

Wireless Communication Facilities Workshop

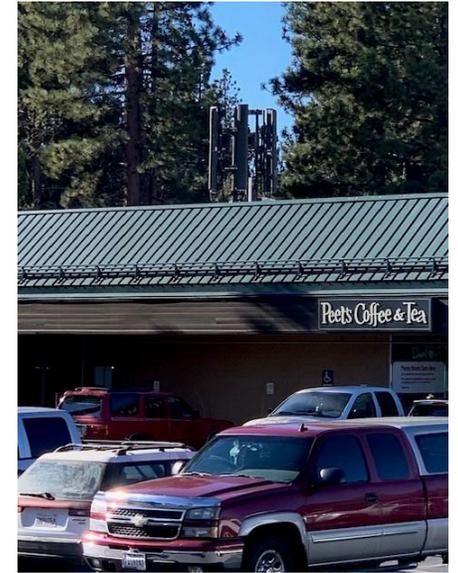
November 20, 2019



CITY OF
SOUTH LAKE TAHOE

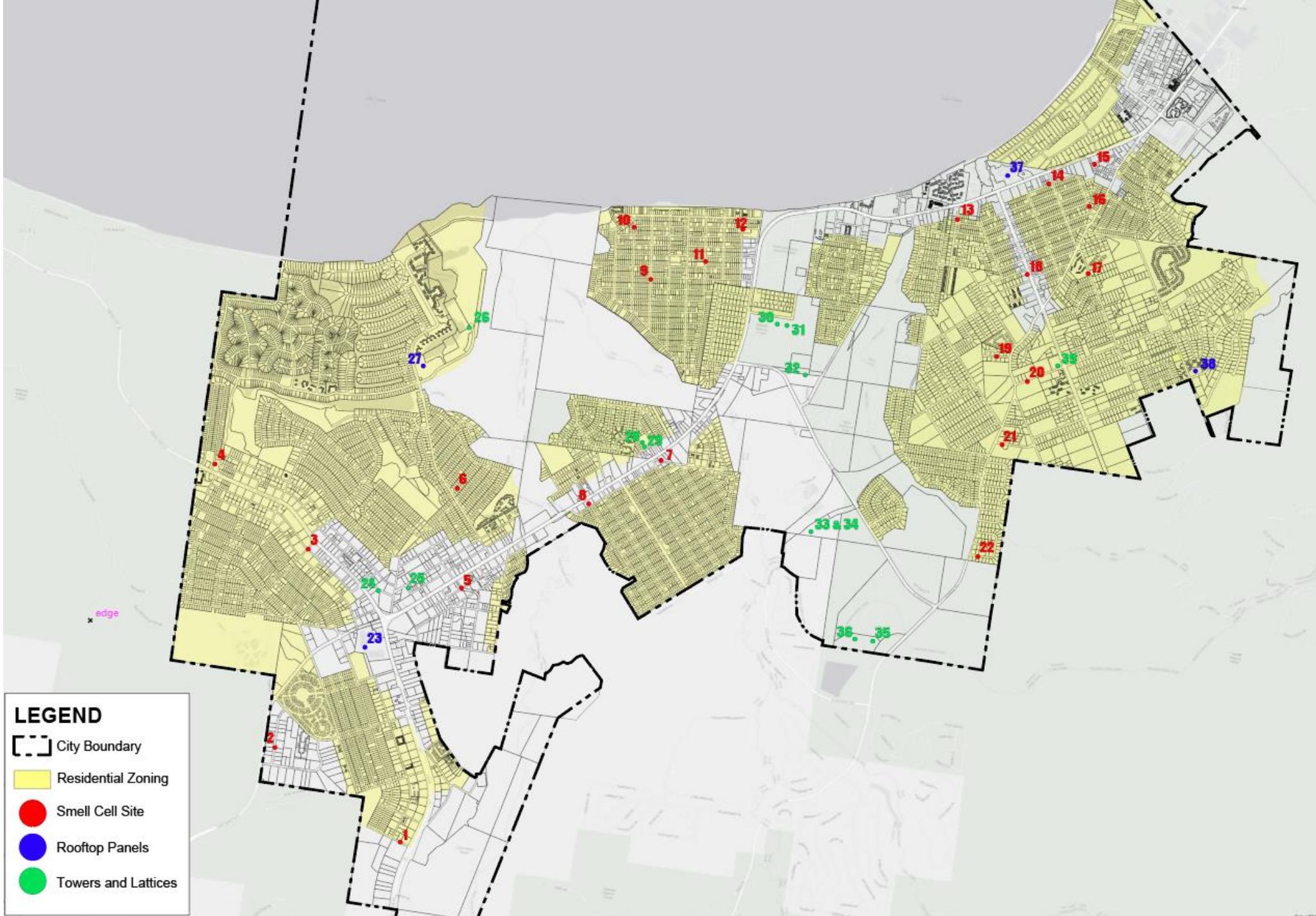
Types of Existing Facilities

- Monopoles
- Monopines
- Lattice Towers
- Rooftop Panels
- Small Cell Sites



Baseline Conditions

- Thirty-nine (39) wireless communication facilities constructed, permitted or under review within the city
- Thirteen (13) monopoles, monopines, lattice towers
 - 10 constructed
 - 1 permitted, under appeal (1360 Ski Run)
 - 1 permitted, not constructed (1275 Meadow Crest)
 - 1 proposed co-location under review (1275 Meadow Crest)
- Four (4) rooftop panels
 - 3 constructed
 - 1 proposed under review (3901 Saddle)
- Twenty-two (22) permitted small cell sites within city right-of-way
 - 21 constructed



LEGEND

-  City Boundary
-  Residential Zoning
-  Small Cell Site
-  Rooftop Panels
-  Towers and Lattices

City Permitting and Review Process

- Wireless communication facilities is defined in the TRPA Code of Ordinance as “Transmission and Receiving Facilities,” which is a public service use
- “Transmission and Receiving Facilities” is a permitted use throughout the city
 - With the exception of the two industrial areas, a Special Use Permit is required.
 - Public hearing and Planning Commission action
 - Public noticing to affected property owners

City Permitting and Review Process

- Application submittal
- Completeness review
- Proposed projects are evaluated for consistency with the City General Plan and the City-Wide Design Standards.
- Proposed projects are evaluated for consistency with the City General
 - Policy PQP-8.3: Promote technological improvements and upgrading of utility services in South Lake Tahoe
 - Policy PQP-8.5: Facilitate the installation of digital communication infrastructure
- Proposed projects are evaluated for consistency with the City-Wide Design Standards and FCC Regulations
 - RF Report
 - Photosimulations
 - Site design
 - Building design
 - Setbacks
 - Aesthetics
- Render a decision within the shot clock timeline per FCC regulations (60 to 150 days)

City Permitting and Review Process

- Scheduled for Planning Commission
- Notice of a Public Hearing is published in the Tahoe Daily Tribune
- Notices to all affected property owners within 300 feet are sent a Notice of a Public Hearing
 - Project description, date, time and location of the public hearing
 - Notices are sent to the address of record listed on El Dorado County's Assessor Tax Rolls
- Planning Commission considers all the evidence in the record, including public comments and renders a decision to either approve or deny the Special Use Permit.
- Planning Commission decision may be appealed pursuant to City Code Section 2.35

TRPA Permitting and Review Process



- Similar to the City's process: a "Transmission and Receiving Facility" falls under "Linear Public Facilities" within the Public Service land uses.
- Where permissible, "Transmission and Receiving Facilities" are considered Special Use.
- Approval of Special Uses includes notification to affected property owners, and public hearing.

TRPA Permitting and Review Process

- Application submittal
 - “Linear Public Facility” under “Public Service”
- Completeness review
- Await input from local jurisdiction (e.g., City of South Lake Tahoe)
- Send “Notice of Application” to affected property owners
- Proposed projects are evaluated for consistency with the TRPA Code of Ordinances:
 - Coverage
 - Height
 - Special Use Findings
 - Site design
 - Scenic
 - Noise (associated with accompanying generator)

TRPA Permitting and Review Process

Process, cont'd:

- Scheduled for Hearings Officer Meeting
- Notices to all affected property owners within ¼ mile are sent a Notice of a Public Hearing
- Hearings Officer considers all the evidence in the record, including public comments and renders a decision to either approve or deny the project. If recommended for approval, Special Use findings must be made.

TRPA Permitting and Review Process

Additional considerations for Cellular Towers:

- Radius of “Affected Property Owners” extended from 300 feet to ¼ mile (over four times the radius)
- Two notices sent to affected property owners.
 - First “Notice of Application” to allow for materials to be reviewed earlier in the process.
 - Second “Notice of Public Hearing” if/when project is scheduled for Hearings Officer meeting.
- Await final processing until decision from local jurisdiction.