



# PLANNING AND BUILDING DEPARTMENT

## PLANNING SERVICES DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

---

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

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

[bldgdept@edcgov.us](mailto:bldgdept@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:** June 27, 2024

**FROM:** Benjamin Koff, Associate Planner

**DATE:** May 10, 2024

**SUBJECT:** Conditional Use Permit Revision CUP-R23-0021/Five-Year Review of Special Use Permit S17-0019

---

**FILE NUMBER:** CUP-R23-0021/Five-Year Review of Special Use Permit S17-0019

**APPLICANT:** Epic Wireless Group, LLC.

**AGENT:** Mark Lobaugh

**OWNER:** Richard and Linda Mitchim

**REQUEST:** Five-year review of an existing cellular telecommunications facility.

**LOCATION:** East side of Cramer Court, approximately 1,226 feet east of the intersection with Cramer Road, in the Cool area, Supervisorial District 4.

**APN:** 071-400-030

**ACREAGE:** 5.1 acres

**GENERAL PLAN**

**LAND USE DESIGNATION:** Low Density Residential (LDR)

**ZONING DESIGNATION:** Residential Estate, 5-acres (RE-5)

**ENVIRONMENTAL DOCUMENT:** Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162(a), Subsequent Environmental Impact Reports (EIRs) and Negative Declarations.

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

1. Find Conditional Use Permit Revision CUP-R23-0021 to be exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines; and
2. Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S17-0019.

**Background:** Special Use Permit S17-0019, approved by the Planning Commission on June 14, 2018, authorized the construction and operation of a 153-foot steel monopole, camouflaged as a 160-foot stealth monopine, one (1) 15-kilowatt (kW) standby propane generator, and one (1) pre-manufactured equipment cabinet, to be located at 2125 Cramer Court. The monopole and ground equipment were to be placed within a 40-foot by 45-foot, 1,800-square-foot, enclosed compound (lease area). Condition of Approval (COA) No. 13 requires review of the ongoing operation under the Special Use Permit by the Planning Commission every five (5) 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 S17-0019. On February 27, 2024, 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.

**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 June 14, 2018. 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 five-year review as required by the Conditions of Approval for the existing telecommunications tower facility authorized under the Special 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.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 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 the Planning Division in order for the County Recorder to file the Notice of Exemption.

## SUPPORT INFORMATION

### Attachments

Exhibit A .....	Aerial Map
Exhibit B .....	Staff COA Compliance Verification Report
Exhibit C .....	Applicant Narrative of COA Compliance
Exhibit D .....	Applicant Current Site Photographs
Exhibit E .....	Staff Current Site Photographs
Exhibit F.....	S17-0019 Final Conditions of Approval

\\CDADData\DS-Shared\DISCRETIONARY\CUP\2023\CUP-R23-0021 S17-0019 5-Year Review ATT\_PC\CUP-R23-0021 FINAL Staff Memo.doc