



# PLANNING AND BUILDING DEPARTMENT

## PLANNING SERVICES DIVISION

<http://www.edcgov.us/Government/Planning>

---

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bidgdept@edcgov.us](mailto:bidgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

**TO:** El Dorado County Planning Commission

**AGENDA OF:** September 26, 2019

**FROM:** Emma Carrico, Assistant Planner

**DATE:** August 8, 2019

**SUBJECT:** Conditional Use Permit CUP-R19-0008/Five Year Review of Special Use Permit S04-0028

---

**File Number:** Conditional Use Permit CUP-R19-0008/Five Year Review of Special Use Permit S04-0028

**Applicant:** Nicole Comach-Virtual Site Walk

**Property Owner:** John Bohatch

**Request:** Five-year review of the continuing operation of an existing cellular telecommunications facility.

**Location:** West side of Latrobe Road, approximately one-half mile north of the intersection with South Shingle Road, in the Latrobe area, Supervisorial District 2.

**Assessor's Parcel Number:** 087-091-001 (previously 087-091-01)

**Acreage:** 38.71 acres

**General Plan  
Land Use**

**Designation:** Rural Residential (RR)

**Zoning**

**Designation:** Rural Lands (RL-40)

**Environmental**

**Document:** No subsequent environmental document is needed pursuant to Article 11 Section 15162(a) “Subsequent EIRs and Negative Declarations.”

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

1. Find Conditional Use Permit CUP-R19-0008 to be exempt from California Environmental Quality Act (CEQA) pursuant to Section 15162(a) 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 S04-0028; and
3. Add a new Condition of Approval as follows:

Planning Services

15. 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 5 p.m. Monday through Friday.

**Background:** Special Use Permit S04-0028 was originally approved by the Planning Commission on September 8, 2005. The most recent five year review was examined and approved by the Planning Commission on August 9, 2012. Condition of Approval (COA) no. 10 requires review of the ongoing operation under the special use permit by the Planning Commission every five years.

**Staff Analysis:** The applicant is requesting a five-year review of the ongoing operation of an existing cellular telecommunications facility. The applicant has provided a Narrative of COA Compliance (Exhibit C) and photographs of the current site conditions (Exhibit D) to demonstrate that the facility is operating in compliance with all applicable COAs for S04-0028. The facility was developed by Cingular Wireless, who is now owned by AT&T Inc. There are currently nine antennas on the tower, all owned by AT&T. On August 7, 2019 Staff conducted a site visit, accessing the site by vehicle and examining the site on foot. As evidenced by Staff’s photographs of the current site conditions (Exhibit E), all access roads, signage, and equipment are well maintained and compliant with all applicable COAs. Consistent with previous actions by the Planning Commission, Staff is recommending the addition of a new COA to restrict the operational hours of the on-site backup generator when being run as a part of routine maintenance.

**Environmental Review:** An initial study and Negative Declaration was prepared for the original approval of this cell tower and adopted by the Planning Commission on September 12, 2002. Pursuant to CEQA Guidelines Section 15162(a), no subsequent Negative Declaration shall be prepared for this project as there has been no substantial change in the project based on the

whole record that would cause a significant effect on the environment. This is a 5-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the Conditional Use Permit. There is no substantial evidence that these actions in question may have a significant effect on the environment. 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**

### **Attachments to Staff Memo**

Exhibit A.....	Aerial Map
Exhibit B.....	Staff Conditions of Approval Compliance Verification Report
Exhibit C.....	Applicant Narrative of Conditions of Approval Compliance
Exhibit D.....	Applicant Current Site Photographs
Exhibit E.....	Staff Current Site Photographs
Exhibit F.....	S04-0028 Final Findings and Conditions