

NEGATIVE DECLARATION

FILE: CUP23-0010

PROJECT NAME: EDH Verizon Wireless Communications Facility

NAME OF APPLICANT: Epic Wireless Group, LLC on behalf of Verizon Wireless

ASSESSOR'S PARCEL NO.: 117-084-005 **SECTION:** 14, 23 & 24 **T:** 9 **R:** 8E, MDM

LOCATION: The project is located west side of Hillsdale Circle, approximately 925 feet to the southwest of Robert J. Matthews Parkway in the El Dorado Hills Industrial area.

GENERAL PLAN AMENDMENT: **FROM:** **TO:**

REZONING: **FROM:** **TO:**

TENTATIVE PARCEL MAP **SUBDIVISION:**

SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW: A request for a conditional use permit for the construction and ongoing operation of an unmanned, 97-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 32'-8" lease area. The telecommunications facility is proposed to include one (1) 97-foot tall monopine tower, nine (9) antennas (with three (3) future antennas proposed), six (6) remote radio units (with three (3) future remote radio units proposed), four (4) surge suppressors, one (1) 30kW diesel standby generator attached to a 300-gallon capacity tank, and three (3) equipment cabinets. 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 15-foot wide, non-exclusive, access and utility easement off of Hillsdale Circle, east of the property. No trees are proposed for removal and the project site is already fully developed.

OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of twenty (20) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Planning Commission May 23, 2024.

KAREN L. GARNER/jlg

Executive Secretary