



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Negative Declaration (ND) for the below referenced Project. The Draft ND 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 ND 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: Timothy Pitt, 530-621-6565

PROJECT: Conditional Use Permit/CUP23-0004 Pleasant Valley Monopine

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 098-100-083, consisting of 10.01 acres, is located on the west side of Pleasant Valley Road, approximately 380-feet south of the intersection with Ponderhill Way, in the Diamond Springs area, Supervisorial District 3.

PROJECT DESCRIPTION: A request for a Conditional Use Permit for the construction and ongoing operation of a new 100-foot-tall monopine. The monopine is proposed to include twelve (12) antennas, six (6) remote radio units (RRU), one (1) 2-foot microwave dish antenna, one (1) GPS antenna, required antenna cabling, and two (2) ground mounted radio cabinets on a raised concrete pad within a 40'x40' fenced lease area.

PUBLIC REVIEW PERIOD: The public review period for the Draft ND set forth in CEQA for this project is **20** days, beginning **July 13, 2023**, and ending **August 1, 2023**. Any written comments must be received within the public review period. Copies of the Draft ND 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: Timothy Pitt, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

The public hearing for the ND is tentatively scheduled to be heard at the August 10, 2023 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
July 12, 2023