

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** CUP25-0006 / T-Mobile Monopine Garden Valley**Lead Agency:** El Dorado County Planning Division**Contact Person:** Steven C. Osborn, Associate Planner**Mailing Address:** 2850 Fairlane Court**Phone:** (530) 621-5697**City:** Placerville**Zip:** 95667**County:** El Dorado**Project Location:** County: El Dorado

City/Nearest Community: Garden Valley

Cross Streets: Garden Valley Rd. and Marshall Rd.

Zip Code: 95633

Longitude/Latitude (degrees, minutes and seconds): 38 ° 50 ' 30.68 " N / 120 ° 51 ' 25.19 " W Total Acres: 12.62 Acres

Assessor's Parcel No.: 060-420-028

Section: 34

Twp.: 12N

Range: 10E

Base: MDM

Within 2 Miles: State Hwy #:

Waterways: Big Sailor Creek, Little Sailor Creek

Airports:

Railways:

Schools: Golden Sierra Junior High School, Divide High School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☒ Other: Utility/ Telecommunications Facility**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: TCR, GHG**Present Land Use/Zoning/General Plan Designation:**

Residential / Residential 3 Acre Minimum (R3A)/ Medium Density Residential (MDR)

Project Description: (please use a separate page if necessary)

A Conditional Use Permit request to develop and operate a new multi carrier wireless communications facility consisting of a 120' tall monopine structure situated inside a new 26'6" x 60'4" x 6' tall chain link fenced compound with a 50" x 52" inch concrete pad for a transformer outside the fenced compound. T-Mobile antennas and associated radios and equipment will be installed at the 111' center-line. All equipment will be installed within the circumference of the faux monopine branches and painted with non-glare green paint to match the monopine branches and needles.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>3</u>	☒ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 16, 2026

Ending Date August 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Assurance Development obo VB BTS III, LLC
Address: 1499 Huntington Dr, Ste 305
City/State/Zip: South Pasadena, CA 91030
Phone: 626 760 6184

Signature of Lead Agency Representative: Steven C. Osborn

Digitally signed by Steven C. Osborn
Date: 2025.05.06 08:46:16 -0700

Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.