



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

<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](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 Road

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

TO: Planning Commission Agenda of: July 26, 2018

FROM: Evan Mattes, Assistant Planner Item No.: 3

DATE: July 24, 2018

RE: S17-0016/AT&T CAF 4; Revised Project Description and New Conditions

**Discussion:**

Staff recommends changes to include revised project descriptions to all sites and to add four new Conditions of Approval. The revised project descriptions reflect changes to tower height and antenna height on two towers, size and number of hvac units on six sites, and generators on all sites, as a result of the applicant held community outreach meetings. The change to antenna height is to address aesthetic concerns. Changes to generators and fuel would help mitigate noise and reduce fire risk. Reduction of hvac units from two 4-ton units to one 1-ton unit was implemented to address concerns to noise. The new conditions of approval would address concerns regarding potential road damage.

**UPDATED SITE 1 COOL PROJECT DESCRIPTION**

**Project Description:** The conditional use permit would allow the construction and operation of a 122-foot stealth monopine tower, with one ~~35kw standby propane generator~~ 15KW dc Diesel Generator with a 54 gallon Belly Tank, one 1-ton hvac unit, and, one equipment shelter and one 500 gallon propane tank located upon a 1,260 square foot fenced leased area (Site 1 Cool Exhibit F). There would be groupings of two six panel antennas at heights of 120 feet and 110 feet with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility.

**UPDATED SITE 2 NEWTOWN PROJECT DESCRIPTION**

**Project Description:** The conditional use permit would allow the construction and operation of a 122-foot high monopine tower, with one ~~35kw standby propane generator~~ 15kw DC Diesel Generator with a 54 Belly Tank, one 1-ton hvac unit and, one equipment shelter and one 500 gallon propane tank located upon a 1,575 square foot fenced leased area (Site 2 Kelsey Exhibit F). There would be twelve panel antennas located at 115 feet and 110 on the tower with the capability to support an additional twelve antennas. The equipment shelter will house the

network switching equipment. The project would impact 13 oak trees subject to the Oak Resources Management Plan (ORMP).

#### **UPDATED SITE 3 PLEASANT VALLEY PROJECT DESCRIPTION**

The conditional use permit would allow for the construction and operation of a new 120~~160~~-foot stealth monopine tower, with one ~~35kw standby propane generator~~15kw DC Diesel Generator with a 54 gallon Belly Tank, one 1-ton hvac unit and, one equipment shelter ~~and one 500-gallon propane tank~~ located upon a 1,800 square foot fenced leased area (Site 3 Pleasant Valley Exhibit F). There would be six panel antennas located at 110~~150~~ feet and another six panel antennas located at 100~~140~~ feet. The tower has the capability to support twelve additional antennas at heights of 125~~90~~ and 110~~80~~ feet. The equipment shelter will house the network switching equipment. No oak trees will be removed as part of this project.

#### **UPDATED SITE 4 SOAPWEED PROJECT DESCRIPTION**

**Project Description:** The conditional use permit would allow for the construction and operation of a new 140-foot stealth monopine tower, with one ~~35kw standby propane generator~~15kw DC Diesel Generator with a 54 gallon Belly Tank, one 1-ton hvac unit and, one equipment shelter ~~and one 500-gallon propane tank~~ located upon a 1,800 square foot fenced leased area (Site 4 Soapweed Exhibit F). There would be six panel antennas located at 130 feet and another six panel antennas located at 120 feet. The tower has the capability to support twelve additional antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of this project.

#### **UPDATED SITE 5 LATROBE PROJECT DESCRIPTION**

**Project Description:** The conditional use permit would allow for the construction and operation of a new 120~~140~~-foot stealth monopine tower, with one ~~35kw standby propane generator~~15kw DC Diesel Generator with a 54 gallon Belly Tank, one 1-ton hvac and, one equipment shelter ~~and one 500-gallon propane tank~~ located upon a 1,600 square foot fenced leased area (Site 5 Latrobe Exhibit F). There would be twelve panel antennas located at 110~~130~~ feet and 100~~120~~ feet. The tower has the capability to support twelve additional antennas at heights of 90 feet and 80 feet. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility.

#### **UPDATED SITE 6 ZEE ESTATES PROJECT DESCRIPTION**

**Project Description:** The conditional use permit would allow for the construction and operation of a new 120~~160~~-foot stealth monopine tower, with one ~~35kw standby propane generator~~15kw DC Diesel Generator with a 54 gallon Belly Tank, one 1-ton hvac unit and, one equipment shelter ~~and one 500-gallon propane tank~~ located upon a 1,350 square foot fenced leased area (Site 6 Zee Estates Exhibit F) There would be twelve panel antennas located at 110~~150~~ feet and

100-140 feet. The tower has the capability to support 12 additional antennas at heights of 90 feet and 80 feet. The equipment shelter will house the network switching equipment. No oak trees would be impacted as part of this project.

#### **UPDATED SITE 7 GOLD HILL**

**Project Description:** The conditional use permit would allow the construction and operation of a 120-foot stealth monopine tower, with one ~~35kw standby propane generator~~ 15 kw DC Diesel Generator with a 54 gallon Belly Tank, one 1-ton hvac unit and, one equipment shelter and one 500-gallon propane tank located upon a 1,400 square foot fenced leased area (Site 7 Gold Hill Exhibit F). There would be groupings of two six panel antennas at heights of 110 feet and 100 feet with the capability to support an additional twelve antennas. The equipment shelter will house the network switching equipment. No oak trees would be removed as part of the construction of this facility.

#### **NEW (SITE 1 COOL) CONDITIONS OF APPROVAL**

- The applicant shall provide to Planning Services, evidence of the condition of Triple Seven Road prior to issuance of Grading and Building Permits. After construction activities are completed the applicant shall provide evidence to Planning Services of the post-construction condition of Triple Seven Road prior to finaling Grading and Building Permits. Any construction activity related damage sustained to Triple Seven Road, shall be repaired by the project applicant prior to finaling of Grading and Building Permits.

#### **NEW (SITE 5 LATROBE) CONDITION OF APPROVAL**

- The applicant shall provide to Planning Services, evidence of the condition of Dragon Point Lane prior to issuance of Grading and Building Permits. After construction activities are completed the applicant shall provide evidence to Planning Services of the post-construction condition of Dragon Point Lane prior to finaling Grading and Building Permits. Any construction activity related damage sustained to Dragon Point Lane shall be repaired by the project applicant prior to finaling of Grading and Building Permits.

#### **NEW (SITE 6 ZEE ESTATES) CONDITION OF APPROVAL**

- The applicant shall provide to Planning Services, evidence of the condition of Gate Lane prior to issuance of Grading and Building Permits. After construction activities are completed the applicant shall provide evidence to Planning Services of the post-construction condition of Gate Lane prior to finaling Grading and Building Permits. Any construction activity related damage sustained to Gate Lane shall be repaired by the project applicant prior to finaling of Grading and Building Permits.

#### **NEW (SITE 7 GOLD HILL) CONDITION OF APPROVAL**

- The applicant shall provide to Planning Services, evidence of the condition of Gods Way prior to issuance of Grading and Building Permits. After construction activities are

completed the applicant shall provide evidence to Planning Services of the post-construction condition of Gods Way prior to finaling Grading and Building Permits. Any construction activity related damage sustained to Gods Way shall be repaired by the project applicant prior to finaling of Grading and Building Permits.

\\dfs0\DS-Shared\DISCRETIONARY\2017\S17-0016 AT&T CAF 4\PC\S17-0016 Staff Memo7-24-18.doc