

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



**Agenda of:** November 18, 2021

**Staff:** Matt Aselage

**CONDITIONAL USE PERMIT**

**FILE NUMBER:** CUP-R21-0008/Crown Castle Cell Tower Replacement

**APPLICANT/AGENT:** Streamline Engineering & Design c/o Alyse Mathis

**OWNER:** Eileen E. McCallum

**REQUEST:** Conditional Use Permit to allow the modification and continued operation of a wireless communication facility including the removal of a 60-foot-tall monopole and replacement with a 90-foot-tall monopole to reside within the currently existing lease area. The 90-foot-tall monopole will include 12 new Verizon wireless antennas in addition to all currently existing mounted equipment. An additional 10-foot by 18-foot proposed Verizon wireless lease area will house two (2) outdoor equipment cabinets, one (1) standby emergency generator, and concealment fencing around the whole lease area perimeter. All T-Mobile antennas and ground equipment within the currently existing lease area will remain in operation.

**LOCATION:** East side of Gold Nugget Way, approximately 400-feet south of the intersection with Forni Road, in the unincorporated Placerville area, Supervisorial District 3 (Exhibit A).

**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:** Addendum to the previously adopted S96-0004 Negative Declaration (ND) pursuant to Section 15164 of the California Environmental Quality Act

(CEQA) Guidelines (Subsequent Environmental  
Impact Reports (EIR) and Negative Declarations).

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

1. Find the project is consistent with the Negative Declaration adopted for the prior approved S96-0004 pursuant to Section 15162 of CEQA Guidelines (Subsequent EIRs and Negative Declarations); and
2. Approve Conditional Use Permit CUP-R21-0008 based on the Findings and subject to the Conditions of Approval as presented.

**EXECUTIVE SUMMARY**

Conditional Use Permit to allow for the colocation of a public wireless communication facility which will result in the removal of a 60-foot-tall monopole and replacement with a 90-foot-tall monopine. All currently existing T-Mobile antennas and supporting equipment will remain in use on the new monopole. The new monopole will include 12 new Verizon wireless antennas, two equipment cabinets, a new 10-foot by 18-foot lease area, and concealment fencing around the new lease area. Telecommunications equipment which currently exists includes six (6) panel antennas and supporting equipment. New telecommunications equipment will include 12 panel antennas and associated tower mounted equipment, two equipment cabinets, and one (1) standby emergency generator.

**PROJECT INFORMATION**

**Background:** Special Use Permit S96-0004 was approved by the Planning Commission on May 9, 1996 to allow the installation of a wireless cellular facility and lease area consisting of a 62’6” tall T-Mobile telecommunication monopole with four (4) antennas mounted on three (3) antenna arrays within a 400-square-foot lease area. Associated ground equipment was also permitted within the lease area. A 24-inch microwave dish was approved to be mounted at 44-feet on the monopole. The Zoning Administrator approved Special Use Permit Revision S96-0004-R on October 7, 2009 which approved the addition of three (3) new antennas to be mounted on (3) three replacement antenna arrays for a total of (6) six antennas (Exhibit K).

**Site Description:** The proposed project site is located on the east side of Gold Nugget Way, south of the intersection with Forni Road in the unincorporated Placerville environs (Exhibit A). The existing T-Mobile wireless facility lease area is located on a residential parcel located directly adjacent to Gold Nugget Way. The site is located at approximately 1,900-feet above mean sea level. The wireless facility is currently in operation with a total of six antennas and supporting equipment. The site is surrounded by tree canopy and borders parcels within the Placerville municipal boundaries to the west and similarly zoned unincorporated residential parcels on all other sides (Exhibit D).

**Project Description:** A Conditional Use Permit Revision to allow the modification and continued operation of a wireless communication facility including the removal of a 60-foot-tall monopole and replacement with a 90-foot-tall monopole to reside within the currently existing lease area. The 90-foot-tall monopole will include 12 new Verizon wireless antennas in addition to all currently existing mounted equipment. An additional 10-foot by 18-foot lease area will house new Verizon supporting equipment including two utility H-frames, a wireless GPS antenna mounted on utility H-frame, a wireless intersect panel mounted on utility H-frame, underground telco and power lines, a wireless telco box mounted on utility H-frame, two downward facing LED work lights, two surge protectors mounted to ice bridge, 400A hot gutter with vertical pull section, 200A service meter and 200A service meter for other carrier, a portable fire extinguisher installed in a labelled weatherproof cabinet, one (1) battery cabinet, one (1) power/miscellaneous cabinet, site identification sign mounted on access gate, knox box mounted on concealment fencing, a 30kw diesel standby generator, and six-foot-tall chain link fencing with privacy slats, and one (1) ten-foot wide utility gate and one (1) 12-foot wide access gate. All currently existing T-Mobile antennas and ground equipment will remain in operation. The structure currently does not contain broad leaf concealment, but is in compliance with the S96-0004R entitlement approval. However, the monopole is surrounded by trees which provide the current structure with adequate concealment. The additional height will result in a more noticeable monopole above the tree canopy (Exhibits H and F). This exceeds the maximum 45-foot height restriction for the R1A zone, thus as specified in 130.40.130(B)(6)(b) a Conditional Use Permit to be reviewed by the Planning Commission is required (Exhibit F).

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 J). This site was selected for the proposed cell tower antenna increase because the site contains the current cell facility use. Due to this, no other alternatives were analyzed.

## **OTHER PROJECT CONSIDERATIONS**

**Tolling:** This project is subject to a 150-day tolling timeframe pursuant to Federal Communications Commission (FCC) Final Rule Section 1.6003(c)(I)(iv). The project was submitted on March 5, 2021. An incomplete letter was sent by the originally assigned planner on April 1, 2021. The project proponent responded to the incomplete letter and received confirmation of application completeness on June 2, 2021. Upon re-assignment, additional documents were found to be missing. An additional document request was made on August 12, 2021. Most of the requested documents were received on August 25, 2021 with a follow-up for one outstanding requested item received on September 14, 2021. An additional issue was raised regarding the monopole design on September 17, 2021 requiring additional consideration and response from the project proponents. Staff received response on September 28, 2021. The time taken for the project proponent to respond to incomplete requests is exempted from tolling time calculations. No additional time from that listed in the text above is exempt from tolling calculations. The tolling time used through September 28, 2021 is 99-days. This leaves a total of 51-days of tolled time left, with the targeted November 18, 2021 hearing date requiring each of these 51-days. A tolling agreement will be required in the event of a Planning Commission decision to continue the project, or an appeal is submitted within the required timeframes of any Planning Commission decision.

## STAFF ANALYSIS

**Environmental Review:** The proposed revisions will not have a substantial impact on the environment. The project is consistent with the prior approved Negative Declaration approved under S96-0004. An addendum to the prior approved Negative Declaration has been prepared pursuant to Section 15164 (Addendum to an EIR or Negative Declaration) states, “(b) An addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred. (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration. (d) The decision making body shall consider the addendum with the final EIR or adopted Negative Declaration prior to making a decision on the project. (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. Approval of the Conditional Use Permit Revision would not be considered a significant expansion of use beyond what was originally approved with S96-0004 or the subsequent S96-0004-R and therefore qualifies for the addendum process.”

Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Decision. The filing of the Notice of Decision is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

**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 4.0 through 5.0, Zoning and Conditional Use Permit Findings.

## ALTERNATIVES

The Planning Commission may also consider the following alternatives:

1. Recommend approval with the inclusion of a Condition of Approval for a monopine conversion;
2. Continue the project, with inclusion of a tolling agreement, for further review of a monopine conversion;
3. Defer final approval to the Board of Supervisors.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Assessor’s Parcel Map  
Exhibit C.....Land Use Designation Map  
Exhibit D.....Zoning Designation Map  
Exhibit E.....Aerial Map  
Exhibit F.....Site Plan  
Exhibit G.....Elevations  
Exhibit H.....Visual Simulations  
Exhibit I.....Radio Frequency Report  
Exhibit J.....Site Coverage Maps  
Exhibit K.....S96-0004-R 10/7/09 ZA Approval  
Exhibit L.....Alternative Site Analysis  
Exhibit M.....CEQA Addendum