



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Agenda of: April 23, 2026

Staff: Michelle Drehobl

CONDITIONAL USE PERMIT - REVISION

FILE NUMBER: CUP-R25-0005/ATC - Wooden Pole to Monopine

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

AGENT: Epic Wireless Group LLC, Melissa Ofina

PROPERTY OWNER: Deborah D. McCallum

STRUCTURE OWNER: American Tower Corporation (ATC)

REQUEST: Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

LOCATION: On the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence (Exhibit A).

SUPERVISOR DISTRICT: 3

APN: 325-290-006 (Exhibit B)

ACREAGE: 10.3 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorically Exempt pursuant to Section 15302 (Class Two (2), Replacement or Reconstruction), of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.40.130(D)(7)(b), new towers or monopoles located adjacent to a State highway or designated scenic corridor or within five hundred (500) feet of any residential zone, require a Conditional Use Permit (CUP) subject to Planning Commission (PC) approval. This project is located within a One-Acre Residential (R1A) zone near the US Highway 50 corridor and therefore requires a CUP subject to PC approval.

PROJECT INFORMATION

Background: On June 10, 1999 the PC approved Special Use Permit S98-0023 to allow the installation of an unmanned telecommunications facility site and lease area consisting of a monopole with twelve (12) panel antennas centered at 45 feet in three groups of three, with each group oriented in a different direction for an overall height of 47 feet, within a 2,400 square foot leased area; construction of a 10' x 20' pre-fabricated tan equipment shelter housing electronic equipment; one (1) small test antenna and two (2) small global positioning antennas; and the installation of a 6-foot tall chain-link fence around the 40' x 60' Nextel Communications project area.

On October 24, 2002, Planning Division staff approved a modification to Special Use Permit S98-0023 for a slight increase in total volume of each panel. The proposed modification did not add to

the number of panels, nor did it increase the 47-foot cell tower height.

On January 22, 2015, Planning Division staff approved a second modification of Special Use Permit S98-0023 to add one (1) new 3' microwave antenna, one (1) new outdoor unit (ODU) radio, and one (1) new Cat5 cable. No increase in height of tower or increase in lease space was proposed.

Site Description: The project site is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region (Exhibit A). The existing ATC wireless facility lease area is located on a 10.3-acre residential parcel located directly adjacent to Gold Nugget Way. The site is located at approximately 2,000-feet above mean sea level (msl) and is surrounded by a mixture of oak woodlands and annual grasslands that border parcels within the Placerville municipal boundaries to the west and similarly zoned unincorporated residential parcels on all other sides within the Placerville Community Region. Existing development on-site consists of a single-family residence with a driveway, two (2) storage sheds, and an additional Crown Castle telecommunications facility consisting of a 63-foot-tall monopole within a 400 square-foot T-Mobile lease area.

Project Description: A Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel stealth monopine to reside within the existing ATC 40-foot by 60-foot lease area, enclosed by a 6-foot-high chain link fence with brown or green vinyl slats. The overall height of a 68-foot monopine will include nine (9) new Verizon Wireless antennas, six (6) new RRH units with two (2) new surge suppressors, and a new standby emergency diesel generator on a new 10-foot by 5-foot concrete slab. Verizon Wireless will take over the existing equipment shelter and replace associated ground mounted equipment and replace two (2) existing HVAC units. The existing monopole does not contain the broad leaf concealment typical of a monopine but is in compliance with the S98-0023 entitlement approval. The additional height will result in a slightly more noticeable structure above the tree canopy (Exhibit F), thus as specified in 130.40.130(F)(1) the proposed replacement is a stealth designed steel monopine (Exhibit E).

The applicant contends the proposed facility is needed to provide coverage in a service gap that exists along Gold Nugget Way near the US Highway 50 corridor (Exhibit H). This site was selected for the proposed telecommunication facility improvements because the site contains the current telecommunication facility use. Due to this, no other parcel alternatives were analyzed.

Tolling: This project is subject to a 150-day shot clock review timeframe pursuant to Federal Communications Commission (FCC) Final Rule Section 1.6003(c)(1)(iv). The project was submitted on November 20, 2025. An incomplete letter was sent by the assigned planner on

December 16, 2025. The project proponent responded to the incomplete letter with corrections on December 31, 2025, and received confirmation of application completeness on January 13, 2026. The time taken for the project proponent to respond to incomplete requests is exempted from tolling time calculations. The tolling time used through January 13, 2026, was 39-days. This leaves a total of 111-days. With 99 days between the completion date and the anticipated April 23, 2026 hearing date, the total review time would equal 138-days of tolled time used, leaving 12-days of tolled time remaining.

On February 16, 2026, a tolling agreement was enacted to extend the project review time through June 25, 2026.

STAFF ANALYSIS

The proposed Conditional Use Permit - Revision would remove the existing 47-foot-tall wood monopole and replace it with a 63-foot-tall steel stealth monopine within the existing ATC 40-foot by 60-foot lease area which is beyond the original project approval. If this proposed project had only been a height extension to the existing monopole, then the increase in height would not be considered a substantial change per Federal Communications Commission (FCC) Title 47 section 1.6100(b)(7) and would only require a Ministerial permit for an Eligibility Review without CEQA.

Due to the constraints of the wooden pole, the applicant is proposing replacing the wooden pole with a steel stealth monopine. An alternative site for this proposed monopine was previously approved at a different location on this parcel by the Planning Commission as CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and the Conditional Use Permit expired on November 18, 2023.

Environmental Review: Staff has reviewed the project and has determined Conditional Use Permit CUP-R25-0005 is Categorically Exempt pursuant to Section 15302 (Replacement or Reconstruction), of the CEQA Guidelines. Class Two categorical exemptions “consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.” Approval of this Conditional Use Permit would allow for replacement or reconstruction of existing structures and facilities located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062(d) to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the

project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services for the County Recorder to file the Notice of Exemption. If the fee is not received and the notice is not filed, an 180-day statute of limitations will apply.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning, and Conditional Use Permit Findings.

Agency Comments: The project was distributed to all applicable agencies and departments for review and comments. Comments were received from California Department of Transportation (Caltrans), California Department of Forestry and Fire Protection (CalFire), City of Placerville, El Dorado County Department of Transportation (DOT), El Dorado County Fire Protection District, El Dorado County Stormwater Unit, El Dorado County Environmental Management Department, and Pacific Gas and Electric (PG&E). Comments received have been reviewed and, if applicable, incorporated as Conditions of Approval for the project.

Public Notice: The project was duly noticed for a Planning Commission public hearing with a public notification range of 1,500 feet and a legal advertisement was published in applicable local newspapers, according to requirements found in County Zoning Ordinance Section 130.40.130(J). In addition, project notification was sent to the County's Planning Commission email subscription list and posted on the Planning Division's Planning Commission webpage. No physical signposting is required for Conditional Use Permits.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Designation Map
Exhibit D.....	Zoning Designation Map
Exhibit E.....	Project Plans
Exhibit F.....	Visual Simulations
Exhibit G.....	Radio Frequency Report
Exhibit H.....	Site Coverage Maps
Exhibit I.....	Alternative Site Analyses
Exhibit J.....	S98-0023 COA
Exhibit K.....	Acoustic Assessment

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