



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **December 14, 2017**, at **8:30 a.m.**, to consider **Conditional Use Permit S17-0004/AT&T CAF 1** submitted by AT&T MOBILITY (Agent: Epic Wireless) to allow for the construction of five wireless telecommunication facilities on new monopine towers ranging in size from 120 to 160 feet, with ground equipment and fencing. The properties are as follows: **Site 1-Old Fort Jim:** Assessor's Parcel Number 099-130-05, consisting of 15 acres, is located on the west side of Laura Belle Court, approximately 1,500 feet west of the intersection with Kincade Drive, in the Pleasant Valley area, Supervisorial District 2; **Site 2-Nashville:** Assessor's Parcel Number 092-031-52, consisting of 10 acres, is located on the west side of Sand Ridge Road, approximately 1.8 miles east of the intersection with Highway 49, in the Nashville area, Supervisorial District 2; **Site 3-Buffalo Hill:** Assessor's Parcel Number 061-720-55, consisting of 1 acre, is located on the north side of Sliger Mine Road, approximately 260 feet west of the intersection with Spanish Dry Diggins Road, in the Greenwood area, Supervisorial District 4; **Site 4-Outingdale:** Assessor's Parcel Number 046-380-61, consisting of 10 acres, is located on the south side of Freedom Road, approximately 0.4 mile southeast of the intersection with Morning Canyon Road, in the Somerset area, Supervisorial District 2; and **Site 5-Somerset:** Assessor's Parcel Number 093-160-08, consisting of 3.39 acres, is located on the south side of Sand Ridge Road, approximately 0.5 mile south of the intersection with Bucks Bar Road, in the Somerset area, Supervisorial District 2. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)*

The draft mitigated negative declaration for the S17-0004 project addresses environmental issues including Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Schools/Universities, Septic Systems, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Growth Inducing, Land Use, and Cumulative Effects. No hazardous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which 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 <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning November 14, 2017, and ending December 13, 2017.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
ROGER TROUT, Executive Secretary
November 13, 2017