



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Ande Flower, 530-621-5980

PROJECT: CUP24-0002/Diamond Springs Verizon Monopine

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 097-030-038 consisting of 5.06 acres, is located on the north side of Pleasant Valley Rd at Marsh Ln, in the Diamond Springs area, Supervisorial District 3.

PROJECT DESCRIPTION: 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. The telecommunications facility is proposed to include one (1) 130-foot tall monopine tower (with branching extending up to 136 feet), nine antennas, nine remote radio units, two surge suppressors, two microwaves, one 30-kilowatt (kW) diesel standby generator attached to a 210-gallon capacity tank, and three 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 6-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.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **20** days, beginning **September 9, 2024**, and ending **September 30, 2024**. Any written comments must be received within the public review period. Copies of the Draft MND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Ande Flower, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: The public hearing for the MND is tentatively scheduled to be heard at the October 10, 2024 Planning Commission meeting. Please check the Planning Commission agenda at <https://eldorado.legistar.com/Calendar.aspx> for changes to this tentatively scheduled hearing date.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
September 6, 2024