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TO: Planning Commission Agenda of: December 14, 2023

FROM: Benjamin Koff, Assistant Planner Legistar No.: 23-2190

DATE: December 12, 2023

RE: Public Comments Received; CUP23-0010/ EDH Verizon Communications Facility

Discussion:

As of Friday, December 8th, 2023, Planning Staff has received four (4) written public comments regarding CUP23-0010/EDH Verizon Communications Facility, proposing the construction and operation of a new 97-foot-tall wireless communication facility at 4995 Hillsdale Circle, in El Dorado Hills. Of the four (4) public comments received, all four (4) comments were opposed.

The public comments received that were opposed to the project focused on insufficient photo-simulations, potential for health impacts on sensitive communities due to radio frequency (RF) emissions, and impact on the resale value of nearby residences.

Aesthetic/Visual Simulations

Per Zoning Ordinance Section 130.40.130.D.1, where screening is not feasible the towers are required to blend with the surrounding area through paint or construction with stealth technology, including but not limited to stealth monopine towers. The tower is proposed to be constructed using stealth technology. Furthermore, the project site is not within an identified scenic corridor or scenic vista. The photo simulations provided by the applicant comply with the visual simulation standards set forward by Section 130.40.130.C. Height of structures is measured from the average finished grade of the structure.

RF Emissions

The project applicant has provided an RF Emission report demonstrating that the proposed project is below the minimum requirements established by the Federal Communications Commission (FCC). Pursuant to the Telecommunications Act of 1996, local jurisdictions cannot consider the effects of RF Emissions in their review authority, when a project can demonstrate compliance with FCC RF emission requirements.

Location/Coverage

Since project submittal the applicant has provided an alternative locations analysis (see attachment A) and has identified the proposed Project site as essential to creating the network linkages required to reach customers. The stealth monopine tower is intended to blend with the surrounding environment, and the project site would allow two additional carriers of twelve antennas each to collocate in the future.

Resale Value

Potential impact to the resale value of homes in the surrounding project area is not a criteria by which wireless facilities are evaluated during the conditional use permit (CUP) process. This comment is outside of the review authority of the Conditional Use Permit entitlement and is not applicable.

CEQA Analysis

An Initial Study was prepared for the Project which did not identify any significant impacts. The project is proposed within a developed site, in an area that is currently being used for paved parking. Due to the highly developed nature of the site, a biological assessment was not required. The project is developed on all sides with industrial uses to the north, south and east and Carson Crossing Drive to the west.