



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bidgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

May 19, 2023

Kevin Gallagher
Complete Wireless Consulting, Inc.
2009 "V" Street
Sacramento, CA 95818

**Re: Determination of Application Completeness
Malcolm Dixon Verizon Communications Facility
Project Number: CUP23-0011
APN: 126-070-010**

Mr. Gallagher:

Planning Services has reviewed the above-referenced application, which was received on April 28, 2023, and found it to be **incomplete**. The following information is needed to complete the application:

Permit Application Checklist

1. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. *Checklist item no. 5.*
2. Environmental Questionnaire form, completed and signed. Questions 7, 11, 12, 30 are unanswered. It is further noted that questions 3, 14 were answered "TBD." A copy of the incomplete questionnaire submitted with the application packet is enclosed. *Checklist item no. 6.*
3. Provide name, mailing address and phone number of all property owners and their agents. The address of the property owner is missing on the submitted application. A copy of the application is enclosed. *Checklist item no. 7.*
4. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 "J" Street, Adams Bldg., #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies

any resource categories as having moderate or high potential of occurrence or identifies the project site/area as sensitive or potentially sensitive, or identifies a need for a field survey, a cultural resources report shall be required. *Checklist item no. 8.*

5. A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination" Form (enclosed), located on the Planning Services website under "Applications and Forms". Please complete and submit the form to DOT - Transportation Planning at the address at the top of the first page of the form as well as send a copy of the completed for to Planning. *Checklist item no. 9*
6. Preliminary grading, drainage plan, and report. Show location of existing drainage, as there appears to be two drainage channels on-site. *Checklist item no. 14.*
7. As there may be potential for special status plant and/or animal habitats to be identified on the parcel(s) due to the presence of oak trees and tall grass, an on-site biological study, in the form of a report, or letter report, from a qualified biologist, shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. *Checklist item no. 19.*
8. An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality District's "Guide to Air Quality Assessment". Please contact the El Dorado County Air Quality Management District (AQMD) to determine if such an analysis is required. If no such analysis is required, please provide a copy of their determination letter/waiver. The AQMD may be contacted at (530) 621-7501. *Checklist item no. 20.*
9. Verify if any Oak Trees or Oak Woodland will be impacted, and if so, please provide the information listed in items 2, 3, and 5 in the Oak Tree/Oak Woodland Removal checklist section. It is noted that the tower is proposed to be located immediately adjacent to two oak trees, and verification that no damage to the oak trees, including root damage, will take place is required. If it is determined with certainty that no Oak Trees will be impacted, a completed and signed Oak Resources Code Compliance Certificate (enclosed) is required. *Oak Tree checklist item nos. 1-3, and 5 under Oak Tree/Oak Woodland Removal.* A qualified biologist may perform items 6, 7, and 9.
10. Item 4) of the Oak Tree/Oak Woodland Removal section of the checklist indicates a "Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting)." The security deposit will be asked for at a later time if determined to be required.
11. Please provide a preliminary landscape. *Preliminary Landscape Plan Requirements No. 1-5 of the checklist.* You can request an "alternative landscape plan" considering the undeveloped nature of the site and the location, however, approval of any such request will be up to the decision-making body (Planning Commission).

12. Show driveway to the house on the Overall Project Area exhibit on Sheet C-1 and the Overall Site Plan exhibit on Sheet ZD-1.0 of the plans. *Site Plan Requirements Checklist Item no. 7.*
13. Show drainage courses on the Overall Project Area exhibit on Sheet C-1 and the Overall Site Plan exhibit on Sheet ZD-1.0 of the plans. *Site Plan Requirements Checklist Item no. 19.*
14. Show north and east elevations of the proposed tower on the plans. *Plan of Building Elevations Checklist Item no. 1.*

Supplemental Submittal Information for Wireless Facilities Checklist

1. Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure. *Supplemental Submittal Checklist item no. 4.*
2. Provide information describing the co-location capability of the proposed tower. *Supplemental Submittal Checklist item no. 7.*
3. Indicate a fire district approved turn around at project site. *Supplemental Submittal Checklist item no. 9.*

General

1. Please provide all project materials including, and not necessarily limited to, reports, site plans and photo simulations in PDF files directly from a CAD program.

This application will be held incomplete until the requested information is submitted. Please submit new hardcopy materials and/or digital file storage devices to: Cameron Welch, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Electronic materials may be submitted to cameron.welch@edcgov.us. Be sure to refer to the specific application number(s). You may contact me at (530) 621-5816 or email me at cameron.welch@edcgov.us if you have any questions regarding the requested items. Pursuant to Government Code Section 65943, this letter is being mailed to you no later than 30 calendar days after receiving the application and associated complete required fee payment. Upon receipt of all required information requested in this letter, a new 30-day period shall begin.

As indicated on Page 10 of the Conditional/Minor Use Permit application:

Planning reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, or when such is necessary to complete the environmental assessment.

Best Regards,

A handwritten signature in black ink that reads "Cameron Welch". The signature is written in a cursive, flowing style.

Cameron Welch, Senior Planner
Planning Division

*Attachments: CUP23-0011 application (copy); Environmental Questionnaire (copy);
Transportation Impact Study (TIS) – Initial Determination Form; Oak Resources Code
Compliance Certificate*

RECEIVED

APR 28 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # **CUP23-0011**

ASSESSOR'S PARCEL NO.(s) 126-070-010

PROJECT NAME/REQUEST: (Describe proposed use) New freestanding, stealthed, wireless telecommunications facility and associated ground equipment, including emergency backup generator.

APPLICANT/AGENT Kevin Gallagher, Complete Wireless Consulting Inc., on behalf of Verizon Wireless

Mailing Address 2009 V St, Sacramento, CA 95818
P.O. Box or Street City State & Zip

Phone (916) 204-8995 EMAIL: kgallagher@completewireless.net

PROPERTY OWNER Malcolm Dixon LLC, Vicki Scanlon

Mailing Address P.O. Box or Street City State & Zip

Phone (907) 277-4330 EMAIL:

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Eric Camp, Camp & Associates, Inc.

Mailing Address 19515 N. Creek Pkwy, Ste 200, Bothell, WA 98011
P.O. Box or Street City State & Zip

Phone (425) 740-6392 EMAIL:

LOCATION: The property is located on the S side of Malcolm Dixon Road
N / E / W / S street or road

4,000 (feet) miles W of the intersection with Green Valley Rd
N / E / W / S major street or road

in the Arroyo Vista area. PROPERTY SIZE 5.05 acres
acreage / square footage

X Kevin Gallagher Digitally signed by Kevin Gallagher
DN: cn=Kevin Gallagher, o=Complete Wireless Consulting, ou, email=kgallagher@completewireless.net, c=US
signature of property owner or authorized agent Date 4/11/23

FOR OFFICE USE ONLY

Date 4/17/23 Fee \$ 2,883.00 Receipt # Rec'd by ADP Census

Zoning RE-S GPD LDR Supervisor Dist 4 Sec 13 Twn 10 Rng 8

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Hearing Date

Approved Denied
findings and/or conditions attached

Approved Denied
findings and/or conditions attached

APPEAL:
Approved Denied

Executive Secretary

Revised 11/2017

CUP23-0011



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

RECEIVED

APR 28 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

EL DORADO COUNTY PLANNING SERVICES

ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title Verizon Wireless Green Valley Rd Lead Agency El Dorado County Planning Services

Name of Owner Malcolm Dixon LLC Telephone _____

Address _____

Name of Applicant Complete Wireless on behalf of Verizon Wireless Telephone 916-764-2632

Address 2009 V St, Sacramento, CA 95818 ATTN: Kevin Gallagher

Project Location 1495 Malcolm Dixon Rd, El Dorado Hills, CA

Assessor's Parcel Number(s) 126-070-010 Acreage 5.05 Zoning RE-5

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: New Freestanding Wireless telecommunications facility. Categorically exempt from CEQA as a class 3 small structure.

2. What is the number of units/parcels proposed? N/A

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories: TBD, soils test to be completed for BP

0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

CUP23-0011

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
_____ Name of the water body? _____
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
12. How many trees of 6-inch diameter will be removed when this project is implemented?
- _____

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado County Fire Protection District
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? TBD
15. What is the distance to the nearest fire station? 1.8 Miles, El Dorado Hills FS 84
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? HVAC equipment and emergency backup generator. Noise Study enclosed.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No. Emergency backup generator to be run during power outages and for brief testing periods only.

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? N/A

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No. Photo simulations of project enclosed.

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: N/A, no sewage produced by facility.
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Kevin Gallagher

Date: 4/11/23

COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT

2850 FAIRLANE COURT, PLACERVILLE, CA 95667 (530) 621-5300
 3368 LAKE TAHOE BLVD. #303, SOUTH LAKE TAHOE, CA 96150 (530) 573-3450

**Hazardous Materials Statement
 Solid Waste/Hazardous Materials Division (SW/HM)**

Owners Name: Malcolm Dixon LLC	Date: 4/11/23	Time:
Operators Name: Verizon Wireless	Business Lic. or Permit/Plan Check #:	
Facility/Business Name: Verizon Wireless Green Valley Rd Cell Site	Phone: 916-764-2632	
Physical Address: 1495 Malcolm Dixon Rd, El Dorado County	Mailing Address: Verizon Wireless, C/O Complete Wireless Consulting 2009 V St, Sacramento, CA 95818	

Brief Business Description: New freestanding Verizon Wireless telecommunications facility with emergency backup diesel generator

Please answer Yes or No to the following questions:

Note: The term "hazardous materials" includes gasoline, diesel, lubricating oils, solvents, flammable liquids and solids, toxic liquids and solids, corrosive liquids and solids, explosives, radioactive materials, and compressed gases, including propane when used for purposes other than facility heating.

A. Will this facility have on site for any purpose individual liquid hazardous materials in quantities equal to or greater than 55 gallons regardless of container size? Backup Gen. Fuel Tank	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B. Will this facility have on site for any purpose individual solid hazardous materials quantities equal to or greater than 500 pounds regardless of container size?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
C. Will this facility handle individual compressed gases in quantities equal to or greater than 200 standard cubic feet regardless of container pressure?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
D. Will this facility have on site for any purpose extremely hazardous substances in any quantity as specified in 40 CFR Part 355?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
E. Do you own or operate any underground storage tanks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
F. Will this facility generate or treat hazardous waste in any quantity?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If your facility will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:

Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.

- Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
- Train all employees to properly handle hazardous materials and wastes.
- Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

Business owners and operators intending to handle hazardous materials in excess of reportable quantities are required by law to complete and file a hazardous materials business plan with our Department prior to obtaining a business license or prior to having the materials onsite, whichever comes first. Hazardous Materials Business Plan forms are available at

http://www.edcgov.us/emd/solidwaste/bus_plan_index.html

Certification: By signing below I acknowledge my responsibility to comply with the hazardous material and hazardous waste laws and regulations enforced by the EDC Environmental Management Department and agree to prepare and submit a plan when required.

Applicant: **Kevin Gallagher**  **Date:** 4/11/23

SW/HM Approval:	Date:
------------------------	--------------

Digitally signed by Kevin Gallagher
 DN: cn=Kevin Gallagher, o=Complete Wireless Consulting,
 ou, email=k.gallagher@completewireless.com, c=US
 Date: 2023.04.11 16:35:53 -0700



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us
valerie.brady@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: _____ Phone #: _____

Address: _____ Email: _____

Project Information:

Name of Project: _____ Planning Number: _____

Project Location: _____ Bldg Size: _____

APN(s): _____ Project Planner: _____

Number of units: _____

Description of Project: (Use, Number of Units, Building Size, etc.)

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): _____
[Attach additional pages if needed]

Address: _____

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
 - Oak Resources Technical Report is attached.
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional.
[Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: _____

By: _____
Signature of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name):

Date: