

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: CUP23-0011 / Malcom Dixon Verizon Communications Facility

Lead Agency: El Dorado County

Contact Name: Benjamin Koff

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Project Location: 1495 Malcolm Dixon Rd, El Dorado Hills, CA 95762 El Dorado County
City *County*

Project Description (Proposed actions, location, and/or consequences).

A 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

It has been determined that the proposed project would not result in significant environmental impacts. With adherence to the proposed mitigation measures, the project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The homeowners on parcels surrounding the proposed wireless facility location objected to the visual impact and adequacy of the photosimulations provided by the applicant.

Provide a list of the responsible or trustee agencies for the project.