-0050-R/Fresh Pond Monopine

Applicant: SBA Communications Corporation (Agent: Jacob Hamilton/Virtual Site Walk, LLC)

Property Owners: John and Wendy Thorne

Request: Five-year review of an existing cellular telecommunications facility

Location: North side of Twin Mountain Road, approximately one-half mile southeast of the intersection with US Highway 50 and Twin Mountain Road, in the Pollock Pines area, Supervisorial District 2.

**Assessor's
Parcel Number:** 009-640-03

Acreage: 14.19 acres

General Plan: Low Density Residential (LDR)

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

Recommendation: Staff recommends that the Planning Commission take the following actions:

1. Find Special Use Permit S04-0050-R to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;
2. Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S04-0050/SPR10-0003;
3. Modify Condition of Approval number 13 as follows:
 13. 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 Division with a status report on the then current use of the subject site and related equipment. The Development Services Division shall review the status and present that report to the approving authority with a recommendation determine whether to: (A) Allow the facility to continue to operate under all applicable conditions or modify the conditions of approval in order to reduce identified adverse impacts; 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.
4. Add a new Condition of Approval:

Planning Services

20. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

Background: Special Use Permit S04-0050, as approved by the Board of Supervisors June 29, 2010, the construction and operation of a 120-foot steel monopine tower and related ground support equipment. A five-year review of the facility permit and status report is required under condition thirteen of the Conditions of Approval. A previous five-year review was conducted and approved under Site Plan Review SPR10-0003 (Exhibit D).

Staff Analysis: The applicant is requesting a five-year review of the existing cellular telecommunications facility. The applicant has provided the attached Status Report and as-built plans (Exhibits A and B) to show that the facility is operating in compliance with all applicable conditions of approval for S04-0050 (Exhibit C).

The proposed modification to Condition of Approval number thirteen will bring the condition up to date with the standard condition for telecommunication facility permits that require ongoing maintenance for aesthetic purposes. The modified condition allows five-year reviews to be done at staff-level review in the future for streamlined processing. The added Condition of Approval number twenty is a condition that the Planning Commission has requested for similar projects.

Environmental Review: Staff has determined that, pursuant to CEQA Guidelines Section 15061(b)(3), this action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the special use permit. The review for compliance with the conditions of approval for the special use permit includes any remedial measures to be taken to ensure compliance. It can be found that the compliance review will not have an impact on the environment and is therefore not subject to CEQA.

SUPPORT INFORMATION

- Exhibit A.....S04-0050 Conditions of Approval with Responses
- Exhibit BS04-0050 As-Built Plans
- Exhibit CCurrent Site Photos
- Exhibit D.....SPR10-0003 Memorandum; April 22, 2010



Date: February 28, 2015

RE: SPR10-0003/Fresh Pond Five-Year Renewal

TO: El Dorado County Planning Department Staff and Planning Commission

RECEIVED
EL DORADO COUNTY PLANNING DEPARTMENT
FEB 28 2015

Introduction

The purpose of this project is continued operation of an existing wireless telecommunications facility. The facility consists of a 120-foot steel monopole with six panel antennas mounted at a centerline of 110 feet at 7401 Twin Mountain Road, Assessor's Parcel Number 009-640-03. To avoid horizontal expansion of the overall structure beyond the proposed foliage, the six panel antennas are in two groups of three (sectors) mounted on an antenna array mount. The antenna panels are approximately 10 inches wide, 96 inches long and 5 inches deep. The monopole was constructed with branches and tree foliage extending down at least 50 percent of the pole. To facilitate future collocation, the monopole is capable of serving up to three wireless networks.

The monopole and prefabricated ground equipment shelter are located within a 30-foot by 40-foot lease area, enclosed by a 6-foot high chain link fence. Two global positioning system (GPS) antennas are attached to the roof of the shelter to provide for communication between the wireless facility and low-orbiting satellites. The facility is 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 is a 14-foot-wide gate at the entrance to the site access road. Knox padlocks are located at fenced areas at both the gate and site. The monopole tower and related ground support equipment installation was "finalized" on June 12, 2009 with Building Permit 192128.

Access to the site is provided from Twin Mountain Road. Per the El Dorado County Fire Protection District modifications, the access road to the tower was widened to 12 feet and provides all-weather access to within 150 feet of the equipment shelter. The access road complies with the minimum 13-foot six-inch (13'6") vertical clearance. The site includes a fire turnaround with a 40-foot inside turning radius.

The facility operates 24 hours per day, 365 days per year. The facility is unmanned and visited on an average of one visit per month by representatives from the individual service provider for routine maintenance purposes.

CONDITIONS

Mitigation Measures

2. Air Quality District Rule #223 / Fugitive dust management during construction

Exhibit A

S 04-0050-R



This condition is not applicable because construction is complete and no new construction is proposed. In addition, all construction was completed prior to the commission's previous approval in 2010 when the planning commission agreed with planning staff that the project complied with the S04-0050 Conditions of Approval.

3. Burning of wastes that result from "Land Development Clearing"

This condition is satisfied because construction is complete and operation of the wireless facility does not involve land development clearing or burning waste.

4. Road development and fugitive dust / Emulsified Asphalt Paving Materials

This condition was satisfied prior to construction of the facility. No new road development is required for this project.

5. Archeologist or Historian review

This condition does not apply because all construction is long completed and no new construction is proposed.

6. Discovery of human remains

N/A

Project Specific Conditions

7. Project constructed as approved in permit

This condition is satisfied. Project as constructed consists of a 120-foot monopole cellular tower and appurtenant equipment. Please see the associated photos.

7b. Project as constructed conforms with site plan

The project as constructed complies with the site plan and approved elevations. See pages C-1, A-1 and A-2 of the original site plan. The planning commission verified the site's compliance with the site plan and elevation profiles when it approved the renewal in 2010.

8. Further review by planning commission / collocation

The monopole and prefabricated ground equipment shelter are located within the 30-foot by 40-foot lease area, which is enclosed by a 6-foot high chain link fence. Currently, there are four antennae on the monopole, so the project as operating complies with this condition.

9. All equipment shelters, cabinets or other auxiliary structures are painted in a matching color of brown to blend in with the surrounding landscape. The color has remained the same since the planning commission determined that the ground support equipment and structures were constructed (and painted) pursuant to the approved plans.

10. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall continue to 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. The tree and antennas have been painted recently to ensure the tree and telecom equipment match.

11. Obsolete / unused communications facilities

All constructed elements of the facility are currently in use.

12. Status report on the current use of the subject property and related equipment

The Sprint Corporation (acquired original applicant, Nextel) and project applicant, SBA Communications, operate and manage the existing wireless telecommunications facility at Fresh Pond. The facility consists of a 120-foot steel monopole with three antenna sectors currently housing two antennas each with two inches of coaxial cable and two RRUs (1900 = RRH-P4) at 100' rad center. No other wireless carriers are using this facility, but it can support two additional carriers. The facility continues to provide reliable cellular coverage locally and for highway travelers on the nearby U.S. 50 and Rte. 30.

El Dorado County Building Services

13. The monopole tower and related ground support equipment installation was finalized on June 12, 2009 with Building Permit 192128.

El Dorado County Department of Environmental Management

14. The project as constructed complied with all requirements of the El Dorado County Air Pollution Control District. The facility is 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. The facility does not emit any localized pollutants when operating. The generator is only used during a power outage and occasional testing.

El Dorado County Department of Transportation

15. N/A. This project involves no new construction.

16. N/A.

17. Access to the site is provided from Twin Mountain Road. Per the El Dorado County Fire Protection District modifications, the access road to the tower was widened to 12 feet and provides all-weather access to within 150 feet of the equipment shelter. El Dorado County Fire Protection District concluded that the access way is adequate.

El Dorado County Fire Protection District

18. The project complies with all requirements of the El Dorado Fire Protection District:

a. The access road to the tower was widened to 12 feet and provides all-weather access to within



150 feet of the equipment shelter. The access road complies with the minimum 13-foot six-inch (13'6") vertical clearance.

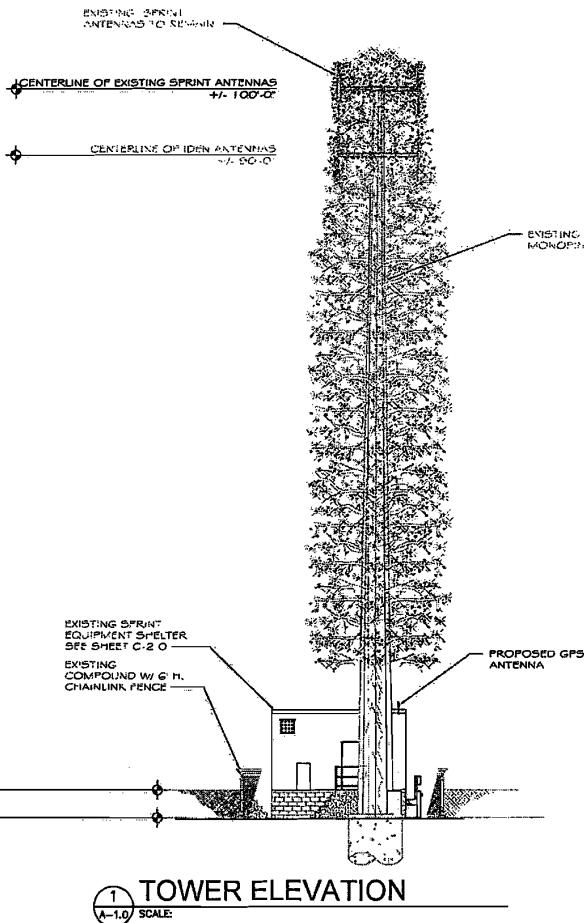
- b. The site includes a fire turnaround with a 40-foot inside turning radius.
- c. Knox padlocks are located at fenced areas at both the gate and site.
- d. There is a 14-foot-wide gate at the entrance to the site access road. This is two feet wider than the access road.
- e. The access road has not been expanded or changed since the original approval.

Thank You,

Jacob Hamilton
Virtual Site Walk LLC
Jake@virtualsitewalk.com
Phone: 619.341.9208
www.virtualsitewalk.com

S 04-0050-R

EXHIBIT B



15-0561-2 PM 1:11
RECEIVED
LIGHTING DEPARTMENT

NOTE:
A STRUCTURAL EVALUATION OF
THE TOWER STRUCTURE AND
THE SECTOR FRAME MOUNTS
HAVE NOT BEEN COMPLETED BY
TRILEAF. NO CONSTRUCTION IS
TO BEGIN UNTIL A COMPLETED
APPROVED STRUCTURAL
EVALUATION PROVIDED EITHER
BY TRILEAF OR OTHER

Sprint

SPRINT NETWORK VISION
6391 SPRINT PARKWAY
OVERLAND PARK, KS 66251

SBA

SBA COMMUNICATIONS CORPORATION
6391 SPRINT PARKWAY, OVERLAND PARK, KS 66251
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TRILEAF

THE TRILEAF GROUP
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8201 BRAMMING, FL 33431
PHONE: 800-227-2121
FAX: 800-227-2121
ILLINOIS PROFESSIONAL DESIGN FIRM
FOR COMMUNICATIONS SYSTEMS
EXPRESS: 43-2013

Larson
Engineering, Inc.

1000 N. 14th Street
Pittsburgh, PA 15212
412-281-5000
FAX: 412-281-5001
E-mail: info@larson.com

SITE NAME
CA1328 FRESH POND
PHASE 1B

SITE ID
NVSFT2XCS47
SBA ID:
45193-A-01

SITE
ADDRESS
2407 TWIN MOUNTAIN RD
POLLOCK PINES, CA 95726

PROJECT NUMBER
605373

DATE DRAWN	10/10/13	DRAWN BY	CHRISTOPHER J. LISKA	DESIGNED BY	CHRISTOPHER J. LISKA	APPROVED BY	CHRISTOPHER J. LISKA
DATE REV'D		REV'D BY		DATE ISSUED		ISSUED BY	
DATE CHECKED		CHECKED BY		DATE DRAWN		DRAWN BY	

ELEVATION

DRAWING NUMBER
A-1.0



EXISTING ANTENNA PLAN

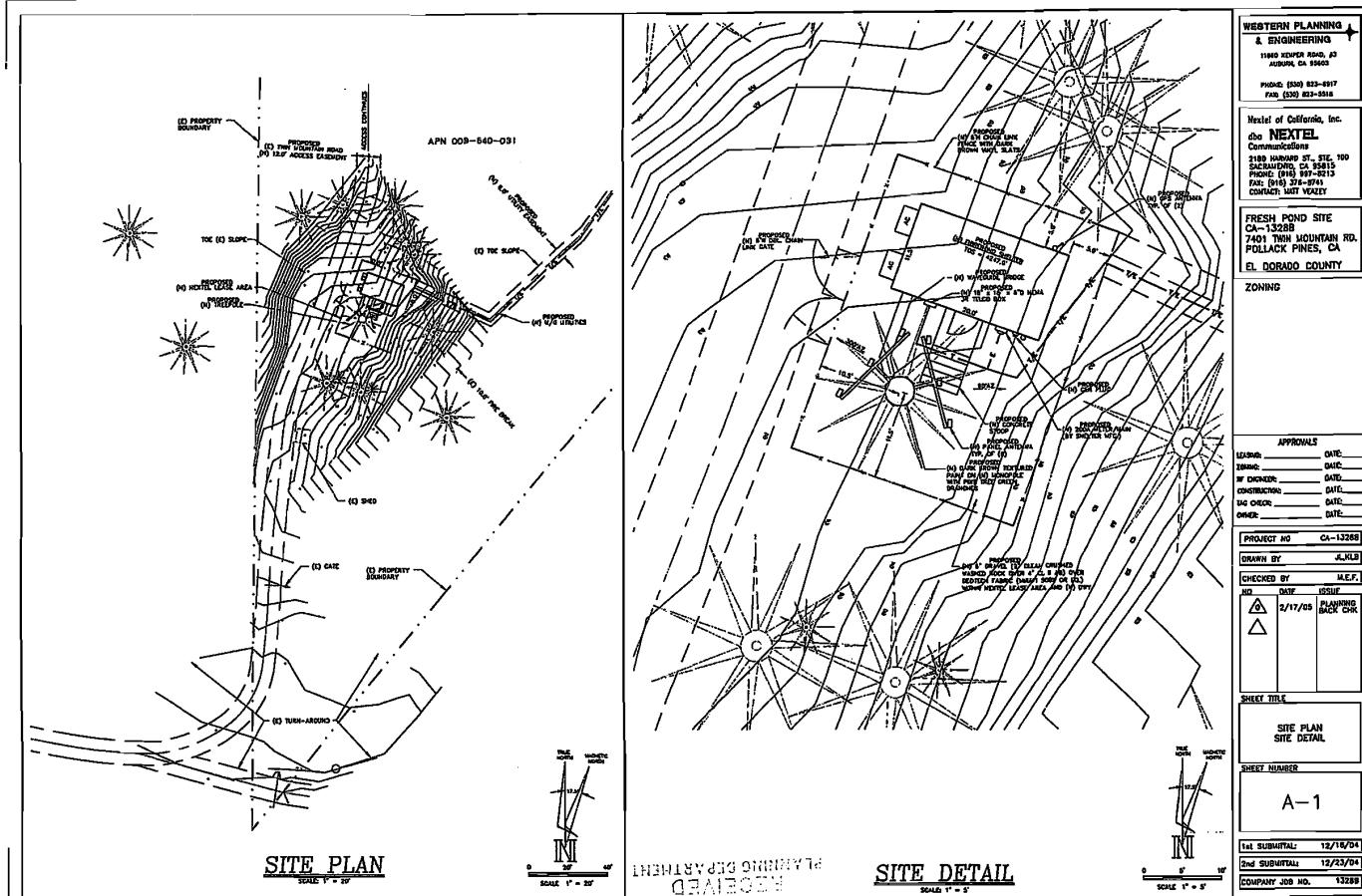
SCALE: N.T.S.

EXISTING ANTENNA AND COAXIAL CABLE SCHEDULE

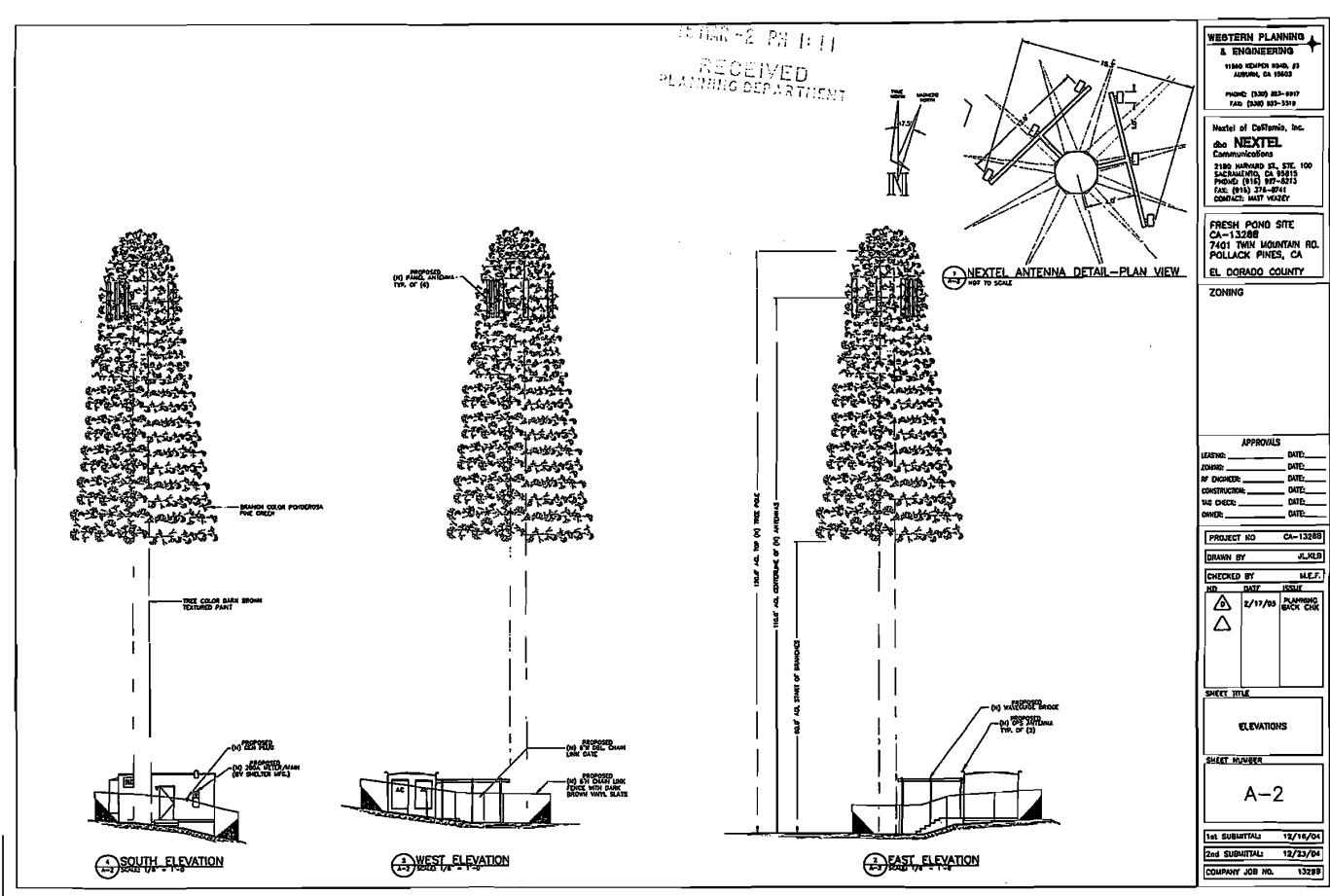
ANTENNA MARK	SECTOR	ANTENNA	AZIMUTH	RAD CENTER	COAXIAL CABLE	RRU TYPE	PROPOSED RRU INSTALLATION LOCATION
1-A	1	EMS-RR85-18-04-DP L2	350°	100'	(1) 1"	1900 = RRH-P4	GROUND SHELTER
2-E	2	EMS-RR85-18-04-DP L2	90°	100'	(1) 1"	1900 = RRH-P4	GROUND SHELTER
3	3	VACANT					

S 04-0050-R

S 04-0050-R



S 04-0050-R





Date: February 28, 2015

RE: Five-Year Review of Fresh Pond site – SUP SPR10-0003 (APN 009-640-03)

ADDRESS: 7401 Twin Mountain Road, Pollock Pines, CA 95726

TO: El Dorado County Planning Department and Planning Commission

The following numbers correspond to the photos in this package. I've written the number on the photo that pertains to this list:

1. Branches/foliage extend down at least 50% of pole
2. Antennae do not extend horizontally past foliage
3. Equipment shelter located entirely within lease space and totally enclosed by 6' chain link fence with brown vinyl slats
4. No more than four antenna are mounted on the pole
5. Equipment shelters, cabinets, auxiliary structures are painted a matching color
6. Knox padlock on fence enclosing equipment shelter and "knox-box" is accessible for fire protection personnel
7. Color of tower "trunk" and branches match hue of surrounding pines
8. Access road provides 13' 6" vertical clearance space
9. Gate is wider than access road by at least two feet (access road is 12' wide and gate is 14' wide)
10. 40' turning radius in project site area
11. Access road provides all weather access within 150' of the equipment shelter

Thank You,

Jacob Hamilton
Virtual Site Walk LLC
Jake@virtualsitewalk.com
Phone: 619.341.9208
www.virtualsitewalk.com



Exhibit C

S 04-0050-R

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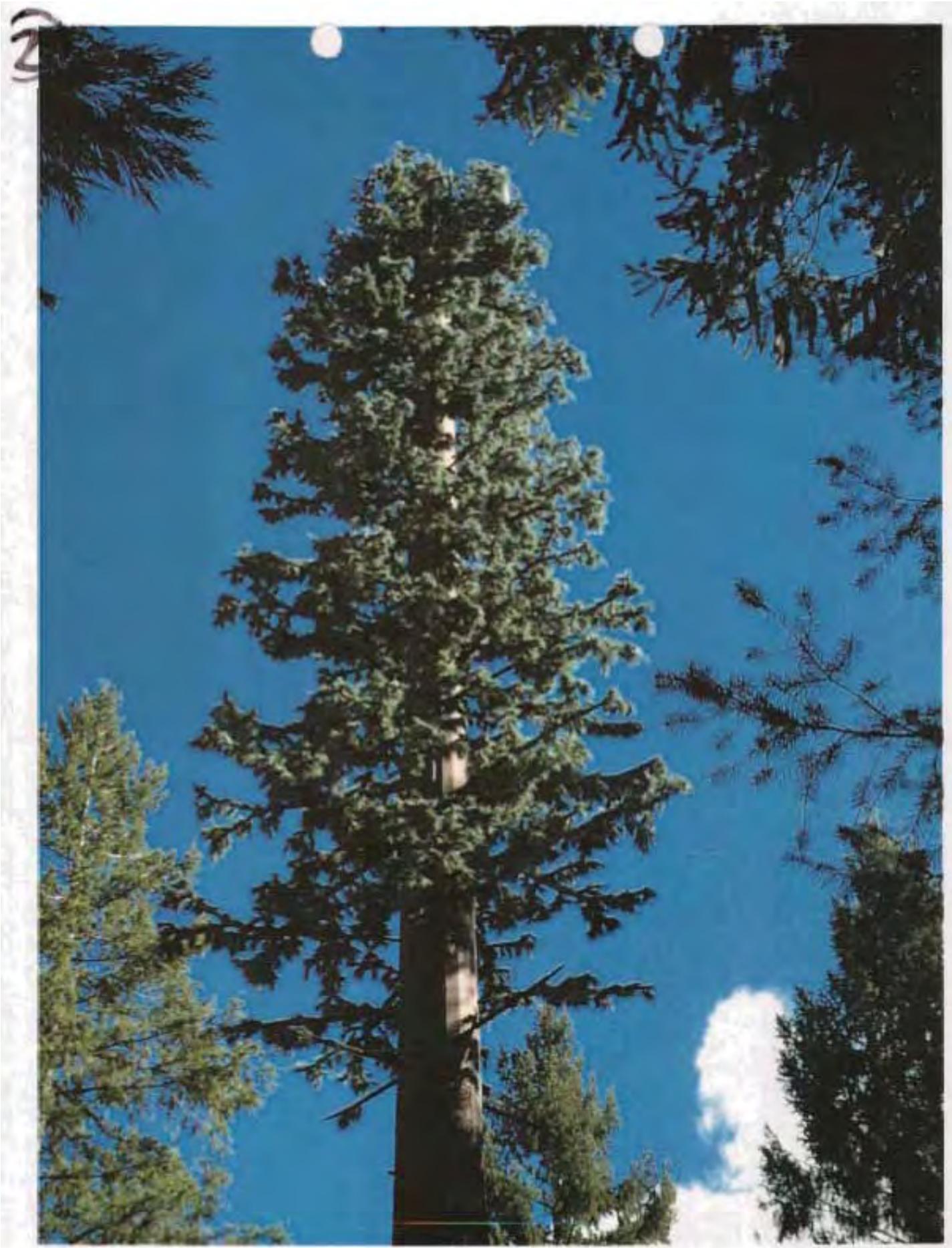


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15-0561 A 14 of 44



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③



③



③



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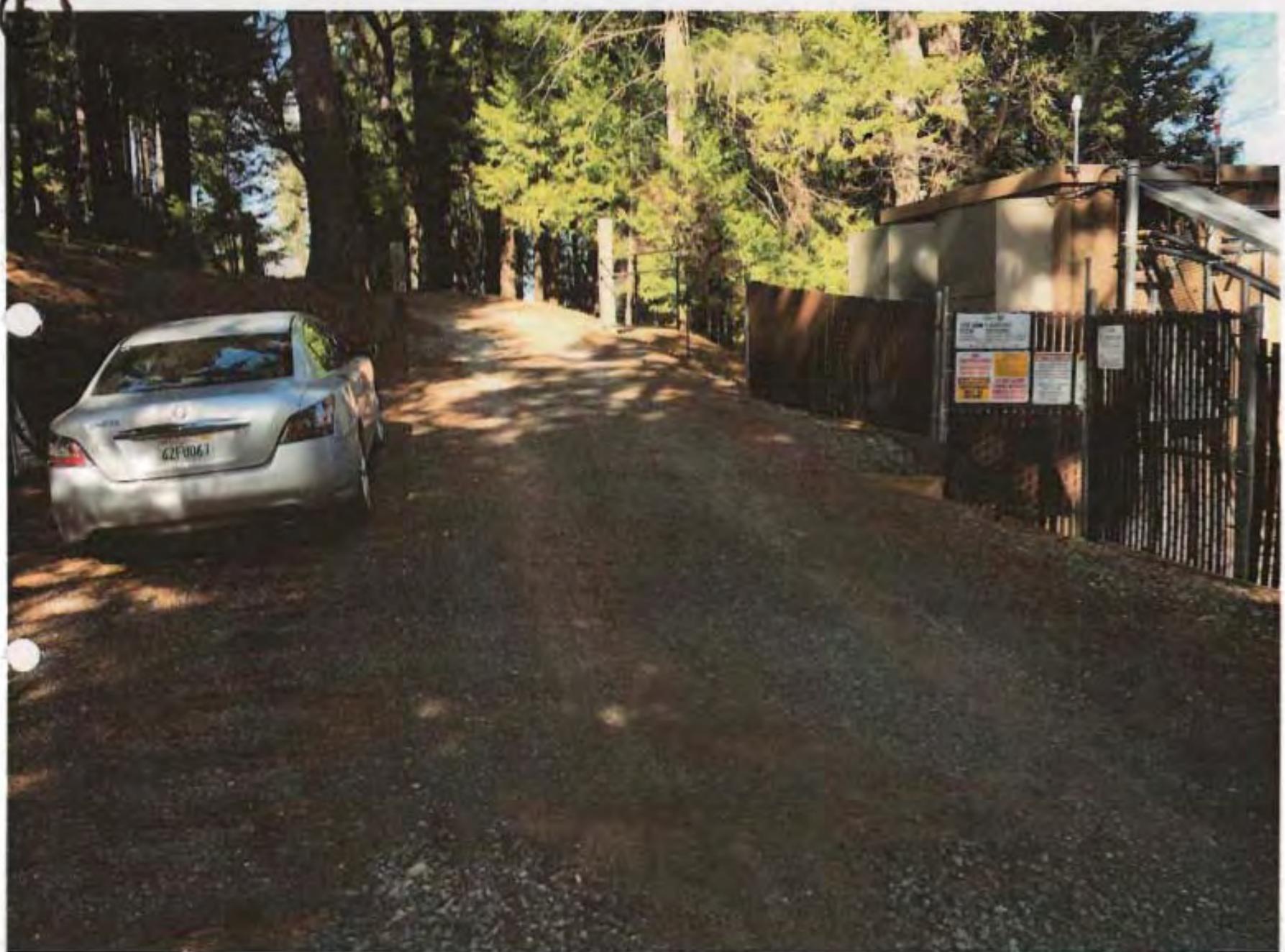
15-0561 A 21 of 44

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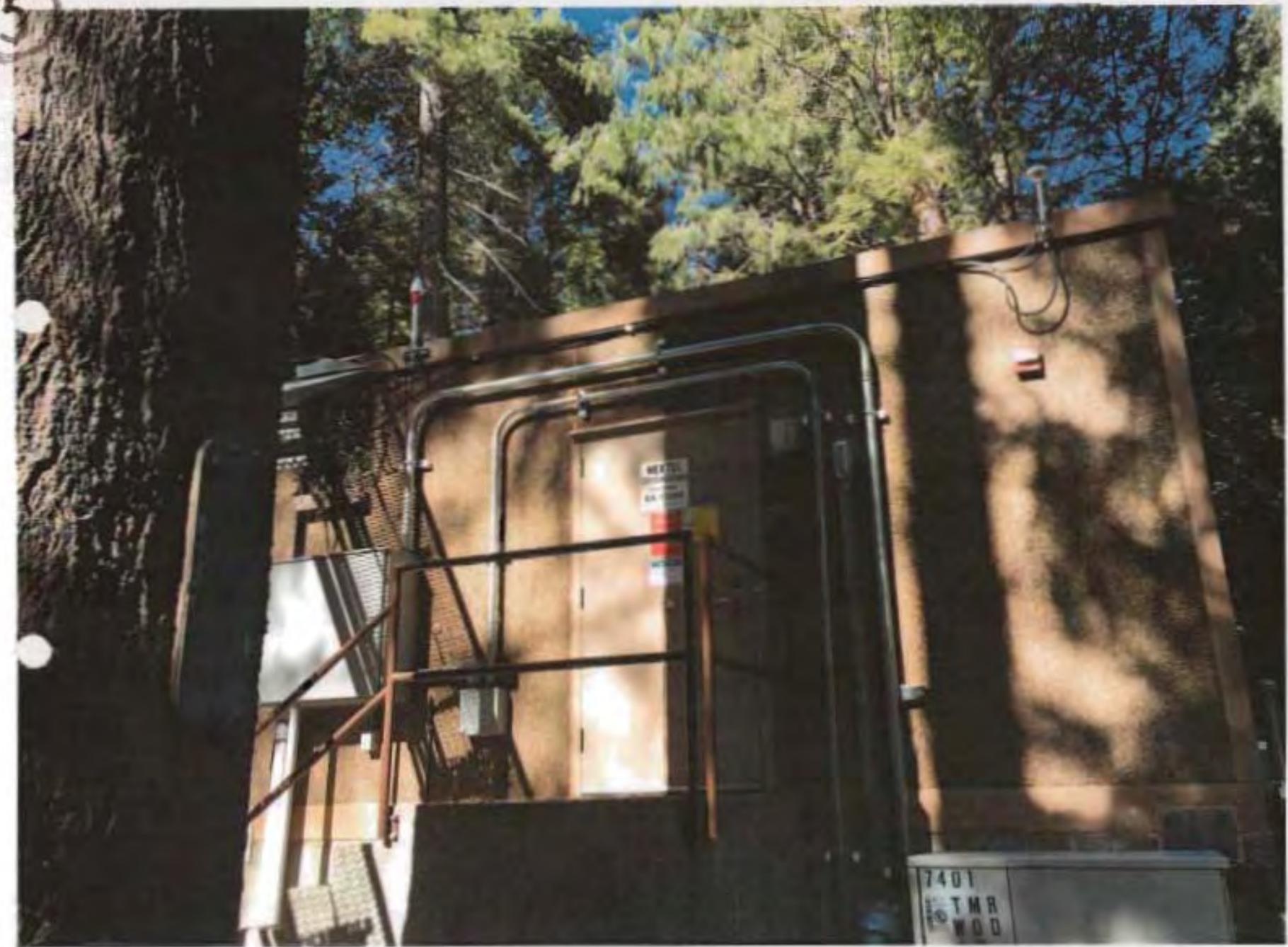


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15-0561 A 24 of 44





15-0561 A 26 of 44



NEXTEL COMMUNICATIONS

Fresh Pond

CA-1328B

7401 Twin Mountain Rd.

CAUTION

DOOR IS ALARMED
AND MONITORED

PRIOR TO ENTERING
PLEASE CALL

1-800-251-6

FM-200

CAUTION

DOOR IS ALARMED
AND MONITORED

DO NOT ENTER
DO NOT ENTER
DO NOT ENTER

Fresh

NOTICE

Radio Frequency Antennae May Be Antennae

4 feet or more from body and no closer than

SF72XC547

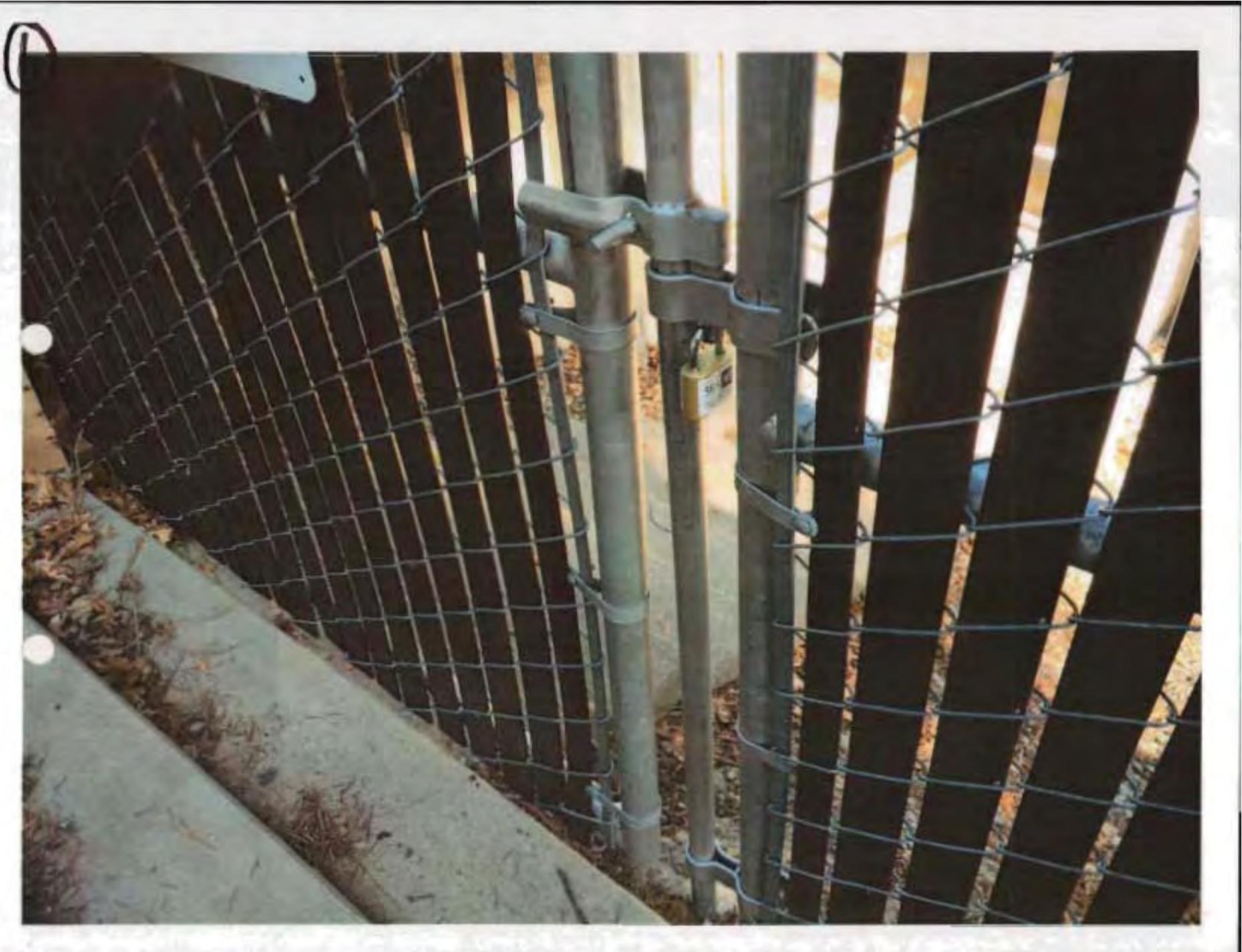
For more information: 1-800-251-6

6





15-0561 A 30 of 44



15-0561 A 31 of 44

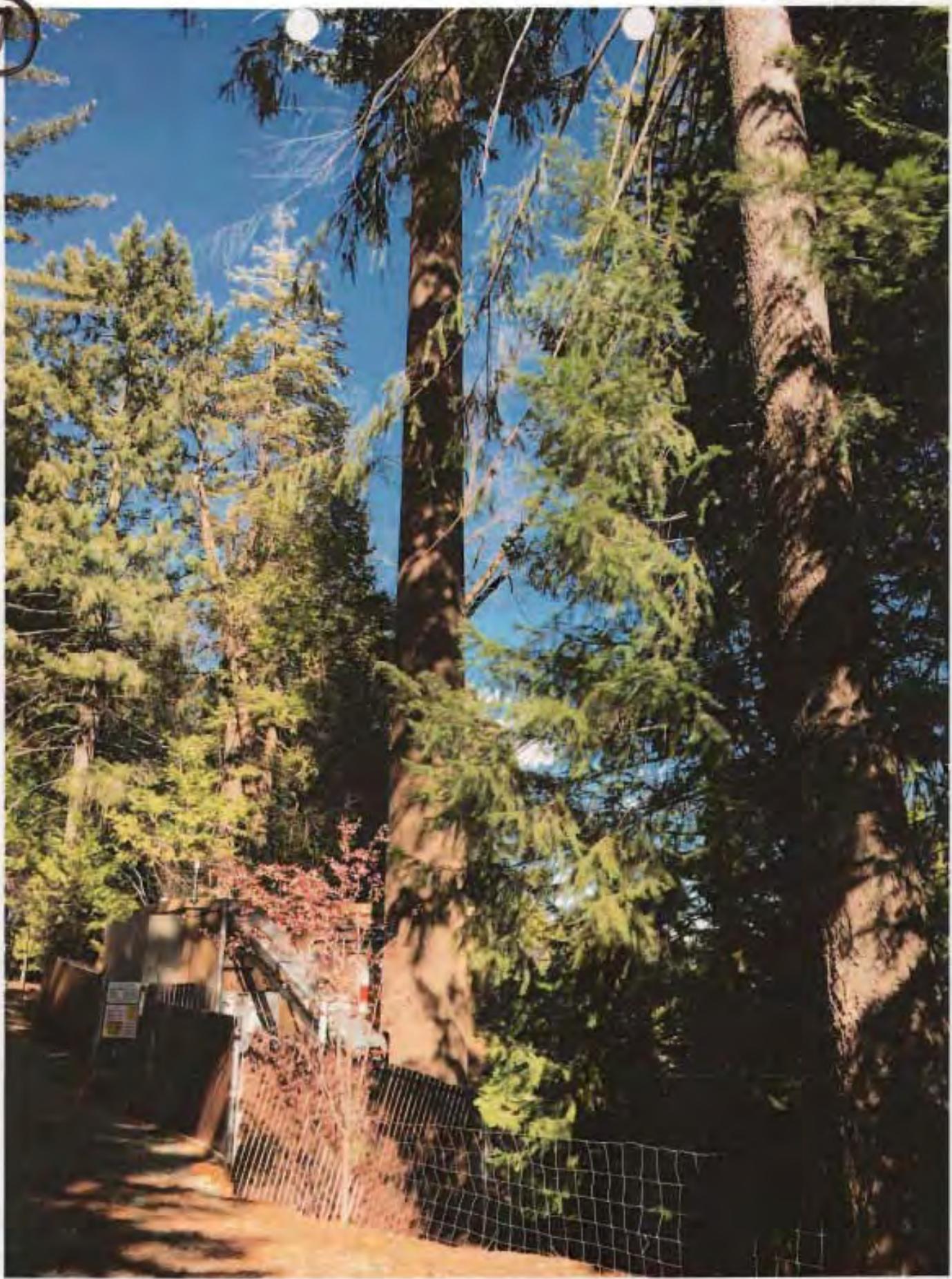
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15-0561 A 34 of 44

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15-0561 A 36 of 44



15-0561 A 37 of 44

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15-0561 A 38 of 44



15-0561 A 39 of 44



15-0561 A 40 of 44



15-0561 A 41 of 44

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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Counter Hours: 8:00 AM to 4:00 PM

MEMORANDUM

DATE: April 22, 2010

TO: El Dorado County Planning Commissioners

FROM: Tom Dougherty, Project Planner

SUBJECT: SPR10-0003/Fresh Pond Five-Year Cell Tower Review for S04-0050

BACKGROUND

The 5.1-acre parcel is identified by Assessor's Parcel Number 105-110-27 and is located on the north side of Twin Mountain Road, approximately 0.5 mile southeast of the intersection with US Highway 50 and Twin Mountain Road in the Pollock Pines area, (see **Attachment 1**, Location Map and **Attachment 5**, Aerial Map). The parcel has a land use designation of Rural Residential-Important Biological Corridor (RR-IBC), and the Zoning is designated Estate Residential Ten-Acre (RE-10).

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.

EXHIBIT D

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 monopole tower and related ground support equipment installation was finalized on June 12, 2009 with Building Permit 192128.

Condition 13 of the approved Conditions of Approval required a five-year review by the Planning Commission and is the reason for the subject application. The Conditions of Approval for Special Use Permit S04-0050 are included as **Attachment 2**, the text of Condition 13 is included below in the Recommendation, and the approved Site Plans and Elevations are included as **Attachment 3**.

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 do 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 **Attachment 4**.

Staff is recommending that the Planning Commission revise Condition 13 to permit future five-year reviews to be done at staff-level review in the future.

CONCLUSION

Staff finds that at the five-year review period, 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 has complied with the Conditions of Approval approved for Special Use Permit S04-0050 on September 8, 2005 and that Condition of Approval 13 shall be revised 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 project.~~

~~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 present that report to the approving authority with a recommendation 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:

- Attachment 1:** Location Map
- Attachment 2:** Conditions of Approval for S04-0050
- Attachment 3:** Approved Site Plans and Elevations
- Attachment 4:** April 6, 2010 Site Visit Pictures
- Attachment 5:** Aerial Photo Map