

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



**Agenda of:** October 10, 2024  
**Staff:** Benjamin Koff

**CONDITIONAL USE PERMIT**

**FILE NUMBER:** CUP24-0002/Diamond Springs Verizon Monopine

**APPLICANT/AGENT:** Kevin Gallagher, Complete Wireless Consulting o/b/o Verizon Wireless

**OWNER:** Gloyd D. Zeller, Jr. and Elia S. Zeller, Trustees of the Zeller Family Trust

**REQUEST:** A request for a Conditional Use Permit for the construction and operation of an unmanned, 136-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area.

**LOCATION:** The project is located on the north side of Pleasant Valley Road at the intersection with Marsh Lane, in the Diamond Springs area, Supervisorial District 3 (Exhibits A and B).

**APN:** 097-030-038 (Exhibit C)

**ACREAGE:** 5.06 Acres

**GENERAL PLAN:** Commercial (C) (Exhibit D)

**ZONING:** Commercial, General (CG) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit I).

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
2. Approve Conditional Use Permit CUP24-0002 based on the Findings and subject to the Conditions of Approval as presented.

## EXECUTIVE SUMMARY

A request for a Conditional Use Permit (CUP) for the construction and operation of an unmanned, 136-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area. The telecommunications facility is proposed to include one (1) 130-foot tall monopine tower (with branching extending up to 136 feet), nine (9) antennas, nine (9) remote radio units, two (2) surge suppressors, two (2) microwaves, one (1) 30-kilowatt (kW) diesel standby generator attached to a 210-gallon capacity tank, and three (3) equipment cabinets. All antennas will be painted or wrapped in 3M film, colored to match the new monopine. All antenna mounts and exposed cables will be painted to match the new monopine and be fully concealed within the proposed monopine branch radius. A new six-foot-tall chain link fence with privacy slats will be installed to conceal ground mounted equipment. No water or sewer service would be required for the proposed project as it is an unmanned facility.

## PROJECT INFORMATION

**Background:** The subject parcel is C (Commercial) in the County General Plan and is zoned Commercial, General (CG). The proposed project is located within the Diamond Springs/El Dorado Community Region. The subject parcel provides outdoor storage spaces for boats, trailers, and recreational vehicles. This site has not included a cellular facility prior to this request.

**Site Description and Location:** The project parcel, consisting of 5.06 acres, is located on the north side of Pleasant Valley Road at the intersection with Marsh Lane, in the Diamond Springs area. Access is provided via Pleasant Valley Road, which enters and exits the parcel at its southern border. The parcel is home to a permanent storage yard, office building, two (2) commercial caretaker units, and accessory buildings, including shade structures. Portions of the parcel are paved with asphalt, including parking areas and an existing roadway. The proposed wireless telecommunications facility will be located towards the rear of the parcel, in a flat, dirt area currently utilized for vehicle parking and storage (Exhibit F). A new 12-foot-wide all-weather, gravel access road will be constructed on-site for access to the proposed monopine and ground mounted equipment lease area. The area surrounding the proposed site is existing woodland, dominated by mature oak species including Interior Live Oak, Blue Oak, and Valley Oak. No trees along the access road and generally throughout the area have been identified to be removed. The parcel of concern borders residentially zoned parcels on all sides. Parcels immediately to the east and south, across Pleasant Valley Road, are developed with residential uses. The rear, eastern section of the subject parcel, where the proposed wireless telecommunications facility will be located, borders a vacant, woodland area. Parcels to the north and west are undeveloped, woodland areas (Exhibits D and E).

The proposed lease area will be located at the following distances from nearby parcels:

- North: Approximately 103 feet, 4 inches
- East: Approximately 49 feet, 5 inches
- South: Approximately 707 feet, 11 inches
- West: Approximately 265 feet, 4 inches

**Project Description:** A request for a CUP for the construction and operation of an unmanned, 136-foot-tall monopine wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area. The telecommunications facility is proposed to include one (1) 130-foot tall monopine tower (with branching extending up to 136 feet), nine (9) antennas, nine (9) remote radio units, two surge suppressors, two microwaves, one (1) 30kW diesel standby generator attached to a 210-gallon capacity tank, and three (3) equipment cabinets.

The proposed monopine will allow for the installation and operation of two (2) sets of antennas and associated mounting equipment. The first set of antennas will be mounted at a centerline of 122 feet, 9-inches and will include nine (9) antennas. Mounted supporting equipment for the first set of antennas includes two (2) surge suppressors and nine (9) remote radio units. The proposed monopine will provide a collocation opportunity for another carrier, with antennas mounted at a centerline of 100 feet.

The three (3) equipment cabinets will be set on a 12-foot by 19-foot concrete slab, positioned in the southeastern portion of the proposed lease area. The 30kW standby back-up generator and associated tank will also be placed on this proposed concrete equipment slab.

To aid in concealment of the proposed wireless facility, the proposed tower will be concealed as a monopine. All antennas will be painted or wrapped in 3M film, colored to match the new monopine. All antenna mounts and exposed cables will be painted to match the new monopine and be fully concealed within the proposed monopine branch radius. A new six-foot-tall chain link fence with privacy slats will be installed to conceal ground mounted equipment.

The project location was selected to provide coverage in this area's service gap. The objective of the proposed facility is to improve coverage and capacity in the surrounding area, particularly along an approximately 1.6-mile stretch of Pleasant Valley Road.

## **STAFF ANALYSIS**

**Environmental Review:** In accordance with CEQA, staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project (Exhibit I). Based on the Initial Study, a Mitigated Negative Declaration has been prepared with one (1) mitigation measure (MM BIO1), for potential impacts to nesting birds, which would lessen the potential impacts to less than significant. A Mitigation Monitoring Reporting Program (MMRP) shall incorporate these measures, which shall be applied as Conditions of Approval for the project.

According to the CEQA Guidelines Section 15075, filing a Notice of Determination (NOD) is required to initiate a 30-day statute of limitations on legal challenges to the County's

environmental determination. The filing of the NOD is optional; however, not filing the NOD extends the statute of limitations for legal challenges to the project from 35 days to 180 days. Should the applicant choose to have the NOD filed and recorded, the applicant shall submit to the Planning Division a recording fee of \$50.00 as required by the County Recorder.

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

### **AGENCY/PUBLIC COMMENTS**

The project was distributed for review to affected/interested agencies and departments, including the El Dorado County Air Quality Management District (AQMD), El Dorado County Department of Transportation (DOT), El Dorado County Environmental Management Department (EMD), CAL FIRE, Diamond Springs/El Dorado Fire Protection District, El Dorado County Sheriff's Office, El Dorado County Stormwater Division, El Dorado County Surveyor's Office, El Dorado Irrigation District (EID), Pacific Gas and Electric (PG&E), State of CA – Public Utilities Commission, and El Dorado/Diamond Springs Community Advisory Committee.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A ..... Location Map

Exhibit B..... Aerial Map

Exhibit C..... Assessor's Parcel Map

Exhibit D ..... General Plan Land Use Map

Exhibit E..... Zoning Map

Exhibit F ..... Site Plans

Exhibit G ..... Photosimulations

Exhibit H ..... Radio Frequency Report

Exhibit I..... Proposed Mitigated Negative Declaration and  
Initial Study