

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



<b>Agenda of:</b>	May 13, 2010
<b>Item No.:</b>	8.a
<b>Staff:</b>	Tom Dougherty

**SPECIAL USE PERMIT**

**FILE NUMBER:** S09-0015/SBA Cellular Telecommunications Facility–Garden Valley

**AGENT:** Gary Mapa, Site Acquisition Resultants, Inc.

**APPLICANT:** SBA Towers, Inc.

**ENGINEER:** MSA Architecture and Planning

**REQUEST:** Special Use Permit to allow the construction of a wireless telecommunications facility to include a 100-foot tall monopine tower with 12 antennas at the 98-foot level and ground support equipment to be located in a 60-foot by 90-foot fenced lease area.

**LOCATION:** South side of Sagebrush Road approximately 500 feet west of the intersection with Mt. Murphy Road in the Garden Valley area, Supervisorial District IV. (Exhibit A)

**APN:** 088-420-06 (Exhibit B)

**ACREAGE:** 5.033 acres

**GENERAL PLAN:** Rural Residential-Important Biological Corridor (RR-IBC) (Exhibit D)

**ZONING:** Estate Residential Ten-Acre (RE-10) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;

2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1; and
3. Approve Special Use Permit S09-0015 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**STAFF ANALYSIS**

**Project Description:** Construction and operation of a new wireless telecommunications facility consisting of a 100-foot tall monopine tower with four antennas in three sectors (total of 12 antennas), mounted at the 98-foot level, with a 12-foot by 16-foot, 10 feet tall equipment shelter with associated ground support equipment to be located within a 60-foot by 90-foot lease area enclosed by a six-foot tall chain link fence. The monopine is proposed to accommodate up to four additional antenna arrays on the tower and four additional equipment shelters within the lease area. The one equipment shelter proposed with this project would include two wall-mounted HVAC units and one emergency generator. The fencing would be buffered by native landscape shrubs with brown slatting installed on the fence. A trench would be dug approximately 195 feet to the existing utility pole on Sagebrush Road to extend power and Telecom services.

**Site Description:** The site is located on a 5.033-acre parcel that is located at the 1,800-foot elevation above sea level. The parcel slopes gradually to the east-southeast and Sagebrush Road adjoins the north boundary which is the highest point. The vegetation surrounding the proposed tower site includes annual grasses and one foothill pine approximately 45-feet tall. The majority of the rest of the parcel contains annual grasses with chaparral shrubs dominating the southern portion, and a grouping of foothill pines in the southeast corner.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	RE-10	RR-IBC	Residential/Single-family residence.
<b>North</b>	RE-10	RR-IBC	Residential/Single-family residence northeast, vacant northwest.
<b>South</b>	RE-10	RR-IBC	Residential/Vacant.
<b>East</b>	RE-10	RR-IBC	Residential/Vacant.
<b>West</b>	RE-10	RR-IBC	Residential/Single-family residence.

Discussion: Two adjoining parcels have residential uses and four are vacant. All are designated for rural residential uses by the General Plan. The closest residence on a surrounding parcel is located approximately 275 feet to the northwest. (See Exhibits M-1 and M-2).

**Project Issues:** Discussion items for this project include access and circulation, fire safety, grading/drainage, landscaping, and noise.

**Access and Circulation:** Access to the project would be provided from an encroachment onto Sagebrush Road which is not a County maintained roadway. DOT determined that because there would be a low volume of traffic generated by the project (approximately one trip per month), a traffic study would not be required. The proposed access road and turnaround to the fenced lease area would be located between 120 feet from the Sagebrush Road easement. The encroachment access onto Sagebrush Road would be required by DOT to be improved through an encroachment permit process prior to issuance of a building permit. The turnaround within the project would be required to meet Fire Safe standards.

**Fire Safety:** The Garden Valley Fire Protection District would require the applicants to construct the access driveway and turnaround to meet the minimum Fire Safe standards. The project has been conditioned to comply with the Fire Safe requirements.

**Grading/Drainage:** Grading and drainage improvements associated with the project would be those associated with the required infrastructures which include site development, and encroachment and driveway improvements. The project would require submittal of an Asbestos Dust Mitigation Plan to the Air Quality District for review and approval prior and concurrently with the grading, drainage, and building permits.

Approximately 195 feet of trenching would be required to underground the electric and Teleco from the existing power pole on Sagebrush road. The trench would be dug to the existing PG&E power pole to the northeast of the lease area at Sagebrush Road, as shown in Exhibit C-1. This trench would be required to comply with PG&E and AT&T requirements for depth, piping and distance between the two within the ditch.

**Landscaping:** The project includes the installation of native landscape shrubs and pines around the perimeter of the chain link fence enclosure. They would be watered with an automated drip irrigation system supplied by an existing hose bib as shown in Exhibit G-10.

**Noise:** The project proposes to utilize two five-ton air conditioning (HVAC) units and one emergency generator which may have the potential to generate long-term noise based on the proposed use. They would be located on the northwestern equipment pad within the fenced compound. The HVAC units would operate one at a time and would be based on need. They would not operate when ambient temperatures were low enough for them to operate efficiently. The generator would be housed within a Level 2 Sound Enclosure and would only operate in the event of a prolonged power outage. It would be tested for a period of 15 minutes, approximately once per month, during daytime hours.

A Noise Analysis Report for Verizon Coloma, dated February 25, 2010, and prepared by Kimley-Horn and Associates, was submitted for the project. The wall-mounted air conditioners and generator were treated as point sources. That report referred to General Plan Table 6-2 and determined that for a rural area, the noise level limit applicable to the project is 35 dBA Leq at 100 feet from any residence not located on the project property; i.e., offsite. The report

concluded that the project, as designed, would produce noise levels up to approximately 41 dBA Leq from the closest off-site residence, located approximately 275 feet to the northwest, and would not comply with the General Plan noise limits. It would however, comply from all other existing residences within the project vicinity. The report recommended that the current design of the equipment pad be rotated 90 degrees counterclockwise which would reduce the noise levels to 34 dBA Leq. That rotation would put the point sources on the east side of the equipment shelter. As recommended, that Mitigation Measure is added as Condition of Approval number 2 in order to reduce the impacts to a less than significant level pursuant to the General Plan Table 6-2. There is a more detailed discussion of noise within the Initial Study-Environmental Checklist, Section XII.

**General Plan:** The General Plan currently designates the subject site as Rural Residential-Important Biological Corridor (RR-IBC). This designation permits wireless communication facilities in a residential area with a Special Use Permit. The parcel is also located within the IBC overlay. This overlay is discussed below in the Policy 7.4.2.9 section. The policies and issues that affect this project are discussed below:

**Land Use Compatibility:** Policy 2.2.5.21 directs that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.

Consistent: The proposed Wireless telecommunications tower facility would add to regional coverage to meet increasing demand for wireless facilities, and improve the ability for emergency service providers to improve their communication capabilities which would be considered a benefit of the proposed project. With an approved Special Use Permit, the project would be compatible and consistent with the RR land use designation. The project has been designed to minimize the effects on adjacent properties. The antennas are to be painted a flat green color to blend in with the foliage, the pole would be a flat brown color and the fenced enclosure would be buffered by planted native shrubs. Planning has recommended three Mitigation Measures, discussed further below in the Screening section, to mitigate the “lollipop” look of the monopine from local views. As proposed and conditioned the monopine would consistent with General Plan Policy 2.2.5.21.

**Special Use Permit Required:** Policy 5.6.1.4 states, *Special Use Permits shall be required for the installation of community telecommunications facilities (e.g. microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety concerns are considered.*

Consistent: The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns. All project-related environmental issues have been evaluated. The proposed communications tower facility would add to regional coverage to meet increasing demand for wireless facilities, and improve the ability for emergency service providers and residents with home-based businesses to improve their communication capabilities. As conditioned and mitigated, staff finds that the project, as conditioned, would conform to the General Plan.

**Adequate Access for Emergencies:** **Policy 6.2.3.2** directs the applicant to demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.

Consistent: The project would comply with the Garden Valley Fire Protection District minimum Fire Safe standards for the access driveway and turnaround capacity with project conditions. A 12-foot wide fire lane is to be maintained with an approved turnaround. As conditioned, the project would be in compliance with the General Plan Policy.

**Noise Impacts:** **Policy 6.5.1.2** states that *where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.* **Policy 6.5.1.7** states that *noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.*

Consistent: Routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along Sagebrush Road with the addition of the maintenance vehicle(s) would not be measurable. The noise levels for the equipment cabinets would not exceed the noise limits required by Table 6-2 of the General Plan as discussed above in the Project Issues. The project would be compliant with these Policies.

**Important Biological Corridor:** The parcel is also located within the IBC overlay. **Policy 7.4.2.9** states that *this overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors.*

Consistent: The subject parcel has existing improvements including a single-family dwelling and two sheds. The entire parcel is located within the IBC however; the project would not impede the intent of this policy. The project would result in the use of a 60-foot by 90-foot fenced lease area and a 12-foot wide by 120-foot long driveway in an area of the parcel devoid of trees and shrubs. The project would not significantly impact the intent of this policy.

**Conclusion:** The project has been reviewed in accordance with the 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

**Zoning:** The parcel is zoned Estate Residential Ten-Acre (RE-10). County Code permits wireless communication facilities in all districts, provided they follow standards and permitting requirements defined in Section 17.14.210(D) of the County Code. These standards include screening, compliance with setbacks, and proper maintenance. The applicant has provided a project narrative explaining the project site selection process. (Exhibit F).

**Special Use Permit Request:** To comply with County requirements, the project has been designed as a multi-carrier facility, to allow for future collocation. As discussed in detail above in the project description section, up to five antenna arrays carriers are proposed to eventually to occupy monopine. Depending on the equipment needs of those future collocaters, that could

mean up to five carriers. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment at least once or twice a month to ensure proper performance of the facility.

Pursuant to County Code Section 17.14.210(D)(5)(b), wireless facilities are permitted in the Estate Residential Ten-Acre (RE-10) Zone District upon approval of a Special Use Permit.

Section 17.22.540 (A) requires the Planning Commission to make the following findings prior to approval of a Special Use Permit:

1. The issuance of the permit is consistent with the General Plan;
2. The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically permitted by Special Use Permit pursuant to this Title.

Discussion: The project, as proposed, mitigated and conditioned, would be designed to minimize its effects on the surrounding uses. After review of the submitted site plan and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.210 F and G of the County Code. It can be found that the use would provide a benefit to the area by improving cellular service for phone, internet and emergency communications.

#### **Design and Development Standards:**

Section 17.14.210(B) of the County Code requires that all wireless providers collocate their equipment on existing sites where possible. Below is an analysis of these standards.

1. Communication service providers are, therefore, encouraged to:
  - a. Employ all reasonable measures to site their antenna equipment on existing structures as façade mounts, roof mounts, or co-location on existing towers prior to applying for new towers or poles;
  - b. Work with other service providers and planning staff to collocate where feasible. Where co-location on an existing site is not feasible, develop new sites which are multi-carrier to facilitate future co-location thereby reducing the number of sites countywide;
  - c. Develop communication facilities (i.e. tower companies) with commitments from licensed carriers.

Discussion: The closest cell tower to the project is located to the west on Bacchi Ranch on Mt. Ararat approximately 4.0 miles to the northwest. This tower was approved by the Planning Commission on July 25, 1996, (S96-0007) and allowed the construction of a 97-foot tall steel monopole tower, an approximate 750-foot extension of an access road, and the extension of 1.5 miles of overhead and underground electrical service. With a revision to that permit on September 28, 2006, the Planning Commission allowed a total of seventeen antennas (fourteen transmitting and three receiving). The current tenants on that tower include four FM radio

transmission antennas operated by KCCO Radio. Below that is a 6-foot diameter microwave dish. Just below that are four antennas used by the El Dorado County Sheriffs Department and Verizon Wireless has six antennas at the 37-foot level. The tower has no more capacity for collocation.

As discussed in the Project Description received March 10, 2010 and attached as Exhibit F, the tower is proposed in order for wireless communication providers to provide coverage along State Route 49 and to hand off coverage to another proposed site on Gold Hill Road. Another goal is to improve emergency agency communications, and provide voice, e-mail and Internet access capabilities and to create one structure that could accommodate five wireless users in the area.

Section 17.14.210(E) through (J) of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

**Development Standards:** Section 17.14.210(E) thru (J) of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

E. **Visual:** The project provides photo-simulation to adequately reflect the changes that are being requested under this action. The photo-simulation would be used during the plan check permit process to ensure that the project adequately reflects approval of the Planning Commission and as part of the exhibits approved with the application. Photo-simulations of the wireless facility are included as Exhibits H-1 to H-12.

F. **Development Standards:**

1. **Screening:** The applicant is proposing to place the steel monopine and one equipment shelter within a six-foot-tall chain link fence enclosure. Visual simulations of the wireless facility have been submitted (H-1 to H-12). As illustrated in the simulations, the monopine and ground equipment are designed as best as possible with the current technology to blend into the surrounding area. The ground equipment would be screened from views by the installation of dark brown plastic slats on the chain link fencing and by installing native shrubs and pine trees around the perimeter of the fencing. The top of the proposed tower would be partially visible from various locations in all directions. Staff believes that a high quality monopine with authentic looking branches would be the best option available for blending into the long distance viewscapes.

Because there are no existing shrubs in the direct project vicinity, and the two existing pine trees to the west are not of substantial height to shield and buffer the trunk of the monopine, the applicants are proposing to buffer the view of the trunk and ground equipment from local view by planting native shrubs and foothill (gray) pines. The pines are intended to reduce the “lollipop” look of the project from local views. The landscape plan is provided as Exhibit G-10 and the project is conditioned to maintain the landscape buffering in perpetuity or unless otherwise modified through any future permit.

2. **Setbacks:** The monopine and equipment shelter would be located within a slat covered fenced enclosure. That enclosure requires 30-foot setbacks from the edge of the Sagebrush Road easement and all property lines as required for the RE-10 zone district. The submitted site plan shows the project meets that setback requirements as shown in the Site Plan attached as Exhibit G-4.
  3. **Maintenance:** Maintenance personnel would visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation. The project has been conditioned to require that the colors and materials of the monopine and cabinets be maintained at all times and consistent with the features depicted in the visual simulations which are provided as Exhibits H-1 to H-12. Condition of Approval 5 has been included requiring the maintenance of the facility.
- G. **Radio Frequency (RF) Requirements:** Section 17.14.210(G) of the County Code requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site, as regulated by the Federal Communication Commission (FCC). A radio frequency emissions analysis report of findings was prepared by Douglas Picard, Sr. RF Engineer for Verizon Wireless dated June 16, 2009, SVC Technologies, Inc., dated May 27, 2008 for the project. The report found the risk of release of hazardous materials or emissions to the public is remote. This is discussed in more detail below in the Environmental Review section below.
- H. **Availability:** Section 17.14.210(H) of the County Code requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The project has been conditioned to allow continued co-location at this facility, with approval of a revision to a Special Use Permit reviewed by the Zoning Administrator or the Planning Commission, as determined by the Development Services Director, depending on future requests and project conformance with the applicable regulations.
- I. **Unused Facilities:** Section 17.14.210(I) of the County Code requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned. The project has been conditioned to comply with this requirement (Condition 11).
- J. **Other Permit Requirements:** Section 17.14.210(J) of the County Code states certain notification requirements for projects located within 1,000 feet of a school or in subdivisions governed by CC&Rs. There are no schools within 1,000 feet of the site and this site is not governed by CC&Rs.

Discussion: After review of the submitted site plan and a visual simulations, it has been determined that as conditioned, mitigated, and with strict adherence to County Code, the proposed project meets the standards contained in Section 17.14.200 F through J of the County



Code. The aesthetic impacts associated with the project have been considered. As designed and conditioned, there are no unresolved issues with the project.

**Conclusion:** As discussed above, staff finds the project, as proposed and conditioned, is consistent with all applicable provisions of County Zoning Ordinance Title 17.

**Federal Communication Commission (FCC):** The Federal Communication Commission (FCC) prohibits local governments from denying a wireless facility project based on concerns about the dangers of exposure to radio frequency/EMF. This is due to inconclusive evidence about the health risk of exposure to radio frequency EMF.

**ENVIRONMENTAL REVIEW**

The Telecommunications Act of 1996 became effective on February 8, 1996. This act preserves the authority of the State or local government over decisions regarding the placement, construction, and modifications of personal wireless services, subject to two limitations. Section 704(7)B(iii) requires any denials to be in writing and supported by “substantial evidence.” Section 704(7)B(iv) prohibits denial on the basis of radio frequency emissions if those emissions are compliant with Federal regulations.

The American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IRRR C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communications sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it is unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines. The following table represents the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm <sup>2</sup> )	General Public Exposure (mW/cm <sup>2</sup> )
0.3-1.34	100	100
1.34-3.0	100	180/F <sup>2</sup>
3.0—30	900/F <sup>2</sup>	180/F <sup>2</sup>
30-300	1.0	0.2
300-1,500	F/300	F/1500
1,500-100,000	5.0	1.0

A radio frequency emissions analysis report of findings was prepared by Douglas Picard, Sr. RF Engineer for Verizon Wireless dated June 16, 2009, SVC Technologies, Inc., for the project. Based on the submitted study, the maximum power density at ground level operations would be 3.996576 μW/cm<sup>2</sup>, or 3.36 percent. The maximum at 100 feet from the base of the tower would be 55.876397 μW/cm<sup>2</sup> which represents 9.52 percent of the uncontrolled standard as set by the FCC. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

Staff has prepared an Initial Study (Environmental Checklist with discussion provided in Exhibit N) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project in the area of noise. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

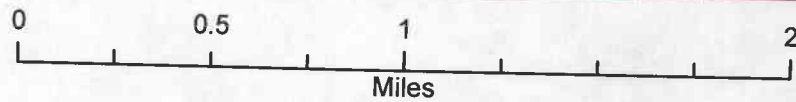
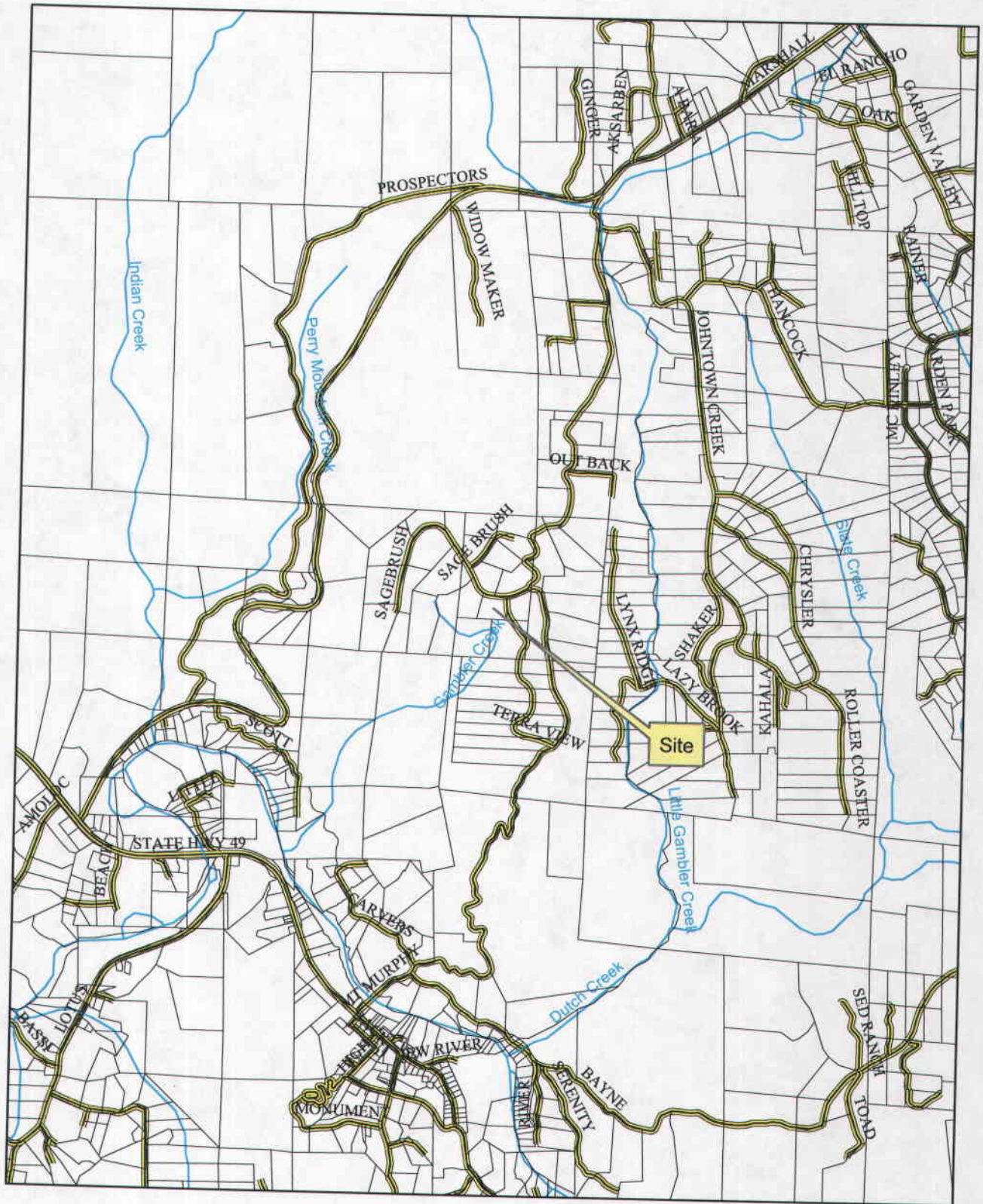
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,010.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,010.25 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Number Map
Exhibit C .....	Parcel Map 24-59
Exhibit D .....	General Plan Land Use Designations Map
Exhibit E .....	Zoning Map
Exhibit F .....	Applicant submitted <i>Project Description</i> received March 10, 2010, (three pages)
Exhibit G-1 .....	Title Sheet, T1
Exhibit G-2 .....	Abbreviations and Symbols, T-2
Exhibit G-3 .....	General Notes, GN-1
Exhibit G-4 .....	Site Survey, LS-1
Exhibit G-5 .....	Site Plan, C-1
Exhibit G-6 .....	Photo Plan, C-2
Exhibit G-7 .....	Site Grading Plan, C-3
Exhibit G-8 .....	Enlarged Site Plan, C-4
Exhibit G-9 .....	Site Elevations, C-5
Exhibit G-10 .....	Planting Plan, L-2
Exhibits H-1 to H-12 .....	Applicant submitted visual simulation photos
Exhibit I .....	Coloma U.S.G.S 7.5 Minute Quadrangle with El Dorado County Parcels and Roads Overlaid
Exhibit J .....	Soils Map
Exhibit K .....	Lighting Fixture Specification Sheet
Exhibit L .....	Site Photos
Exhibits M-1, M-2 .....	Aerial Photos
Exhibit N .....	Initial Study/Environmental Checklist Form

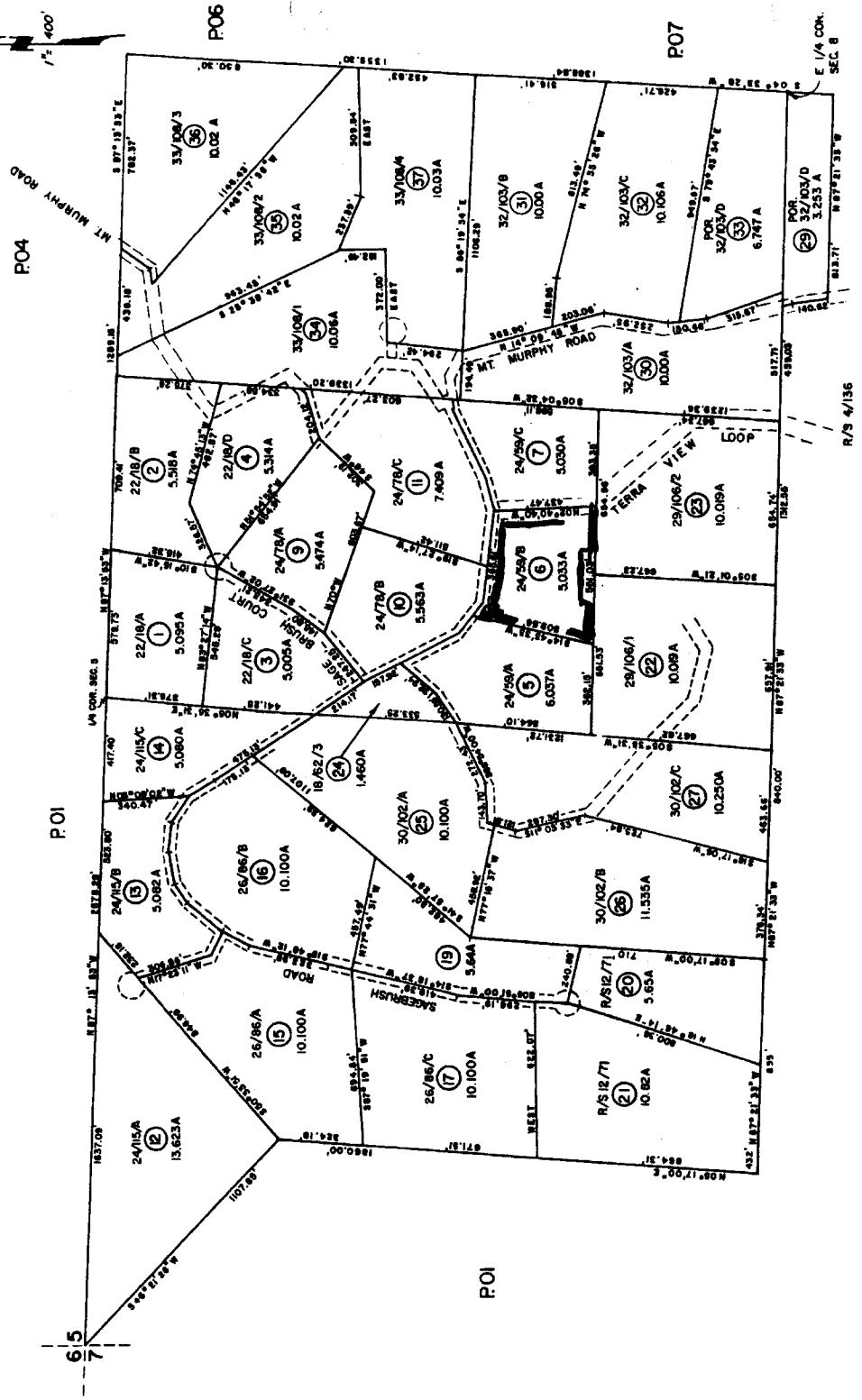
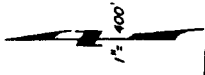
# Location Map



POR. N.1/2 SEC. 8, T.11N., R.10E., M.D.M.

Tax Area Code

88:42



Assessor's Map Bk 88 Pg. 42  
County of El Dorado, California

NOTE: Assessor's Block Numbers Shown in Ellipses  
Attorney's Parcel Numbers Shown in Circles

P01

P 43

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Exhibit B

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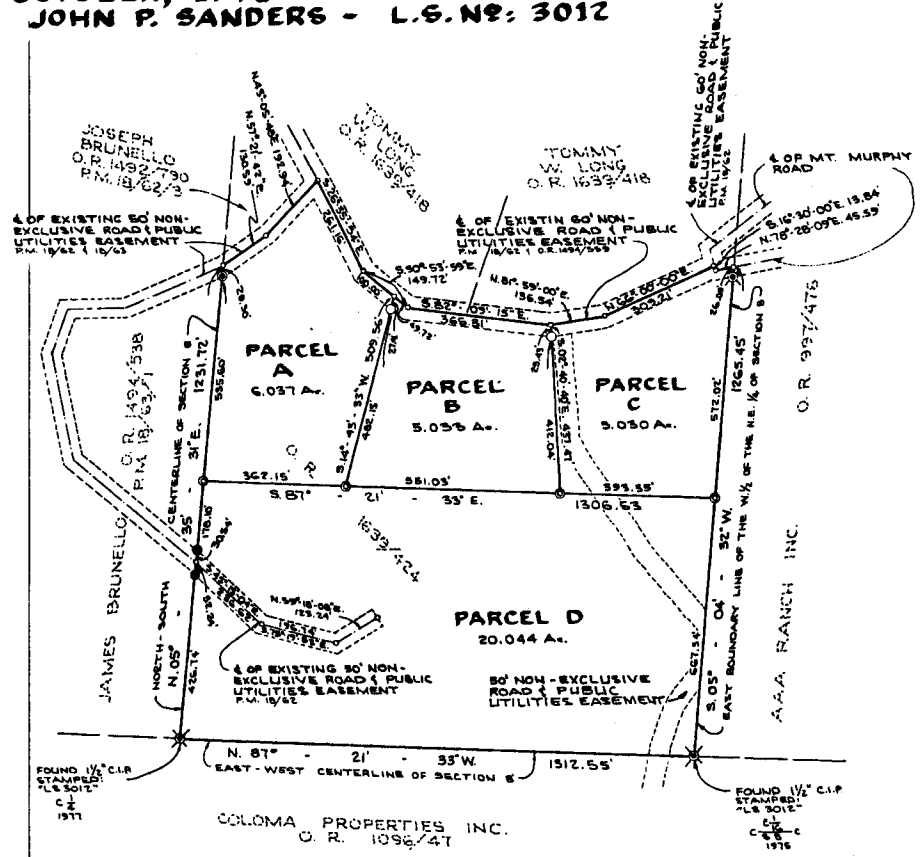
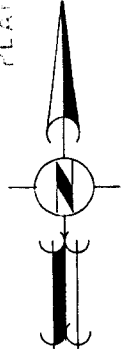
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**PARCEL MAP**  
OF  
**A PORTION OF THE W. 1/2**  
**OF THE N.E. 1/4 OF SECTION 8,**  
**T. 11 N., R. 10 E., M. D. M.**  
BEING PARCEL 4 OF P. M. 18/62  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
OCTOBER, 1978 - SCALE: 1" = 200'  
JOHN P. SANDERS - L.S. No. 3012



**LEGEND:**

- COMPUTED POINT, NOTHING FOUND OR SET
- ✱ FOUND 1/2" C.I.P. MONUMENTS STAMPED "LS 3012-1975" OR AS DESCRIBED.
- FOUND 1/4" C.I.P. MONUMENT STAMPED "LS 3012-1977"
- SET 1/2" C.I.P. MONUMENTS STAMPED "LS 3012-1978"
- FOUND 3/4" C.I.P. MONUMENTS STAMPED "LS 3012-1977"
- SET 3/4" C.I.P. MONUMENTS STAMPED "LS 3012-1978"

**REFERENCE:**

R.S. 4/156  
P.M. 18/62; 18/63

**NOTE:**

PARCELS A, B, C & D ARE A DIVISION OF PARCEL 4 OF P.M. 18/62

**BASIS OF BEARINGS:**

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF RECORD OF SURVEY FILED IN BOOK 4 OF RECORD OF SURVEYS AT PAGE 156 AND IS TRUE NORTH AND WAS DETERMINED BY SOLAR OBSERVATIONS.

**SURVEYOR'S CERTIFICATE:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF HARRY P. SADLER AND AUDREY ANN SADLER ON MAY 30th, 1978. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FILLED PRIOR TO THE FILING OF THE PARCEL MAP.

**COUNTY SURVEYOR'S CERTIFICATE:**

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.  
DATED: JUN 22 1978

**COUNTY RECORDER'S CERTIFICATE:**

FILED THIS 21st DAY OF JUNE, 1978, AT 12:48 P.M. IN BOOK 24 OF PARCEL MAPS AT PAGE 57 AT THE REQUEST OF JOHN P. SANDERS.  
DOC. NO.: 28629



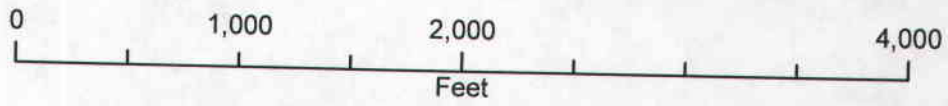
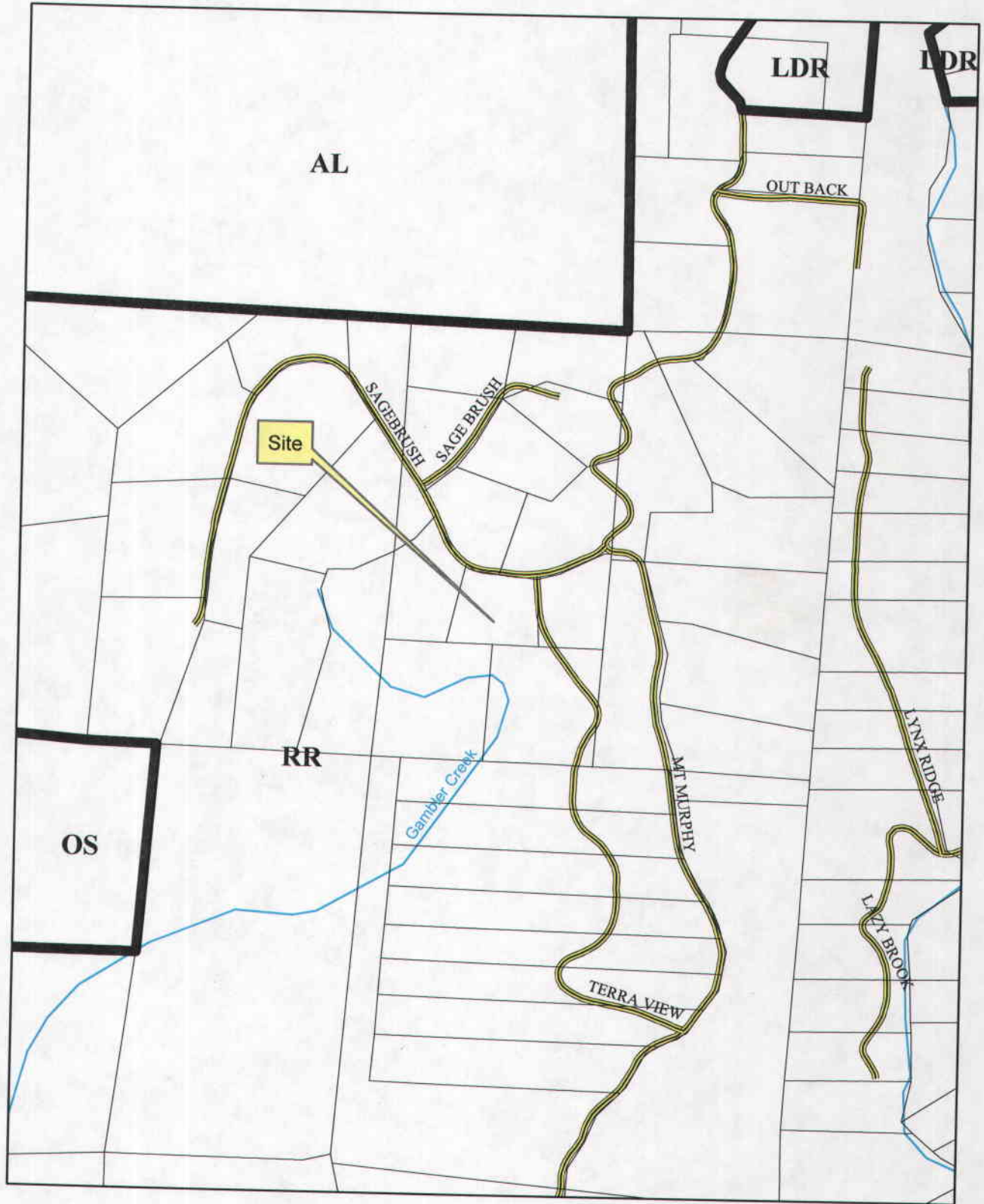
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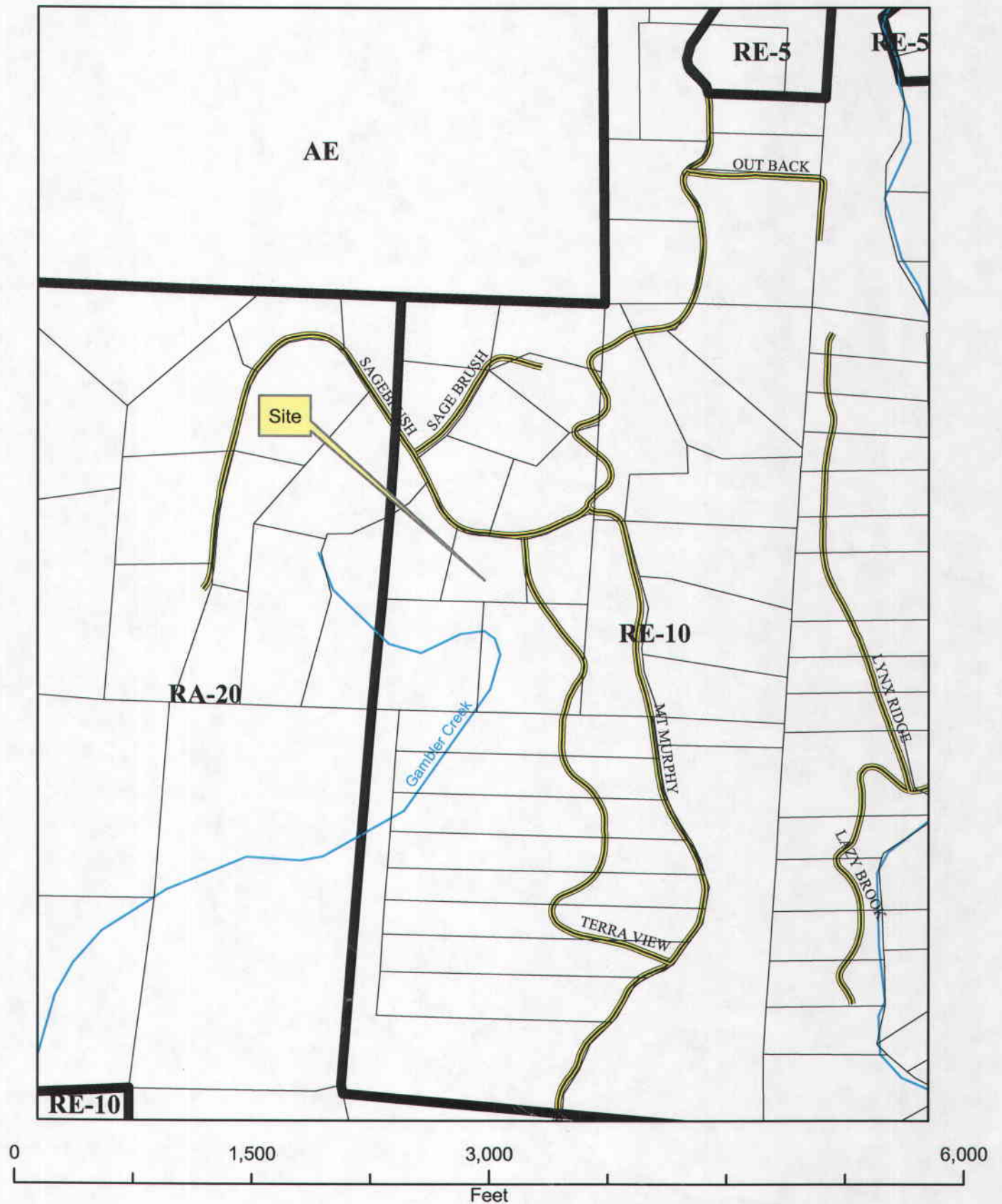
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FRED C. OSBERRY  
L.S. No. 2403  
COUNTY SURVEYOR  
COUNTY OF EL DORADO

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# General Plan Land Use Designations

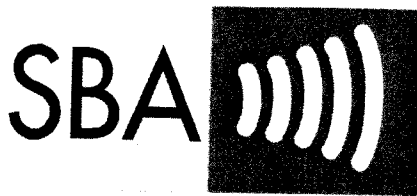


# Zoning





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PLANNING DEPARTMENT



**PROPOSED TELECOMMUNICATIONS TOWER-Project Description**  
**SBA Site CA11654 S New Coloma**  
**5080 Sagebrush Road**  
**Garden Valley, California 95633-9746**

SBA Network Services, Inc. is currently seeking the approval for a Conditional Use Permit application for the use and maintenance of a wireless telecommunications facility in the foothills of Garden Valley to provide coverage along Highway 49 through and around Coloma, California. The proposed site will be a monopine structure with capability of accommodating future collocation(s).

**Project Overview**

SBA is proposing the following:

- ✦ A 100' monopine in Foothill Pine (gray-green) color scheme designed for multiple wireless providers. Branches will be installed to within 15' of the top of security fencing to further enhance the visual characteristics of the monopine.
- ✦ Four (4) antennas in three (3) sectors each. The monopine has the ability to support up to four more future carriers/co-locaters.
- ✦ Equipment areas for shelters or outdoor cabinets for future wireless providers will be located behind a proposed 6 foot (6") high chain link fence with brown vinyl slats to provide visual privacy of the site. In addition Native Shrubs and Foothill Pine Trees will be planted under a Landscape Plan to further enhance privacy and visual aesthetics of the site. Typical equipment shelters range in size to approximately 10' wide x 20' in length and 10' in height. Equipment for future carriers is unknown at this time. Future carrier equipment will be subject to future Planning review(s) and shall meet all jurisdictional requirements. There will be four (4) additional areas designated for other wireless providers as shown on the drawings provided (marked as "future equipment" Sheet C-4).
- ✦ Lighting of the shelters will only be on during maintenance visits (normally in the daytime hours) but emergency visits may occur in the evenings. The shielded lighting of the shelters will point downward focused in on the door area. Once inside the shelter the light will be turned off as to not affect surrounding landlord or residences.
- ✦ EMF Report in file
- ✦ Noise Study in file
- ✦ Asbestos Dust Mitigation Standards to be followed

Once constructed and operational, the communications facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, a wireless technician, on a periodic basis will service the facility. It is reasonable to expect that routine maintenance/inspection of the facility will occur once a month during normal working hours. Beyond this intermittent service, 24-hour access to the facility will be available to ensure that technical support is immediately available if and when warranted.

### **Overview of Coverage Objective(s)**

The proposed facility is to provide an integral link in the Verizon Wireless (and other wireless carriers) El Dorado County networks and is designed to provide coverage along Highway 49 to the north and south handing off to another proposed Verizon site on Gold Hill Road. At present, Verizon (and other wireless carriers) is/are experiencing coverage problems as well as capacity issues within the surrounding areas.

### **Overview of Site Design/Location Criteria**

The network of Verizon Wireless (and other wireless carriers) cell sites throughout the region is "Location Dependent"; meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit Verizon Wireless (and other wireless carriers) from providing uninterrupted or reliable service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying this proposed location, Verizon Wireless' network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the optimal siting option with regard to other key criteria that include, but are not limited to: accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs.

### **Site Development Standards and General Plan**

The location, size, design, and operating characteristics of the proposed facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

1. The proposed equipment associated with the telecommunications structure operates quietly or virtually noise free.
2. The equipment does not emit fumes, smoke or odors that could be considered objectionable.

3. The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The proposed facility will not result in conditions or circumstances contrary to public health, safety and their general welfare. The proposed use is consistent with the finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of wireless telecommunications facilities are based on technical requirements which include service area, geographical elevations, alignments and neighboring sites and customers demand components. Placement within the urban geography is dependent on these requirements. Accordingly, wireless telecommunications facilities have been located adjacent to and within all major land use categories including residential, commercial, industrial, open space, etc. proving to be compatible in all locations.

The proposed facility at the subject location will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This proposed wireless telecommunications facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996.

### **Project Benefits**

The proposed project will provide the following community benefits:

- ✦ Alternative emergency response communications for police, fire, paramedic and other emergency services
- ✦ Better voice and reception quality through use of the all-digital technology
- ✦ Higher security and privacy for telephone users
- ✦ More affordable service due to increased competition in the market area.



**PROJECT SUMMARY**

**SITE NAME:** COLOMA  
**SITE ADDRESS:** 5080 SAGEBRUSH ROAD, GARDEN VALLEY, CA  
**JURISDICTION:** EL DORADO COUNTY  
**COUNTY:** EL DORADO COUNTY  
**ZONING:** AGRICULTURE  
**PROPERTY OWNER:** PAUL A. BADO  
**PHONE:** (530) 631-1634  
**APPLICANT:** SBA TOWERS, INC.  
 5080 BROKEN SOUND  
 BOCA RATON, FL 33481-2191  
**PHONE:** (561) 226-9523  
**FAX:** (561) 226-9372  
**USE:** ZC6A  
 N 36° 49' 16.4" (NAD)  
 W 113° 53' 03.1" (NAD)  
 ELEVATION: 1182.70' A.S.L.  
**OCCUPANCY:** UNHABITED  
**CONSTRUCTION TYPE:** RAW LAND

**HANDICAPPED REQUIREMENTS:**  
 FACILITY IS UNHABITED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.  
**ENVIRONMENTAL REQUIREMENTS:**  
 FACILITY HAS NO PLUMBING.

**CONSULTING TEAM**

**ARCHITECTURAL - ENGINEERING FIRM:**  
 MSA ARCHITECTURE & PLANNING  
 301 8TH STREET, SUITE 250  
 SAN FRANCISCO, CA 94103  
**PHONE:** (415) 373-3248  
**FAX:** (415) 303-1634  
**SURVEYING FIRM:**  
 SPINICO SURVEYING ENGINEERS  
 P.O. BOX 3629  
 SAN FRANCISCO, CA 94130  
**PHONE:** (415) 383-8171  
**FAX:** (415) 393-0218  
**TELEPHONE COMPANY:**  
 AT&T  
**POWER COMPANY:**  
 PG&E  
**ELECTRICAL ENGINEERING:**  
 MSA ARCHITECTURE & PLANNING  
 301 8TH STREET, SUITE 250  
 SAN FRANCISCO, CA 94103  
**CONTACT: ENRIETO DYJANSKO**  
**PHONE:** (541) 751-1111  
**FAX:** (541) 251-1120

**SHEET INDEX**

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**ENGINEER'S LICENSE**

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. REGISTERED PROFESSIONAL ENGINEER - STATE OF CALIFORNIA.

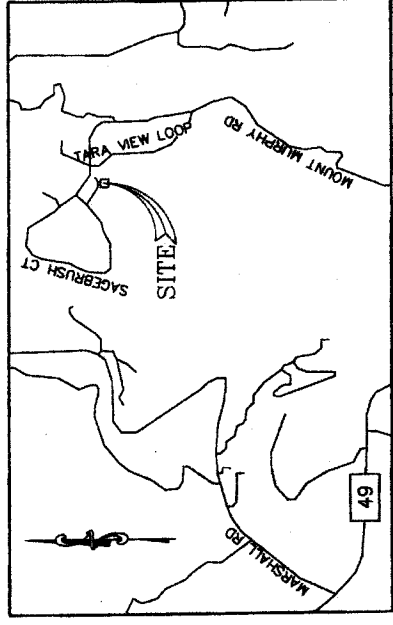
**APPROVALS**

LANDLORD	DATE



**SITE NAME:** COLOMA  
**SITE ID:** CA11654  
**ESRI ADDRESS:** 5080 SAGEBRUSH ROAD, GARDEN VALLEY, CA  
**PROJECT TYPE:** 100' MONOPINE

**VICINITY MAP**



**DRIVING DIRECTIONS**

FROM LOCAL CITY OR NEAREST MAJOR HIGHWAY INTERSECTION, DIRECTIONS TRAVEL TO HWY. 49 SOUTH OUT OF AUBURN, CA. TAKE HWY. 49 19 MILES TO COLOMA. TURN LEFT ONTO MARSHALL ROAD. GO TO THE TOP OF THE HILL AND TURN RIGHT ONTO MT. MARSHY ROAD. GO APPROX. 5 MILES TO SAGEBRUSH RD. TURN RIGHT. FIRST HOUSE ON THE LEFT IS 5080 SAGEBRUSH

**SHEET SCALE FACTOR:**  
 PLOT SIZE: 11"X17", TO SCALE  
 24"X36", 2X SCALE AS NOTED  
**PHONE:** (800) 351-1111  
 www.inonescall.com  
 CONTRACTOR TO CALL, TENNESSEE ONE-CALL SYSTEMS AT LEAST (7) WORKING DAYS PRIOR TO DRIVING.

**SBA TOWERS, INC.**  
 5080 BROKEN SOUND, BOCA RATON, FL 33481-2191  
**TEL:** (561) 226-9523  
**FAX:** (561) 226-9388

**MSA ARCHITECTURE & PLANNING, INC.**  
 11144 17TH AVE., SUITE 250, BOCA RATON, FL 33481-2191  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/27/00	REVISED CONSTRUCTION
2	02/20/00	REVISED CONSTRUCTION
3	03/07/00	REVISED CONSTRUCTION
4	03/23/00	LOOK CONSTRUCTION
5	04/27/00	LOOK CONSTRUCTION
6	05/01/00	LOOK CONSTRUCTION
7	05/01/00	LOOK CONSTRUCTION
8	05/01/00	LOOK CONSTRUCTION
9	05/01/00	LOOK CONSTRUCTION
10	05/01/00	LOOK CONSTRUCTION



**PROJECT NO.:** CA11654  
**SITE NAME:** COLOMA  
**PROJECT ADDRESS:** 5080 SAGEBRUSH ROAD, GARDEN VALLEY, CA  
**DESIGN TYPE:** RAW LAND

**SHEET TITLE:** TITLE SHEET  
**DRAWING NO.:** T-1  
**REVISION:** 3

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**SBA**  
**SBA TOWERS, INC.**  
 5900 BROKEN SOUND PARKWAY, NW  
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 WWW: www.msa-arch.com

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DATE PROJECTED:	DATE:
DRAWN BY:	MP
CHECKED BY:	MP

**REVISONS**

NO.	DATE	DESCRIPTION
1	01/27/10	REVISED CONSTRUCTION
2	02/20/10	REVISED CONSTRUCTION
3	02/20/10	REVISED CONSTRUCTION
4	02/20/10	REVISED CONSTRUCTION
5	02/20/10	REVISED CONSTRUCTION
6	02/20/10	REVISED CONSTRUCTION

**PROJECT NO. CA11864**  
**OWNER: COLOMA**  
**SITE NUMBER: CA11864**  
**SITE ADDRESS: 6900 SAGEBUSH ROAD, GARDEN VALLEY, CA**  
**DESIGN TYPE: RAW LAND**

**SHEET TITLE: ABBREVIATIONS & SYMBOLS LEGEND**  
**DRAWING NO. T-2**  
**REVISION: 3**



**SYMBOLS:**

- MASONRY
- BRICK
- CONCRETE
- EARTH
- STEEL
- ORAVEL
- CENTER LINE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- BELOW GRADE ELECTRIC
- BELOW GRADE TELEPHONE
- OVERHEAD ELECTRIC/TELEPHONE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- CONTOUR
- TREE PROTECTION FENCE
- TREE LINE
- TREES, SHRUBS, BUSHES
- SANITARY SEWER LINE
- WATER LINE
- NATURAL GAS LINE

- SECTION NUMBER
- SHEET NUMBER
- BUILDING SECTION REFERENCE
- DETAIL NUMBER
- SHEET NUMBER
- DETAIL REFERENCE
- SECTION NUMBER
- SHEET NUMBER
- DETAIL SECTION REFERENCE
- SECTION NUMBER
- SHEET NUMBER
- ELEVATION VIEW REFERENCE
- KEY NOTE REFERENCE
- DOOR NUMBER
- AREA AND/OR ROOM NUMBER
- MECHANICAL UNIT
- UTILITY POLE
- WORK POINT
- REVISION OR CONTROL POINT
- REFERENCE POINT / ELEVATION

**ABBREVIATIONS:**

- AB ANCHOR BOLT
- AC ASPHALTIC CONCRETE
- ACC AIR CONDITIONING
- ADJ ADJUSTABLE
- AFF ABOVE FINISH FLOOR
- ARCH ARCHITECTURAL
- APPROX APPROXIMATELY
- AGL ABOVE GRADE LEVEL
- AMB ABOVE MEAN SEA LEVEL
- BOA BOARD
- BLDG BUILDING
- BLDG BLOCKS
- BOT BOTTOM
- BSMT BASEMENT
- STS STATION
- C COURSE(S)
- CBT CURB
- CL CHAIN LINK
- CLG CEILING
- CLR CLEAR
- COL COLUMN
- CONC CONCRETE
- CONST CONSTRUCTION
- CONT CONTINUOUS
- CORR CORRIDOR
- CO CONDUIT ONLY
- DIA DIAPHRAGM
- DBL DOUBLE
- DEPT DEPARTMENT
- DETO DIVERSION
- DIM DIMENSION
- DN DOWN
- DR DOOR
- DTL DETAIL
- DWG DRAWING
- EXS EXISTING
- (E) EACH
- ELEC ELECTRIC
- ELEV ELEVATION
- EQUI EQUIPMENT
- EXP EXPANSION
- EXT EXTERIOR
- FA FIRE ALARM
- FB FINISH FLOOR
- PH PLAT HEAD
- FIN FINISH
- FLR FLOOR
- FOS FACE OF STOPS
- FS FINISH SURFACE
- FT FOOT FEET
- FTS FOOTING
- FU FINISH WALL
- FG FINISH GRADE
- FUT FUTURE
- GA GAUGE
- GA GALVANIZED
- GLASS
- GR GRADE
- GTP GROUND FULT CIRCUIT
- INT INTERRUPT
- GRD GROUND
- HC HOLLOW CORE
- HW HANDWARE
- HTR HEATER
- HM HOLLOW METAL
- HORIZ HORIZONTAL
- HR HOUR
- HT HEIGHT
- HV HIGH VOLTAGE
- ID INSIDE DIMENSION
- INS INSULATION
- INT INTERIOR
- JOINT JOINT
- LAM LAMINATED
- POL POLYMER
- LGT LIGHT
- LN LOW NOISE AMPLIFIER
- MAN MANUFACTURER
- MAT MATERIAL
- MAX MAXIMUM
- MECH MECHANICAL
- MIN MINIMUM
- MISC MISCELLANEOUS
- ML METAL LATH
- MO MASONRY OPENINGS
- MS MACHINE SCREW
- MT METAL
- MTL METAL
- NU NOT IN CONTRACT
- NIC NUMBER
- NO NOT TO SCALE
- OVER OVERALL
- ON ON CENTER
- OPN OPENINGS
- OPP OPPOSITE
- PART PARTITION
- PL PLATE
- PLAS PLASTER
- PLY PLYWOOD
- POC POINT OF CONNECTION
- PROP PROPANE
- PT PRESSURE TREATED
- R RIBER
- REQ REQUIRED
- ROOF ROOF DRAIN
- RFI ROOF
- RFI ROOF
- RO ROUGH OPENING
- RO FINISH GRADE
- SC SCHEDULE
- SCHED SCHEDULE
- SECT SECTION
- SHT SHEET
- SPC SPECIFICATIONS
- SS STAINLESS STEEL
- STL STEEL
- STOR STORAGE
- STR STRUCTURAL
- SUS SUSPENDED
- SW SWITCH
- SWB SWITCHBOARD
- THK THICK
- TEN TENANT IMPROVEMENT
- TMR TOWER MOUNTED AMPLIFIER
- TOP TOP OF SURFACE
- TUB TUBE STEEL
- TYP TYPICAL
- UND UNDERGROUND
- UNLS UNLESS NOTED
- OTR OTHERWISE
- VNT VENTILATION
- COMP COMPOSITION
- TILE TILE
- VERT VERTICAL
- VIF VERIFY IN FIELD
- VS VERTICAL GRAIN
- W/ WITH
- WD WOOD
- WR WATER RESISTANT
- WT WEIGHT
- TRN TRANSFORMER
- AT AT
- CH CHANNEL
- CL CENTERLINE
- ANG ANGLE
- PROP PROPERTY LINE

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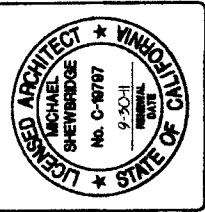
**ABBREVIATIONS & SYMBOLS**

**SBA**  
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 5900 BROKEN SOUND PARKWAY, NW  
 BOCA RATON, FL 33487-2787  
 TEL: (561) 228-9523  
 FAX: (561) 228-9368

**MSA**  
 9710 West 14th Street  
 Suite 100, West Valley City, UT 84115  
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 www.msa.com

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DATE PROJECT #	01/19/84	
DRAWN BY	MP	
CHECKED BY	MP	
REVISIONS		
NO.	DATE	DESCRIPTION
1	01/27/79	ISSUED CONSTRUCTION PERMITS
2	02/01/79	ISSUED CONSTRUCTION PERMITS
3	02/01/79	ISSUED CONSTRUCTION PERMITS
4	02/01/79	ISSUED CONSTRUCTION PERMITS
5	02/01/79	ISSUED CONSTRUCTION PERMITS



PROJECT NO. CA11664  
 CITY/COUNTY COLOMA  
 SHEET NUMBER CA11664  
 SHEET ADDRESS 6080 SAGEBRUSH ROAD GARDEN VALLEY, CA.  
 SHEET TITLE RAW LAND  
 GENERAL NOTES

DRAWING NO. **GN-1**  
 SHEET NO. **3**

**PAINTING**

- CONTRACTOR TO COORDINATE PAINTING REQUIREMENTS WITH OWNER.
- PAINT COLORS SHALL BE SELECTED TO MATCH EXISTING COLORS AND TEXTURES.
- PROVIDE THE BEST QUALITY GRADE OF COATINGS AS AVAILABLE. ALL PAINTS SHALL BE MANUFACTURED BY APPROVED PAINT MANUFACTURERS IDENTIFICATION AS A STANDARD. BEST-GRADE PRODUCT WILL NOT BE ACCEPTABLE.
- PROVIDE UNDERCOAT PAINT PRODUCED BY THE SAME MANUFACTURER AS THE PAINT COATS. USE ONLY THIN FILM MANUFACTURERS AS THE PAINT MANUFACTURER AND USE ONLY APPROVED LISTED PRODUCTS.
- COMPLETELY COVER TO PROVIDE AN OPAQUE SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE, AND COVERAGE. CLOUDINESS, SPOTTING, HOLES, LAPS, BRUSH MARKS, BUBBLES, BLENDS, NON-UNIFORMS OR OTHER SURFACE DEFECTS WILL NOT BE ACCEPTABLE.
- PERFORM ALL PAINTING WORK WITHIN THE SPECIFIED SCHEDULE.

**UTILITIES**

- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION ACTIVITY. THE LOCATION OF EXISTING BEBER WATER LINES, GAS LINES, AND ALL OTHER UTILITIES SHALL BE IDENTIFIED AND MARKED ON THE CONSTRUCTION PLANS. THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PLANS OR IF THERE APPEARS TO BE A CONFLICT.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH AN APPROPRIATE UTILITY OWNER AND CONSTRUCTION MANAGER.
- DAMAGE TO UTILITIES OR OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PREVIOUS CONDITIONS OR BETTER. REPAIRS FOR GRASSED AREAS, REED AND MULCH SHALL BE ACCEPTABLE.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE REQUIREMENTS FOR AND LISTS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL UNDERGROUND UTILITIES AND THE OWNER'S REQUIREMENTS. TELEPHONE UTILITIES AND THE OWNER'S REQUIREMENTS. PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.
- ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND OPERATIONS UNDERGROUND ELECTRICAL SERVICE.

**STRUCTURAL NOTES**

- DESIGN REQUIREMENTS PER LOCAL BUILDING CODE AND THE ELEVATOR STRUCTURAL STANDARDS FOR STEEL STRUCTURAL TOWERS AND SUPPORTING STRUCTURES.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMBINATION AND THE AISC CODE OF STANDARD PRACTICE.
- CONCRETE SHALL BE FRESHLY MIXED AND SHALL CONFORM TO ASTM C 1191 AND SHALL BE PLACED AND COMPACTED TO THE FULL DEPTH OF THE FORMS. ALL STRUCTURAL STEEL COMPONENTS AND JOINTS SHALL BE GALVANNEAL. GALVANNEAL SHALL CONFORM TO ASTM A 1030 AND SHALL BE GALVANNEAL AFTER FABRICATION.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D11.5 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE DONE BY A LICENSED WELDER WHO SHALL BE QUALIFIED TO WELD THE MATERIALS LISTED HEREIN AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY, MANUFACTURERS AND SPECIFICATIONS SHALL BE AS SHOWN ON THE PLANS AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OBTAINING OF ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.

**PERMITS**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES (NOT SUPPLIED BY OWNER).
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES (NOT SUPPLIED BY OWNER).
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE PERMITS AND STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE AGENCIES OF THE PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR OBTAINING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

**BEA CONSTRUCTION REQUIREMENTS**

- APPROVED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR BEA'S FILE.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT THE OF BID.
- CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATES CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONCRETE CONCRETE TESTING AND REQUIRED TO SUBMIT FINAL TEST RESULTS WITH CLOSE OUT BOOK.
- CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE BEA PROJECT MANAGERS WITH PROPOSALS TO PROVIDE BEA CONSTRUCTION TELEPHONE SERVICE TO ASSIST IN COORDINATING AND OBTAINING PERMITS FOR THE SERVICE BEFORE PROJECT COMPLETION ON SITE (ASIS WITH UTILITY COMPANY REPRESENTATIVE AS NECESSARY, ETC.).
- CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT AND OBTAINING BEA'S RESIDENTIAL SITE MANAGERS SIGN-OFF/CHECKLIST APPROVAL ON THE SITE.
- CONTRACTOR WILL PROVIDE A COMPLETED TOURER HEIGHT READING OVERALL MEASUREMENT WITHIN 24 HOURS OF READING OVERALL MEASUREMENT.
- CONTRACTOR WILL UTILIZE ALL OF THE BEA PROVIDED DOCUMENTATION INCLUDING BUT NOT LIMITED TO: TOURER SCHEDULE FOR CONSTRUCTION CHECKLIST, CONSTRUCTION VERIFICATION, CONSTRUCTION CLOSE-OUT LIST, TOURER HEIGHT VERIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR CONCRETE CONSTRUCTION TESTING.
- CONTRACTOR IS RESPONSIBLE FOR GROUND TEST TESTING.

**HAZARDOUS WASTE MATERIAL NOTES**

If the commercial facilities 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.

**GRADING**

- THE CONTRACTOR SHALL REWORK (DRY SCARP, ETC.) ALL MATERIAL NOT BUILT TO BE AT GRADE IN ITS PRESENT STATE. THE MATERIAL, AFTER REWORK, SHALL BE BUILT TO BE AT GRADE AND SHALL UNDERGO THE SAME INSPECTION AND REPAIR AS APPROVED MATERIAL. ALL THE GRADINGS SHALL BE PROOF ROLLED WITH A PALLI-CORDED TANGH AXLE DUMP TRUCK PRIOR TO PAVING. SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE UNWARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES (NOT SUPPLIED BY OWNER).

**GENERAL NOTES**

- ALL CONTRACTORS TO OWNER HEREIN SHALL BE RESPONSIBLE TO FURNISH BEA OR ITS DESIGNATED REPRESENTATIVE ON THESE DRAWINGS MUST ALL WORK PRESENTED ON THESE DRAWINGS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMBINATION AND THE AISC CODE OF STANDARD PRACTICE.
- CONCRETE SHALL BE FRESHLY MIXED AND SHALL CONFORM TO ASTM C 1191 AND SHALL BE PLACED AND COMPACTED TO THE FULL DEPTH OF THE FORMS. ALL STRUCTURAL STEEL COMPONENTS AND JOINTS SHALL BE GALVANNEAL. GALVANNEAL SHALL CONFORM TO ASTM A 1030 AND SHALL BE GALVANNEAL AFTER FABRICATION.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D11.5 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE DONE BY A LICENSED WELDER WHO SHALL BE QUALIFIED TO WELD THE MATERIALS LISTED HEREIN AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY, MANUFACTURERS AND SPECIFICATIONS SHALL BE AS SHOWN ON THE PLANS AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OBTAINING OF ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.

**HAZARDOUS WASTE MATERIAL NOTES**

If the commercial facilities 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.

**GRADING**

- THE CONTRACTOR SHALL REWORK (DRY SCARP, ETC.) ALL MATERIAL NOT BUILT TO BE AT GRADE IN ITS PRESENT STATE. THE MATERIAL, AFTER REWORK, SHALL BE BUILT TO BE AT GRADE AND SHALL UNDERGO THE SAME INSPECTION AND REPAIR AS APPROVED MATERIAL. ALL THE GRADINGS SHALL BE PROOF ROLLED WITH A PALLI-CORDED TANGH AXLE DUMP TRUCK PRIOR TO PAVING. SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTABLE BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE UNWARRANTED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES (NOT SUPPLIED BY OWNER).

**PERMITS**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES (NOT SUPPLIED BY OWNER).
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES (NOT SUPPLIED BY OWNER).
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE PERMITS AND STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE AGENCIES OF THE PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR OBTAINING AND FILING ALL PERMITS ASSOCIATED WITH SITE.

**GENERAL NOTES**

- ALL CONTRACTORS TO OWNER HEREIN SHALL BE RESPONSIBLE TO FURNISH BEA OR ITS DESIGNATED REPRESENTATIVE ON THESE DRAWINGS MUST ALL WORK PRESENTED ON THESE DRAWINGS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS. ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMBINATION AND THE AISC CODE OF STANDARD PRACTICE.
- CONCRETE SHALL BE FRESHLY MIXED AND SHALL CONFORM TO ASTM C 1191 AND SHALL BE PLACED AND COMPACTED TO THE FULL DEPTH OF THE FORMS. ALL STRUCTURAL STEEL COMPONENTS AND JOINTS SHALL BE GALVANNEAL. GALVANNEAL SHALL CONFORM TO ASTM A 1030 AND SHALL BE GALVANNEAL AFTER FABRICATION.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D11.5 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE DONE BY A LICENSED WELDER WHO SHALL BE QUALIFIED TO WELD THE MATERIALS LISTED HEREIN AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY, MANUFACTURERS AND SPECIFICATIONS SHALL BE AS SHOWN ON THE PLANS AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OBTAINING OF ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.

**SBA**  
 SBA TOWNERS INC.  
 5900 BROOKS SOUND  
 PARKWAY, NW  
 BOCA RATON, FL 33487-2797  
 TEL: (561) 276-9523  
 FAX: (561) 276-9568

**MSA**  
 MSA SURVEYING, INC.  
 16165 S. 11TH AVE., SUITE 100  
 BOCA RATON, FL 33433  
 TEL: (561) 385-1100  
 FAX: (561) 385-1101

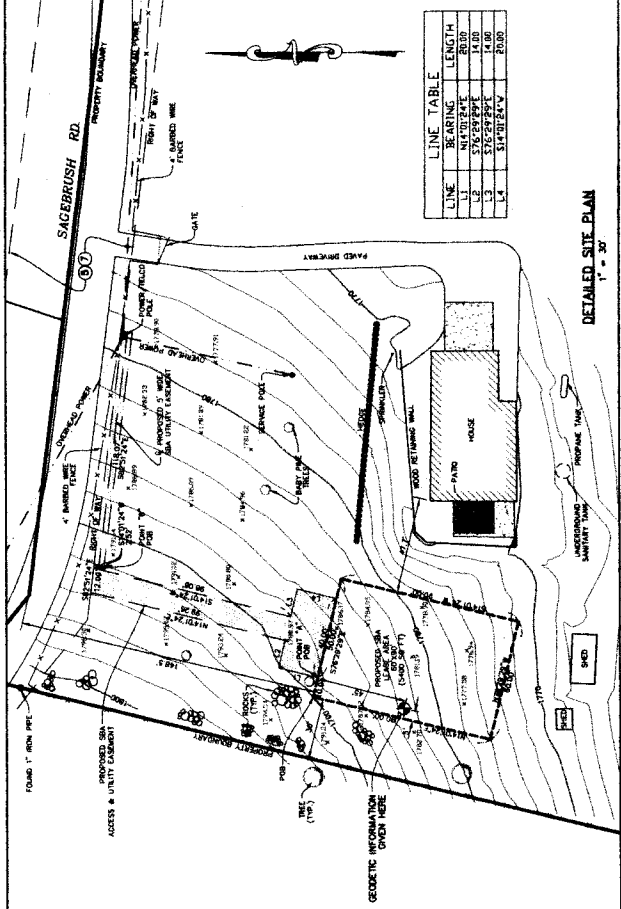
THE INFORMATION CONTAINED IN THIS SITE SURVEY MAP IS FOR INFORMATIONAL USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY USE OR DISCLOSURE OF THIS INFORMATION FOR ANY OTHER PURPOSE THAN THAT WHICH RELATES TO THE CURRENT PROJECT IS STRICTLY PROHIBITED.

PROJECT NO.	CA-11654-S
DATE	APRIL 2004
DRAWN BY:	AP/PO/DA
CHECKED BY:	Q/S

NO.	DATE	DESCRIPTION
1	5/12/08	REV. SITE PLAN & ADD POB
2	5/22/08	TITLE REVIEW & GEN. REV.
3	5/16/08	LEASE LEGALS ADDED
4	5/20/08	LEASE REVIEW
5	2/23/08	LEASE REVIEW
6	2/10/08	PRELIMINARY

PROJECT NO. CA-11654-S  
 SITE NAME: NEW COLOMA  
 SITE NUMBER: CA11654-S  
 SITE ADDRESS: 5060 SAGEBRUSH RD., GARDEN VALLEY, CA  
 DEBOR TYPE: RESIDENTIAL LAND

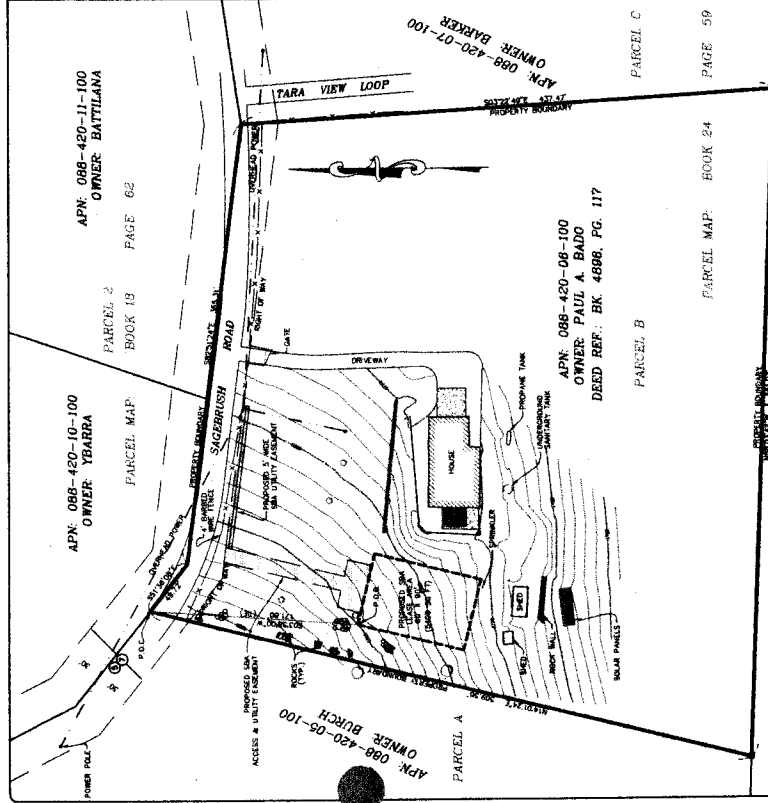
SHEET TITLE: SITE SURVEY  
 DRAWING NO.: LS-1  
 REVISION: E



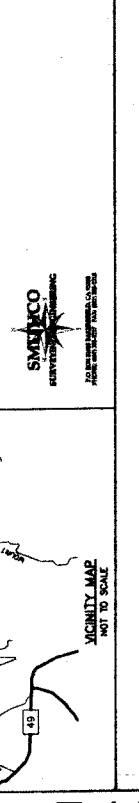
**NOTES**  
 OWNERS: PAUL A. BADO  
 APN: 088-420-06-100  
 THE INFORMATION CONTAINED IN THIS SITE SURVEY MAP IS FOR INFORMATIONAL USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY USE OR DISCLOSURE OF THIS INFORMATION FOR ANY OTHER PURPOSE THAN THAT WHICH RELATES TO THE CURRENT PROJECT IS STRICTLY PROHIBITED.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 PARCEL B, AS DESIGNATED ON THE PARCEL MAP ENTITLED "A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MOUNT DIABLO PEAK MAPS OF P.M. 1878", FILED JUNE 21, 1964, BOOK 24 OF PARCEL MAPS, PAGE 94, EL DORADO COUNTY RECORDS.

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**LEGEND**  
 SITE BOUNDARY LINE  
 OVERHEAD POWER LINE  
 CONCRETE PAD  
 GROUND ELEVATION  
 POINT OF COMMENCEMENT  
 POINT OF BEGINNING





**SBA TOWERS, INC.**  
5800 BROKEN SOUND PARKWAY, NW  
BOCA RATON, FL 33487-2787  
TEL: (561) 228-8323  
FAX: (561) 228-8388

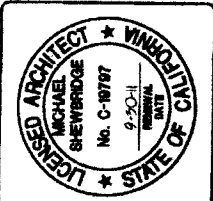


**MSA**  
Architects & Planners, Inc.  
240 NW 11th Street, Suite 200  
Fort Lauderdale, FL 33304  
407-551-1234  
www.msa.com

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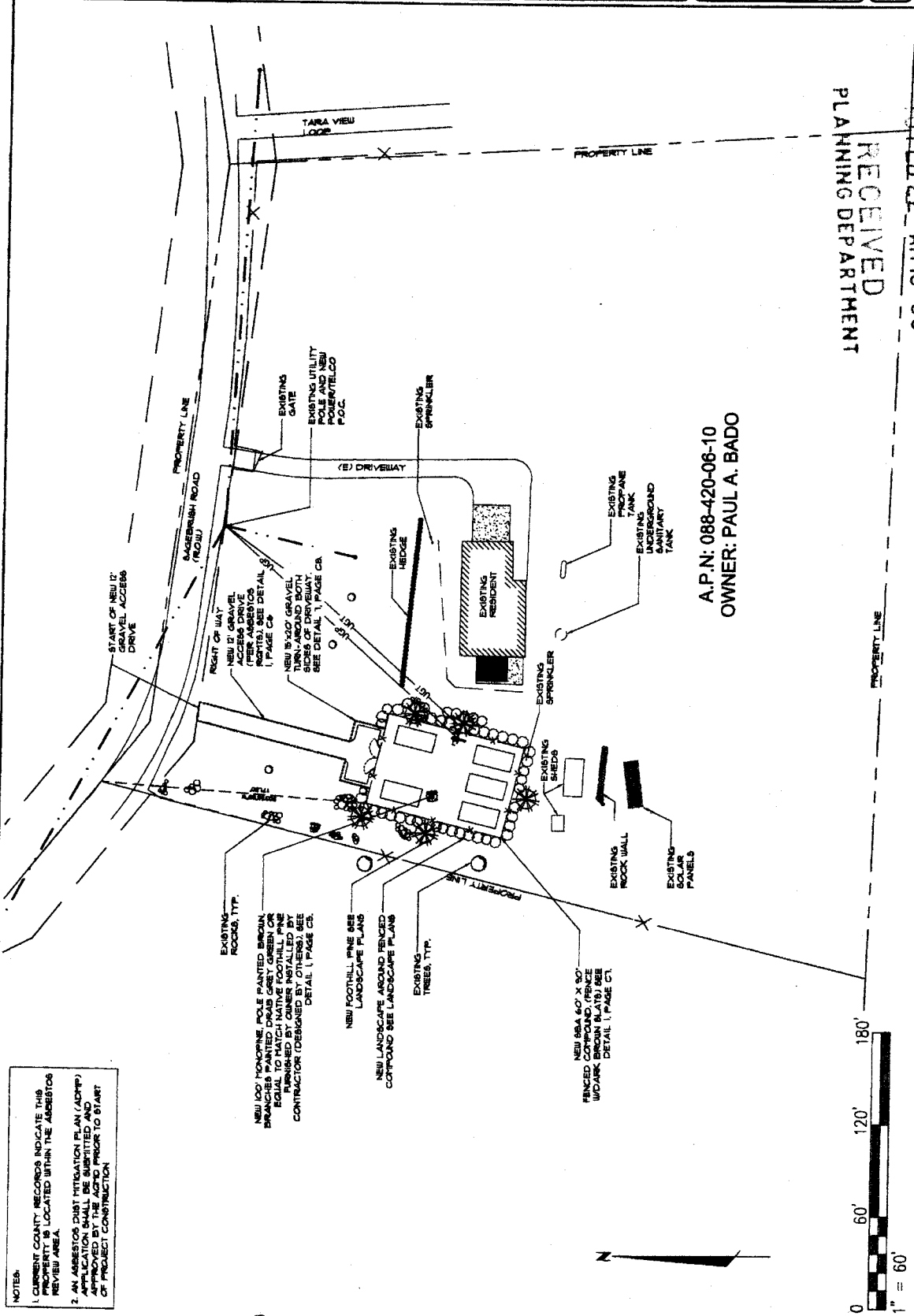
PROJECT # CA11664  
DRAWN BY: MFP  
CHECKED BY: MFP

REVISIONS	
NO.	DATE
A	07/27/10
A	10/20/10
A	05/29/10
A	06/22/10
A	03/27/10



PROJECT NO. CA11664  
SITE NAME: COLOMA  
SITE NUMBER: CA11664  
SITE ADDRESS: 5090 SAGEBRUSH ROAD, GARDEN VALLEY, CA  
DESIGN TYPE: RAW LAND  
SHEET TITLE: SITE PLAN

DRAWING NO. **C-1**  
REVISION **3**



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PLANNING DEPARTMENT  
10 FEB 22 AM 10:55

A.P.N: 088-420-06-10  
OWNER: PAUL A. BADO

**NOTES:**  
1. CURRENT COUNTY RECORDS INDICATE THIS PROPERTY IS LOCATED WITHIN THE AGRESTIDOS REVIEW AREA.  
2. AN AGRESTIDOS DIST INTEGRATION PLAN (ADIP) APPLICATION MUST BE SUBMITTED AND APPROVED BY THE AGRICULTURE DEPARTMENT OF PROJECT CONSTRUCTION



1 | SITE PLAN



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 PLANNING DEPARTMENT

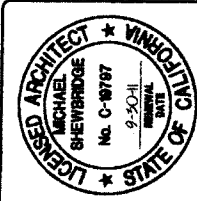
**SBA**  
 SBA TOWERS, INC.  
 5800 BROKEN SOUND PARKWAY, NW  
 BOCA RATON, FL 33487-2787  
 TEL: (561) 226-8523  
 FAX: (561) 222-8588

**MSA**  
 MSA ARCHITECTURE & PLANNING, INC.  
 241 1st Street, Suite 200  
 Boca Raton, FL 33431  
 TEL: (561) 393-1100  
 FAX: (561) 393-1101

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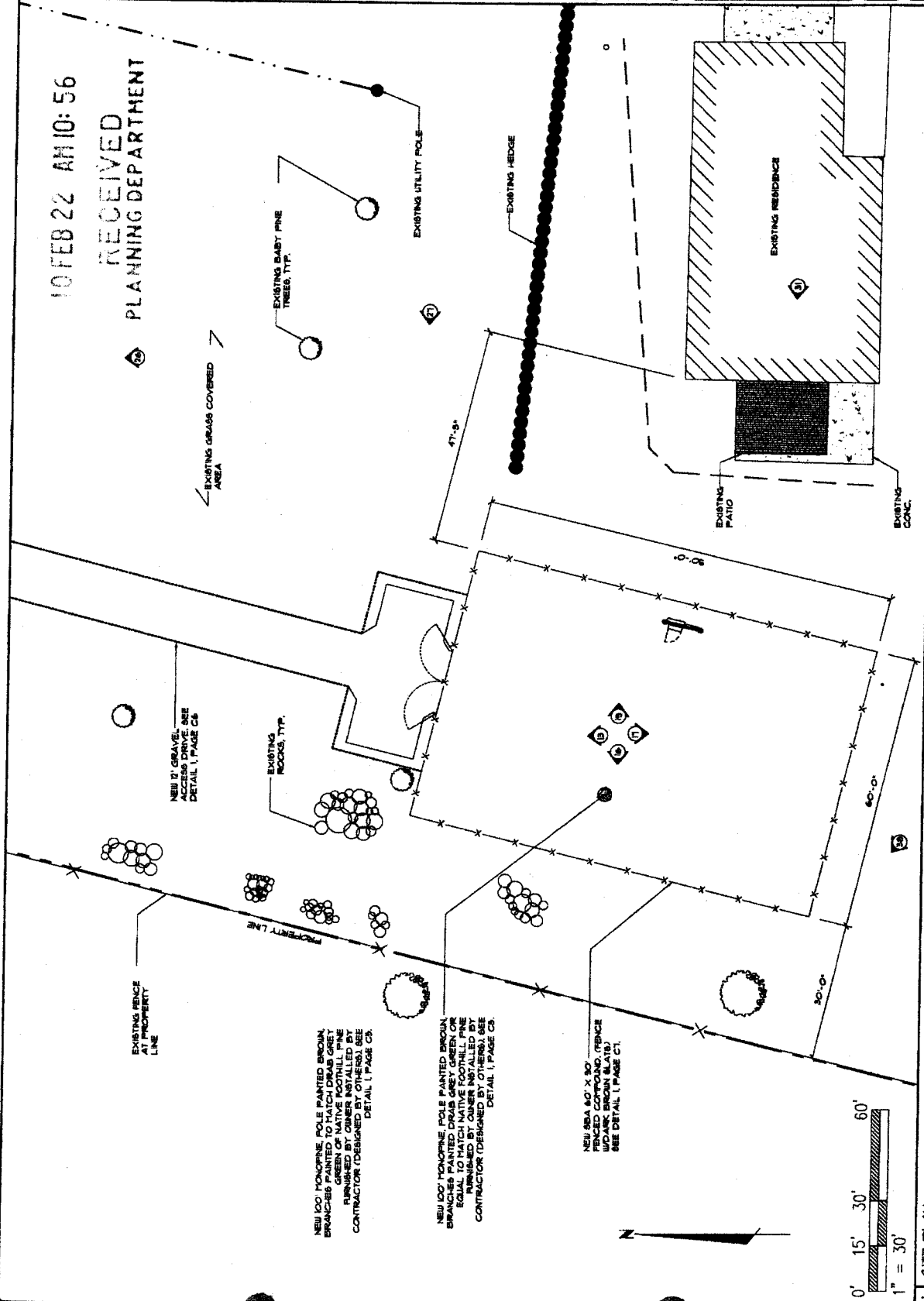
PROJECT: CA11854  
 DRAWN BY: MFP  
 CHECKED BY: MFP

REVISIONS	
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2	10/27/00 REVISED CONSTRUCTION
3	10/27/00 REVISED CONSTRUCTION
4	10/27/00 REVISED CONSTRUCTION
5	10/27/00 REVISED CONSTRUCTION
6	10/27/00 REVISED CONSTRUCTION
7	10/27/00 REVISED CONSTRUCTION
8	10/27/00 REVISED CONSTRUCTION
9	10/27/00 REVISED CONSTRUCTION
10	10/27/00 REVISED CONSTRUCTION



PROJECT NO: CA11854  
 SITE NAME: COLOMA  
 SITE NUMBER: CA11854  
 SITE ADDRESS: 6090 SAGEBRUSH ROAD  
 GARDEN VALLEY, CA  
 PROJECT TYPE: RAW LAND  
 SHEET TITLE: PHOTO PLAN

DRAWING NO: **C-2**  
 REVISION: **3**



**SBA**  
 SBA TOWERS, INC.  
 5600 BROWN SOUND PARKWAY, NW  
 BOCA RATON, FL 33487-2797  
 TEL: (561) 226-9523  
 FAX: (561) 226-9368

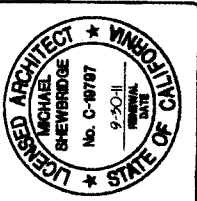
**MSA**  
 Architecture & Planning, Inc.  
 191 1st Street, Suite 202  
 San Francisco, CA 94105  
 Phone: 415-774-3300  
 Fax: 415-774-3301  
 Website: msa-aip.com

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PROJECT NO: CA11854  
 DRAWN BY: MF  
 CHECKED BY: MF

REVISIONS

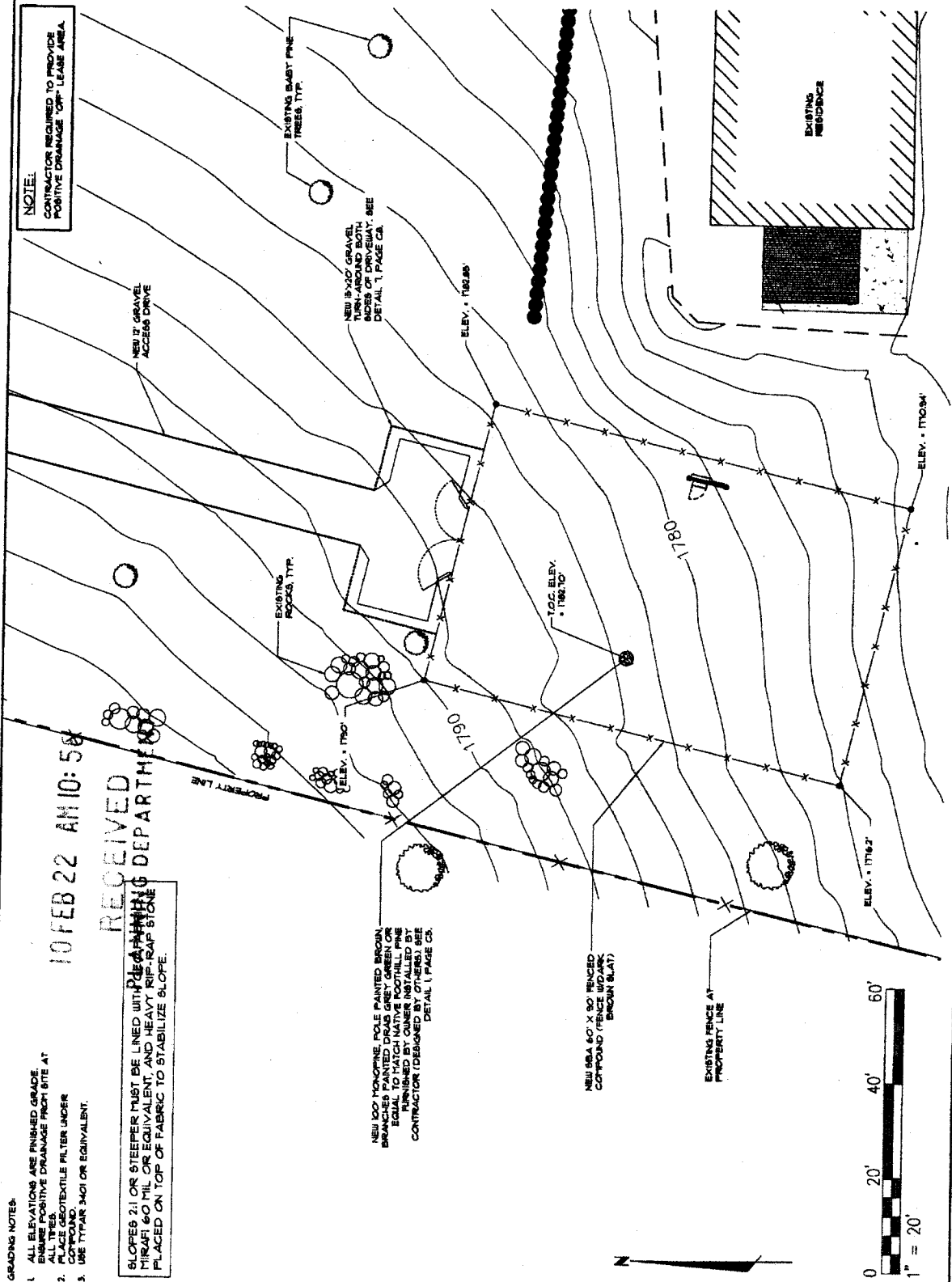
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3	03/22/05	ISSUED CONSTRUCTION
4	03/22/05	ISSUED CONSTRUCTION
5	03/22/05	ISSUED CONSTRUCTION



PROJECT NO: CA11854  
 SITE NAME: COLOMA  
 SITE NUMBER: CA11854  
 SITE ADDRESS: 5090 SAGEBRUSH ROAD, GARDEN VALLEY, CA  
 DESIGN TYPE: RAW LAND  
 SHEET TITLE: SITE GRADING PLAN

DRAWING NO: C-3  
 REVISION: 3

NOTE:  
 CONTRACTOR REQUIRED TO PROVIDE POSITIVE DRAINAGE TO LEASE AREA.



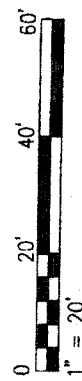
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- GRADING NOTES:
- ALL ELEVATIONS ARE FINISHED GRADE. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.
  - USE 1/2" DIA. TEXTILE FILTER UNDER COMPOUND.
  - USE TYPAR 3401 OR EQUIVALENT.

SLOPES 2:1 OR STEEPER MUST BE LINED WITH PERFORATED POLYPROPYLENE GEOTEXTILE FILTER UNDER COMPOUND. PLACE ON TOP OF FABRIC TO STABILIZE SLOPE.

NEW 60' X 30' FENCED COMPOUND FENCE WITH WOOD BRANCHES FOR TOP RAIL. BRANCHES TO BE EQUAL TO MATCH NATIVE FENCE. FURNISHED BY OWNER. INSTALLED BY CONTRACTOR (DESIGNED BY OTHERS). SEE DETAIL 1, PAGE 05.

NEW 60' X 30' FENCED COMPOUND FENCE WITH WOOD BRANCHES FOR TOP RAIL. BRANCHES TO BE EQUAL TO MATCH NATIVE FENCE. FURNISHED BY OWNER. INSTALLED BY CONTRACTOR (DESIGNED BY OTHERS). SEE DETAIL 1, PAGE 05.



T SITE GRADING PLAN



SBA TOWNERS, INC.  
5900 BROWN SOUND PARKWAY NW  
BOCA RATON, FL 33487-2787  
TEL: (561) 278-9523  
FAX: (561) 278-9388



MSA  
Professional Services & Consulting, Inc.  
2000 N. Dixie Highway, Suite 100  
West Palm Beach, FL 33411  
Tel: 561-833-1100  
Fax: 561-833-1101  
www.msa-inc.com

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DATE PROJECT R. CA11864  
DRAWN BY: MIP  
CHECKED BY: MIP

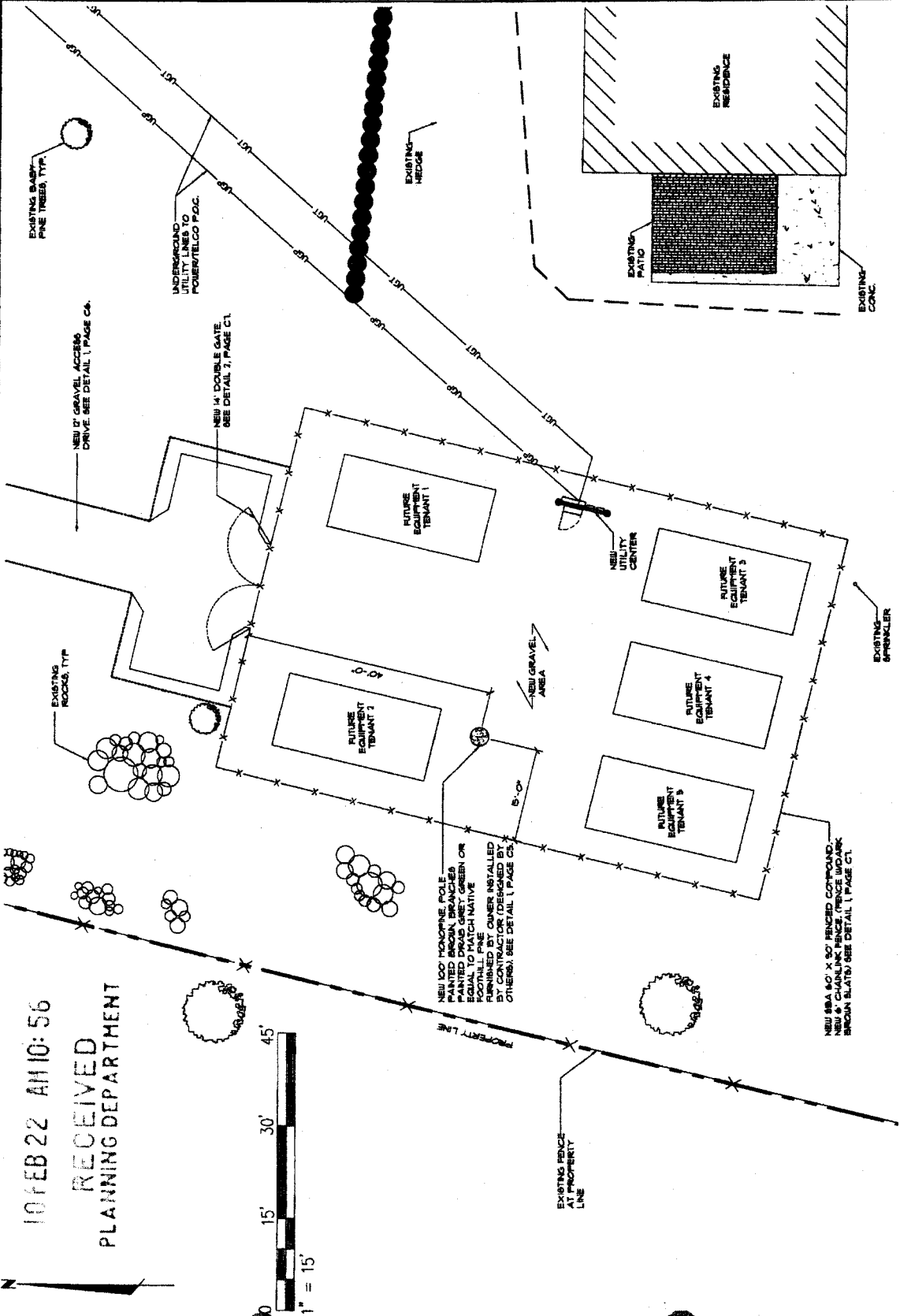
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2	10/29/10 RENGED CONSTRUCTION
3	09/29/10 RENGED CONSTRUCTION
4	09/29/10 USE CONSTRUCTION
5	07/27/10 USE CONSTRUCTION
6	DATE: 10/20/10



PROJECT NO. CA11864  
SITE NAME: COLONIA  
SITE NUMBER: CA11864  
SITE ADDRESS: 6880 SAGEBUSH ROAD, GARDEN VALLEY, CA  
DESIGN TYPE: RAW LAND

SHEET TITLE: ENLARGED SITE PLAN

DRAWING NO. C-4  
REVISION 3



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ENLARGED SITE PLAN

**SBA**  
SBA TOWERS, INC.  
5800 BROKEN SOUND PARKWAY, NW  
BOCA RATON, FL 33487-2797  
TEL: (561) 228-9523  
FAX: (561) 228-9388

**MSA**  
Architects & Planners, Inc.  
3110 NW 36th Avenue, Suite 200  
Fort Lauderdale, FL 33309  
404-551-1100  
FAX: 404-551-1101  
www.msa-arch.com

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DATE PROJECT: CA11854  
DRAWN BY: MF  
CHECKED BY: MF

REVISIONS

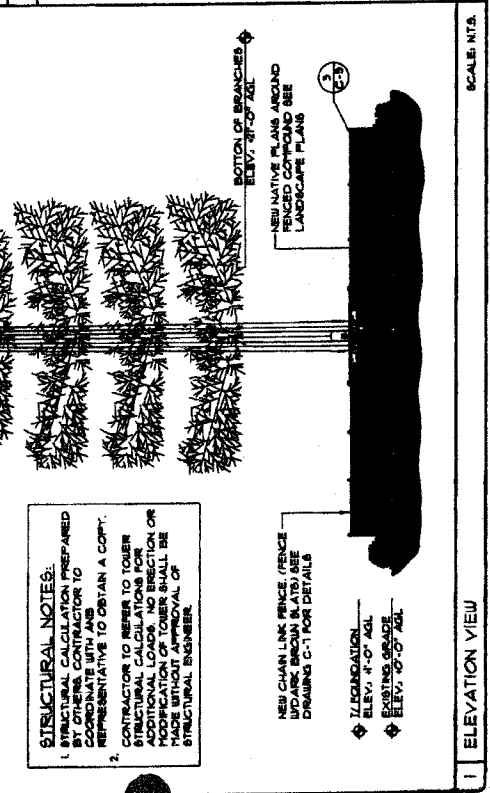
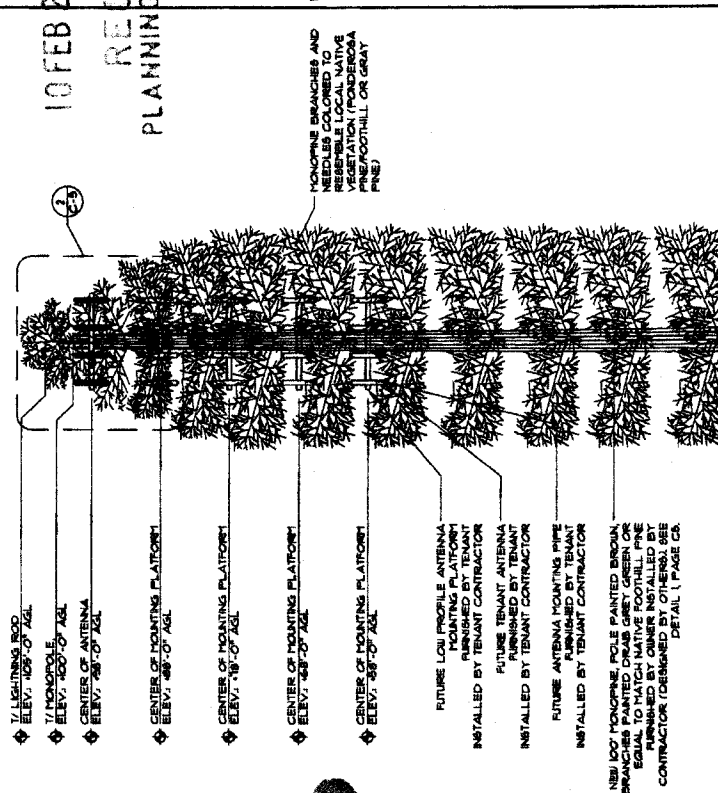
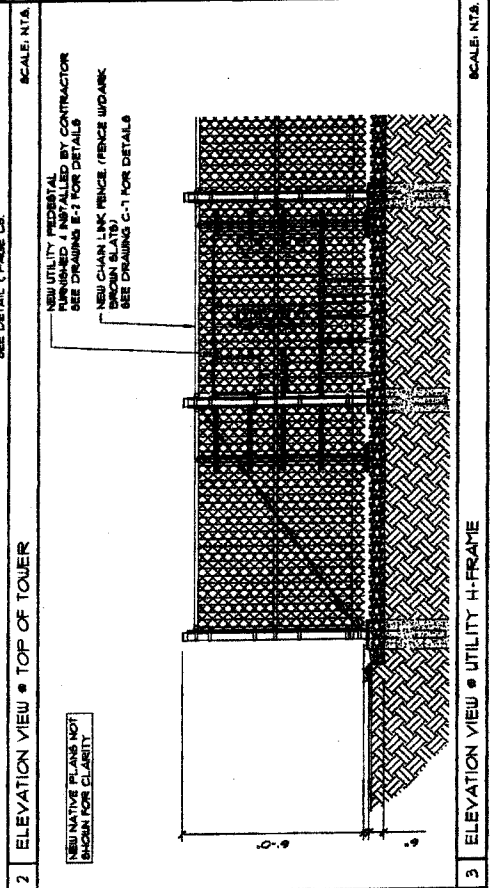
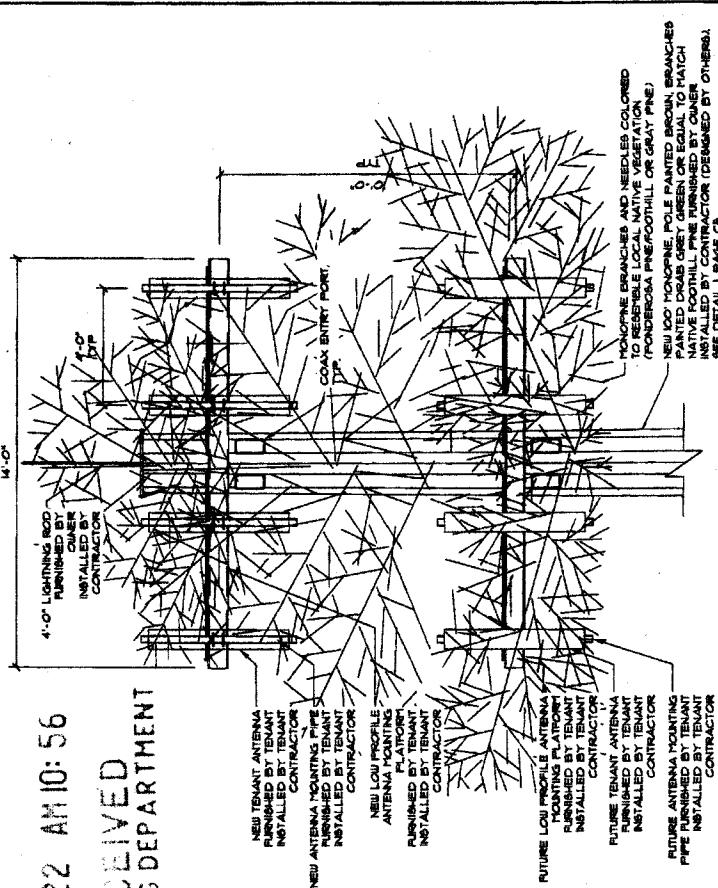
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2	10/25/00	ISSUED CONSTRUCTION
3	03/27/01	ISSUED CONSTRUCTION
4	03/27/01	ISSUED CONSTRUCTION

**LICENSED ARCHITECT**  
MICHAEL SHEWBRIDGE  
No. C-19797  
9-30-11  
RENEWAL DATE

STATE OF FLORIDA

PROJECT NO. CA11854  
SITE NAME COLONIA  
SITE NUMBER CA11854  
SITE ADDRESS 8000 SAGERBUSH ROAD GARDEN VALLEY, CA  
DESIGN TYPE RAW LAND  
SHEET TITLE SITE ELEVATIONS

DRAWING NO. C-5  
REVISION 3



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1 ELEVATION VIEW  
2 ELEVATION VIEW • TOP OF TOWER  
3 ELEVATION VIEW • UTILITY H-FRAME

SCALE: NTS.  
SCALE: NTS.  
SCALE: NTS.





Existing South Elevation — See Context Photo Plan, View 1



Kimley-Horn  
and Associates, Inc.

SBA - CA11654 - New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





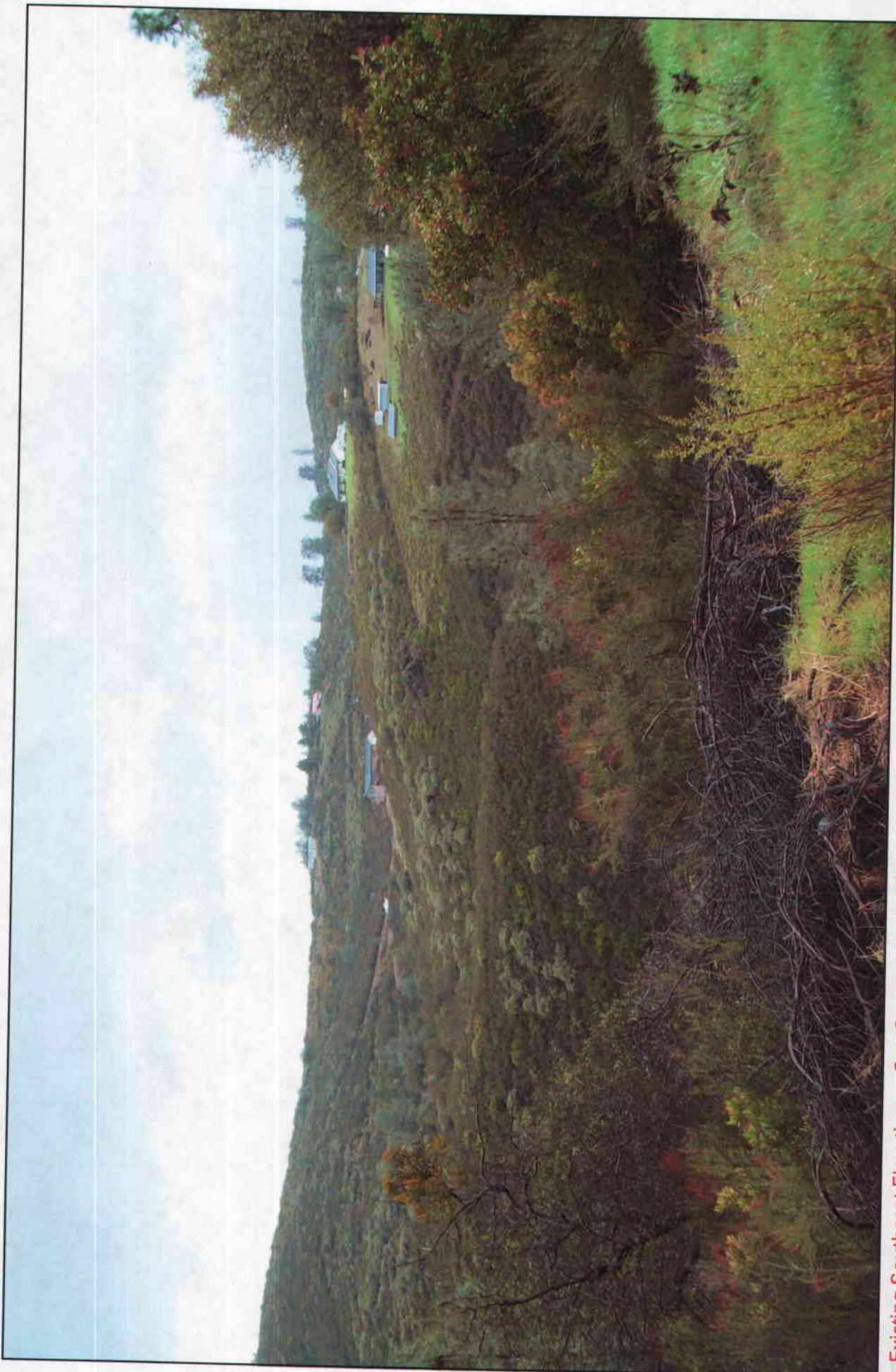
Proposed South Elevation — See Context Photo Plan, View 1



Kimley-Horn  
and Associates, Inc.

SBA - CA11654 - New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





Existing Southeast Elevation — See Context Photo Plan, View 2

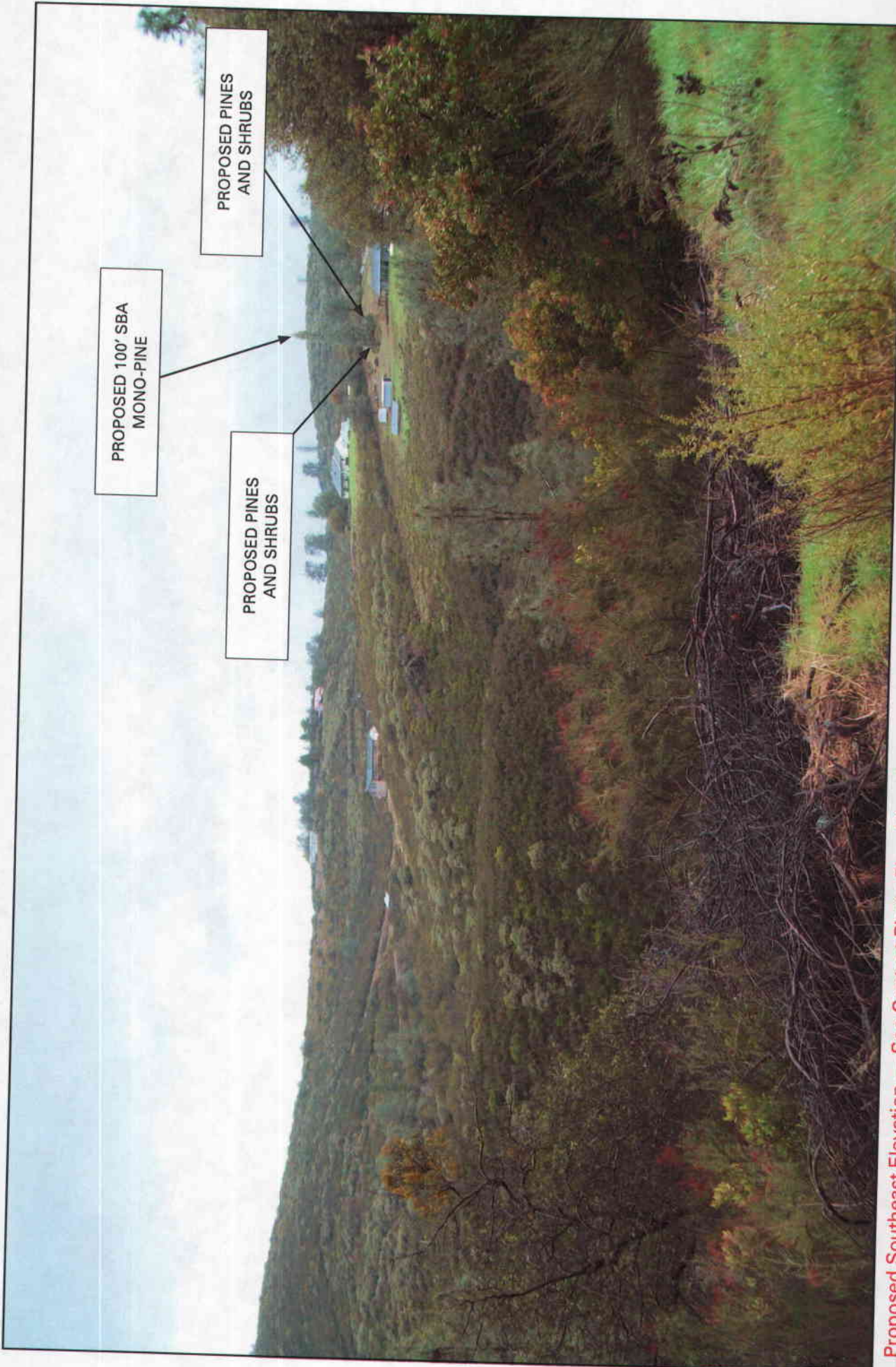


Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746







PROPOSED 100' SBA  
MONO-PINE

PROPOSED PINES  
AND SHRUBS

PROPOSED PINES  
AND SHRUBS

Proposed Southeast Elevation — See Context Photo Plan, View 2



Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





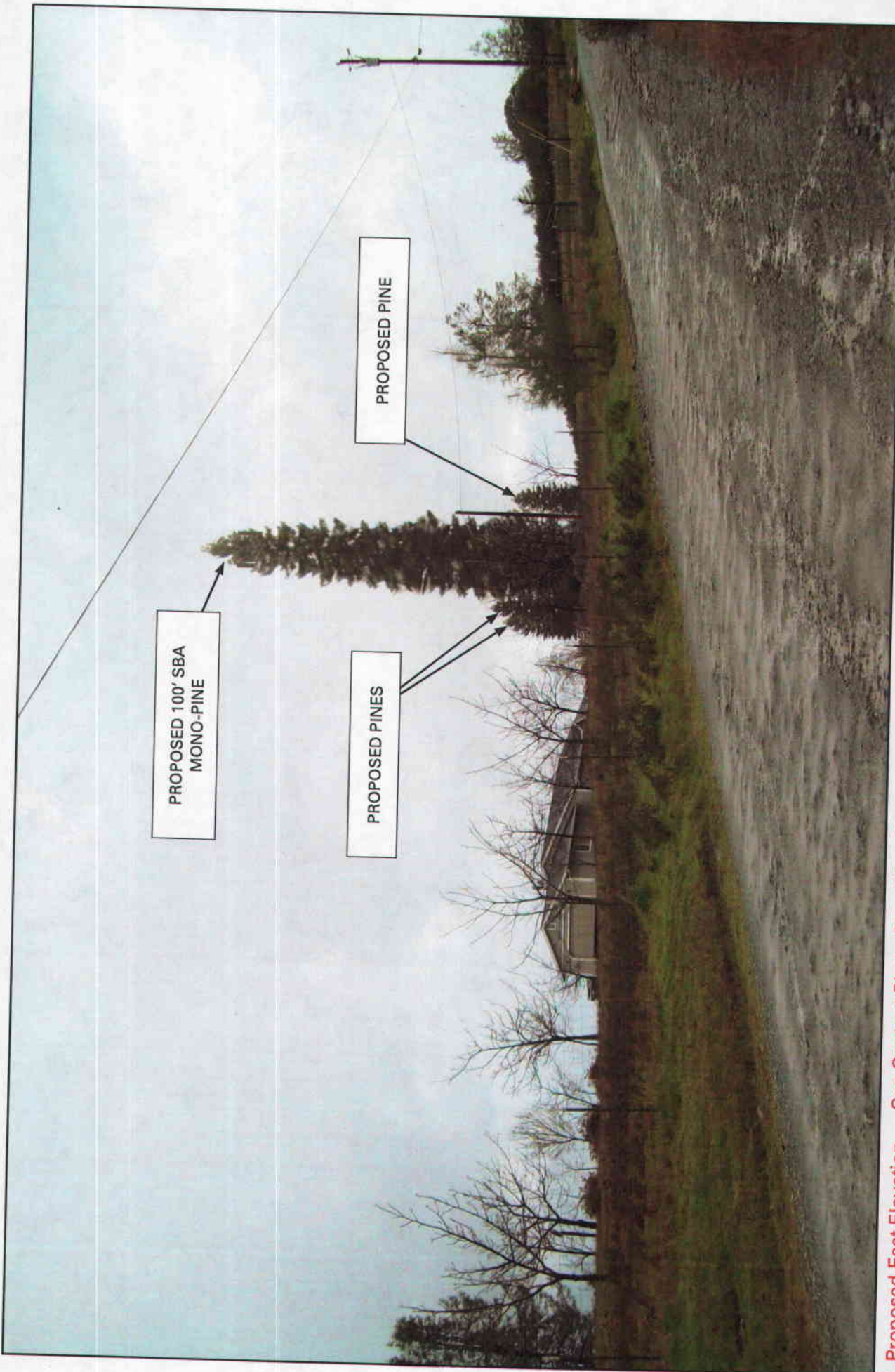
Existing East Elevation — See Context Photo Plan, View 3



Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





Proposed East Elevation — See Context Photo Plan, View 3



Kimley-Horn  
and Associates, Inc.

SBA - CA11654 - New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





Existing Northwest #1 Elevation — See Context Photo Plan, View 4



Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





PROPOSED 100' SBA  
MONO-PINE

Proposed Northwest #1 Elevation — See Context Photo Plan, View 4



Kimley-Horn  
and Associates, Inc.

SBA - COLOMA  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





Existing Northwest #2 Elevation — See Context Photo Plan, View 5



Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





PROPOSED 100' SBA  
MONO-PINE

Proposed Northwest #2 Elevation — See Context Photo Plan, View 5



Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746





Existing West Elevation — See Context Photo Plan, View 6



Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746







PROPOSED 100' SBA  
MONO-PINE

Proposed West Elevation — See Context Photo Plan, View 6

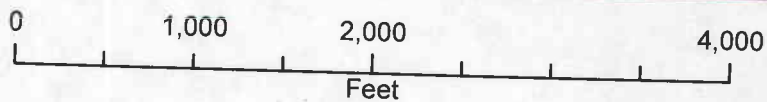
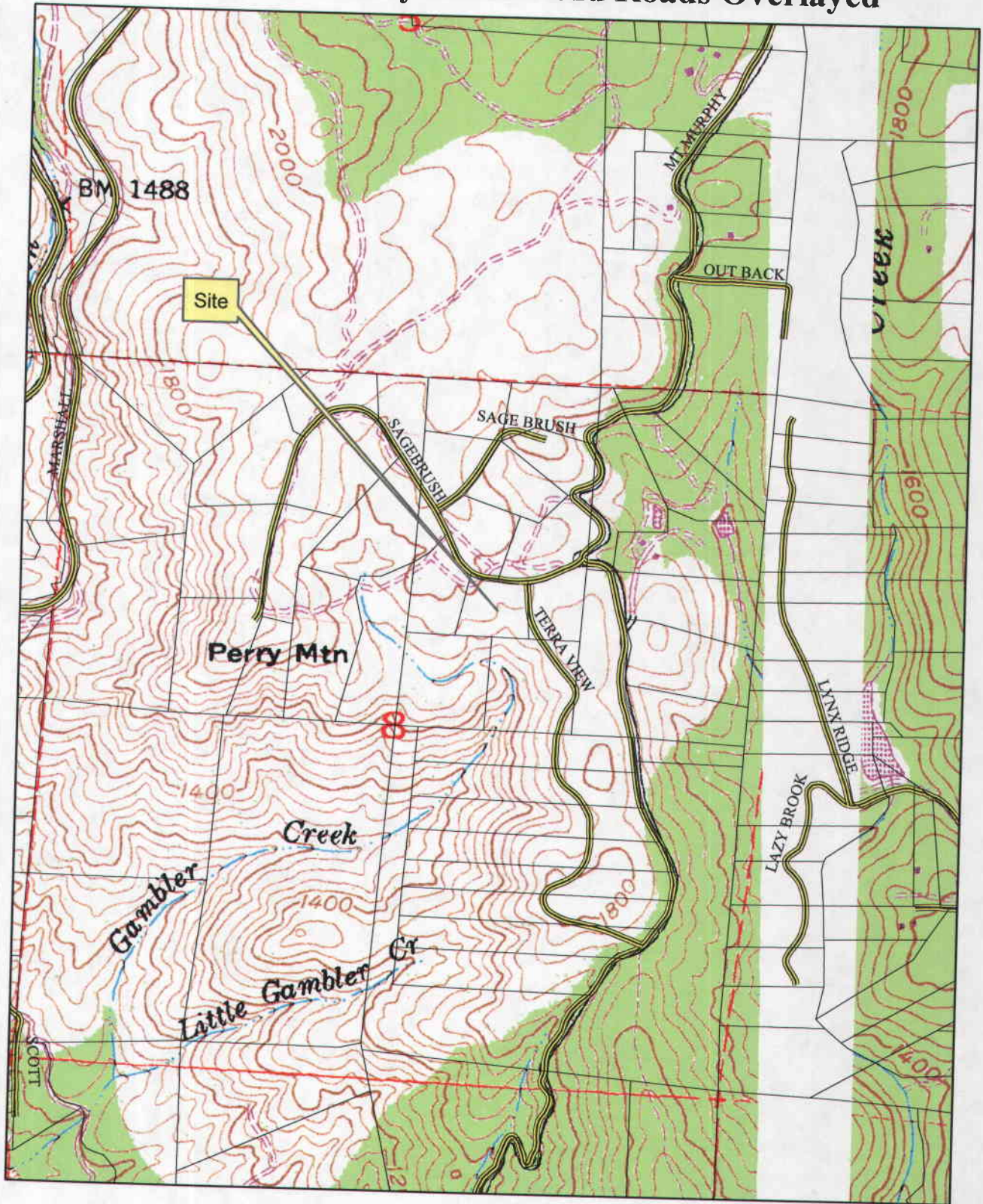


Kimley-Horn  
and Associates, Inc.

SBA – CA11654 – New Coloma  
5080 Sagebrush Road  
Garden Valley, CA 95633-9746



# Coloma U.S.G.S. 7.5 Minute Quadrangle with El Dorado County Parcels and Roads Overlayed

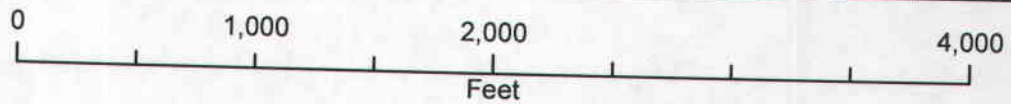
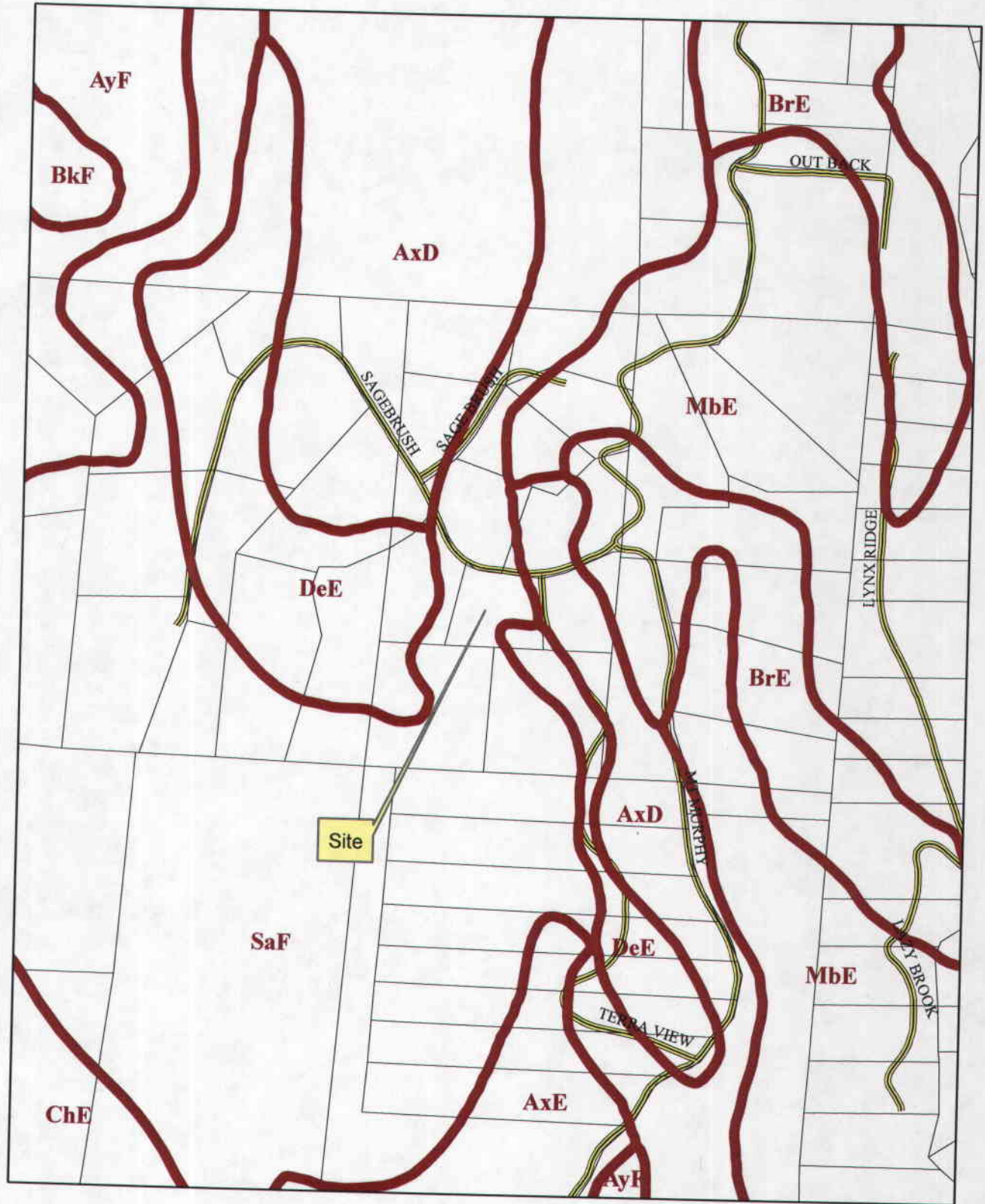


File No. S09-0015

Exhibit I

10-0574.D.42

# Soils



# WALLPACKS WP1C & WP1FC

**New!**  
Fully Shielded  
Full Cutoff



**RAB's Friendly Lighting Wallpacks, now available in Cutoff and Full Cutoff models. Sleek profile and quality features for security and perimeter lighting.**

Silicone gasket remains in place during relamping

Easy access conduit openings & ballasts for fast internal wiring

Semi-specular anodized reflector

Cutoff Glare Shield for "Friendly" Lighting

Hinged door swings open and remains captive for easy relamping

Photocell mounting hole

Template for easy wall box mounting

Long life lamp supplied

Precision die cast aluminum housing with durable bronze or white polyester powder coat finish

Top, side, back (and bottom for WP1FC) conduit openings

Higher wattages! 150W HPS & 100W MH QT

Adjustable socket positions for beam tuning

Tempered glass lens will not yellow

Capacitor cradle removes heat from components



**PULSE START**  
Metal Halide

- SAVE ENERGY \$\$\$
- LONGER LAMP LIFE
- FASTER START TIME
- BETTER LUMEN MAINTENANCE
- LAMPS REMAIN SAME COLOR
- COLD STARTING TO -40°



## Product Information

### High Pressure Sodium

Lamp supplied with fixture

Watts	Lamp Type	Lamp Base	Ballast
35	ED17	Med	R-NPF 120V
50	ED17	Med	R-NPF 120V
70	ED17	Med	R-NPF 120V
100	ED17	Med	R-NPF 120V
150	ED17	Med	R-NPF 120V
150	ED17	Med	HX-HPF QT

### Metal Halide

Lamp supplied with fixture  
For UV coated lamp, consult factory

50	ED17	Med	HX-NPF 120V
50	ED17	Med	HX-HPF QT
70	ED17	Med	HX-NPF 120V
70	ED17	Med	HX-HPF QT
100	ED17	Med	HX-HPF QT

### Compact Fluorescent

Lamp supplied with fixture



Watts	Lamp Type	Lamp Base	Ballast
26	Triple	GX24q-3	Electronic QT
32	Triple	GX24q-3	Electronic QT
42	Triple	GX24q-4	Electronic QT

Starting temperature of ballast 0°F

### Starting Amps / Operating Amps

120V	208V	240V	277V
1.4 / 0.9			
1.8 / 1.2			
2.3 / 1.7			
3.0 / 2.3			
4.0 / 2.6			
1.6 / 1.6	.9 / .9	.8 / .8	.7 / .7
2.0 / 1.6			
.6 / .6	.35 / .35	.3 / .3	.25 / .25
2.8 / 2.2			
.7 / .8	.4 / .5	.4 / .5	.3 / .4
1.0 / 1.2	.6 / .7	.5 / .6	.5 / .5

Input Watts	Lamp ANSI	Initial Lumens	Lamp Hours
46	S76	2,300	24,000
62	S68	4,000	24,000
86	S62	6,300	24,000
115	S54	9,500	24,000
170	S55	16,000	24,000
188	S55	16,000	24,000
69	M110	3,400	10,000
68	M110	3,400	10,000
94	M98	5,600	15,000
90	M98	5,600	15,000
129	M90	9,000	15,000
29		1,800	12,000
36		2,400	12,000
46		3,200	12,000

### Factory Installed Options

Add suffix to catalog number

Button Photocell Specify Photocell voltage

Swivel Photocell Specify Photocell voltage

Single fusing for 120 and 277 volt

Tamperproof screws

Wire Guard for WP1FC

Shade - Curved

Shade - Rectangular



### Accessories

## Specifications



### UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from ballast.

### Housing:

Die cast aluminum, 1/2" NPS tapped top, both sides, back (and bottom for WP1FC) for conduit or photocell. Continuous one piece silicone rubber gasket.

### Reflector:

Semi-Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

### Lens:

Thermal tempered glass.

### Socket:

HID: 4kv Pulse Rated Porcelain socket with nickel plated screw shell and spring loaded center contact.

CFL: GX24q-3 = 26w & 32w

GX24q-4 = 42w base.

Plug in type thermoplastic

### Finish:

Chip and fade resistant Bronze or White polyester powder coat finish.

### Patent Protection:

The design of the WP1FC is protected by U.S. Patents pending and similar patents pending in China, Taiwan and Canada.



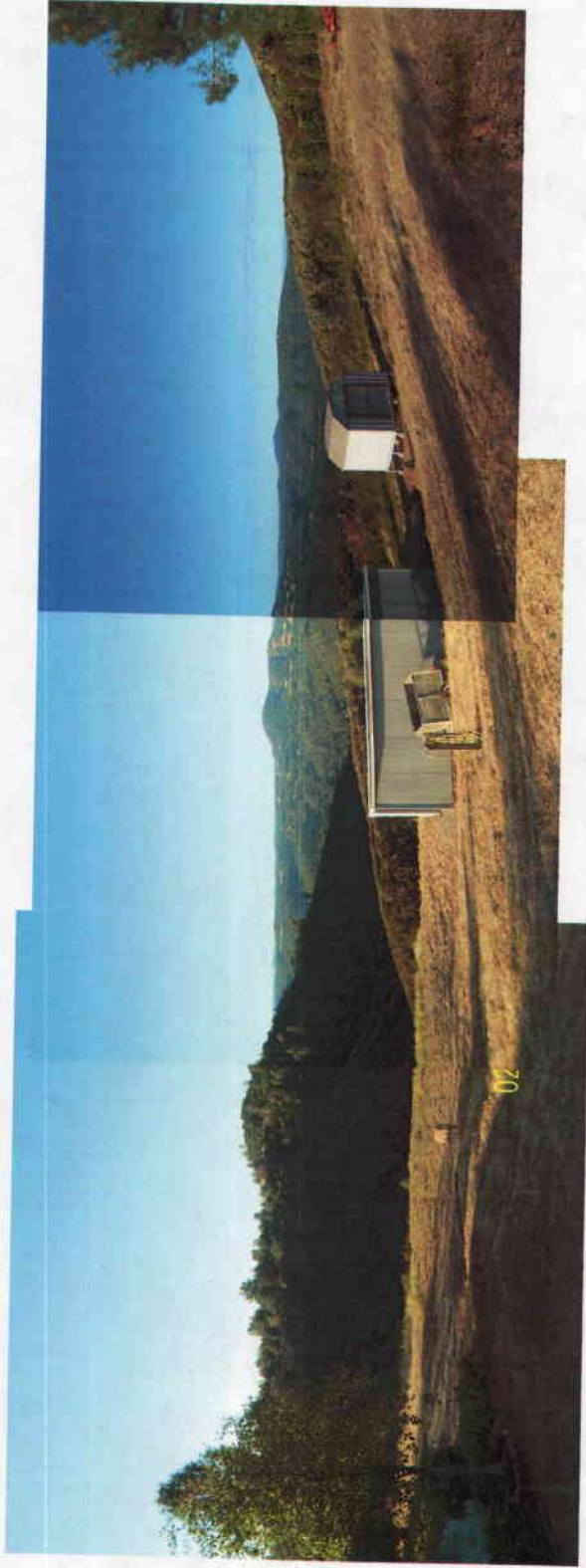
### www.rabweb.com

Spec sheets • EZ Lighting Layouts  
Photometrics • Wiring Diagrams  
IES Files • Installation Instructions



## Photometrics

See Page 172 for WP1C and WP1FC Photometrics



Standing just to the west of the existing residence looking south towards Coloma.



Standing southwest of the house looking northwest to the proposed tower site.

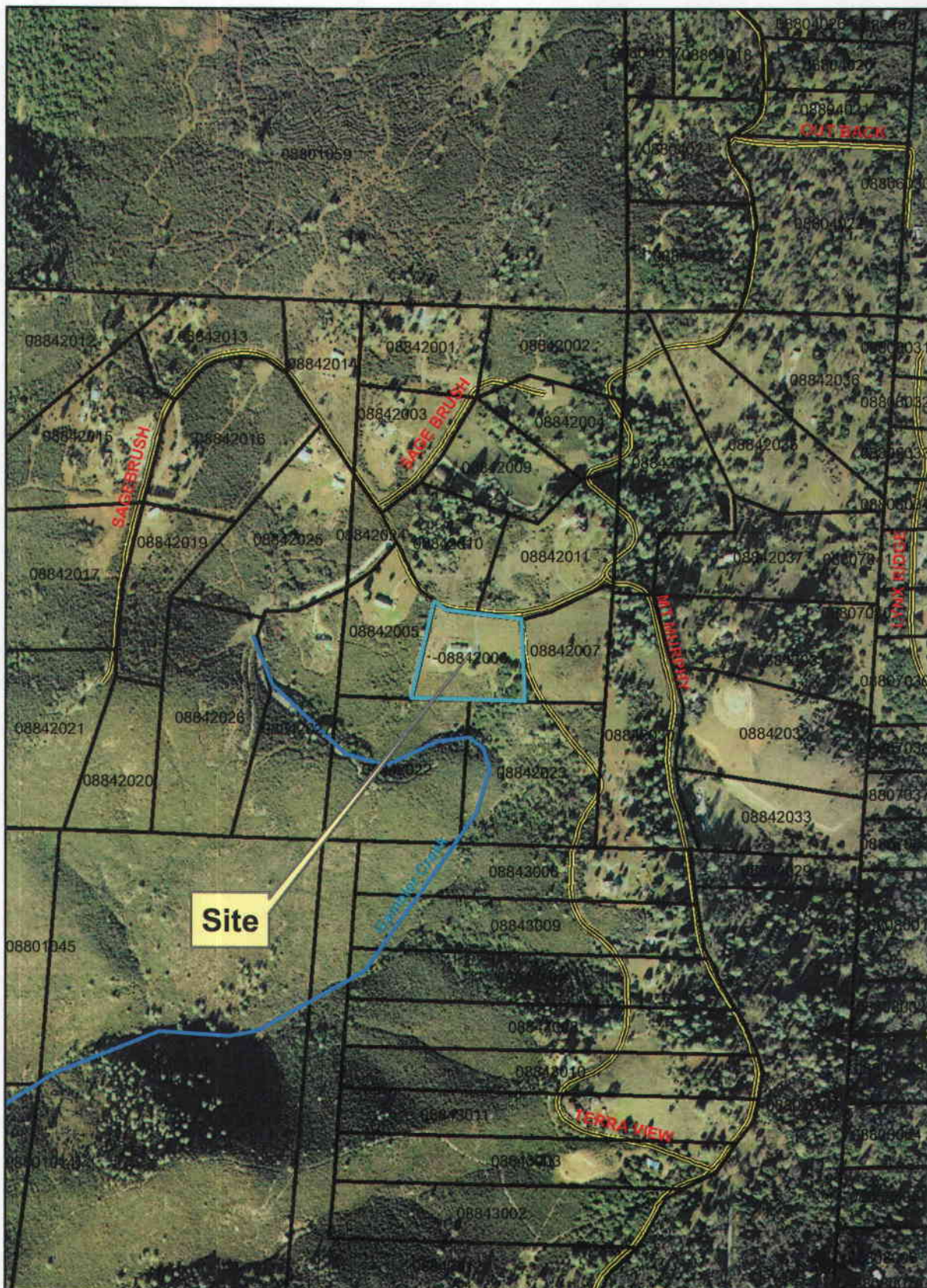


Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit M-1

10-0574.D.46



Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Special Use Permit S09-0015/SBA Wireless Telecommunication Facility-Garden Valley

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

**Contact Person:** Tom Dougherty

**Phone Number:** (530) 621-5355

**Project Applicant's Name and Address:** SBA Tower, Inc., 5900 Broken Sound Parkway, NW, Boca Raton, Florida, 33487-2797

**Project Agent's Name and Address:** Gary Mapa, Site Acquisition Resultants, Inc., P.O. Box 621, Applegate, CA 95703

**Project Engineer's Name and Address:** MSA Architecture and Planning, 301 8<sup>th</sup> St., Suite 250, San Francisco, CA 94103

**Project Location:** South side of Sagebrush Road approximately 500 feet east of the intersection with Mt. Murphy Road in the Garden Valley area.

**Assessor's Parcel Number:** 088-420-06

**Acres:** 5.033

**Zoning:** Residential Estate Residential Ten-Acre (RE-10)

**Section:** 17     **T:** 11N   **R:** 12E

**General Plan Designation:** Rural Residential-Important Biological Corridor (RR-IBC)

**Description of Project:** Construction and operation of a new wireless telecommunications facility consisting of a 100-foot tall monopine tower with four antennas in three sectors (total of 12 antennas), mounted at the 98-foot level, with a 12-foot by 16-foot, 10 feet tall equipment shelter with associated ground support equipment to be located within a 60-foot by 90-foot lease area enclosed by a six-foot tall chain link fence. The monopine is proposed to accommodate up to four additional antenna arrays on the tower and four additional equipment shelters within the lease area. The one equipment shelter proposed with this project would include two wall-mounted HVAC units and one emergency generator. The fencing would be buffered by native landscape shrubs with brown slatting installed on the fence. A trench would be dug approximately 195 feet to the existing utility pole on Sagebrush Road to extend power and Telecom services.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences, Grazing, Park)</u>
Site:	RE-10	RR	Residential/Single-family residence.
North:	RE-10	RR	Residential/Single-family residence northeast, vacant northwest.
East:	RE-10	RR	Residential/Vacant.
South:	RE-10	RR	Residential/Vacant.
West:	RE-10	RR	Residential/Single-family residence.

**Briefly Describe the environmental setting:** The site is located on a 5.033-acre parcel that is located at the 1,800-foot elevation above sea level. The parcel slopes gradually to the east-southeast and Sagebrush Road adjoins the north boundary which is the highest point. The vegetation surrounding the proposed tower site includes annual grasses and one foothill pine approximately 45-feet tall. The majority of the rest of the parcel contains annual grasses with chaparral shrubs dominating the southern portion, and a grouping of foothill pines in the southeast corner.



- Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)
1. Building Services
  2. Department of Transportation
  3. El Dorado County Air Quality Management District
  4. El Dorado County Resource Conservation District
  5. Garden Valley Fire Protection District

**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
Biological Resources		Cultural Resources		Geology / Soils
Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
Land Use / Planning		Mineral Resources	X	Noise
Population / Housing		Public Services		Recreation
Transportation/Traffic		Utilities / Service Systems		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: Tom Dougherty Date: 4/1/10  
 Printed Name: Tom Dougherty, Project Planner For: El Dorado County

Signature: Pierre Rivas Date: 4-5-10  
 Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

## **PROJECT DESCRIPTION**

### Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development.

### Project Description

The project would allow the construction of a wireless communications facility to include a 100-foot tall monopine tower to support cellular transmission. The facility is proposed to include 12 antennas mounted at the 98-foot level, with a 12-foot by 24-foot equipment shelter and associated ground support equipment located within a 60-foot by 90-foot lease area enclosed by a six-foot tall chain link fence.

### Project Location and Surrounding Land Uses

The project site is located within a Rural Region. The project site is surrounded by two existing developed residential parcels and four vacant parcels.

### Project Characteristics

#### 1. Transportation/Circulation/Parking

Access to the project would be provided from an encroachment onto Sagebrush Road which is not a County maintained roadway. DOT determined that because there would be a low volume of traffic generated by the project (approximately one trip per month after construction), a traffic study would not be required. The proposed access road and turnaround to the fenced lease area would travel approximately 120 feet from the Sagebrush Road easement. The encroachment access onto Sagebrush Road would be required by DOT to be improved through an encroachment permit process prior to issuance of a building permit. The turnaround at the lease area would be required to meet Fire Safe standards.

Parking standards have been met for the project with the 12-foot access driveway and turnaround at the lease area for maintenance vehicles. No impacts to parking would occur as part of the project

#### 2. Utilities and Infrastructure

There are existing phone and electrical facilities which would be extended within the parcel to the tower facilities.

#### 3. Population

The project would not impact population.

#### 4. Construction Considerations

Interior access driveway construction and grading would be required for the project. A grading permit from Development Services would be required for interior site preparation including surface grading for the access roadway, tower foundation, and overall site surfacing preparation. The extension of existing utilities would require trenching. A building permit would be required for the communications facility components and an encroachment permit from DOT would be required for the Sagebrush Road encroachment. A typical cellular communications tower site would take between three to six weeks to construct and that does not include every single day within that time frame.

The proposed project is within the Asbestos Review Area. The El Dorado County Air Quality Management District (AQMD) reviewed the project and concluded that AQMD Rule 223.2 applies which addresses the regulations and mitigation measures for naturally occurring asbestos dust emissions, and would need to be adhered to during the construction process. Mitigation measures for the control of naturally occurring asbestos dust would need to comply with the requirements of Rule 223.2. In addition, an Asbestos Dust Mitigation Plan (ADMP) Application would be required to be submitted along with the appropriate fees to and approved by the AQMD prior to start of project construction. AQMD would require the paving of any road or exposed surface which allows vehicular travel or the application of a minimum of three (3) inches in depth, asbestos free gravel.

#### Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

#### 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 will 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. Once the lead agency has determined that a particular physical impact may occur, then 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**ENVIRONMENTAL IMPACTS**

<b>I. AESTHETICS. <i>Would the project:</i></b>			
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	

**Discussion:** A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a. **Scenic Vista:** The project site is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impact
- b. **Scenic Resources:** The project site is not within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwyl.html>)). There would be no impact.
- c. **Visual Character:** The project is designed and conditioned to resemble a pine tree in shape and color. The tower pole would be painted a dark-brown and the branches would begin 21 feet above ground level. The ground equipment would be buffered from up-close ground view by dark colored slats on the fencing and native shrubs and conifers planted around the fenced perimeter. The antennas would be painted with a grayish-green, non-reflective paint to blend in with the “branches.” It is typical in a chaparral plant type area for single pine trees to jut out of the shrubs however; at the exact spot on the parcel where the tower is proposed, there are no shrubs or trees and there would be a potentially significant impact to the existing visual quality of the site and its surroundings. Zoning Ordinance Sections 17.14.210 F & G require screening in order to reduce the aesthetics impacts to a less than significant level. The project has been conditioned to add landscaping as shown in the Staff Report Exhibits using toyon shrubs and foothill pines. These two types of plants are native to the site vicinity and compatible with the project site’s serpentine rock based soils. As conditioned, and with strict adherence to applicable County Code, impacts in this category would be reduced below a level of significance
- d. **Light and Glare:** One sconce-type light would be located on the equipment shelter building. The light would be controlled by motion sensor or timer. The applicant has shown the light would conform to Section 17.14.170, of the County Code requiring all the lights to be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. As designed and conditioned, impacts from outdoor lighting would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**FINDING:** As conditioned, mitigated, and with strict adherence to County Code, for this “Aesthetics” category, impacts would be less than significant.

<p><b>II. AGRICULTURE AND FOREST RESOURCES.</b> 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 Dept. 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 Forrest Protocols adopted by the California Air Resources Board. Would the project:</p>			
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

**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. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains SaF (Serpentine rock land with undulating to steep slopes), and DeE (Delpiedra very rocky loam with 3 to 50 percent slopes). These soil types are not classified as unique, soils of local importance or either prime farmland, statewide important farmland. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract, the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use:** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- d, e. **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone. The serpentine rock-based soils do not promote timber growth due to the high magnesium content. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impact.

**FINDING** For this "Agriculture" category, the thresholds of significance have not been exceeded and no impacts would result from the project.

<b>III. AIR QUALITY. <i>Would the project:</i></b>				
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
e. Create objectionable odors affecting a substantial number of people?				X

**Discussion:** A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
  - Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, 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 Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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pollutants (ROG/VOC, NOx, and O3). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement an Asbestos Dust Mitigation Plan (ADMP) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

- b, c. **Air Quality Standards and Cumulative Impacts:** The El Dorado County Air Quality Management District (AQMD) reviewed the application materials for this project and determined that by implementing typical conditions that are included in the project permit, that the project would have a less than significant level of impact in this category. The conditions would be implemented as part of an Asbestos Dust Mitigation Plan (ADMP) and would be reviewed and approved by the AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals. With full review with consistency with General Plan Policies, impacts would be less than significant.

The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for utilities, driveway, monopine pole installation, graveling, fence and landscape installation, and associated on-site activities. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This is a temporary but potentially significant effect. A typical cellular communications tower site would take between three to six weeks to construct and that does not include every single day within that time frame. Standard Conditions of Approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction and to the ADMP would reduce potentially significant impacts to a less than significant level.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. This would be a less-than-significant impact.

- d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. No sensitive receptors were identified in the vicinity of the subject parcel. There would be no impacts.
- e. **Objectionable Odors:** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed cellular communications facility use as a use known to create objectionable odors. There would be no impact.

**FINDING:** The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation, however existing regulations would reduce these impacts to a less-than-significant level. Additional impacts to air quality would be less than significant. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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 Game 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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
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

**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 and Sensitive Natural Communities:** Review of the County GIS soil data demonstrates the project site would be located on lands shown to contain Serpentine Rock or Gabbro soils. Search of the California Natural Diversity database indicates there are none of the rare, threatened, or endangered species on the site. The project is not located within a County Rare Plant Mitigation Area and would not be subject to payment of a mitigation fee. The submitted *National Environmental Policy Act (NEPA) Review Report*, prepared by Sims and Associates, dated May 4, 2009 found that the project would not affect threatened or endangered species. The site has been developed for residential use since 1998. Impacts would be less than significant.

**b, c. Riparian Habitat, Wetlands:** The project is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve or USFWS Recovery Plan boundaries.

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**Potentially Jurisdictional Waters of the U.S.:** The site does not support potentially jurisdictional waters of the U.S. There would be no impacts.

- d. **Migration Corridors:** The project proposes to preserve all areas of the parcel that have existing trees and shrubs and are presently used by wildlife. Review of the Deer Herd map indicates the project is not located within a mapped deer herd area. Therefore, there would be no impact.
- e. **Local Policies: Biological Resources:** General Plan Policy 7.4.4.4 requires protection of native oak tree canopy. The project does not propose to remove oak trees. There would be no impact.

**Important Biological Corridor (IBC) land use overlay:** Policy 7.4.2.9 identifies the site with an Important Biological Corridor (IBC) overlay. This would be applied to *lands identified as having high wildlife values because of extent, habitat function, connectivity, and other factors*. The subject parcel has an existing single-family dwelling, infrastructure, utilities, and accessory buildings. The site area is devoid of trees and shrubs and has been continually weed-eated since 1998. The entire parcel is located within the IBC however; the project would not directly impede the intentions of this policy because significant disturbances would occur only to the lease area, the entrance driveway and the trenching along the driveway to the power pole. Impacts would be less than significant.

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

**FINDING:** This site is not located within the County's adopted Ecological Preserve or within the USFWS Recovery Plan boundaries. No jurisdictional wetlands are present at the project site. With strict adherence to applicable County Codes, impacts on Biological Resources would be less than significant.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
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. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

**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 a property or historic or cultural 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

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- Conflict with adopted environmental plans and goals of the community where it is located.

- a-c. **Historic or Archeological Resources:** The submitted *National Environmental Policy Act (NEPA) Review Report*, prepared by Sims and Associates, dated May 4, 2009 found that the project would not affect significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Based on the submitted report, the presence of historical or archeological resources is remote. Standard Conditions of Approval would be required which require protective measures be implemented during project construction in the event of accidental discovery of historic or archeological resources. Impacts would be less than significant.
- d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

**FINDING:** No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. This project would have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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	
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

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

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- 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. 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 less than significant. 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 potential areas for liquefaction on the project site as there are no wetland features or soil fill areas. There would be no impacts.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

**b. Soil Erosion:** All grading activities exceeding 50 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* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. There would be the potential for erosion, changes in topography, and unstable soil conditions with future development. These concerns would be addressed during the grading permit process. Impacts would be less than significant.

**c. Geologic Hazards:** The onsite soil types have a slow to medium runoff potential with medium to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

**d. Expansive Soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in

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cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the parcel is located on Serpentine rock land (SaF), and Delpiedra very rocky loam (DeE) soils. SaF soils have shrink-swell properties too variable to estimate and DeE soils have a moderate shrink-swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

- e. **Septic Capability:** The project would not require a septic system use. There would be no impacts related to septic systems.

**FINDING:** A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the proposed development. 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 impacts would be less than significant.

<b>VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i></b>			
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

a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures are included as standard grading permit requirements and would reduce impacts to a level of less than significant.

b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

**FINDING:** The project would generate amounts of greenhouse gases would be negligible compared to global emissions or emissions in the County. For this 'Greenhouse Gas Emissions' category impacts would be less than significant.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>			
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

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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
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 to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

**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 American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IEEE C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communication sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it would be unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines. The following table represents the FCC limits for both occupational and general population exposures to different radio frequencies:

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Frequency Range (F) (MHz)	Occupational Exposure (mW/cm <sup>2</sup> )	General Public Exposure (mW/cm <sup>2</sup> )
0.3-1.34	100	100
1.34-3.0	100	180/F <sup>2</sup>
3.0—30	900/F <sup>2</sup>	180/F <sup>2</sup>
30-300	1.0	0.2
300-1,500	F/300	F/1500
1,500-100,000	5.0	1.0

A radio frequency emissions analysis report of findings was prepared by Douglas Picard, Sr. RF Engineer for Verizon Wireless dated June 16, 2009 for the project. Based on the submitted study, the maximum power density at ground level operations at the base of the tower would be 3.996576  $\mu\text{W}/\text{cm}^2$ , or 3.36 percent. The maximum at 100 feet from the base of the tower would be 55.876397  $\mu\text{W}/\text{cm}^2$  which represents 9.52 percent of the uncontrolled standard as set by the FCC. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

The project would not introduce, transport, store, or dispose of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.

- c. **Hazardous Materials Near Schools:** The project would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. There are no schools within one-quarter mile of the project. There would be no direct impact.
- d. **Hazardous Sites:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List](http://www.dtsc.ca.gov/database/Calsites/Cortese_List)). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the subject site are known to have occurred. There would be no direct impact with the approval of this project request.
- e. **Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. There would be no impact.
- h. **Wildfire Hazards:** The project site is in an area of very high hazard for wildland fire pursuant to Figure V.4-2 of the 1996 General Plan Draft EIR and Figure 5.8-4 of the 2004 General Plan Draft EIR. Compliance with the conditions required by the Garden Valley Fire Protection District and implementation of California Building Codes would reduce the impacts of wildland fire to a less than significant level.

**FINDING:** The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The Garden Valley Fire Protection District would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

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<b>XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
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
j. Inundation by seiche, tsunami, or mudflow?			X

**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



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- Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards.** Erosion control would be required of the future building/grading permit and strict adherence to County Code would not increase the level of sediments in stormwater discharges significantly more at the site than the current discharge levels. Operation of the proposed project would not involve any uses that would generate wastewater. Stormwater runoff from potential development would be directed to an engineered drainage system and would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would not violate water quality standards. Impacts would be less than significant.
- b. **Groundwater Supplies.** The project would initially use groundwater from an existing well to support the landscaping required to buffer the fenced lease area. The proposed landscape plan includes plants native to the site vicinity. They are known to be compatible with the serpentine rock related soils. The dependence on supplemental water would be short-term until the plants are established at which time it would be unnecessary. Impacts would be less than significant.
- c-f. **Drainage Patterns.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives would be required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan would reduce erosion and siltation on and off site. A grading permit through Development Services and encroachment permit through El Dorado County Department of Transportation would be required for any future development to address grading, erosion and sediment control. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.
- g-j. **Flood-related Hazards.** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

**FINDING:** The proposed project would require a site improvement and grading permit through the El Dorado County Building Services that would address erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

<b>X. LAND USE PLANNING. <i>Would the project:</i></b>			
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
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X

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**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 site is a partially developed parcel in a residential zone district that is surrounded by single-family residences, as well as vacant parcels of five to ten-acres in size. The project would provide improved wireless cellular telecommunications within a Rural Residential (RR) land use designated area. The proposed project would not physically divide an established community within a Rural Region. Impacts would be less than significant.
- b. **Land Use Consistency:** Operation of the proposed cell tower in an area zoned for Estate Residential 10-Acre (RE-10) would allowed with a Special Use Permit under Section 17.14.200 D 5 (b) of the County Zoning Ordinance. The proposed use would not conflict with the RR General Plan land use designation for the site. The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics and health and safety concerns. As conditioned, mitigated, and with strict adherence to County Code, impacts would be less than significant.
- c. **Habitat Conservation Plan:** The proposed project is not located in an area covered by a Habitat Conservation Plan (HCP) or a Natural Community Conservation Plan (NCCP). There would be no impact.

**FINDING:** The proposed use of the land would be consistent with the zoning and the General Plan with the issuance of a Special Use Permit. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned, mitigated, and with strict adherence to County Code, no significant impacts are expected. For this "Land Use" category, the thresholds of significance have not been exceeded.

<b>XI. MINERAL RESOURCES. <i>Would the project:</i></b>				
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 recovery site delineated on a local general plan, specific plan or other land use plan?				X

**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 in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present, (California Department of Conservation, California Geological Survey, Mineral

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Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001), and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7). There would be no impacts.

**FINDING:** No impacts to energy and mineral resources are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Mineral Resources" category, there would be no impacts.

<b>XII. NOISE.</b> <i>Would the project result in:</i>			
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

**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.
- b. **Groundborne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- c. **Short-term Noise Increases:** Short-term noise impacts would be associated with excavation, grading, and construction activities. El Dorado County would require that all construction vehicles and equipment, fixed or

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mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan.

The subject parcel adjoins Sagebrush Road to the north. Routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along Sagebrush Road with the addition of the maintenance vehicle(s) would not be measurable. Construction of the facility would consist of moderate grading for the lease area, the driveway encroachment onto Sagebrush Road and the driveway and turnaround at the lease area enclosure, setting the monopine, placing ground equipment within the lease area, installing one equipment shelter, two five-ton air conditioning units and one emergency generator, laying gravel, installing a chain link fence and landscape plants. These activities would occur weekdays only over an approximately four- to six-week period during daylight hours, on intermittent days, and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard Conditions of Approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.

- a, d. **Noise Exposures, Long-term Noise Increases:** The project proposes to utilize two five-ton air conditioning (HVAC) units and one emergency generator which may have the potential to generate long-term noise based on the proposed use. They would be located on the northwestern equipment pad within the fenced compound. The HVAC units would operate one at a time and would be based on need. They would not operate when ambient temperatures were low enough for them to operate efficiently. The generator would be housed within a Level 2 Sound Enclosure and would only operate in the event of a prolonged power outage. It would be tested for a period of 15 minutes, approximately once per month, during daytime hours.

A *Noise Analysis Report for Verizon Coloma*, dated February 25, 2010, and prepared by Kimley-Horn and Associates, was submitted for the project. The Datakustik Cadna/A industrial noise prediction model was used to estimate noise levels from project noise sources. The project site layout and the topography of the site and surrounding parcels were also imported into the model. The wall-mounted air conditioners and generator were treated as point sources. That report referred to General Plan Table 6-2 and determined that for a rural area, the *noise level limit applicable to the project is 35 dBA Leq at 100 feet from any residence not located on the project property; i.e., offsite*. The report concluded that the project, as designed, would produce noise levels up to approximately 41 dBA Leq from the closest off-site residence, located approximately 275 feet to the northwest, and would not comply with the General Plan noise limits. It would however, comply from all other existing residences within the project vicinity. The report recommended that the current design of the equipment pad be rotated 90 degrees counterclockwise which would reduce the noise levels to 34 dBA Leq. That rotation would put the point sources on the east side of the equipment shelter. As recommended, the following Mitigation Measures shall be implemented to reduce potentially significant impacts to a less than significant level:

**NOISE-1, Location of Two Air Conditioners and One Backup Generator:** The project's equipment shelter shall be rotated 90 degrees counterclockwise putting the two air conditioners and emergency backup generator on the east side of the equipment shelter, as shown in Figure 4 as shown in the *Noise Analysis Report for Verizon Coloma*, dated February 25, 2010, and prepared by Kimley-Horn and Associates.

**Monitoring:** Planning Services shall verify that the air conditioners and emergency generator are placed in the prescribed location prior to issuance of final occupancy for the building permit.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Planning is recommending that an acoustical analysis be required prior to approval of any additional carrier or use subsequent to a potential approval of the current project request which may generate noise beyond established thresholds. This analysis would be required to ensure that the proposed uses would not exceed the established General Plan thresholds, or Mitigation Measures would be required to reduce the noise impacts. The current project would be conditioned to require that future tenants/carriers/collocaters adhere to this requirement. As mitigated and conditioned, the project would not increase the ambient noise levels in the area in excess of the General Plan established noise thresholds. Impacts would be less than significant.

**e-f. Aircraft Noise:** There are no airstrips or airports within the project vicinity. There would be no impacts.

**FINDING:** As conditioned, mitigated, and with strict adherence to County Code, no significant impacts to excessive noise are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Noise" category, the thresholds of significance have not been exceeded.

<b>XIII. POPULATION AND HOUSING. <i>Would the project:</i></b>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., 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

**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-c. Population Growth, Housing Displacement, Replacement Housing:** No housing or people would be displaced. Routine maintenance visits to the facility would be limited to employees or SBA Tower approved maintenance personnel. There would be no impact.

**FINDING:** The project would not displace housing. There would be no potential for a significant impact due to substantial growth with the communications facility either directly or indirectly. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIV. 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:*

a. Fire protection?			X	
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other government services?				X

**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 parcel is within the Garden Valley Fire Protection District. The proposed project would construct a fenced ground equipment enclosure and monopine tower. The new, unoccupied facility would represent a minimal increase in the demand for structural fire protection at the project site. The project would be conditioned by the District to meet Fire Safe regulations. Impacts would be less than significant.
- b. Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. No new or expanded law enforcement services would be required. There would be no impact.
- c-e. Schools, Parks and Government Services:** 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 governmental services that could, in turn, result in the need for new or expanded facilities. There would be no impact.

**FINDING:** As discussed above, no significant impacts would be to public services with the communications facility either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XV. RECREATION.</b>			
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

**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 does not include any increase in permanent population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

**FINDING:** No impacts to recreation would be expected for this wireless telecommunications facility either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

<b>XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XVI. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
of such facilities?				

**Discussion:** A substantial adverse effect on 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 “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. **Traffic Increases:** Comments were received from the El Dorado County Department of Transportation (DOT) indicating that the level of service (LOS) would not be significantly impacted by the proposed project. The impacts would be less than significant.
  - b. **Levels of Service Standards:** The LOS established by the County would not be exceeded by the project, nor would the surrounding road circulation system be impacted. Impacts would be less than significant.
  - c. **Air Traffic:** The project would not substantially increase hazards due to a design feature or incompatible uses. Impacts would be less than significant.
  - d. **Design Hazards:** The project would not create any significant traffic hazards. The proposed encroachment would be designed and constructed to County standards. The DOT analysis did not identify any hazards associated with the design of the project. Impacts would be less than significant.
  - e. **Emergency Access:** The project would not result in inadequate emergency access. The project includes recommended Conditions of Approval by El Dorado County Department of Transportation and Garden Valley Fire Protection District to ensure that adequate access would be provided to meet County Fire Safe and County Design Improvement Manual standards. Impacts would be less than significant
  - f. **Alternative Transportation:** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

**FINDING:** As discussed above, no significant traffic impacts are expected with the wireless telecommunications facility either directly or indirectly. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
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	



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>			
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
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

**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:** Construction and operation of the project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.

b, d, e. **Construction of New Facilities, Sufficient Water Supply and Adequate Capacity:** No new or expanded wastewater facilities would be required for the project because operation would not require these services. The trees and shrubs for buffering would utilize the existing hose bib fed by an existing well. The proposed native trees and shrubs would require supplemental water when established and a water source would no longer be needed. Impacts would be less than significant.

c. **New Stormwater Facilities:** All required drainage facilities for the project would be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by Development Services and DOT. The project would be conditioned to comply with the County requirements. Impacts would be less than significant.

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**f, g. Solid Waste Disposal and Solid Waste Requirements:** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.

**FINDING:** No significant utility and service system impacts are expected with the wireless telecommunications facility either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>			
a. Have the potential to 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, 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 when using thresholds pre-established pursuant to Code as a benchmark. As conditioned, mitigated, and with strict 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 or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented by any required project specific improvements on or off the property.
- b. The project would not result in significant cumulative impacts. The project would not require the extension of infrastructure or utilities outside of the road and public utility easement for the driveway encroachment, and to connect Telco and electrical power to the existing PG&E pole at the north parcel boundary. As conditioned, mitigated, and with strict adherence to county Code, and with the approval of a Special Use Permit, the project would be consistent with the existing General Plan Land Use Designation. Impacts would be less than significant.
- c. Based on the discussion contained in this document, potentially significant impacts to human beings may occur with respect to Noise. The project would include standard Conditions of Approval required for screening and buffering the tower ground equipment, fencing and pole base with native plant landscaping which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. As discussed in the Noise section, the increases in noise levels would be intermittent and, as mitigated, would not exceed the thresholds for interior or exterior noise as established by the County General Plan. Short term noise

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increases in the project area as a result of project construction would be reduced by standard Conditions of Approval regarding hours and days of construction. Any future development of the project by future carriers would require environmental review through the Special Use Permit revision process. As conditioned, mitigated, and with strict adherence to County Code, impacts would be less than significant.

### **SUPPORTING INFORMATION SOURCE LIST**

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report  
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6  
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9  
Appendix A  
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards Manual

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

#### **Project Specific Resource Material**

Radio frequency emissions analysis report of findings, prepared by Douglas Picard, Sr. RF Engineer for Verizon Wireless dated June 16, 2009

*National Environmental Policy Act (NEPA) Review Report*, prepared by Sims and Associates, dated May 4, 2009

*Phase I Environmental Site Assessment*, for Site I.D. CA11654-1A, parcel ID 088420-06, Sims & Associates, April, 2009

*Noise Analysis Report, Verizon Coloma, February 25, 2010*, Kimley-Horn and Associates