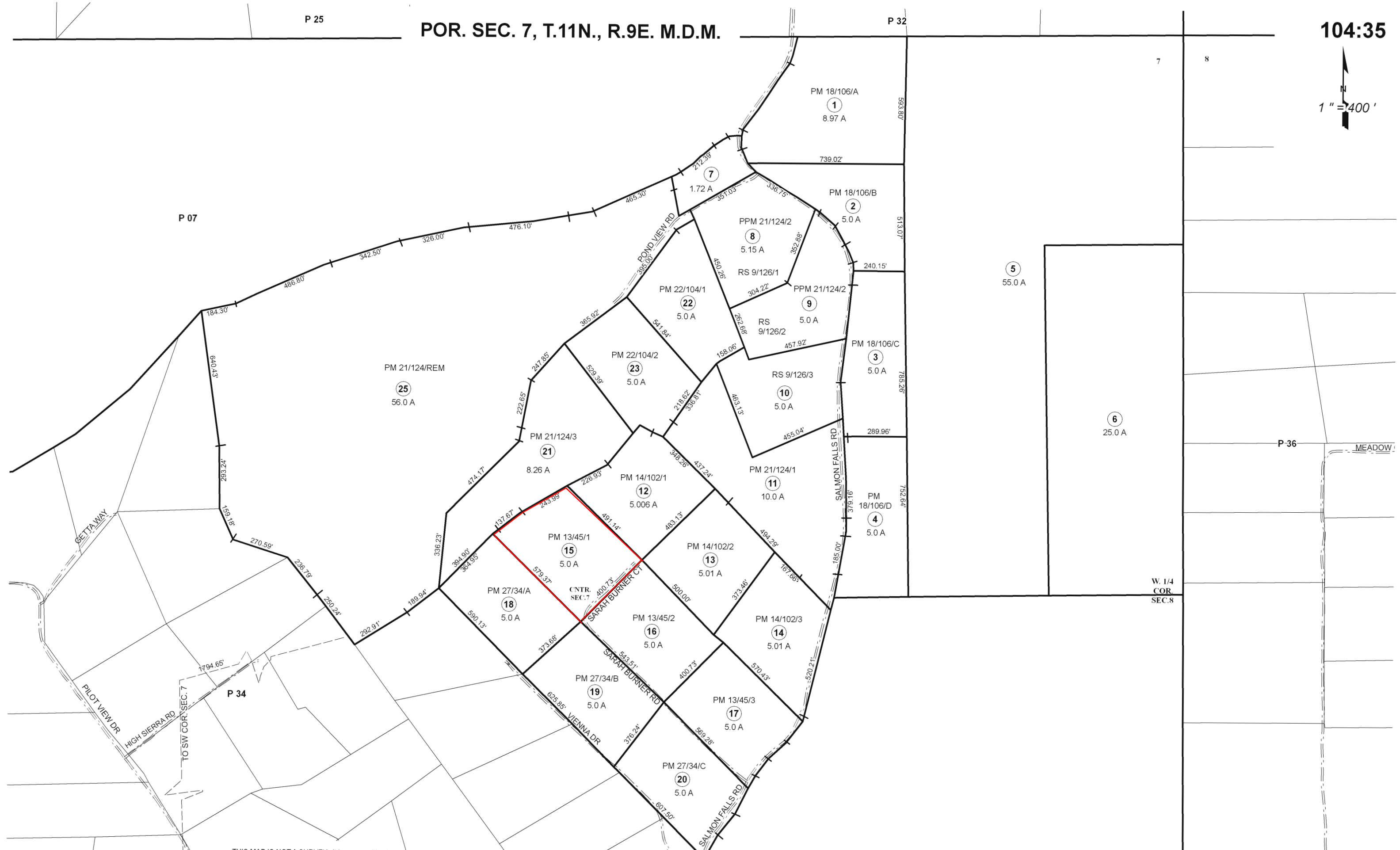


**Varney Amateur Radio Station
S17-0002
Exhibit A
Location Map**





P 07



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

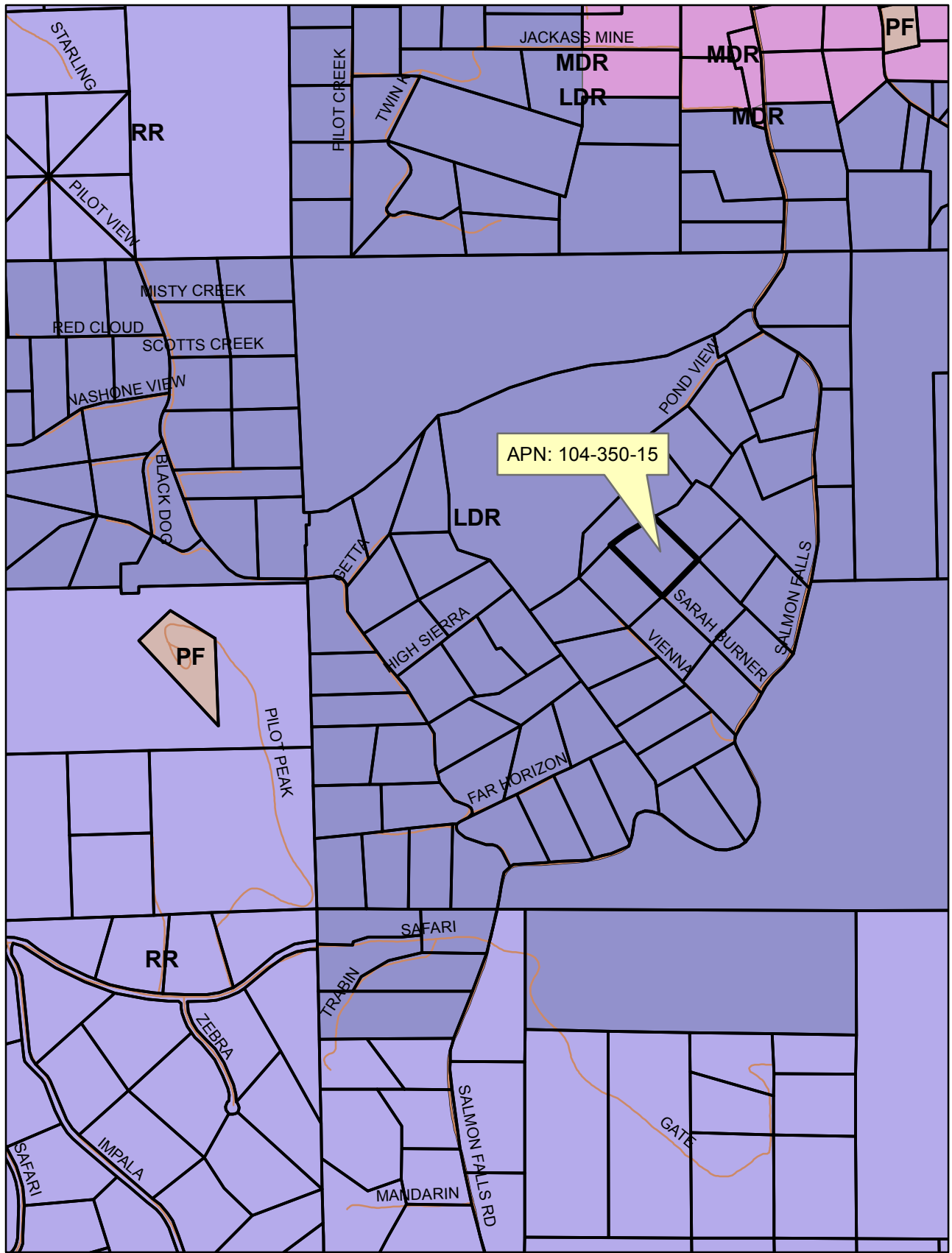
Exhibit B

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Feb. 14, 2012

Assessor's Map Bk. 104, Pg. 35
County of El Dorado, CA

17-0796 D 2 of 18



Varney Amateur Radio Conditional Use Permit

S17-0002

Exhibit C

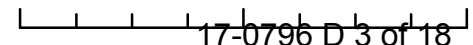
General Plan Map

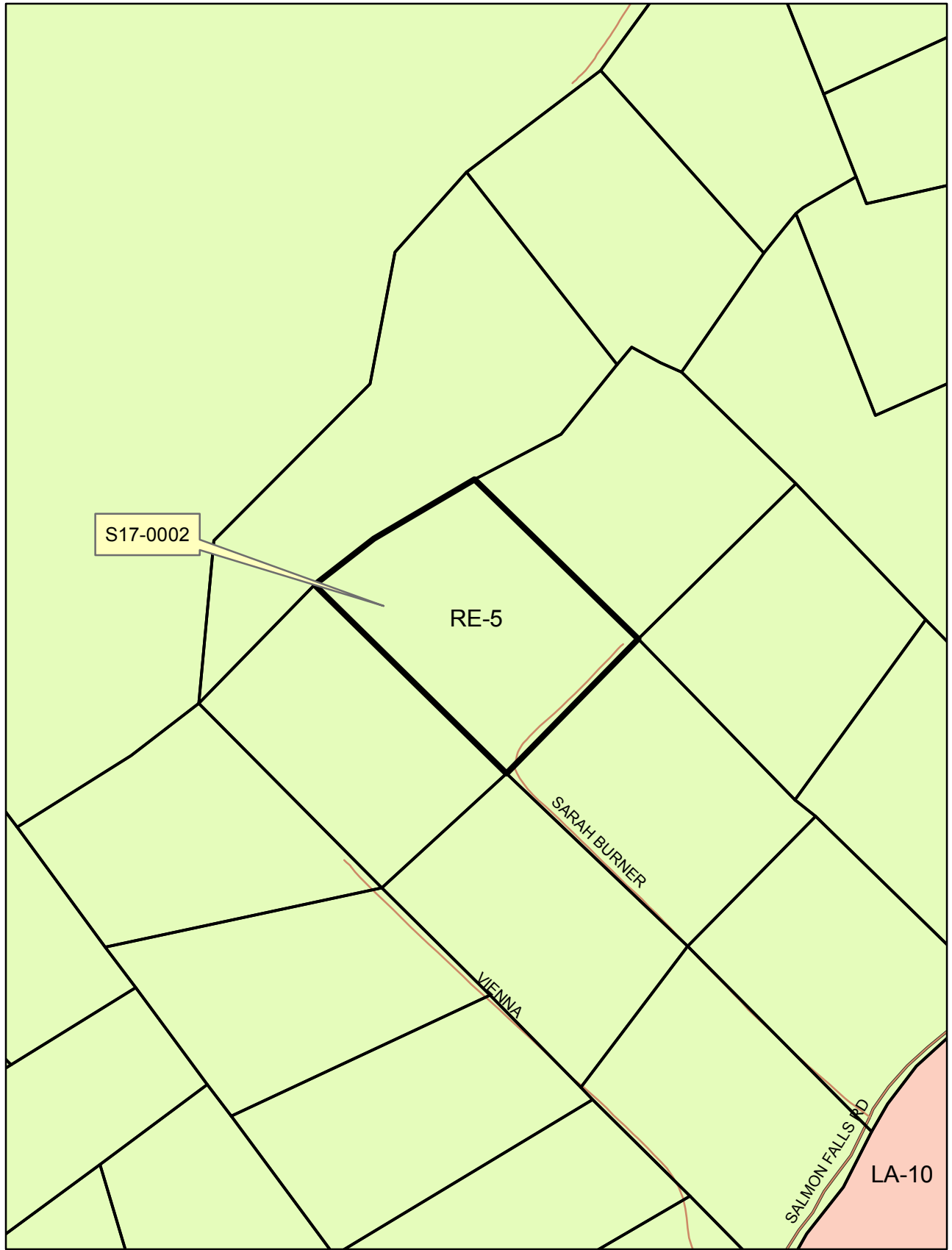
- LDR
- MDR
- PF
- RR

N



0 0.125 0.25 0.5 Miles





- LA-10
- RE-5

S17-0002/Varney Amateur Radio Zoning Map

Exhibit D

N





Varney Amateur Radio Conditional Use Permit
S17-0002
Exhibit E
Aerial Map

N

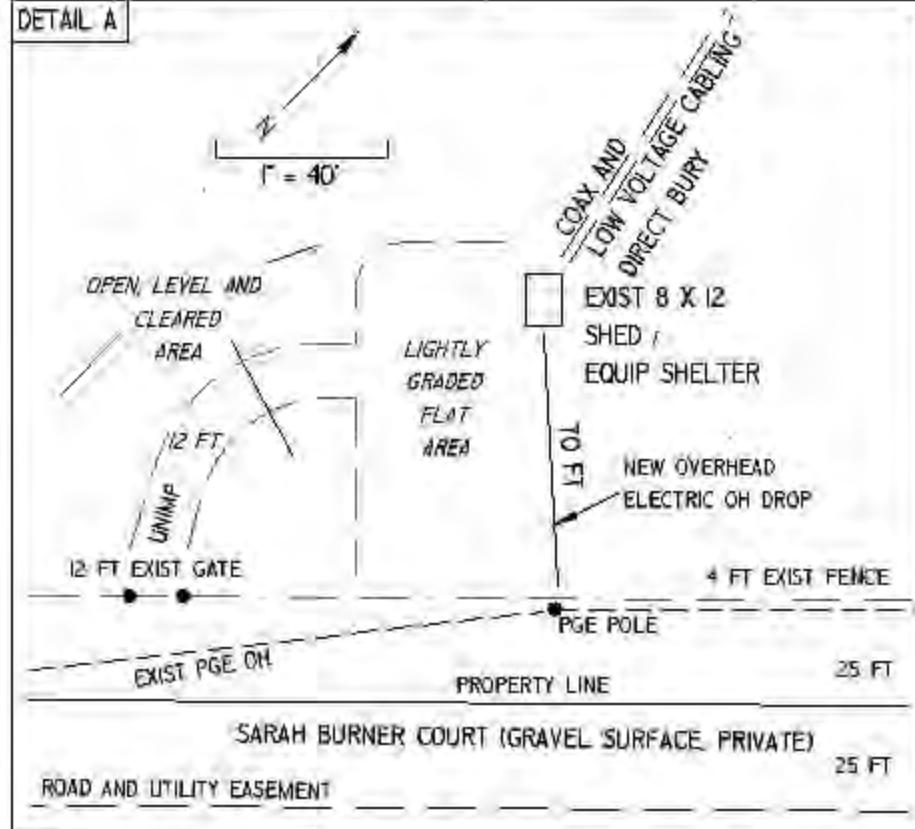
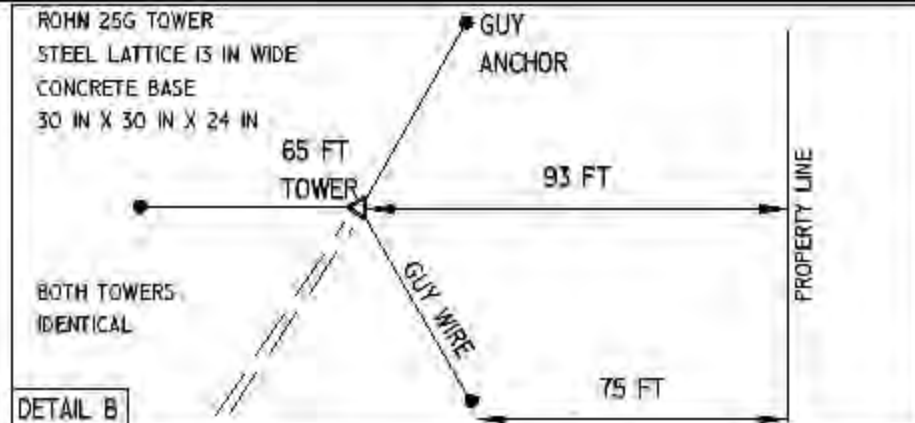
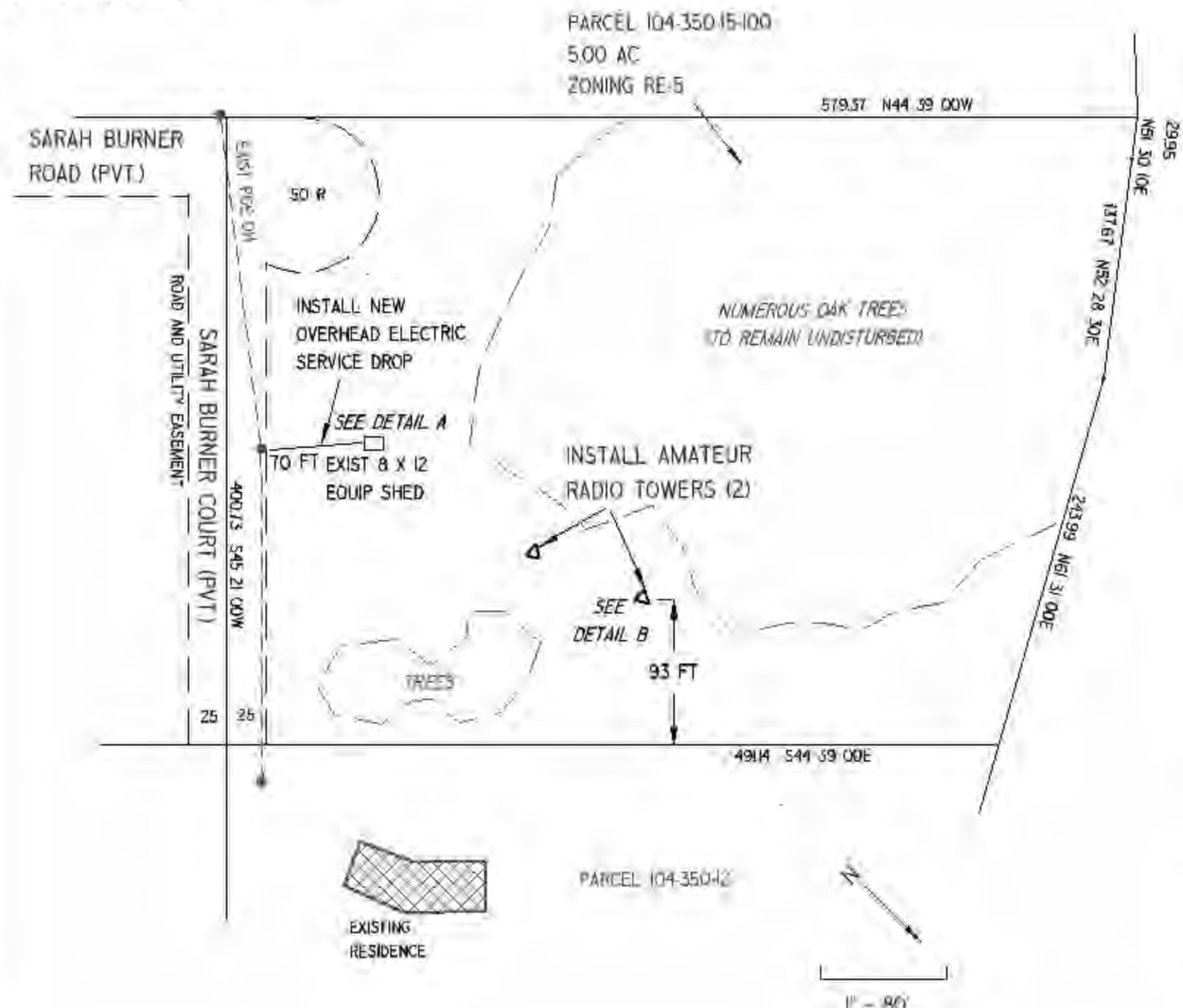


250 125 0 250 Feet



OWNER
 JAMES VARNEY
 5404 MIRIAM COURT
 CARMICHAEL, CA 95608

PARCEL
 6105 SARAH BURNER COURT
 PILOT HILL, CA 95664



PROJECT	AMATEUR RADIO STATION
OWNER	JAMES E. VARNEY
ENGINEER	JAMES E. VARNEY
DESCRIPTION	SITE PLAN

DATE	SCALE	SHEET 1 OF 1
------	-------	--------------

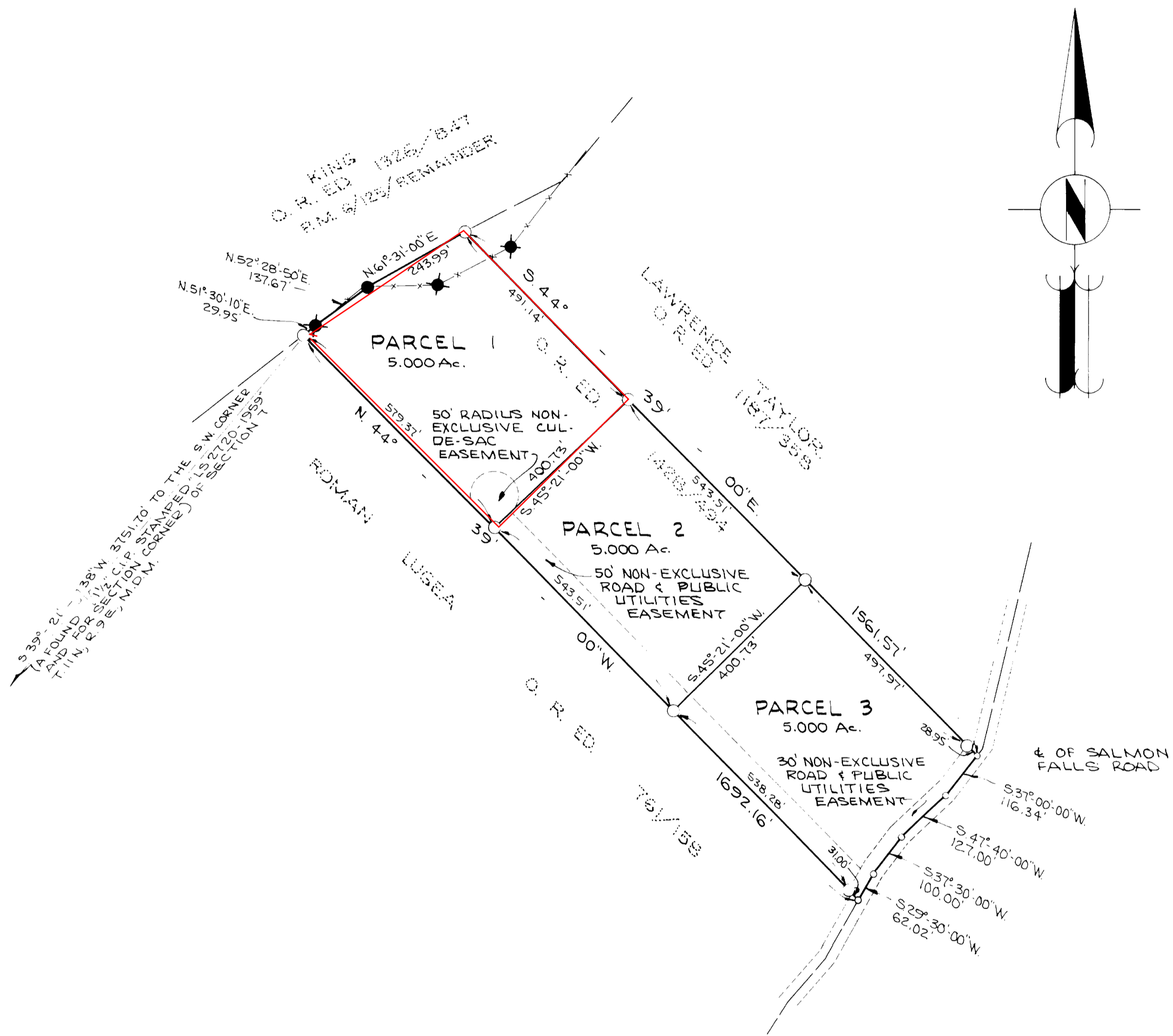
Exhibit F S17-0002

13-45

13-45

13-45

PARCEL MAP
OF
A PORTION OF SECTION 7
T. 11 N., R. 9 E., M. D. M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
NOVEMBER, 1976 - SCALE: 1" = 200'
JOHN P. SANDERS - L.S. No 3012



LEGEND:

- COMPUTED POINT, NOTHING FOUND OR SET
- FOUND 3/4" C.I.P. MONUMENTS STAMPED "LS2720"
- FOUND 3/4" I.P. NOT MARKED SET 3/4" C.I.P. STAMPED "LS3012-1976" BESIDE IT.
- SET 3/4" C.I.P. MONUMENTS STAMPED "LS3012-1976"

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT PARCEL MAP RECORDED IN BOOK 6 OF PARCEL MAPS AT PAGE 125 AND IS TRUE NORTH AND WAS DETERMINED BY SOLAR OBSERVATIONS.

REFERENCE:

P.M. 6/125

SURVEYOR'S CERTIFICATE:

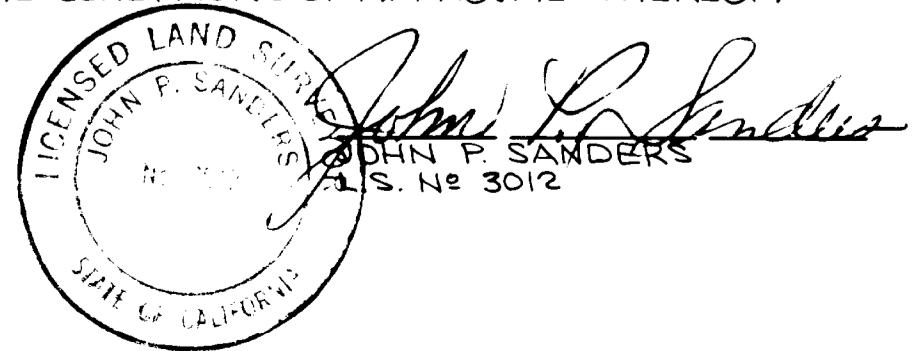
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF DARRELL E. NANCE AND POLLYE NANCE ON SEPTEMBER 19, 1976. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF.

COUNTY SURVEYOR'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
DATED: Dec. 2, 1976

COUNTY RECORDERS CERTIFICATE:

FILED THIS 2nd DAY OF December, 1976, AT 12:49 P.M., IN BOOK 13 OF PARCEL MAPS, AT PAGE 45, AT THE REQUEST OF JOHN P. SANDERS.
DOC. No.: 457.82



Fred G. DeBerry
FRED G. DEBERRY
L.S. No: 2403
COUNTY SURVEYOR
COUNTY OF EL DORADO

James W. Sweeney
JAMES W. SWEENEY
COUNTY RECORDER
COUNTY OF EL DORADO

BY *Margaret Mead*
DEPUTY

Exhibit G

13-45

13-45

13-45

Visual Simulation from Sarah Burner Court



PROJECT INFORMATION

1. Request. A Building Permit is requested to construct a non-commercial, private amateur radio station on a vacant parcel. No dwelling is proposed.

2. Parcel No. and Location: 104-350-15-100 6105 Sarah Burner Court

3. Parcel Size: 5.00 Acres

4. Zoning: RE-5 **CC&Rs or HOA:** None.

5. Applicant: James E. Varney

6. Engineer: James E. Varney, P.E.

RECEIVED

JAN 25 2017

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

7. Project Description. The project consists of a low-impact, low power amateur radio station:

- Erection of two lightweight 65-foot steel lattice towers with guy wires. Each tower has a small concrete footing, 2.5 ft square and 2.0 ft deep. Guy wire anchors will be screw-in steel anchors.
- Use an existing 8 ft x 12 ft shed as an equipment shelter.
- Install an overhead electric service drop (70 ft) from an existing PG&E pole. The service will be standard residential 120/240V single phase.
- All of the electronic equipment are low power consumer-grade devices. There will be no industrial-grade HVAC or generators installed.
- There is no grading proposed.
- A master power switch, remote controllable over the internet, will be used to power down the station when not in use.
- Radio operations will be intermittent and part time. The bulk of the operations will be by remote control. Human visitation will be minimal, only for occasional maintenance.
- All electrical work will be in compliance with the California Electrical Code. The towers will have extensive lightning safety grounding installed.

8. Compatibility with General Plan

- **Oak Woodlands:** About 50% of the property is oak canopy or oak woodland. No oak trees will be removed, and the project will not intrude into the oak canopy area.
- **Important Biological Corridor:** the project's small footprint will not impede wildlife movement.
- **Water Resources:** no streams or lakes are on the parcel

- Soil Conservation: no impact, slopes are < 10%
- Groundwater: no well is on site and none is proposed
- Scenic corridor, aviation and asbestos considerations are not applicable at this site.
- Noise: The radio station will be silent. No industrial-grade generators or HVAC will be used.

Due to the very low impact to natural resources, the project is highly compatible with both the General Plan and the surrounding rural parcels in the area.

9. Environmental Document: A finding of Categorical Exempt is requested (Class 3, small structures.)

10. Neighborhood Acceptance. Out of 6 neighboring parcels, 3 have full-time residents and 3 are raw land. A project information document was mailed to the owners of record asking if they have any objections to the towers. The applicant also followed up with phone calls and met two neighbors on site.

None of the neighbors expressed opposition. See Page 8 for the survey and the responses with neighbor signatures.

11. RF Exposure. The shortest tower setback from the property line is 93 feet. The estimated RF power density at this distance is 0.101 mW/cm², well below the FCC recommended human exposure limit of 0.235 mW/cm² (at 28 MHz).

12. Structural Safety. The towers are designed to TIA-222-G standards, as referenced by the California Building Code, using a design speed of 85 mph.

13. Authorities and Statutes. Amateur radio towers have a limited State and Federal Preemption to local ordinances. Calif Gov Code 65850.3 says cities and counties "shall reasonably accommodate amateur radio" and allow "structures to be erected at heights and dimensions sufficient to accommodate amateur radio." The federal preemption is at 47 CFR 97.15(b).

14. Similar Approvals. In 2013, El Dorado County approved a cell tower near Pilot Hill on an RE-5 parcel. That project also consists of an equipment shelter, electric service, a tower and no dwelling.

15. What is Amateur Radio? Amateur radio is a federally authorized public service and is regulated under the Communications Act of 1934. Use of the amateur radio bands requires taking a test demonstrating technical proficiency in radio and electronic theory, safety, and

knowledge of FCC regulations. There are over 725,000 licensed operators ("hams") in the United States.

Amateur radio is strictly non-profit and non-commercial. Regulations expressly prohibit hams from accepting monetary compensation for radio traffic or messages. Hams are also prohibited from broadcasting to the general public.

Amateur radio has a long history of providing communications of last resort in emergencies if cell phones, wireless, internet, and land lines fail. In the event of a severe disaster the station could be operated onsite with a portable generator.

###

Neighborhood Survey

1. Survey. In late 2016 the owners of six neighboring parcels in a 600 foot radius of the towers were sent an information document (see attached) that described the proposed project. Phone calls and, in some cases, personal visits were made to explain the project.

2. Responses. Included with the project description document was a survey, asking if the neighbors "support," are "neutral (no objections)," or will "oppose" the project. The responses received were:

Parcel	Surname	Lives on Property Full-Time?	Response	Comment
10435012	Payne	Yes, SFR	Neutral, no objections	House is 200 ft to east
10435018	Silva	Yes, SFR	Neutral, no objections	House is 400 ft to west
10435019	Barkley	Yes, SFR	Support	600 ft to southwest
10435016 10435013	Shapiro	No, raw land	Neutral, no objections	
10435021	McQueen	No, raw land	Unable to respond due to age and illness	Towers likely obscured by trees and topography

SFR = Single Family Residence

None of the neighboring residents express opposition to the project. Their written responses are attached.

Exhibit J

COPY OF NEIGHBORHOOD SURVEY SENT TO THE PARCEL OWNERS

BEGINS NEXT PAGE

Name
Street
City, State Zip

Hi Neighbor,

I own a parcel next door to yours and I would like to ask for your opinion about a project I am planning.

I would be very grateful if you could take a minute to read about my project and return the enclosed slip to me. I've included a stamped envelope for your convenience.

I'm eager to hear your thoughts and hope you do take this opportunity to express your opinion. I sincerely appreciate and welcome all of your responses.

INSTALL TWO 65-FOOT RADIO TOWERS

Q. *What is the project?* Amateur radio is my passion. I wish to build a low-impact, low-power amateur radio station on my vacant 5-acre lot. No dwelling, no water well and no septic system are proposed. No vehicles will be parked there permanently. Existing oak woodlands will be preserved.

Q. *What is Amateur Radio?* Amateur Radio is a voluntary, non-commercial public service. During "normal" times Amateur Radio is mostly a hobby. However, during severe emergencies when power, telephone and internet are down, Amateur Radio can provide communications as a last resort. Amateurs have a long history of helping communities in disasters.

Q. *What do you mean by "low-impact"?* I choose the type of tower to have the least visual impact. The 65-foot height is about the same height as nearby trees, which will help obscure the towers from view. The towers are the slimmest (only 12 inches wide) and lightest on the market.

Q. *What do you mean by "low-power"?* The maximum power output by the radio equipment is planned not to exceed 500 watts -- less than a hair dryer.

Project Summary
* Low-impact, low-power amateur radio station
* Two 65-foot radio towers
* One 8x12 Shed
* Install on my vacant 5-acre lot
* Preserve existing oak trees (helps to obscure the towers)

Q. Will it interfere with my TV or phones? This is very unlikely due to the low power and the wide separation between the towers and your property. All of the equipment I use is lab tested and FCC certified for non-interference. If there is an interference problem, let me know and I will offer assistance and do what it takes to cure the problem.

Q. Will there be noise? No, it will be silent. There will be no industrial equipment, no generators, and no large air conditioning units.

Q. Why not just put up one tower? To carry all of the antennas I would have to use a higher, wider and heavier tower. This would be more visible than two smaller, lighter ones.

Q. Why not use shorter towers, like 45 feet or 20 feet? The amateur radio bands use long waves that are absorbed by the ground if the antennas are too low. The lowest ideal height is in the 70- to 80-foot range. At 45 feet I would lose 35% of my signal and would suffer even larger losses at 20 feet.

Q. Don't you need a permit? Yes. I will apply for a permit from El Dorado County.

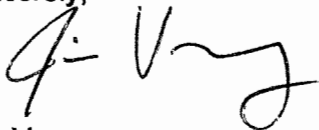
Q. Are the towers safe? Yes. The structural plans will be approved by the County. Even if a tower did fall over, all of it would land on my property.

Q. What's in it for us? I can only speak for myself, but I think this radio tower project is less disruptive than if I built a house there. If I did build a home it would be a rental (for personal reasons we can't live there). To build a rental some oaks would have to be cut down, and the occupants will bring increased noise and traffic to the area.

Q. What if I have questions or concerns? Feel free to call me at (916) 488-7233 and I'd be happy to speak with you. I would also be happy to meet you on site to explain the project.

Thank you for your time and consideration.

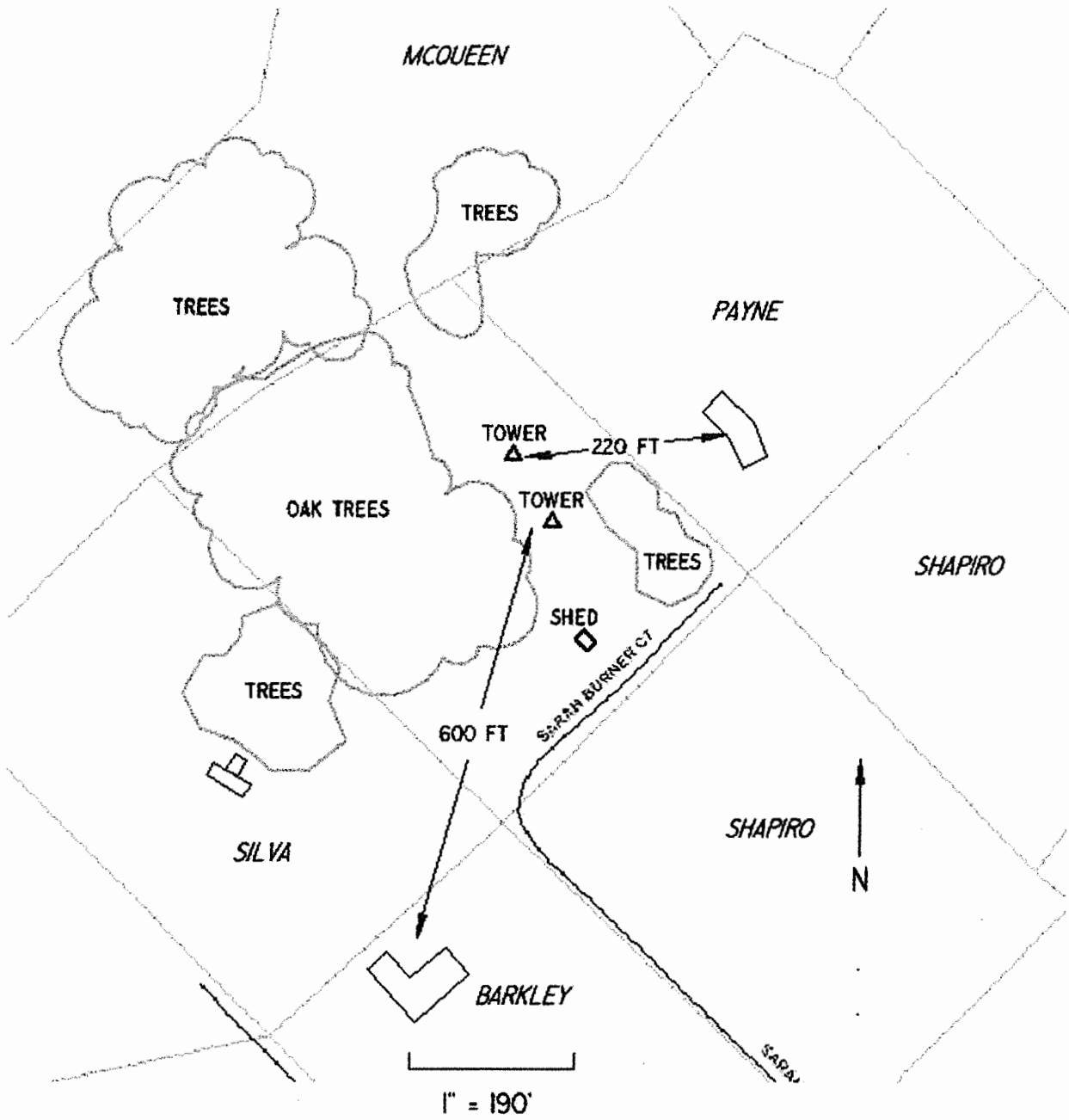
Sincerely,



Jim Varney
5404 Miriam Court
Carmichael, CA 95608

e-mail: jvarn359@gmail.com

Project Layout

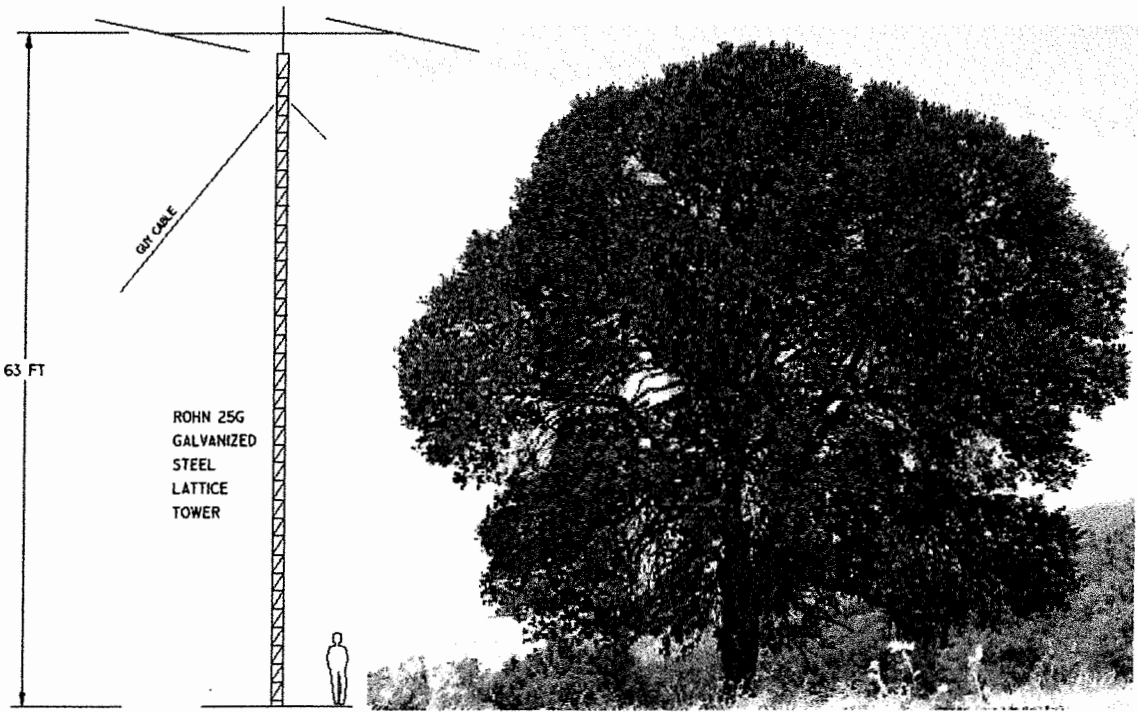


I have the following opinion: (please check one)

- SUPPORT. I support the proposed project.
- NEUTRAL. I have no objections.
- OPPOSE. I have serious concerns or am opposed to this project.

My concerns are: _____

Your Name Date



Neighbor Responses Received

Payne, Parcel 10435012:

I have the following opinion: (please check one)

- SUPPORT. I support the proposed project.
- NEUTRAL. I have no objections.
- OPPOSE. I have serious concerns or am opposed to this project.

My concerns are: _____

ROBERT PAYNE
Your Name

10-18-16
Date

Silva, Parcel 10435018:

I have the following opinion: (please check one)

- SUPPORT. I support the proposed project.
- NEUTRAL. I have no objections.
- OPPOSE. I have serious concerns or am opposed to this project.

My concerns are: _____

Resale impact if any

[Signature] JESS SILVA
Your Name

10-8-16
Date

Neighbor Responses Received

Shapiro, Parcels 10435013 and -016:

I have the following opinion: (please check one)

- SUPPORT. I support the proposed project.
- NEUTRAL. I have no objections.
- OPPOSE. I have serious concerns or am opposed to this project.

My concerns are: _____

Jason Shapiro
Your Name

10/2/16
Date

Barkley, Parcel 1043019:

I have the following opinion: (please check one)

- SUPPORT. I support the proposed project.
- NEUTRAL. I have no objections.
- OPPOSE. I have serious concerns or am opposed to this project.

My concerns are: None

Ray Barkley
Your Name

11-8-16
Date

McQueen, Parcel 10435021:

Did not respond to mailed survey. Mr. Queen's parcel is vacant land and he lives in the Bay Area. Per a follow-up phone call with him, he said he is too old and ill to respond.