

PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

http://www.planning .building@edcgov.us

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bldgdept@edcgov.us

PLANNING

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

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Road

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

TO: Planning Commission

Agenda of: May 23rd, 2024

FROM: Benjamin Koff, Assistant Planner

Legistar No.: 23-2190

DATE: May 13th, 2024

RE: Errata to CUP23-0010/ EDH Verizon Communications Facility IS/ND;
Alternative Designs and Location

Discussion:

Continued from the January 25th, 2024 Planning Commission meeting, the applicant for CUP23-0010/EDH Verizon Communications Facility, was asked to provide a revised site plan, incorporating feedback from the Planning Commission regarding location and design. The applicant was specifically tasked with relocating the proposed wireless telecommunications facility from the rear of the property to the front (closer to Hillsdale Circle) and providing designs of various heights and stealthing (monopine vs bare monopole). Staff has now received and reviewed this information, in addition to creating an errata sheet to specifically address the potential aesthetic and noise impacts of the proposed facility.

Alternative Designs

Incorporating feedback from the Planning Commission, the applicant provided a new site plan. In the revised set of plans, the proposed wireless facility has been relocated from the southwestern portion of the parcel, in an area used for parking, to the north of the property, in an area currently utilized for landscaping. The new location selected for the monopine will require removal of an existing light pole.

The applicant also provided new photosimulations demonstrating the pole at various heights and with alternative stealthing techniques (Exhibits 3B, 3C, 3D, 3E). In addition to the original proposal of a 100' monopine, photosimulations were provided of an 80ft monopine, 97ft bare monopole, and 77ft bare monopole. Verizon Wireless has ultimately decided to pursue approval of an 80ft monopine (Exhibit 3F).

Errata Sheet

An Errata Sheet has been prepared to provide further clarity on the project description, aesthetics, and noise impacts of the proposed project. The modifications to the IS/ND are for clarification purposes only and do not change the analysis or conclusions of the document.

Following are summaries of changes described.

Project Description: The project description has been revised to remove installation of a 30kW diesel standby generator and 300-gallon capacity tank. A 50 KVA stepdown transformer with 100AMP, 480V transformer disconnect has been added. Additionally, the lease area is decreasing from 40'-0" x 32'-8" (1,305 sq ft) to 19'-5" x 19'-0" (179 sq ft) and the height of the facility is decreasing from 97'-0" to 80'-0".

Aesthetics: Additional language has been added to this section, clarifying the visual concealment elements that will be incorporated into the project design. Methods of concealment include having all antennas, mounts, equipment, and exposed cables painted, or wrapped in 3M RF transparent film, colored to match the proposed monopine, and concealed within the branch radius.

Noise: This section has been modified to remove mention of the back-up generator and associated 300-gallon storage tank. As a generator will no longer be installed, removal of any noise impacts associated with its operation have also been removed.