

Mountain Democrat

PROOF OF PUBLICATION
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STATE OF CALIFORNIA
County of El Dorado

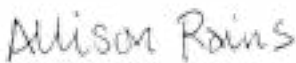
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

5/17

ALL IN THE YEAR 2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 17th day of MAY, 2024



Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

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 June 13, 2024, at 8:30 a.m., to consider the following: Conditional Use Permit CUP23-0011/Malcom Dixon Verizon Communications Facility submitted by VERIZON WIRELESS (Agent: Kevin Gallagher, Complete Wireless Consulting, Inc.) request for a Conditional Use Permit for the construction and ongoing operation of an unmanned, 108-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 40'-0" lease area. The telecommunications facility is proposed to include one (1) 103-foot tall monopine tower, nine (9) antennas, six (6) remote radio units, two (2) surge suppressors, one (1) 30kW diesel standby generator and 211-gallon fuel tank, and two (2) equipment cabinets. The facility will be camouflaged as a pine tree, including branching, needle socks, and paint. Panel antennas would be installed at a tip height of 98'-0", with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain a silhouette mimicking a natural pine tree. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 55-foot-long, 12-foot-wide access road within a proposed 20'-0" access/utility easement off of Malcom Dixon Rd., north of the property. No trees are proposed for removal. The property, identified by Assessor's Parcel Number 126-070-010, consisting of 5.05 acres, is located on the south side of Malcom Dixon Road, 4,000 feet west of the intersection of Green Valley Rd, in the Arroyo Vista area,

Supervisory District 4. (County Planner: Benjamin Koff, 530-621-5697) (Negative Declaration) Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx> Project Information is available 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. All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. 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. 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 KAREN L. GARNER, Executive Secretary May 17, 2024 5/17

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