



PLANNING AND BUILDING DEPARTMENT

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TO: El Dorado County Planning Commission **Agenda of:** October 24, 2024

FROM: Dana H. Watkins, Assistant Planner

DATE: September 9, 2024

SUBJECT: Conditional Use Permit Revision CUP-R23-0022/Five-Year Review of Special Use Permit S17-0007

FILE NUMBER: CUP-R23-0022/ Meadow Brook/ Five-Year Review of Special Use Permit S17-0007

APPLICANT: Epic Wireless Group, LLC.

AGENT: Mark Lobaugh

OWNER: Elvin and Barbara Juri

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

LOCATION: West side of Black Oak Court, approximately 303 feet south of the intersection with Black Oak Mine Road, in the Garden Valley area, Supervisorial District 4 (Exhibit A).

APN: 060-521-002

ACREAGE: 13.2 acres

GENERAL PLAN

LAND USE DESIGNATION: Rural Residential (RR)

ZONING DESIGNATION: Limited Agricultural, 10-acres (LA-10)

ENVIRONMENTAL DOCUMENT: Previously adopted Mitigated Negative Declaration

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

1. Determine pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration, a Supplement, or an Addendum to the existing Mitigated Negative Declaration, adopted by the Zoning Administrator on January 11, 2018; and
2. Find that based on this five-year review period, the approved telecommunications facility substantially conforms to the Conditions of Approval for Special Use Permit S17-0007.

Background: Special Use Permit S17-0007, approved by the Planning Commission on January 11, 2018, authorized the construction and operation of a 153-foot steel monopole, camouflaged as a 160-foot stealth monopine, one (1) 35-kilowatt (kW) standby propane generator, and one (1) pre-manufactured equipment cabinet, to be located at 7020 Black Oak Court. The monopole and ground equipment were to be placed within a 1,050-square-foot leased area, surrounded by chain link fencing with slats and two (2) rows of barbed wire. Condition of Approval (COA) No. 8 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 and Exhibit E) to demonstrate that the facility is operating in compliance with all applicable COAs for S17-0007. On February 27, 2024, staff conducted a site visit, accessing the site by vehicle and examining the site on foot. While the facility was maintained in good condition, including access roads, signage, and equipment, vinyl slats were not installed on the chain link fencing which surrounds the equipment lease area. Evidence of these slats being installed was provided by the applicant on July 8, 2024. On September 5, 2024, staff conducted a follow up site visit, accessing the site by vehicle and examining the site on foot confirming that all vinyl slats were installed (Exhibit F).

Environmental Review: On January 11, 2018, the Planning Commission adopted a Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines, along with original approval of this cell tower (S17-0007). Pursuant to CEQA Guidelines Section 15162, 15163, and 15164, a Subsequent, Supplement, or an Addendum, to the existing Mitigated Negative Declaration is not necessary 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 COA for the existing telecommunications tower facility authorized under the original Special Use Permit.

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 (Including Vinyl Slats)
Exhibit E.....	Staff Site Photographs 2/27/24
Exhibit F.....	Staff Current Site Photographs 9/05/24
Exhibit G.....	S17-0007 Final Findings and Conditions of Approval

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