

MITIGATED NEGATIVE DECLARATION

FILE: S17-0019

PROJECT NAME: AT&T CAF CAF II Auburn Lake Trails

NAME OF APPLICANT: AT&T Mobility, Epic Wireless

ASSESSOR'S PARCEL NOs.: 071-400-30

SECTION: 16 T: 12N R: 9E

LOCATION: North side of Cramer Court approximately 1,545 feet east of the intersection with Cramer Road, in the Cool area, El Dorado County (Attachment 1).

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** **TO:**
- TENTATIVE PARCEL MAP**
SUBDIVISION (NAME):
- CONDITIONAL USE PERMIT TO ALLOW:** Construction and operation of one 160 foot tall telecommunication tower.
- OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Planning Commission on June 14, 2018.

Executive Secretary

**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

EL DORADO COUNTY

**INITIAL STUDY AND PROPOSED MITIGATED
NEGATIVE DECLARATION FOR
CONDITIONAL USE PERMIT S17-0019 Auburn Lake Trails**

**EL DORADO COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
INITIAL STUDY & PROPOSED MITIGATED NEGATIVE
DECLARATION FOR
CONDITIONAL USE PERMIT S17-0019
(Epic Wireless Group, LLC, c/o Jared Kearsley)**

1.0 PROJECT INFORMATION

- A. **Applicant:** Epic Wireless Group, LLC, c/o Jared Kearsley
- B. **Owner:** Richard and Linda Mitcham
- C. **Staff Contact:** Evan Mattes
- D. **Project Name:** Conditional Use Permit S17-0019 (Auburn Lake Trails)
- E. **Project Location:** 2125 Cramer Ct, Cool, CA 95614 (0.65 miles east of Knickerbocker Creek)
- F. **Type of Application:** Conditional Use Permit
- G. **Assessor's Parcel Number:** 071-400-30
- H. **Parcel Size:** 5.1
- I. **Lease area size:** Approximately 1, 800 square feet (SF). A 15-foot wide access between the wireless communications facility lease area to Cramer Ct.
- J. **Zoning:** Residential Estate Five-Acres (RE-5)
- K. **General Plan Designation:** Low Density Residential (LDR)
- L. **Environmental Setting:** The lease site is approximately 0.65 miles east of Knickerbocker Creek, and the area consists of evergreen trees, and rolling hills with rocky terrain. The site location's elevation is approximately 1,720 feet. All equipment is proposed to be located within a 1,800-square foot enclosed lease area. A 15-foot wide access drive between the wireless communications facility lease area to Cramer Ct. provides access.

The Study Area is located in the North Fork American Hydrologic Unit (Hydrologic Unit Code 18020129). There are no potentially jurisdictional waters on site. The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

M. Surrounding Land Uses:

There are two rural residences within 700 feet of the facility. The Facility is approximately 325 feet east of a residence and 660 feet north east of another residence. The onsite Residence is located approximately 165 feet north of the lease area.



N. **Project Description:** The applicant is requesting a Conditional Use Permit to construct an unmanned wireless telecommunication facility that consisting of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one pre-manufactured equipment cabinet, and one 15kw DC standby diesel generator (Attachment 1 & 4). The proposed lease area is centrally located on the property, and the site will not interfere with the existing use of the property. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 15-foot wide access route will be created directly from Cramer Court. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Attachment 5).

Co-Location: The tower will be built to allow for co-location opportunities. Another alternative site was initially considered for this project; however an agreement with the applicant and property owners of that property were not able to take place. This current site was identified as the most optimum in providing additional services and capacity to the area. It will also have the capacity to serve as a co-location site for additional future carriers. The two other alternative sites were not chosen due to Alternative Site B not being able to meet the living unit coverage requirements and Alternative Site C having greater impacts to oak resources (Attachment C).

The alternative site analysis identified one potential co-location opportunity approximately one-third of a mile to the east of the project search radius. The existing Verizon Wireless tower is 82 feet tall with antennas located at 70 feet and future microwaves planned at heights of 62 and 53 feet, leaving a potential co-location of 43 feet. At 43 feet approximately 75 percent of the targeted living units would lose coverage. The existing tower could be expanded to allow for a new antenna at 84 feet, which would see the project lose approximately 56 percent of the targeted living units. Both the 43 foot and 84 foot heights on the existing tower would be insufficient to fulfill the living unit targets as delineated by the Federal Communications Commission and would not fill the significant gap in coverage for the Auburn Lake Trails area (Attachment C).

Site Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each site is unique and must be investigated and evaluated on its own terms.

After establishing the need for the proposed facility, AT&T set out to identify the least intrusive means of achieving the necessary service objective. Upon review of the region AT&T found no existing wireless facility locations that would provide co-location within the search ring (Attachment C). The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered, and neither is preferred because one would reach fewer residents, and the other, would have resulted in losing numerous oak woodlands.

RF Emissions: An EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels (Attachment 6).

Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

Compliance with FCC standards: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license (Attachment 6).

- O. Public Agency Approvals:** El Dorado County Community Development Services, El Dorado County Planning and Building Department, El Dorado County Fire 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
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Tribal Cultural Resources		Utilities / Service Systems

DETERMINATION

On the basis of this initial evaluation:

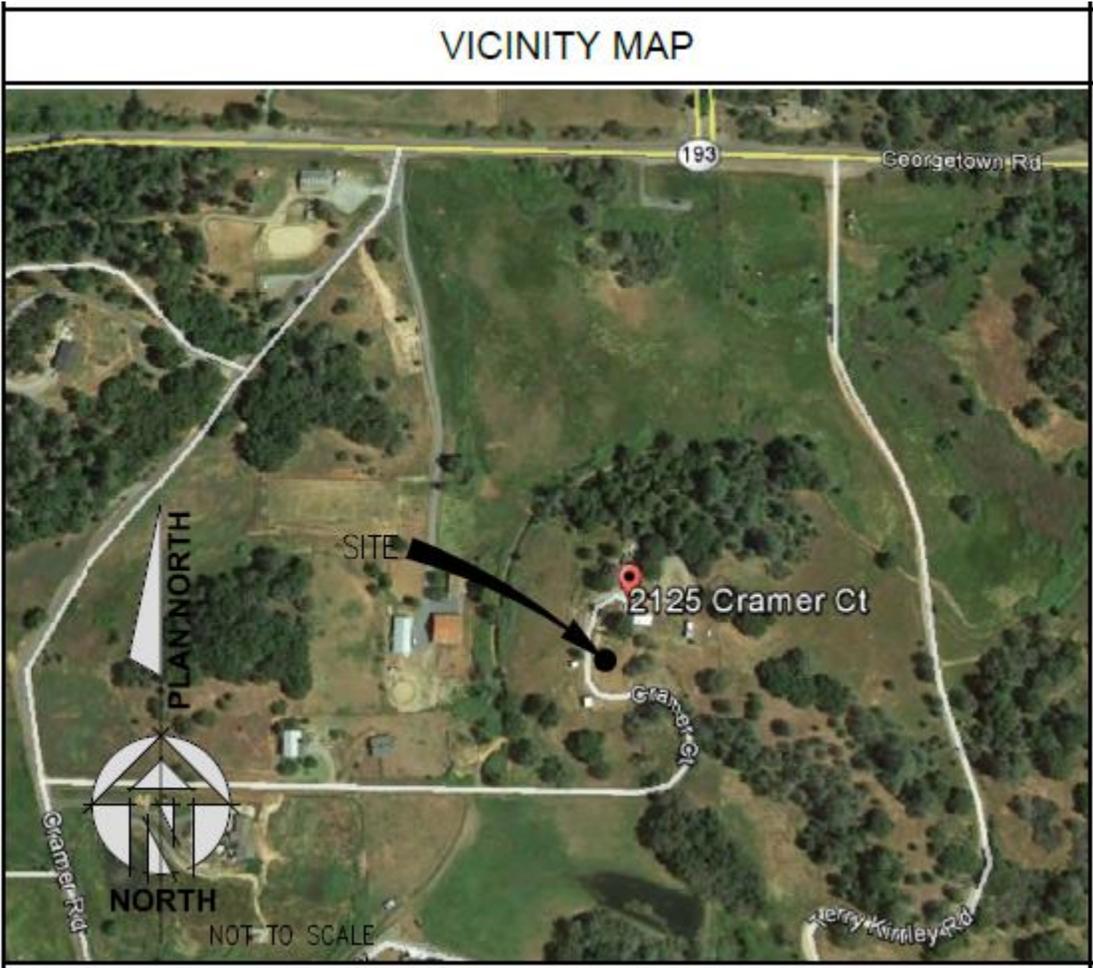
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

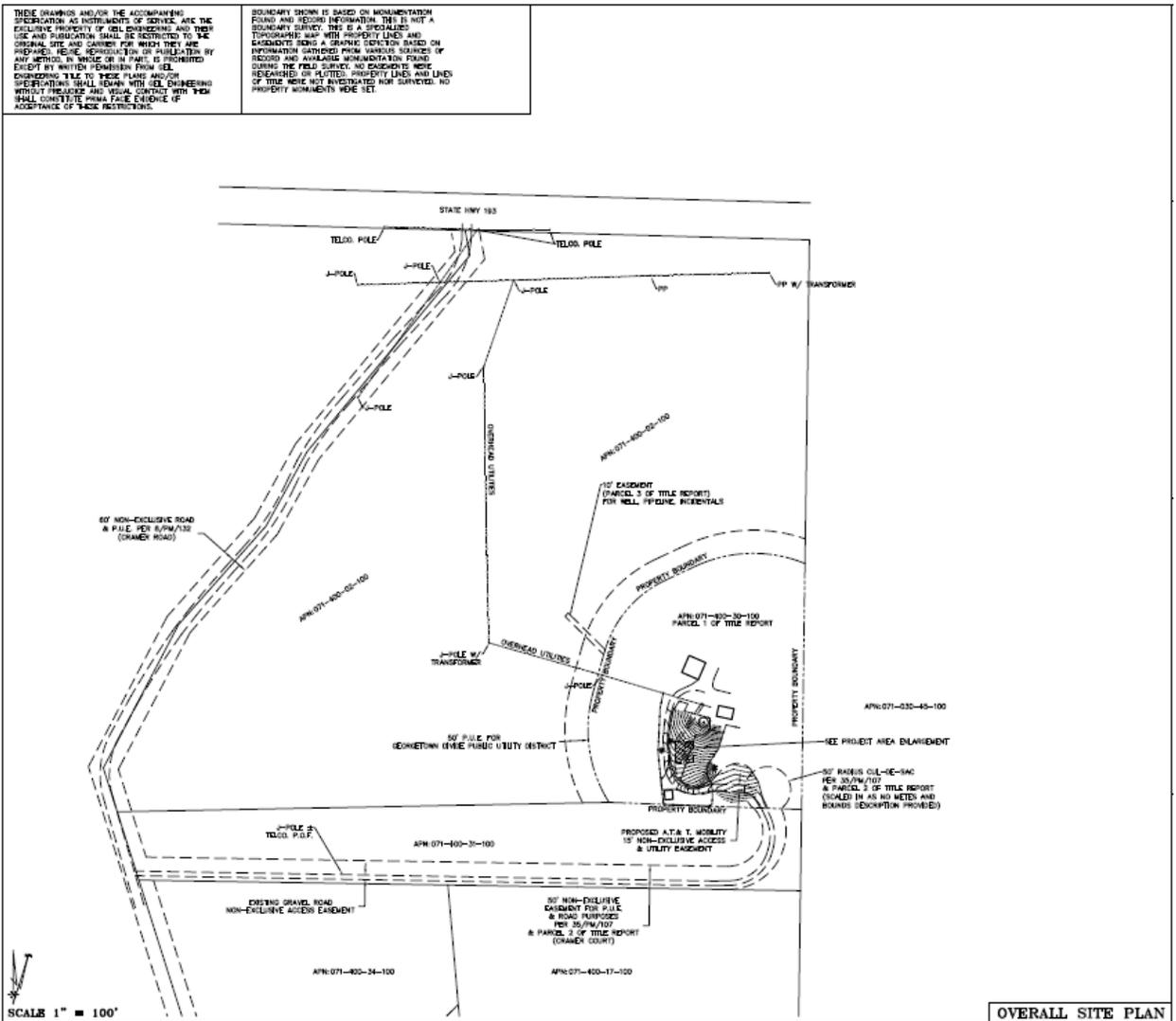
Signature:  Date: 5-7-2018

Printed Name: Evan Mattes, Assistant Planner For: El Dorado County

Signature:  Date: 5/7/18

Printed Name: Michael Nihan, Principal Planner For: El Dorado County





2.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST SETTING

A. Environmental Factors Potentially Affected:

The environmental factors checked below could 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.

- | | | |
|---|---|---|
| <input type="checkbox"/> 4.1 Aesthetics | <input type="checkbox"/> 4.2 Agriculture Resources | <input type="checkbox"/> 4.3 Air Quality |
| <input checked="" type="checkbox"/> 4.4 Biological Resources | <input type="checkbox"/> 4.5 Cultural Resources | <input type="checkbox"/> 4.6 Geologic Processes |
| <input type="checkbox"/> 4.7 Greenhouse Gas Emissions | <input type="checkbox"/> 4.8 Hazards/Hazardous Material | <input type="checkbox"/> 4.9 Hydrology/Water Quality |
| <input type="checkbox"/> 4.10 Land Use | <input type="checkbox"/> 4.11 Mineral Resources | <input type="checkbox"/> 4.12 Noise |
| <input type="checkbox"/> 4.13 Housing | <input type="checkbox"/> 4.14 Public Services | <input type="checkbox"/> 4.15 Recreation |
| <input type="checkbox"/> 4.16 Transportation/Traffic | <input type="checkbox"/> 4.17 Tribal Cultural Resources | <input type="checkbox"/> 4.18 Utilities/Service Systems |
| <input checked="" type="checkbox"/> 4.19 Mandatory Findings of Significance | | |

3.0 ENVIRONMENTAL IMPACTS:

3.1 AESTHETIC/VISUAL RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

nighttime views in the area?				
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Setting:

The project site area is characterized as primarily rural residential. The 5.1-acre project parcel is developed with limited agricultural uses and residences. The project site has an approximate elevation of 1,720 feet above sea level. The site is not located within, or in the vicinity of, a scenic corridor or highway.

Impact Discussion:

(a) & (b) **Less Than Significant Impact.** The project parcel is located at Cramer Ct in Cool, California. The tower will be located in a portion of the parcel that is comprised of oak and fruit trees. The project site is not located along a designated state scenic-highway or an identified scenic area. The tower itself will be painted Kelly Moore Log Cabin or equal and has been designed as a stealth Monopine, and will blend into its surrounding environment. The antenna and tower will be concealed by 13 foot diameter branches with antenna socks. Ground equipment will be screened by a six foot tall slatted chain-link fence

The nearest off-site residential dwelling from the proposed communication tower is 325 feet north. The applicant supplied photo simulations of the proposed Monopine tower as seen from different locations in the project area (Attachment 4).

(c) **Less Than Significant Impact.** The project site area and immediate vicinity is of rolling hills with rocky terrain. A stealth Monopine is designed to resemble a pine tree to blend in better with the surrounding environment. In this case, there are various trees on the property. The Monopine would be similar in size, albeit taller, to the surrounding trees. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area’s visual aesthetics for the purpose of CEQA.

(d) **Less Than Significant Impact.** The tower will not be lighted, and the County discourages additional lighting in the area. Further, any future lighting would be subject to section 130.34.020 of the El Dorado County Zoning Code, which requires that all outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. Proposed lighting for the equipment shed will meet these requirements. With the implementation of outdoor lighting regulations at the time of development, the proposed project would not create new sources of substantial lighting or glare that would generate a significant impact.

Mitigation Measure: None required.

3.2 AGRICULTURE RESOURCES:

Would the proposal:	Potentially Significant	Less Than Significant with	Less Than Significant	No Impact
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	Impact	Mitigation Incorporated	Impact	
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a) **No Impact.** The project site is zoned RE-5. The RE-5 zone allows wireless communications facilities, with approval of a Conditional Use Permit pursuant to El Dorado County Zoning Code section 130.24.020.

The site is not on “Farmland in El Dorado County” or “Choice Agricultural Land in El Dorado County” per General Plan Figure AF-1 and AF-2. The project site and surrounding area is zoned as “residential estate”, but the Project is compatible with and would not interfere with residential uses.

(b) **No Impact.** The project parcel and parcels in the project vicinity are not under a Williamson Act Contract. The project parcel and surrounding area are zoned RE-5.

(c) **No Impact.** The project site is not located in a timber resource zoning category such as Timber Mountain (TM), Timber Production (TPZ), or Resource Conservation (RC). The project site is also not classified as forest land, pursuant to California Public Resources Code Section 12220(g). Therefore, the proposed project would not conflict with, or cause the rezoning of, a timber resource zoning designation.

(d) **No Impact.** The project site is not considered forest land and therefore, the proposed project would not result in loss or conversion of forest land to a non-forest use.

(e) **No Impact.** The project site is not farmland or considered forest land. The site is zoned for residential estate use, but the Project is compatible with and would not interfere with residential uses. The proposed project would not result in loss or conversion farmland to a non-agricultural use or the loss or conversion of forest land to a non-forest use.

Mitigation Measure: None required.

FINDING: For this Agricultural category, the thresholds of significance have not been exceeded and no impacts would be anticipated to result from the project.

3.3 AIR QUALITY:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

El Dorado County’s air pollution management is the responsibility of the El Dorado County Air Quality Management District (EDCAQMD), and the project is subject to federal, state, and local regulations. The wider Sacramento Region, including portions of El Dorado County, is currently designated nonattainment for federal 8-hour ozone and PM2.5, while it currently meets the

National Ambient Air Quality Standards (NAAQS) for carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead.

The federal Clean Air Act (CAA) requires plans which identify how nonattainment areas will attain and/or maintain the NAAQS. The CAA requires the US EPA to review each plan and any plan revisions and to approve the plan or plan revisions if consistent with the CAA. Key elements of these plans include emission inventories, emission control strategies and rules, air quality data analyses, modeling, air quality progress and attainment or maintenance demonstrations. The Sacramento Air Quality Management District has a prepared attainment plans, available at: <http://www.airquality.org/air-quality-health/air-quality-plans/federal-planning>.

The CARB also prepares and submits to the EPA a State Implementation Plan (SIP) explaining how the state will attain compliance with Federal clean air standards. The EDCAQMD rules are federally enforceable as parts of the SIP, and are available at: <https://www.arb.ca.gov/drdb/ed/cur.htm>.

Impact Discussion:

(a) – (d) Less Than Significant Impact. Construction activities, a source of organic gas emissions, will be limited to the Monopine, related ground equipment, utilities and access drive. During construction, various diesel-powered vehicles and equipment would be in use. Construction diesel emissions are temporary, affecting an area for a period of days or perhaps weeks. Additionally, construction-related sources are mobile and transient in nature. Because of its temporary duration and the limited area of disturbance, health risks from construction emissions of diesel particulate would be less-than-significant impact. The project is not expected to create any significant amounts of fugitive dust, oxides of nitrogen, or reactive organic gases emissions.

The applicant is proposing a propane back-up generator as part of the project. The standby generator is for emergency use only, therefore the project would not create on-going emissions. The ongoing project is not expected to generate any significant amounts of fugitive dust because the only soil disturbance would be some very minor excavation for the facility.

The effects of construction activities would be an increase in dust fall, and locally elevated levels of particulates downwind of construction activity. However, due to its limited construction and operational scope, the project would not conflict with or obstruct implementation of the applicable air quality plan.

Negligible amounts of emissions would be generated by construction equipment during site development activities, because of the limited amount of construction equipment and time needed to install the facility.

(e) Less Than Significant Impact. Potential standby generators are for emergency use only and will not result in objectionable odors affecting a substantial number of people. Otherwise, the proposed Monopine and ground related equipment will not use anything that will generate objectionable odors to the surrounding properties or area.

Mitigation Measure: None Required.

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

BIOLOGICAL RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 or the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

The 5.1-acre project parcel consists of evergreen trees, and rolling hills with rocky terrain.

Jurisdictional Waters of the United States, including Wetlands

Waters of the United States (U.S.), including wetlands, are broadly defined to include navigable waterways, and tributaries of navigable waterways, and adjacent wetlands. Although definitions vary to some degree, wetlands are generally considered to be areas that are periodically or permanently inundated by surface water or groundwater, supporting vegetation adapted to life in saturated soil. Jurisdictional wetlands are vegetated areas that meet specific vegetation, soil, and hydrologic criteria defined by the U.S. Army Corps of Engineers (USACE). The USACE holds sole authority to determine the jurisdictional status of waters of the U.S., including wetlands. Jurisdictional wetlands and Waters of the U.S. include, but are not limited to, perennial and intermittent creeks and drainages, lakes, seeps, and springs; emergent marshes; riparian wetlands; and seasonal wetlands. Wetland and waters of the U.S. provide critical habitat components, such as nest sites and reliable source of water for a wide variety of wildlife species.

The general topography of the project site is gently sloping from approximately 1,734 to 1,693 above mean sea level (MSL). The proposed cellular tower location is centrally located on property within the mixed oak woodland. The area is located in the North Fork American Hydrologic Unit (Hydrologic Unit Code 18020129). There are no wetlands or waters on the site.

Special-Status Species

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered “rare” and are vulnerable to extirpation as the state’s human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as “Candidates” for such listing; still others have been designated as “Species of Special Concern” by the California Department of Fish and Wildlife (CDFW). The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened or endangered. Collectively, these plants and animals are referred to as “special status species.”

Limited, direct and indirect impacts to biological resources may result from the small amount of development enabled by the project, including the loss and/or alteration of existing undeveloped open space that may serve as habitat. California Environmental Quality Act Guidelines Section 15065 requires a mandatory finding of significance for projects that have the potential to substantially degrade or reduce the habitat of a threatened or endangered species, and to fully disclose and mitigate impacts to special status resources.

(a) Less Than Significant Impact with Mitigation Incorporated. The California Natural Diversity Database (CNDDDB Rarefind 5, Government Version, August 2017) was reviewed to determine if any special status animal and plant species or habitats occur on the project site or in the project area.

According to a records search and biological field surveys conducted, there are no special-status plant species with potential to occur on site. There is no habitat for federal-, state-, or California Native Plant Society (CNPS)-ranked plants on site. The project is also not located in a Rare Plant Mitigation Area. There is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied. Therefore, no mitigation is required.

The site provides habitat for birds listed under the Migratory Bird Treaty Act (MBTA) and/or regulated by the CA Fish and Game Code. Birds may nest in trees, shrubs, on the ground, and on structures within and adjacent to the site. The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, according to a records search and a biological field survey conducted on October 9, 2017, no active bird nests were observed on the site.

Mitigation Measure #1, below, requires pre-construction surveys to confirm absence from the site and the implementation of avoidance measures in the event these bird species are detected. With this mitigation incorporated, impacts would be less than significant.

(b) and (c) No impact. The project site is located in a rural residential area and does not have any, streams, creeks or riparian habitat on site. The Knickerbocker Creek is approximately 0.65 miles east of the project site and the project will not affect the Creek. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site.

(d) Less Than Significant with Mitigation Incorporated. The proposed ground equipment of the communication facility and the Monopine will be located within a 1,800 square foot fenced area and include a 15-foot access drive off of Cramer Court. The fenced area will not substantially interfere with native wildlife migration in the area. The project site area is characterized as primarily rural residential, with disturbed and vegetated areas. It is not considered a wildlife migration corridor, and therefore is not expected to result in impacts to

wildlife migration corridors. The site is not located within an Important Biological Corridor identified by the El Dorado County General Plan. The proposed project will not cause significant reduction in the ecological functions of the site because the habitat in the area are already disturbed by human activities.

The construction of new communication towers creates a potentially significant impact on migratory birds covered by the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712) and related Code of Federal Regulations designed to implement the MBTA, the Endangered Species Act and Bald and Golden Eagle Act. The guidelines are based on the best information available at this time, and are the most prudent and effective measures for avoiding bird strikes at monopoles. Some of the guidelines are:

- a. New facilities should be collocated on existing towers or other existing structures.
- b. Towers should be less than 200 feet above ground level
- c. Towers should be freestanding (i.e., no guy wires)
- d. Towers and attendant facilities should be sited, designed and constructed so as to avoid or minimize habitat loss within and adjacent to the monopole “footprint”.
- e. New towers should be designed structurally and electrically to accommodate the applicant/licensee’s antennas and antennas for at least two additional users (minimum of three users for each monopole structure.
- f. Security lighting for on-ground facilities and equipment should be down-shielded to keep light within the boundaries of the site.
- g. Monopoles no longer in use or determined to be obsolete should be removed within 12 months of cessation of use.

The project is consistent with the U.S. Fish and Wildlife Service interim guidelines above. The footprint of the proposed lease area would not encroach onto any environmentally sensitive habitat.

Although the proposed project will be in a relatively small area of the project site, there is the potential for impact to the nesting of migratory and raptors in the project area. Mitigation Measure #1, below, is therefore included to avoid potential impacts.

(e) No Impact. The 5.6-acre parcel that the leasing site and access drive would be located on contains more than 1 percent canopy cover of oak woodlands, and therefore the Project must comply with General Plan Policy 7.4.4.4. However, the Project would not remove and is not anticipated to adversely impact any oak trees. The project as proposed will retain all of the existing oak canopy and therefore complies with retention requirements in the Interim Oak Guidelines. There will be a less than significant impact.

(f) No Impact. This site is not located within an approved habitat conservation plan area.

Mitigation Measure #1:

All vegetation clearing including removal of trees and shrubs shall be completed between September 1 and February 14, if feasible. If vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-construction survey of the project footprint for active nests. Additionally, the surrounding 500 feet shall be surveyed for active raptor nests where accessible. The pre-construction survey shall be conducted within 14 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to up to 500 feet for raptors. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or until the nest is no longer active. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for the active avian nests. If construction activities are proposed to begin during the non-breeding season (September 1 through January 31), a survey is not required and no further studies are necessary.

Plan Requirements: This note shall be placed on all building and site development plans.

Timing: This measure shall be implemented during all site development activities.

Monitoring: Monitoring shall occur as described above.

Finding: With mitigation measures incorporated, impacts to biological resources will be less than significant.

3.4 CULTURAL RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

j. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

(a) – (d) Less Than Significant Impact. Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. A complete records search of the California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in El Dorado County within a ¼ mile radius of the proposed project area revealed that the proposed area contains zero (0) prehistoric-period resource(s) and zero (0) historic-period cultural resource(s).

Mitigation Measures: None Required.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), for this Cultural Resources category, impacts would be anticipated to be less than significant.

3.5 GEOLOGIC PROCESSES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a.1) - a.4) Less Than Significant Impact. No seismic impacts, including seismic-related ground failure impacts are anticipated since no rupture of a known earthquake fault exists in the project area. Further, the proposed project would be consistent with El Dorado County General Plan Objective 6.3.2, to address county-wide seismic hazards.

Like most of north central California, the site can be expected to be subjected to strong seismic ground shaking at some future time. Accordingly, the proposed wireless communications facility extension would be designed and installed in accordance with building code requirements. Because the project appears to be located such that the probability of significant ground shaking is low, and because any structures that are built during the course of the project will be designed and installed in accordance with building code standards for the appropriate Seismic Hazard Zone, potential geologic impacts would be less than significant. Due to the relatively level proposed project area, minimum disturbance of the project and existing vegetation on the site, the potential for a land slide is unlikely.

(b) – (d) Less Than Significant Impact. The project does not involve large amounts of soil disturbance that could result in significant soil erosion impacts. The construction activities would result in a land disturbance of less than one acre and therefore are not expected to require a Storm water Pollution Prevention Permit (SWPPP) from State Water Resources Control Board prior to construction. Due to the relatively small amount of soils disturbance required for construction, erosion potential will be minimal. Due to the relatively small amount of soils disturbance required for construction, the potential for unstable soils, liquefaction, and expansion is minimal. Further, the project would be required to comply with applicable portions of the building code, which would offset potential impacts resulting from expansive soils.

(e) No Impact. The project does not require the use of septic systems.

Mitigation Measure: None required.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. All grading activities would be required

to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the UBC which would address potential seismic related impacts. For this Geology and Soils category, impacts would be less than significant.

3.6 GREENHOUSE GAS EMISSIONS:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

Global climate change is the observed increase in the average temperature of the Earth’s atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term “global climate change” is often used interchangeably with the term “global warming,” but “global climate change” is preferred to “global warming” because it helps convey that there are other changes in addition to rising temperatures. Global surface temperatures have risen by $0.74^{\circ}\text{C} \pm 0.18^{\circ}\text{C}$ over the last 100 years (1906 to 2005). The rate of warming over the last 50 years is almost double that over the last 100 years.¹ The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide (CO₂) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities, and lead to an increase in the greenhouse effect.²

GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The following are the gases that are widely seen as the principal contributors to human-induced global climate change:³

- Carbon dioxide (CO₂)

¹ Intergovernmental Panel on Climate Change (IPCC), 2007. *Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the IPCC.*

² The temperature on Earth is regulated by a system commonly known as the "greenhouse effect." Just as the glass in a greenhouse allows heat from sunlight in and reduces the amount of heat that escapes, greenhouse gases like carbon dioxide, methane, and nitrous oxide in the atmosphere keep the Earth at a relatively even temperature. Without the greenhouse effect, the Earth would be a frozen globe; thus, although an excess of greenhouse gas results in global warming, the *naturally occurring* greenhouse effect is necessary to keep our planet at a comfortable temperature.

³ The greenhouse gases listed are consistent with the definition in Assembly Bill (AB) 32 (Government Code §38505).

- Methane (CH₄)
- Nitrous oxide (N₂O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur Hexafluoride (SF₆)

Over the last 200 years, human activities have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, which is believed to be causing global warming, while manmade GHGs include naturally-occurring GHGs such as CO₂, methane, and N₂O, some gases, such as HFCs, PFCs, and SF₆ are completely new to the atmosphere.

Section 15064.4 of the CEQA Guidelines sets forth guidance for determining the significance of Impacts from Greenhouse Gas Emissions. The guidelines allow impacts from a particular project to be described quantitatively or qualitatively and direct that impacts should be evaluated in consideration of existing environmental setting, applicable thresholds of significance, and compliance with regulations and requirements adopted to implement the mitigation of greenhouse gas emissions.

Section 15064 (h)(3) of the CEQA Guidelines specifies that a project's contribution to a cumulative effect may be found 'not cumulatively considerable' if the project will comply with the requirements in a previously approved plan or mitigation program, including plans or regulations for the reduction of greenhouse gas emissions. El Dorado County has not adopted a plan or mitigation program for the reduction of greenhouse gases as of the publication of this study. Likewise, it has not adopted thresholds of significance for evaluating greenhouse gas emissions. However, the General Plan provides applicable county-wide goals and policies aimed at improving energy efficiency, improving transportation efficiency, and reducing air emissions, which could reduce or sequester GHGs, including Goal TC-1, Policies TC-1p and TC-1q, Goal 5.6, Objective 5.6.2, and Policies 5.6.2.1 and 5.6.2.2.

(a) **Less Than Significant Impact.** The proposed project is a communication tower that would not significantly contribute to the existing greenhouse gas inventory for El Dorado County. Short term construction GHG emissions will occur during installation of the tower and ground equipment. Standby generators will only be used during power outages and for short duration during testing. Vehicle trips will be associated with very limited construction and routine maintenance. GHG emissions generated by the development and vehicle trips would be of an extremely limited scope and duration. The GHG emissions would be negligible and the impact would therefore be less than significant.

(b) **Less Than Significant Impact.** The El Dorado County General Plan establishes numerous policies relative to greenhouse gases. The everyday operation of the proposed communication facility would not generate greenhouse gas emissions. Due to the short term construction, limited vehicle trips to the site and monthly testing of the standby generators, the anticipated increase in emissions would not conflict with the applicable with policies adopted for the purpose of reducing GHG emissions.

Mitigation Measure: None required.

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

3.7 HAZARDS AND HAZARDOUS MATERIALS:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environmental through the routine transport use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a) Less Than Significant Impact. The project is proposed to utilize a standby propane generator for back-up power, and would include a separate propane tank. The storage of propane is required only for emergency purposes during a power outage and will not be routinely used or transported. The amount of propane stored would be similar to that for a residential use. Storage and handling of propane, or any other chemicals or hazardous materials, would be subject to a Hazardous Materials Business Plan, administered by the El Dorado County Public Health Department at the time of development of the project. The plan would include an inventory of hazardous materials and chemicals handled or stored on the site, an emergency response plan, and a training program in safety procedures.

Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations. In the event of an accidental release, construction personal who are experienced in containing accidental releases of hazardous materials will likely be present to contain and treat affected areas in the event a spill occurs. If a larger spill were to occur, construction personal would generally be on-hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility.

Radiofrequency (RF) Emissions

Radiofrequency (RF) radiation emanates from antenna on cellular towers and is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as “non-ionizing” radiation.

The Federal Communications Commission (FCC) is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. For guidance in health and safety issues related to RF radiation, the FCC relies on other agencies and organizations for guidance, including the EPA, FDA, the National Institute for Occupational

Safety and Health (NIOSH) and OSHA, which have all been involved in monitoring and investigating issues related to RF exposure. The FCC has developed and adopted guidelines for human exposure to RF radiation using the recommendations of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), with the support of the EPA, FDA, OSHA and NIOSH. According to the FCC, both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. In addition, under the National Environmental Policy Act (NEPA) the FCC is required to evaluate transmitters and facilities for significant impacts on the environment, including human exposure to RF radiation. When an application is submitted to the FCC for construction or modification of a transmitting facility or renewal of a license, the FCC evaluates it for compliance with the RF exposure guidelines, which were previously evaluated under NEPA. Failure to show compliance with the FCC's RF exposure guidelines in the application process could lead to the additional environmental review and eventual rejection of an application. The proposed telecommunication facility is subject to the FCC exposure guidelines, and must fall under the FCC's American National Standards Institute (ANSI) public limit standard of .58 mW/cm².

Finally, it should be noted that Section 704 of the Telecommunication Act of 1996 states that "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Because the proposed facility would operate under federally mandated limits on RF radiation for cellular towers and is regulated by the FCC in this respect, the County may not regulate the placement or construction of this facility based on the RF emissions.

An EMF/RF Report (Electromagnetic Fields/Radio Frequency) has been prepared and submitted for the project. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. It demonstrates compliance. Should the facility's emissions exceed FCC standards, the applicant would be responsible for the cost of additional tests and corrective measures to establish compliance with FCC standards. These County development standards would be reflected as conditions of approval in the use permit.

The applicant has also provided a Hazardous Materials and Emissions Questionnaire to the County. If materials exceed applicable thresholds outlined in the Hazardous Materials Release Response Plans and Inventory Law of 1985 (The Business Plan Act), a Hazardous Materials Business Plan would need to be obtained. The plan, when implemented, would address potential impacts associated with the accidental spill or release of chemicals and/or hazardous materials used during operations.

b) Less Than Significant Impact. See discussion under 3.8(a), above.

c) Less Than Significant Impact. There are no schools within one-quarter mile of the project site. As discussed above, the proposed project may require the use of potentially hazardous

materials during construction and operation of the telecommunication facility, including the storage of diesel fuel. Standard construction practices and implementation of the Business Plan Act, would minimize the potential for accidental release of hazardous materials within proximately to or on the school site to a less than significant level.

d) Less Than Significant Impact. A review of regulatory agency databases, which included lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify contamination sites as being located within, or in the vicinity of, the project site.

e) No Impact. No public use airports have been identified to be located within the vicinity of the project site. The proposed project is located outside the compatibility zones for the area airports, and therefore, would not result in a safety hazard to people working and residing on the project site.

f) No Impact. No known private airstrips have been identified within two miles of the project site. As a result, no safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.

g) No Impact. The proposed project is an unmanned facility, so no evacuation and/or emergency response plans are necessary. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service. In the event future construction activities require work to be performed in the roadway, appropriate traffic control plans would be prepared in conjunction with County requirements.

h) No impact. The proposed use is unmanned and will not subject additional people to risk of fire.

Mitigation Measure: None required

3.8 HYDROLOGY AND WATER QUALITY:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 preexisting nearby wells	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped by Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk or loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a) & b) No Impact. The project does not require the use of water and would not create any water discharges.

(c) - f) Less Than Significant Impact. An equipment shelter is proposed within the 1,800-square foot fenced lease area. The proposed area to be developed, including the Monopine location and the ground equipment area in oak trees and disturbed areas. The 15-foot wide access easement will not create any significant impact to drainage patterns or create significant amount of runoff.

(g) - i) No Impact. The Federal Emergency Management Agency (FEMA) is responsible for mapping areas subject to flooding during a 100-year flood event (i.e., 1 percent chance of occurring in a given year). According to floodplain mapping of the project area, the project site is located within the X zone (Unshaded). The X zone (Unshaded) is defined by FEMA as areas of minimal flood hazard from the principal source of flood in the area and determined to be outside of the 0.2 percent annual chance floodplain.

(j) No Impact. The project site has an approximate elevation of 1,720 feet above sea level and the height of the improvements to the tower for co-location indicate that it will not be subject to inundation by seiche, tsunami, or mudflow.

Mitigation Measures: None required.

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

3.9 LAND USE:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable land use plan, policy, or regulations 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

The project parcel is zoned RE-5. The Monopine tower meets the necessary setback requirements from the all property lines.

Once constructed and operational, the communications facility would provide 24-hour service to customers seven days a week. Apart from initial construction activity, no personnel will be stationed at the site. Routine maintenance and inspection of the facility would occur once a

month during normal business hours. No water or sewer service is required as the site would be unmanned.

(a) Less Than Significant Impact. No new parcels or substantial development would result from this project. The project would not divide any established community.

(b) Less Than Significant Impact. The proposed project was reviewed for consistency with the zoning code and General Plan, and is consistent with both. The proposed Monopine tower is conditionally permitted use in the RE-5 zone with a Conditional Use Permit, which the proposed project is seeking. The proposed project is subject to and will meet the development standards for communication facilities contained in El Dorado County Zoning Code Section 130.40.130.D, and the impact will therefore be less than significant.

(c.) No Impact. This site is not located within a habitat conservation or natural community plan area.

Mitigation Measure: None Required.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be no impact to land use goals or standards resulting from the project.

3.10 MINERAL RESOURCES:

Would the proposal:	Potential ly Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a) & b) No Impact. The California Geological Survey (CGS) has not classified the project site as being located in a Mineral Resource Zone (MRZ). The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas.

Mitigation Measure: None required.

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

3.11 NOISE:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

The project site is located in an area with limited agricultural uses. Noise levels vary in the project area. Noise is expected to be limited to construction of the proposed facility and occasional use of the emergency generator. The proposed wireless communications facility is unmanned and would not expose people at the facility to noise levels.

a) & c) Less Than Significant Impact. Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. The potential use of onsite emergency standby generators would provide power until normal power is restored. The use of standby generators will be short term in duration and will not create significant impacts. After calculating all decibel levels at each nearby residence’s property line and actual residence, the onsite Emergency Backup Generator and HVAC systems are within El Dorado County’s noise level standards according to the El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards.

(b) No Impact. The proposed project would not include the development of land uses that would generate substantial ground-borne vibration or noise or use construction activities that would have such effects. No structures are proposed that would require heavy footings where the use of heavy pile drivers would be required.

(d) Less Than Significant Impact. Construction activity on the site has the potential to generate high noise levels on and adjacent to the project site intermittently during project development activities. During construction, the highest noise levels would result from operation of heavy equipment, which can be expected to generate noise levels of between 85 to 90 decibels (dBA) at a distance of 50 feet from the source. Noise levels will be reduced, however, by a factor of six dBA with each doubling of distance from the noise source and by intervening topography. Construction noise activities related to the construction is temporary in nature and is not seen will not be significant, given the distance, approximately 270 feet to the nearest offsite residence. Consistent with County requirements, noise generating construction activities will be limited to daytime hours between 7:00 am and 7:00 pm on weekdays and non-holidays, and 8:00 am to 5:00 pm on weekends. Given the distance from the nearest off-site residential structures, construction noise is not expected to have a significant impact on nearby residence. Furthermore, any such noise disturbance would be intermittent, short-term in nature and required to be in compliance with County requirements. The impact would therefore be less than significant.

e) & f) No Impact. The project is located more than two miles from the nearest airport or private airstrip.

Mitigation Measure: None required.

FINDING: As conditioned, and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected either directly or indirectly. For this Noise category, the thresholds of significance would not be exceeded.

3.12 HOUSING:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

indirectly (for example, through extension of roads or other infrastructure?)				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a) **No Impact.** The project would not affect the population of the area because no new parcels would be created and no additional dwellings would be placed on the project site as a result of this project.

b) & c) **No Impact.** The project would not displace individuals or housing. The project does not require the extension of any infrastructure, such as roads, water, or sewer systems. Therefore, the project would not induce substantial population growth in the project area.

Mitigation Measure: None required.

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

3.13 PUBLIC SERVICES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f. Other public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Impact Discussion:

a) - b) **No Impact.** The project would not increase the level of fire protection service needed on the site because wireless communication facilities do not normally require such services.

c) **No Impact.** The proposal is not expected to result in an increase in demand for police services because wireless communication facilities do not normally require such services.

d) **No Impact.** The communication facility is an unmanned facility and therefore will not result in an increase in demand for school facilities in the area.

e) **No Impact.** The communication facility is an unmanned facility and therefore will not create an increase in park usage.

e) **No Impact.** The communication facility is an unmanned facility and therefore will not require other public services

Mitigation Measure: None required.

FINDING: The project would not result in a significant increase of public services to the project. For this Public Services category, impacts would be less than significant.

3.14 RECREATION:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a) & b) No Impact. The communication facility is an unmanned facility and therefore will not create an increase in park usage. No recreational facilities are proposed under this proposal and none are located on the project site. No impacts on existing or future recreational facilities would occur.

Mitigation Measure: None required.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this Recreation category, impacts would be less than significant.

3.15 TRANSPORTATION/TRAFFIC:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with accepted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

Access to the facility will be provided by a 15-foot wide access drive from Cramer Court.

(a) & (b) Less Than Significant Impact. The project area is rural residential, and there are low traffic volumes. The proposed wireless communication facility would temporarily generate additional vehicle traffic in the project area during construction activities. This would be minor and would not have a significant impact on vehicular circulation in the project area. Once construction has been completed, traffic will return to pre-construction levels. After construction activities have been completed, the project would require only one to two site visits per month. This very low number of vehicle trips would not have any impact on vehicular circulation in the project area.

(c) No Impact. The project site is not located within an Airport Compatibility Zone.

(d) No Impact. The project design does not involve any modifications to Cramer Court, nor create any additional hazards of safety concerns.

(e) – (g) No Impact. Since the project is an unmanned facility and does not involve a substantial number of vehicle trips, the project will not result in inadequate emergency access.

Mitigation Measure: None required.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For this Transportation/Traffic category, the thresholds of significant would not be exceeded and impacts would be less than significant.

3.16 TRIBAL CULTURAL RESOURCES:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In apply the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a) Less Than Significant Impact. The United Auburn Indian Community of the Auburn Rancheria (UAIC), the Wilton Rancheria, the Washoe Tribe of Nevada and California, the Ione Band of Miwok Indians, the Nashville-El Dorado Miwok, the T’si Akim Maidu, and the Shingle Springs Band of Miwok Indians were notified of the proposed project and given access to all project documents. No other tribe had requested to be notified of the proposed projects for consultation in the project area at the time. In response to requests from the UAIC and the Shingle **Springs** Band of Miwok Indians, the Cultural Resources Search for the consultation was received for this project. Pursuant to the Records Search, by the North Central Information Center, the geographic area of the project sites are not know to contain any resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as designed in Public Resources Code section 5020.1(k), or considered significant by a California Native American tribe. The impact would be less than significant.

b) Less Than Significant Impact. See discussion 4.17(a) – *Tribal Cultural Resources*.

Mitigation Measure: None required.

FINDING: No significant TCRs are known to exist on the project site. As a result, the proposed project would not cause a substantial adverse change to a TCR and there would be a less than significant impact.

3.17 UTILITIES AND SERVICE SYSTEMS:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

(a) - g) No Impact. Implementation of the project would not require domestic water or wastewater treatment, or solid waste facilities. It would not be in non-compliance with any statutes or regulations relating to solid waste, nor would it employ equipment that would

introduce interference into any system. Thus, the project would have no impact on any utilities or service systems.

Mitigation Measure: None required.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this Utilities and Service Systems category, the thresholds of significance would not be exceeded.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE (SECTION 15065):

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) Less Than Significant Impact with Mitigation Incorporated. With the implementation of mitigation measures included in this Initial Study, the proposed project would not degrade the quality of the environment; result in an adverse impact on fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources. Prehistoric or historic cultural resources would not be adversely affected because no archeological or historic resources are known to exist in the project area and project implementation includes following appropriate procedures for avoiding or preserving artifacts or human remains should they be uncovered during project excavation.

b) Less Than Significant Impact. There are no identified impacts that are individually limited, but cumulatively considerable. Past, current, and probable future projects in the vicinity of the project site were reviewed to determine if any additional cumulative impacts may occur with the approval of this project. A two-mile radius was used in determining cumulative impacts. No cumulative impacts were discovered.

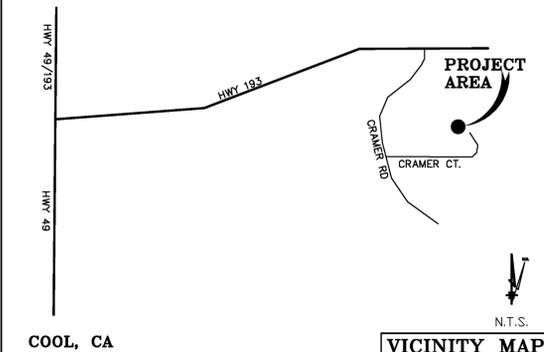
c) Less Than Significant Impact with Mitigation Incorporated. There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. However, the proposed project has the potential to cause both temporary and future impacts to the area by project-related impacts relating to air, biological resources, and cultural resources. With implementation of mitigation measures included in this Initial Study, these impacts would be effectively mitigated to a less than significant level.

Attachments

- Attachment 1Site Plan
- Attachment 2Coverage Map
- Attachment 3Co-Location Analysis
- Attachment 4Photo Simulations
- Attachment 5Sound Specifications
- Attachment 6Radio Frequency Emissions

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COOL, CA

Geil Engineering
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Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

A.T. & T. Mobility

Project No./Name: CVL00887 / AUBURN LAKE TRAILS

Project Site Location: 2125 Cramer Ct.
Cool, CA 95614
El Dorado County

Date of Observation: 08-31-17

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

Type of Antenna Mount: Proposed Monopine Tower

Coordinates (Tower)
Latitude: N 38° 53' 43.62" (NAD83) N 38° 53' 43.98" (NAD27)
Longitude: W 120° 58' 51.04" (NAD83) W 120° 58' 47.25" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 1719' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

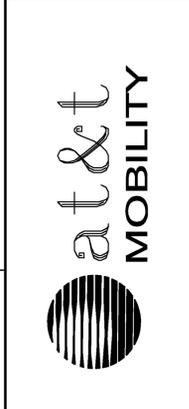
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Surveyor

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Architect

A.T. & T. MOBILITY



Lease Area Description

All that certain lease area being a portion of that certain Parcel "A" as is shown on that certain Parcel Map filed for record at Book 35 of Parcel Maps, Page 107, El Dorado County Records, located in the County of El Dorado, State of California, and being a portion of Section 16, Township 12 N., Range 9 E., M.D.B. & M, and being more particularly described as follows:

Beginning at a point from which a 1-1/2" C.I.P. "L.S.3012" set for the Southeast corner of Parcel "B" of the above referenced Parcel Map bears South 39°50'51" East 361.45 feet; thence from said True Point of Beginning North 45.00 feet; thence West 40.00 feet; thence South 45.00 feet; thence East 40.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes fifteen feet in width the centerline of which is described as follows: beginning at a point which bears West 7.50 feet from the Northwest corner of the above described lease area and running thence South 49.60 feet; thence through a tangent curve to the left having a radius of 57.50 feet and running through a curve length of 108.32 feet; thence tangent to the previous curve North 72°03'57" East 8.54 feet; thence through a tangent curve to the right having a radius of 50.00 feet and running through a curve length of 18.23 feet; thence tangent to the previous curve South 87°02'20" East 49.69 feet; thence through a tangent curve to the right having a radius of 50.00 feet and running through a curve length of 53.84 feet; thence tangent to the previous curve South 25°20'22" East 14.8 feet more or less to the Southerly boundary of the above referenced Parcel "A".

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears East 3.66 feet from the Northwest corner of the above described lease area and running thence North 34°52'08" East 99.2 feet more or less to the existing utility pole.

DATE OF SURVEY: 08-31-17

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

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

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

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

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.67' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 071-400-30-100

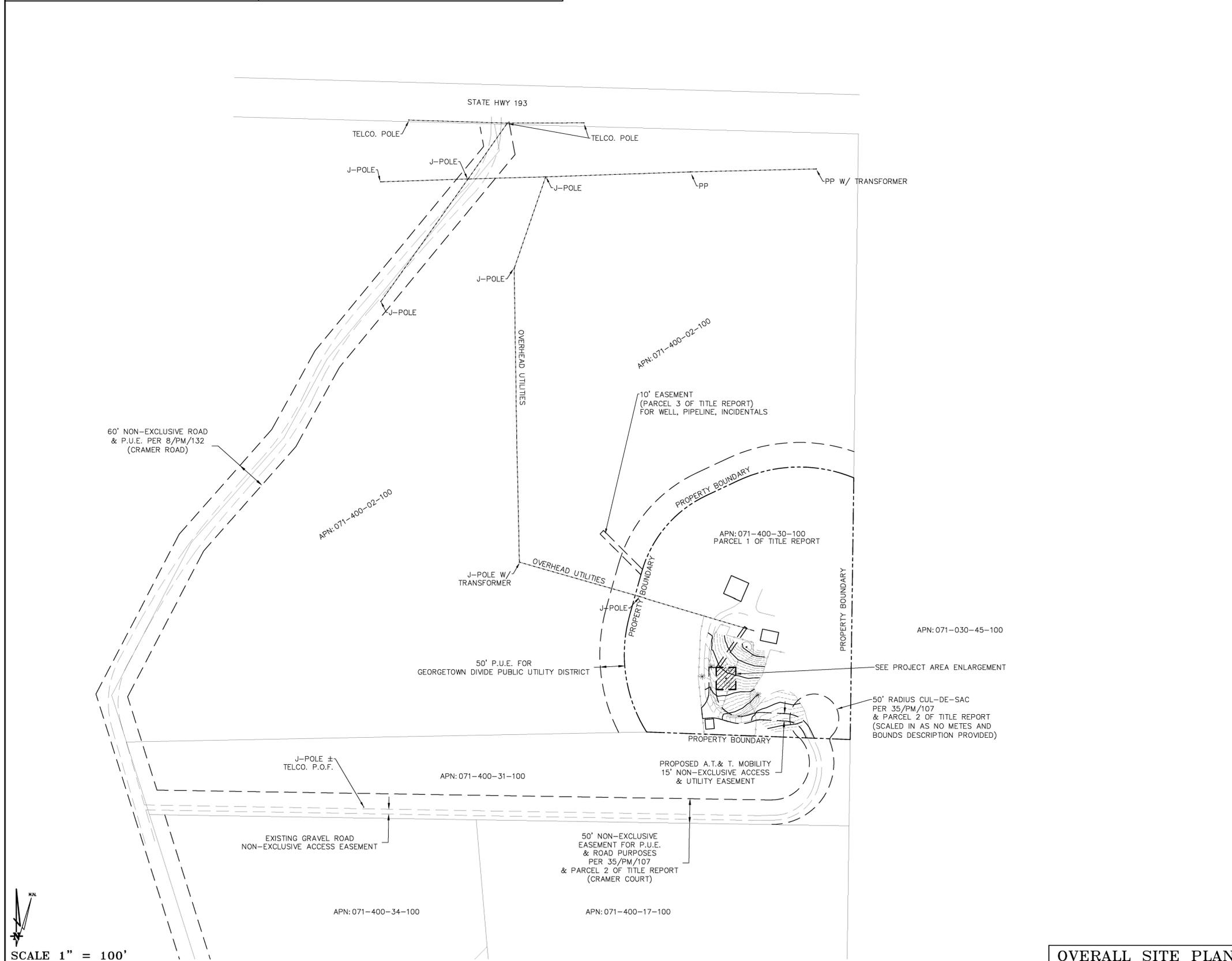
OWNER(S): RICHARD & LINDA MITCHAM
2125 CRAMER CT.
COOL, CA 95614

CVL00887 AUBURN LAKE TRAILS
2125 CRAMER CT.
COOL, CA 95614
PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS	NO.	DATE	DESCRIPTION
REV	08-31-17		PRELIMINARY DRAWING
REV	08-20-17		LEASE AREA MOD.
REV	08-22-17		REDLINES
REV			
REV			

Sheet

C-1



OVERALL SITE PLAN

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Architect

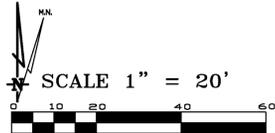
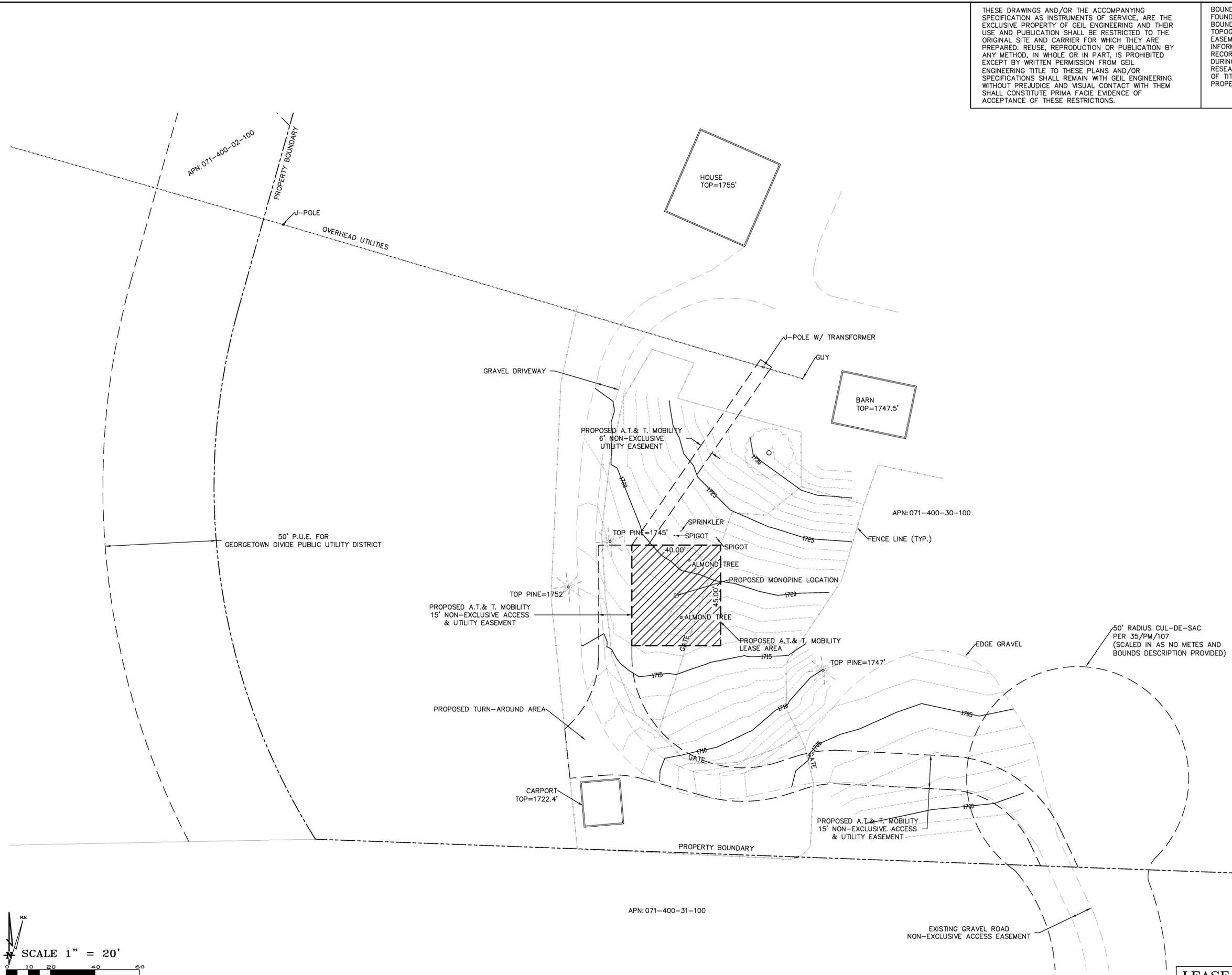


CVL00887 AUBURN
 LAKE TRAILS
 2125 CRAMER CT.
 COOL, CA 95614
 PLOT PLAN AND
 SITE TOPOGRAPHY

Sheet

C-2

LEASE AREA ENLARGEMENT



**CONSTRUCTION EROSION/
SEDIMENTATION CONTROL PLAN**

NOTES:

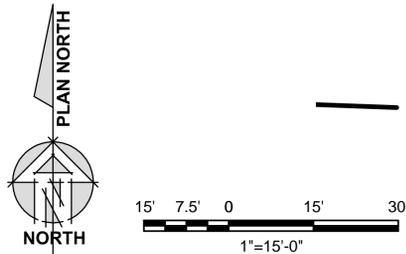
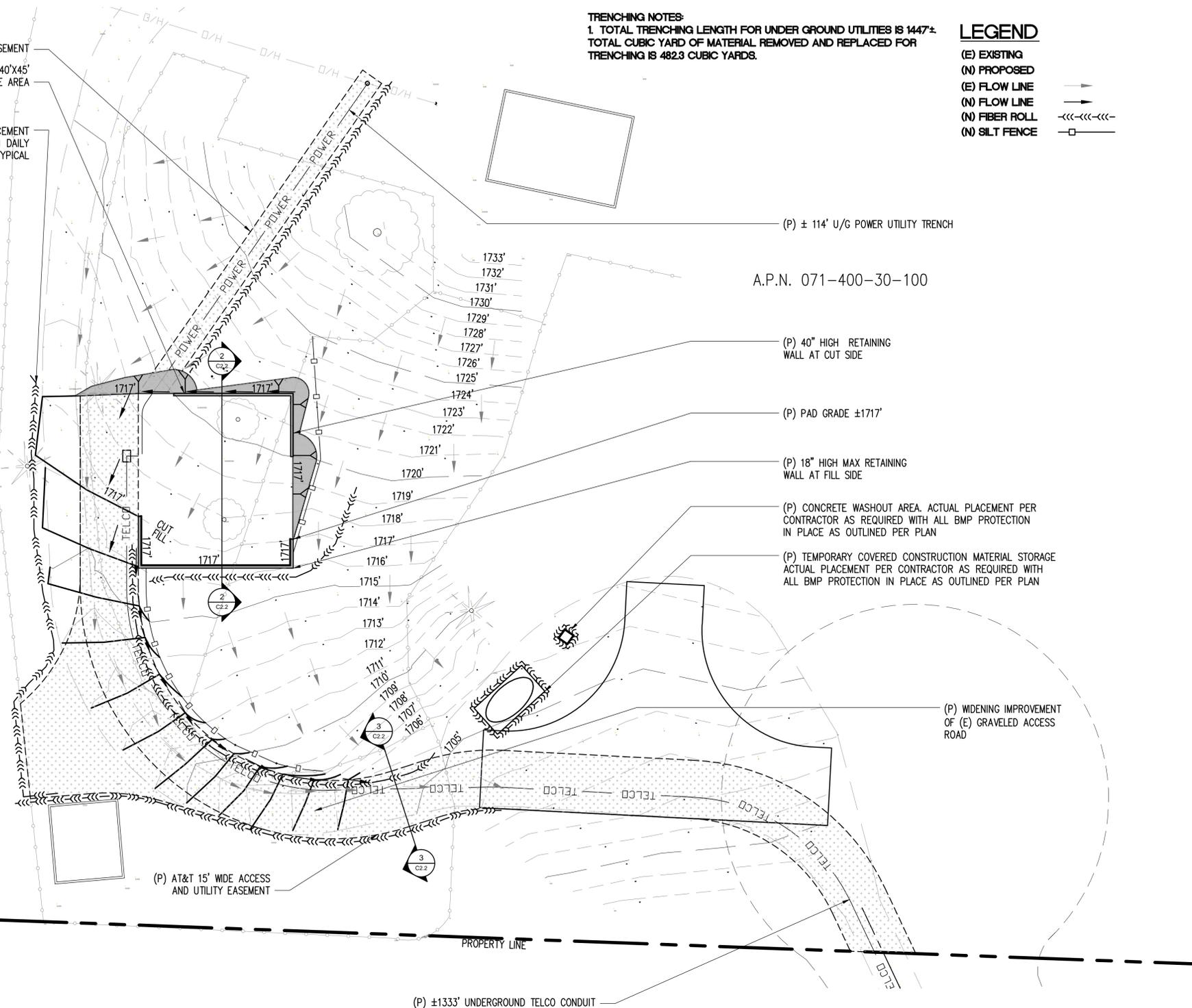
- USE "BMP's" AT ALL PHASES OF CONSTRUCTION.
- GRAVEL BAGS WITH FIBER ROLLS AND SILT BARRIER AS NEEDED AND/OR BAG INLET FILTERS TO BE USED FOR INLET PROTECTION FROM CONSTRUCTION CONTAMINATES. CONTRACTOR TO FIELD IDENTIFY ALL CONDITIONS WHERE THIS MAY APPLY AND MAINTAIN DURING THE COURSE OF CONSTRUCTION. THIS SHALL APPLY TO THE LOCAL SITE ACTIVITY AS WELL AS ANY AREA TRAVELED EXTENDING TO THE POINT OF SITE ACCESS AND ONTO THE PUBLIC RIGHT OF WAYS. NO CONSTRUCTION DEBRIS MAY ENTER ANY STORM WATER DRAIN AT ANY TIME. THE CONTRACTOR SHALL IMPLEMENT MEASURES TO MONITOR THIS AT ALL TIMES DURING THE CONSTRUCTION PHASE.
- ANY AND ALL STORED MATERIALS, INCLUDING BUT NOT LIMITED TO, EXCAVATED SOIL, IMPORTED ROCK, SAND OR GRAVEL, PAINT, CONCRETE, WOOD, METAL OR CONTAMINATED WATER SHALL BE STORED PROPERLY TO INSURE NO DISCHARGE OF CONTAMINATES.
- REMOVE DIRT, DEBRIS AND WEEDS FROM PUBLIC SIDE WALK AREAS AND STORM DRAIN SYSTEMS AND ANY CONSTRUCTION MATERIALS OR DEBRIS TO AN APPROVED LOCATION AS ON A DAILY BASIS (OR AS DIRECTED BY THE CITY ENGINEER). A CONCRETE, STUCCO WASHOUT SHALL BE ON SITE AT ALL TIMES CONTRACTOR TO FIELD VERIFY LOCATION AND BEST METHOD TO PREVENT SPILLS AND DISCHARGE OF CONCRETE/WATER CONTAMINANTS.
- CONTRACTOR TO FIELD IDENTIFY "BMP's" (BEST MANAGEMENT PRACTICES) PER SITE CONDITIONS AND REFER TO CURRENT VERSION OF STORM WATER "BMP" MANUAL FOR SPECIFIC SCHEDULES OR DETAILS NOT SPECIFIED IN THIS PLAN.
- INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
- PLACE GRAVEL BAGS AROUND NEARBY, DOWN STREAM STORM INLET(S) DURING CONSTRUCTION.
- REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING FIBER ROLLS. FIBER ROLLS TO BE STAKED 4' O.C. PARALLEL TO (E) CONTOURS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, DURING AND FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL. FOR SPECIFIC MONITORING INTERVALS REFER TO THE CURRENT VERSION OF STORM WATER "BMP" MANUAL.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
- ON-SITE WATER TRUCK MAY BE REQUIRED FOR DUST MITIGATION.

(P) AT&T 6' WIDE UTILITY EASEMENT
(P) AT&T 40'X45' LEASE AREA
(P) BMP FIBER ROLL PLACEMENT PER CONTRACTOR BASED ON DAILY CONSTRUCTION ACTIVITIES, TYPICAL

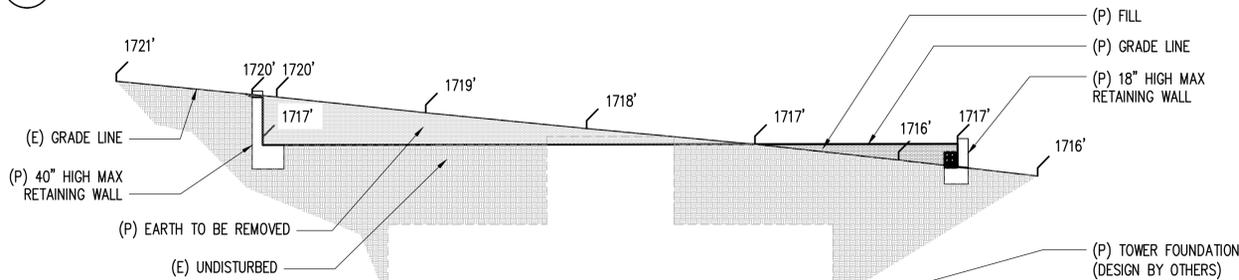
TRENCHING NOTES:
1. TOTAL TRENCHING LENGTH FOR UNDER GROUND UTILITIES IS 1447±.
TOTAL CUBIC YARD OF MATERIAL REMOVED AND REPLACED FOR TRENCHING IS 482.3 CUBIC YARDS.

LEGEND

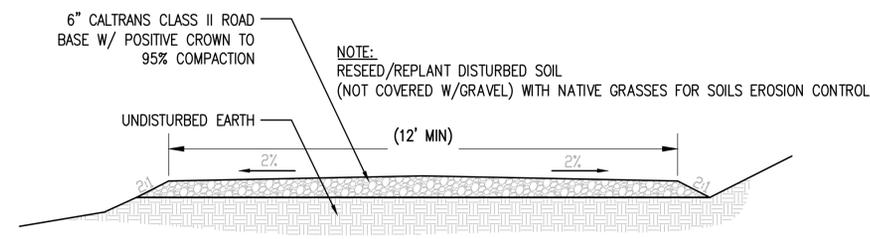
- (E) EXISTING
- (N) PROPOSED
- (E) FLOW LINE
- (N) FLOW LINE
- (N) FIBER ROLL
- (N) SILT FENCE



1 GRADING PLAN
1"=15'-0"



2 PAD SECTION DETAIL
3/16"=1'-0"



3 ACCESS ROAD DETAIL
NOT TO SCALE

SITE TYPE: MONOPINE/WALK IN EQUIPMENT CABINET

Issued For:
AUBURN LAKE TRAILS
2125 CRAMER CT.
COOL, CA 95614

PREPARED FOR
at&t
2600 Camino Ramon, 4W850 N
San Ramon, California 94583

EPIC
WIRELESS GROUP

AT&T SITE NO: CVL00887
PROJECT NO: 13787685
DRAWN BY: CES
CHECKED BY: CES

REV	DATE	DESCRIPTION
0	09/19/17	ZD 90%
0	10/02/17	ZD 90%
0	10/11/17	ZD 100%

Licensors:
CRAIG M. HORNER
REGISTERED PROFESSIONAL ENGINEER
No. 84674
CIVIL
STATE OF CALIFORNIA

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

Engineer:
ADAPTIVE RE-USE ENGINEERING
Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craigmhorner@yahoo.com

SHEET TITLE:
GRADING PLAN AND DETAILS

SHEET NUMBER:
C-2.2

Attachment 2

CVL00887 AUBURN LAKE TRAILS

Zoning Propagation Map

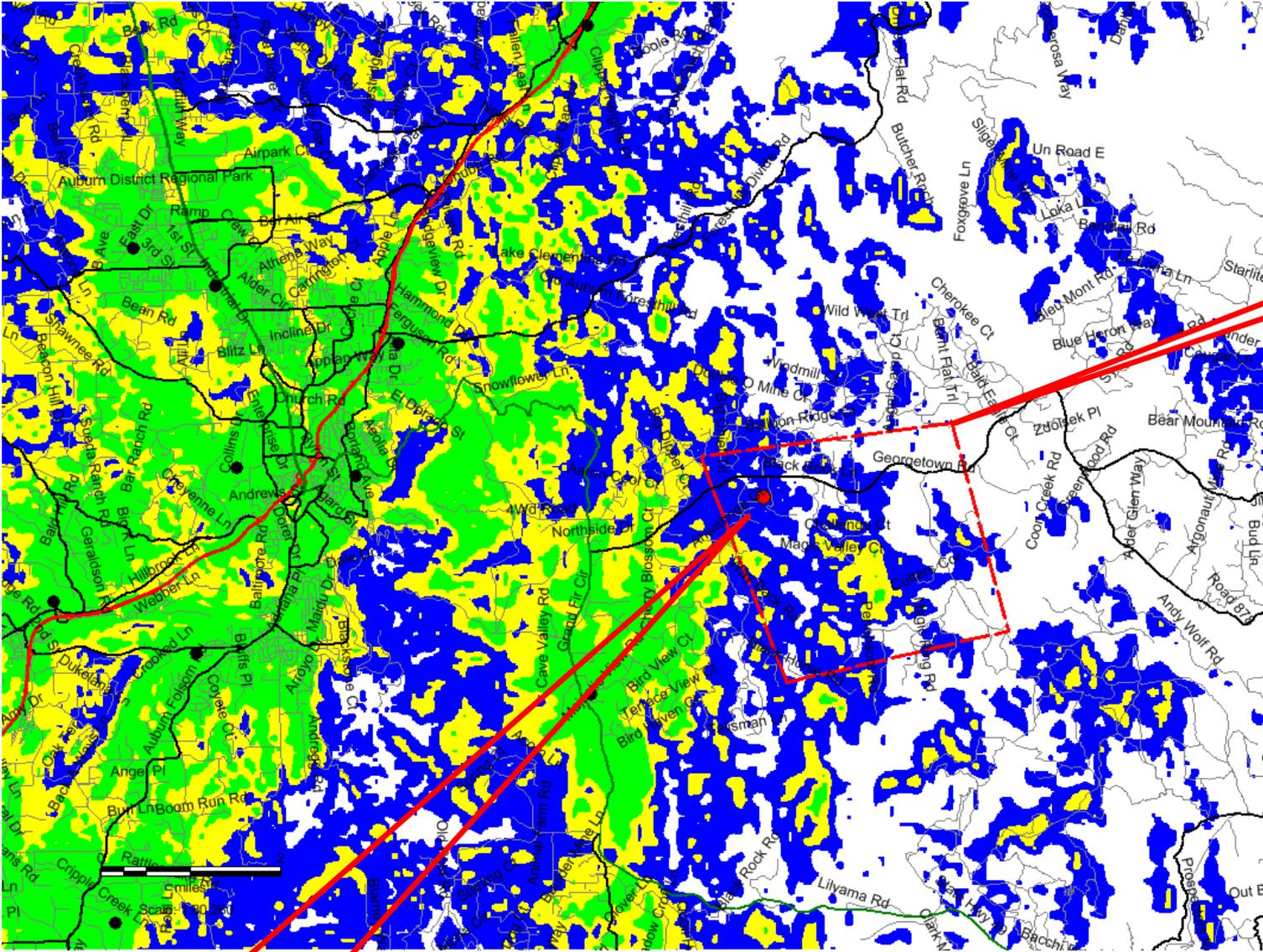
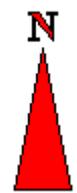
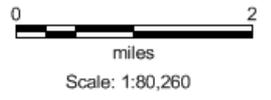
Nov 06, 2017

Existing LTE 700 Coverage (RC = 150')

Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site

Living Units Polygon



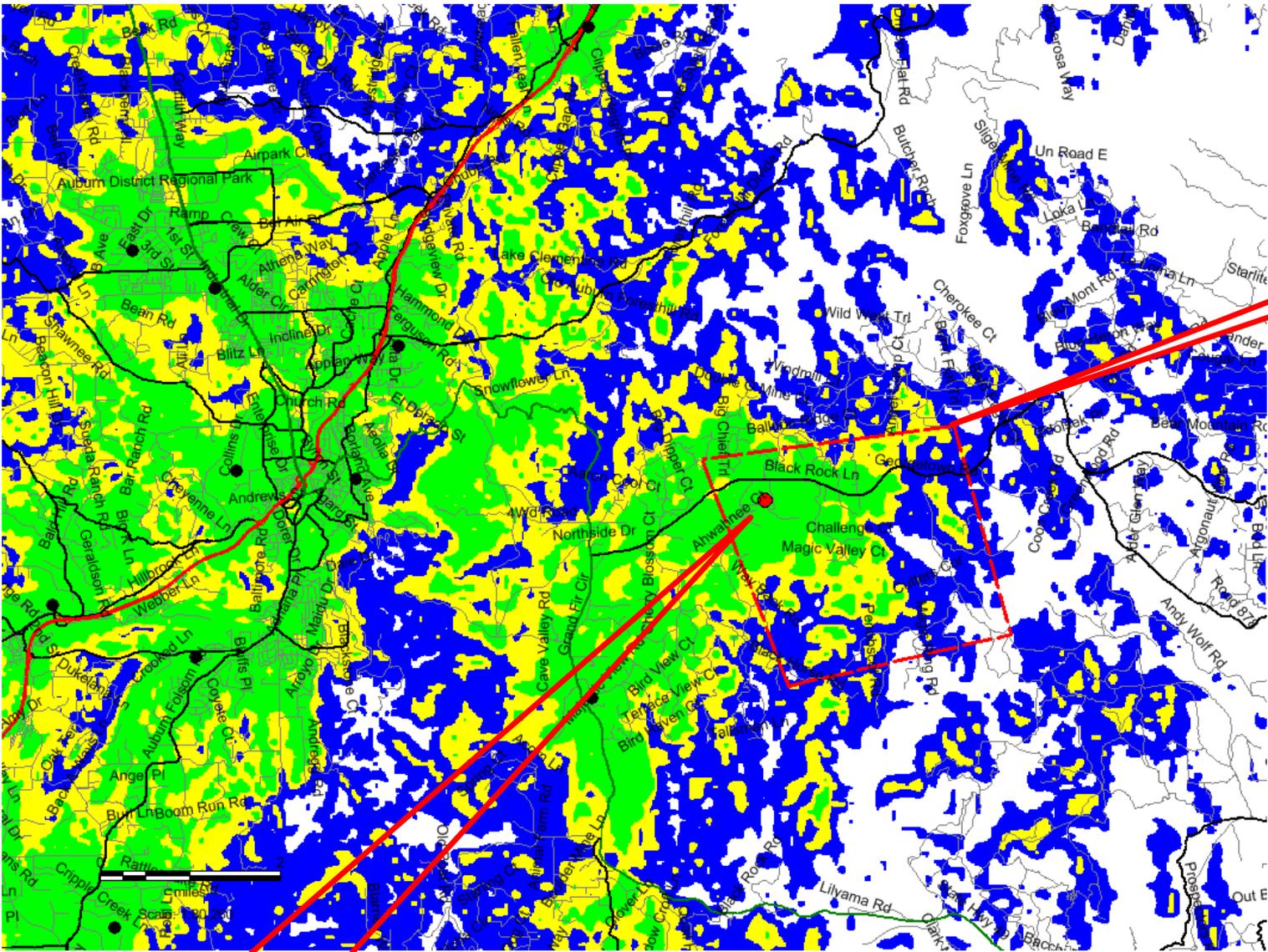
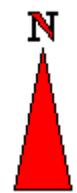
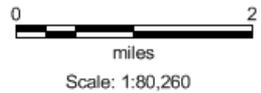
AUBURN LAKE TRAILS

Proposed LTE 700 Coverage (RC = 150')

Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site

Living Units Polygon

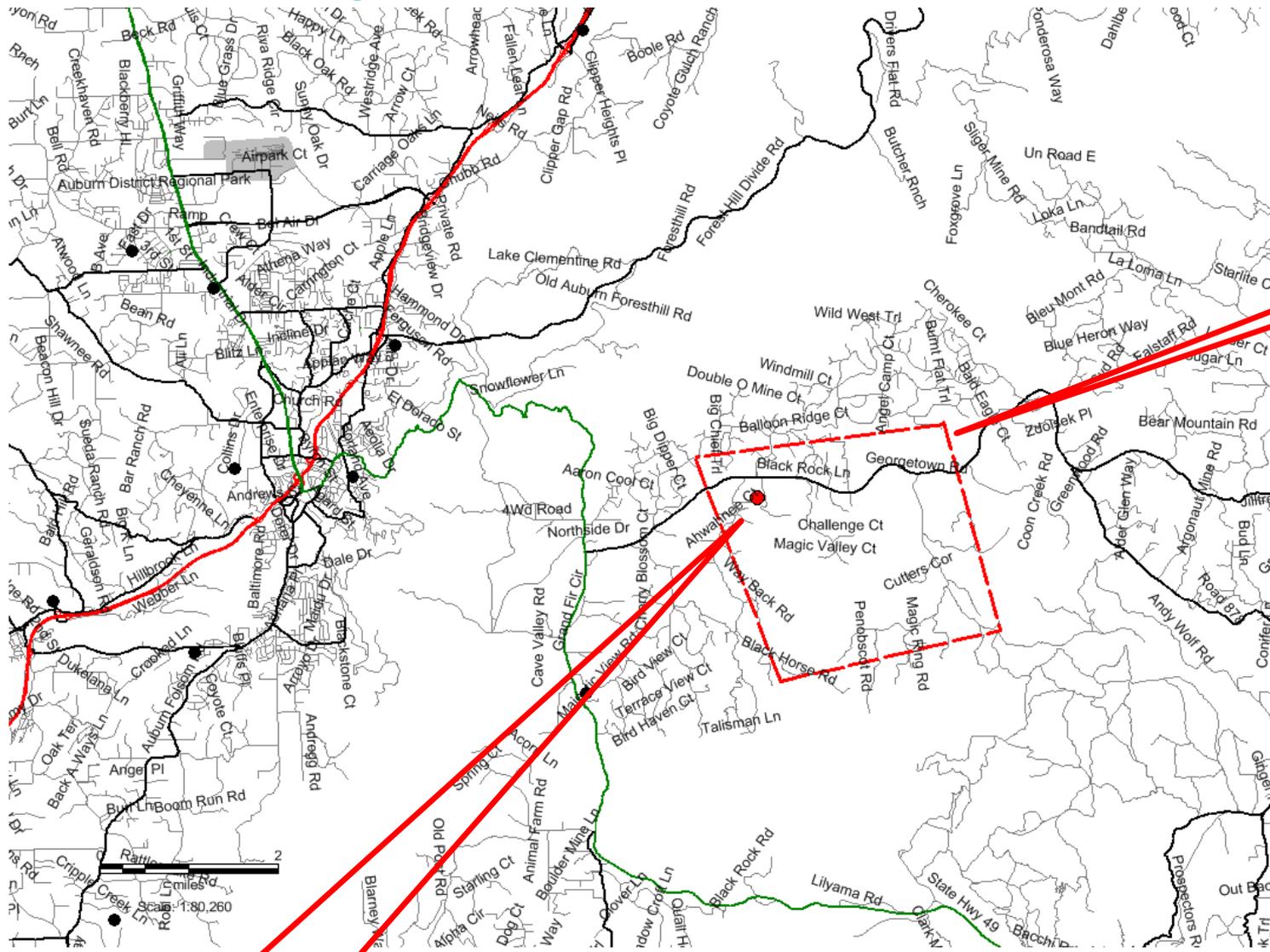


AUBURN LAKE TRAILS

Surrounding site View

Legend

- Existing site
- Proposed site



Living Units Polygon

AUBURN LAKE TRAILS



on Behalf of



PROJECT SUPPORT STATEMENT

**AT&T PROJECT NAME: CONNECT AMERICA FUND II (CAF II) PROJECT
DEVELOPMENT APPLICATION FOR AT&T SITE "AUBURN LAKE TRAILS"**

AT&T SITE NUMBER: CVL00887

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

JARED KEARSLEY; 916-755-1326; jared.kearsley@epicwireless.net

PROPERTY OWNER: RICHARD AND LINDA MITCHAM

530-823-3149

APN: 071-400-30

2125 Cramer Ct, Cool, CA 95614

- **PROJECT'S BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
- **OPERATIONAL STATEMENT**
- **FIRE SUPPRESSION SYSTEM**
- **OTHER CONSIDERATIONS RELATING TO NEW WIRELESS TELECOMMUNICATION FACILITIES PURSUANT TO 17.14.210 AND 17.22.500 OF THE EL DORADO COUNTY ZONING CODE**



on Behalf of



Project Background and objectives:

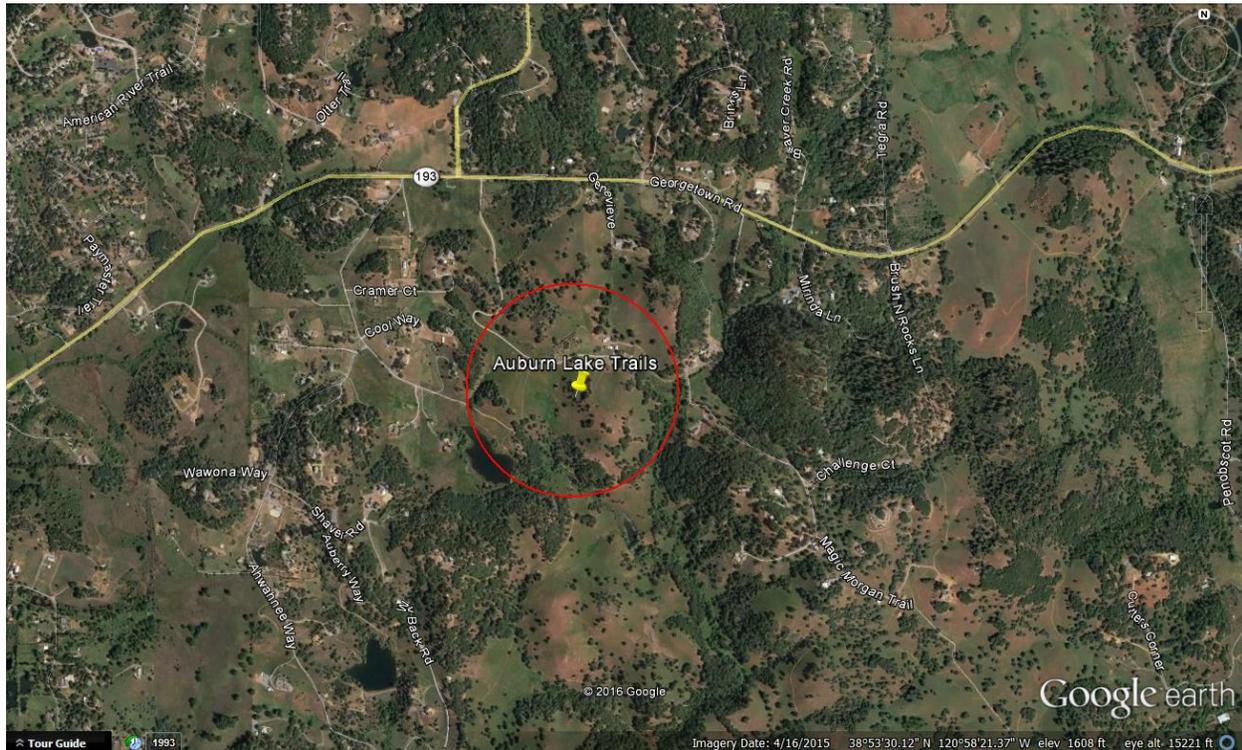
AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The build-up of hi-speed broadband internet throughout rural/underserved areas will not only drive economic growth in rural America, but will expand the online marketplace nationwide, creating jobs, educational and businesses opportunities across the country. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds.

AT&T has the necessary technology that allows them to build out their territory in El Dorado County with the much demanded hi-speed broadband internet to help improve the county's rural infrastructure. AT&T's basis for transmitting and receiving hi-speed broadband internet to residences is executed by providing one site with either a microwave fiber hop or a direct fiber line to the site and transferring the high speeds of fiber to each Living Unit (LU) via wireless signals. Each LU being provided with the service will have a small square antenna located in a vantage point on the property where it has a direct line of site to the tower. The square antenna will send and receive wireless broadband internet providing the LU with a minimum of 10/1 Mbps download and upload speeds, respectively.

AT&T's secondary objective is to provide and enhance AT&T's Wireless Telecommunications services (cellular services) to underserved areas. Cellular services go hand in hand with building the internet infrastructure throughout these underserved areas. People today rely on their mobile devices not only for educational and business purposes, but also for emergency services. Increasing AT&T's cellular coverage and capacity throughout El Dorado County's rural areas while providing wireless broadband internet will greatly assist with enhancing the county's economic growth and the area's infrastructure.

Given the need for direct line of site to residences, a taller than typical tower will be necessary in order to provide wireless broadband internet services to as many homes in the targeted areas as possible. During the tower design phase, the Radio Frequency (RF) engineer study many variables including surrounding tree heights, tree densities, population densities, and surrounding hill tops, in order to properly design a sufficient tower height with the goal of achieving the FCC's track census block mandates of reaching specific LU coverage objectives per area. Living Unit (LU) coverage objectives are provided by the RF engineer using density maps and are based on the area's approximate population. AT&T's goal is not only to reach the coverage objective, but to outperform the coverage objective to ensure that the maximum amount of homes are being provided this service while taking into consideration a small margin of error during the simulation process.

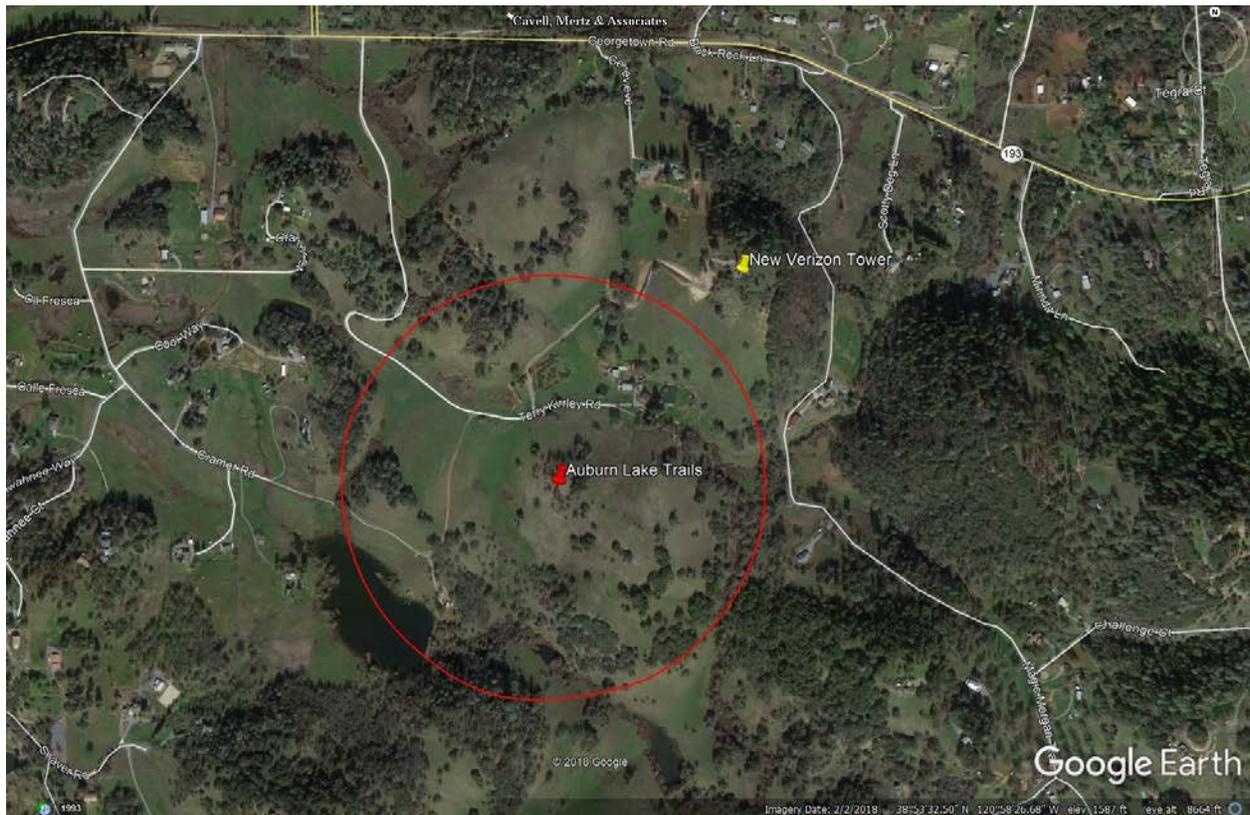
Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one pre-manufactured equipment cabinet, and one 15KW DC standby diesel generator. This facility will be located at 2125 Cramer Ct., Cool, within El Dorado County's jurisdiction in a 5.102 acre RE-5 zone. The site is approximately 0.65 miles east of Knickerbocker Creek and the area consists of large oak trees, "evergreen" trees, and rolling hills with rocky terrain.

AT&T's objective for the Auburn Lake Trails site is to provide wireless hi-speed broadband internet to a and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the surrounding communities, and just north of the search ring is a relatively dense underserved area. The site location's elevation is approximately 1,720 feet while the surrounding community's elevation averages around 1,600 feet, giving the homes within the surrounding communities great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting and beating their FCC objective for this search ring.

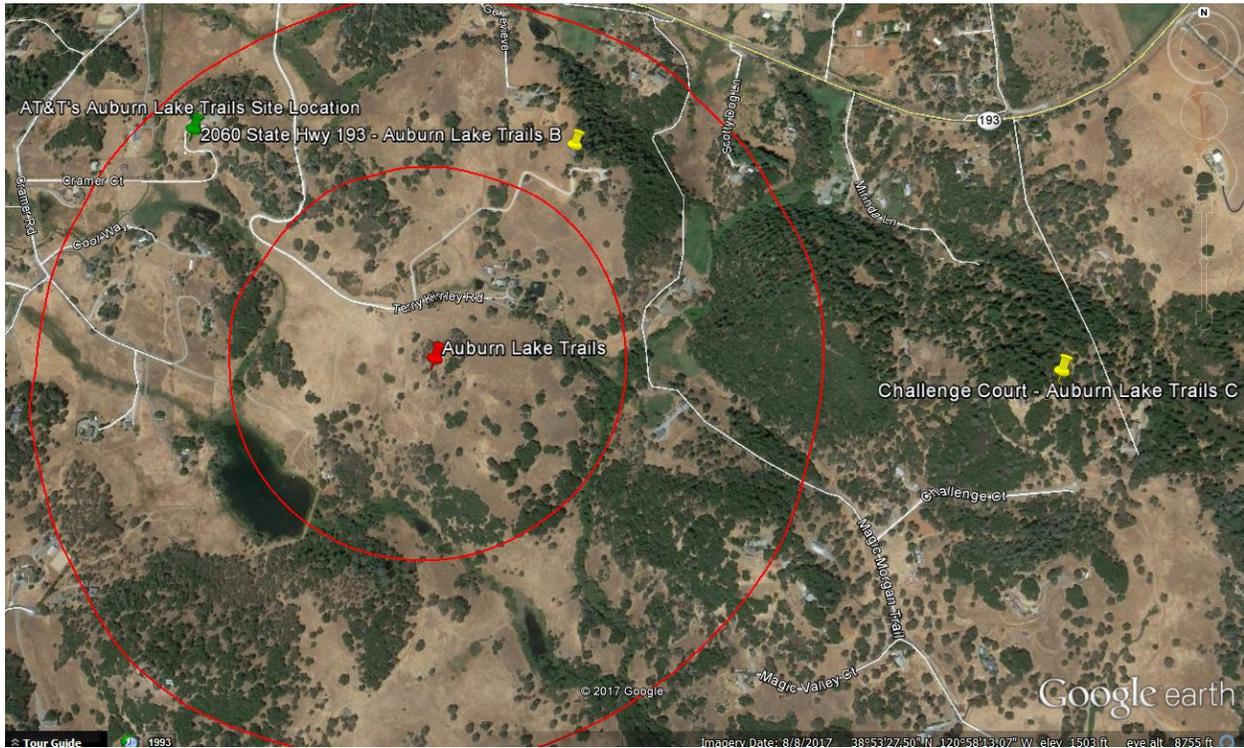
Potential Co-locations:



There is one potential Co-location opportunity in the near vicinity of the provided Search Ring. An Existing Verizon Wireless tower is located outside of AT&T's Search Ring approx. 1/3 of a mile to the northeast. Verizon's tower is 82' tall and their antennas are located at a 70' centerline. Verizon has two locations on the Tower secured for future Microwaves at 62' and 53' centerlines, leaving only an available centerline for an additional carrier at 43 feet. If the tower was able to be modified for an additional carrier above the Verizon antennas, the available centerline would then be approximately 84 feet. AT&T ran a coverage simulation at both, 43' and 84' centerlines and those simulations on the existing Verizon Tower failed to support AT&T's CAF II project requirements for the Auburn Lake Trails community/search ring. At the 43' centerline, AT&T lost approx. 75% of the targeted LUs within the community. At the 84' centerline, AT&T lost 56% of the targeted LUs for the community. Additionally, the total amount of LU's the Verizon Tower would provide failed to satisfy FCC's targeted goal for this area therefore disqualifying this collocation opportunity as a viable candidate. The Verizon Tower has been designed for mobile phone services that do not need line of site technology, therefore, a 70-foot centerline is sufficient for coverage however AT&T's CAF II wireless highspeed broadband internet technology requires line of site to LUs, and therefore, requires higher than typical centerlines and for that reason as well Verizon's tower was disqualified from this project. The existing Verizon Tower does not adequately fulfill the LU targets as set by the Federal Communications Commission and does not fill the significant gap in coverage for the Auburn Lake Trails Community; therefore, the Verizon Tower is not a co-locatable option for AT&T.

on Behalf of

Alternative Site Analysis pursuant to 17.14.210 (B) (1):



Above is a map showing the Search Ring (center is the red pin), Proposed Site (green pin) and the two alternative sites (yellow pins) that were considered for placement of the telecommunications facility. Each Alternative Site is discussed below:



on Behalf of



Auburn Lake Trails Alternative Candidate B:

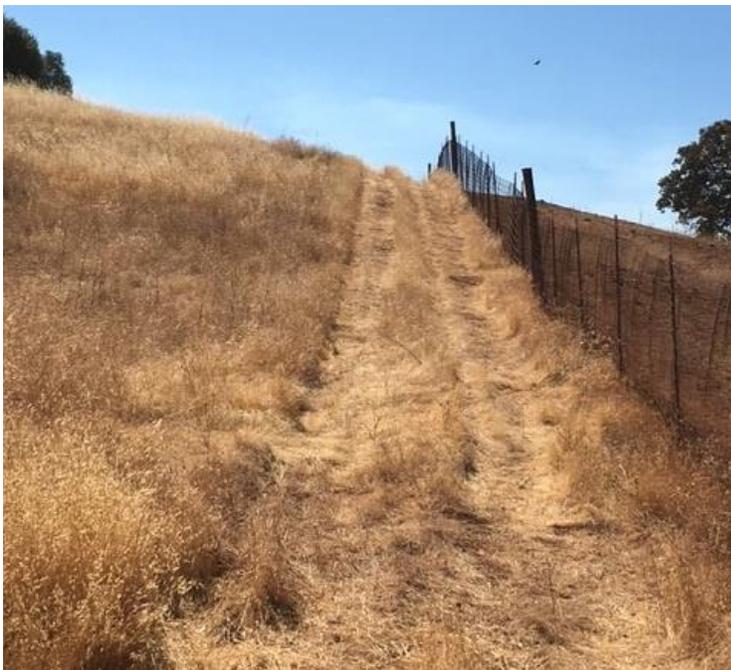
2060 State Hwy 193, Cool, CA 95614

Latitude/Longitude: 38.895132, -120.971553

Proposal – New Tower



Access Route:





on Behalf of



Considerations:

Candidate B is located approximately 1,740 feet north-east of the center of AT&T's search ring. The proposed tower would be located on a 20.23 acre, RE-5 zoned property owned by Kyle & Mesja Weinberger. The property is located on the south side of Hwy 193 and the site was proposed on the south side of the property. Candidate B was chosen as AT&T's third preferred candidate as the RF Engineer's simulation yielded approximately 33% fewer LU's than the subject site located at 2125 Cramer Court. Furthermore, the site's coverage simulation showed it covering 16% less LUs than the FCC's requirement for the targeted area. In addition to a lack of LU coverage, the access route is between 18-25% grade creating a difficult access route for fire and utility vehicles. The site location had a steep grade as well creating extensive grading (cut and fill with retaining walls) for the foundation and facility causing potential unknown environmental disturbance due to the extensive grading required. No known oak resources would be lost at this site location. This site location would have more aesthetical impacts on the surrounding area than the subject location, and, the site location is approximately only 240 feet northwest to the Existing Verizon Wireless Tower. The Land Use for the parcel is LDR which is an allowed use for Wireless Facilities, and, the surrounding area's Land Use is RR and MDR. The nearest dwelling unit to the proposed Tower location is approximately 700 feet.

Auburn Lake Trails Alternative Candidate C:

2371 Challenge Ct, Cool, CA 95614

Latitude/Longitude: 38.890607, -120.960573

Proposal – New Tower



Considerations:

Candidate C is located approximately $\frac{3}{4}$ of a mile east of the center of AT&T's search ring. The proposed tower would be located on a 10 acre, RE-10 zoned property owned by Reed and Kristen Allen. The property is located end of Challenge Court and the site was proposed on the north-east of the property. Candidate C was chosen as AT&T's preferred candidate as the RF Engineer's simulation yielded approximately 25% over the LU's than the subject site located at 2125 Cramer Ct., however, the property became unsuitable to build the Wireless Telecommunications Facility after further investigation. The proposed site's grade was too steep to accommodate the facility and the property owners did not want the site moved closer to their residence on flatter ground so AT&T parted ways with the property owners. Additionally, the access route would have resulted in losing three mature oak trees and the entire site plan significantly impacting seven oak trees. This site location supported the least aesthetical impacts on the surrounding area provided it was located on top of a hill with no surrounding neighbors in the nearby vicinity being affected. The Land Use for the parcel is RR which is an allowed use for Wireless Facilities, and, the surrounding area's Land Use is RR and AL. The nearest dwelling unit to the proposed Tower location is approximately 560 feet.



on Behalf of

Additional alternative sites considered and letters of interest sent out but received no response by landlords included the following parcels:

1930 State Highway 193, Cool, CA 95614 – APN: 071-032-46; Owner: Douglas Avery

1880 State Highway 193, Cool, CA 95614 – APN: 071-032-45; Owner: Miller Family Trust

3321 Magic Morgan Trail, Cool, CA 95614 – APN: 074-042-01; Owner: Daniel & Janice Prather

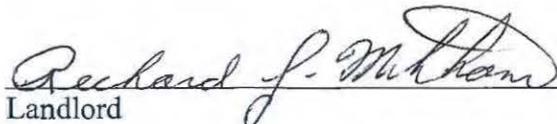
**LETTER OF AUTHORIZATION
TO FILE PERMIT APPLICATIONS**

Re: El Dorado County APN # 071-400-30-100

To Whom It May Concern:

The undersigned, Landlord, are the owners of the property located at 2125 Cramer Court, Cool, CA 95614, County Assessor's Parcel No. #071-400-30-100, that is the subject of a CUP application for a new AT&T Mobility Telecommunications Facility. The undersigned, Landlord, authorizes AT&T Mobility, C/O Epic Wirelss Group, and hereby authorizes Epic Wireless Group, its agent, to act as applicant to obtain any and all permits required for the approval and construction of this antenna/communication facility.

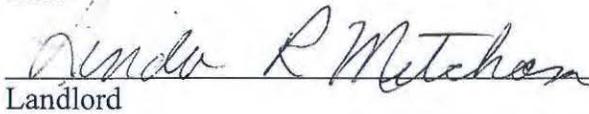
Landlord/Lessor: Richard and Linda Mitcham



Landlord

10/30/17

Date



Landlord

10/30/17

Date

RECORDING REQUESTED BY:

NORTH AMERICAN TITLE GUARANTY
Escrow No. 301471 Order No. 202338-RC
AND WHEN RECORDED MAIL TO

El Dorado, County Recorder
William E. Schultz Co Recorder Office

DOC - 98-0041805-00
Acct 4-INTER COUNTY TITLE CO
Friday, JUL 24, 1998 13:42:55
Tel Pd \$233.00 Nbr-0000072784
CLC/C2/1-3

Name RICHARD MITCHAM
Street LINDA MITCHAM
Address 2125 Cramer Ct.
Cool, CA 95614
City &
State

SPACE ABOVE THIS LINE FOR RECORDERS USE

INDIVIDUAL GRANT DEED

A.P.N. 071-400-30

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 220.00 City Transfer Tax is \$ _____
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of _____, and

PCOS
FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD A. DYER AND KAREN A. DYER, HUSBAND AND WIFE

hereby GRANT(S) to Richard Mitcham and Linde Mitcham, husband and wife as joint tenants

the following described real property in the unincorporated area
County of El Dorado State of California:

PARCEL A, SAID PARCEL IS SHOWN ON THAET CERTAIN PARCEL MAP FILED IN THE OFFICE FO
THE COUNTY RECORDER OF SAID COUNTY ON JULY 17, 1986, IN BOOK 35 OF PARCEL MAPS, AT
PAGE 107.

LEGAL DESCRIPTION CONTINUES ON EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Dated: July 20, 1998

[Signature]
RICHARD A. DYER

STATE OF CALIFORNIA } SS.
COUNTY OF Placer }

[Signature]
KAREN A. DYER

On July 20, 1998 before me,
Monica M. Fletcher, personally appeared
Richard A. Dyer **

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
[Signature]

(This area for official notarial seal)

MAIL TAX
STATEMENTS TO: SAME AS ABOVE

NAME

ADDRESS

CITY/STATE/ZIP

041805

State of California

County of Placer

On July 22, 1998 before me, Monica M. Fletcher
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Karen A. Dyer
NAMES(S) OF SIGNER(S)

() personally known to me - OR - (~~X~~) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Handwritten Signature]
SIGNATURE OF NOTARY

DESCRIPTION OF ATTACHED DOCUMENT

DESCRIPTION OF DOCUMENT (OPTIONAL)

State of _____

County of _____

On _____ before me, _____
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared _____
NAMES(S) OF SIGNER(S)

() personally known to me - OR - () proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

DESCRIPTION OF ATTACHED DOCUMENT

DESCRIPTION OF DOCUMENT (OPTIONAL)

041805

TOGETHER WITH:

A non-exclusive road and utility easement over, under, along, across and through the non-exclusive road and utility easement lying outside the exterior lines of the realty first hereinabove described, as said easements are delineated and designated on the Parcel Map hereinabove referred to.

ALSO TOGETHER WITH:

An easement ten (10) feet in width, for well, pipeline and incidental purposes over, under and across the following described tract of land, the centerline of said easement is described as follows:

BEGINNING at the Southeasterly terminus of the herein described easement, a point on the boundary line between Parcel 1 and Parcel 2 of Parcel Map filed in Book 28 of Parcel Maps, at Page 144 being further described as the Northerly Terminus of the Course delineated as North 15° 42' 20" East 90.81 feet on said map; thence North 45° 13' West from the point of beginning for a distance of 115.0 feet to the Northwesterly terminus of said easement.

98-0041805-00

[Print](#)
 [Email Reports](#)
 [Export Reports](#)
 Ref ID: **Auburn Lakes**

Property Detail Report

For Property Located At :
2125 CRAMER CT, COOL, CA 95614-9514



Owner Information			
Owner Name:	MITCHAM RICHARD & LINDA		
Mailing Address:	2125 CRAMER CT, COOL CA 95614-9514 H004		
Vesting Codes:	HW // JT		
Location Information			
Legal Description:	PM 35/107/A	APN:	071-400-30-100
County:	EL DORADO, CA	Alternate APN:	071-400-30-100
Census Tract / Block:	306.01 / 2	Subdivision:	
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:		Tract #:	
Legal Lot:		School District:	BLACK OAK MINE
Legal Block:		School District Name:	
Market Area:		Munic/Township:	
Neighbor Code:			
Owner Transfer Information			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
Last Market Sale Information			
Recording/Sale Date:	07/24/1998 / 07/20/1998	1st Mtg Amount/Type:	\$135,000 / CONV
Sale Price:	\$200,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	41805	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$120.19
New Construction:		Multi/Split Sale:	
Title Company:	INTER-COUNTY TITLE CO.		
Lender:	MONUMENT MTG INC		
Seller Name:	DYER RICHARD A		
Prior Sale Information			
Prior Rec/Sale Date:	04/01/1987 /	Prior Lender:	
Prior Sale Price:	\$89,500	Prior 1st Mtg Amt/Type:	\$80,500 / CONV
Prior Doc Number:	2729-404	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		
Property Characteristics			
Gross Area:		Parking Type:	Construction:
Living Area:	1,664	Garage Area:	Heat Type:
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:	6	Basement Area:	Patio Type:
Bedrooms:	3	Finish Bsmnt Area:	Pool:
Bath(F/H):	3 /	Basement Type:	Air Cond:
Year Built / Eff:	1977 / 1977	Roof Type:	Style:
Fireplace:	Y /	Foundation:	Quality:
# of Stories:	2.00	Roof Material:	Condition:
Other Improvements:			AVERAGE
			AVERAGE
Site Information			
			RURAL IMPROVED 2.5-20

on Behalf of

Actual View of the Proposed Location:

The proposed lease area is centrally located on the property. The site will not interfere with the existing use of the property. Access will be directly off of Cramer Court. The site is elevated above the surrounding area and has great potential for line of site to the communities down below the subject parcel. The site isn't overly intrusive to nearby residents nor their view points of their properties. The nearest residence is approximately 325 feet to the northwest and sits 60 feet lower than the site location. The residence has a line of trees and foliage shielding their view to the site. The second closest residence is approximately 660 feet to the west and sits 45 feet below the site location. No Oak Tree resources will be removed or severely impacted by the project. The Surrounding Land Use for the area is LDR and RR.





Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

on Behalf of



11/1/2017

*Enter
Another
Parcel*

Assessor's Parcel Number: 071-400-30

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	83 - 48	PM 35/107/A	5.102

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
LDR									

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-5			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
LDR									

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-5			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
EL DORADO COUNTY FPD		BLACK OAK MINE UNIFIED	GEORGETOWN DIVIDE PUD

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0200E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4 MICHAEL RANALLI			No

REMARKS:

No Eligibility Review Required

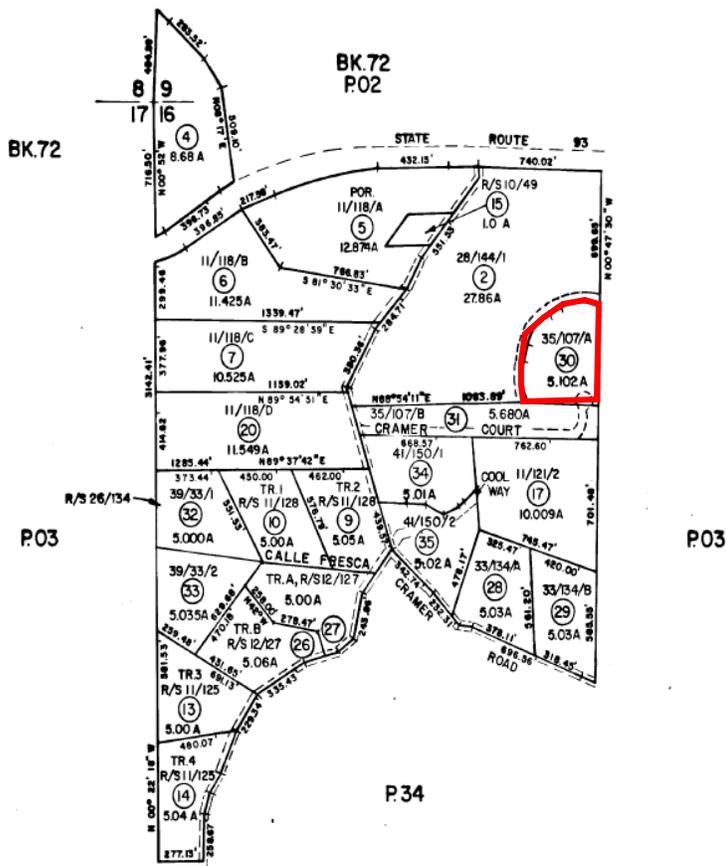
NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

Assessor's Parcel Map

POR. SECS. 9,16 & 17, T.12N., R.9E., M.D.M.

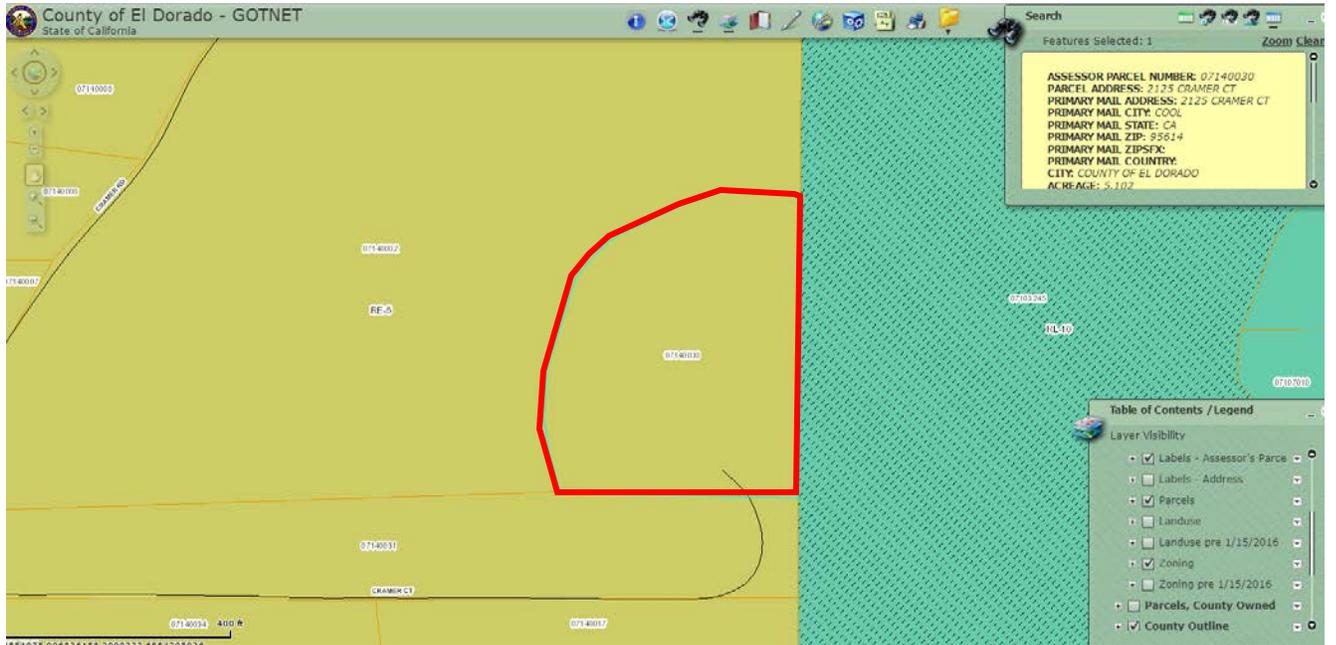
Tax Area Code

71:40

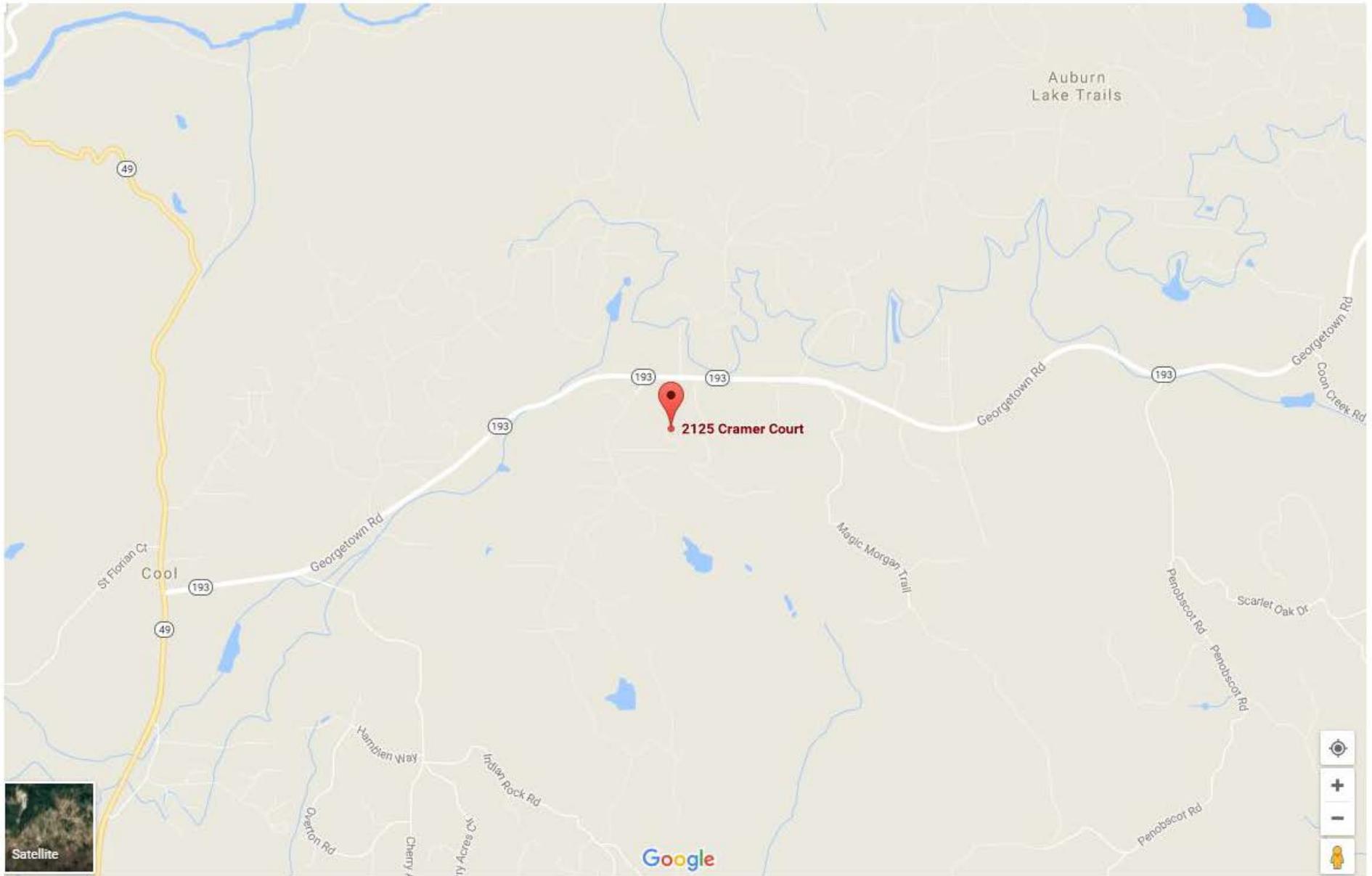


NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Zoning Map



VICINITY MAP



on Behalf of

Overhead View of Lease Area and Distances to nearby residences:



Emergency 15kw Diesel Generator and 1 Ton HVAC Noise Analysis:

o **Equation and Calculation Method:**

The sound analysis methods and results are hypothetical only, using Sound Level and Distance calculations. These calculations do not take outside sounds, trees, hills, buildings, and other sound dampening variables into consideration, but, only raw sound levels after specific traveled distances which results in the worst case scenario for the sounds of the onsite backup generator and HVAC systems.

The use of emergency equipment is exempted from these limits per section 130.37.20(B).

Formulas to calculate the sound level L in dB (sound pressure level or sound intensity level) in dependence of the distance r .

Sound level L and Distance r	
$L_2 = L_1 - 20 \cdot \log\left(\frac{r_1}{r_2}\right) $	$L_2 = L_1 - 10 \cdot \log\left(\frac{r_1}{r_2}\right)^2 $
$r_2 = r_1 \cdot 10^{\left(\frac{L_1 - L_2}{20}\right)}$	$r_1 = \frac{r_2}{10^{\left(\frac{L_1 - L_2}{20}\right)}}$
Sound pressure level (dB) = Sound intensity level (dB)	
$L_2 = L_1 - 20 \cdot \log\left(\frac{r_1}{r_2}\right) $	$L_2 = L_1 - 10 \cdot \lg\left(\frac{r_1}{r_2}\right)^2$

Sound Specifications:

- Emergency Generator Model: SD015 Generac
 - Average decibel (dBa) level at 23 feet = 65 dBa
- 1 Ton HVAC Model: HVAC MarvairSlimPacECUA12ACA
 - Average decibel (dBa) level at 30 feet = 46.5 dBa

Sound Specifications while taking the Sound Blanket into consideration:

- Emergency Generator Model: SD015 Generac
 - Average decibel (dBa) level at 23 feet = 59 dBa
- 1 Ton HVAC Model: HVAC MarvairSlimPacECUA12ACA
 - Average decibel (dBa) level at 30 feet = 41.5 dBa
 - HVAC is intrinsically compliant with El Dorado County’s Noise Level Standards, per Table 1 below, 130.37.060.1

Findings:

1. Distance to the nearest Property Line of APN 071-400-02 = 220’
 - a. Generator Decibel level at 220’ = 39.39 dBa
2. Distance to the Residence at APN 071-400-02 = 325’
 - a. Generator Decibel level at 325’ = 36 dBa
3. Distance to the Residence at APN 071-400-31 = 660’
 - a. Generator Decibel level at 660’ = 29.84 dBa

Conclusion:

After calculating all decibel levels at each nearby property line and residence, the onsite Emergency Backup Generator are within El Dorado County’s noise level standards according to El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards.

Table 1 – Eldorado County Table 130.37.060.1
Noise Level Performance Standards for Noise Sensitive Land Uses
Affected by Non-Transportation Sources

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50



on Behalf of



Operation Statement:

This project is an AT&T Mobility unmanned Telecommunication Wireless Facility. It will consist of the following:

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. GRAVEL ROAD IMPROVEMENT FROM ROW
3. 40'X45' FENCED LEASE AREA
4. INSTALL AT&T APPROVED PRE-MANUFACTURED EQUIPMENT CABINET AND ASSOCIATED INTERIOR EQUIPMENT
5. ADD (1) NEW GPS UNITS
6. ADD 160'-0" MONOPINE
7. ADD (12) ANTENNAS (4) PER ALPHA, BETA, GAMMA SECTOR
8. ADD (21) PROPOSED RRUS
9. ADD (6) DUAL DIPLEXERS
10. ADD (4) SURGE SUPPRESSORS
11. ADD (2) FUTURE 4' MICROWAVE DISHES
12. ADD 6'-0" HIGH CHAIN LINK FENCE W/ VYNAL SLATS
13. ADD 15KW DC DIESEL GENERATOR

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month. A 15 foot wide access route will be created directly from Cramer Ct. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages. The Facility is approximately 325 feet east of a residence, and approximately 660 feet north-east of another. The location is surrounded by oak trees which will naturally stealth the facility in addition to being at a higher elevation than the surrounding neighbors. The surrounding area is covered with oak tree and pine tree backdrops. The tower will be built to provide co-location opportunities.

Fire Suppression System:

A 15 foot wide access route will be created directly from Cramer Ct. with one fire "turnout" within the driveway. A Hammer Head Fire Turnaround will be proposed within the access route proceeding the residence's driveway. A Fire Department Knox Box will be located at the Property's access gate and at the Facility's access gate. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the exterior wall of the proposed shelter.



on Behalf of



Conclusion:

Candidate A, 2125 Cramer Ct., meets the FCC's mandated objectives for the targeted area of Auburn Lake Trails and is the best choice for the surrounding area. The chosen location will meet and exceed the FCC's mandated coverage objectives with providing hi-speed broadband internet to homes in the Auburn Lake Trail's Targeted area of El Dorado County. The Stealth Monopine Tower design has been chosen to blend into the existing surrounding environment as the least intrusive means while filling AT&T's significant gap in coverage. Existing foliage on the subject parcel and surrounding parcels results in a stealthed compound from all directions. No oak woodlands will be impacted/removed for this location. No special species or protected animals will be impacted per the biological resource assessment prepared by Sycamore Environmental Consultants, Inc. Even though the site on Cramer Court covers 25% less than the original primary candidate, the site still exceeds the FCC's coverage requirements for the targeted area. Additionally, this site covers 33% more LUs than the backup candidate located on Highway 193 and between 56% and 75% more than the existing Verizon Tower. The Proposed Wireless Facility is an allowed use on the property subject to the approval of a Conditional Use Permit.

CVL00887 AUBURN LAKE TRAILS

Zoning Propagation Map

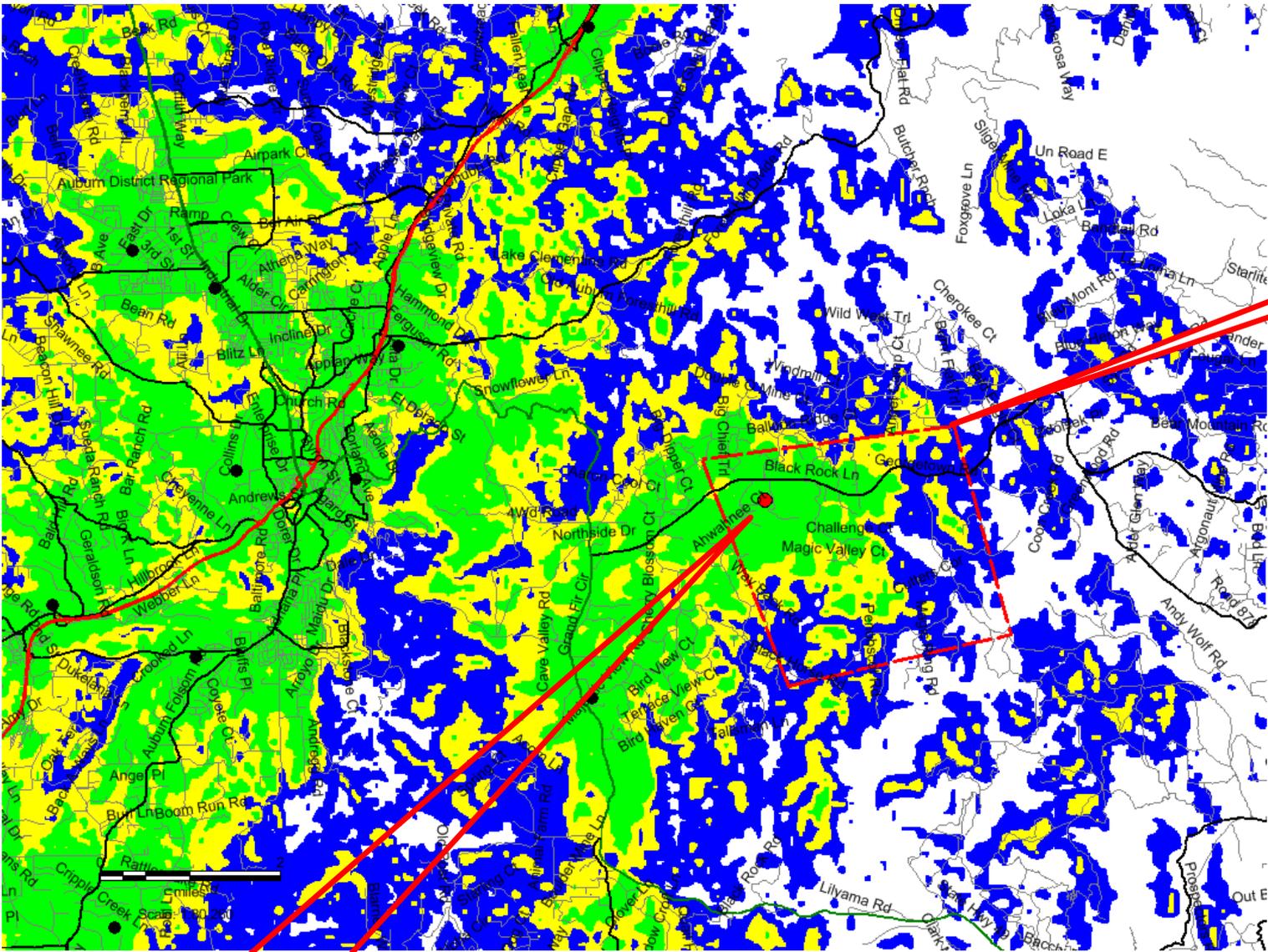
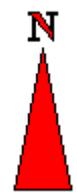
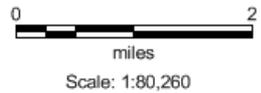
Nov 06, 2017

Proposed LTE 700 Coverage (RC = 150')

Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site

Living Units Polygon

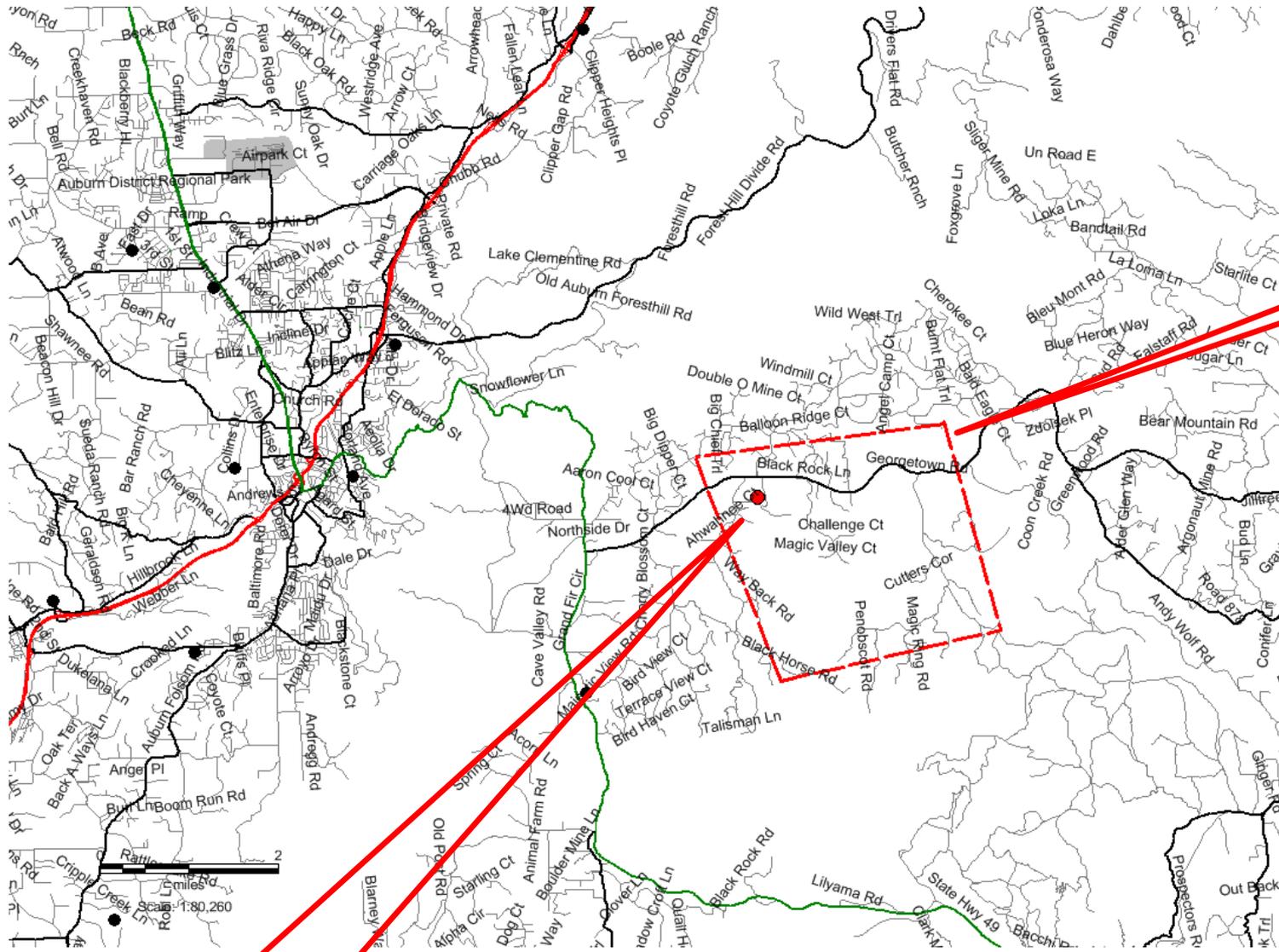


AUBURN LAKE TRAILS

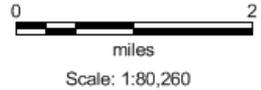
Surrounding site View

Legend

- Existing site
- Proposed site



Living Units Polygon



AUBURN LAKE TRAILS

BBC-13X Sound Curtains

Sound Seal's **BBC-13X** offers the benefits of both a noise barrier and a sound absorber for outdoor applications. The BBC-13X consists of a one-inch thick vinyl-coated-fiberglass-cloth faced quilted fiberglass that is bonded to a one-pound per sq. ft. reinforced loaded vinyl noise barrier. "X" style Sound Curtain panels are constructed with grommets across the top and **bottom, and exterior grade** Velcro seals along the vertical edges. The product is also available in roll form with edges bound or unbound.

- Class A (or 1) flammability rated per ASTM E 84
- For use on Indoor or Outdoor Applications
- Available facing colors: gray, tan, black, or off-white
- Available barrier colors: gray, tan, blue or olive drab



Applications:

Even in the harshest environments, with a minimum life span of 5 years* and wind load ratings of 120 mph, this product is typically used as a **temporary noise barrier on outdoor applications such as construction site noise mitigation projects**. Also available with a two-pound psf noise barrier or a two-inch thick quilted fiberglass sound absorber for better acoustical performance.

Product Data:

Description	Vinyl coated fiberglass cloth facing on 1" quilted fiberglass 1lb-psf reinforced loaded vinyl barrier
Flammability	Flame Spread: 23.0 Smoke density: 30.0
Nominal thickness	1.0 inch
Temperature range	-20° to +180° F
Standard roll size	54" wide x 25' long
Weight	1.2 lb psf

Acoustical Performance:

Sound Transmission Loss

Product	OCTAVE BAND FREQUENCIES (Hz)						
	125	250	500	1000	2000	4000	STC
BBC-13 X	11	16	24	30	35	35	27

ASTM E-90 & E 413

Sound Absorption Data

Product	OCTAVE BAND FREQUENCIES (Hz)						
	125	250	500	1000	2000	4000	NRC
BBC-13 X	.12	.47	.85	.84	.64	.62	.70

ASTM C 423

* when properly installed.



BACKUP LPG

8340-100-LP-14.4 SERIES
8220-100-LP-20 SERIES

THE MOST EFFICIENT POWER SOLUTION FOR TELECOM BACKUP USING PROPANE

The Polar Power solution was engineered to meet the unique power quality and monitoring requirements of the telecommunications industry. Our DC power solutions have become the preferred choice for installations with small AC loads. Since 1994 Polar Power Inc. has been the leader in DC power and cooling solutions.

ENGINE

Engine Model Ford TSG-415
Cylinders 4 In-line
Displacement 1.5
Engine HP range 25 or 40
Emissions EPA and CARB Certified
Variable RPM 1500RPM to 2900RPM
Engine Start Supercap 14.4V
Supercap DC-DC Charger >1A
Muffler Dual
Radiator Aluminum with Electric Fan

FUEL SYSTEM

Type Propane
Fuel Supplied by Customer

Recommended	Maximum
11 in H2O	13 in H2O
0.4 psi	0.5 psi

FUEL CONSUMPTION

81.8 cubic feet an hour (ft³/hr.) 2.22 gal/hr. at 1500 RPM
124 cubic feet an hour (ft³/hr.) 3.38 gal/hr. at 2900 RPM
Performance will vary depending on the energy content of LPG

ALTERNATOR

Type Permanent Magnet
Regulation Type RPM Control
Output Ripple Less than 100 milivolts RMS
No. of Poles 32
Overcurrent Protection 350A or 500A
Disconnect Means Fused Disconnect

ENGINE CONTROLLER

Model

Supra model 250

Instrumentation

Generator output voltage, amperage, kW, coolant, temperature, RPM, hour meter, maintenance intervals, starting circuit voltage.

Automatic Shutdown & Alarm for:

Under / Overspeed, Low Oil Pressure, High Coolant Temp., Fail to Start

Warning Alarm for:

Low / High Engine Battery Voltage, High Water Temp, and Low Oil Press, Pre-alarm.

Engine Start Delay Adj. set at 60 seconds
Return to Utility Delay Adj. set at 60 seconds
Engine Cool-Down Adj. set at 60 seconds
Exerciser Programmable / bi-weekly

Contact Closure for Remote Indication

Shutdown Alarm, Warning Alarm, Engine Run, E-Stop Depressed.

ENCLOSURE

Model 88-25-0100
Type Weather Protective
Materials Marine Grade Aluminum
Sound Attenuated <65 dBA @ 7 Meters
Door Hardware Rotary Lock with Padlock and
Removable Side Panel
Mounting Secure Mounting Tabs
Dimensions 38" x 54" x 40"
Weight (Dry) 700 lbs



ETL certified per UL 2200
by Interek Testing Labs.

Visit our web site for prime power, lithium-ion batteries,
and solar hybrid systems.



Pursuant to the authority vested in the Air Resources Board by the Health and Safety Code, Division 26, Part 5, Chapters 1 and 2; and

Pursuant to the authority vested in the undersigned by Health and Safety Code Sections 39515 and 39516 and Executive Order G-14-012;

IT IS ORDERED AND RESOLVED: That the following new large spark-ignition engines and emission control systems produced by the manufacturer are certified for use in off-road equipment as described below. Production engines shall be in all material respects the same as those for which certification is granted.

MODEL YEAR	ENGINE FAMILY NAME	ENGINE DISPLACEMENT (liters)	FUEL TYPE
2017	HEDIB01.5TSG	1.5	Gasoline, LPG, CNG, or Gasoline-LPG Dual Fuel, Gasoline-CNG Dual Fuel
DURABILITY HOURS	SPECIAL FEATURES & EMISSION CONTROL SYSTEMS		TYPICAL EQUIPMENT USAGE
5000	Three-Way Catalytic Converter, Heated Oxygen Sensor, Sequential Multiport Fuel Injection (Gas), Gaseous Fuel Mixer (LPG, CNG)		Forklift, Aerial Lift, Generator, Compressor, Pump, Other Industrial Equipment
ENGINE MODELS (rated power in kilowatt, kW)		TSG415-DF (42.0 kW), TSG415-GAS (41.0 kW), TSG415-LPG (42.0 kW), TSG415-LPV (42.0 kW), TSG415-NG (39.0 kW), TSG415-CNG (39.0 kW), TSG415GASCNG (40.1 kW)	

The following are the hydrocarbon plus oxides of nitrogen (HC+NOx) and carbon monoxide (CO) exhaust certification emission standards (Title 13, California Code of Regulations, (13 CCR) Section 2433(b)(1)) and certification emission levels for this engine family in grams per kilowatt-hour (g/kW-hr). Engines within this engine family shall have closed crankcases in conformance with 13 CCR Section 2433(b)(3).

(g/kW-hr)	HC+NOx	CO
Exhaust Standards	0.8	20.6
Certification Levels	0.5	2.5

The following is the evaporative hydrocarbon emission standard (13 CCR Section 2433(b)(4)) and certification emission level for this engine family in grams per gallon of fuel tank capacity (g/gallon).

Evaporative Certification Method	HC Certification Level (g/gallon)	HC Certification Standard (g/gallon)
Design Based	N/A	0.2

BE IT FURTHER RESOLVED: That for the listed engines for the aforementioned model-year, the manufacturer has submitted, and the Executive Officer hereby approves, the information and materials to demonstrate certification compliance with 13 CCR Section 2433(c) (certification and test procedures), 13 CCR Section 2434 (emission control labels), and 13 CCR Sections 2435 and 2436 (emission control system warranty).

Engines certified under this Executive Order must conform to all applicable California emission regulations.

This Executive Order is only granted to the engine family and model-year listed above. Engines in this family that are produced for any other model-year are not covered by this Executive Order.

Executed at El Monte, California on this 29 day of December 2016.



Annette Hebert, Chief
Emissions Compliance, Automotive Regulations and Science Division

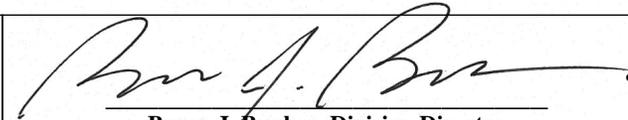


**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
2017 MODEL YEAR
CERTIFICATE OF CONFORMITY
WITH THE CLEAN AIR ACT**

**OFFICE OF TRANSPORTATION
AND AIR QUALITY
ANN ARBOR, MICHIGAN 48105**

Certificate Issued To: Engine Distributors, Inc.
(U.S. Manufacturer or Importer)
Certificate Number: HEDIB01.5TSG-003

Effective Date:
10/17/2016
Expiration Date:
12/31/2017


Byron J. Bunker, Division Director
Compliance Division

Issue Date:
10/17/2016
Revision Date:
N/A

Manufacturer: Engine Distributors, Inc.
Engine Family: HEDIB01.5TSG
Mobile/Stationary Certification Type: Mobile and Stationary
Fuel : LPG/Propane
Natural Gas (CNG/LNG)
Gasoline (up to and including 10% Ethanol)
Emission Standards :
Mobile Part 1048
CO (g/kW-hr) : 20.6
NMHC + NOx (g/kW-hr) : 0.8
HC + NOx (g/kW-hr) : 0.8
Stationary Part 1048
NMHC + NOx (g/kW-hr) : 0.8
CO (g/kW-hr) : 20.6
HC + NOx (g/kW-hr) : 0.8
Emergency Use Only : N

Pursuant to Section 213 of the Clean Air Act (42 U.S.C. section 7547) and 40 CFR Part 60, 40 CFR Part 1048, 1065, 1068, and 60 (stationary only and combined stationary and mobile) and subject to the terms and conditions prescribed in those provisions, this certificate of conformity is hereby issued with respect to the test engines which have been found to conform to applicable requirements and which represent the following nonroad engines, by engine family, more fully described in the documentation required by 40 CFR Part 60, 40 CFR Part 1048 and produced in the stated model year.

This certificate of conformity covers only those new nonroad spark-ignition engines which conform in all material respects to the design specifications that applied to those engines described in the documentation required by 40 CFR Part 60, 40 CFR Part 1048 and which are produced during the model year stated on this certificate of the said manufacturer, as defined in 40 CFR Part 60, 40 CFR Part 1048. This certificate of conformity does not cover nonroad engines imported prior to the effective date of the certificate.

It is a term of this certificate that the manufacturer shall consent to all inspections described in 40 CFR 1068.20 and authorized in a warrant or court order. Failure to comply with the requirements of such a warrant or court order may lead to revocation or suspension of this certificate for reasons specified in 40 CFR Part 60, 40 CFR Part 1048. It is also a term of this certificate that this certificate may be revoked or suspended or rendered void *ab initio* for other reasons specified in 40 CFR Part 60, 40 CFR Part 1048.

This certificate does not cover large nonroad engines sold, offered for sale, or introduced, or delivered for introduction, into commerce in the U.S. prior to the effective date of the certificate.



SlimPac™ I – Environmental Control Units

Models ECUA12ACA & ECUA18ACA

General Description

The Marvair SlimPac™ line of Environmental Control Units (ECU) are designed for the telecommunication cabinet. The slim profile allows the unit to be mounted quickly and simply on the exterior of the building on either side of the splice chamber. SlimPac units have, as standard, the necessary features to maintain the proper temperature control demanded by the telecommunications industry. The SlimPac is designed for use in ambients from 0°F (-18°C) to 120°F (48°C). **Their low noise level makes them ideal for installation in urban and residential areas.** The SlimPac is available in nominal cooling capacities of 1 and 1-1/2 tons (12,000 and 18,000 BTUH). The SlimPac units are ETL listed (pending). Both units are manufactured and tested to UL Std. 1995, 2nd Ed. and CAN/CSA C22.2 No. 236-95, 2nd ED.



ECUA12

ECUA18

Operation

The SlimPac ECU is controlled by a thermostat that senses the internal cabinet temperature. When cooling is desired, the compressor, evaporator blower and condenser fan (ECUA12) or blower (ECUA18) turn on. Cool air is discharged near the bottom of the SlimPac into the cabinet. When two SlimPacs are used on the same cabinet, the CommStat 3 or Marvair LL357 provides temperature control of the redundant units and equal run time on both units. A field installed jumper wire on the low voltage control board in the SlimPac will permit the evaporator blower to run continuously. The SlimPac can also be immediately shut off when used in cabinets with a fire or smoke alarm system. Please refer to the Operation & Maintenance Manual for details. Electric heat is optional.

Standard Features

Designed for operation down to 0°F (-18°C)

- Low ambient control cycles condenser fan (ECUA12) or condenser blower (ECUA18) to maintain proper refrigerant pressures.
- 3.6 kW of electric heat is optional.
- Timed low pressure bypass for low ambient start-up (ECUA18).

Built-in Reliability

- High and low pressure switches with lockout relay protect refrigerant circuit (ECUA18).
- High pressure switch

with lockout relay and frost sensor protect refrigerant circuit (ECUA12).

- Compressor time delay prevents rapid cycling of the compressor.

Vandal Resistant

- All mounting holes are inside the ECU.
- Powder coated finish for long term durability.

Ease of Installation

- Factory installed disconnect.
- Can be installed on either side of splice chamber.
- Built-in mounting holes.

Remote Alarm Capability

- Dry contacts can be used for remote alarm or notification upon lock-out.

Rugged Construction

- Copper tube, aluminum fin evaporator and condenser coils.
- High efficiency compressor.
- Baked on neutral tan finish.
- Decorative coil guard.

Ease of Service

- All service access from front and top of unit.

R-410A Refrigerant

Accessories

Grilles

Supply Grille – P/N 80685

13" x 5" (330 mm x 125 mm)

Return Air Filter Grille – P/N 80680

17" x 12" (358 mm x 305 mm)

Thermostats

CommStat 3 Lead/Lag Controller, P/N S/04581

A digital, programmable thermostat designed to operate two SlimPacs in a fully or partial redundant application. (See the CommStat 3 Product Data Sheet for details.)

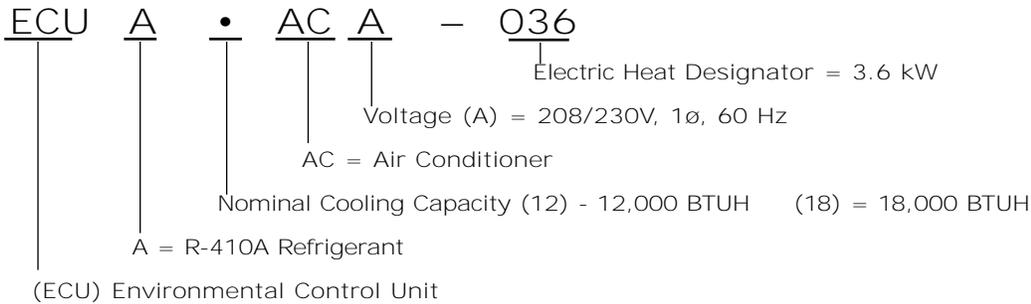
LL357D4 Lead/Lag Controller, P/N S/07529

Two stage cool and heat thermostat with solid state module for redundant operation with adjustable interstage differential. (See the LL357D4 Product Data Sheet for details.)

Thermostat, P/N 50123

One stage cool, one stage heat, seven day programmable. Fan switch: auto & on, auto-changeover system switch, keypad lockout, non-volatile program memory.

Model Identification



Example:

ECUA18ACA-036 =

Counterflow Vertical Package ECU Nominal 1.5 tons; 208/230V, 1ø, 60 Hz; 3.6 kW Electric Heat

Summary Ratings

ELECTRIC HEAT		000 = None		036 = 3.6 kW	
BASIC MODEL	VOLTAGE / PHASE / HZ	CKT #1		CKT #1	
		MCA	MFS	MCA	MFS
ECUA12ACA (N)	208-230/1/60	9.3	15	19.7	20
ECUA18ACA (N)	208-230/1/60	14.9	20	20.4	25

MCA = Minimum Circuit Ampacity (Wire Sizing Amps) MFS = Max. Fuse Size or HACR circuit breaker

Electrical Characteristics

BASIC MODEL	COMPRESSOR					OUTDOOR MOTOR				INDOOR MOTOR			
	TYPE	VOLTS-HZ PH	RLA	LRA	MCC	VOLTS-HZ PH	RPM	FLA	HP	VOLTS-HZ PH	RPM	FLA	HP
ECUA12ACA (N)	Rotary	208/230-60-1	6.3	29.0	9.8	208/230-60-1	1050	0.50	1/15	208/230-60-1	1600	0.95	1/8
ECUA18ACA (N)	Scroll	208/230-60-1	9.0	48.0	14.0	208/230-60-1	825	2.00	1/3	208/230-60-1	1075	1.60	1/4

RLA = Rated Load Amps LRA = Locked Rotor Amps MCC = Maximum Continuous Current RPM = Revolutions per Minute
FLA = Full Load Amps HP = Horsepower

Unit Load Amps

BASIC MODEL NUMBER	VOLTAGE HERTZ PHASE	CURRENT AMPS		LOAD OF RESISTIVE HEATING ELEMENTS ONLY (AMPS)	TOTAL MAXIMUM HEATING AMPS (STANDARD UNIT)
		AC UNIT	IBM	3.6 kW	3.6 kW
ECUA12ACA (N)	208/230-60-1	7.75	0.95	15.00	15.95
ECUA18ACA (N)	208/230-60-1	12.60	1.60	15.00	16.60

IBM = Indoor Blower Motor

Air Flow

CFM @ ESP (Dry Coil)						
Model	.00	.05	.10	.15	.20	.25
ECUA12	510	470	450	420	390	360
ECUA18	750	710	680	650	625	600

CFM = Cubic Feet/Minute Indoor Air Flow
ESP = External Static Pressure in Inches WG

ECUA12 Total & Sensible Cooling Capacity

Data based upon 80°F Dry Bulb/ 67°F wet bulb return air temperature at Various Outdoor Temperatures. Airflow at 450 CFM											
Outdoor temperature	70°F	75°F	80°F	85°F	90°F	95°F	100°F	105°F	110°F	115°	120°F
Total cooling (BTUH)	10,570	10,370	10,170	9,975	9,788	9,600	9,165	8,730	8,105	7,480	6,860
Sensible Cooling (BTUH)	6,930	6,860	6,790	6,720	6,655	6,590	6,435	6,280	6,065	5,850	5,640

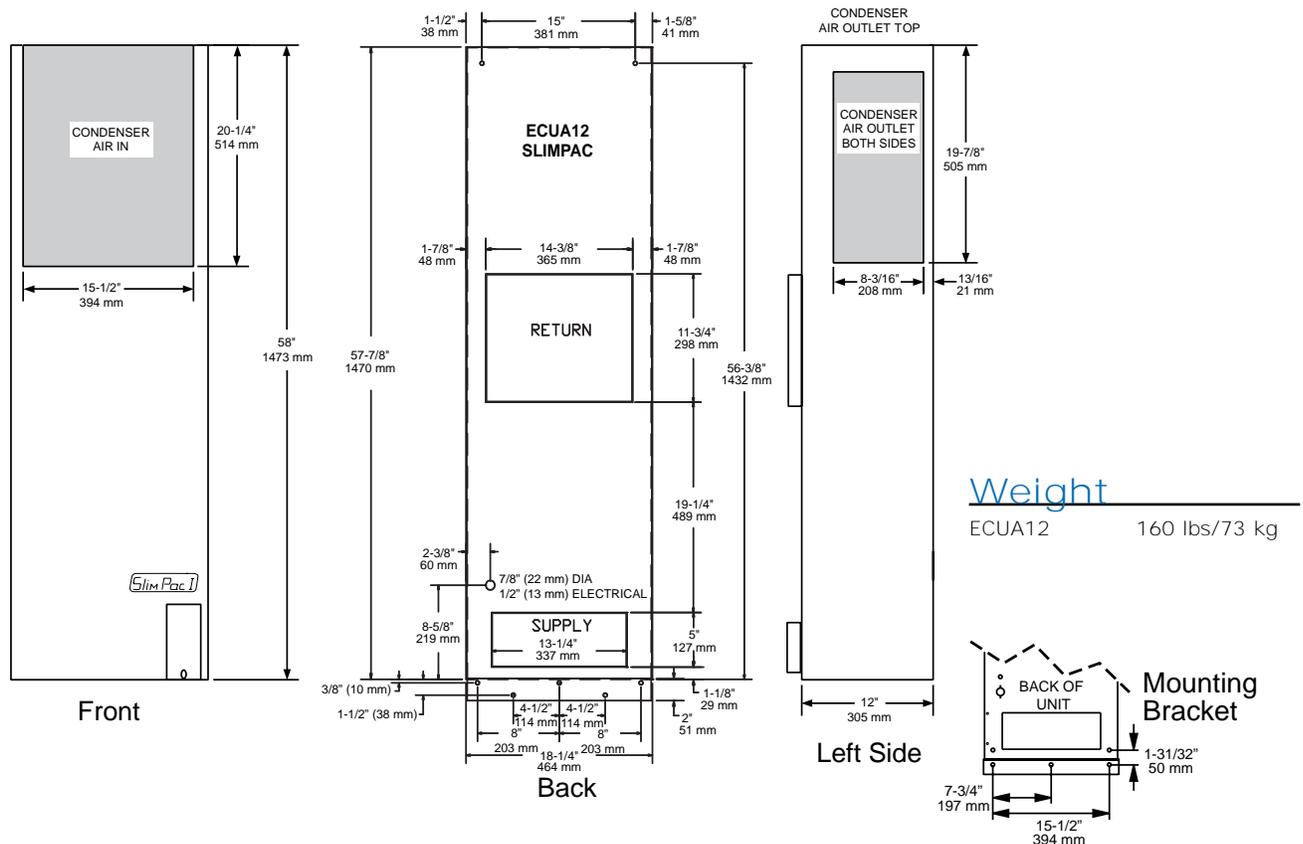
Data based upon 26.5°C Dry Bulb/ 19.5°C wet bulb return air temperature at Various Outdoor Temperatures. Airflow at 760 m3/hr.											
Outdoor temperature	21°C	24°C	26.5°C	29°C	32°C	35°C	38°C	40.5°C	43.3°C	46°	48.4°C
Total cooling (kW)	3.10	3.04	2.98	2.92	2.87	2.81	2.69	2.56	2.37	2.19	2.01
Sensible Cooling (kW)	2.03	2.01	1.99	1.97	1.95	1.93	1.89	1.84	1.78	1.71	1.65

ECUA18 Total & Sensible Cooling Capacity

Data based upon 80°F Dry Bulb/ 67°F wet bulb return air temperature at Various Outdoor Temperatures. Airflow at 500 CFM											
Outdoor temperature	70°F	75°F	80°F	85°F	90°F	95°F	100°F	105°F	110°F	115°	120°F
Total cooling (BTUH)	16,075	15,770	15,470	15,170	14,885	14,600	13,938	13,275	12,325	11,375	10,430
Sensible Cooling (BTUH)	9,835	9,725	9,610	9,500	9,395	9,290	9,050	8,810	8,470	8,130	7,800

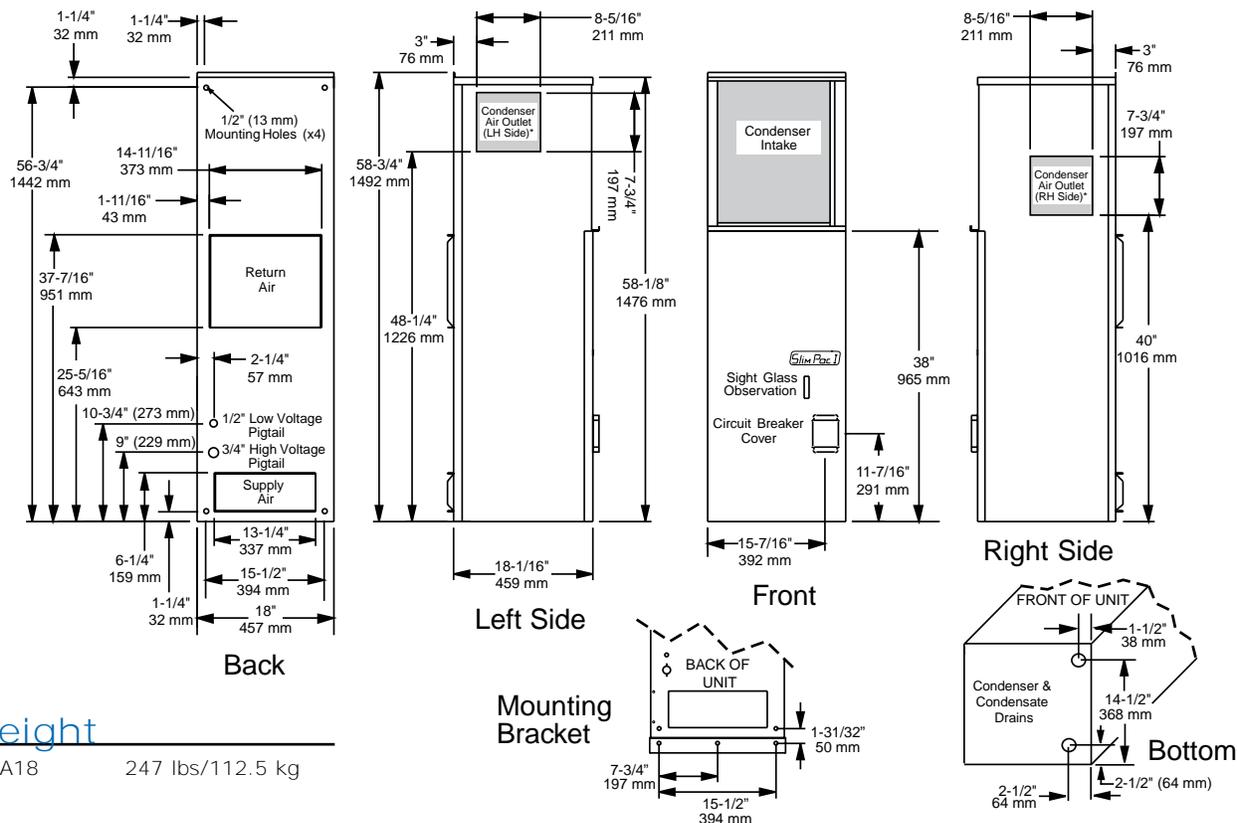
Data based upon 26.5°C Dry Bulb/ 19.5°C wet bulb return air temperature at Various Outdoor Temperatures. Airflow at 850 m3/hr.											
Outdoor temperature	21°C	24°C	26.5°C	29°C	32°C	35°C	38°C	40.5°C	43.3°C	46°	48.4°C
Total cooling (kW)	4.71	4.62	4.53	4.44	4.36	4.28	4.08	3.89	3.61	3.33	3.06
Sensible Cooling (kW)	2.88	2.85	2.82	2.78	2.75	2.72	2.65	2.58	2.48	2.38	2.29

Dimensional Data – SlimPac (ECUA12)





Dimensional Data – SlimPac (ECUA18)



Weight

ECUA18 247 lbs/112.5 kg

*Condenser air outlet can be from either left or right side. Condenser air outlet can be selected in field.

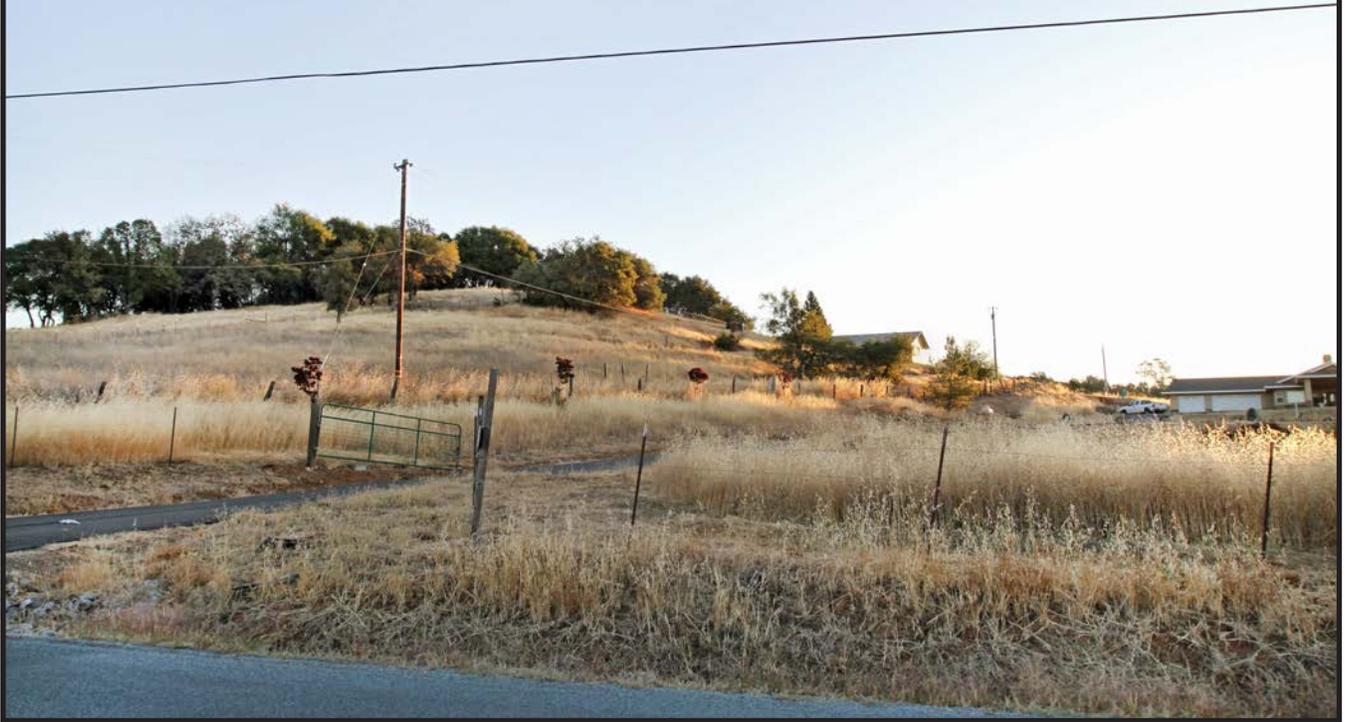
Please consult the Marvair® website at www.marvair.com for the latest product literature. Complete installation instructions are in the SlimPac Manual. Detailed dimensional data available upon request. A complete warranty statement can be found in each product's Installation/Operation Manual, on our website or by contacting Marvair at 229-273-3636. As part of the Marvair continuous improvement program, specifications are subject to change without notice.



P.O. Box 400 • Cordele, GA 31010
 156 Seedling Drive • Cordele, GA 31015
 Ph: 229-273-3636 • Fax: 229-273-5154
 Email: marvair@airxcel.com • Internet: www.marvair.com

Attachment 4

Existing



Proposed



view from Cramer Road looking east at site

Existing



Proposed



Proposed AT&T
Installation

view from Ahwahnee Way looking northeast at site

 **AT&T Wireless**

CVL00887 Auburn Lake Trails
2125 Cramer Court, Cool, CA
Photosims Produced on 10-6-2017

Existing



Proposed



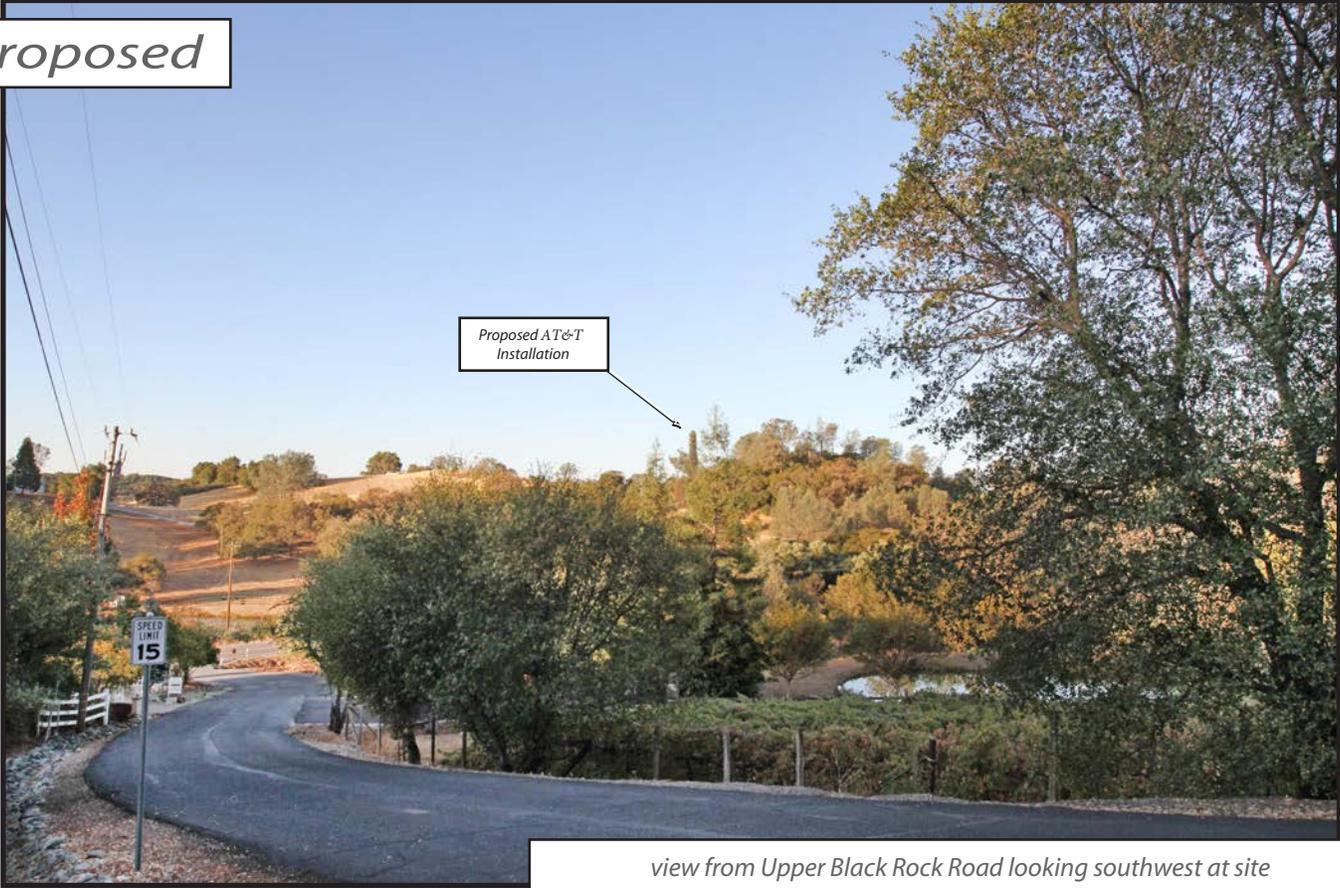
Proposed AT&T
Installation

view from Georgetown Road looking south at site

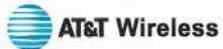
Existing



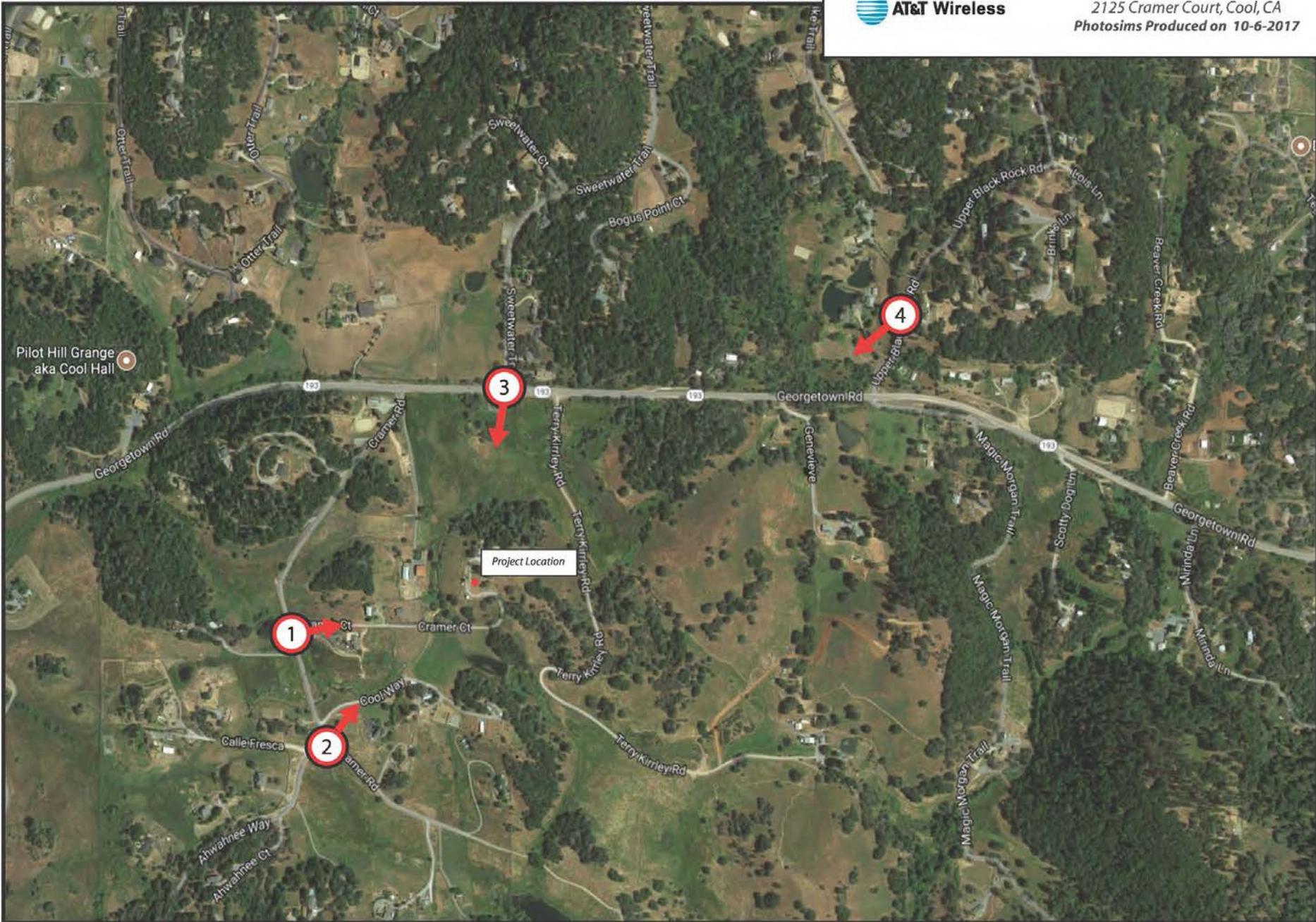
Proposed



view from Upper Black Rock Road looking southwest at site
CVL00887 Auburn Lake Trails
2125 Cramer Court, Cool, CA
Photosims Produced on 10-6-2017



CVL00887 Auburn Lake Trails
2125 Cramer Court, Cool, CA
Photosims Produced on 10-6-2017





on Behalf of



Sound Specifications:

- Emergency Generator Model: SD015 Generac
 - Average decibel (dBa) level at 23 feet = 65 dBa
- 1 Ton HVAC Model: HVAC MarvairSlimPacECUA12ACA
 - Average decibel (dBa) level at 30 feet = 46.5 dBa

Sound Specifications while taking the Sound Blanket into consideration:

- Emergency Generator Model: SG035 Generac
 - Average decibel (dBa) level at 23 feet = 59 dBa
- 1 Ton HVAC Model: HVAC MarvairSlimPacECUA12ACA
 - Average decibel (dBa) level at 30 feet = 41.5 dBa
 - HVAC is intrinsically compliant with El Dorado County’s Noise Level Standards, per Table 1 below, 130.37.060.1

Findings:

1. Distance to the nearest Property Line of APN 071-400-02 = 220’
 - a. Generator Decibel level at 220’ = 39.39 dBa
2. Distance to the Residence at APN 071-400-02 = 325’
 - a. Generator Decibel level at 325’ = 36 dBa
3. Distance to the Residence at APN 071-400-31 = 660’
 - a. Generator Decibel level at 660’ = 29.84 dBa

Conclusion:

After calculating all decibel levels at each nearby property line and residence, the onsite Emergency Backup Generator are within El Dorado County’s noise level standards according to El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards.

**Table 1 – Eldorado County Table 130.37.060.1
Noise Level Performance Standards for Noise Sensitive Land Uses
Affected by Non-Transportation Sources**

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50



Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	Auburn Lake Trails	Site Structure Type:	Monopine
Address:	2125 Cramer Court Cool, California	Latitude:	N38-53-43.62
Report Date:	October 12, 2017	Longitude:	W120-58-51.04
		Project:	New Build

General Summary

AT&T Mobility has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the proposed Auburn Lake Trails site located at 2125 Cramer Court, Cool, California. This report contains information about the radio telecommunications equipment to be installed at this site and the surrounding environment with regard to RF Hazard compliance. This assessment is based on installation designs and operational parameters provided by AT&T Mobility.

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- Install twelve (12) new panel antennas, four (4) per sector
- Install twenty-one (21) new RRUS

The antennas will be mounted on a 160-foot monopole with centerlines at 150 and 140 feet above ground level. The antennas will be oriented toward 90, 330 and 210 degrees. The Effective Radiated Power (ERP) in any direction from all AT&T Mobility operations will not exceed 27,311 Watts. Other appurtenances such as RRUs and hybrid cable are not sources of RF emissions. From this site, AT&T Mobility will enhance voice and data services to surrounding areas in licensed 700, 850, 1900, 2100 and 2300 MHz bands. No other antennas are known to be operating in the vicinity of this site.

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serve to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.3635% of the FCC General Population limits (0.0727% of the FCC Occupational limits). Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.261% of the FCC General Population limits (0.0522% of the FCC Occupational limits). The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or at adjacent buildings by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting contact information signage at the gate that informs personnel entering the site of basic precautions to be followed when working around antennas. RF alerting signage (Caution) should be posted at the base of the proposed Monopole to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.



Figure 1: Antenna Locations

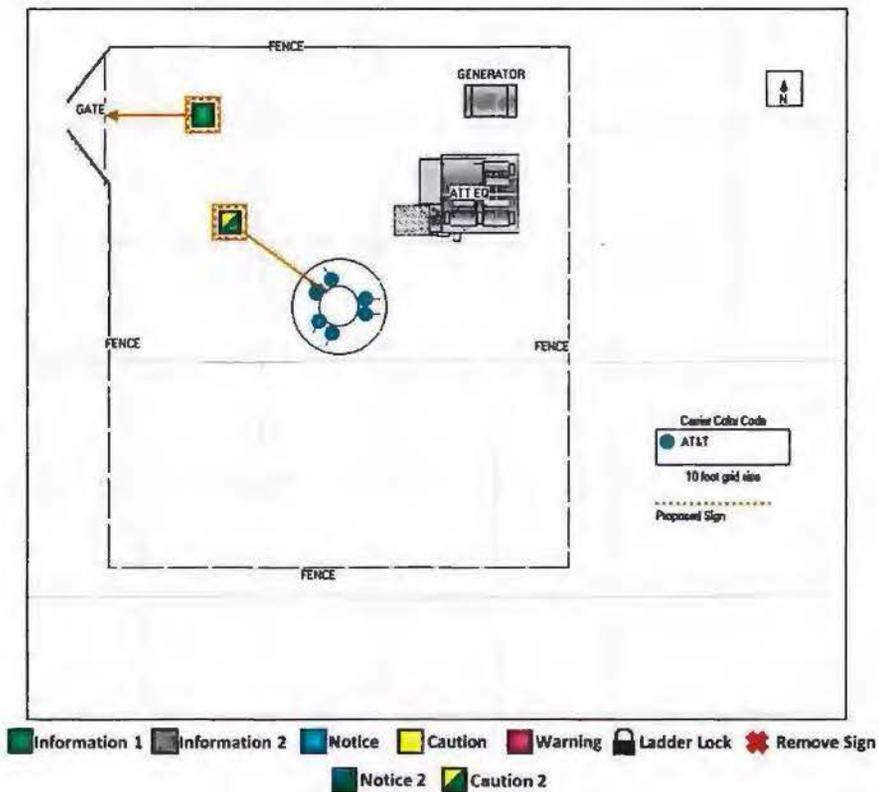


Figure 2: Mitigation Recommendations

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the installation proposed by AT&T Mobility at 2125 Cramer Court, Cool, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Monopine to authorized climbers that have completed RF safety training is required for Occupational environment compliance.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David H. Kiser, P. E. 2017.10.12 20:39:52 -04'00'