MITIGATED NEGATIVE DECLARATION

FILE: CUP24-0002

PROJECT NAME: Diamond Springs Verizon Monopine

NAME OF APPLICANT: Complete Wireless Consulting, o/b/o Verizon Wireless

ASSESSOR'S PARCEL NO.: 097-030-038 **SECTION:** 30 **T:** 10 **R:** 11

LOCATION: The project is located north side of Pleasant Valley Rd, at the intersection with Marsh Lane in the Diamond Springs 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 operation of an unmanned, 136-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area. The telecommunications facility is proposed to include one (1) 130-foot tall monopine tower (with branching extending up to 136 feet), nine antennas, nine remote radio units, two surge suppressors, two microwaves, one 30-kilowatt (kW) diesel standby generator attached to a 210-gallon capacity tank, and three equipment cabinets. All antennas will be painted or wrapped in 3M film, colored to match the new monopine. All antenna mounts and exposed cables will be painted to match the new monopine and be fully concealed within the proposed monopine branch radius. A new 6-foot-tall chain link fence with privacy slats will be installed to conceal ground mounted equipment. No water or sewer service would be required for the proposed project as it is an unmanned facility.

☐ **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 MITIGATED NEGATIVE DECLARATION. A period of twenty (20) days from the date of filing this mitigated 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 Mitigated Negative Declaration was adopted by the hearing body on date.

Karen Garner, Director of Planning

Executive Secretary

EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: CUP24-0002/Diamond Springs Verizon Monopine

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Matt Aselage, Associate Planner | **Phone Number:** (530) 621-5977

Applicant's Name and Address: Kevin Gallagher, Complete Wireless Consulting o/b/o Verizon Wireless
2009 V St., Sacramento, CA, 95818

Owner's Name and Address: Gloyd D. Zeller, Jr. and Elia S. Zeller, Trustees of the Zeller Family Trust
961 Pleasant Valley Rd., Diamond Springs, CA, 95619

Project Engineer's Name and Address: Kevin Sorenson, Streamline Engineering
3843 Taylor Road, Suite A, Loomis, CA, 95650

Project Location: The project is located on the north side of Pleasant Valley Road at the intersection with Marsh Lane, in the Diamond Springs area.

Assessor's Parcel Number: 097-030-038 **Acres:** 5.06 acres

Sections: Sec. 30 **T:** 10 **R:** 11

General Plan Designation: Commercial (C)

Zoning: Commercial, General (CG)

Description of Project: A request for a Conditional Use Permit for the construction and operation of an unmanned, 136-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area. The telecommunications facility is proposed to include one (1) 130-foot tall monopine tower (with branching extending up to 136 feet), nine antennas, nine remote radio units, two surge suppressors, two microwaves, one 30-kilowatt (kW) diesel standby generator attached to a 210-gallon capacity tank, and three equipment cabinets. All antennas will be painted or wrapped in 3M film, colored to match the new monopine. All antenna mounts and exposed cables will be painted to match the new monopine and be fully concealed within the proposed monopine branch radius. A new 6-foot-tall chain link fence with privacy slats will be installed to conceal ground mounted equipment. No water or sewer service would be required for the proposed project as it is an unmanned facility. The project will utilize existing access off of Pleasant Valley Rd and require creation of a 12-foot wide all weather gravel access road to the proposed Verizon Wireless lease area. No trees are proposed for removal.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	CG (Commercial, General)	(C) Commercial	Commercial storage yard; accessory buildings
North	R2A (Two-Acre Residential)	MDR (Medium Density Residential)	Vacant land
South	R1A (One-Acre Residential)	MDR (Medium Density Residential)	Residential dwellings
East	R2A, RE-5 (Two-Acre Residential & Residential Estate, 5-acres)	MDR, LDR (Medium Density & Low Density Residential)	Residential dwellings

West	RE-5 (Residential Estate, 5-acres)	MDR (Medium Density Residential)	Vacant land

Briefly describe the environmental setting: The project site is located within undeveloped and gravel-covered lands, in a permanent storage yard and adjacent to an undeveloped woodland area. The area surrounding the proposed project site is existing woodland dominated by mature oak species, including interior live oak, blue oak, and valley oak. Understory species within this vegetation community include coffeeberry. Oak woodland habitat supports breeding, foraging, and shelter habitat for several species of wildlife; however, no portion of the proposed development footprint contains the important habitat suitability elements for any sensitive wildlife species. The surrounding habitat within a 0.5-mile radius of the proposed site consists predominantly of forested land with sporadic residential development. The current habitat is not mapped as critical habitat, nor does it qualify as a habitat sufficient to sustain any Federal or State listed species.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

1. Community Development Services: Planning and Building Department – Building Services (Building and Grading Permits)
2. El Dorado County Fire District (Building and Grading Permits)
3. El Dorado County Air Quality Management District (Building and Grading Permits)
4. El Dorado County Department of Transportation (Building and Grading Permits)
5. El Dorado Irrigation District (Building Permit)
6. El Dorado County Environmental Health Department (Building Permit)

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu. Certified letters were mailed to these seven tribes on July 1st, 2024. No tribes responded with the request to consult on the project. No response was received from seven tribes. Further discussion is contained in the Tribal Cultural Resources section of this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Energy
	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 8/27/2024

Printed Name: Benjamin Koff, Associate Planner For: El Dorado County

Signature: _____ Date: 8/27/2024

Printed Name: Ande Flower, Planning Manager For: El Dorado County

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Attachment 1: Location Map
Attachment 2: Aerial Photo
Attachment 3: Assessor's Parcel Map
Attachment 4: General Plan Land Use Map
Attachment 5: Zoning Map
Attachment 6: Site Plan
Attachment 7: Application Packet

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project.

Project Description

A request for a Conditional Use Permit for the construction and operation of an unmanned, 136-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area. The telecommunications facility is proposed to include one (1) 130-foot tall monopine tower (with branching extending up to 136 feet), nine antennas, nine remote radio units, two surge suppressors, two microwaves, one 30-kilowatt (kW) diesel standby generator attached to a 210-gallon capacity tank, and three equipment cabinets. All antennas will be painted or wrapped in 3M film, colored to match the new monopine. All antenna mounts and exposed cables will be painted to match the new monopine and be fully concealed within the proposed monopine branch radius. A new 6-foot-tall chain link fence with privacy slats will be installed to conceal ground mounted equipment. No water or sewer service would be required for the proposed project as it is an unmanned facility. The project will utilize existing access off of Pleasant Valley Rd and require creation of a 12-foot wide all weather gravel access road to the proposed Verizon Wireless lease area. No trees are proposed for removal.

Project Location and Surrounding Land Uses

The project parcel, consisting of 5.06 acres, is located on the north side of Pleasant Valley Road at the intersection with Marsh Lane, in the Diamond Springs area. Access is provided via Pleasant Valley Road, which enters and exits the parcel at its southern border. The parcel is home to a permanent storage yard, office building, two commercial caretaker units, and accessory buildings, including shade structures. Portions of the parcel are paved with asphalt, including parking areas and an existing roadway. The proposed wireless telecommunications facility will be located towards the rear of the parcel, in a flat, dirt area currently utilized for vehicle parking and storage. The area surrounding the proposed site is existing woodland, dominated by mature oak species including Interior Live Oak, Blue Oak, and Valley Oak. No trees along the access road and generally throughout the area have been identified to be removed. The parcel of concern borders residentially zoned parcels on all sides. Parcels immediately to the east and south, across Pleasant Valley Road, are developed with residential uses. The rear, eastern section of the subject parcel, where the proposed wireless telecommunications facility will be located, borders a vacant, woodland area. Parcels to the north and west are undeveloped, woodland areas.

Project Characteristics

1. Transportation/Circulation/Parking

   The primary access to the site would be located off Pleasant Valley Rd, a County maintained road fronting the project site. A new 12'-0" wide all-weather, gravel access road will be constructed on site for access to the proposed monopine and ground mounted equipment lease area. No additional road access will be required for the monopine project.

2. Utilities and Infrastructure

   No water or sewer service would be required for the proposed project as it is an unmanned facility. Electric service already exists on the parcel and is provided by Pacific Gas & Electric (PG&E). There is no proposal for stormwater collection.

3. Construction Considerations

   Construction of a 130-foot-tall monopine is proposed as part of the project. The project would maintain the current zoning designation of Commercial, General (CG) and development would require conformance with any applicable agency requirements and would be subject to building permits from El Dorado County Building Services. The proposed development is designed to be in conformance with the development standards for Communication Facilities. The applicant is not requesting any modifications to any development standards.

Project Schedule and Approvals

This Initial Study and proposed Negative Declaration (IS/ND) is being circulated for public and agency review for a minimum 20-day period. Written comments on the IS/ND should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the IS/ND will be considered by the Lead Agency, El Dorado County, in a public meeting and will be adopted if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

The project requires design review approval by the County.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. If the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and

   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. **AESTHETICS.** *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				**X**
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c. Substantially degrade the existing visual character quality of the site and its surroundings?			**X**	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to aesthetics in relation to the proposed project.

State Laws, Regulations, and Policies

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (Caltrans 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

Local Laws, Regulations, and Policies

The County has several standards and ordinances that address issues relating to visual resources. Many of these can be found in the County Zoning Ordinance (Title 130 of the County Code). The Zoning Ordinance consists of descriptions of the zoning districts, including identification of uses allowed by right or requiring a special-use permit and specific development standards that apply in particular districts based on parcel size and land use density. These development standards often involve limits on the allowable size of structures, required setbacks, and design guidelines. Included are requirements for setbacks and allowable exceptions, the location of public utility distribution and transmission lines, architectural supervision of structures facing a state highway, height limitations on structures and fences, outdoor lighting, and wireless communication facilities.

Environmental Setting:

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.
A list of the county's scenic views and resources is presented in Table 5.3-1 of the *El Dorado County General Plan Draft EIR* (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake

Tahoe and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

Several highways in El Dorado County have been designated by the California Department of Transportation (Caltrans) as State Scenic Highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of State Route (SR) 89 within the county, and those portions of SR 88 along the southern border of the county. While a portion of U.S. 50 is a designated State Scenic Highway, the project site is located approximately 10 miles west of the western boundary of the designated stretch.

Rivers in El Dorado County include the American, Cosumnes, Rubicon, and Upper Truckee rivers. A large portion of El Dorado County is under the jurisdiction of the U.S. Forest Service (USFS), which oversees rivers or river sections identified as Wild and Scenic under the Wild and Scenic Rivers Act. To date, no river sections in El Dorado County have been nominated for or granted Wild and Scenic River status.

Discussion: A substantial adverse effect related to aesthetics would result from the introduction of physical features that are not characteristic of the surrounding development, substantial changes the natural landscape, or obstruction of an identified public scenic vista.

a-b. The project site is not located near a scenic vista, nor is it visible from an officially designated State Scenic Highway. The parcel is home to a permanent storage yard, office building, two commercial caretaker units, and accessory buildings, including shade structures. Portions of the parcel are paved with asphalt, including parking areas and an existing roadway. The proposed wireless telecommunications facility will be located towards the rear of the parcel, in a flat, dirt area currently utilized for vehicle parking and storage. The area surrounding the proposed site is existing woodland, dominated by mature oak species including Interior Live Oak, Blue Oak, and Valley Oak. No trees along the access road and generally throughout the area have been identified to be removed. The parcel of concern borders residentially zoned parcels on all sides. The rear, eastern section of the subject parcel, where the proposed wireless telecommunications facility will be located, borders a vacant, woodland area. Parcels to the north and west are undeveloped, woodland areas There would be **no impact** to scenic vistas or scenic resources, and approval of the project would not substantially degrade the existing visual character quality of the site or its surroundings.

c. **Visual Character**: Photosimulations of the proposed monopine have been included with the project application. The proposed 130-foot-tall monopine tower is proposing visual concealments including full radius pine branches, with a monopine "crown" extending up to 136 feet. All antennas will be painted or wrapped in 3M film, colored to match the new monopine. All antenna mounts and exposed cables will be painted to match the new monopine and be fully concealed within the proposed monopine branch radius. A new 6-foot-tall chain link fence with privacy slats will be installed to conceal ground mounted equipment. Any potential impacts would be **less than significant**.

d. Light and Glare: The proposed project does not include any new light sources. Any potential light sources would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare, during the building permit process, there would be **no impact** associated with light and glare as a result of project approval.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, any potential impacts would be **less than significant**.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. *Would the project*:

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				**X**
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				**X**
d. Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to agriculture and forestry resources in relation to the proposed project.

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California's agricultural resources (CDC 2008). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are as follows (CDC 2013a):

> ***Prime Farmland:*** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.
>
> ***Farmland of Statewide Importance:*** Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.
>
> ***Unique Farmland***: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP's mapping date.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965 (commonly referred to as the Williamson Act) allows local governments to enter into contracts with private landowners for the purpose of preventing conversion of agricultural land to non-agricultural uses (CDC 2013b). In exchange for restricting their property to agricultural or related open space use, landowners who enroll in Williamson Act contracts receive property tax assessments that are substantially lower than the market rate.

Z'berg-Nejedly Forest Practice Act

Logging on private and corporate land in California is regulated by the 1973 Z'berg-Nejedly Forest Practice Act. This Act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs.

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a-e. The commercially zoned, 5.06-acre parcel is surrounded by a mix of residential uses. The parcel is not considered prime farmland and does not conflict with any existing zoning for agricultural uses or Williamson Act Contracts. The project would not result in the rezoning of forestland, timberland, or timberland production zoned parcels or result in the loss of forest land or convert forest land to a non-forest use. There is no farmland or forest land in the vicinity of the project that would be caused to be converted from farm or forest use to a non-farm or forest use. There would be **no impact** to agriculture or forest resources.

FINDING: The project site does not contain agriculture or forestry resources and **no impacts** would be anticipated to result from the project.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			**X**	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			**X**	
d. Expose sensitive receptors to substantial pollutant concentrations?				**X**

III. AIR QUALITY. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM_{10}), particulate matter of aerodynamic radius of 2.5 micrometers or less ($PM_{2.5}$), carbon monoxide (CO), nitrogen dioxide (NO_2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, The El Dorado County AQMD manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

USEPA and CARB regulate various stationary sources, area sources, and mobile sources. USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), known as hazardous air pollutants (HAPs) at the federal level. In addition, USEPA has regulations involving emission criteria for off-road sources such as emergency generators, construction equipment, and vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB also establishes passenger vehicle fuel specifications.

Air quality in the project area is regulated by the El Dorado County AQMD. CARB and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

The Environmental Protection Agency and State also designate regions as “attainment” (within standards) or “nonattainment” (exceeds standards) based on the ambient air quality. The County is in nonattainment status for both federal and state ozone standards and for the state PM10 standard and is in attainment or unclassified status for other pollutants (California Air Resources Board 2008). County thresholds are included in the chart below.

Criteria Pollutant	**El Dorado County Threshold**
Reactive Organic Gasses (ROG)	82 lbs/day
Nitrogen Oxides (NO_X)	82 lbs/day

Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM_{10}):	Annual geometric mean: 30 $\mu g/m^3$	24-hour average: 50 $\mu g/m^3$
Particulate Matter ($PM_{2.5}$):	Annual arithmetic mean: 15 $\mu g/m^3$	24-hour average: 65 $\mu g/m^3$
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

El Dorado County AQMD's guide to air quality assessment includes a table listing project types with potentially significant emissions (El Dorado County AQMD 2002:Table 5.2). ROG and NOx Emissions may be assumed to not be significant if:

- The project encompasses 2 acres of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to such pollutants is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later

If the project meets one of the conditions above, El Dorado County AQMD assumes that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

For fugitive dust (PM_{10}), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, $PM_{2.5}$, SO_2, NO_2, sulfates, lead, and H_2S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005).

Discussion: The El Dorado County AQMD has developed a *Guide to Air Quality Assessment* (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. A substantial adverse effect on air quality would occur if:

- Emissions of ROG and NO_X will result in construction or operation emissions greater than 82 lbs/day (Table 3.2);
- Emissions of PM_{10}, CO, SO_2 and NO_X, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County AQMD (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O_3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Any grading will undergo review to determine if any further actions or approvals are needed, including any measures for sediment control. Therefore, the potential impacts of the project would be anticipated to be **less than significant**.

b-c. **Air Quality Standards and Cumulative Impacts:** Although the proposed project would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM_{10} dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this project and determined that the development is minor, and the project is well below the screening size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NO_X Operation Emission" (El Dorado County AQMD 2002: Table 5-2) for criteria pollutants. El Dorado County AQMD has determined this project is not expected to cause a significant air quality impact. With full review for consistency with General Plan Policies, impacts would be anticipated to be **less than significant**.

d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by the proposed project, during construction or following construction. There would be **no impact**.

e. **Objectionable Odors:** Table 3-1 of the *Guide to Air Quality Assessment* (El Dorado County AQMD 2002) does not list the proposed use of the parcel as a use known to create objectionable odors. The proposed project is not expected to generate or produce objectionable odors as the cell tower facility is built. There would be **no impact**.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts. Any potential impacts would be **less than significant**.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				**X**
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				**X**
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

The Endangered Species Act (ESA) (16 U.S. Code [USC] Section 1531 *et seq.*; 50 Code of Federal Regulations [CFR] Parts 17 and 222) provides for conservation of species that are endangered or threatened throughout all or a substantial portion of their range, as well as protection of the habitats on which they depend. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. In general, USFWS manages terrestrial and freshwater species, whereas NMFS manages marine and anadromous species.

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq.*) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), first enacted in 1940, prohibits "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The definition for "Disturb" includes injury to an eagle, a decrease in its productivity, or nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present.

Clean Water Act

Clean Water Act (CWA) Section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the

aforementioned waters (33 CFR Section 328.3). Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial waterbodies such as swimming pools, vernal pools, and water-filled depressions (33 CFR Part 328). Areas meeting the regulatory definition of waters of the U.S. are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under the provisions of CWA Section 404. Construction activities involving placement of fill into jurisdictional waters of the U.S. are regulated by USACE through permit requirements. No USACE permit is effective in the absence of state water quality certification pursuant to Section 401 of CWA.

Section 401 of the CWA requires an evaluation of water quality when a proposed activity requiring a federal license or permit could result in a discharge to waters of the U.S. In California, the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs) issue water quality certifications. Each RWQCB is responsible for implementing Section 401 in compliance with the CWA and its water quality control plan (also known as a Basin Plan). Applicants for a federal license or permit to conduct activities that may result in the discharge to waters of the U.S. (including wetlands or vernal pools) must also obtain a Section 401 water quality certification to ensure that any such discharge will comply with the applicable provisions of the CWA.

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances.

CESA (California Fish and Game Code Section 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. Section 2080 of the California Fish and Game Code prohibits the take of any species that is state listed as endangered or threatened, or designated as a candidate for such listing. California Department of Fish and Wildlife (CDFW) may issue an incidental take permit authorizing the take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions.

California Fish and Game Code Section 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, Section 3511, 4700, 5050, and 5515 identify species that are fully protected from all forms of take. Section 3511 lists fully protected birds, Section 5515 lists fully protected fish, Section 4700 lists fully protected mammals, and Section 5050 lists fully protected amphibians.

Streambed Alteration Agreement

Sections 1601 to 1606 of the California Fish and Game Code require that a Streambed Alteration Application be submitted to CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

California Native Plant Protection Act

The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that has low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

Forest Practice Act

Logging on private and corporate land in California is regulated by the Z'Berg-Nejedly Forest Practices Act (FPA), which took effect January 1, 1974. The act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs. A Timber Harvest Plan (THP) must be prepared by a Registered Professional Forester (RPF) for timber harvest on virtually all non-federal land. The FPA also established the requirement that all non-federal forests cut in the State be regenerated with at least three hundred stems per acre on high site lands, and one hundred fifty trees per acre on low site lands.

Local Laws, Regulations, and Policies

The County General Plan also include policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address potential impacts on special-status plant species or create opportunities for habitat improvement. The El Dorado County General Plan designates the Important Biological Corridor (IBC) (Exhibits 5.12-14, 5.12-5 and 5.12-7, El Dorado County, 2003). Lands located within the overlay district are subject to the following provisions, given that they do not interfere with agricultural practices:

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Wildlife);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of "site review" to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

Discussion: A substantial adverse effect on biological resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a. **Special Status Species:** Based on a review of the California Natural Diversity Database (CNDDB), the California Native Plant Society Rare Plant Inventory, and the County Geographic Information System (GIS), this project site contains suitable habitat in the surrounding area that has potential to support sensitive plant species. While potential habitat may be present for some sensitive species in areas adjacent to the proposed utility route, substantial habitat is not present within the immediate areas in which the proposed project will take place. No vegetation removal is proposed, and construction activities will not result in the loss of habitat for any sensitive species. During the biological assessment survey, conducted on April 2nd, 2024, no sensitive vegetation was observed; nor does it have the potential to become present within the project footprint. It was identified that no portions of the proposed development footprint contain the important habitat suitability elements for any sensitive wildlife species; none have a high potential to occur within the proposed development footprint itself. No direct impacts are anticipated to any sensitive wildlife or plant species or their habitat and the proposed project is not anticipated to result in any impacts to sensitive plant species.

No indirect impacts are anticipated to sensitive wildlife or plant species. However, suitable nesting habitat is present near the project footprint for several avian species. Additionally, communication towers can provide suitable nest sites for raptors and other avian species. As no tree removal is proposed, installation of the proposed facility will not result in significant impacts to native vegetation communities or suitable habitat for any sensitive species. It is, however, recommended that construction activity avoid the avian nesting season (February – October). Nesting surveys are recommended prior to construction during the nesting season to prevent decreased nesting success as a result of increased noise levels or incidental take. With adherence to the mitigation measure MM BIO-1 as well as standard County development requirements and policies, potential impacts to biological resources from future development would be **less than significant**.

MM BIO-1 Pre-Construction Nesting Bird Surveys

If construction activity must occur during the nesting season (February – October), a qualified biologist should perform a pre-construction clearance survey to determine the presence/absence of nesting activity onsite and in the vicinity of the project site. If no nesting activity is observed, no further action is required. If nesting activity is observed on or in the immediate vicinity of the project site, construction activity may proceed after the nestlings have fledged. If the facility must be installed in the vicinity of an active nest, a biological monitor will be present during all construction activity. Construction activity can be conducted at the discretion of the monitor to ensure that it does not directly or indirectly cause a nest to fail.

Monitoring Requirement: Planning Services shall verify completion of the requirement prior to issuance of grading and/or building permits.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services

b-c. **Riparian Habitat and Wetlands:** No riparian habitat exists on the subject parcel, and there is no aquatic habitat on the site to support amphibians or fish. No federally protected wetlands or waters regulated under Section 404 of the Clean Water Act occur on the site. The project would have **no impact** on riparian habitat or federally protected wetlands.

d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. The proposed site is located in the Pacific migratory bird flyway. Per the on-site biological assessment survey conducted on April 2, 2024, the trees and shrubs adjacent to the proposed utility route provide suitable avian nesting habitat; however, no nests or nesting activity was observed. The project would have **no impact** on resident or migratory wildlife corridors.

e. **Local Policies:** Local protection of biological resources includes oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. The project is not located in the IBC, as addressed above and no trees are proposed to be removed from the subject parcel for the project. The project would not conflict with any local policies or ordinances protecting biological resources and would have **no impact** for this category.

f. **Adopted Plans**: This project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

FINDING: No impacts to protected species, habitat, wetlands, or oak trees were identified for this project. For this biological resources category, there would be **no impact**.

V. CULTURAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			**X**	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			**X**	
c. Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. The NRHP is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The criteria for listing in the NRHP include resources that:

A. Are associated with events that have made a significant contribution to the broad patterns of history (events);
B. Are associated with the lives of persons significant in our past (persons);
C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (architecture); or
D. Have yielded or may likely yield information important in prehistory or history (information potential).

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the California Register of Historical Resources (CRHR). The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the NRHP, including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing in the CRHR are similar to those of the NRHP and include resources that:

1. Are associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Are associated with the lives of persons important in our past;
3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
4. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the CRHR, which identifies the State's architectural, historical, archeological and cultural resources.

Public Resources Code (Section 5024.1[B]) states that any agency proposing a project that could potentially impact a resource listed on the CRHR must first notify the State Historic Preservation Officer, and must work with the officer to ensure that the project incorporates "prudent and feasible measures that will eliminate or mitigate the adverse effects."

California Health and Safety Code Section 7050.5 requires that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

Section 5097.98 of the California Public Resources Code stipulates that whenever NAHC receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by NAHC. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

CEQA and CEQA Guidelines

Section 21083.2 of CEQA requires that the lead agency determine whether a project may have a significant effect on unique archaeological resources. A unique archaeological resource is defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it:

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Measures to avoid, conserve, preserve, or mitigate significant effects on these resources are also provided under CEQA Section 21083.2.

Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- determined by a lead agency to be historically significant.

CEQA Guidelines Section 15064.5 also prescribes the processes and procedures found under Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.95 for addressing the existence of, or probable likelihood of, Native American human remains, as well as the unexpected discovery of any human remains within the project site. This includes consultation with the appropriate Native American tribes.

CEQA Guidelines Section 15126.4 provides further guidance about minimizing effects to historical resources through the application of mitigation measures. Mitigation measures must be legally binding and fully enforceable.

Discussion: In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on cultural resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or property that is historically or culturally significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-b. **Historic or Archeological Resources:** A complete records search of the California Historic Resources Information System (CHRIS) found zero (0) recorded indigenous-period/ethnographic-period resources and zero (0) recorded historic-period cultural resources. Outside of the proposed project area, but within a half mile radius, the broader search area contains zero (0) recorded indigenous-period/ethnographic-period resource and five (5) recorded historic-period cultural resources.

Based on the study prepared by Historic Resource Associates, including an on-site pedestrian survey, the precontact sensitivity of the proposed project site is low due primarily to the lack of proximate natural water sources and zero (0) previously recorded archaeological resources within the area proposed project area. The proposed impact area's archeological potential was evaluated based on several factors, including proximity to recorded sites, creeks, rivers, wetlands, the presence of early historical development, as well as disturbances, such as grading, fill slopes, cutting and compaction. Such marginally favorable environmental settings would suggest that use of the project site, if any, by precontact groups would have been limited and transitory in nature. The project site has been deeply cut, graded and compacted. Consequently, the probability of encountering significant precontact or historical areological deposits is low.

Given the extent of known cultural resources and patterns of local history, there is high potential for locating historic-period cultural resources within the vicinity of the proposed project area. While mining sites have been identified on nearby parcels, the sensitivity of the proposed project site is low, due to the extent of ground disturbance associated with the operation of a commercial storage yard. In this context, it is unlikely that the proposed project area is sensitive for significant below-grade cultural resources. No historical properties were identified during the survey prepared for this proposed project. The County's standard project conditions of approval regarding cultural resource finds and human remain find would apply. Impacts would be **less than significant.**

c. **Human Remains:** No human remains are known to exist within the project site. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. However, if human remains should be discovered, implementation of standard conditions of approval to address discovery of human remains consistent with California Health and Safety Code Section 7050.5 would ensure that impacts on previously undiscovered human remains would be **less than significant**.

FINDING: No significant cultural resources have been identified on the project site. Standard conditions of approval would apply in the event of accidental discovery during any future construction. Any potential impacts would be **less than significant.**

VI. ENERGY. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potential significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Regulatory Setting

Federal Energy Policy Act of 2005

The Federal Energy Policy Act of 2005 (EP Act) was intended to establish a comprehensive, long-term energy policy and is implemented by the U.S. Department of Energy (U.S. DOE). The EP Act addresses energy production in the U.S., including oil, gas, coal, and alternative forms of energy and energy efficiency and tax incentives. Energy efficiency and tax incentive programs include credits for the construction of new energy efficient homes, production or purchase of energy efficient appliances, and loan guarantees for entities that develop or use innovative technologies that avoid the production of greenhouse gases (GHG).

State Laws, Regulations, and Policies

California Building Standards Code (Title 24, California Code of Regulations), including Energy Code (Title 24, Part 6) and Green Building Standards Code (Title 24, Part 11)

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code), and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

Senate Bills 1078/107 and Senate Bill 2—Renewables Portfolio Standard

Senate Bill (SB) 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range

target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006)

Water conservation reduces energy use by reducing the energy cost of moving water from its source to its user. Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006) requires the Department of Water Resources (DWR) to adopt an Updated Model Water Efficient Landscape Ordinance (MWELO) and local agencies to adopt DWR's MWELO or a local water efficient landscape ordinance by January 1, 2010 and notify DWR of their adoption (Government Code Section 65595). The water efficient landscape ordinance would apply to sites that are supplied by public water as well as those supplied by private well. Local adoption and implementation of a water efficient landscape ordinance would reduce per capita water use from new development.

Senate Bill X7-7 (Chapter 4, Statutes of 2009)

SB X7-7 (Chapter 4, Statutes of 2009), the Water Conservation Act of 2009, establishes an overall goal of reducing statewide per capita urban water use by 20% by December 31, 2020 (with an interim goal of at least 10% by December 31, 2015). This statute applies to both El Dorado Irrigation District (EID) and the Georgetown Divide Public Utilities District (GDPUD). EID has incorporated this mandate into its water supply planning, as represented in its Urban Water Management Plan 2010 Update (El Dorado Irrigation District 2011) and all subsequent water supply plans. Reducing water use results in a reduction in energy demand that would otherwise be used to transport and treat water before delivery to the consumer.

Assembly Bill 2076, Reducing Dependence on Petroleum

The CEC and Air Resources Board (ARB) are directed by AB 2076 (passed in 2000) to develop and adopt recommendations for reducing dependence on petroleum. A performance-based goal is to reduce petroleum demand to 15% less than 2003 demand by 2020.

Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region's GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its current Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019.

Assembly Bill 1493—Pavley Rules (2002, Amendments 2009, 2012 rule-making)

AB 1493 required the ARB to adopt vehicle standards that will improve the efficiency of light duty autos and lower GHG emissions to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (referred to previously as "Pavley II," now referred to as the "Advanced Clean Cars" measure) has been proposed for vehicle model years 2017–2025. Together, the two standards are expected to increase average fuel economy to roughly 54.5 miles per gallon by 2025. The improved energy efficiency of light duty autos will reduce statewide fuel consumption in the transportation sector.

CEQA and CEQA Guidelines

Section 15126.2(b) of the CEQA Guidelines requires detailed analysis of a project's energy impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the environmental document shall prescribe mitigation for those impacts. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places "particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy," and further indicates this

may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be "considered in an EIR to the extent relevant and applicable to the project." Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption and altering project siting to reduce energy consumption.

Local Laws, Regulations, and Policies

The County General Plan Public Services and Utilities Element includes goals, objectives, and policies related to energy conservation associated with the County's future growth and development. Among these is Objective 5.6.2 (Encourage Energy-Efficient Development) which applies to energy-efficient buildings, subdivisions, development and landscape designs. Associated with Objective 5.6.2 are two policies specifically addressing energy conservation:

> Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.
>
> Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

Further, the County has other goals and policies that would conserve energy even though not being specifically drafted for energy conservation purposes (e.g., Objective 6.7.2, Policy 6.7.2.3).

Discussion:

a. Unnecessary Consumption: Project-related construction and operation would be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. The proposed project would conform to building codes and other state and local energy conservation measures described in the Regulatory Setting. With adherence to the above-mentioned codes and regulations, any potential impacts would be **less than significant**.

b. Conflict with Energy Plans: Development of the project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. Any potential impacts would be **less than significant**.

FINDING: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The project would be consistent with all applicable state and local plans for renewable energy or energy efficiency. For this energy category, any potential impacts would be anticipated to be **less than significant**.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			**X**	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?			**X**	

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?				**X**
iv) Landslides?				**X**
b. Result in substantial soil erosion or the loss of topsoil?			**X**	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			**X**	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				**X**
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk-reduction program to better understand, predict, and mitigate risks associated with seismic events. The following four federal agencies are responsible for coordinating activities under NEHRP: USGS, National Science Foundation (NSF), Federal Emergency Management Agency (FEMA), and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners; and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or "lifelines";
3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

The Alquist–Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 *et seq*.) was passed to reduce the risk to life and property from surface faulting in California. The Alquist–Priolo Act prohibits construction of most types of structures intended for human occupancy on the surface traces of active faults and strictly regulates construction in the corridors along active faults (earthquake fault zones). It also defines criteria for identifying active faults, giving legal weight to terms such as "active," and establishes a process for reviewing building proposals in and adjacent to earthquake fault zones. Under the Alquist-Priolo Act, faults are zoned and construction along or across them is strictly regulated if they are "sufficiently active" and "well defined." Before a project can be permitted, cities and counties are required to have a geologic investigation conducted to demonstrate that the proposed buildings would not be constructed across active faults.

Historical seismic activity and fault and seismic hazards mapping in the project vicinity indicate that the area has relatively low potential for seismic activity (El Dorado County 2003). No active faults have been mapped in the project area, and none of the known faults have been designated as an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (Public Resources Code Sections 2690–2699.6) establishes statewide minimum public safety standards for mitigation of earthquake hazards. While the Alquist–Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. Its provisions are similar in concept to those of the Alquist–Priolo Act. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other seismic hazards, and cities and counties are required to regulate development within mapped seismic hazard zones. In addition, the act addresses not only seismically induced hazards but also expansive soils, settlement, and slope stability.

Mapping and other information generated pursuant to the SHMA is to be made available to local governments for planning and development purposes. The State requires: (1) local governments to incorporate site-specific geotechnical hazard investigations and associated hazard mitigation, as part of the local construction permit approval process; and (2) the agent for a property seller or the seller if acting without an agent, must disclose to any prospective buyer if the property is located within a Seismic Hazard Zone. Under the Seismic Hazards Mapping Act, cities and counties may withhold the development permits for a site within seismic hazard zones until appropriate site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

Title 24 CCR, also known as the California Building Standards Code (CBC), specifies standards for geologic and seismic hazards other than surface faulting. These codes are administered and updated by the California Building Standards Commission. CBC specifies criteria for open excavation, seismic design, and load-bearing capacity directly related to construction in California.

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project

impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

Discussion: A substantial adverse effect on geology and soils would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. Seismic Hazards:

i. According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County (California Geological Survey 2007). The nearest such faults are located in Alpine and Butte Counties. There would be **no impact**.

ii. The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be **less than significant**.

iii. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (California Geological Survey 2007). There would be **no impact**.

iv. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be **no impact**.

b. Soil Erosion: For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Project impacts would be **less than significant**.

c. Geologic Hazards: Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (California Geological Survey 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Project impacts would be **less than significant**.

d. Expansive Soils: Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The central portion of the county has a moderate expansiveness rating while the eastern and western portions have a low rating. Any potential impact would be **less than significant**.

e. Septic Capability: No septic system is proposed as part of the project. There would be **no impact**.

f. Paleontological Resources: The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. In the event subsurface paleontological sites are disturbed during grading activities in the site, standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery would ensure that impacts are **less than significant**.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this geology and soils category, any potential impacts would be **less than significant**.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e/yr$). The three other main GHG are Hydroflourocarbons, Perflourocarbons, and Sulfur Hexaflouride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO_2 is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH_4 are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N_2O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source

of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

At the federal level, USEPA has developed regulations to0 reduce GHG emissions from motor vehicles and has developed permitting requirements for large stationary emitters of GHGs. On April 1, 2010, USEPA and the National Highway Traffic Safety Administration (NHTSA) established a program to reduce GHG emissions and improve fuel economy standards for new model year 2012-2016 cars and light trucks. On August 9, 2011, USEPA and the NHTSA announced standards to reduce GHG emissions and improve fuel efficiency for heavy-duty trucks and buses.

State Laws, Regulations, and Policies

Executive Order (EO) S-3-5 (June 2005) established California's GHG emissions reductions targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80% below 1990 levels

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project's GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels (CEC 2006).

Discussion

Impact Significance Criteria

CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their "significance," but is not clear what constitutes a "significant" impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are "cumulatively considerable." Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. "Tiering" from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project's GHG emissions must be addressed at the project-level.

Unlike thresholds of significance established for criteria air pollutants in El Dorado County AQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 MTCO2e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions. .

Impact Discussion:

a.-b. **GHG Emissions:** Emissions of greenhouse gas (GHG) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project is not expected to cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e/yr$).

The El Dorado County AQMD has not formally adopted thresholds for evaluating GHG emissions, but has recommended the use of thresholds adopted by the SMAQMD. The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, of the GHG Screening Level of 85 for low rise apartments, updated April 2018, if a proposed project results in emissions less than 1,100 $MTCO_2e/yr$ during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions.

GHG emissions are quantified with CalEEMod using the same assumptions as presented in the Air Quality section above and compared to the thresholds of significance noted above. The proposed project's required compliance with the current California Building Energy Efficiency Standards Code would ensure the project meets current applicable requirements.

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, the proposed project's construction GHG emissions are not expected to be a cumulatively considerable contribution to global climate change.

Operational GHG emissions at full buildout are not expected to exceed the applicable threshold of significance. Therefore, the proposed project would not result in a cumulatively considerable contribution to global climate change. Any potential impacts would be **less than significant**.

FINDING: The project would result in **less than significant** impacts to greenhouse gas emissions. For this greenhouse gas emissions category, there would be no significant adverse environmental effect as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				**X**
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				**X**
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and El Dorado County AQMD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also called the Superfund Act; 42 USC Section 9601 *et seq.*) is intended to protect the public and the environment from the effects of past hazardous waste disposal activities and new hazardous material spills. Under CERCLA, USEPA has the authority to seek the parties responsible for hazardous materials releases and to ensure their cooperation in site remediation. CERCLA also provides federal funding (through the "Superfund") for the remediation of hazardous materials contamination. The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499) amends some provisions of CERCLA and provides for a Community Right-to-Know program.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in addition to California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Energy Policy Act of 2005

Title XV, Subtitle B of the Energy Policy Act of 2005 (the Underground Storage Tank Compliance Act of 2005) contains amendments to Subtitle I of the Solid Waste Disposal Act, the original legislation that created the Underground Storage Tank (UST) Program. As defined by law, a UST is "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." In cooperation with USEPA, SWRCB oversees the UST Program. The intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

USEPA's Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660 gallons, or multiple tanks with a combined capacity greater than 1,320 gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.

Occupational Safety and Health Administration

OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Federal Communications Commission Requirements

There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing

with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.

FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is "fully aware of the potential exposure and can exercise control over his or her exposure," otherwise the General Population limit applies (47 CFR Section 1.1310).

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

14 CFR Part 77.9 is designed to promote air safety and the efficient use of navigable airspace. Implementation of the code is administered by the Federal Aviation Administration (FAA). If an organization plans to sponsor any construction or alterations that might affect navigable airspace, a Notice of Proposed Construction or Alteration (FAA Form 7460-1) must be filed. The code provides specific guidance regarding FAA notification requirements.

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 – Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state's drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public of exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor's Office publishes, at least annually, a list of such chemicals. OEHHA, an agency under the California Environmental Protection Agency (CalEPA), is the lead agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General's Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. CalEPA and other state agencies set the standards for their programs, while local governments (CUPAs) implement the standards. For each county, the CUPA regulates/oversees the following:

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;
- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;
- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

Hazardous materials business plans are required for businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet (cf) of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) (Cal OES 2015). Business plans are required to include an inventory of the hazardous materials used/stored by the business, a site map, an emergency plan, and a training program for employees (Cal OES 2015). In addition, business plan information is provided electronically to a statewide information management system, verified by the applicable CUPA, and transmitted to agencies responsible for the protection of public health and safety (i.e., local fire department, hazardous material response team, and local environmental regulatory groups) (Cal OES 2015).

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.

Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the California Department of Forestry and Fire Protection (CAL FIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code Section 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code Section 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste

transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

Local Laws, Regulations, and Policies

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law. The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

Discussion: A substantial adverse effect due to hazards or hazardous materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a-b. **Hazardous Materials:** The proposed 130-foot-tall monopine project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. However, the project does include a back-up standby diesel-fuel generator which will house 210-gallons of fuel. This generator does comply with California State requirements for approval via the ministerial eligibility review process pursuant to California Assembly Bill 2421. These requirements include (1) a maximum of 50 horsepower with no more than a 300-gallon fuel tank, (2) mounted on a concrete pad, (3) physical dimensions of both generator and storage tank are cumulatively no more than 250 cubic feet in volume, and (4) sited no more than 100-feet from the monopine. As proposed, the generator will run at a maximum of 49 horsepower and contain no more than 300-gallons of fuel; the generator would be mounted on a concrete pad; the physical dimensions of both the generator and storage tank would be no larger than 250 cubic feet in volume; and the generator will be sited no further than 15-feet from the monopine location. Therefore, the monopine is not expected to result in a substantial impact. Impacts would be **less than significant.**

c. **Hazardous Materials near Schools:** There are no schools within a ¼ mile radius of the proposed wireless facility. The proposed project is a wireless telecommunications facility and is not anticipated to have any hazardous materials associated with its operation. Therefore, no significant risks to the schools are expected. There would be **no impact**.

d. **Hazardous Sites:** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC 2015). There would be **no impact**.

e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County GIS map for Airport Safety Zones, the project is not located within an Airport Safety District. The closest airport is the Placerville Airport, located approximately 2.7 miles northeast of the subject parcel. The proposed project would not result in a safety hazard for people residing or working in the project area. There would be **no impact**.

g. **Emergency Plan:** The project was reviewed by the Diamond Springs/El Dorado Fire Protection District in cooperation with CAL FIRE along with the El Dorado County Sheriff's Office for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. Any potential impacts would be **less than significant**.

h. Wildfire Hazards: The project site is located within raw and gravel-covered lands, in a permanent storage adjacent to an undeveloped woodland area. The area surrounding the proposed project site is existing woodland dominated by mature oak species, including interior live oak, blue oak, and valley oak. Understory species within this vegetation community include coffeeberry. The surrounding habitat within a 0.5-mile radius of the proposed site consists predominantly of forested land with sporadic residential development. According to Figure HS-1 of the Fire Hazard Rating in El Dorado County of the General Plan (2004) the subject parcel is located in a moderate fire hazard area for wildland fire. The project site is not located in a Very High Fire Hazard Severity Zone. Therefore, the project is unlikely to be exposed to risks from wildland fires. Any potential impacts would be **less than significant**.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. For this hazards and hazardous materials category, any potential impacts would be **less than significant**.

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			**X**	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			**X**	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			**X**	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			**X**	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			**X**	
f. Otherwise substantially degrade water quality?			**X**	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				**X**
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				**X**
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				**X**

X. **HYDROLOGY AND WATER QUALITY.** Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
j. Inundation by seiche, tsunami, or mudflow?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands. The key sections pertaining to water quality regulation for the proposed project are CWA Section 303 and Section 402.

Section 303(d) — Listing of Impaired Water Bodies

Under CWA Section 303(d), states are required to identify "impaired water bodies" (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for the development of control plans to improve water quality. USEPA then approves the State's recommended list of impaired waters or adds and/or removes waterbodies.

Section 402—NPDES Permits for Stormwater Discharge

CWA Section 402 regulates construction-related stormwater discharges to surface waters through the National Pollutant Discharge Elimination System (NPDES), which is officially administered by USEPA. In California, USEPA has delegated its authority to the State Water Resources Control Board (SWRCB), which, in turn, delegates implementation responsibility to the nine Regional Water Quality Control Boards (RWQCBs), as discussed below in reference to the Porter-Cologne Water Quality Control Act.

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb 1.0 or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

Municipal Stormwater Permitting Program

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities and are often issued to a group of co-

permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (CVRWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures.

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (known as the Porter–Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. SWRCB is the primary State agency responsible for protecting the quality of the state's surface water and groundwater supplies; however, much of the SWRCB's daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA Sections 401, 402, and 303[d]. In general, SWRCB manages water rights and regulates statewide water quality, whereas RWQCBs focus on water quality within their respective regions.

The Porter–Cologne Act requires RWQCBs to develop water quality control plans (also known as basin plans) that designate beneficial uses of California's major surface-water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a waterbody (i.e., the reasons that the waterbody is considered valuable). Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter–Cologne Act, basin plans must be updated every 3 years.

Discussion: A substantial adverse effect on hydrology and water quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;

- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a. **Water Quality Standards:** Some waste discharge may occur as part of the project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would comply with County ordinances and standards regarding waste discharge. Therefore, the project would not be expected to violate water quality standards. Any potential impacts would be **less than significant**.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Any impacts to groundwater supplies would be **less than significant**.

c-f. **Drainage Patterns:** No adverse increase in overall runoff and flows from pre-development levels is anticipated from the post-development project design. The project would be required to conform to the El Dorado County Grading, Erosion Control, and Sediment Ordinance County Code Section 110.14. This includes the use of BMPs to minimize degradation of water quality during construction. Any potential impacts would be **less than significant**.

g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0775E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows (FEMA 2008). No dams that would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be **no impact**.

FINDING: For this project, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this hydrology category, impacts are anticipated to be **less than significant**.

XI. LAND USE AND PLANNING. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?			**X**	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			**X**	

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004 with amendments occurring in several times from adoption through 2019. The 2021-2029 Housing Element was adopted in 2021.

Discussion: A substantial adverse effect on land use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

a. **Established Community:** The project is located within the Diamond Springs/El Dorado Community Region. Community regions are defined as those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. The project site is surrounded by sparse residential development and vacant, woodland areas. The project would not result in the physical division of an established community as it proposes a utility/communication use on a parcel designated by the General Plan for support service facilities. The project proposes a use that is compatible with surrounding uses and with the site's General Plan land use designation. Any potential impacts would be **less than significant**.

a. **Land Use Consistency:** The subject parcel has a General Plan land use designation of C (Commercial) and is zoned CG (Commercial, General). The purpose of the CG (Commercial, General) zone is to provide areas for the location of a mix of more intensive commercial uses, such as light manufacturing, automobile repair, and wholesale activity; where outdoor storage or activity commonly occurs; and where residential, civic, and educational uses are limited to avoid conflicts with allowed uses. The proposed use is permitted within the CG (Commercial, General) zoning designation. Any potential impacts would be **less than significant**.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be **less than significant** impacts to land use goals or standards resulting from the project.

XII.MINERAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
b. Result in the loss of availability of a locally-important mineral resource				**X**

XII.MINERAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
recovery site delineated on a local general plan, specific plan or other land use plan?				

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to mineral resources and the Proposed Project.

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Mining and Geology Board identify, map, and classify aggregate resources throughout California that contain regionally significant mineral resources. Designations of land areas are assigned by CDC and California Geological Survey following analysis of geologic reports and maps, field investigations, and using information about the locations of active sand and gravel mining operations. Local jurisdictions are required to enact planning procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans.

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 of the *El Dorado County General Plan Draft EIR* (2003) shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

According to General Plan Policy 2.2.2.7, before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County.

Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of

such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

Discussion: A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a-b. **Mineral Resources:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology; however, the eastern portion of the subject parcel, including the proposed location of the wireless telecommunication facility and associated lease area, is identified as a Mineral Resource Zone within the El Dorado County General Plan. Despite this, no impacts would be anticipated to occur. The monopine wireless facility will utilize minimal ground space for its footprint; the design and installation of the monopine structure will not require excavation or ground disturbance beyond what is necessary for anchoring the structure, which will be limited to a small area directly beneath the structure. The project's impact area is confined to the immediate vicinity of the monopine structure; there will be no expansion of the project footprint into areas where mineral resources might be present, beyond what is necessary for the facility's installation and operation.

FINDING: No impacts to mineral resources are expected either directly or indirectly. For this mineral resources category, there would be **no impacts**.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				**X**
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				**X**

Regulatory Setting:

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise

threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings susceptible to vibration damage (FTA 2006).

Discussion: A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

TABLE 6-2
NOISE LEVEL PERFORMANCE PROTECTION STANDARDS
FOR NOISE SENSITIVE LAND USES
AFFECTED BY NON-TRANSPORTATION* SOURCES

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq}, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	**50**

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Source: El Dorado County 2003.

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Project construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. The proposed back-up generator would result in noise generation during the irregular use of the

generator. The back-up generator would be used during times of rolling power shut-offs to ensure ongoing operations of the cellular facility. Additionally, the back-up generator would run for a approximately 15-minutes, twice per month, on weekdays only, during daylight hours. There could be additional noise associated with any future modifications – additional noise due to modifications may be reviewed per a CUP revision. Therefore, the project is not expected to generate noise levels exceeding the performance standards contained within the Zoning Ordinance. The proposed project would result in **less than significant** impacts.

b. **Groundborne Shaking:** The closest land uses potentially impacted from ground borne vibration and noise (primarily from the use of heavy equipment during construction) are residential uses located to the east of the subject parcel. The adjacent parcel, aside from that directly to the east, are primarily vacant, woodland areas. These impacts would be intermittent and would only occur during the construction phase of the project and would not be an ongoing impact. Any potential impacts would be **less than significant**.

c. **Permanent Noise Increases:** The project involves the construction of a wireless telecommunications facility and associated support equipment, including pre-manufactured equipment cabinets and an emergency backup generator. An acoustical analysis, prepared by Dario Gotchet of Bollard Acoustical Consultants, Inc. in January 2024, indicates that the proposed telecommunication facility complies with requirements mandated by El Dorado County at all adjacent 'residential' property lines for all hourly noise metrics outlined in the County's Noise Ordinance. Although there is potential for the ambient noise level to increase due to the installation of the wireless telecommunications facility, the equipment cabinet cooling systems on the proposed pre-manufactured cabinet can run continuously during day and nighttime hours without exceeding dBA levels outlined by the County, and the proposed generator is for emergency backup during power failure conditions; it is exercised twice a month for a 15-minute maximum during weekday, daytime hours only. It is further assumed that the proposed generator will be equipped with the Level 2 Acoustic Enclosure, resulting in a reference noise level of 68 dB at a distance of 23 feet. Any potential impact related to a permanent increase in ambient noise levels from the proposed project would be **less than significant**.

d. **Short Term Noise:** Construction activities would increase noise levels temporarily in the vicinity of the project. Actual noise levels would depend on the type of construction equipment involved, distance to the source of the noise, weather, time of day, and other factors. However, these increases would be temporary. Construction activity would comply with noise standards for construction activities outlined in General Plan Policy 6.5.1.11. These activities would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. The project itself does not involve any outdoor activities or uses that would result in the increase of the ambient noise levels on a temporary or periodic basis. Any potential impacts from short term noise would be **less than significant**.

e-f. **Aircraft Noise:** The project site is located approximately 2.7 miles from the nearest airport (Placerville Airport), it is not located within a County Airport Use Plan area. As such, the project would not expose people residing or working in the project area to excessive noise from aircraft or airport operations. There would be **no impacts.**

FINDING: With adherence to County Code, no significant direct or indirect impacts to noise levels are expected. For this noise category, the thresholds of significance would not be exceeded. Any potential impacts would be **less than significant**.

XIV. POPULATION AND HOUSING. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				**X**
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				**X**
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				**X**

Regulatory Setting:

No federal or state laws, regulations, or policies apply to population and housing and the proposed project.

Discussion: A substantial adverse effect on population and housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a. **Population Growth:** The subject parcel is currently not zoned for or developed with residential uses. There would be **no impacts**.

b. **Housing Displacement:** The parcel of concern is not zoned for or developed with residential uses. There would be no housing removed or developed as a result of this monopine project. There would be **no impact**.

c. **Replacement Housing:** Given there would be no impact to existing housing, the project would not need replacement housing. There would be **no impact.**

FINDING: The project would not displace housing and there would be no potential for a significant impact due to substantial growth, either directly or indirectly. There would be **no impacts.**

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Fire protection?			**X**	
b. Police protection?			**X**	
c. Schools?			**X**	
d. Parks?			**X**	
e. Other public facilities?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

Discussion: A substantial adverse effect on public services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public-school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection:** The project was distributed to and reviewed by the El Dorado/Diamond Springs Fire Protection District in cooperation with the California Department of Forestry and Fire Protection (CAL FIRE). The project site is located in a developed part of the County that currently receives fire service. It is unlikely the approval of the proposed wireless telecommunications facility would result in the need for new fire personnel or facilities. The Fire District would review improvement plans again at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. With future review of improvement plans at time of building permit and/or grading permit submittal, any potential impacts would be **less than significant**.

b. **Police Protection:** Police protection services would be provided by the El Dorado County Sheriff's Office. The proposed project is not anticipated to create a significant increase in demand of law enforcement protection. Any potential impacts would be **less than significant**.

c-e. **Schools, Parks, and Other Public Facilities**: There are no components of operating the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other public facilities that would result in the need for new or expanded facilities. Any potential impacts would be **less than significant**.

FINDING: The project would not result in a significant increase of public services to the project. Increased demand to services would be addressed through the payment of established impact fees and any future improvements to such facilities would be subject to CEQA review by the applicable Lead Agency. For this public services category, any potential impacts would be **less than significant**.

XVI. RECREATION.	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				**X**
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

Regulatory Setting:

National Trails System

The National Trails System Act of 1968 authorized The National Trails System (NTS) in order to provide additional outdoor recreation opportunities and to promote the preservation of access to the outdoor areas and historic resources of the nation. The Appalachian and Pacific Crest National Scenic Trails were the first two components, and the System has grown to include 20 national trails.

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes through the Desolation Wilderness area along the western plan area boundary.
2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

The California Parklands Act

The California Parklands Act of 1980 (Public Resources Code Section 5096.141-5096.143) recognizes the public interest for the state to acquire, develop, and restore areas for recreation and to aid local governments to do the same. The California Parklands Act also identifies the necessity of local agencies to exercise vigilance to see that the parks, recreation areas, and recreational facilities they now have are not lost to other uses.

The California state legislature approved the California Recreational Trail Act of 1974 (Public Resources Code Section 2070-5077.8) requiring that the Department of Parks and Recreation prepare a comprehensive plan for California trails. The California Recreational Trails Plan is produced for all California agencies and recreation providers that manage trails. The Plan includes information on the benefits of trails, how to acquire funding, effective stewardship, and how to encourage cooperation among different trail users.

The 1975 Quimby Act (California Government Code Section 66477) requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances to cities and counties for parkland dedication or in-lieu fees paid to the local jurisdiction. Quimby exactions must be roughly proportional and closely tied (nexus) to a project's impacts as identified through traffic studies required by CEQA. The exactions only apply to the acquisition of new parkland; they do not apply to the physical development of new park facilities or associated operations and maintenance costs.

The County implements the Quimby Act through Section 16.12.090 of the County Code. The County Code sets standards for the acquisition of land for parks and recreational purposes, or payments of fees in lieu thereof, on any land subdivision. Other projects, such as ministerial residential or commercial development, could contribute to the demand for park and recreation facilities without providing land or funding for such facilities.

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5 acres of regional parkland, 1.5 acres of community parkland, and 2 acres of neighborhood parkland per 1,000 residents.

Discussion: A substantial adverse effect on recreational resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a-b. **Parks and Recreational Services:** The proposed project consists of an unmanned wireless telecommunications facility on a commercially zoned parcel and would not increase the local population such that it would increase the use of existing neighborhood or regional parks causing substantial physical deterioration of those facilities. The proposed project would not require the construction of new or expansion of existing recreational facilities that could potentially have an adverse physical effect on the environment. There would be **no impact**.

FINDING: No significant impacts to open space or park facilities would result as part of the project and no new or expanded recreation facilities would be necessary as a result of project approval. For this recreation category, there would be **no impact**.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (Vehicle Miles Traveled)?			**X**	
c. Substantially increase hazard due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d. Result in inadequate emergency access?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to transportation/traffic and the proposed project.

State Laws, Regulations, and Policies

Caltrans manages the state highway system and ramp interchange intersections. This state agency is also responsible for highway, bridge, and rail transportation planning, construction, and maintenance.

Local Laws, Regulations, and Policies

According to Policy TC-Xd in the Transportation Element of the County General Plan, Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are excepted from these standards and are allowed to operate at LOS F. According to Policy TC-Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A two percent increase in traffic during a.m., p.m. peak hour, or daily
B. The addition of 100 or more daily trips, or
C. The addition of 10 or more trips during the a.m. or p.m. peak hour.

Discussion: The Transportation and Circulation Policies contained in the County General Plan establish a framework for review of thresholds of significance and identification of potential impacts of new development on the County's road system. These policies are enforced by the application of the Transportation Impact Study (TIS) Guidelines, the County Design and Improvements Standards Manual, and the County Encroachment Ordinance, with review of individual development projects by the Transportation and Long-Range Planning Divisions of the Community Development Agency. A substantial adverse effect to traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;

- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in or worsen Level of Service (LOS) F traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project. Access to the wireless facility would be from a currently existing encroachment onto Pleasant Valley Road. DOT reviewed the project application and waived the requirements for both a Transportation Impact Study (TIS) and an On-Site Transportation Review (OSTR). The project as proposed would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any potential impacts as a result of the project would be **less than significant**.

b. **Vehicle Miles Traveled:** The proposed project would develop a single monopine telecommunications facility. Trip generation from the property using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. The monopine would result in regular maintenance trips. These maintenance trips would occur at least once every three months, and at most once per month. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. Impacts would be **less than significant.**

c. **Design Hazards:** The design and location of the project is not anticipated to create any hazards. The existing project site is developed with a permanent storage yard, office building, two commercial caretaker units, and accessory buildings, including shade structures. Portions of the parcel are paved with asphalt, including parking areas and an existing roadway. Future Road or driveway improvements would require a grading permit. DOT reviewed the project and provided no additional comments or concerns. The impact for design hazards would be **less than significant.**

d. **Emergency Access:** Fire Safe Regulations state that on-site roadways shall "provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during wildfire emergency". As shown on the project site plan (Attachment 6), the project would accommodate the required fire access. As such, the proposed project is considered to allow for adequate access and on-site circulation for emergency vehicles. Any potential impacts would be **less than significant**.

FINDING: The project would not exceed the thresholds for transportation identified within the General Plan. For this transportation category, the thresholds of significance would not be exceeded, and any potential impacts would be **less than significant**.

XVII. TRIBAL CULTURAL RESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			**X**	
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to Tribal Cultural Resources (TCRs) and the proposed project.

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

AB 52, which was approved in September 2014 and effective on July 1, 2015, requires that CEQA lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. The bill, chaptered in CEQA Section 21084.2, also specifies that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment.

Defined in Section 21074(a) of the Public Resources Code, TCRs are:

1. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

a. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and
b. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a TCR significant or important. To be considered a TCR, a resource must be either: (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or: (2) a resource that the lead agency chooses, in its discretion, to treat as a TCR and meets the criteria for listing in the state register of historic resources pursuant to the criteria set forth in Public Resources Code Section 5024.1(c). A substantial adverse change to a TCR would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a TCR such that the significance of the resource would be materially impaired

a-b. **Tribal Cultural Resources.** At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu.

Certified letters were mailed to these seven tribes on July 1st, 2024, in accordance with the provisions of Assembly Bill 52. Staff had not received a response within a 30-day period from the date of staff's consultation notice. As such, AB52 consultation has been closed.

Based on the study prepared by Historic Resource Associates, including an on-site pedestrian survey, the precontact sensitivity of the proposed project site is low due primarily to the lack of proximate natural water sources and zero (0) previously recorded archaeological resources within the area proposed project area. The proposed impact area's archeological potential was evaluated based on several factors, including proximity to recorded sites, creeks, rivers, wetlands, the presence of early historical development, as well as disturbances, such as grading, fill slopes, cutting and compaction. Such marginally favorable environmental settings would suggest that use of the project site, if any, by precontact groups would have been limited and transitory in nature. The project site has been deeply cut, graded and compacted. Consequently, the probability of encountering significant precontact or historical areological deposits is low.

Given the extent of known cultural resources and patterns of local history, there is high potential for locating historic-period cultural resources within the vicinity of the proposed project area. While mining sites have been identified on nearby parcels, the sensitivity of the proposed project site is low, due to the extent of ground disturbance associated with the operation of a commercial storage yard. In this context, it is unlikely that the proposed project area is sensitive for significant below-grade cultural resources. No historical properties were identified during the survey prepared for this proposed project. The County's standard project conditions of approval regarding cultural resource finds and human remain find would apply. Impacts would be **less than significant.**

FINDING: No Tribal Cultural Resources (TCRs) are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during project construction activities. As a result, the proposed project would not cause a substantial adverse change to any known TCRs. The impacts would be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				**X**
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				**X**
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			**X**	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				**X**
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				**X**
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			**X**	

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulations related to solid waste?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

The Energy Policy Act of 2005, intended to reduce reliance on fossil fuels, provides loan guarantees or tax credits for entities that develop or use fuel-efficient and/or energy efficient technologies (USEPA 2014). The act also increases the amount of biofuel that must be mixed with gasoline sold in the United States (USEPA 2014).

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code, Division 30) requires all California cities and counties to implement programs to reduce, recycle, and compost wastes by at least 50 percent by 2000 (Public Resources Code Section 41780). The state, acting through the California Integrated Waste Management Board (CIWMB), determines compliance with this mandate. Per-capita disposal rates are used to determine whether a jurisdiction's efforts are meeting the intent of the act.

California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911) requires that all development projects applying for building permits include adequate, accessible areas for collecting and loading recyclable materials.

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years. The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research. The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites.

Title 24–Building Energy Efficiency Standards

Title 24 Building Energy Efficiency Standards of the California Building Code are intended to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The standards are updated on an approximately 3-year cycle. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023.

Urban Water Management Planning Act

California Water Code Sections 10610 *et seq.* requires that all public water systems providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet per year (AFY), prepare an urban water management plan (UWMP).

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC 2014).

Discussion: A substantial adverse effect on utilities and service systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater Requirements**: The project would not require wastewater service. There would be **no impact.**

b. **Construction of New Facilities:** Development of the proposed monopine would not require the construction of new utility facilities. There would be **no impact.**

c. **New Stormwater Facilities:** The project does not propose any new drainage facilities. Any possible future drainage facilities serving the proposed project would be built in conformance with the County of El Dorado Drainage Manual, as determined by Development Services standards, during associated grading and building permit processes. The impacts would be **less than significant.**

d. **Sufficient Water Supply:** The monopine does not require water for ongoing operations. There would be **no impact.**

e. **Adequate Wastewater Capacity:** The proposed project does not require wastewater service. As such, wastewater capacity would not have an impact on existing wastewater provider commitments. There would be **no impact**.

f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental

Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. This project does not propose to add any activities that would generate additional solid waste. Project impacts would be **less than significant**.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. Impacts would be less than significant.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				**X**
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

The project site is within a local responsibility area (LRA) and is not within a very high fire hazard severity zone (CAL FIRE 2009).

Discussion:

a. **Emergency Response or Evacuation Plans:** The project is surrounded by mixture of residential uses and vacant, woodland areas. Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere with an emergency response or evacuation plan. There are no proposed residences associated with the project, and project operations would not notably increase the risk of wildfire on the project site. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.

b. **Exacerbate Wildfire Risks**: Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet 'defensible space' requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General

Plan. Because the project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk and there would be **no impact**.

c. **Installation or Maintenance of Associated Infrastructure**: New infrastructure on the subject parcel would include new connections to PG&E service located near the project site located on the subject parcel. The project site is surrounded by residential development and vacant, woodland areas, any new connections would not require major infrastructure development that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Any potential impacts would be **less than significant**.

d. **Runoff, Post-Fire Slope Instability, or Drainage Changes**: The proposed project would construct a 130-foot tall monopine telecommunication facility on a 5.06 acre parcel. The project has been reviewed by the El Dorado/Diamond Springs Fire Protection District in cooperation with CAL FIRE and is not anticipated to exacerbate wildfire risks. The project area is flat and does not have steep or sloping terrain that would expose people or structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. There would be **no impact**.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances, for this wildfire category, any potential impacts would be **less than significant**.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			**X**	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			**X**	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			**X**	

Discussion:

a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history, pre-history, or tribal cultural resources. Any

potential impacts from the project would be **less than significant** due to the design of the project and required standards that would be implemented prior to issuance of a building permit and/or any required project specific improvements on the property.

b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XX, there would be no significant impacts anticipated related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, or wildfire that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant project-related environmental effect. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have **less than significant** cumulative impacts.

c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would include any physical changes to the site, and all development would require permitting through the County and other agencies as appropriate. Adherence to these standard conditions would be expected to reduce potential impacts to a **less than significant** level.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Assessor's Parcel Map
Attachment 4: General Plan Map
Attachment 5: Zoning Map
Attachment 6: Site Plan
Attachment 7: Application Packet

SUPPORTING INFORMATION SOURCE LIST

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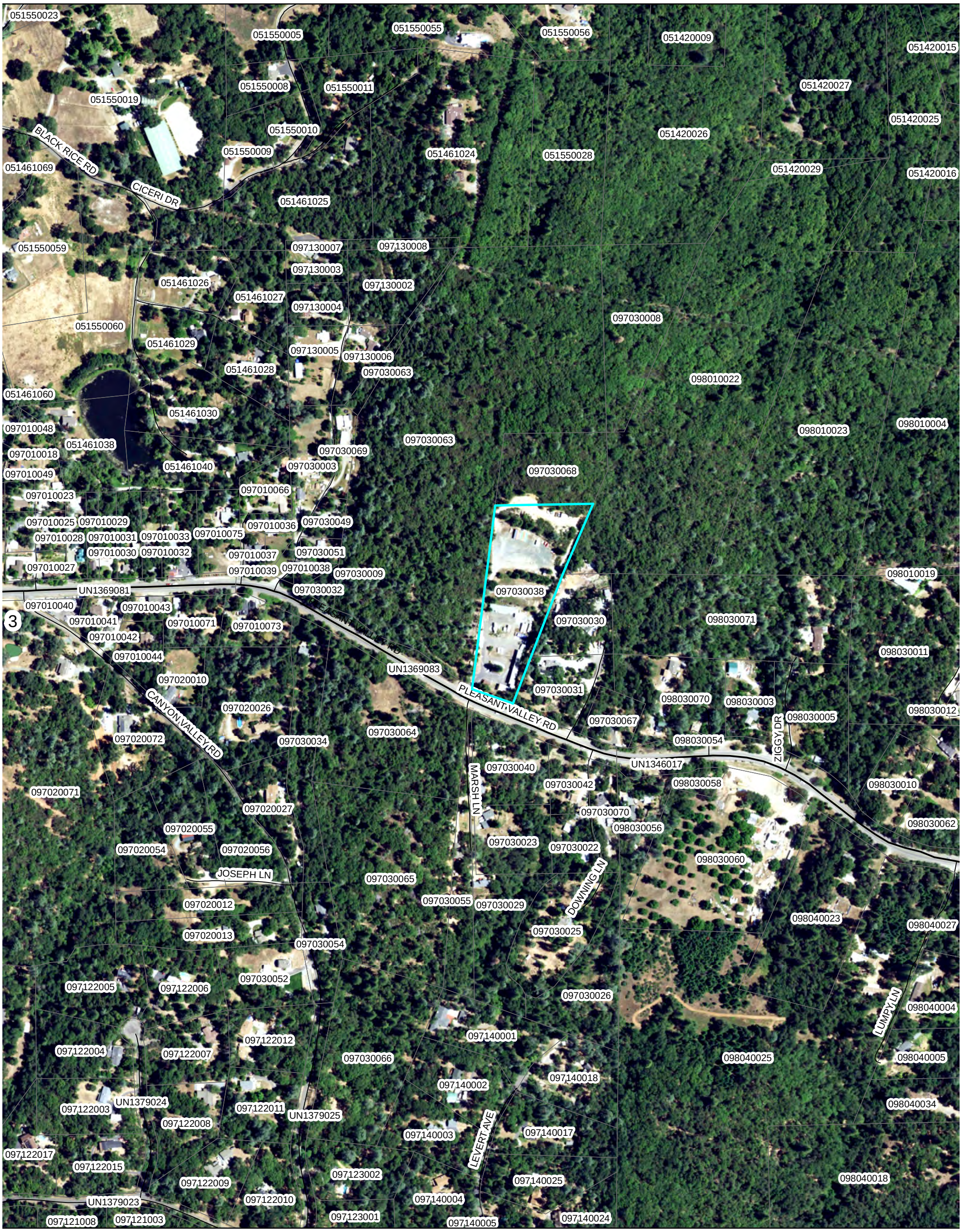
CUP24-0002/Diamond Springs Verizon Monopine
Attachment 1- Location Map



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Pleasant Valley Rd
Denali Dr
Google Earth
Image © 2024 Airbus
500 ft
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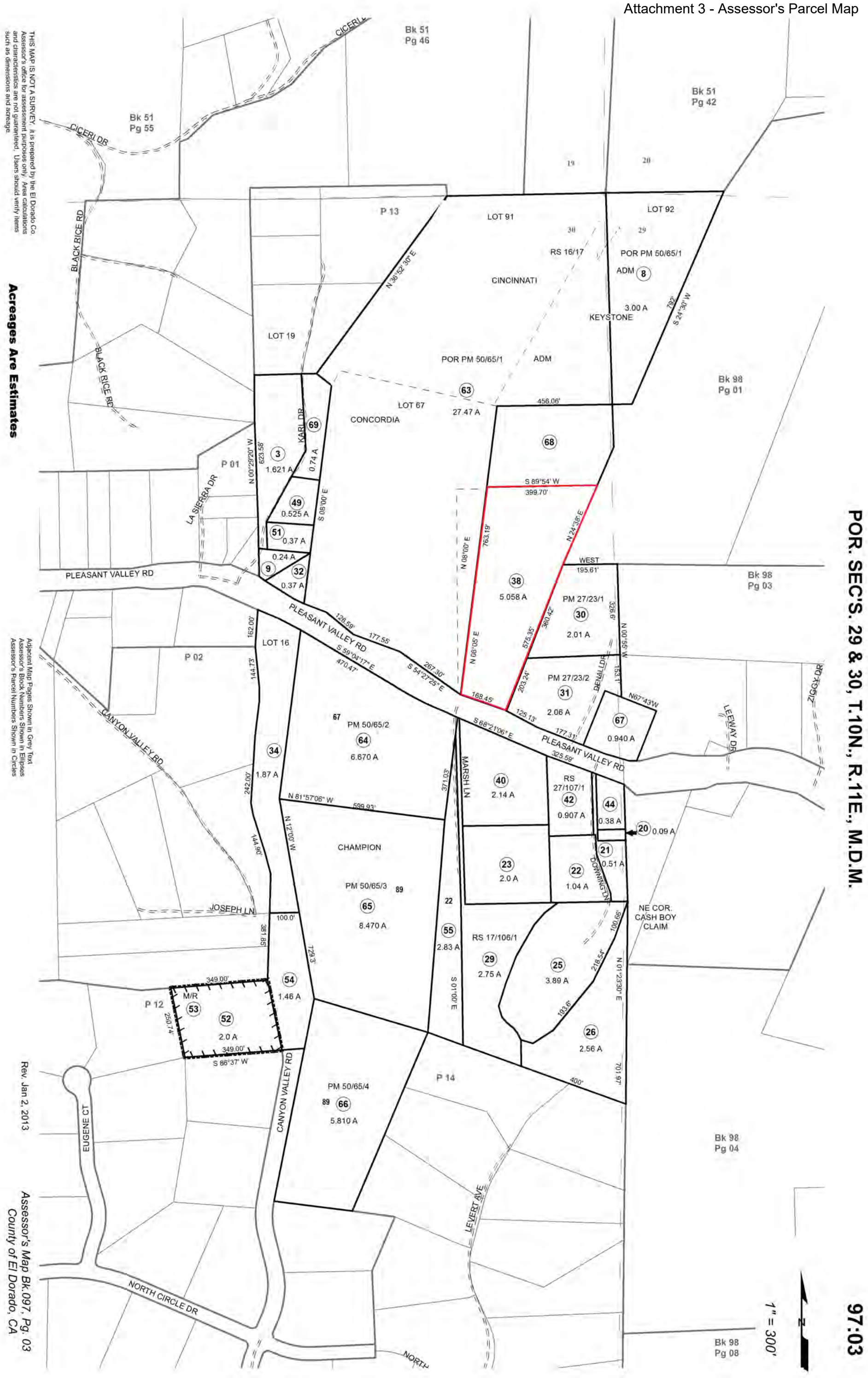
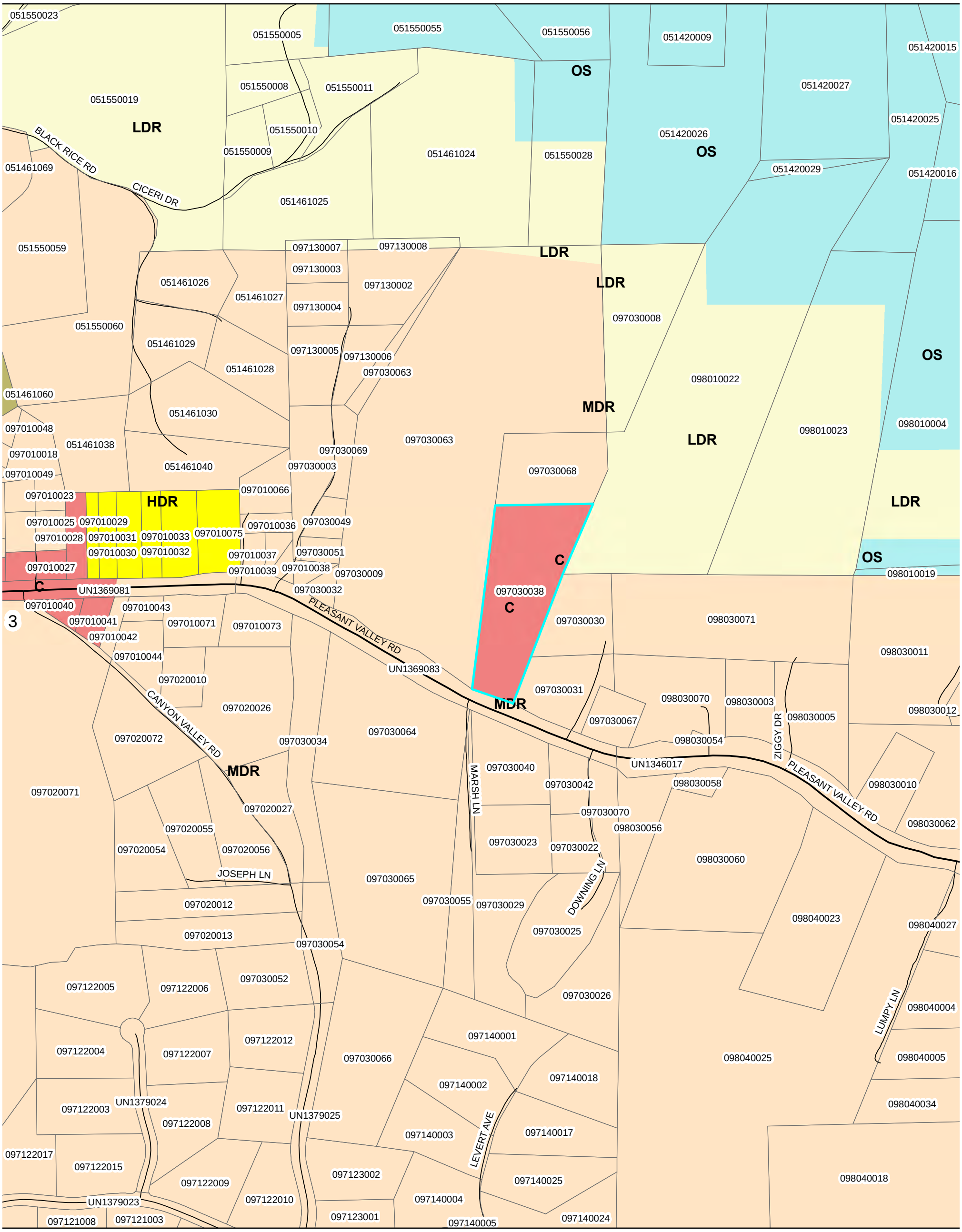

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.
Acreages Are Estimates
POR. SEC'S. 29 & 30, T.10N., R.11E., M.D.M.
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipsos
Assessor's Parcel Numbers Shown in Circles
Rev. Jan 2, 2013
Assessor's Map Bk.097, Pg. 03
County of El Dorado, CA
97-03
1" = 300'
Bk 51 Pg 46
Bk 51 Pg 55
Bk 51 Pg 42
CICERI DR
BLACK RICE RD
P 13
LOT 91
LOT 92
RS 16/17
POR PM 50/65/1
ADM (8)
CINCINNATI
3.00 A
KEYSTONE
N 36°52' 30" E
S 24°30" W
792'
LOT 19
POR PM 50/65/1
ADM
(63)
27.47 A
456.06'
LOT 67
CONCORDIA
Bk 98 Pg 01
KARL DR
(69)
(3)
1.621 A
0.74 A
N 00°29'20" W
623.58'
P 01
LA SIERRA DR
(49)
0.525 A
S 08°00' E
(51)
0.37 A
0.24 A
(9)
(32)
0.37 A
PLEASANT VALLEY RD
(68)
S 89°54' W
399.70'
N 08°00' E
763.19'
N 24°38' E
(38)
5.058 A
WEST
195.61'
Bk 98 Pg 03
PM 27/23/1
(30)
2.01 A
326.9'
N 00°55' W
N 08°05' E
575.35'
360.42'
PM 27/23/2
(31)
2.06 A
153.1'
DENALL DR
N67°43'W
203.24'
168.45'
(67)
0.940 A
LEEWAY DR
ZIGGY DR
126.59'
177.55'
S 59°04'17" E
470.47'
S 54°27'25" E
267.30'
S 68°21'06" E
177.31'
125.13'
PLEASANT VALLEY RD
325.59'
162.00'
LOT 16
P 02
144.73'
CANYON VALLEY RD
67
PM 50/65/2
(64)
6.670 A
(34)
1.87 A
242.00'
N 81°57'06" W
599.93'
371.03'
MARSH LN
(40)
2.14 A
RS 27/107/1
(42)
0.907 A
(44)
0.38 A
(20) 0.09 A
(21)
0.51 A
(23)
2.0 A
(22)
1.04 A
DOWNING LN
144.90'
N 12°00' W
CHAMPION
PM 50/65/3
89
(65)
8.470 A
22
JOSEPH LN
100.0'
381.85'
729.3'
(55)
2.83 A
RS 17/106/1
(29)
2.75 A
(25)
3.89 A
S 01°00' E
218.54'
193.6'
N 01°23'30" E
100.66'
NE COR. CASH BOY CLAIM
(26)
2.56 A
701.97'
400'
P 14
349.00'
M/R
P 12
(53)
(52)
2.0 A
(54)
1.46 A
250.74'
S 86°37' W
PM 50/65/4
89
(66)
5.810 A
CANYON VALLEY RD
EUGENE CT
LEVERT AVE
NORTH CIRCLE DR
Bk 98 Pg 04
Bk 98 Pg 08



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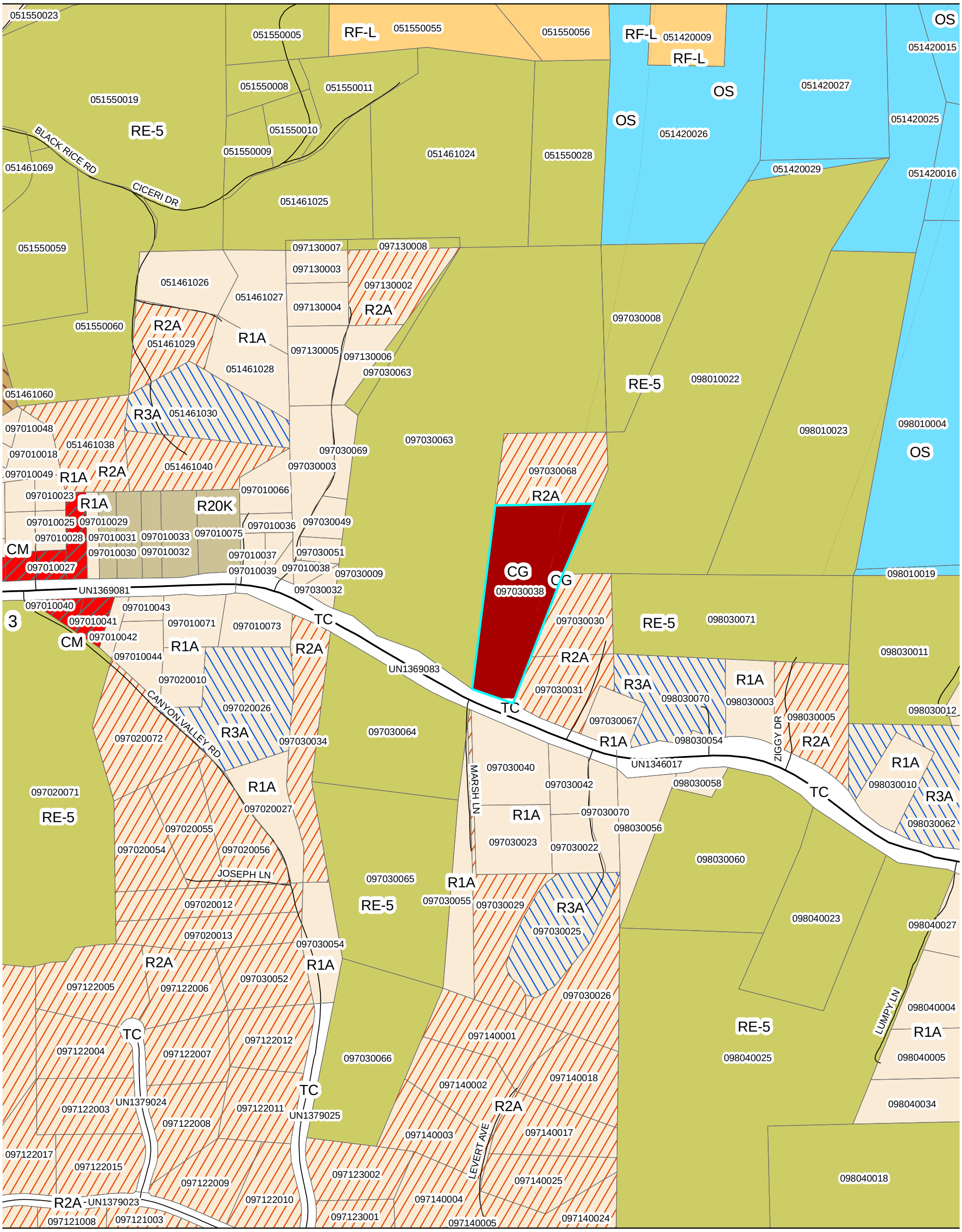
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051550005
RF-L
051550055
051550056
RF-L
051420009
RF-L
OS
051420015
051550019
051550008
051550011
OS
051420027
RE-5
OS
051420025
BLACK RICE RD
051550010
051420026
051550009
051461024
051550028
051461069
051420029
051420016
CICERI DR
051461025
051550059
097130007
097130008
097130003
051461026
097130002
051461027
097130004
R2A
R2A
097030008
051550060
R1A
051461029
097130005
097130006
051461028
097030063
RE-5
098010022
051461060
R3A
051461030
098010004
097010048
051461038
097030063
098010023
097010018
097030069
OS
097010049
R1A
R2A
051461040
097030003
097030068
097010023
097010066
R2A
R1A
R20K
097010025
097010029
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CM
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CG
CG
097010040
097010043
3
097010041
097010071
097010073
TC
097030030
RE-5
098030071
CM
097010042
R1A
R2A
098030011
097010044
UN1369083
R2A
097020010
097030031
R3A
R1A
CANYON VALLEY RD
097020026
098030070
098030003
098030012
097030067
098030005
R3A
097020072
097030064
097030034
R1A
098030054
R2A
ZIGGY DR
TC
UN1346017
MARSH LN
097030040
R1A
098030010
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097030042
098030058
R3A
097020027
097030070
TC
RE-5
R1A
098030062
097020055
098030056
097030023
097030022
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097020056
098030060
JOSEPH LN
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R1A
097030055
097030029
R3A
098040023
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RE-5
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R2A
R1A
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097122006
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TC
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RE-5
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097122012
097122004
097122007
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TC
097140002
097140018
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R2A
097122003
097122011
UN1379025
098040034
097122008
097140003
097140017
LEVERT AVE
097122017
097122015
097123002
098040018
097122009
097140025
R2A
UN1379023
097122010
097140004
097121008
097121003
097123001
097140005
097140024
0
0.05
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Miles
N

verizon

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD, DIAMOND SPRINGS, CA 95619
MDG LOCATION ID: 5000168151
PROJECT ID: 17126026

PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED CABINETS & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
- (N) MONOPINE W/ (N) ANTENNAS & ANTENNA EQUIPMENT

PROJECT INFORMATION

SITE NAME:	DIAMOND SPRINGS
MDG LOCATION ID:	5000168151
COUNTY:	EL DORADO
JURISDICTION:	EL DORADO COUNTY
APN:	097-030-038
SITE ADDRESS:	961 PLEASANT VALLEY ROAD DIAMOND SPRINGS, CA 95619
CURRENT ZONING:	GENERAL COMMERCIAL (GC)
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
POWER:	PG&E
LATITUDE:	N 38° 41' 43.85" NAD 83 N 38.695514° NAD 83
LONGITUDE:	W 120° 47' 50.58" NAD 83 W 120.797383° NAD 83
GROUND ELEVATION:	1963.5' AMSL
PROPERTY OWNER:	ZELLER GLOYD D JR & ZELLER ELIA S P.O. BOX 64 DIAMOND SPRINGS, CA 95619
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR, BLDG 11 WALNUT CREEK, CA 94598
SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
LEASING CONTACT:	ATTN: PAUL BARNES (916) 217-2309 PBARNES@COMPLETEWIRELESS.NET
ZONING CONTACT:	ATTN: KEVIN GALLAGHER (916) 764-2632 KGALLAGHER@COMPLETEWIRELESS.NET
CONSTRUCTION CONTACT:	ATTN: DAN JEFFERSON (916) 224-5578 DJEFFERSON@COMPLETEWIRELESS.NET

VICINITY MAP

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	DETAILS	-
E-1.1	ELECTRICAL PLAN	-

Issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000168151
PROJECT ID:	17126026
DRAWN BY:	-
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	01/17/24	CLIENT REV	D.H.
2	11/09/23	ZD 100%	A.A.
1	08/21/23	CLIENT REV	A.A.
0	08/16/23	ZD 90%	-

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

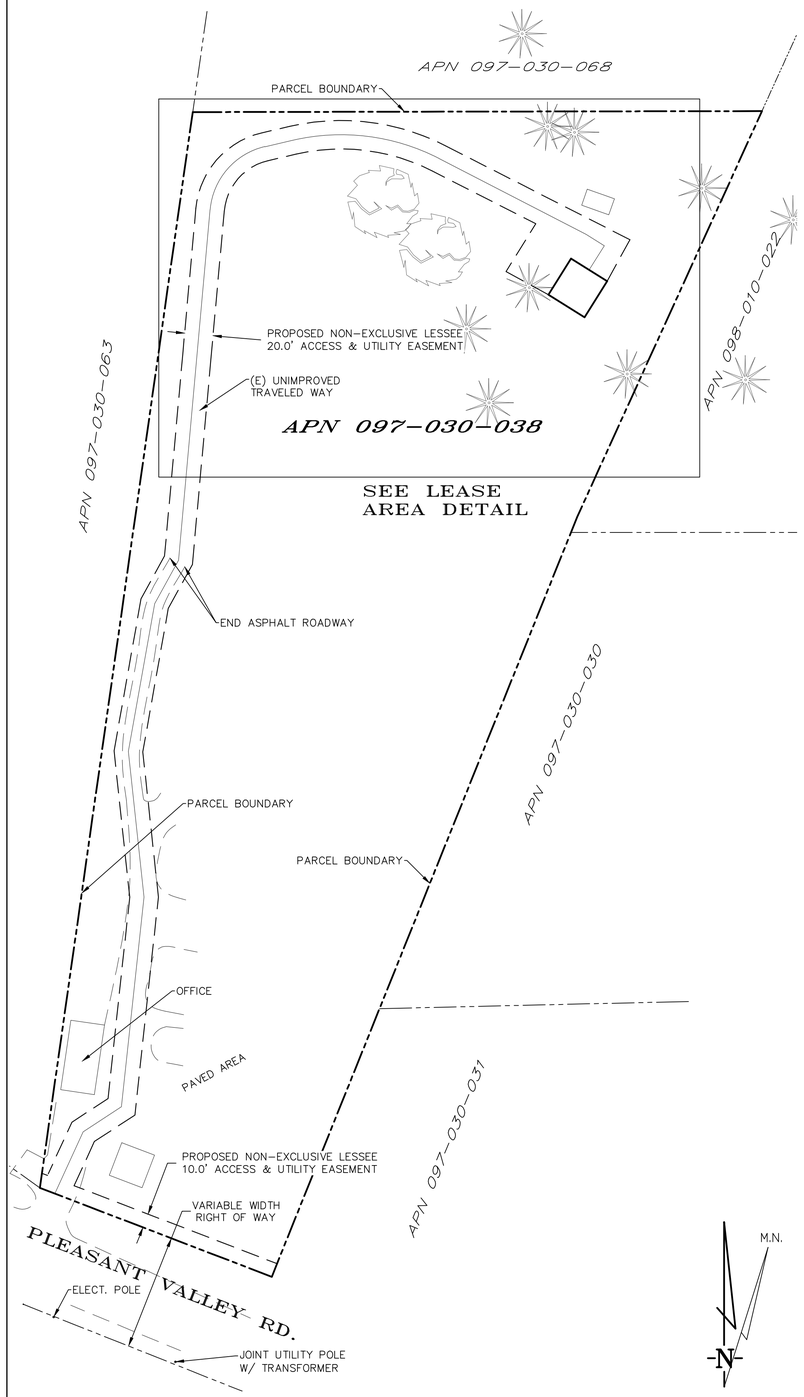
THESE PLANS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. THEY ARE NOT TO BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITH OUT PRIOR WRITTEN CONSENT OF THE ENGINEER. COPYRIGHT 2019, STREAMLINE ENGINEERING AND DESIGN, INC. - ALL RIGHTS RESERVED

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1



SCALE 1" = 50'

OVERALL PROJECT AREA

All that certain lease area being located in the unincorporated area of the County of El Dorado, State of California, and being a portion of the "El Dorado" Mining Claim, Mineral Survey No. 6178, situate in the Northeast quarter of Section 30, Township 10 North, Range 11 East, M-D.B. & M., more particularly described as follows: Commencing at a point on the East line of the Concordia Claim which in the Northwest corner of the parcel herein described from thence the Northwest corner of the El Dorado Claim, a 1 inch brass capped iron pipe Survey 6178, bears South 89° 54' 00" West 138.89 feet; thence from said point of beginning along the Northerly boundary of the El Dorado Claim North 89° 54' 00" East 399.70 feet to the Westerly line of the Superior Claim; thence South 24° 28' 20" West 313.07 feet to a 1 inch open iron pipe found at a fence corner; thence South 21° 53' 30" West 575.35 feet to the Northerly edge of a County Road; thence North 69° 00' 10" West 174.38 feet along the Northerly edge of said County Road; thence North 08° 05' 00" East 763.19 feet to the point of beginning.

Said lease area beginning at a point which bears North 21°53'30" East, a distance of 575.35 feet, North 24°28'20" East, a distance of 159.39 feet and North 65°34'14" West, a distance of 49.40 feet from the Southeast most corner of the above described parcel of land; thence North 57°58'50" West, a distance of 30.00 feet; thence from said point of beginning South 32°01'10" West, a distance of 30.00 feet; thence South 57°58'50" East, a distance of 30.00 feet; thence North 32°01'10" East, a distance of 30.00 feet to the point of beginning.

Together with an easement for access and utility purposes, twenty feet in width, the center line of which is described as follows: Beginning at a point on the Northerly edge of a County Road which bears North 68°59'52" West, a distance of 163.11 feet from the Southeast corner of the above described parcel of land; thence from said point of beginning North 24°34'01" East, a distance of 47.69 feet; thence North 56°51'15" East, a distance of 32.15 feet; thence North 6°08'59" East, a distance of 148.14 feet; thence North 6°06'37" West, a distance of 102.97 feet; thence North 10°04'32" East, a distance of 105.34 feet; thence North 28°41'35" East, a distance of 34.79 feet; thence North 5°08'57" East, a distance of 247.20 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 50.00 feet and a central angle of 75°41'48"; thence northerly along said curve, a distance of 62.63 feet; thence North 76°54'45" East, a distance of 20.14 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 150.00 feet and a central angle of 40°23'41"; thence easterly along said curve, a distance of 105.75 feet; thence South 62°41'34" East, a distance of 116.10 feet; thence South 57°58'50" East, a distance of 15.00 feet to a point hereafter referred to as Point A.

Also together with an easement for access and utility purposes, thirty feet in width, the center line of which is described as follows: Beginning at the above described Point A and running thence South 32°01'10" West, a distance of 20.00 feet to the above described lease area.

Also together with an easement for access and utility purposes, over and across the Southwesterly 10.0 feet of the above described parcel of land.

Project Name:	Diamond Springs
Project Site Location:	961 Pleasant Valley Road Diamond Springs, CA 95619 El Dorado County
Parcel Number:	097-030-038
Date of Observation:	08-01-23

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates
Latitude: N 38°41'43.85" (NAD83) N 38°41'44.20" (NAD27)
Longitude: W 120°47'50.58" (NAD83) W 120°47'46.81" (NAD27)

Latitude: N 38.695514° (NAD83) N 38.695611° (NAD27)
Longitude: W 120.797383° (NAD83) W 120.796337° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 1963.5' AMSL

DATE OF SURVEY: 08-01-23

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

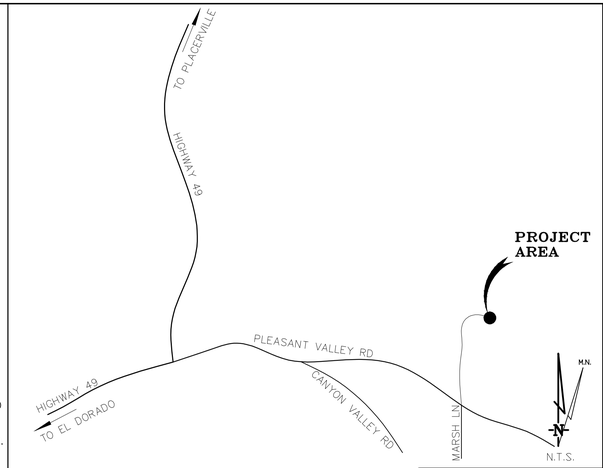
FEMA FIRM ZONE "X" PER FIRM 06017C0775E DATED 09/26/2008.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.76' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 097-030-038

LANDLORD(S): ZELLER GLOYD D JR. / ZELLER ELIA S
PO BOX 64
DIAMOND SPRINGS, CA 95619



Diamond Springs, CA

VICINITY MAP

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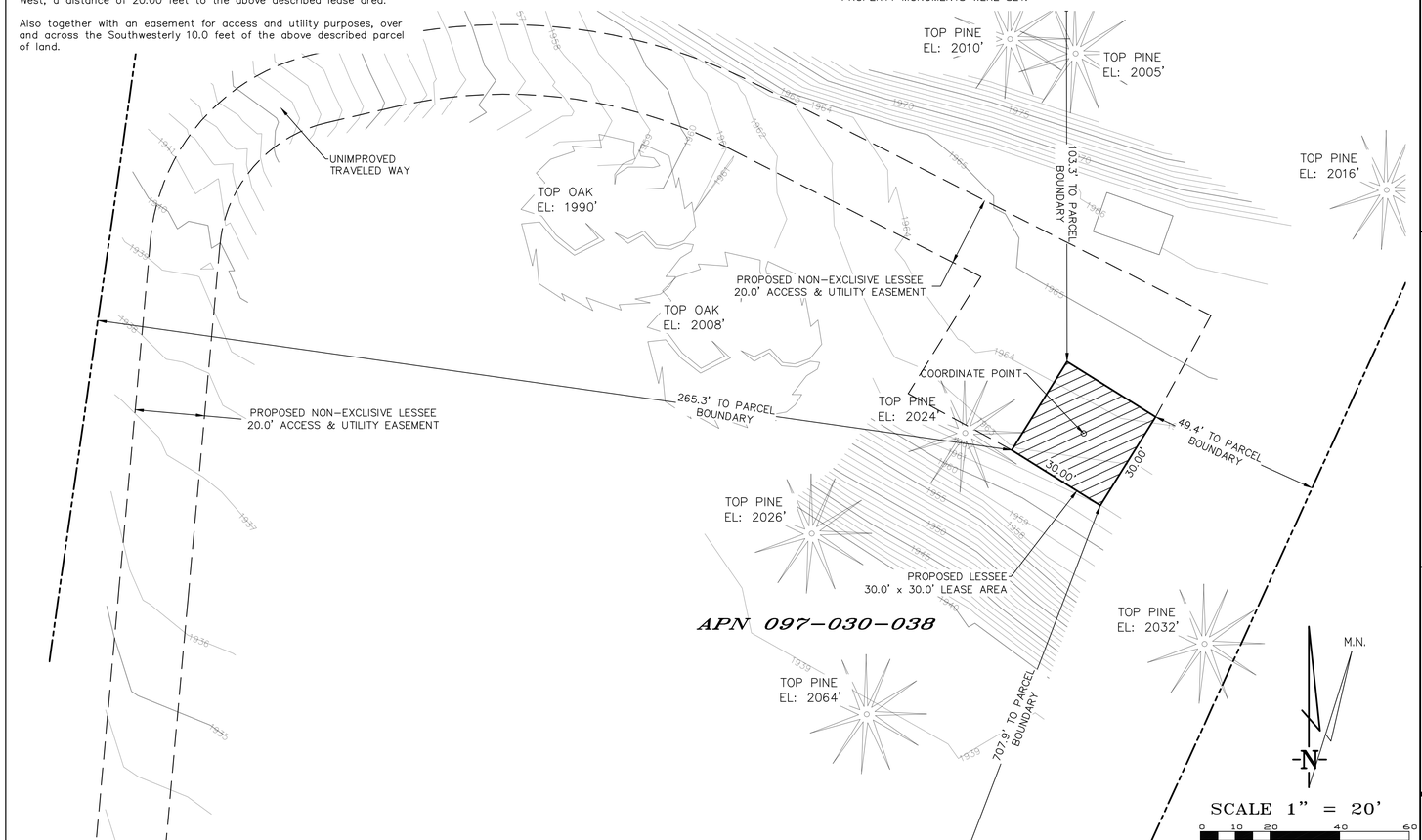
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



SCALE 1" = 20'

0 10 20 40 60

LEASE AREA DETAIL

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING •
1228 HIGH STREET
AUBURN, CA 95603
Phone: (530) 885-0426
Fax: (530) 823-1369

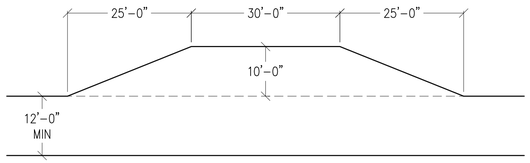
verizon

Diamond Springs
961 Pleasand Valley Road
Diamond Springs, CA 95619

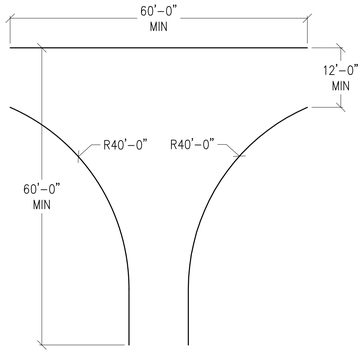
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
08-09-23	Preliminary Drawing	DG
11-07-23	Lease Desc Added	DG
01-25-24	rev. esmt.	DG

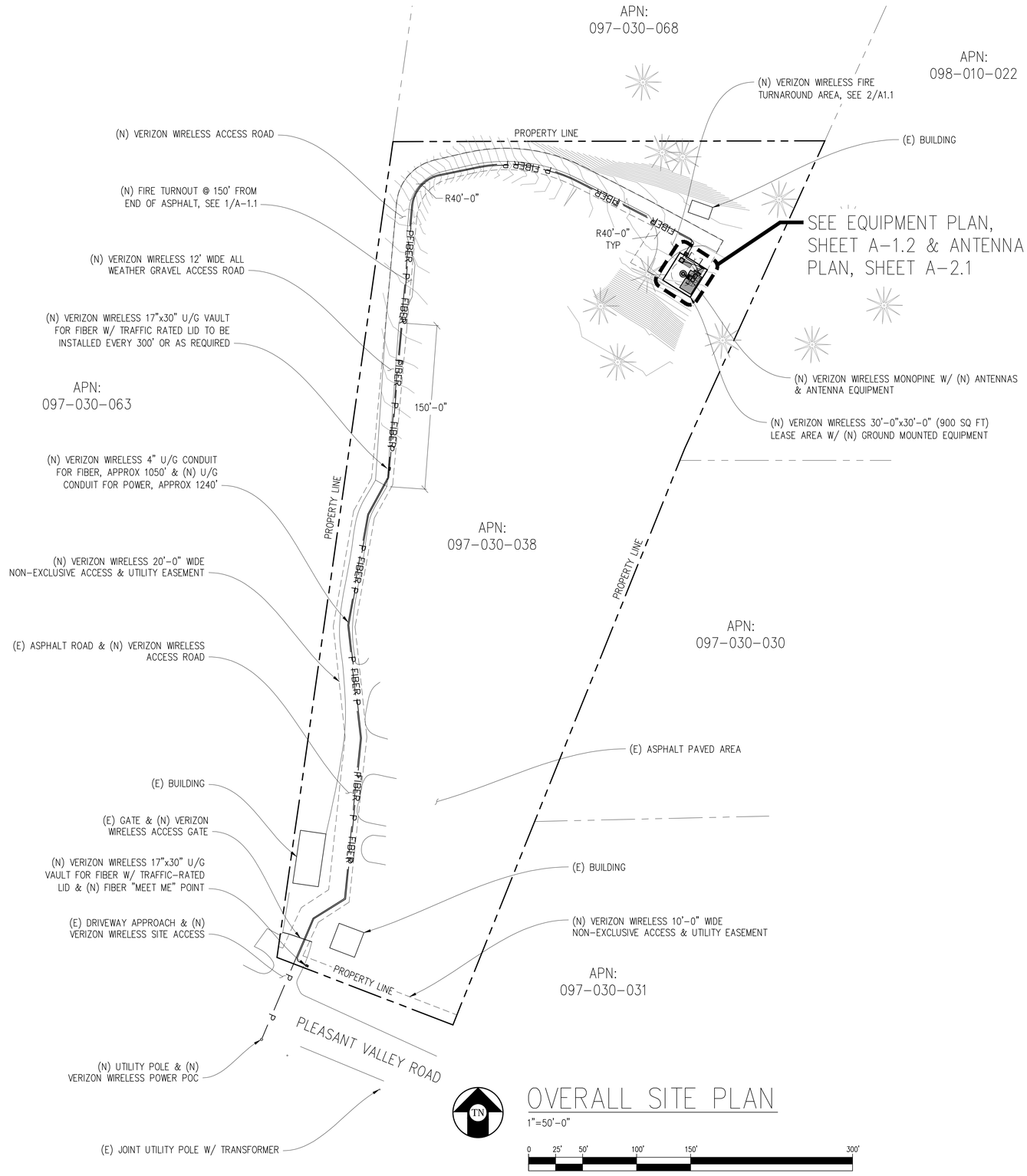
Sheet
C-1



1 TURNOUT DETAIL
N.T.S.



2 TURNAROUND DETAIL
N.T.S.



OVERALL SITE PLAN
1"=50'-0"

0 25' 50' 100' 150' 300'

issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000168151
PROJECT ID:	17126026
DRAWN BY:	-
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	01/17/24	CLIENT REV	D.H.
2	11/09/23	ZD 100%	A.A.
1	08/21/23	CLIENT REV	A.A.
0	08/16/23	ZD 90%	-

licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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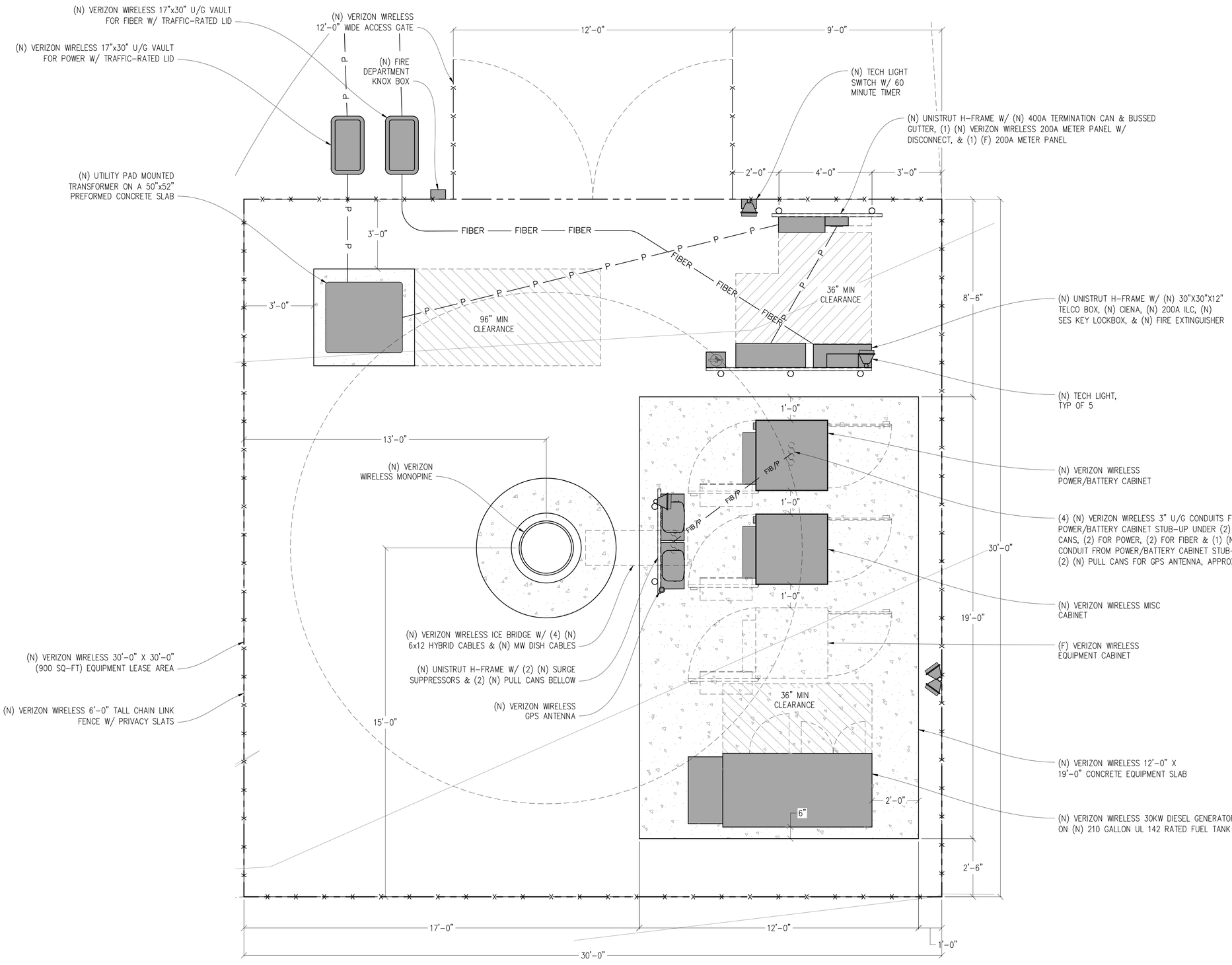
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1.1



EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

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0	08/16/23	ZD 90%	-

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SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

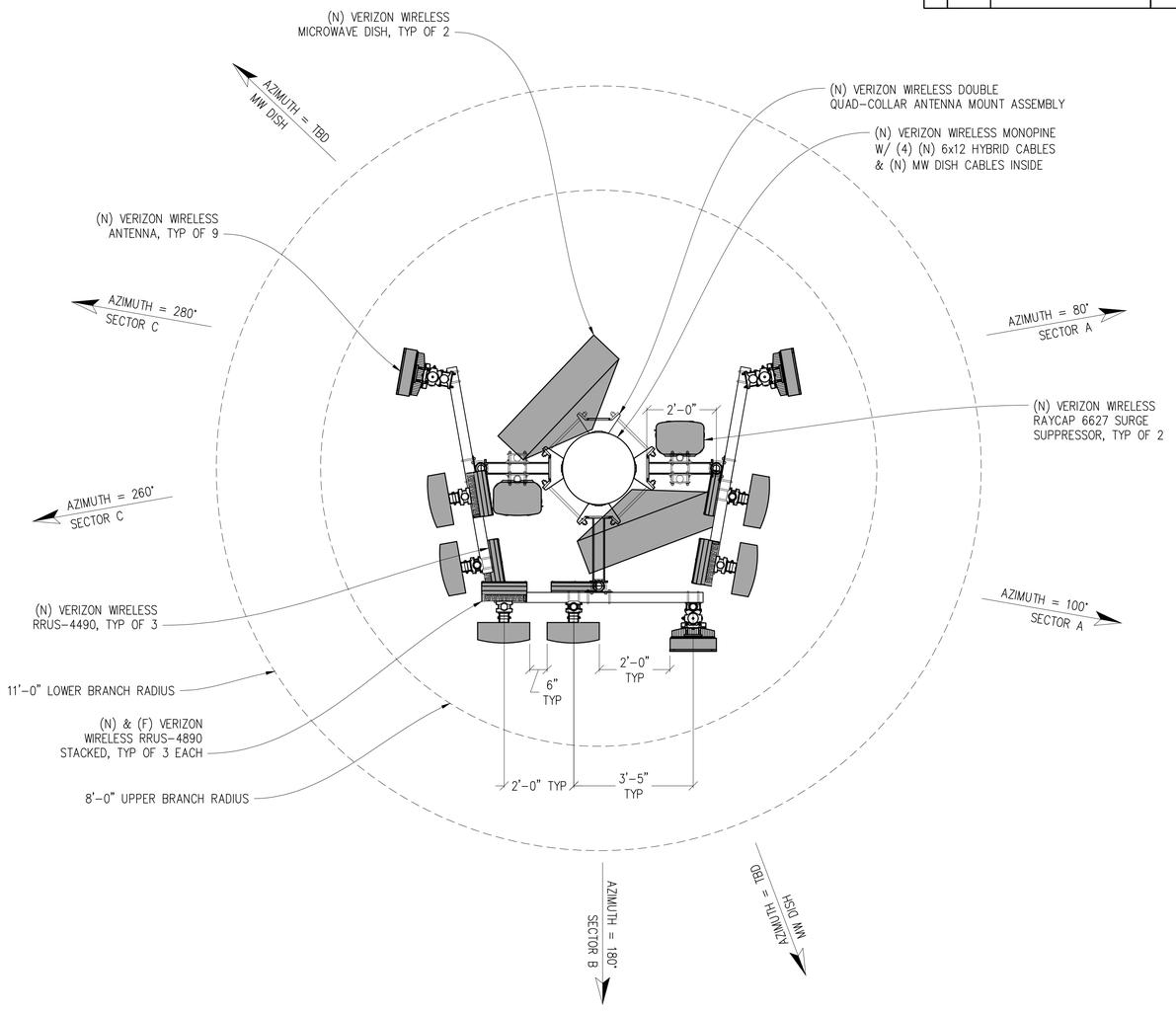
A-1.2

NOTE:
1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (N) MONOPINE

NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
ALPHA	A1	ERICSSON AIR6419	80°	±122'-9"	–	(2) 6x12	±125'	(1) 6627
	A2	COMMSCOPE NHH-45C-R2B	100°	±120'-0"	(1) RRUS 4490	SHARED	–	SHARED
	A3	COMMSCOPE NHH-45C-R2B	100°	±120'-0"	(1) RRUS-4890, (1) (F) RRUS 4890	SHARED	–	SHARED
BETA	B1	ERICSSON AIR6419	180°	±122'-9"	–	SHARED	–	SHARED
	B2	COMMSCOPE NHH-45C-R2B	180°	±120'-0"	(1) RRUS-4490	SHARED	–	SHARED
	B3	COMMSCOPE NHH-45C-R2B	180°	±120'-0"	(1) RRUS 4890, (1) (F) RRUS 4890	SHARED	–	SHARED
GAMMA	C1	COMMSCOPE NHH-45C-R2B	260°	±120'-0"	(1) RRUS-4490	SHARED	–	SHARED
	C2	COMMSCOPE NHH-45C-R2B	260°	±120'-0"	(1) RRUS 4890, (1) (F) RRUS 4890	(2) 6x12	±135'	(1) 6627
	C3	ERICSSON AIR6419	280°	±122'-9"	–	SHARED	–	SHARED



ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000168151
PROJECT ID:	17126026
DRAWN BY:	-
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	01/17/24	CLIENT REV	D.H.
2	11/09/23	ZD 100%	A.A.
1	08/21/23	CLIENT REV	A.A.
0	08/16/23	ZD 90%	-

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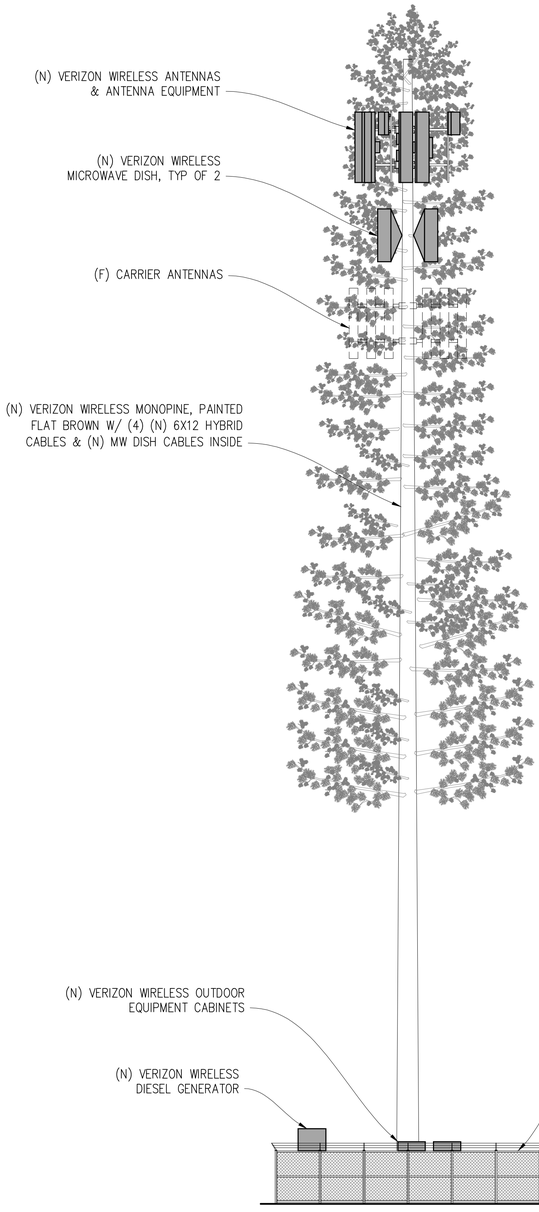
SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.1



TOP OF (N) VERIZON WIRELESS MONOPINE BRANCHES
±136'-0" A.G.L.

TOP OF (N) VERIZON WIRELESS MONOPINE STEEL
±130'-0" A.G.L.

CENTER OF (N) VERIZON WIRELESS ANTENNAS
±122'-9" A.G.L.

CENTER OF (N) VERIZON WIRELESS ANTENNAS
±120'-0" A.G.L.

CENTER OF (N) VERIZON WIRELESS MW DISH
±110'-0" A.G.L.

CENTER OF (F) CARRIER ANTENNAS
±100'-0" A.G.L.

NOTE:
1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (N) MONOPINE

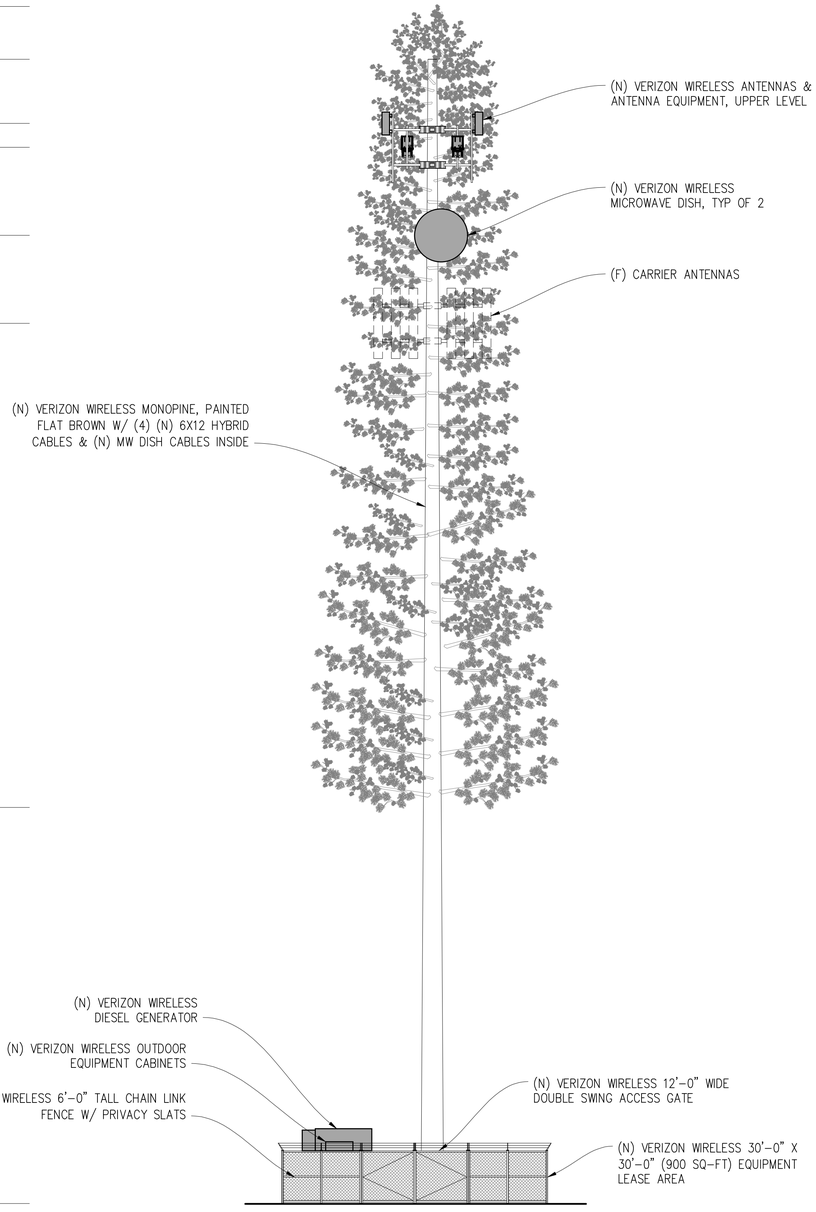
BOTTOM OF (N) VERIZON WIRELESS MONOPINE BRANCHES
±45'-0" A.G.L.

GROUND LEVEL
0'-0" A.G.L.

SOUTHEAST ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'



NORTHEAST ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

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MDG LOCATION ID:	5000168151
PROJECT ID:	17126026
DRAWN BY:	-
CHECKED BY:	N. GEORGE
APPROVED BY:	-

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2	11/09/23	ZD 100%	A.A.
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0	08/16/23	ZD 90%	-

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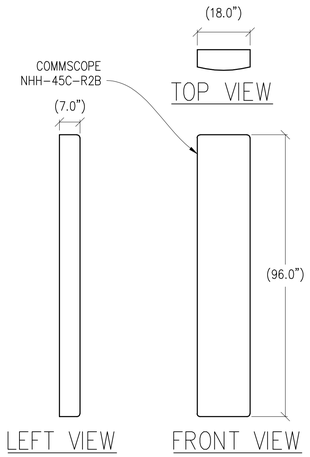
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

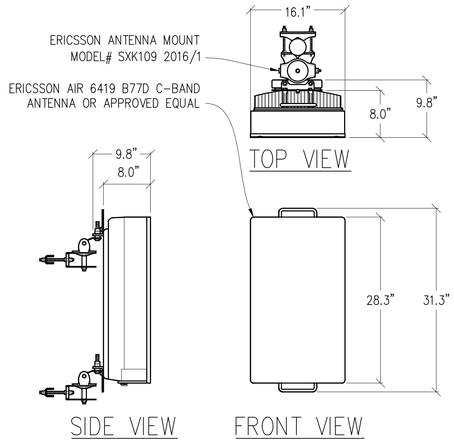
A-3.1



1 ANTENNA DETAIL

½"=1'

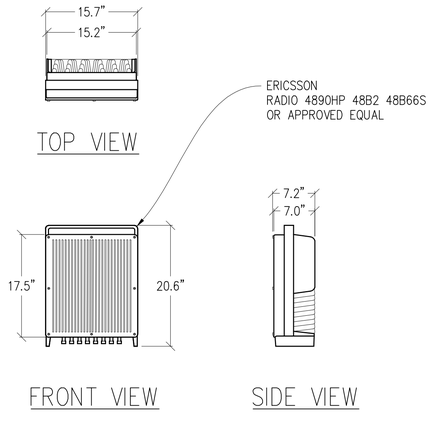
MAX WEIGHT: 85 LBS



2 ANTENNA DETAIL

1"=1'-0"

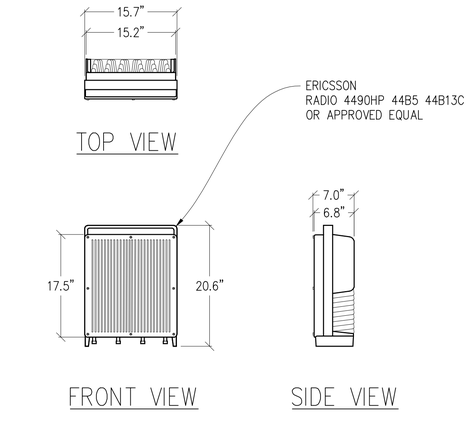
MAX WEIGHT: 71 LBS



3 RADIO 4890HP DETAIL

1"=1'-0"

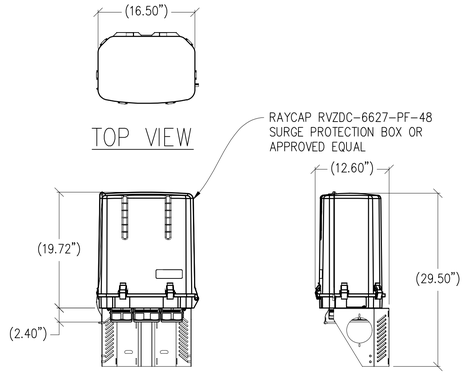
MAX WEIGHT: 69.5 LBS



4 RADIO 4490HP DETAIL

1"=1'-0"

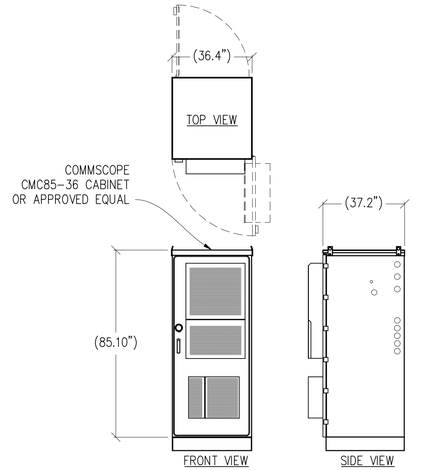
MAX WEIGHT: 68.4 LBS



5 SURGE PROTECTION BOX

1"=1'-0"

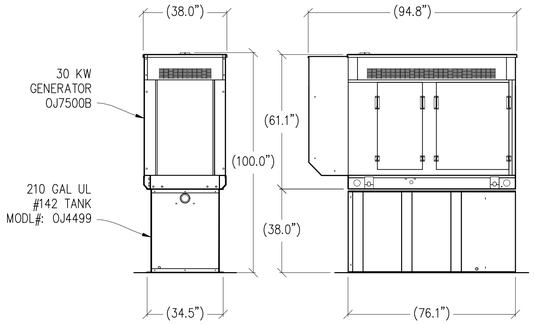
MAX WEIGHT: 32.0 LBS



6 CABINET DETAIL

⅜"=1'-0"

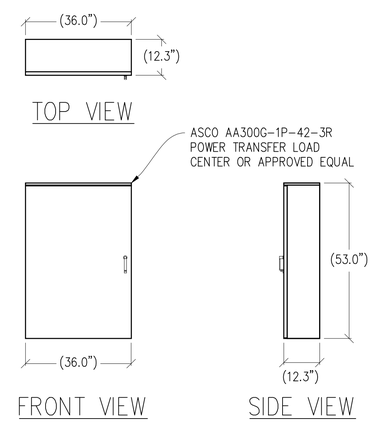
MAX WEIGHT: 2352 LBS



7 30KW GENERATOR DETAIL

⅜"=1'-0"

MAX WEIGHT: 3,119 LBS



8 ILC CABINET DETAIL

½"=1'-0"

MAX WEIGHT: 210 LBS

Issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR

verizon

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WALNUT CREEK, CA 94598

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3	01/17/24	CLIENT REV	D.H.
2	11/09/23	ZD 100%	A.A.
1	08/21/23	CLIENT REV	A.A.
0	08/16/23	ZD 90%	-

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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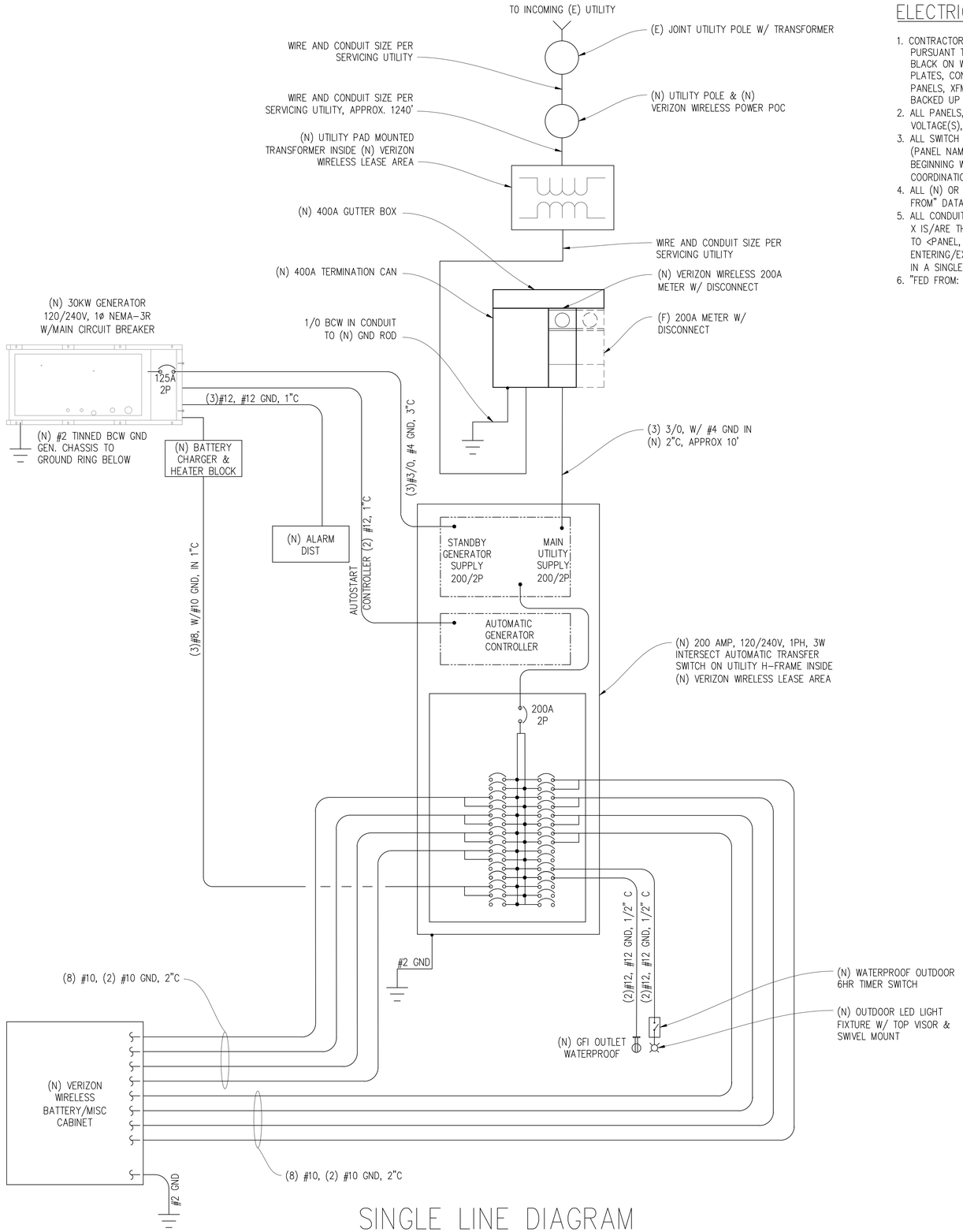
SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.1



SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & "TO PANEL/XFMR/..."DATA.
6. "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND

- (M) METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2017 IEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 65,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB							ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	LOAD VA	LOAD VA
		BLANK	–	1	2	30/2	(N) BATTERY/MISC CABINET	1320	
		" "	–	3	4	" "	" "		1320
		" "	–	5	6	30/2	" "	1320	
		" "	–	7	8	" "	" "		1320
1320		(N) BATTERY/MISC CABINET	30/2	9	10	30/2	" "	1320	
	1320	" "	" "	11	12	" "	" "		1320
1320		" "	30/2	13	14	30/2	" "	1320	
	1320	" "	" "	15	16	" "	" "		1320
1320		" "	30/2	17	18	–	BLANK		
	1320	" "	" "	19	20	–	" "		
1320		" "	30/2	21	22	–	" "		
	1320	" "	" "	23	24	–	" "		
1000		BLOCK HEATER	20/1	25	26	–	" "		
	300	BATTERY CHARGER	20/1	27	28	20/1	LIGHT		300
		BLANK	–	29	30	20/1	GFI RECEPTACLE	180	
6280	5580	PHASE TOTALS					PHASE TOTALS	5460	5580
TOTAL VA =	22900	TOTAL AMPS =	95						

Issued For:

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000168151
PROJECT ID:	17126026
DRAWN BY:	-
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
3	01/17/24	CLIENT REV	D.H.
2	11/09/23	ZD 100%	A.A.
1	08/21/23	CLIENT REV	A.A.
0	08/16/23	ZD 90%	-

Licensee:

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ENGINEER:
Streamline Engineering and Design Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1.1

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

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

RECEIVED
FEB 2 1 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** **FILE #** CUP24-0002

ASSESSOR'S PARCEL NO.(s) 097-030-038

PROJECT NAME/REQUEST: (Describe proposed use) Diamond Springs Verizon Site. New, freestanding wireless telecommunications facility. Please see enclosed site plan and project support statement for further information.

APPLICANT/AGENT Cellco Partnership dba Verizon Wireless c/o Kevin Gallagher, Complete Wireless Consulting

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

Phone (916) 764-2632 EMAIL: kgallagher@completewireless.net

PROPERTY OWNER Gloyd D. Zeller, Jr. and Elia S. Zeller, Trustees of the Zeller Family Trust

Mailing Address 961 Pleasant Valley Rd, Diamond Springs, CA 95619
P.O. Box or Street City State & Zip

Phone (530) 845-1940 EMAIL:

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Kevin Sorenson, Streamline Engineer

Mailing Address 3843 Taylor Road, Suite A, Loomis, CA 95650
P.O. Box or Street City State & Zip

Phone (916) 660-1930 EMAIL: kevin@streamlineeng.com

LOCATION: The property is located on the north (N / E / W / S) side of Pleasant Valley Road (street or road)

0.83 miles (feet/miles) east (N / E / W / S) of the intersection with State Route 49 (major street or road)

in the Diamond Springs area. PROPERTY SIZE 5.06 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 Date: 2024.02.16 13:30:27 -08'00' Date 2/16/24
signature of property owner or authorized agent
see enclosed letter of authorization

FOR OFFICE USE ONLY

Date 2.21.24 Fee $ _____ Receipt # _____ Rec'd by BAK Census _____

Zoning CG GPD C Supervisor Dist 3 Sec 30 Twn 10 Rng 11

ACTION BY _____ PLANNING COMMISSION
_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

_____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Revised 11/2017

CUP24-0002

COMPLETE
Wireless Consulting, Inc.

February 16th, 2024

Via Courier, with copy via Email

Planning Services Department
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Re: Verizon Wireless Conditional Use Permit Application, 2691 Pleasant Valley Rd, Diamond Springs, CA 95619 (APN 097-030-038); Site Name: Diamond Springs

This package is intended as a formal application for a permit for the above referenced Verizon Wireless telecommunications facility. Please find enclosed the following materials:

1. Application & Enviro. Questionnaire
2. Hazardous Materials Statement
3. Project Support Statement
4. Grant Deed
5. Letter of Authorization
6. Parcel Map
7. Photo Simulations
8. Coverage Maps
9. Radio Frequency (RF) Study
10. Noise Study
11. Site Plans & Elevations

As a freestanding wireless facility, Verizon believes the 150-day FCC shot clock applies. As a small structure that complies with Federal standards and County wireless rules, this project qualifies for a class 3 categorical exemption from CEQA. Verizon requests any requests for grading and construction details be held until the County has completed its discretionary review of the project.

I can be reached at 916-764-2632 or by email if you would like to discuss. In addition to the hard copies, soft copies have been sent via email. Please advise when fees have been accessed via etrakit and we will pay promptly.

Sincerely,

Kevin Gallagher
KGallagher@completewireless.net

Enclosures

2009 V Street
Sacramento, CA 95818

CUP24-0002

RECEIVED
FEB 2 1 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Application or Solicitation Number: _____
Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ____ No X____

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- o The Applicant Yes____ No _
- o Subcontractor Yes____ No _
- o The Applicant's agent/ or lobbyist Yes____ No ___

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

2/16/24
Date

Kevin Gallagher
Signature of Applicant

Print Firm Name if applicable

Kevin Gallagher
Print Name of Applicant

CUP24-0002

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

RECEIVED
FEB 2 1 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

File Number CUP24-0002
Date Filed

Project Title: Diamond Springs Verizon Site Lead Agency:
Name of Owner: Zeller Family Trust, Gloyd & Elia Zeller, Trustees Telephone:
Address: 961 Pleasant Valley Rd, Diamond Springs, CA 95619
Name of Applicant: Cellco Partnership, dba Verizon Wireless c/o Complete Wireless Consulting Telephone: 916-764-2632
Address: Attn: Kevin Gallagher, 2009 V Street, Sacramento, CA 95818
Project Location: 961 Pleasant Valley Rd, Diamond Springs, CA 95619
Assessor's Parcel Number(s): 097-030-038 Acreage: 5.06 Zoning: CG

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.

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:

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

30' wide project area.

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

CUP24-0002

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?

   A pond, 1700' west 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? No

   If so, in what way? _____

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:

    Majority asphalt, some trees. About ten total trees over five acres.

12. How many trees of 6-inch diameter will be removed when this project is implemented?

    None.

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Diamond Springs FPD

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? 1.2 Miles

16. Will the project create any dead-end roads greater than 500 feet in length? Total path > 500'. Turnaround included.

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 units and emergency backup generator. See enclosed noise study.

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 only.

WATER QUALITY N/A

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, no water use.

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? See photo sims.

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 N/A, no sewage or waste water of any kind, unmanned facility

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district
Name of district:

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity?

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No, facility is unmanned.

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)? No

31. Will the project require the extension of existing public utility lines? No, utilities undergrounded from existing
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?
210 gallon diesel tank for emergency backup generator

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: 2/16/24

Revised 11/2017

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RECEIVED

FEB 2 1 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

RECORDING REQUESTED BY

GLOYD D. ZELLER, JR. &
ELIA S. ZELLER

WHEN RECORDED MAIL TO:

Gloyd D. Zeller, Jr. &
Elia S. Zeller
4256 Carlson Way
Diamond Springs, CA 95619

El Dorado, County Recorder
William E. Schultz Co Recorder Office
DOC- 99-0066179-00
Check Number 201
Monday, OCT 25, 1999 09:54:00
Tel Pd $13.00 Nbr-0000195864
JMB/CZ/1-3

MAIL TAX STATEMENTS TO:

Gloyd D. Zeller, Jr. &
Elia S. Zeller
4256 Carlson Way
Diamond Springs, CA 95619

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

PCOS FILED

TITLE(S)

GRANT DEED TRANSFER TO REVOCABLE TRUST

The undersigned Grantor(s) declare(s):

Documentary Transfer tax is $ -0-.

THERE IS NO CONSIDERATION FOR THIS TRANSFER - CHANGE IN FORMAL TITLE ONLY.

This is a transfer into a REVOCABLE TRUST excluded from a change in ownership under Section 62(d) of the Revenue and Taxation Code and State Board of Equalization Property Tax Rule 462(i)(2)(B).

FOR NO MONETARY CONSIDERATION, BUT FOR NONMONETARY CONSIDERATION,

GLOYD D. ZELLER, JR. and ELIA S. ZELLER, Husband and Wife, Grantors, do hereby FOREVER GRANT to GLOYD D. ZELLER, JR. and ELIA S. ZELLER, Trustees of the ZELLER FAMILY TRUST, under agreement dated October 24, 1999, all of the right, title and interest of GRANTOR in and to the following described real property in the County of El Dorado, State of California:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

ASSESSOR'S PARCEL NUMBER(S) 097-030-38

CUP24-0002

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066179

Note #1: Conveyance transferring GRANTORS' interest into a revocable Living Trust. This conveyance transfers the Grantors' interest into their revocable living trust, which is not pursuant to a sale and is exempt pursuant to Rev 7 T C Sec. 11911.

Note #2: The GRANTORS are the same persons as the Co-Trustees. This conveyance is to a revocable trust and, pursuant to Rev & T C Sec. 62(d0(2), does NOT constitute a change in ownership and does not subject the property to reassessment.

DATED: 10-24-99

GRANTOR: Gloyd D. Zeller Jr
GLOYD D. ZELLER, JR.

GRANTOR: Elia S. Zeller
ELIA S. ZELLER

NOTARIAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF EL DORADO)

On October 24 1999, before me, Janet J. Alves a Notary Public for the State of California personally appeared GLOYD D. ZELLER, JR. and ELIA S. ZELLER, ~~personally known to me~~ (~~or~~ proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~/(are) subscribed to the within instrument and acknowledged to me that ~~he/she~~/(they) executed the same in ~~his/her~~/(their) authorized capacity(ies), and that by ~~his/her~~/(their) signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Janet J. Alves
Notary Public

JANET J. ALVES
Commission # 1123612
Notary Public — California
Sacramento County
My Comm. Expires Apr 11, 2003

GRANT DEED TO REVOCABLE TRUST (S) -2-

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EXHIBIT "A"

LEGAL DESCRIPTION

All that portion of the "El Dorado" Mining Claim, mineral survey No. 6178, situate in the Northeast quarter of Section 30, Township 10 North, Range 11 East, M.D.B.&M., more particularly described as follows:

COMMENCING at a point on the East line of the Concordia Claim which in the Northwest corner of the parcel herein described from thence the Northwest corner of the El Dorado Claim, a 1 inch brass capped iron pipe Survey 6178, bears South 89° 54' 00" West 138.89 feet; thence from said point of beginning along the Northerly boundary of the El Dorado Claim North 89° 54' 00" East 399.70 feet to the Westerly line of the Superior Claim; thence South 24° 28' 20" West 313.07 feet to a 1 inch open iron pipe found at a fence corner; thence South 21° 53' 30" West 575.35 feet to the Northerly edge of a county road; thence North 69° 00' 10" West 174.38 feet along the Northerly edge of said County Road; thence North 08° 05' 00" East 763.19 feet to the point of beginning.

10/25/1988,19880066178

RECEIVED
FEB 2 1 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Site Name: Diamond Springs

LETTER OF AUTHORIZATION

This authorization is not a commitment of any kind. All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

1. Entry. Owner or authorized agent consents that approved Verizon Wireless representatives may enter upon the Property to conduct and perform the following permitted activities upon at least 24 hour notice to Owner: boundary and positioning surveys, radio propagation studies, soils boring/report, power and telephone existing service capacity, subsurface boring tests, an environmental site assessment, visual inspections of the Property, and other activities as Verizon Wireless may deem necessary. Verizon Wireless agrees to be responsible for all costs related to these surveys and investigations.

2. Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use. Verizon Wireless agrees to be responsible for all costs related to the governmental approvals for this project.

3. Telco. Owner or authorized agent consents that Verizon Wireless may order, coordinate, and install upgraded telephone connectivity to the site. Verizon Wireless agrees to be responsible for any and all costs related to this installation. Owner or authorized agent understands that the upgrade of telephone connectivity does not constitute construction start.

Authorized Signature: Gloyd Zeller

Print Name: Gloyd Zeller

Title: owner

Company (if applicable): Zeller Construction.INC

Phone number: (530) 845-1940

Dated: 8-3-2023

Note: Please make Any And All future checks or payments to this company

Assessor's Parcel Number: 097-030-038-000

Property Address: 961 Pleasant Valley Road
Diamond Springs, CA 95619

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4/25/23, 9:48 AM

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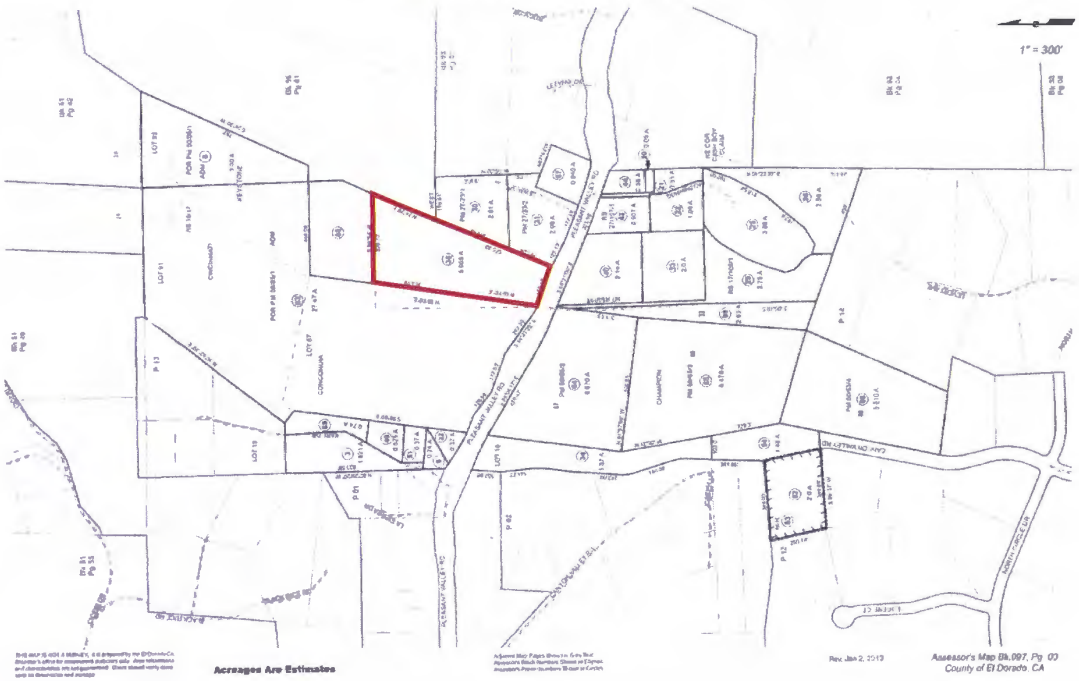
Tax Map Report | 961 Pleasant Valley Rd, Diamond Springs, Ca 95619 - El Dorado County 4/25/2023

POR. SEC'S. 29 & 30, T.10N., R.11E., M.D.M. 97:03



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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

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

Owners Name: Zeller Family Trust	**Date:** 2/16/24	**Time:**
Operators Name: Cellco Partnership dba Verizon Wireless	**Business Lic. or Permit/Plan Check #:**	
Facility/Business Name: Diamond Springs Verizon Facility	**Phone:** 916-204-8995	
Physical Address: 961 Pleasant Valley Rd, Diamond Springs, CA 95619	**Mailing Address:** 2009 V Street, Sacramento, CA 95818	

Brief Business Description:
Freestanding wireless telecommunications facility with 30 kw 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.

	Yes	No
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? 210 gallon diesel tank	☒	☐
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?	☐	☒
C. Will this facility handle individual compressed gases in quantities equal to or greater than 200 standard cubic feet regardless of container pressure?	☐	☒
D. Will this facility have on site for any purpose extremely hazardous substances in any quantity as specified in 40 CFR Part 355?	☐	☒
E. Do you own or operate any underground storage tanks?	☐	☒
F. Will this facility generate or treat hazardous waste in any quantity?	☐	☒

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 Digitally signed by Kevin Gallagher DN: cn=Kevin Gallagher, o=Complete Wireless Consulting, ou, email=kgallagher@completewireless.net, c=US Date: 2024.02.16 15:40:09 -08'00' **Date:** 2/16/24

SW/HM Approval:	**Date:**

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VERIZON WIRELESS
PROJECT SUPPORT STATEMENT

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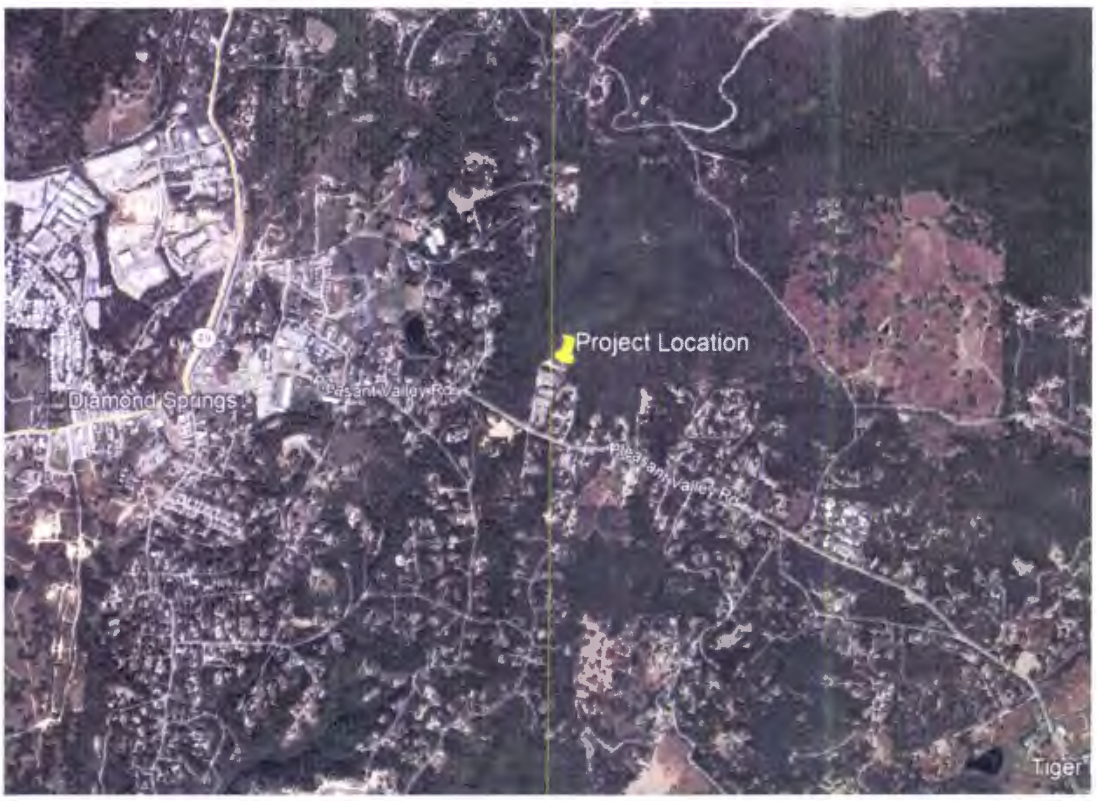
Site Name: Diamond Springs
Site Address: 2691 Pleasant Valley Rd, Diamond Springs, CA
APN: 097-030-038

INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless and data services continues to grow across California. Access to the wireless network has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions to respond to high levels of wireless network traffic and increased user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon network for future and potential customers. The facility proposal is designed to comply with all wireless communications guidelines set forth by El Dorado County.

This is a proposal for a new, freestanding wireless telecommunications facility on the above referenced parcel in unincorporated El Dorado County in order to fill a significant coverage gap, along an approximately 1.6 mile stretch along Pleasant Valley Road. The proposed facility is the least intrusive means for Verizon to close a significant gap in network coverage.



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Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

Location

The project is located on a 5.06 acre parcel zoned General Commercial (CG). The parcel is zoned Residential Estate (RE-5) and is surrounded by residential parcels. The parcels to the north and west are heavily wooded and appear to be undeveloped at present, while some of the parcels to the southeast have existing residential uses. The site would be accessed via an existing driveway off Pleasant Valley Road, which some additional improvements.

Project Location

Design and Aesthetic Impacts

The proposed has been sited to minimize the aesthetic impact as much as possible while still providing coverage to the surrounding area. The facility has been placed in the northeastern corner of the parcel, approximately 800' from the public right of way. This minimizes visual impact from the public right way, as well as impact on the existing commercial operations on the property.

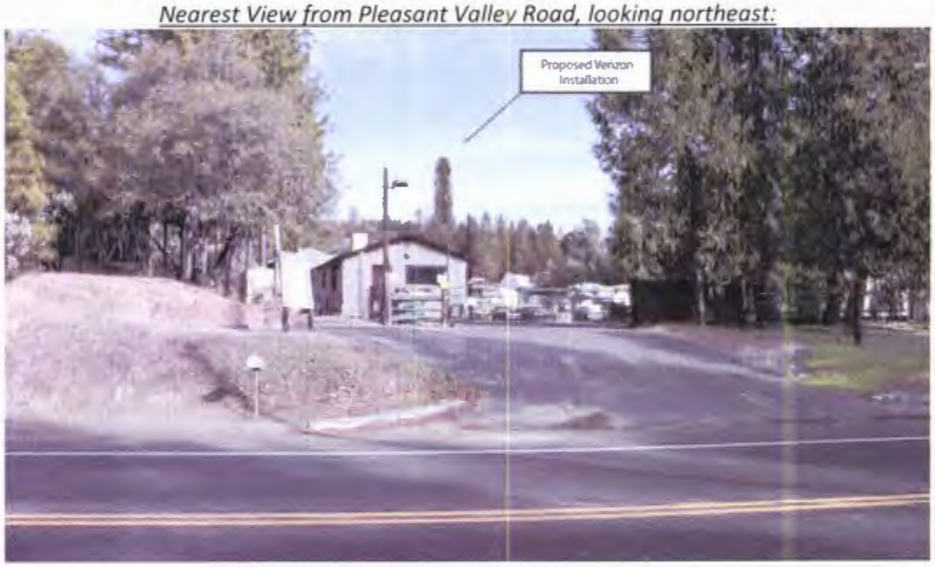
Verizon is proposing a new, freestanding 138' tall "monopine" style stealth telecommunications facility. Panel antennas would be installed at a 120' centerline, with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain silhouette mimicking a natural pine tree. The

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

facility has been designed at the minimum functioning height to fill the existing coverage gap and will be engineered to allow collocation.

The monopine would be placed within a 30' by 30' compound surrounded and screened by a 6' tall chain link fence. Ground equipment would include multiple outdoor equipment cabinets and a 30 kW diesel emergency backup generator and 210 gallon fuel tank. The facility would be accessed via an existing driveway that would be improved and extended as needed. Utilities would be brought underground from the public right of way. (A full description of the proposed facility can be found in the site plans enclosed with this application, and a full set of photo simulations with four views has been included.)

Nearest View from Pleasant Valley Road, looking northeast:



View from Pleasant Valley road, looking Northwest:

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

DESCRIPTION OF COVERAGE AREA

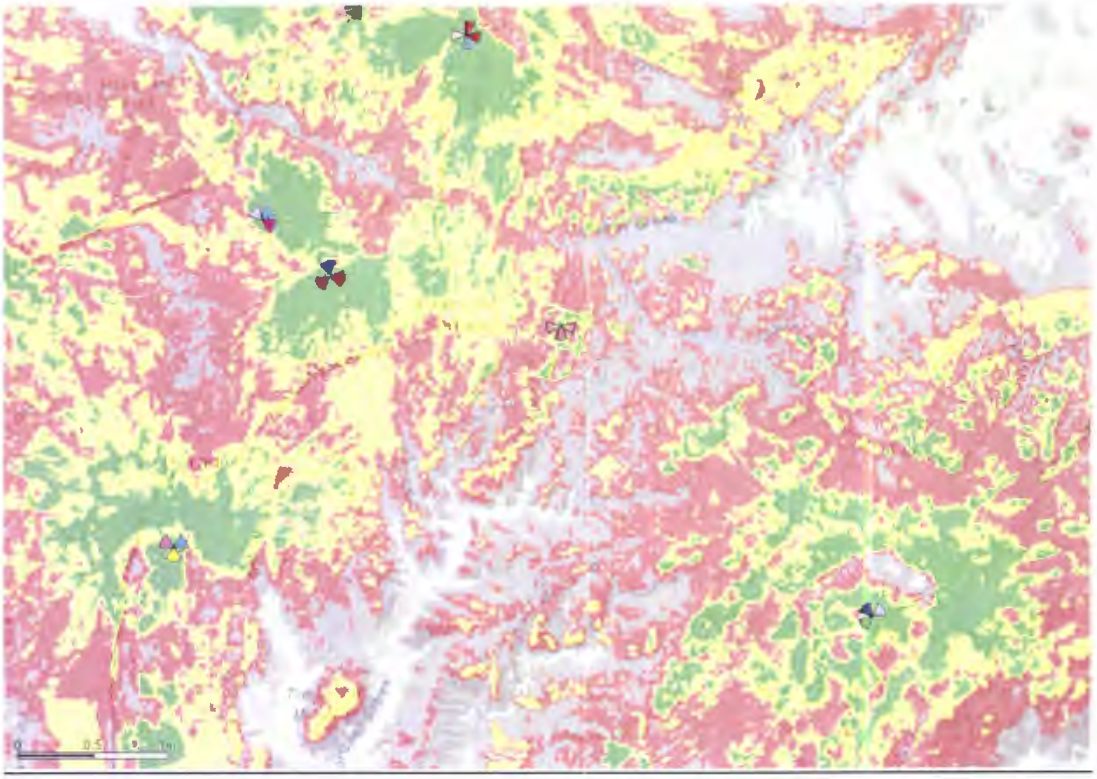
The objective of the proposed facility is to improve coverage and capacity in the surrounding area, particularly along an approximately 1.6 mile stretch of Pleasant Valley Road (see coverage maps on following pages). To achieve this service objective, Verizon identified a potential candidate "Search Area." A Search Area is an area on a map that is determined by Verizon's Radio Frequency Engineer (RF engineer). The area identifies the geographic area within which the proposed telecommunications site must be located to satisfy the intended service objective. In creating the Search Ring, the RF engineer considers many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc. The search area provides initial search parameters - not all locations within the search area will ultimately be suitable for filling the coverage gap.

Existing and proposed coverage maps for LTE and AWS coverage are shown on the following four pages– higher resolution maps have also been included with the application materials. Green areas signify reliable in-building coverage, yellow areas signify reliable in-vehicle coverage, red areas signify outdoor coverage, and grey areas signify poor coverage.

Approximate Search Area

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

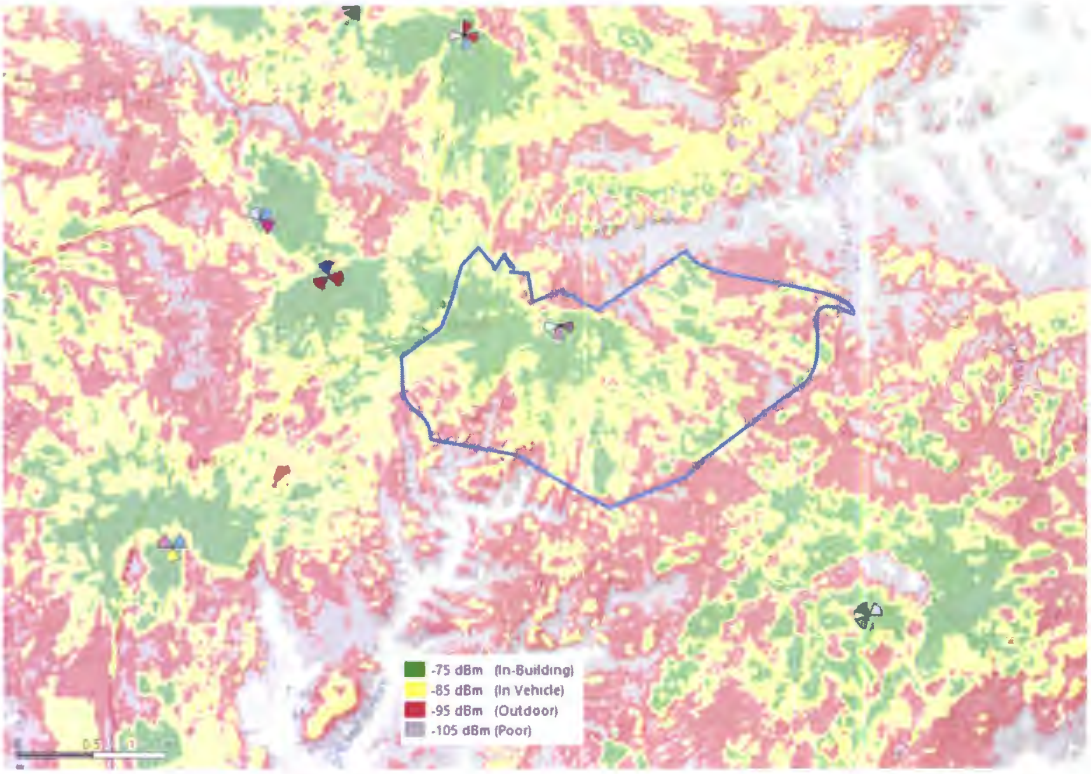
Existing Coverage (700 LTE)



-75 dBm (In-Building)
-85 dBm (In Vehicle)
-95 dBm (Outdoor)
-105 dBm (Poor)

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

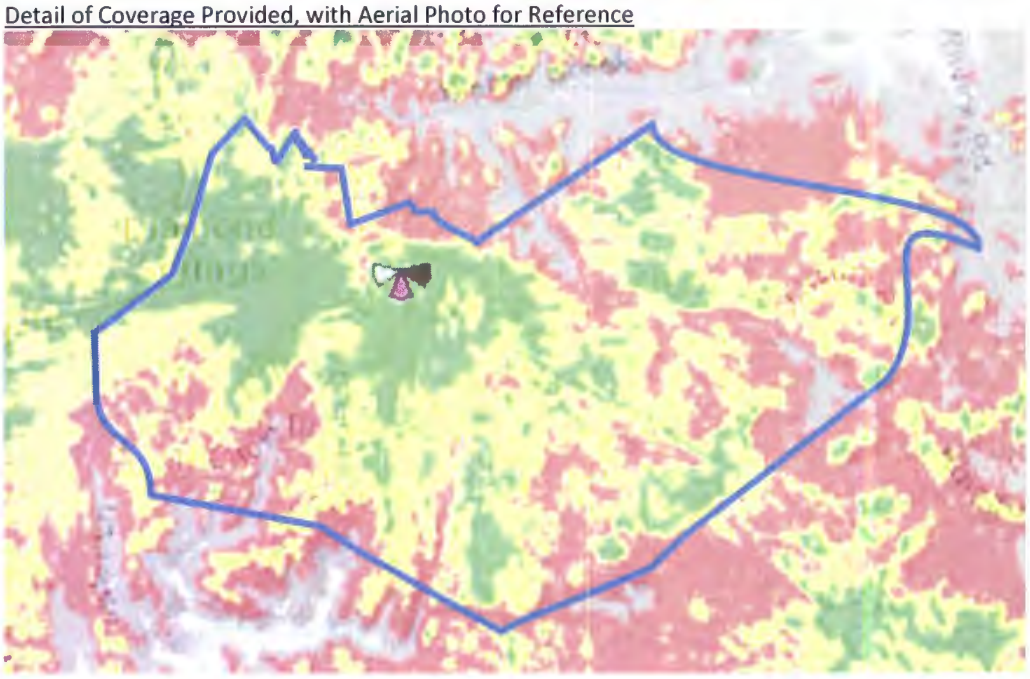
Coverage with Proposed Facility (700 LTE)



-75 dBm (In-Building)
-85 dBm (In Vehicle)
-95 dBm (Outdoor)
-105 dBm (Poor)

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

Detail of Coverage Provided, with Aerial Photo for Reference



Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

ALTERNATE SITES ANALYSIS

Verizon Wireless strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. Part of this involves seeking properties in areas with substandard wireless coverage that provide the ability to meet community needs, zoning standards, and engineering requirements.

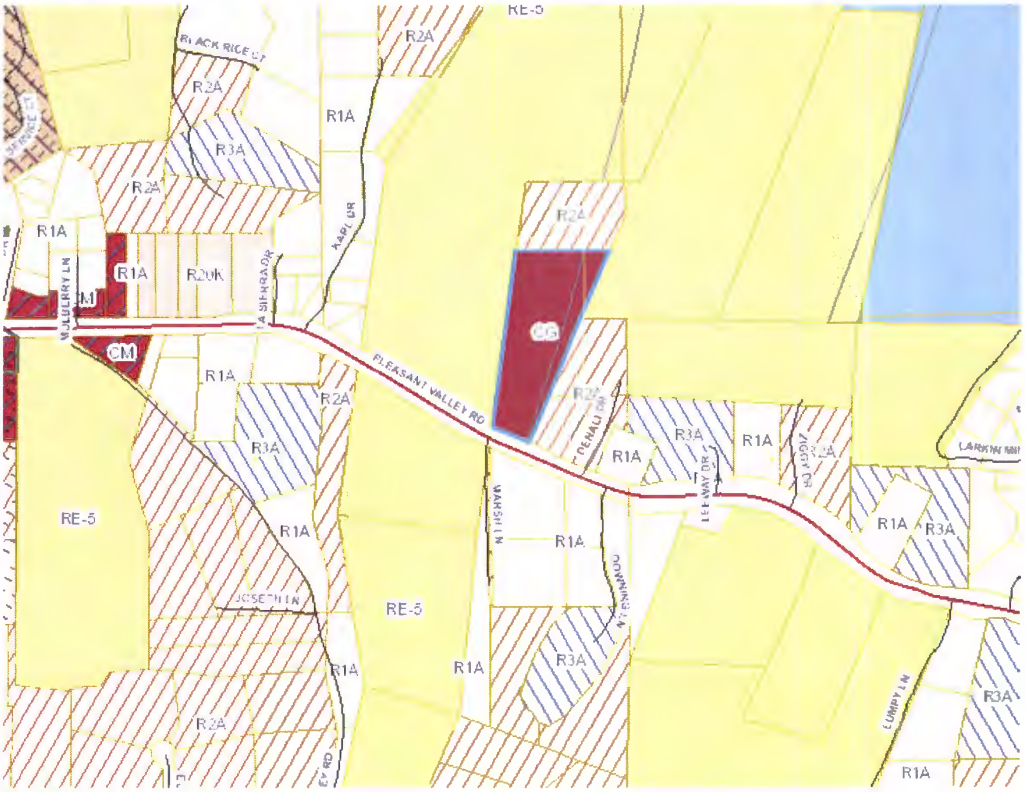
In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: a willing landlord, compliance with local zoning requirements, topography, existing structures, colocation opportunities, available utilities, and road access. Verizon conducted an exhaustive search for alternative sites, after which it determined that the proposed site on Malcom Dixon Road is the best available location for a wireless telecommunications facility to meet the desired coverage objective.

The nearest existing wireless facilities are over two miles away, near Placerville to the north and further east along Pleasant Valley Way. There is existing location upon which Verizon would be able to collocate and fill the existing gap in coverage. Therefore, a new freestanding facility was necessary. Verizon considered the following properties:

- 908 Pleasant Valley Road: The property owner did not respond to multiple leasing inquiries.
- 4479 Lewis Road: The property owner was not interested.
- 5420 Pleasant Valley Rd: The property would not be able to satisfy the coverage objectives due to terrain.
- 1201 Pleasant Valley Rd: The property would not be able to satisfy the coverage objectives due to terrain.
- 4714 Ringold Rd: The property would not be able to satisfy the coverage objectives due to terrain.
- 4814 Ringold Rd: The property would not be able to satisfy the coverage objectives due to terrain.

Unlike the project location, none of these potential alternate properties are zoned commercial. (There are no industrial zoned properties in the area.) (See figures on the following page from the County GIS, with the subject parcel outlined in teal.)

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)



Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

ADDITIONAL INFORMATION

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility if local power systems are offline.

Maintenance

Verizon installs standby generators and backup batteries at all its cell sites. The batteries play a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes and will only be tested during the daytime. Back-up generators allow Verizon's sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, a small sign indicating the facility owner and a 24-hour emergency telephone number will be provided on site.

Parking & Traffic

The facility is unmanned and will operate 24 hours a day, seven days a week. A technician will occasionally visit the facility to service the equipment, approximately once a month. There will no other visitors or guests associated with the facility.

Construction Schedule

The construction of the facility will follow all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon's FCC license. An RF report verifying compliance with FCC guidelines is included with this submittal.

Environmental Assessment

The project is categorically exempt under CEQA as a Class III small structure. A study verifying compliance with FCC EME regulations has been included as part of this application.

Airports

The nearest airport is Cameron Airpark, 4.1 miles southeast.

Water Usage

As the facility is unmanned and no landscaping is proposed, there will be no impact on water usage on the property.

Verizon Wireless Site: Diamond Springs
2691 Pleasant Valley Rd (APN 097-030-038)

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

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Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024

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Contact 925

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Shot Point Map

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Existing

Proposed

view from Pleasant Valley Road looking northeast at site

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Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024

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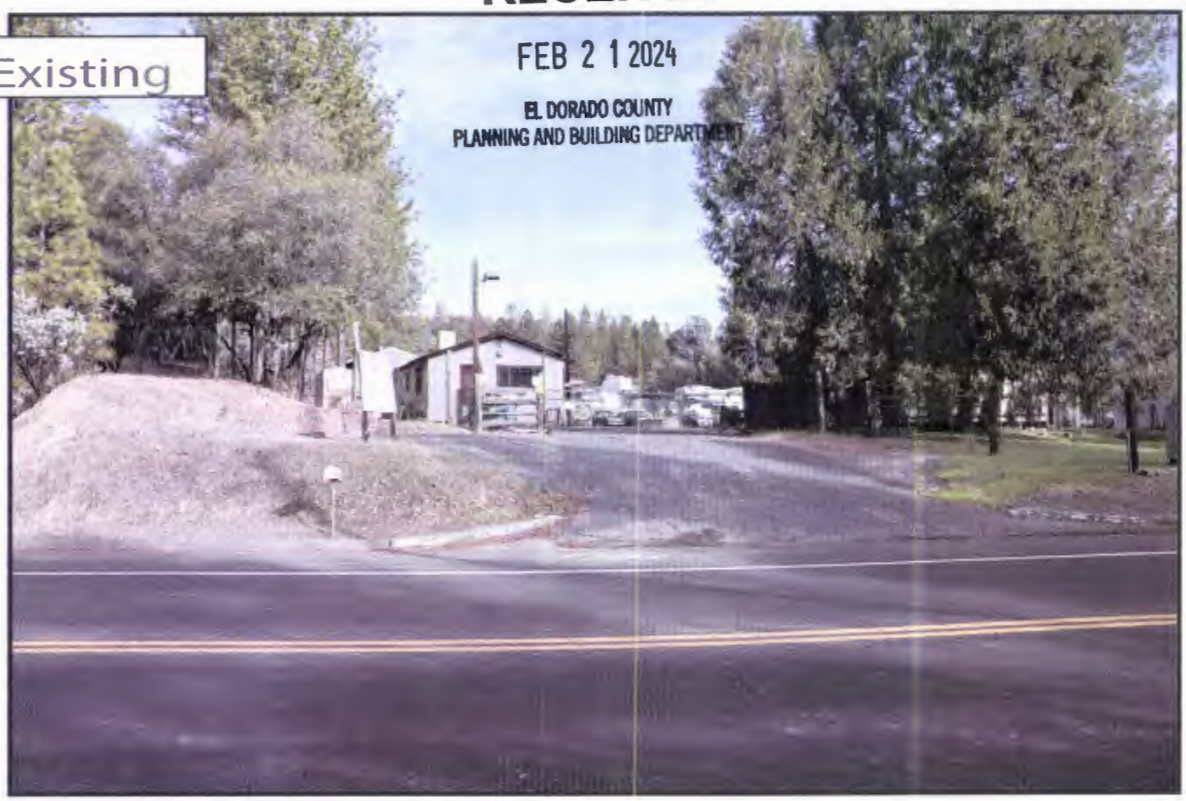
Existing



Proposed

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view from Pleasant Valley Road looking northeast at site

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Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024

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Existing

Proposed

view from Pleasant Valley Road looking northwest at site

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Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1 19-2024

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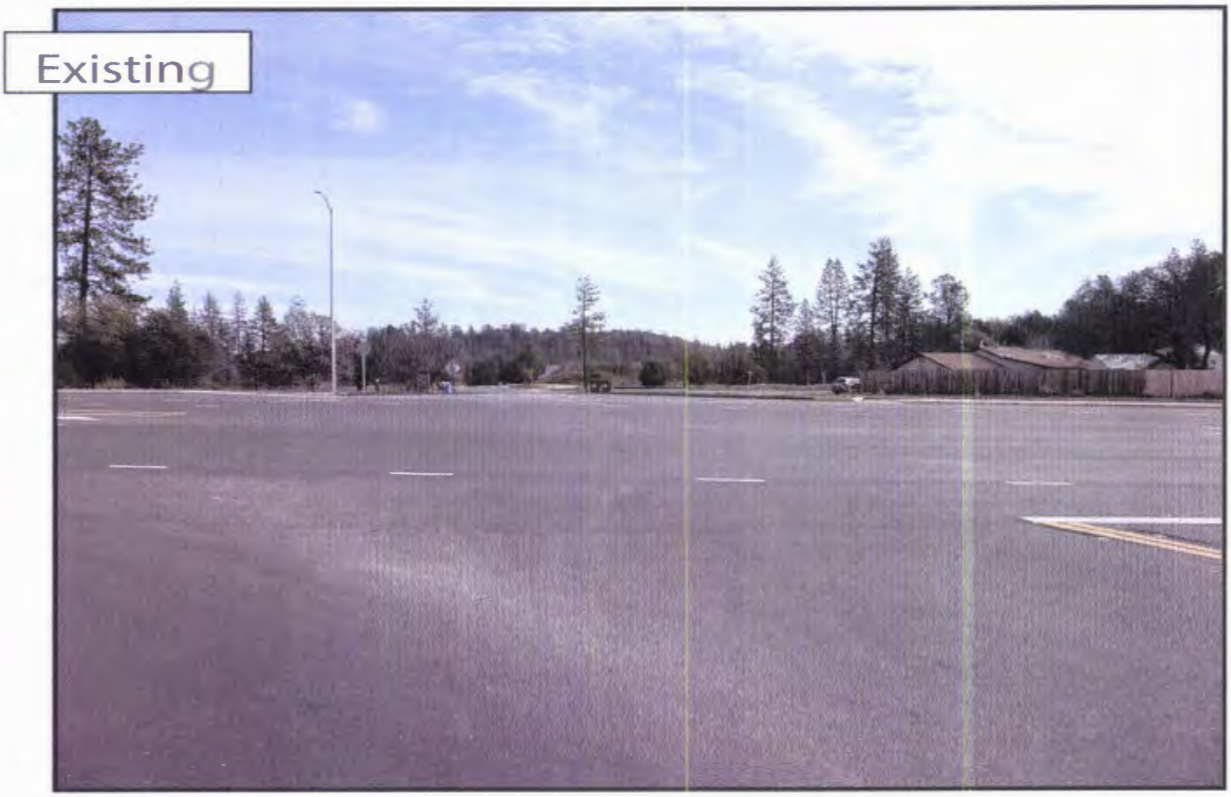

view from Lime Kiln Road looking southeast at site

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Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
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Diamond Springs Site Location

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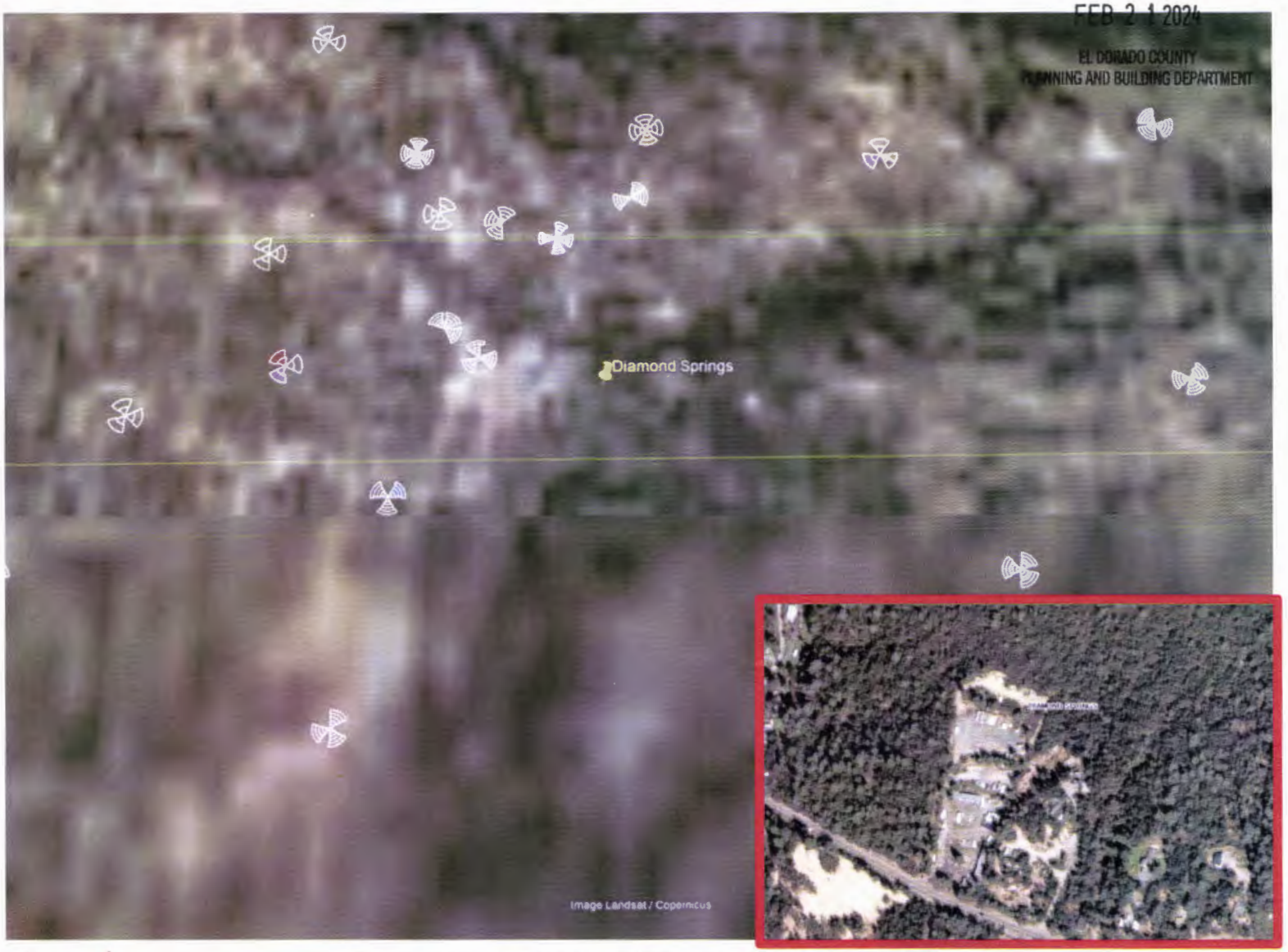

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LTE 700 COVERAGE

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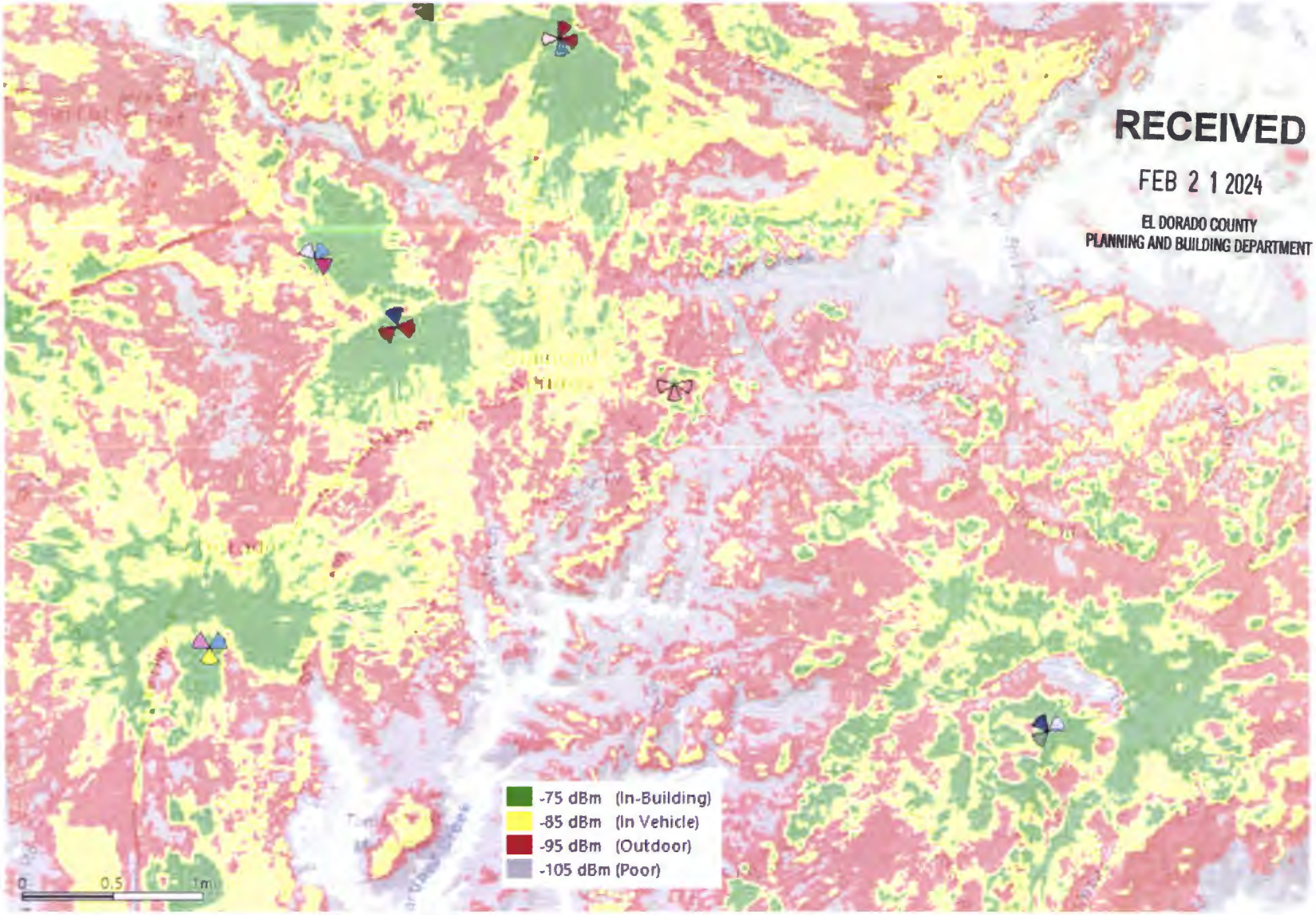
Existing 700 Coverage



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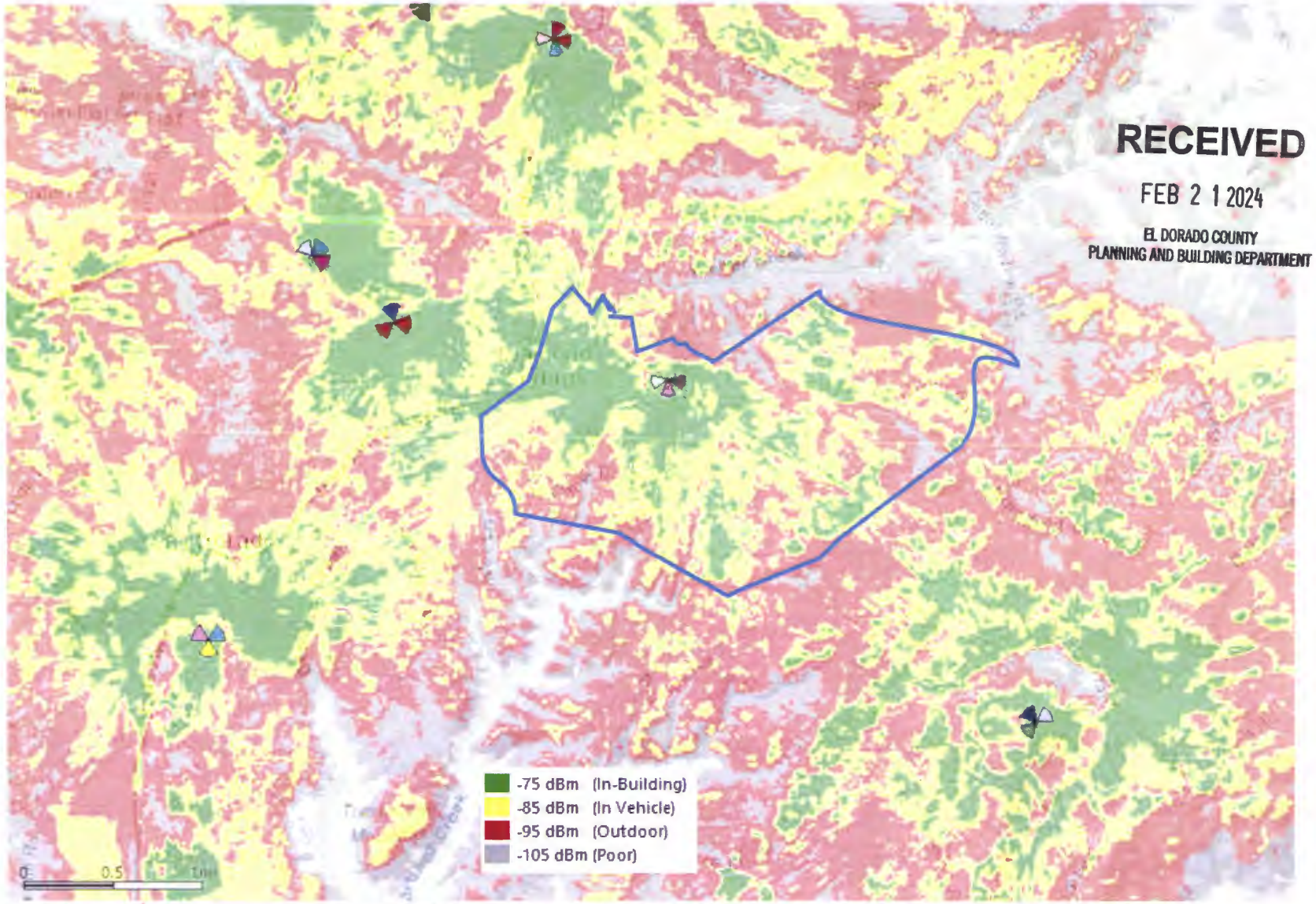
700 Coverage With Diamond Springs



Existing 700 Best Server

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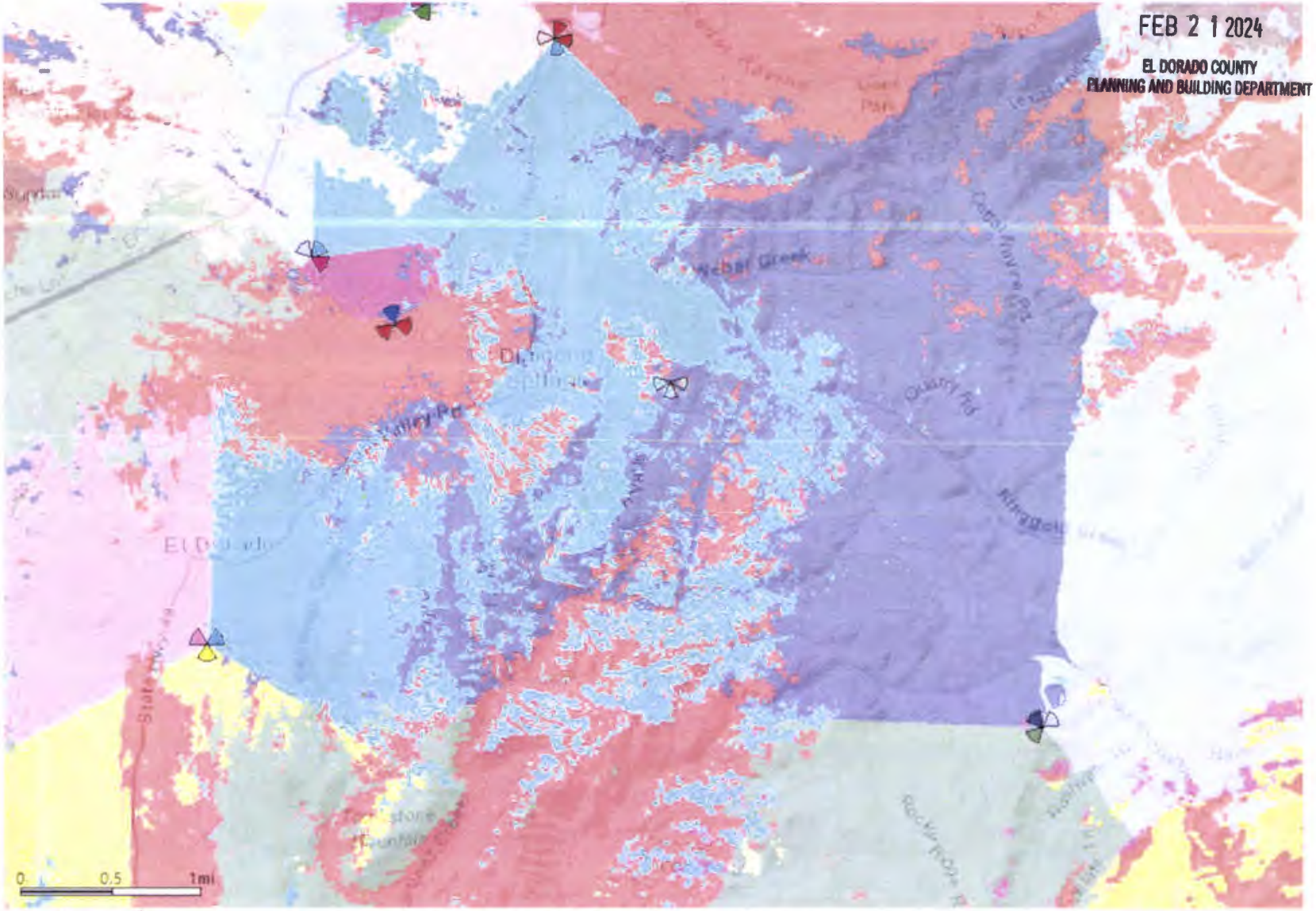

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700 Best Server With Diamond Springs

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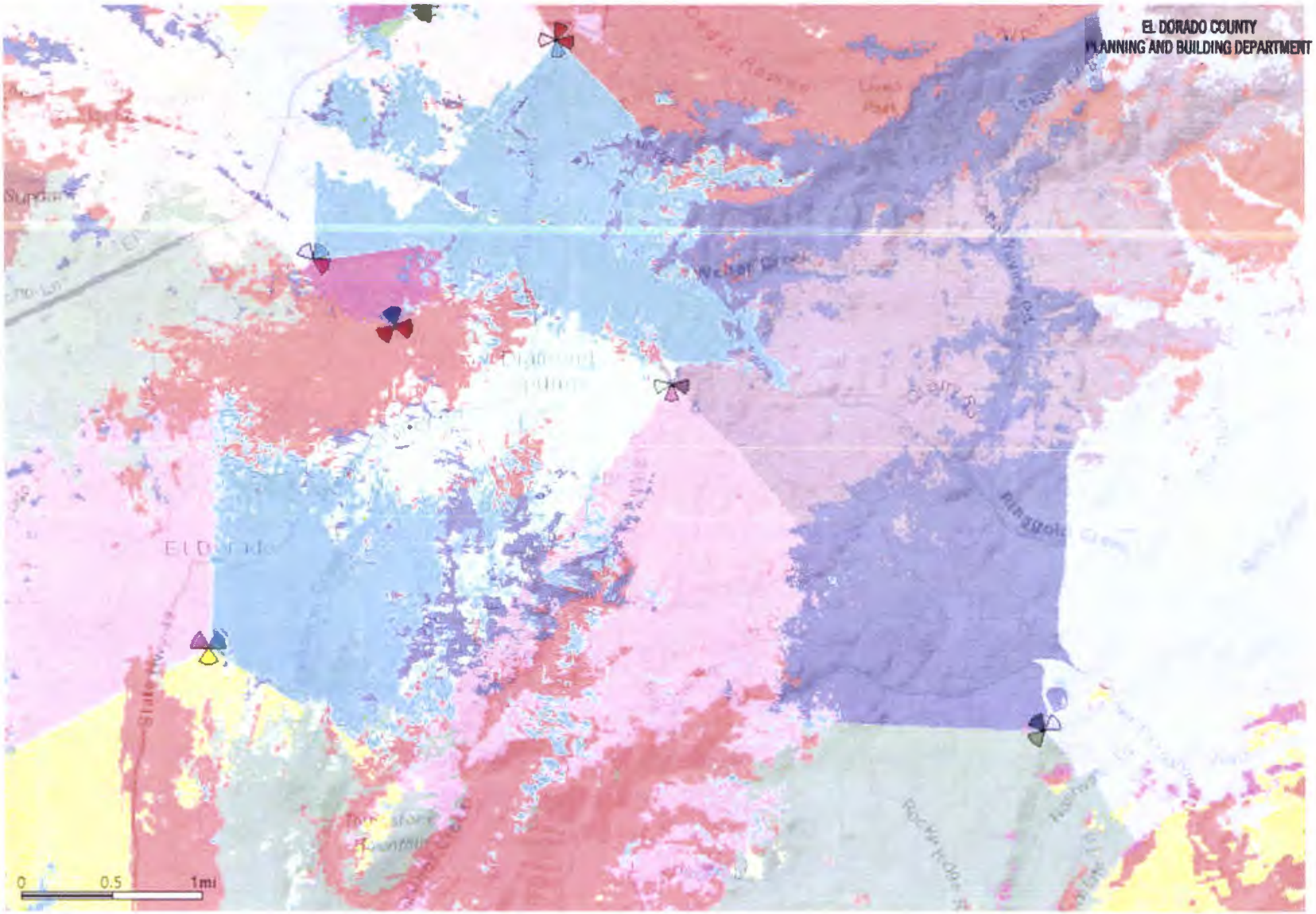

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AWS COVERAGE

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Existing AWS Coverage

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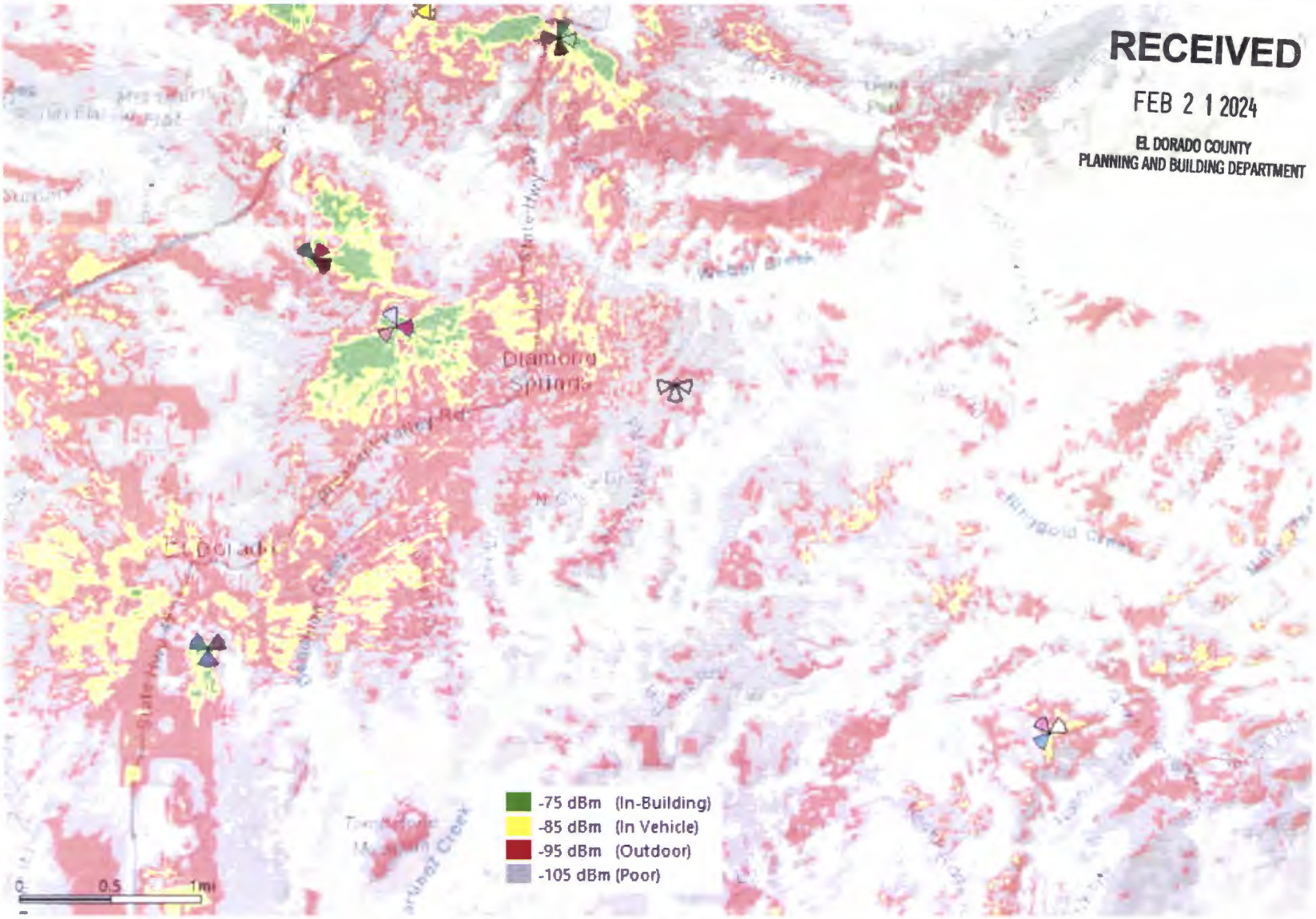

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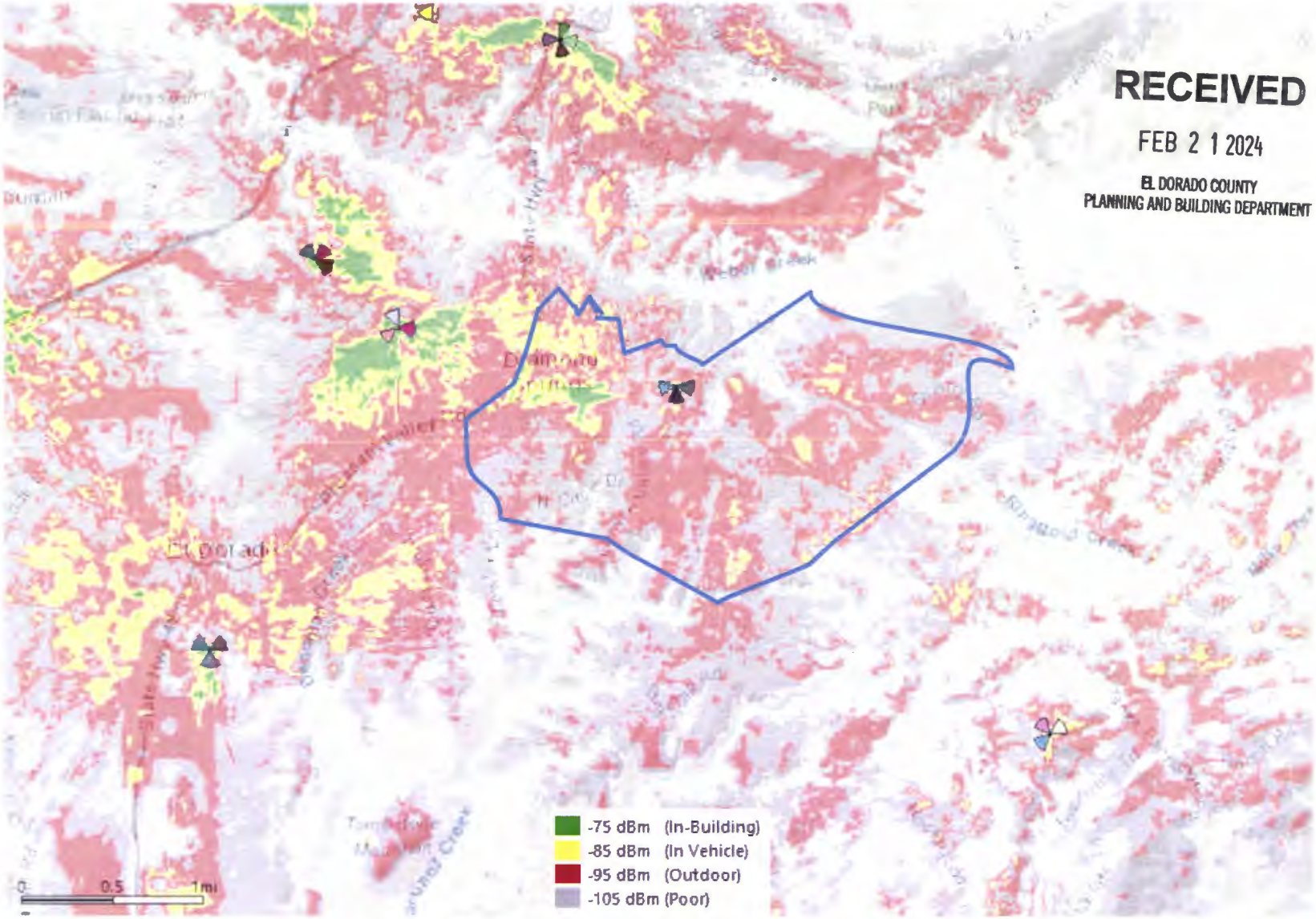
AWS Coverage With Diamond Springs



Existing AWS Best Server

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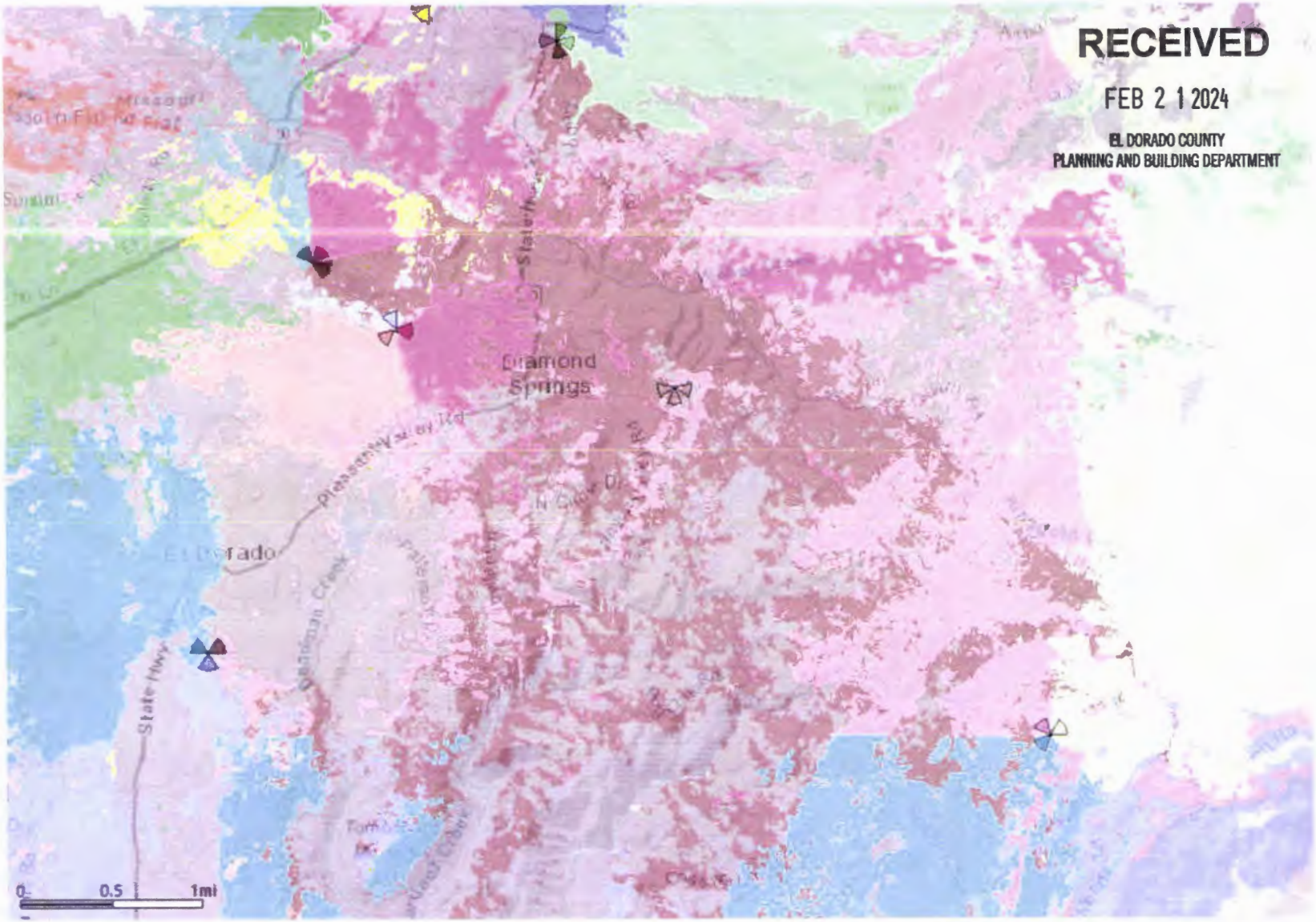

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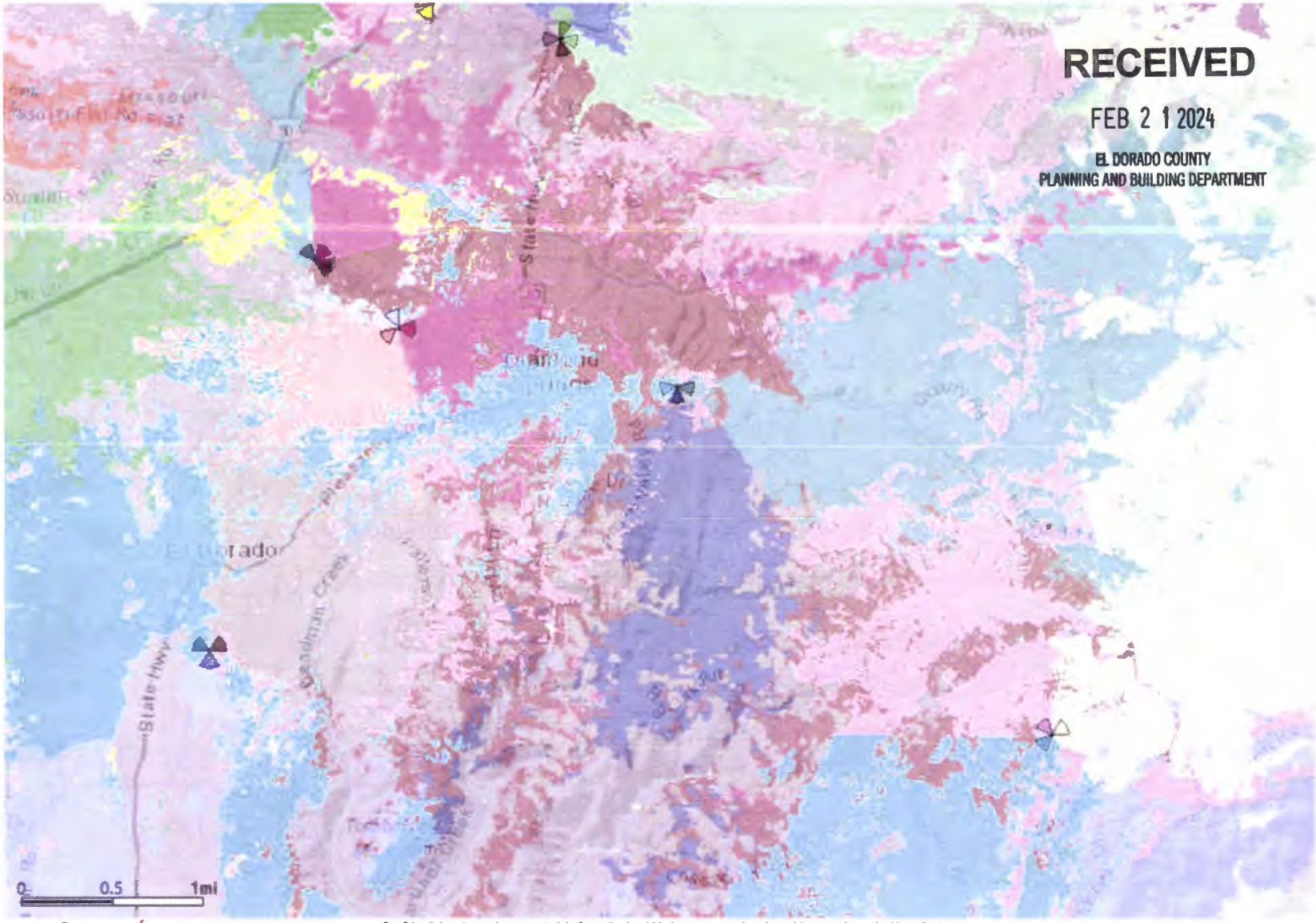
AWS Best Server With Diamond Springs



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Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 451942
Diamond Springs
961 Pleasant Valley Road
Diamond Springs, California 95619
El Dorado County
38° 41' 43.85" N, -120° 47' 50.58" W NAD83

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PLANNING AND BUILDING DEPARTMENT

EBI Project No. 6224000086
January 16, 2024

Prepared for:

Verizon Wireless
c/o Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, CA 95818

Prepared by:

EBI Consulting
environmental | engineering | due diligence

CUP24-0002

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 2
2.0 SITE DESCRIPTION 2
3.0 WORST-CASE PREDICTIVE MODELING 3
4.0 MITIGATION/SITE CONTROL OPTIONS 4
5.0 SUMMARY AND CONCLUSIONS 5
6.0 LIMITATIONS 5

APPENDICES

APPENDIX A CERTIFICATIONS
APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS
APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless ("Verizon") to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 451942 located at 961 Pleasant Valley Road in Diamond Springs, California to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **6.86** percent of the FCC's general public limit (**1.37** percent of the FCC's occupational limit).

Furthermore, with the proposed Verizon Wireless antenna configuration in-service, the composite exposure from this facility in all areas at the Ground level will be well below the General Population MPE limit in publicly accessible areas.

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a monotree located at 961 Pleasant Valley Road in Diamond Springs, California.

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	Alpha	Verizon	ERICSSON	SON_AIR6419 TB 03.21.2023 3700 VZW	LSub6 3700	80	0	11	2.4	320	1	23.45	70819.03	116143.21
2	Alpha	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 700	LTE 700	100	0	48	8.0	120	2	15.42	4180.05	6855.28
2	Alpha	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 850	LTE/5G 850	100	0	43	8.0	120	2	16.2	5002.43	8203.99
2	Alpha	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-08DT 1900	LTE 1900	100	0	38	8.0	240	4	17.39	13158.65	21580.18
3	Alpha	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 700	LTE 700	100	0	48	8.0	120	2	15.42	4180.05	6855.28
3	Alpha	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 850	LTE/5G 850	100	0	43	8.0	120	2	16.2	5002.43	8203.99
3	Alpha	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-08DT 2100	LTE 2100	100	0	41	8.0	240	4	17.84	14595.24	23936.19
4	Beta	Verizon	ERICSSON	SON_AIR6419 TB 03.21.2023 3700 VZW	LSub6 3700	180	0	11	2.4	320	1	23.45	70819.03	116143.21
5	Beta	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 700	LTE 700	180	0	48	8.0	120	2	15.42	4180.05	6855.28
5	Beta	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 850	LTE/5G 850	180	0	43	8.0	120	2	16.2	5002.43	8203.99
5	Beta	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-08DT 1900	LTE 1900	180	0	38	8.0	240	4	17.39	13158.65	21580.18
6	Beta	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 700	LTE 700	180	0	48	8.0	120	2	15.42	4180.05	6855.28
6	Beta	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 850	LTE/5G 850	180	0	43	8.0	120	2	16.2	5002.43	8203.99
6	Beta	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-08DT 2100	LTE 2100	180	0	41	8.0	240	4	17.84	14595.24	23936.19
7	Gamma	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 700	LTE 700	260	0	48	8.0	120	2	15.42	4180.05	6855.28

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
7	Gamma	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 850	LTE/5G 850	260	0	43	8.0	120	2	16.2	5002.43	8203.99
7	Gamma	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-08DT 1900	LTE 1900	260	0	38	8.0	240	4	17.39	13158.65	21580.18
8	Gamma	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 700	LTE 700	260	0	48	8.0	120	2	15.42	4180.05	6855.28
8	Gamma	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-10DT 850	LTE/5G 850	260	0	43	8.0	120	2	16.2	5002.43	8203.99
8	Gamma	Verizon	COMMSCOPE	SON_NHH-45C-R2B 00DT-08DT 2100	LTE 2100	260	0	41	8.0	240	4	17.84	14595.24	23936.19
9	Gamma	Verizon	ERICSSON	SON_AIR6419 TB 03.21.2023 3700 VZW	LSub6 3700	280	0	11	2.4	320	1	23.45	70819.03	116143.21

• Note there are 3 proposed Verizon antennas at each Sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Utility Pole	Z-Height Adjacent Building Roof	Z-Height Ground
1	Verizon	89.5	107.5	122.7	92.7	112.7	122.7
2	Verizon	89.3	104.5	120.0	90.0	110.0	120.0
3	Verizon	89.3	103.1	120.0	90.0	110.0	120.0
4	Verizon	86.5	99.9	122.7	92.7	112.7	122.7
5	Verizon	83.3	99.9	120.0	90.0	110.0	120.0
6	Verizon	82.1	99.9	120.0	90.0	110.0	120.0
7	Verizon	80.0	102.6	120.0	90.0	110.0	120.0
8	Verizon	80.0	104.0	120.0	90.0	110.0	120.0
9	Verizon	80.0	107.3	122.7	92.7	112.7	122.7

• Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monotree with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications

Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other carrier antennas on the monotree.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 6.86 percent of the FCC's general public limit (1.37 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monotree should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the monotree along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 451942 located at 961 Pleasant Valley Road in Diamond Springs, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Kobi Thompson, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Kobi Thompson

Reviewed and Approved by:

sealed 17jan2024

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

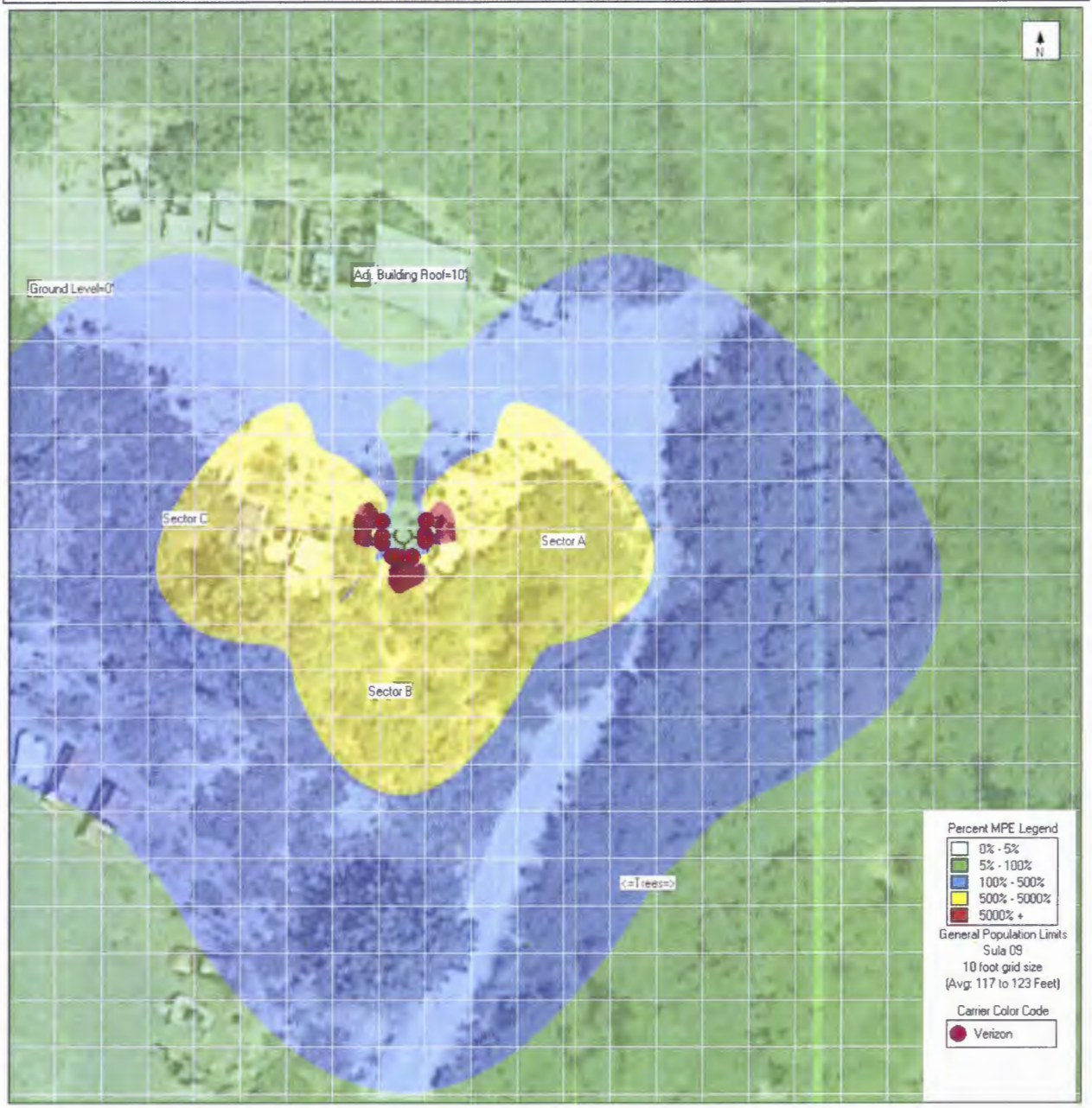
Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report — Site No. 451942
EBI Project No. 6224000086 — 961 Pleasant Valley Road, Diamond Springs, California

Nearest Walking Surface (Adjacent Building Roof)

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report
EBI Project No. 6224000086

Site No. 451942
961 Pleasant Valley Road, Diamond Springs, California

Verizon's Antenna Face Level



Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report — Site No. 451942
EBI Project No. 6224000086 — 961 Pleasant Valley Road, Diamond Springs, California

Adjacent Utility Pole Level

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report
EBI Project No. 6224000086

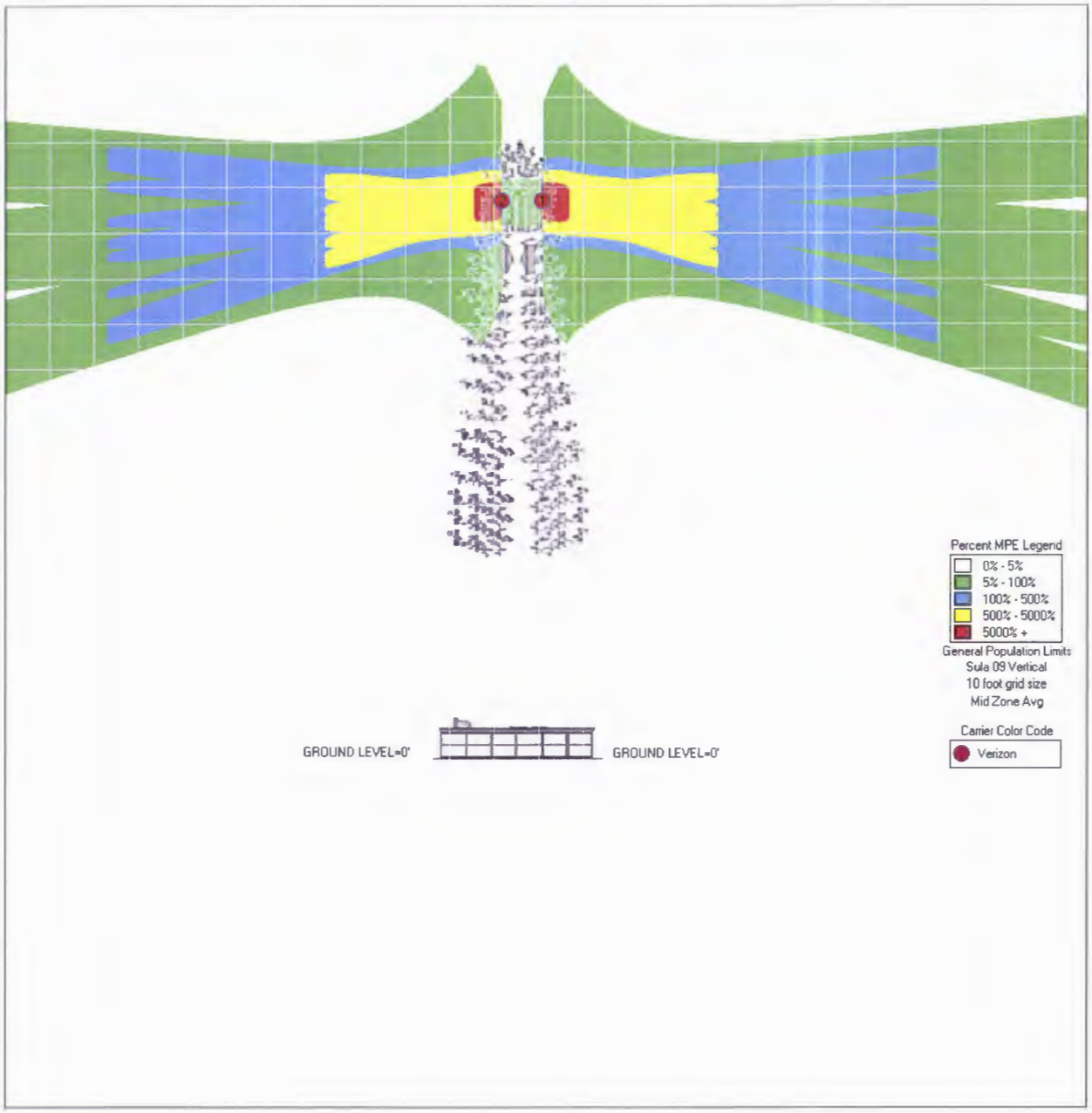
Site No. 451942
961 Pleasant Valley Road, Diamond Springs, California

Ground Level

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report
EBI Project No. 6224000086

Site No. 451942
961 Pleasant Valley Road, Diamond Springs, California

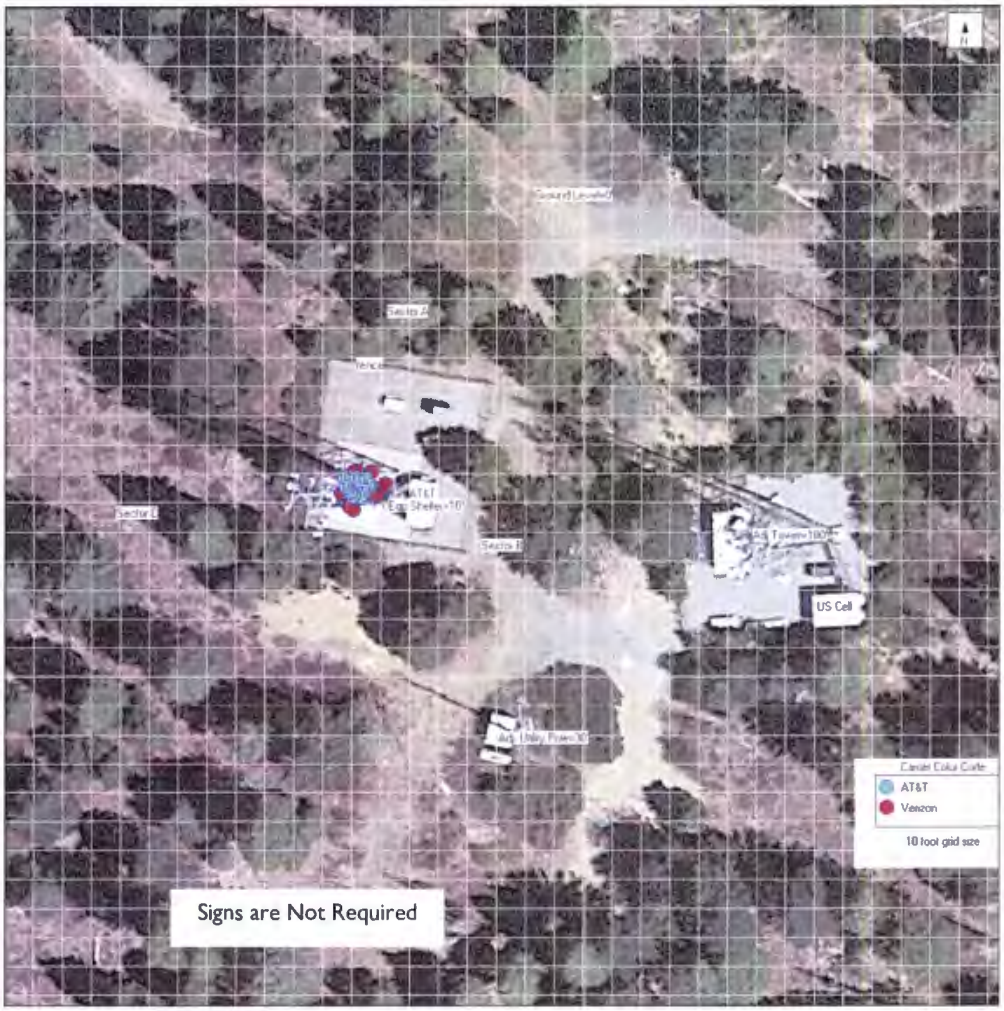
Elevation View

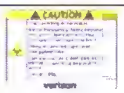


EBI Consulting ♦ 21 B Street ♦ Burlington, MA 01803 ♦ 1.800.786.2346

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report — Site No. 451942
EBI Project No. 6224000086 — 961 Pleasant Valley Road, Diamond Springs, California

Verizon Signage Plan



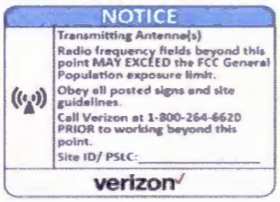
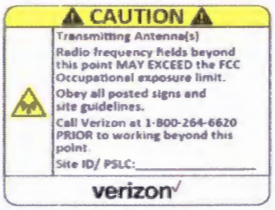
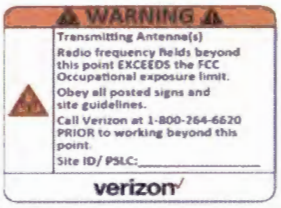
Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	Signage not required.

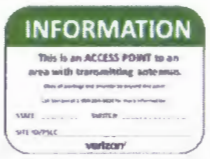
Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report — Site No. 451942
EBI Project No. 6224000086 — 961 Pleasant Valley Road, Diamond Springs, California

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

Category One - Information	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green • Sign Signal Word "Information"	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Appendix C

Federal Communications

Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established for equipment operating at frequencies range from 300 Mhz to 1,500 Mhz the Occupational/Controlled limit of (f/300) mW/cm^2 where f is the Frequency in (MHz) and the General Population / Uncontrolled limit of (f/1500) mW/cm^2 where f is the Frequency in (MHz). For equipment operating at frequency ranges from 1900 MHz to 100,000 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

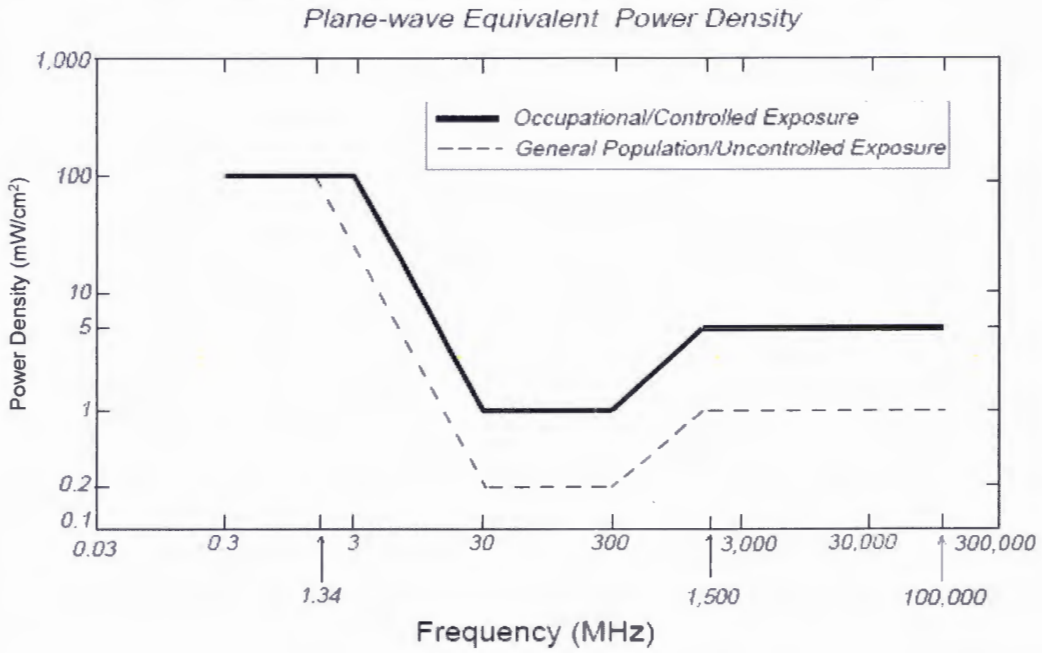
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

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PLANNING AND BUILDING DEPARTMENT

Environmental Noise Assessment

Diamond Springs Verizon Cellular Facility

El Dorado County, California

BAC Job # 2023-167

Prepared For:

Complete Wireless Consulting

Attn: Jerry Agloro
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet, Principal Consultant

January 30, 2024

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Acoustical Consultants

CUP24-0002

Bollard Acoustical Consultants, Inc. • P.O. Box 7968, Auburn, CA. 95604 • Phone: (530) 537-2328 • bacnoise.com

Introduction

The Diamond Springs Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 961 Pleasant Valley Road in El Dorado County, California (APN: 097-030-038). The outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project site location with aerial imagery is shown in Figure 1. The studied site drawings are dated November 9, 2023.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project emergency generator and outdoor equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

El Dorado County General Plan Noise Element

The El Dorado County General Plan Noise Element establishes acceptable noise level exposure for noise-sensitive land uses affected by non-transportation noise sources, such as those proposed by the project. The General Plan noise level standards have been reproduced and are provided below in Table 1.

Table 1
Noise Level Performance Standards for Noise-Sensitive Land Uses
Affected by Non-Transportation Sources

Noise Level Descriptor (dB)	Daytime (7 a.m. – 7 p.m.)		Evening (7 p.m. – 10 p.m.)		Nighttime (10 p.m. – 7 a.m.)	
	Community	Rural	Community	Rural	Community	Rural
Hourly average, L_{eq}	55	50	50	45	45	40
Maximum level, L_{max}	70	60	60	55	55	50

Notes:
-Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
-The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
-In Community areas the exterior noise level standard shall be applied to the property line of the receiving property.
-In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

Source: El Dorado County General Plan, Noise Element, Table 6-2.


APN: 097-030-038
(Project Parcel)
APN: 097-030-030
Residential
Karl Dr
Pleasant Valley Rd
Marsh Dr
Denali Dr
Zaggy Rd
Legend
Proposed Verizon Cellular Equipment Lease Area (Approximate)
Parcel Boundaries (Approximate)
N
Scale (Feet)
0
150
300
Diamond Springs Verizon Cellular Facility
El Dorado County, California
Proposed Cellular Facility Lease Area
& Nearby Residential Parcel
Figure 1
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Noise Level Criteria Applied to the Project

The nearest identified off-site noise-sensitive uses have been identified as residences. According to the El Dorado County Land Use Diagram (dated December 4, 2015), the project parcel and nearest residences are located within a Community Region of the County. As a result, the noise level standards applicable to noise-sensitive uses located within Community Areas (Table 1) have been applied to project equipment noise exposure and assessed at the property line of the nearest residential use. Compliance with the County's noise level criteria at the closest residential use would ensure for compliance at residential uses located farther away.

Project Noise Generation

As discussed previously, there are two project noise sources which are considered in this evaluation: the equipment cabinet cooling systems and the emergency diesel generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

Equipment Cabinet Noise Source and Reference Noise Levels

The project proposes the installation of three (3) equipment cabinets within the equipment lease area shown in Figure 1. Based on the provided site plans, the cabinets assumed for the project are three (3) Charles Industries 48V Power Plants. The equipment cabinet model and reference noise level are provided in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.

Table 2
Reference Noise Level Data of Proposed Equipment Cabinets

Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (ft)
Charles Industries 48V Power Plant	3	60	5
Note: Manufacturer specification sheets provided as Appendix C.			

Generator Noise Source and Reference Noise Level

The project also proposes the installation of an emergency standby diesel generator within the lease area to maintain cellular service during emergency power outages. Based on the project site plans, the generator assumed for the project is a Generac Industrial Power Systems Model SD030. It is further assumed that the proposed generator will be equipped with the Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at a distance of 23 feet. The manufacturer's noise level data specification sheet for the proposed generator and acoustical enclosure is provided as Appendix D.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month on weekdays only, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would not operate at night, except during power outages. It is expected that nighttime operation of the project

emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

Predicted Facility Noise Levels at the Nearest Noise-Sensitive Use

Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the property line of the nearest identified noise-sensitive use (residential) was calculated and the results of those calculations are presented in Table 3. The location of the closest identified residentially zoned parcel is shown in Figure 1.

Table 3
Project Equipment Noise Exposure at Nearest Noise-Sensitive Use

APN[1]	Distance from Equipment Lease Area[2]	Predicted Equipment Noise Levels (dBA)	
		Cabinets, L_{eq}[3]	Generator, L_{max}
097-030-030	150	35	52

[1] Residential parcel location is shown in Figure 1.
[2] Distance scaled from equipment lease area to property line of residential parcel using provided site plan and El Dorado County GIS mapping program (GOTNET).
[3] Combined noise level exposure from all proposed cabinets in operation concurrently.

Source: BAC 2024.

Because the proposed equipment cabinets could potentially be in operation continuously during nighttime hours, the operation of the cabinets would be subject to the El Dorado County General Plan *nighttime* hourly average noise level standard of 45 dB L_{eq} applicable to noise-sensitive uses located with Community Areas (Table 1). As indicated in Table 3, the predicted equipment cabinet noise level of 35 dB L_{eq} at the property line of the nearest identified noise-sensitive use (residentially zoned property, APN: 097-030-030) would satisfy the applicable General Plan 45 dB L_{eq} nighttime noise level limit by a wide margin. As a result, no further consideration of equipment cabinet noise mitigation measures would be warranted for the project.

Because the project generator would only operate during daytime hours for brief periods required for testing and maintenance (i.e., approximately 15 minutes), and because generator noise is assumed to be exempt during emergency operations, noise from the generator would be subject to the El Dorado County General Plan *daytime* maximum noise level limit of 70 dB L_{max} applicable to noise-sensitive uses located with Community Areas (Table 1). As shown in Table 3, the predicted generator noise level of 52 dB L_{max} at the property line of the nearest identified noise-sensitive use (residentially zoned property, APN: 097-030-030) would satisfy the applicable General Plan 70 dB L_{max} daytime noise level standard by a wide margin. As a result, no further consideration of emergency generator noise mitigation measures would be warranted for the project.

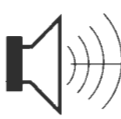
Conclusions

Based on the analysis and results presented in this report, project-related equipment noise exposure is expected to satisfy the applicable El Dorado County noise level criteria at the nearest identified noise-sensitive uses. As a result, no further consideration of equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Diamond Springs Verizon Cellular Facility in El Dorado County, California. Please contact BAC at (530) 537-2328 or dariog@bacnoise.com with any questions or requests for additional information.

Appendix A
Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
IIC	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
STC	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.



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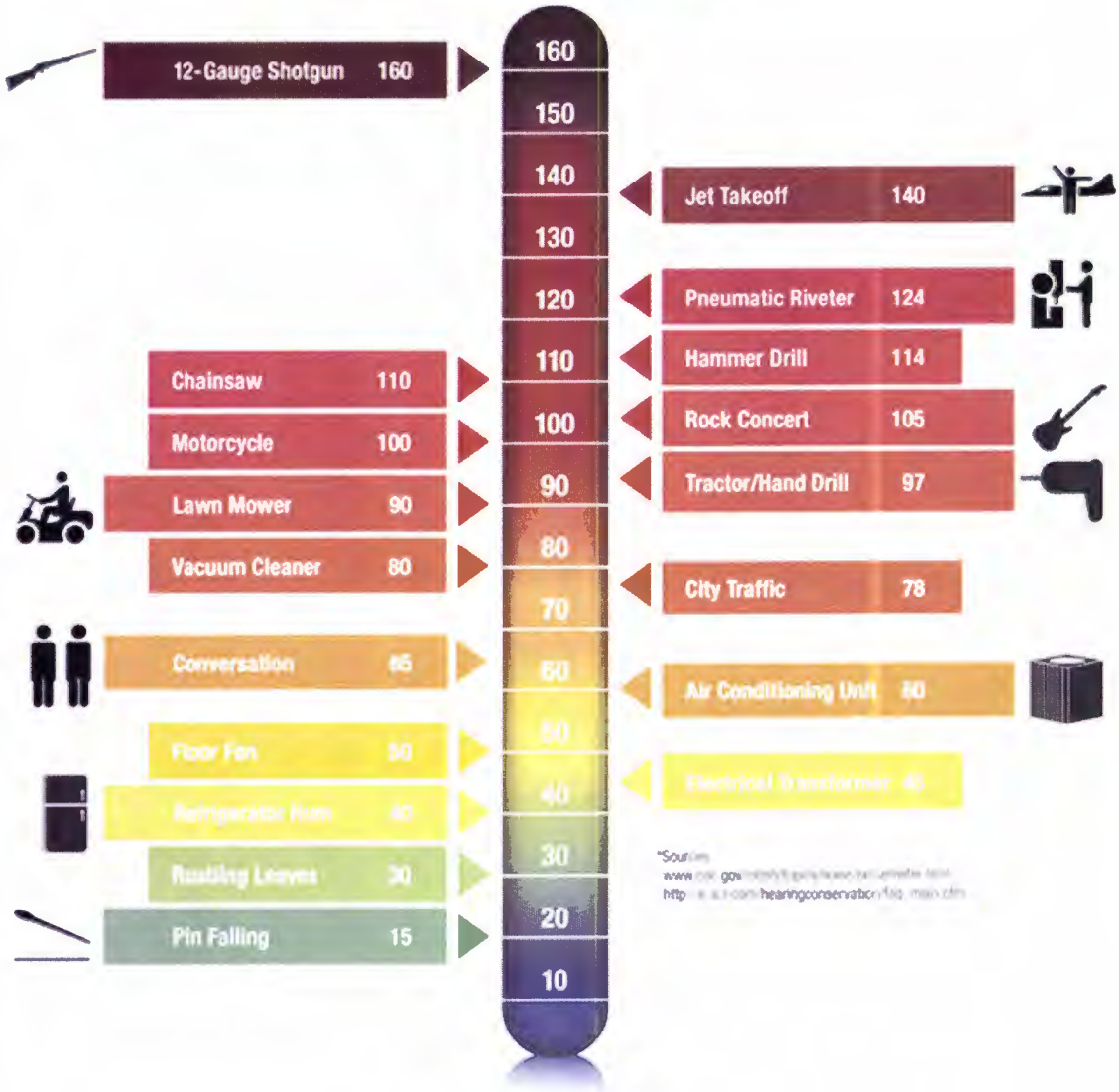
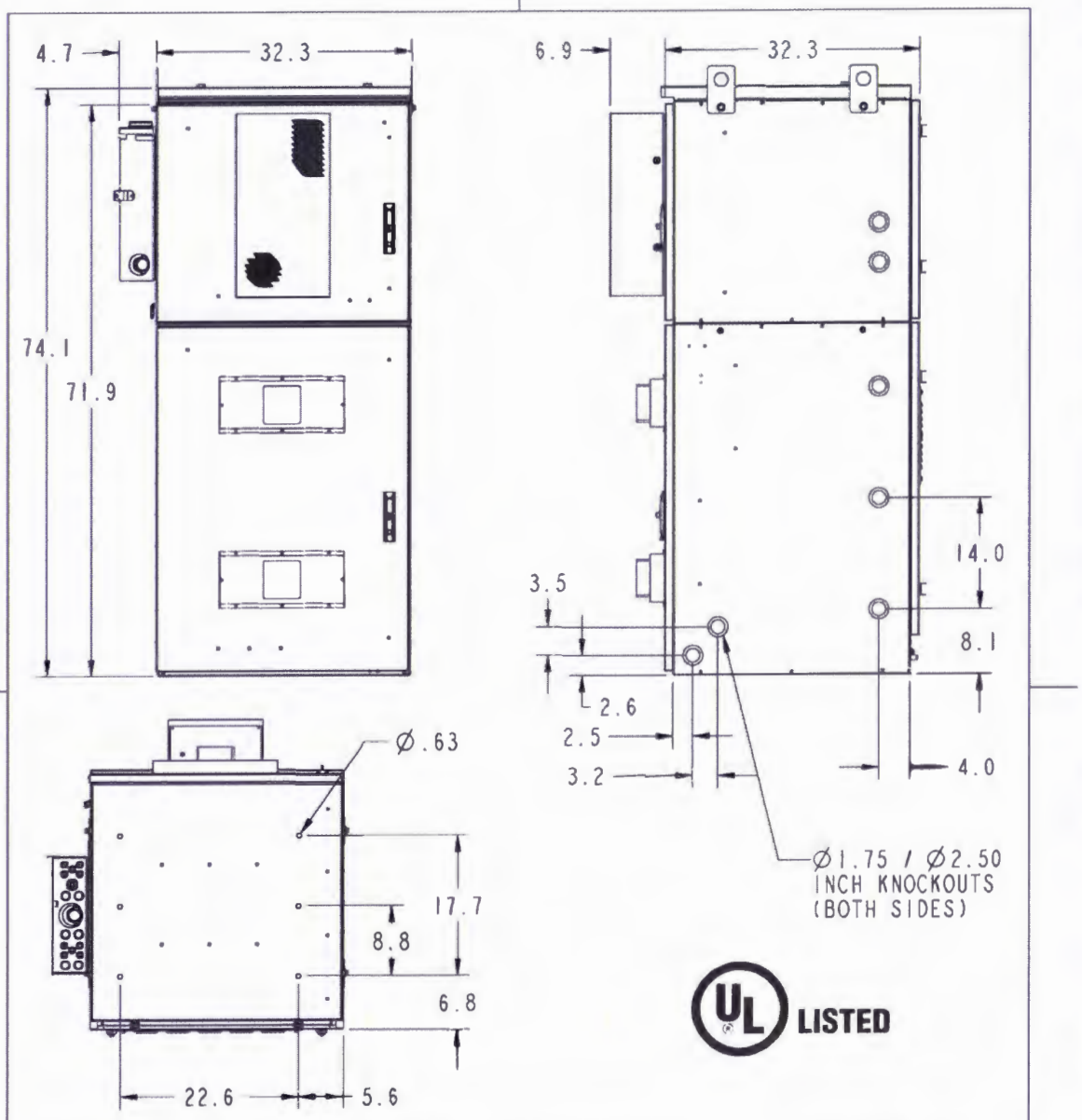
Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources

Decibel Scale (dBA)*



Appendix C



UL LISTED

WEIGHT WITH BATTERIES:
2296 LBS.
NorthStar NSB-170FT batteries at 128 lbs each, Qty 12

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

CHARLES PART #
CUBE-SS4C215XC1

Charles Industries Ltd.
Telecommunications Group
Charles Center, 5600 Apollo Drive
Rolling Meadows, IL 60008
Telephone: 847-806-6300

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Verizon Wireless
Large Site Support Enclosure

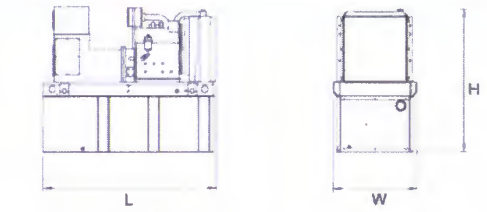
Appendix D

GENERAC | INDUSTRIAL

30 kW Diesel

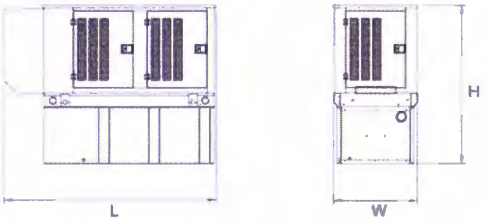
5 of 5

SD030 dimensions, weights and sound levels



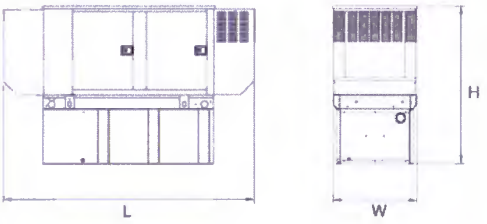
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



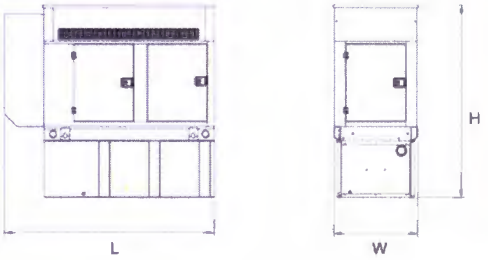
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK		95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK		113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK		95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

Tank Options

○	MDEQ	OPT
○	Florida DERM/DEP	OPT
○	Chicago Fire Code	OPT
○	IFC Certification	CALL
○	ULC	CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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verizon

DIAMOND SPRINGS

961 PLEASANT VALLEY ROAD, DIAMOND SPRINGS, CA 95619
MDG LOCATION ID: 5000168151
PROJECT ID: 17126026

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PROJECT DESCRIPTION

A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED CABINETS & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
- (N) MONOPINE W/ (N) ANTENNAS & ANTENNA EQUIPMENT

PROJECT INFORMATION

SITE NAME:	DIAMOND SPRINGS	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
MDG LOCATION ID:	5000168151		
COUNTY:	EL DORADO	LEASING CONTACT:	ATTN: PAUL BARNES (916) 217-2309 PBARNES@COMPLETEWIRELESS.NET
JURISDICTION:	EL DORADO COUNTY		
APN:	097-030-038	ZONING CONTACT:	ATTN: KEVIN GALLAGHER (916) 764-2632 KGALLAGHER@COMPLETEWIRELESS.NET
SITE ADDRESS:	961 PLEASANT VALLEY ROAD DIAMOND SPRINGS, CA 95619		
CURRENT ZONING:	GENERAL COMMERCIAL (GC)	CONSTRUCTION CONTACT:	ATTN: DAN JEFFERSON (916) 224-5578 DJEFFERSON@COMPLETEWIRELESS.NET
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 41' 43.85" NAD 83 N 38.695514° NAD 83		
LONGITUDE:	W 120° 47' 50.58" NAD 83 W 120.797383° NAD 83		
GROUND ELEVATION:	1963.5' AMSL		
PROPERTY OWNER:	ZELLER GLOYD D JR & ZELLER ELIA S P.O. BOX 64 DIAMOND SPRINGS, CA 95619		
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR. BLDG 11 WALNUT CREEK, CA 94598		

VICINITY MAP

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	DETAILS	-
E-1.1	ELECTRICAL PLAN	-

DIAMOND SPRINGS
961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR
verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

Vendor
COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID	5000168151
PROJECT ID	17126026
DRAWN BY	
CHECKED BY	N GEORGE
APPROVED BY	

ISSUE STATUS

3	01/17/24	CLIENT REV	D H
2	11/09/23	ZD 100%	A A
1	08/21/23	CLIENT REV	A A
0	08/16/23	ZD 90%	-

PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R SORENSEN
54469

ENGINEER
Streamline Engineering

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

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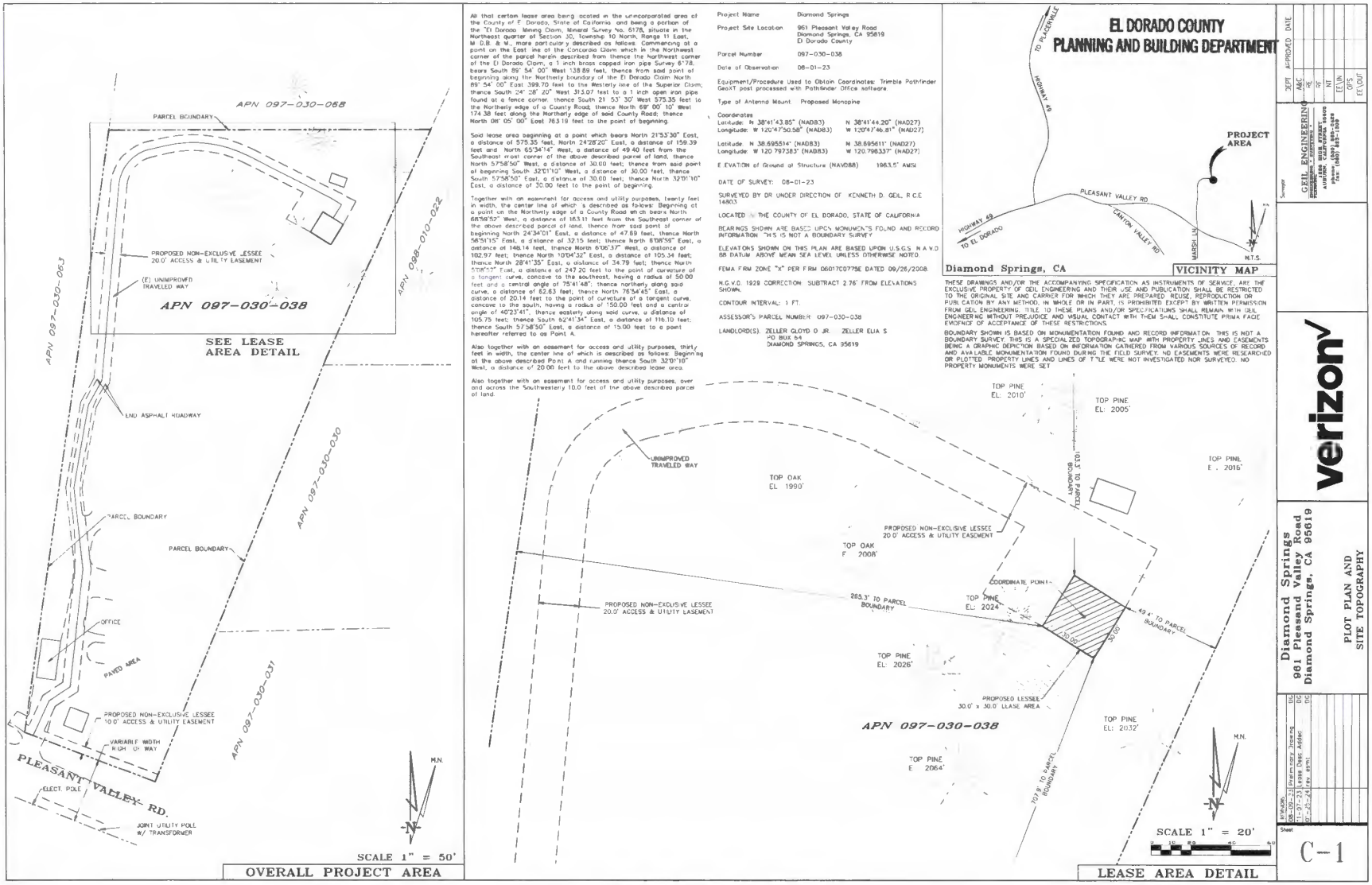

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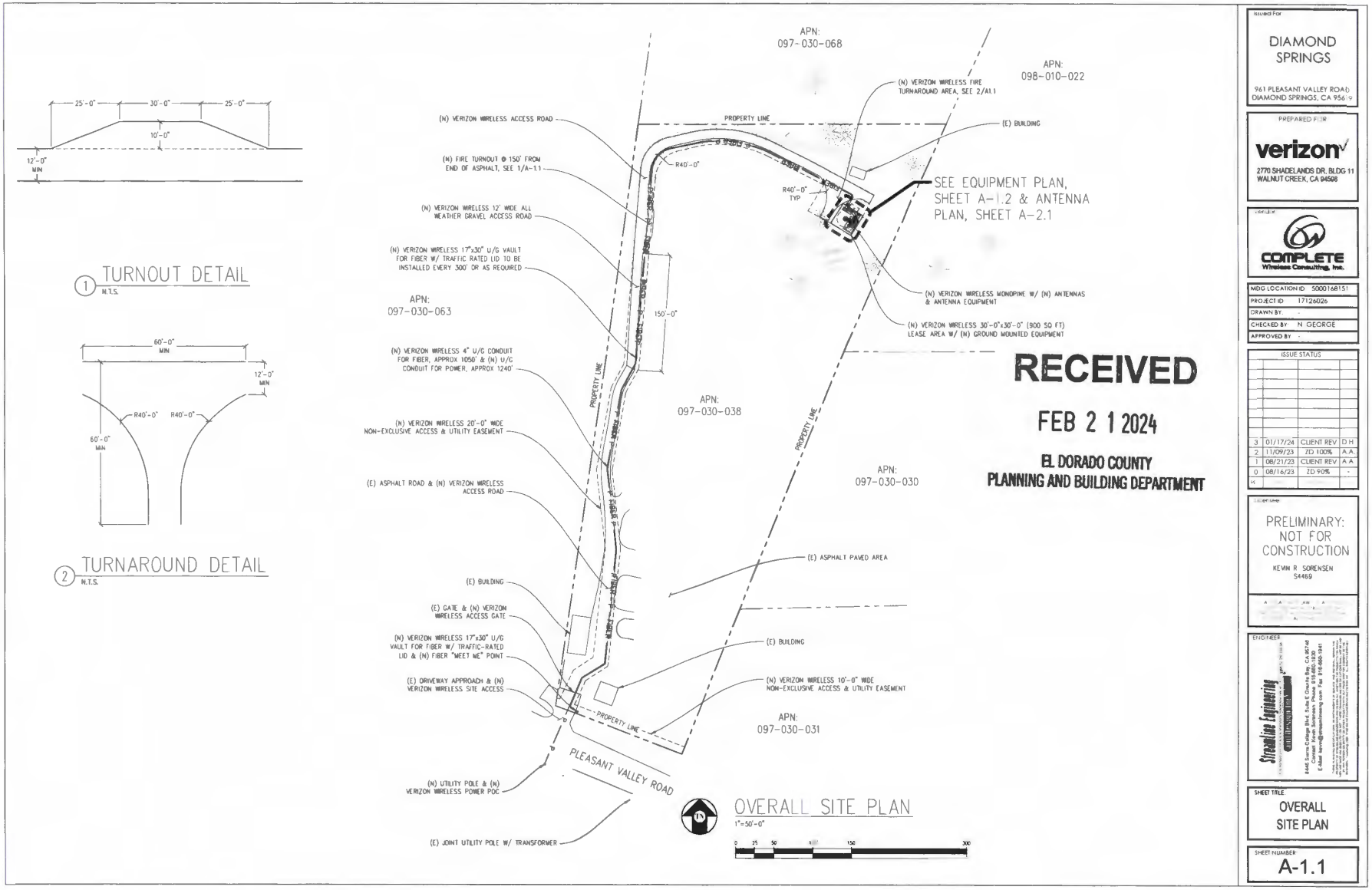
25'-0"
30'-0"
25'-0"
10'-0"
12'-0" MIN
1 TURNOUT DETAIL
N.T.S.
60'-0" MIN
12'-0" MIN
R40'-0"
R40'-0"
60'-0" MIN
2 TURNAROUND DETAIL
N.T.S.
APN: 097-030-068
APN: 098-010-022
APN: 097-030-063
APN: 097-030-038
APN: 097-030-030
APN: 097-030-031
(N) VERIZON WIRELESS ACCESS ROAD
(N) FIRE TURNOUT @ 150' FROM END OF ASPHALT, SEE 1/A-1.1
(N) VERIZON WIRELESS 12' WIDE ALL WEATHER GRAVEL ACCESS ROAD
(N) VERIZON WIRELESS 17"x30" U/G VAULT FOR FIBER W/ TRAFFIC RATED LID TO BE INSTALLED EVERY 300' OR AS REQUIRED
(N) VERIZON WIRELESS 4" U/G CONDUIT FOR FIBER, APPROX 1050' & (N) U/G CONDUIT FOR POWER, APPROX 1240'
(N) VERIZON WIRELESS 20'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT
(E) ASPHALT ROAD & (N) VERIZON WIRELESS ACCESS ROAD
(E) BUILDING
(E) GATE & (N) VERIZON WIRELESS ACCESS GATE
(N) VERIZON WIRELESS 17"x30" U/G VAULT FOR FIBER W/ TRAFFIC-RATED LID & (N) FIBER "MEET ME" POINT
(E) DRIVEWAY APPROACH & (N) VERIZON WIRELESS SITE ACCESS
(N) UTILITY POLE & (N) VERIZON WIRELESS POWER POC
(E) JOINT UTILITY POLE W/ TRANSFORMER
PROPERTY LINE
R40'-0"
R40'-0" TYP
150'-0"
(N) VERIZON WIRELESS FIRE TURNAROUND AREA, SEE 2/A1.1
(E) BUILDING
SEE EQUIPMENT PLAN, SHEET A-1.2 & ANTENNA PLAN, SHEET A-2.1
(N) VERIZON WIRELESS MONOPINE W/ (N) ANTENNAS & ANTENNA EQUIPMENT
(N) VERIZON WIRELESS 30'-0"x30'-0" (900 SQ FT) LEASE AREA W/ (N) GROUND MOUNTED EQUIPMENT
(E) ASPHALT PAVED AREA
(E) BUILDING
(N) VERIZON WIRELESS 10'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT
PLEASANT VALLEY ROAD
OVERALL SITE PLAN
1"=50'-0"
0 25 50 150 300
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PLANNING AND BUILDING DEPARTMENT
ISSUED FOR
DIAMOND SPRINGS
961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619
PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598
COMPLETE Wireless Consulting, Inc.
MDG LOCATION ID 500016815
PROJECT ID 17126026
DRAWN BY:
CHECKED BY N GEORGE
APPROVED BY
ISSUE STATUS
3 01/17/24 CLIENT REV D H
2 11/09/23 ZD 100% A A
1 08/21/23 CLIENT REV A A
0 08/16/23 ZD 90%
PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R SORENSEN
54469
ENGINEER
Streamline Engineering
SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
A-1.1

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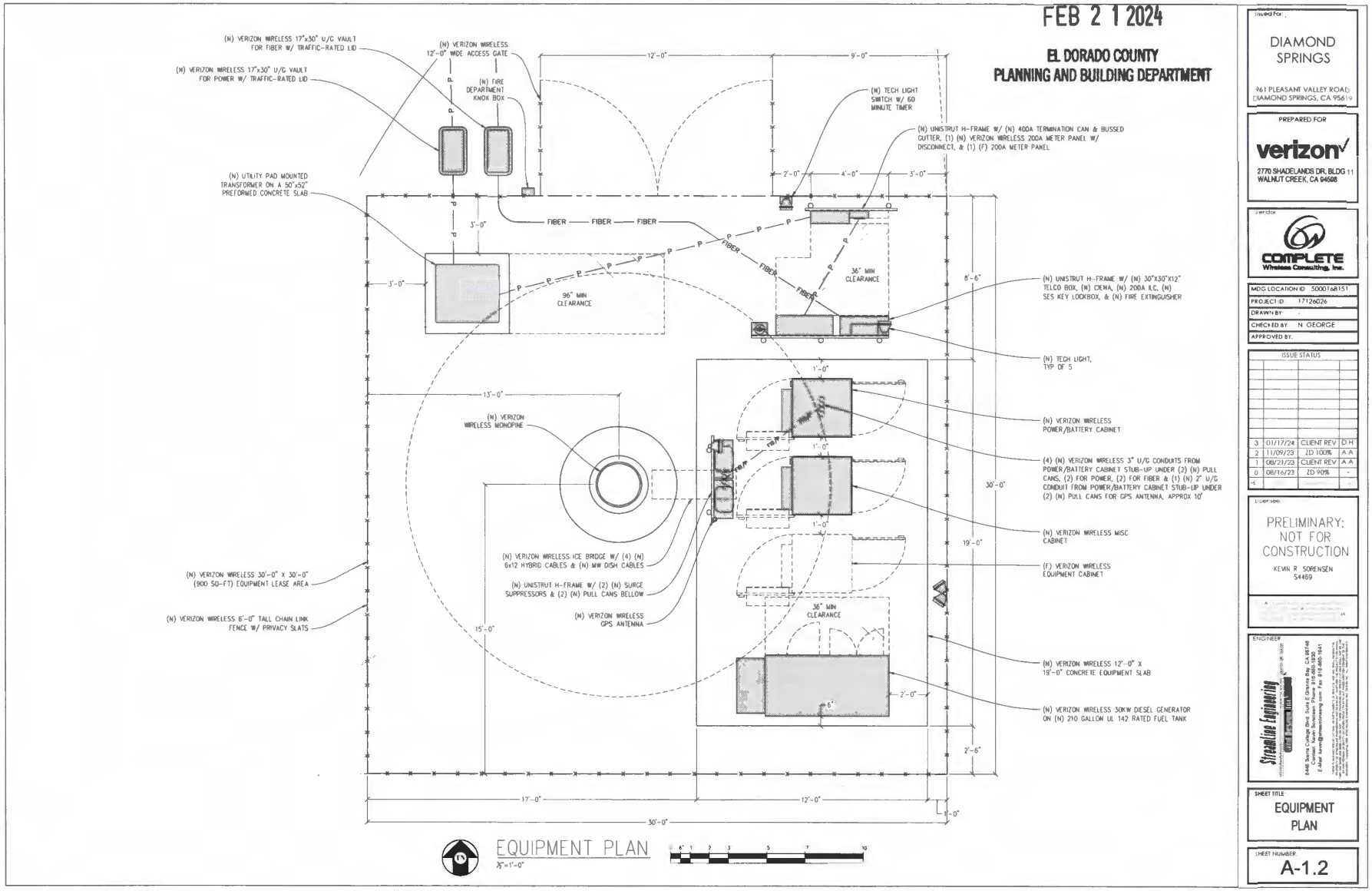
PLANNING AND BUILDING DEPARTMENT



EQUIPMENT PLAN
3/8"=1'-0"

Issued For:
DIAMOND SPRINGS
961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR
verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

Vendor
COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID	50001a8151
PROJECT ID	17126026
DRAWN BY:	-
CHECKED BY	N GEORGE
APPROVED BY:	

ISSUE STATUS

3	01/17/24	CLIENT REV	D H
2	11/09/23	ZD 100%	A A
1	08/21/23	CLIENT REV	A A
0	08/16/23	ZD 90%	-

Licensee
PRELIMINARY: NOT FOR CONSTRUCTION
KEVIN R SORENSEN
54469

ENGINEER
Streamline Engineering

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
A-1.2

CUP24-0002

NOTE:
1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (N) MONOPINE

NOTE
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF SECTOR.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
ALPHA	A1	ERICSSON AIR6419	80'	±122'-9"	-	(2) 6x12	±125'	(1) 6627
	A2	COMMSCOPE NHH-45C-R2B	100'	±120'-0"	(1) RRUS 4490	SHARED	-	SHARED
	A3	COMMSCOPE NHH-45C-R2B	100'	±120'-0"	(1) RRUS-4890, (1) (F) RRUS 4890	SHARED	-	SHARED
BETA	B1	ERICSSON AIR6419	180'	±122'-9"	-	SHARED	-	SHARED
	B2	COMMSCOPE NHH-45C-R2B	180'	±120'-0"	(1) RRUS-4490	SHARED	-	SHARED
	B3	COMMSCOPE NHH-45C-R2B	180'	±120'-0"	(1) RRUS 4890, (1) (F) RRUS 4890	SHARED	-	SHARED
GAMMA	C1	COMMSCOPE NHH-45C-R2B	260'	±120'-0"	(1) RRUS-4490	SHARED	-	SHARED
	C2	COMMSCOPE NHH-45C-R2B	260'	±120'-0"	(1) RRUS 4890, (1) (F) RRUS 4890	(2) 6x12	±135'	(1) 6627
	C3	ERICSSON AIR6419	280'	±122'-9"	-	SHARED	-	SHARED

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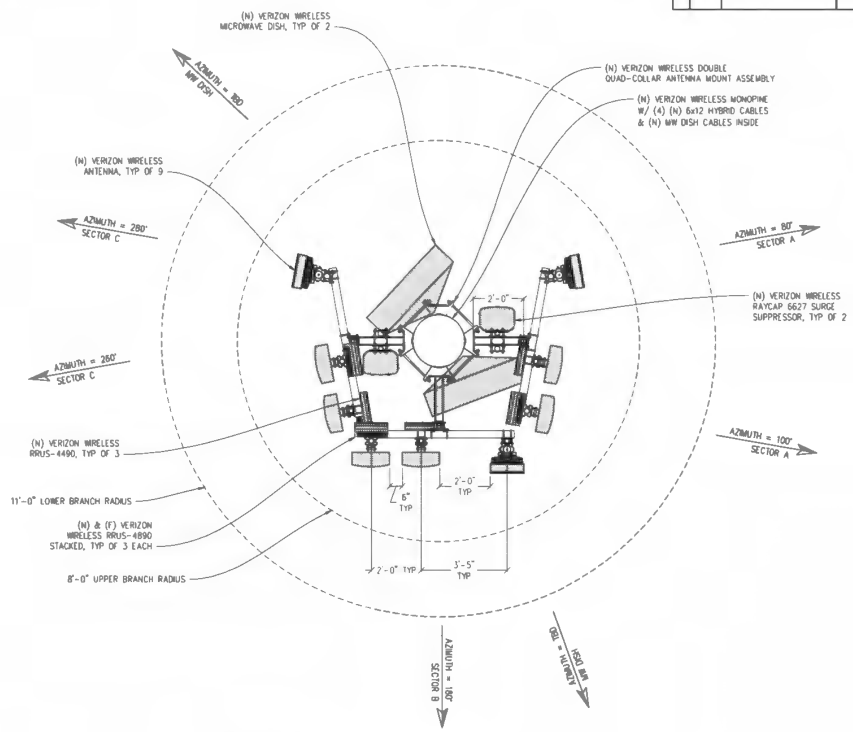
FEB 2 1 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



ANTENNA PLAN
1/2"=1'-0"

Issued For
DIAMOND SPRINGS
961 PLEASANT VALLEY ROAD
DIAMOND SPRINGS, CA 95619

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor
COMPLETE Wireless Consulting, Inc.

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0	08/16/23	ZD 90%	-

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ANTENNA PLAN

SHEET NUMBER
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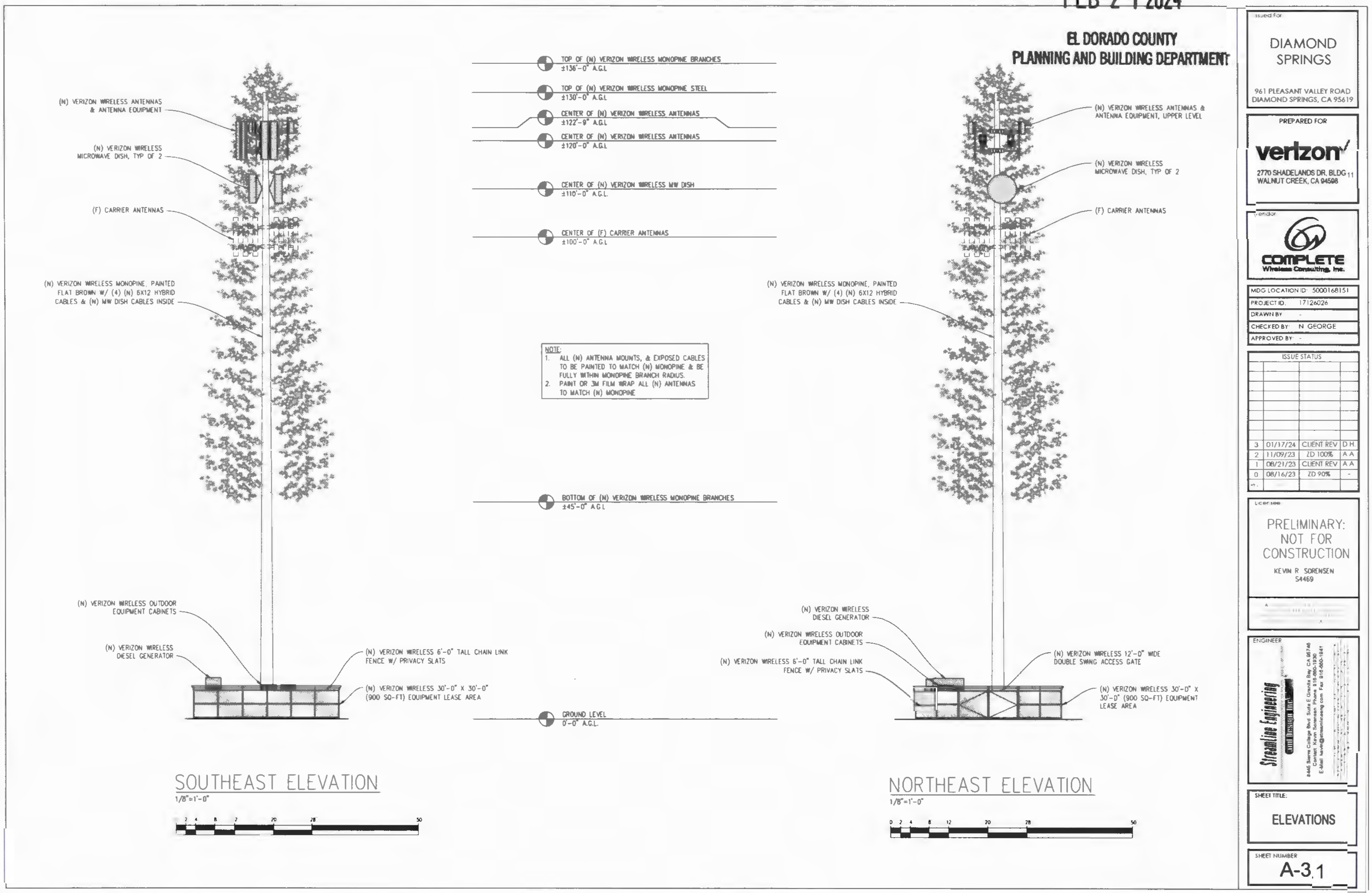

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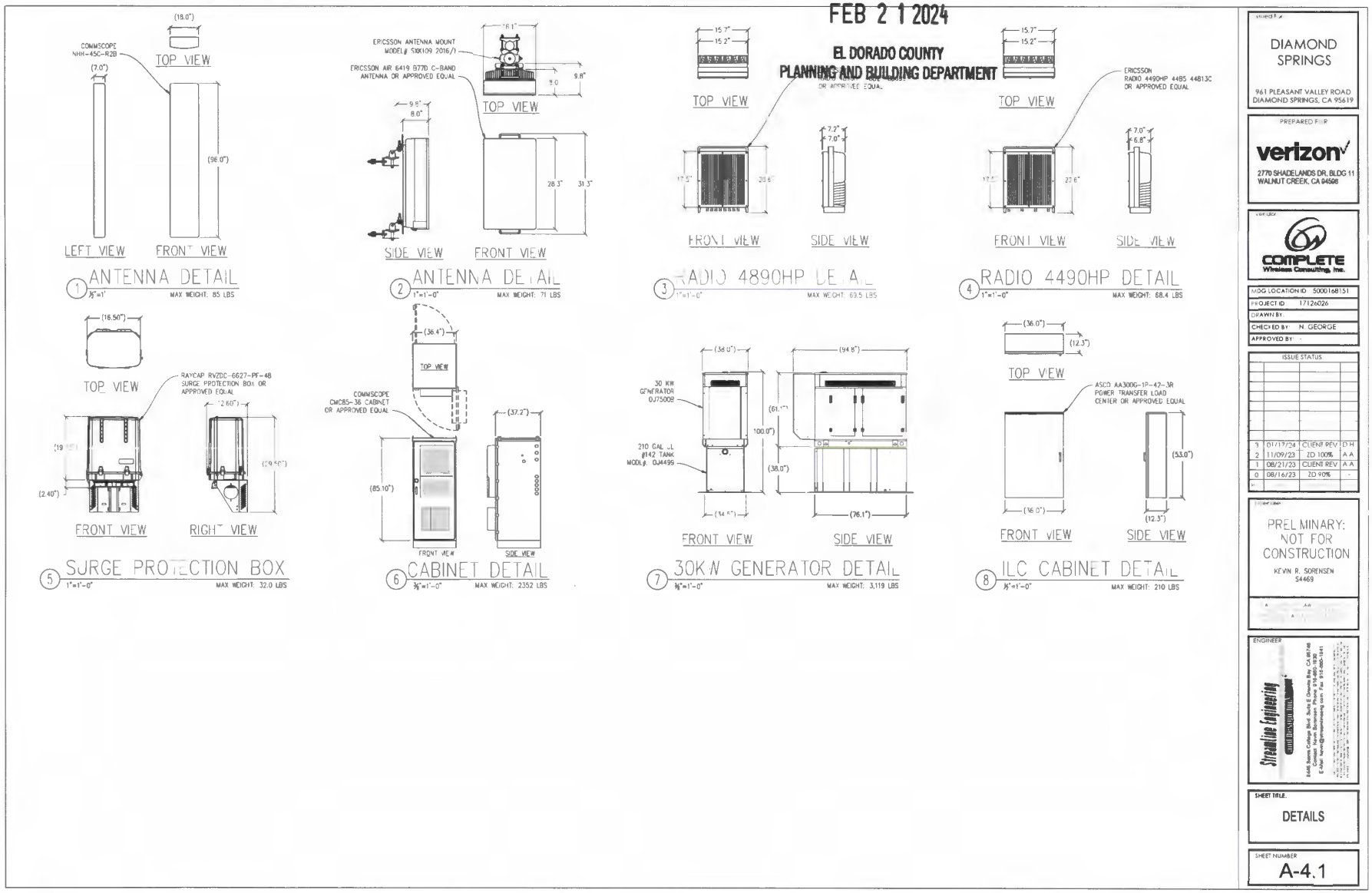

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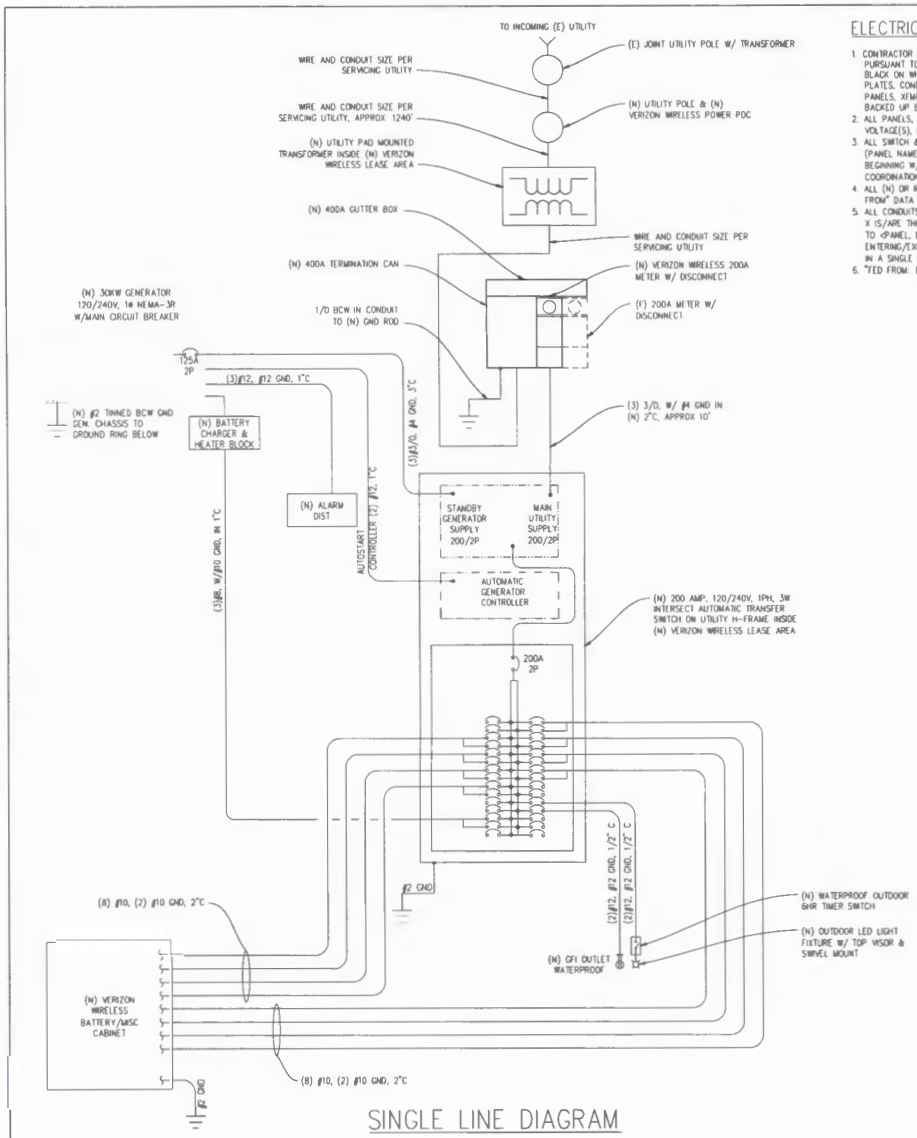

SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'.." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM.." & "TO PANEL/XFMR/.."DATA.
6. "FED FROM: DATA = <panel name> <brk#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND

- (M) METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2017 NEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90'C DRY OR 70'C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND A/C REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, E.G. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE

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NEW PANEL SCHEDULE

NAMEPLATE : PANEL A				SC LEVEL : 65,000			VOLTS: 120V/240V, 1Ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA LOAD VA	ØB LOAD VA	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA LOAD VA	ØB LOAD VA
		BLANK	–	1	2	30/2	(N) BATTERY/MISC CABINET	1320	
		" "	–	3	4	" "	" "		1320
		" "	–	5	6	30/2	" "	1320	
		" "	–	7	8	" "	" "		1320
1320		(N) BATTERY/MISC CABINET	30/2	9	10	30/2	" "	1320	
	1320	" "	" "	11	12	" "	" "		1320
1320		" "	30/2	13	14	30/2	" "	1320	
	1320	" "	" "	15	16	" "	" "		1320
1320		" "	30/2	17	18	–	BLANK		
	1320	" "	" "	19	20	–	" "		
1320		" "	30/2	21	22	–	" "		
	1320	" "	" "	23	24	–	" "		
1000		BLOCK HEATER	20/1	25	26	–	" "		
	300	BATTERY CHARGER	20/1	27	28	20/1	LIGHT		300
		BLANK	–	29	30	20/1	GFI RECEPTACLE	180	
6280	5680	PHASE TOTALS					PHASE TOTALS	5460	5680
TOTAL VA =	22900	TOTAL AMPS =	85						

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