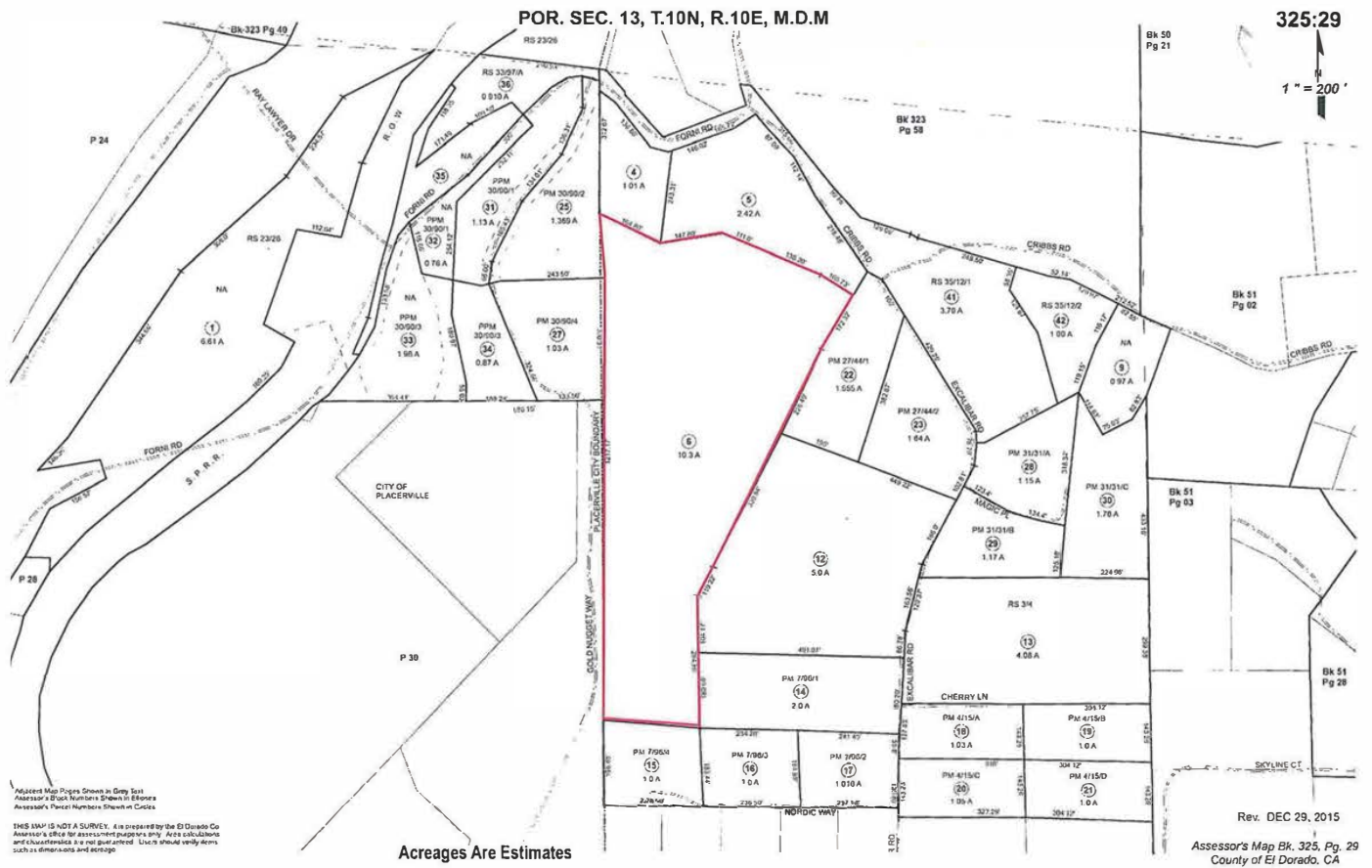
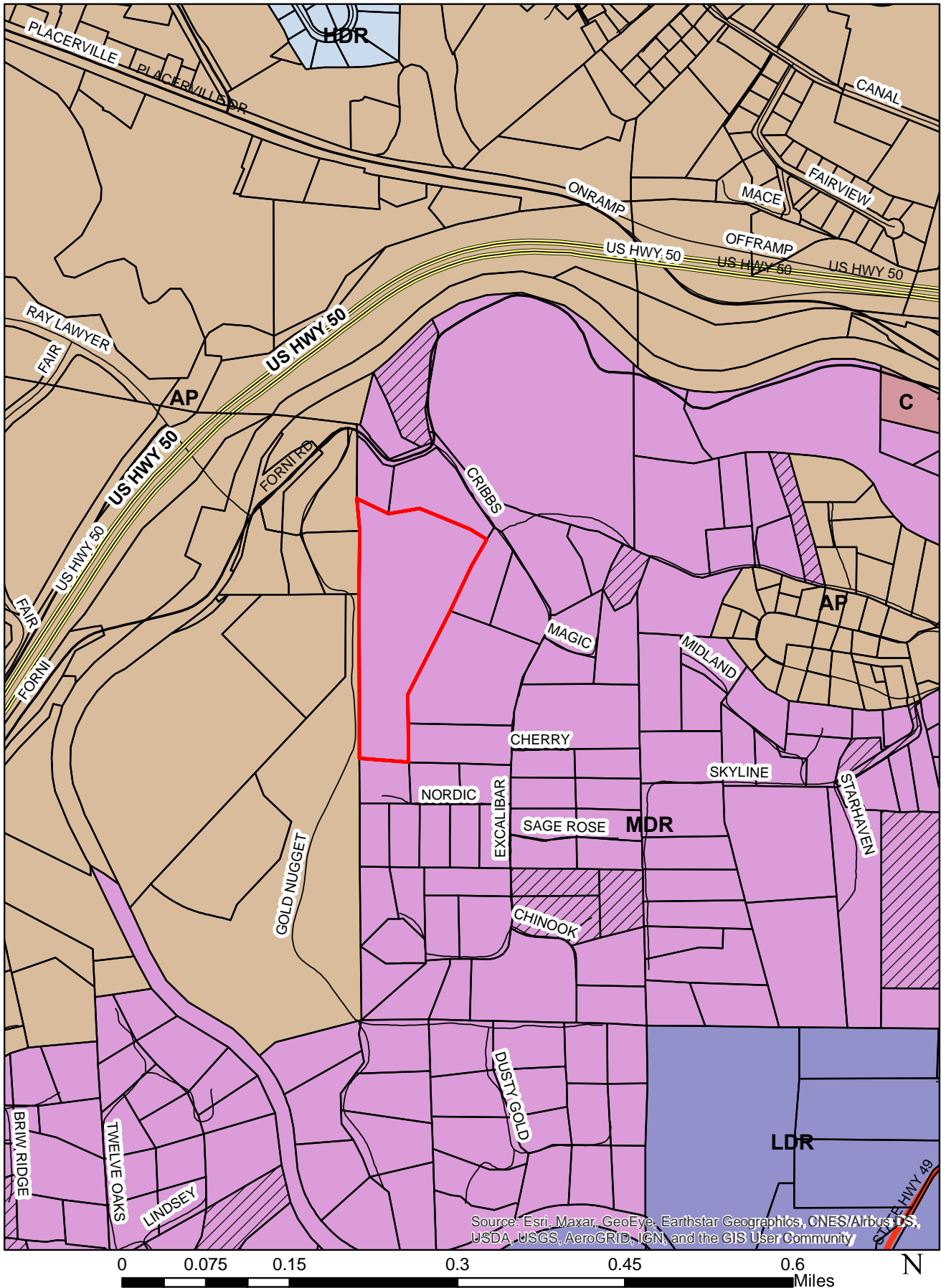


CUP-R21-0008 Exhibit A: Location Map

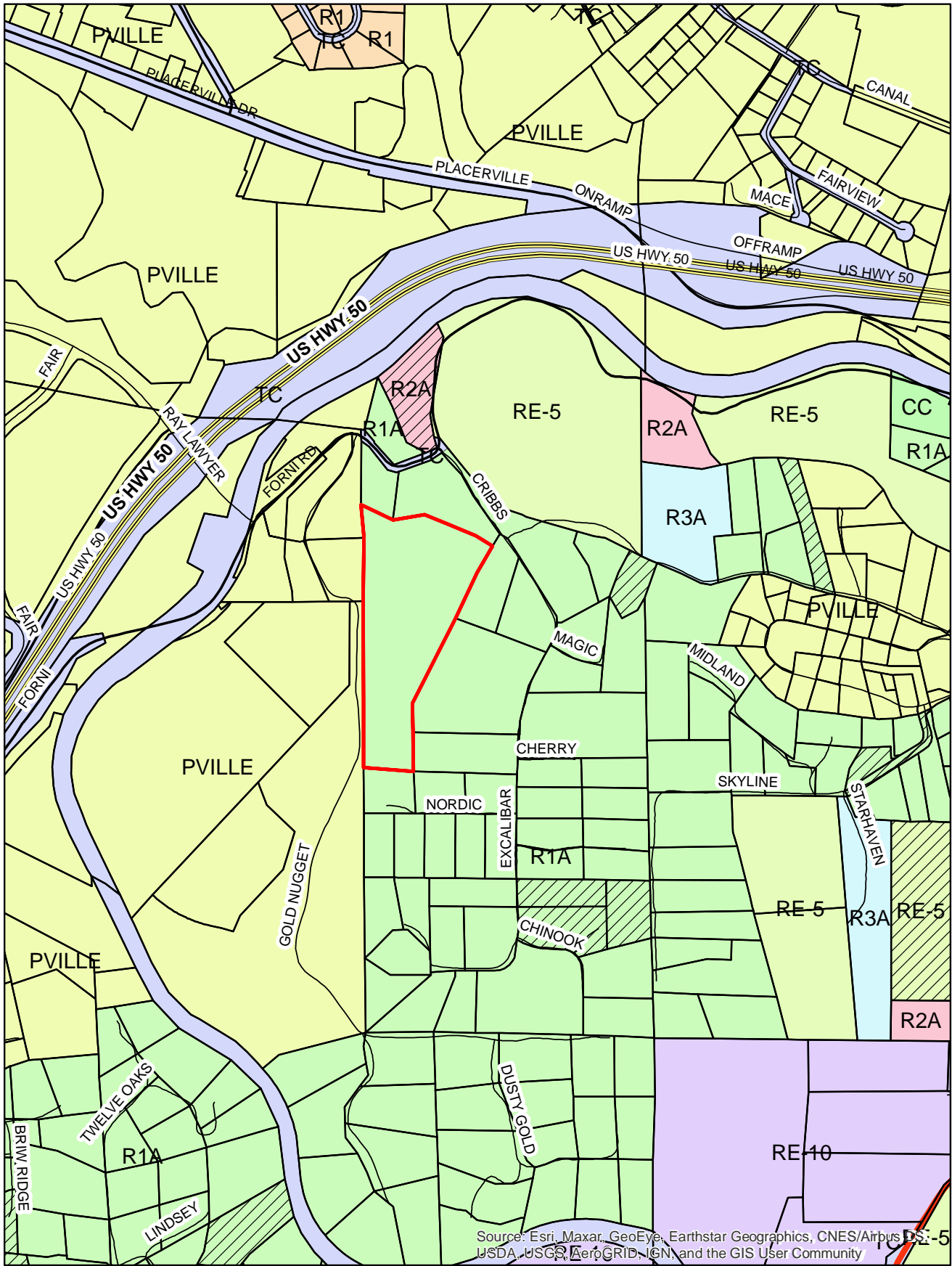


CUP-R21-0008 Exhibit B: Assessor's Parcel Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CUP-R21-0008 Exhibit C: Land Use Designation Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS-5, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CUP-R21-0008 Exhibit D: Zoning Designation Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CUP-R21-0008 Exhibit E: Aerial Map

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTORS SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEMAND BY THE CONSTRUCTION DOCUMENTS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/PRODUCER'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL NOTICES AND CONSENT WITH ALL LOCAL, JURISDICTIONS, PERMITS, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND COUNTY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES REGARDING THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS HEREIN ARE INTENDED TO SHOW THE RESULT OF DESIGN WORK. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE WELLNOTED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FINE-GRADED AREAS WITH U/L LISTED OR FINE, MATCHAL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY ON PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, FINANCING, CURBS, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK, CONSTRUCTION SHALL BEHAVE ANY DAMAGE, LOSS OR HARM OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARDOUS FREE DURING CONSTRUCTION AND DISPOSAL OF ALL DIRT, DEBRIS, RUBBISH AND REMOVED EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM HEAVY SPOTS, OILS, OR SPILLS OF ANY NATURE.
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE HEREBY ADVISED THAT ANY OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDING SHALL BEAR THE RESPONSIBILITY OF VERIFYING OR WITHIN THE ARCHITECT/ENGINEER OF ANY OMISSIONS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTORS PROPOSAL. IN THE EVENT OF OMISSIONS THE CONTRACTOR SHALL PRICE THE MORE COSTLY OF EXTENSIVE WORK, UNLESS NOTED OTHERWISE.



295 Parkshore Drive, Folsom, CA 95630

**PLACERVILLE SHERIFF
RELO PROJECT**

3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667
APN: 325-290-061
LOCATION #: 536532
CROWN CASTLE #: BU827149

LOCATION PLAN

PROJECT DIRECTORY

APPLICANT: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630	LANDLORD: EILEEN E MCCALLUM 3170 GOLD NUGGET WAY PLACERVILLE, CA 95667
ARCHITECT: MARKET 5, PS&AS 1500 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-547-9830 m5any@market5.com	CONSTRUCTION MANAGER: TO BE DETERMINED

PROJECT SUMMARY

CATEGORY - IDENTIFICATION:	NO# 43-3287	IND 85
LATITUDE:	38°27' 47" N	IND 85
SECTION'S PARCEL NUMBER:	325-290-061	
JURISDICTION:	COUNTY OF EL DORADO	
REGULATIONS:	U (UNIMATED TELECOMMUNICATIONS FACILITY)	
TYPE OF CONSTRUCTION:	V-B	
OWNER:	N/A	

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO CONTRADICT OR BE IN CONFLICT WITH THESE CODES.

2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2020

PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 CALIFORNIA BUILDING CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA PLUMBING CODE
PART 6 CALIFORNIA ENERGY CODE
PART 7 CALIFORNIA FIRE CODE
PART 8 CALIFORNIA FIRE CODE
PART 9 CALIFORNIA FIRE CODE
PART 10 CALIFORNIA EXISTING BUILDING CODE
PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12 CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

RESPONSIBILITY STATEMENT: THIS FACILITY IS UNIMATED AND NOT FOR HUMAN OCCUPANCY - OCCUPANCY NOT REQUIRED IN ACCORDANCE WITH THE 2013 IBC 110-2.01.1, AND 110-2.02.4 (EXCEPTION 7)

PROJECT MILESTONES

01/22/2020	90% CONSTRUCTION DOCUMENTS
09/01/2020	90% CONSTRUCTION DOCUMENTS REV 1
09/01/2020	90% CONSTRUCTION DOCUMENTS REV 2
10/16/2020	90% CONSTRUCTION DOCUMENTS REV 3
11/09/2020	90% CONSTRUCTION DOCUMENTS REV 4
01/11/2021	100% CONSTRUCTION DOCUMENTS

PROJECT DESCRIPTION

DETAILED DESCRIPTION OF AN EXISTING CROWN CASTLE TELECOMMUNICATIONS FACILITY, INCLUDING:

- A 10'-0"X18'-0" WIRELESS LEASE AREA
- A FENCE @ LEASE AREA PERIMETER
- RACKS/EQUIPMENT CABINETS
- ADDA SERVICE BROUGHT TO FACILITY (20GA FOR WIRELESS)
- TELLER VEHICLES BROUGHT TO FACILITY
- A STANDBY GENERATOR
- REMOVE EXISTING 60"-0" TALL MONOPOLE AND REPLACE WITH A 90"-0" TALL MONOPOLE
- REMAIN EXISTING 60"-0" TALL MONOPOLE MOUNTED ON AN EXISTING MONOPOLE
- ANTENNAS/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON AN EXISTING MONOPOLE

INDEX OF DRAWINGS

1.	11.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	41.1	OVERALL SITE PLAN
3.	41.2	EXISTING COMPOUND LAYOUT PLAN
4.	42.1	EQUIPMENT LAYOUT PLAN
5.	42.1	ANTENNA LAYOUT PLAN
6.	43.1	PROJECT ELEVATIONS
7.	44.1	CONSTRUCTION DETAILS
8.	44.2	CONSTRUCTION DETAILS
9.	44.3	RACK/CONNECTION CASE/ANTENNA COLOR CODE TABLE
10.	45.1	STANDBY GENERATOR DATA SHEETS
11.	45.2	STANDBY GENERATOR INSTALLATION DETAILS
12.	45.3	STRUCTURAL DETAILS
13.	45.4	SINGLE-LINE DIAGRAM, PANEL SCHEDULE
14.	45.5	GROUNDING PLAN
15.	45.6	GROUNDING DETAILS

CC CROWN CASTLE

MST ARCHITECTS

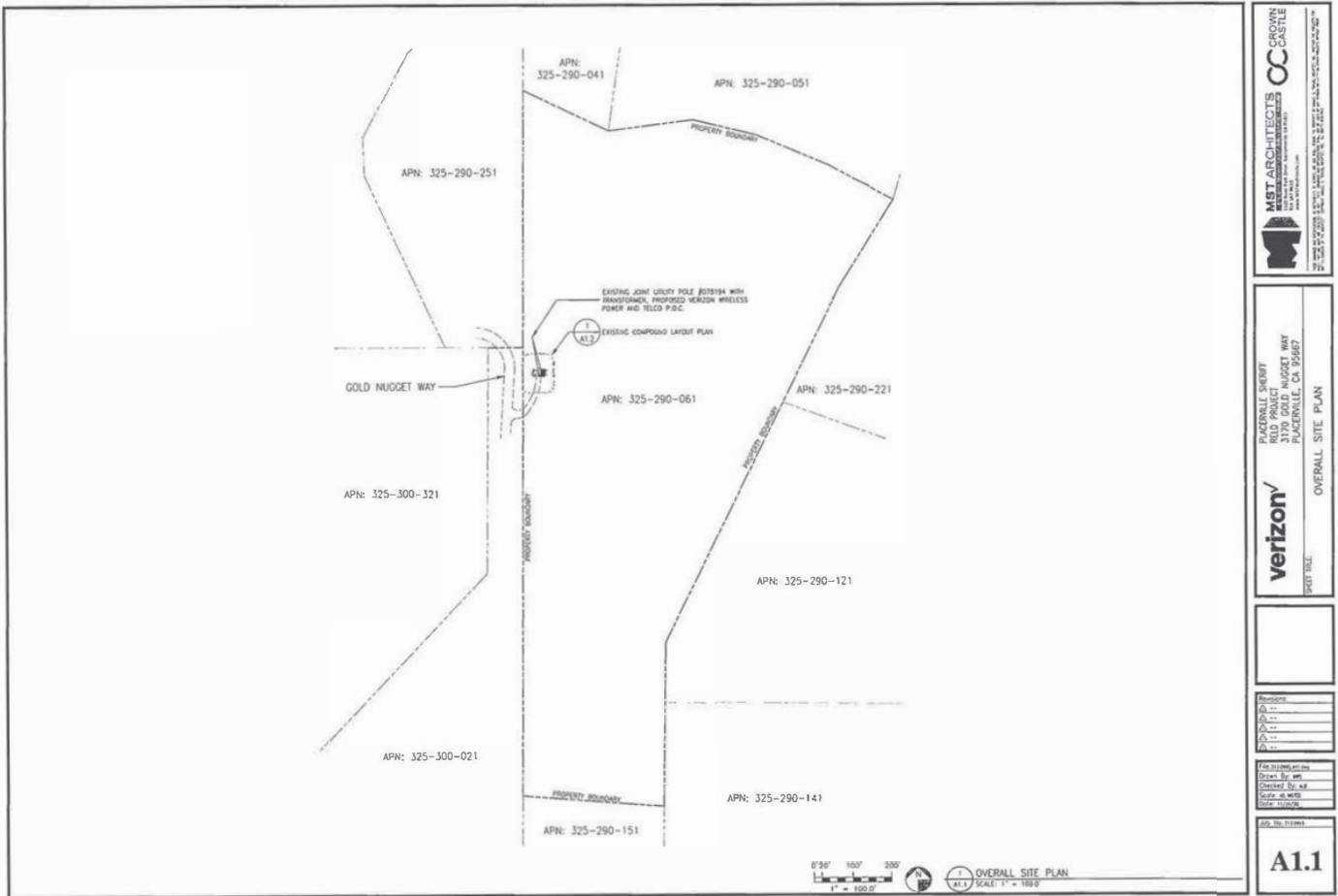
PLACERVILLE SHERIFF RELO PROJECT
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667

verizon

TITLE SHEET, LOCATION PLAN, PROJECT DATA

NO. 21-1777 B 6 OF 40

T1.1



MSI ARCHITECTS
1000 N. STATE ST. SUITE 200
PLACERVILLE, CA 95667
TEL: 530.273.2222 FAX: 530.273.2223
WWW.MSIARCHITECTS.COM

CROWN CASTLE

verizon
WIRELESS

PLACERVILLE SHORT
RBD PROJECT
3170 GOLD NUGGET WAY
PLACERVILLE, CA 95667

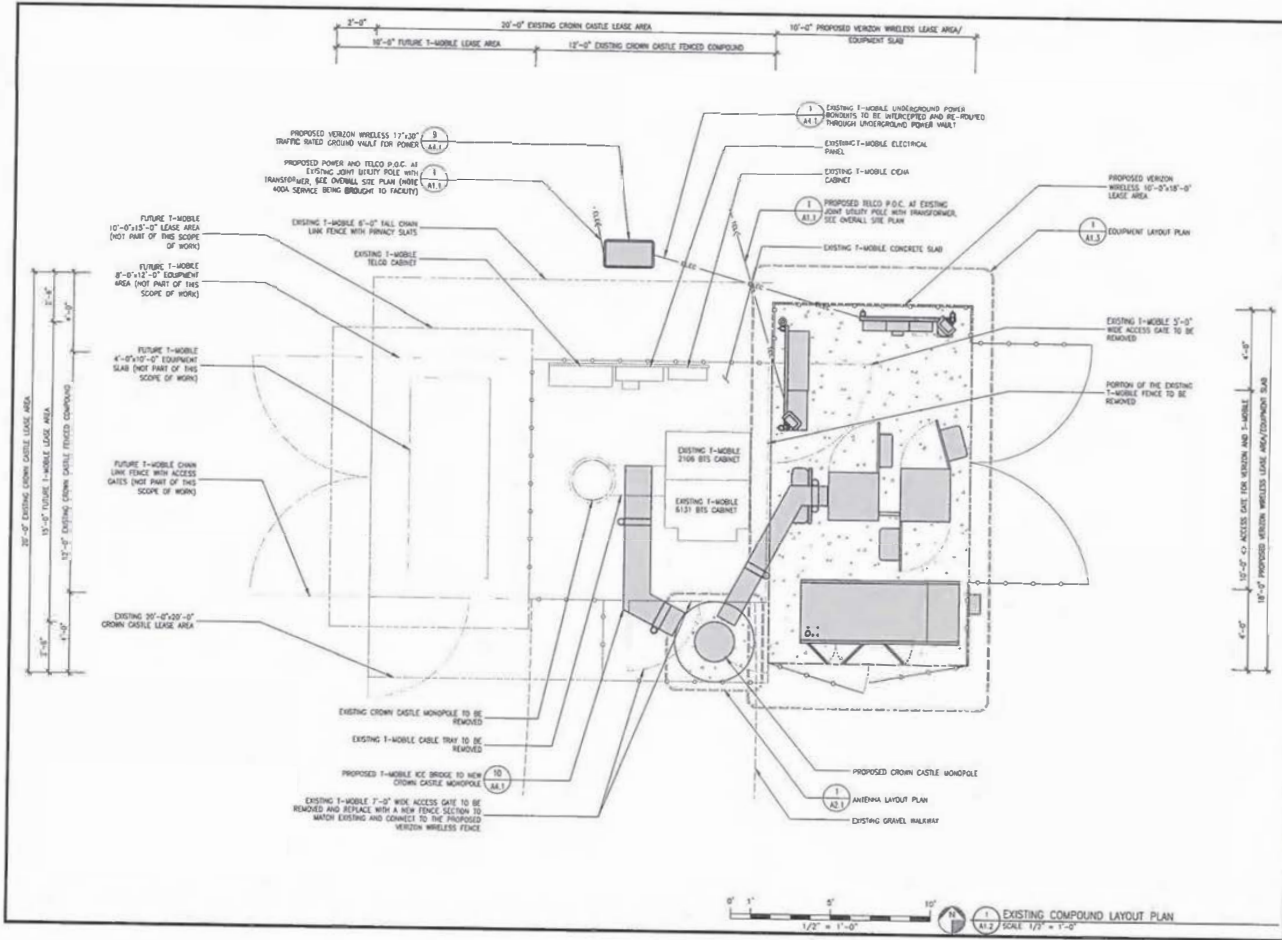
OVERALL SITE PLAN

REVISIONS

DATE OF PREPARATION
DESIGNED BY
CHECKED BY
DATE
SCALE

A1.1

CUP-R21-0008 Exhibit F: Site Plan



MST ARCHITECTS
OC CROWN CASTLE
 1000 W. 10TH STREET, SUITE 100
 PACONVILLE, CA 95071
 TEL: 925.438.1100
 FAX: 925.438.1101
 WWW.MSTARCHITECTS.COM

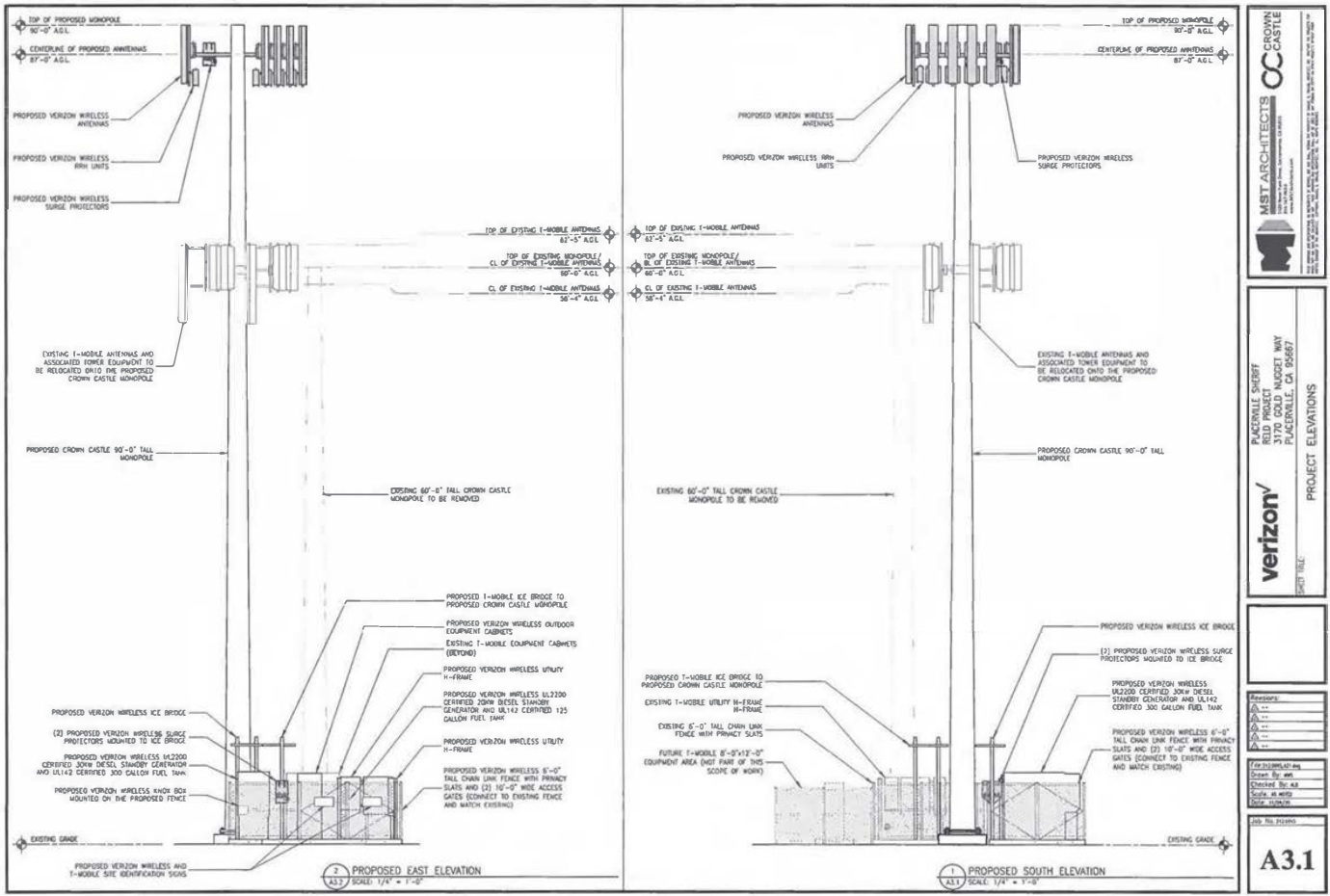
verizon
 PACONVILLE SHEET
 377A GOLD NUGGET WAY
 PACONVILLE, CA 95071
 SHEET TITLE
 EXISTING COMPOUND LAYOUT PLAN

Revisions	
1	
2	
3	
4	
5	

Prepared by: [blank]
 Drawn by: [blank]
 Checked by: [blank]
 Date: [blank]
 Date revised: [blank]

A1.2

CUP-R21-0008 Exhibit F: Site Plan



MST ARCHITECTS
 CC CROWN CASTLE
 1000 N. GARDEN ST. SUITE 100
 PLACERVILLE, CA 95667
 (530) 875-1111
 www.mstarchitects.com

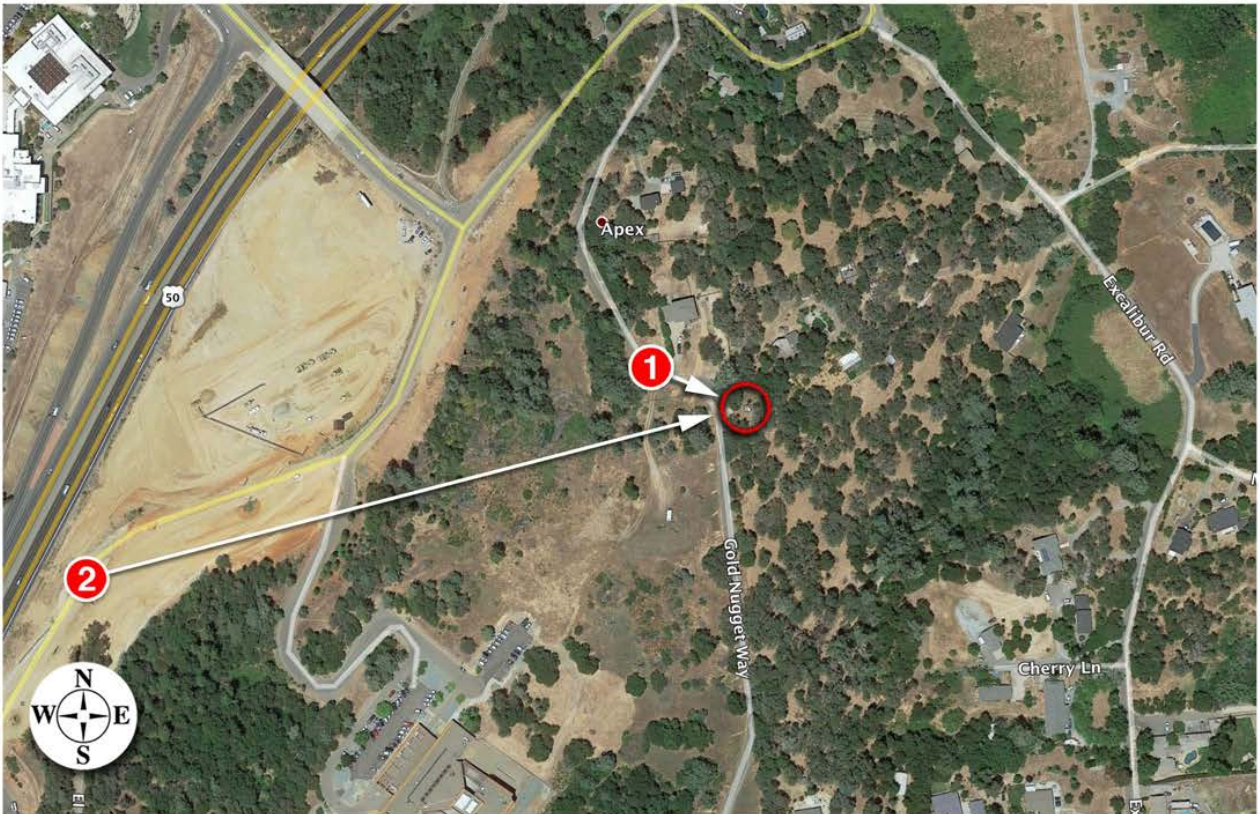
PROJECT ELEVATIONS

verizon
 PROJECT FILE

RACINELLE SHEET
 RED PROJECT
 3170 GOLD MOUNTAIN WAY
 PLACERVILLE, CA 95667

AS3.1

CUP-R21-008 Exhibit G: Elevations



4/14/21

Placerville Sheriff Site # 827149

3170 Gold Nugget Way
Placerville, CA

CUP-R21-0008 Exhibit H: Visual Simulations

Applied Imagination 510 914-0500

Aerial Map



CROWN
CASTLE

4/14/21

Placerville Sheriff Site # 827149

3170 Gold Nugget Way CUP-R21-0008 Exhibit H: Visual Simulations
Placerville, CA

Looking Southeast from Gold Nugget Way

View #1

Applied Imagination 510 914-0500



Existing



Proposed



4/14/21

Placerville Sheriff Site # 827149

3170 Gold Nugget Way
Placerville, CA

CUP-R21-0008 Exhibit H: Visual Simulations

Looking Northeast from Forni Road

View #2

Applied Imagination 510 914-0500



RF EMISSIONS COMPLIANCE REPORT

Crown Castle on behalf of Verizon Wireless

Crown Castle Site Name: SA143 Rt 50 & Forni Rd.
Crown Castle Site BU Number: 827149
Verizon Wireless Site Name: Placerville Sheriff Relo
Verizon Wireless Location Number: 536532
3170 Gold Nugget Way
Placerville, CA
1/22/2021

Report Status:

Verizon Wireless Is Compliant



Michael Fischer, P.E.
Registered Professional Engineer (Electrical)
California License Number 22921
Expires September 30, 2021

Signed 22 January 2021

Prepared By:

Site Safe, LLC

8618 Westwood Center Drive
Suite 315

Vienna, VA 22182

Voice: 703-276-1100
Fax: 703-276-1169

CUP-R21-0008 Exhibit I: Radio Frequency Report

Engineering Statement in Re:
Electromagnetic Energy Analysis
Crown Castle
Placerville, CA

My signature on the cover of this document indicates:

That I am registered as a Professional Engineer in the jurisdiction indicated; and

That I have extensive professional experience in the wireless communications engineering industry; and

That I am an employee of Site Safe, LLC in Vienna, Virginia; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission ("the FCC" and "the FCC Rules") both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That the technical information serving as the basis for this report was supplied by Crown Castle (see attached Site Summary and Carrier documents) and that Verizon Wireless' installation involves communications equipment, antennas and associated technical equipment at a location referred to as "SA143 Rt 50 & Forni Rd." ("the site"); and

That Verizon Wireless proposes to operate at the site with transmit antennas listed in the carrier summary and with a maximum effective radiated power as specified by Verizon Wireless and shown on the worksheet and that worst-case 100% duty cycle has been assumed; and

That this analysis has been performed with the assumption that the ground immediately surrounding the tower is primarily flat or falling; and

That at this time, the FCC requires that certain licensees address specific levels of radio frequency energy to which workers or members of the public might possibly be exposed (at §1.1307(b) of the FCC Rules); and

That such consideration of possible exposure of humans to radio frequency energy must utilize the standards set by the FCC, which is the federal agency having jurisdiction over communications facilities; and

That the FCC rules define two tiers of permissible exposure guidelines: 1) "uncontrolled environments," which defines situations in which persons may not be aware of (the "general public"), or may not be able to control their exposure to a transmission facility; and 2) "controlled environments," which defines situations in which persons are aware of their potential for exposure (industry personnel); and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment) and the limit set forth in the FCC rules for licensees of Verizon Wireless operating frequencies as shown on the attached antenna worksheet; and

That when applying the uncontrolled environment standards, the predicted Maximum Power Density at two meters above ground level from the proposed Verizon Wireless operation is no

more than 13.561% of the maximum permissible exposure limits in any accessible area on the ground; and

That it is understood per FCC Guidelines and OET 65 Appendix A, that regardless of the existent radio frequency environment, only those licensees whose contributions exceed 5% of the exposure limit pertinent to their operation(s) bear any responsibility for bringing any non-compliant area(s) into compliance; and

That when applying the uncontrolled environment standards, the cumulative predicted energy density from the proposed operation is no more than 17.559% of the maximum in any accessible area up to two meters above the ground per OET 65; and

That the calculations provided in this report are based on data provided by the client and antenna pattern data supplied by the antenna manufacturer, in accordance with FCC guidelines listed in OET 65. Horizontal and vertical antenna patterns are combined for modeling purposes to accurately reflect the energy two meters above ground level where on-axis energy refers to maximum energy two meters above the ground along the azimuth of the antenna and where area energy refers to the maximum energy anywhere two meters above the ground regardless of the antenna azimuth, accounting for cumulative energy from multiple antennas for the carrier(s) and frequency range(s) indicated; and

That the Occupational Safety and Health Administration has policies in place which address worker safety in and around communications sites, thus individual companies will be responsible for their employees' training regarding radio frequency safety; and

In summary, it is stated here that the proposed operation at the site will not result in exposure of the public to excessive levels of radio frequency energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307(b), and that Verizon Wireless' proposed operation is completely compliant.

Finally, it is stated that access to the tower should be restricted to communication industry professionals and approved contractor personnel trained in radio frequency safety and that this instant analysis addresses exposure levels at two meters above ground level and does not address exposure levels on the tower or in the immediate proximity of the antennas.

**Crown Castle
SA143 Rt 50 & Forni Rd.
Site Summary**

Carrier	Area Maximum Percentage MPE
T-Mobile	1.266 %
T-Mobile	1.366 %
T-Mobile	1.366 %
Verizon Wireless (Proposed)	5.129 %
Verizon Wireless (Proposed)	2.826 %
Verizon Wireless (Proposed)	2.710 %
Verizon Wireless (Proposed)	2.896 %
Composite Site MPE:	17.559 %

**T-Mobile
SA143 Rt 50 & Forni Rd.
Carrier Summary**

Frequency: 700 MHz
 Maximum Permissible Exposure (MPE): 466.67 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 5.90856 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 1.26612 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
ANDREW	LNX-6515DS-VTM	61	20	1715	1.679913	0.359981	3.075646	0.659067
ANDREW	LNX-6515DS-VTM	61	165	1715	1.679913	0.359981	3.075646	0.659067
ANDREW	LNX-6515DS-VTM	61	235	1715	1.679913	0.359981	3.075646	0.659067

**T-Mobile
SA143 Rt 50 & Forni Rd.
Carrier Summary**

Frequency: 2100 MHz
 Maximum Permissible Exposure (MPE): 1000 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 13.66248 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 1.36625 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Ericsson	AIR 21 B4A B2P	61	20	4123	4.890471	0.489047	7.022701	0.70227
Ericsson	AIR 21 B4A B2P	61	165	4123	4.890471	0.489047	7.022701	0.70227
Ericsson	AIR 21 B4A B2P	61	235	4123	4.890471	0.489047	7.022701	0.70227

**T-Mobile
SA143 Rt 50 & Forni Rd.
Carrier Summary**

Frequency: 1900 MHz
 Maximum Permissible Exposure (MPE): 1000 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 13.66248 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 1.36625 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Ericsson	AIR 21 B2A B4P	61	20	4123	4.890471	0.489047	7.022701	0.70227
Ericsson	AIR 21 B2A B4P	61	165	4123	4.890471	0.489047	7.022701	0.70227
Ericsson	AIR 21 B2A B4P	61	235	4123	4.890471	0.489047	7.022701	0.70227

**Verizon Wireless (Proposed)
SA143 Rt 50 & Forni Rd.
Carrier Summary**

Frequency: 2100 MHz
 Maximum Permissible Exposure (MPE): 1000 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 51.29388 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 5.12939 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Commscope	NHH-65B-R2B	77	20	6763	15.269792	1.526979	21.149042	2.114904
Commscope	NHH-65B-R2B	77	20	6763	15.269792	1.526979	21.149042	2.114904
Commscope	NHH-65B-R2B	77	210	6763	15.269792	1.526979	21.149042	2.114904
Commscope	NHH-65B-R2B	77	210	6763	15.269792	1.526979	21.149042	2.114904
Commscope	NHH-65B-R2B	77	290	6763	15.269792	1.526979	21.149042	2.114904
Commscope	NHH-65B-R2B	77	290	6763	15.269792	1.526979	21.149042	2.114904

Verizon Wireless (Proposed)
SA143 Rt 50 & Forni Rd.
Carrier Summary

Frequency: 1900 MHz
 Maximum Permissible Exposure (MPE): 1000 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 28.25862 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 2.82586 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Commscope	NHH-65B-R2B	77	20	6027	20.351128	2.035113	24.079979	2.407998
Commscope	NHH-65B-R2B	77	210	6027	20.351128	2.035113	24.079979	2.407998
Commscope	NHH-65B-R2B	77	290	6027	20.351128	2.035113	24.079979	2.407998

**Verizon Wireless (Proposed)
SA143 Rt 50 & Forni Rd.
Carrier Summary**

Frequency: 850 MHz
 Maximum Permissible Exposure (MPE): 566.67 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 15.35699 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 2.71006 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Commscope	NHH-65B-R2B	77	20	1546	3.73206	0.658599	3.952106	0.69743
Commscope	NHH-65B-R2B	77	20	1546	3.73206	0.658599	3.952106	0.69743
Commscope	NHH-65B-R2B	77	20	1546	3.236757	0.571192	3.23705	0.571244
Commscope	NHH-65B-R2B	77	210	1546	3.236757	0.571192	3.23705	0.571244
Commscope	NHH-65B-R2B	77	210	1546	3.236757	0.571192	3.23705	0.571244
Commscope	NHH-65B-R2B	77	210	1546	3.236757	0.571192	3.23705	0.571244
Commscope	NHH-65B-R2B	77	290	1546	3.73206	0.658599	3.952106	0.69743
Commscope	NHH-65B-R2B	77	290	1546	3.73206	0.658599	3.952106	0.69743
Commscope	NHH-65B-R2B	77	290	1546	3.73206	0.658599	3.952106	0.69743

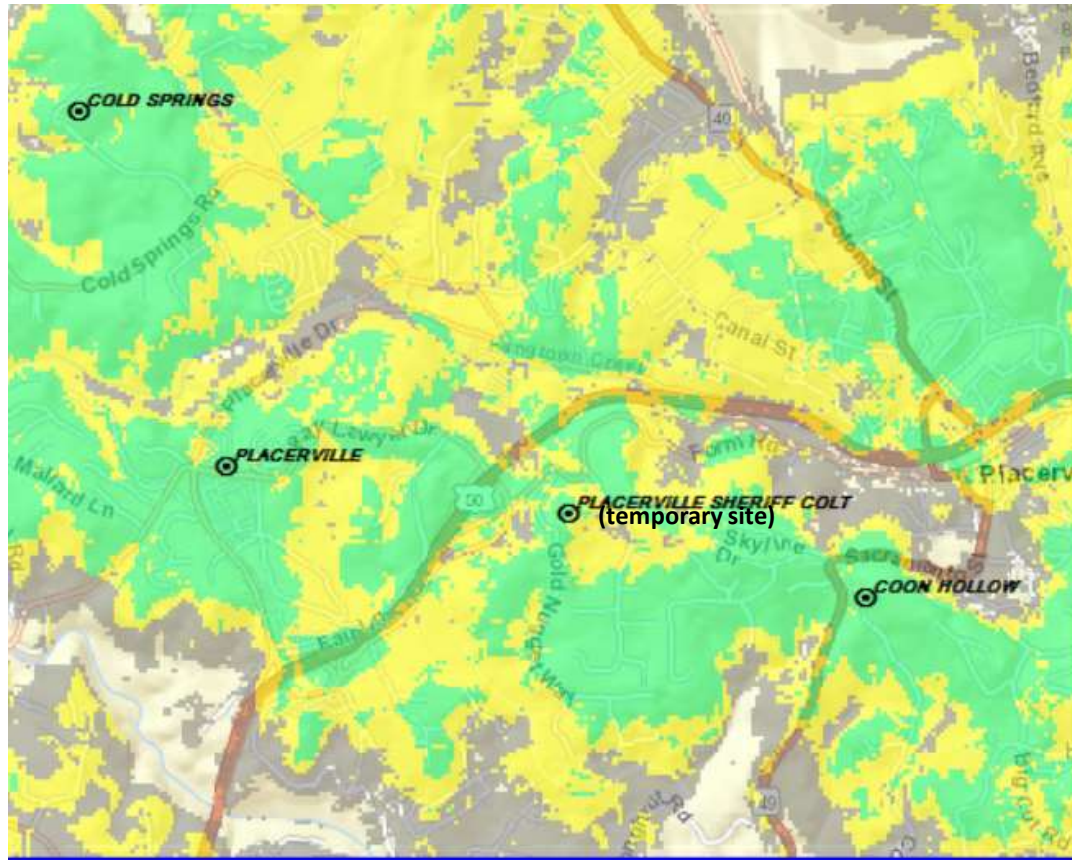
**Verizon Wireless (Proposed)
SA143 Rt 50 & Forni Rd.
Carrier Summary**

Frequency: 751 MHz
 Maximum Permissible Exposure (MPE): 500.67 $\mu\text{W}/\text{cm}^2$
 Maximum power density at ground level: 14.49964 $\mu\text{W}/\text{cm}^2$
 Highest percentage of Maximum Permissible Exposure: 2.89607 %




Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Commscope	NHH-65B-R2B	77	20	3021	7.576203	1.513223	11.409155	2.278793
Commscope	NHH-65B-R2B	77	210	3021	6.75084	1.34837	10.110122	2.019332
Commscope	NHH-65B-R2B	77	290	3021	7.576203	1.513223	11.409155	2.278793

Placerville Sheriff Relo

Currently Existing Site Coverage



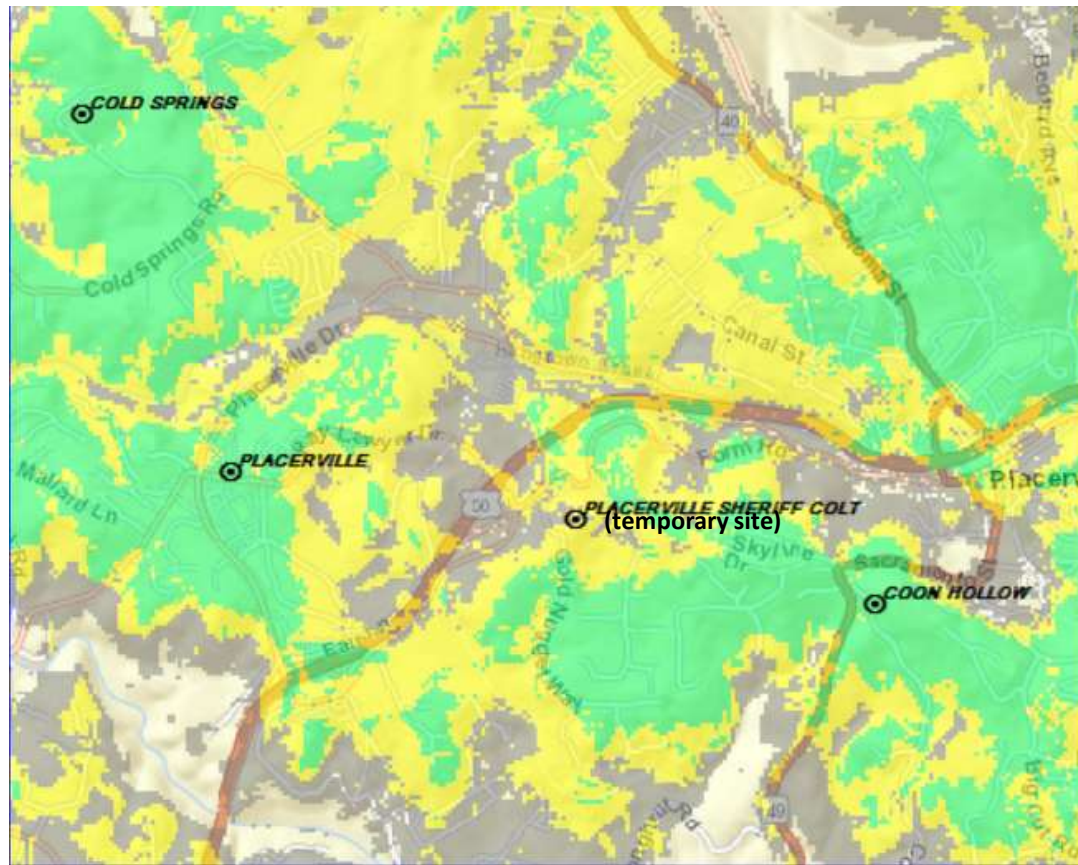
Signal Coverage

	dBm	Legend
	-85	RSRP Level (DL) (dBm) >=-85
	-95	RSRP Level (DL) (dBm) >=-95
	-105	RSRP Level (DL) (dBm) >=-105

CUP-R21-0008 Exhibit J: Site Coverage Maps

Placerville Sheriff Relo

Current existing site coverage and without Placerville Sheriff Colt

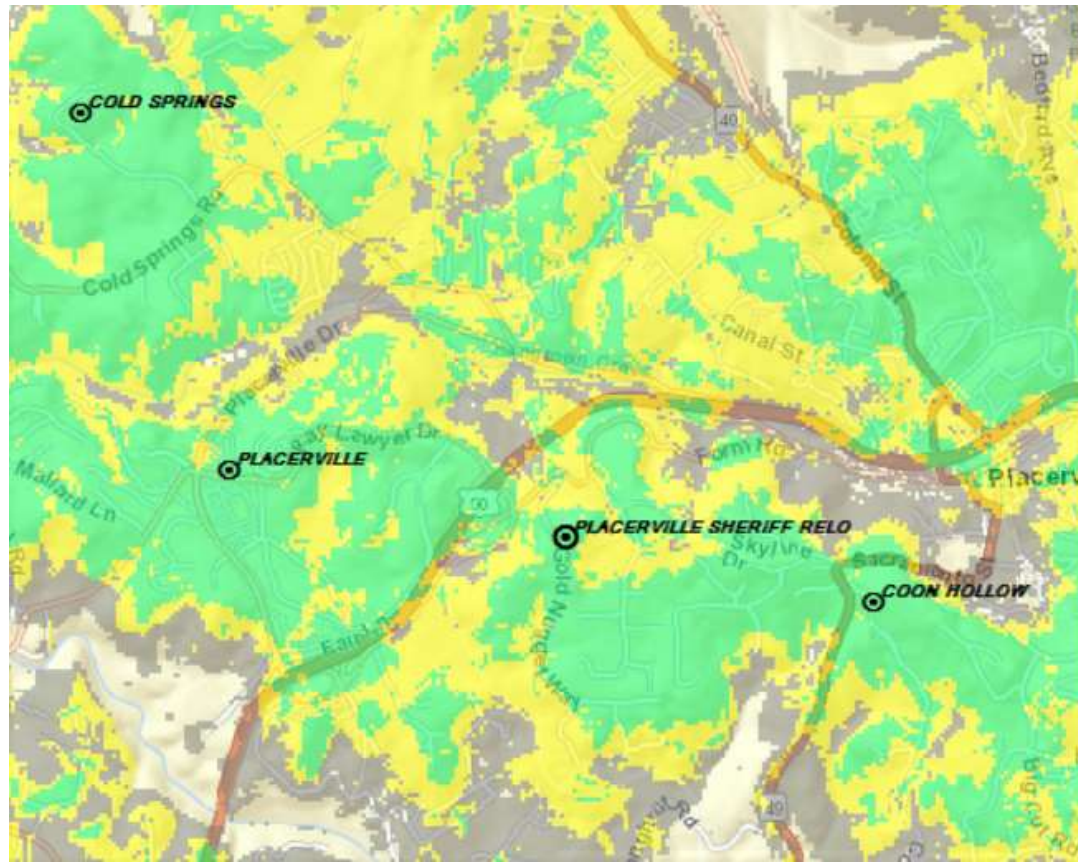


Signal Coverage

	dBm	Legend
	-85	RSRP Level (DL) (dBm) >=-85
	-95	RSRP Level (DL) (dBm) >=-95
	-105	RSRP Level (DL) (dBm) >=-105

Placerville Sheriff Relo

Current existing site coverage and with Placerville Relo



Signal Coverage

	dBm	Legend
	-85	RSRP Level (DL) (dBm) >= -85
	-95	RSRP Level (DL) (dBm) >= -95
	-105	RSRP Level (DL) (dBm) >= -105

CONDITIONS OF APPROVAL

PROJECT DESCRIPTION

1. This Special Use Permit Revision is based upon and limited to compliance with the project description, the Staff Report exhibits marked Exhibits E through G and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Special Use Permit S96-0004 allows the following:

One 62'6" monopole located within a 400 square foot lease area including ground mounted equipment. The monopole allows a total of four (4) antennas to be located on three (3) antennae array mounts at a height of 60'0". A six-foot tall wooden fence shall be located around the lease area to screen the ground equipment from view. One 24 inch microwave dish may be located at 44 feet on the monopole.

This revision to Special Use Permit S96-0004-R allows the following:

The replacement of the three (3) existing antennae array mounts with three (3) new mounts. The new mounts shall be painted to match the existing monopole and shall be installed at the same height as the existing mounts. The new antennae mounts shall not project beyond the existing mounts. The three (3) existing antennae shall be relocated onto the new mounts. Three (3) new antennae shall be located on the new antennae array mounts. The new panel shall match the color of the existing panels and shall be located at the same height of the existing panels. One new BTS equipment cabinet shall be installed within the existing 400 square foot lease area.

No increase in height of the monopole or expansion of the lease area shall be authorized by this permit revision.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services

2. Due to the infrequent intended use of this facility, the on-site access driveway shall be a 10-foot minimum width and surfaced with a minimum of 2 inches of asphalt concrete over four inches of aggregate base. The hard surfacing is required by the State Fire Safe Regulations for roads and driveways steeper than 15 percent. Compaction of the sub-grade shall be at 90 percent, and

compaction of the aggregate base shall be 95 percent. The road shall be graded at a 2 percent cross slope toward the cut side with a roadside ditch for drainage. A cross culvert may be needed at the low point of the road. An adequate turnaround shall be constructed at the project site.

3. The applicant is subject to any and all requirements of the El Dorado County Fire District prior to obtaining a building permit. The turnaround indicated in Condition 3 above is subject to fire district approval.
4. The applicant shall assume full responsibility for resolving television reception interference cause by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
5. The applicant shall obtain a building permit from the El Dorado County Building Department.
6. The applicant shall construct a 6-foot-tall wooden fence, or chain link fence with wooden slats, around the entire perimeter of the 400-square-foot facility for safety reasons. Landscaping in the form of fast-growing columnar trees shall be planted on the northern and western outside perimeter of the fence that faces Gold Nugget Way and the homes to the north to facilitate screening in the long term. Irrigation shall also be provided. An irrigation and three-year replacement plan shall be prepared to the satisfaction of the Planning Department. All of the above shall be completed prior to issuance of a building permit.
7. Existing tree coverage that functions as screening shall be maintained and/or replaced to prevent greater visual exposure to the tower.
8. The 28" oak located in proximity to the proposed driveway shall not be removed to simplify construction of the driveway but shall remain to facilitate screening of the facility.
9. Co-locations may be administratively approved on the monopole subject to review and approval by the Development Services Director. The co-locations shall be consistent with design of the monopole as described in permit S96-0004 or as referenced in Condition 1 of this permit. Any expansion of lease area or major alteration of the monopole shall require approval of a revision to this use permit from the Zoning Administrator or Planning Commission.
10. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and present that report to the approving authority with a recommendation whether to:
 - a. Allow the facility to continue to operate under all applicable conditions; or
 - b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use

permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

11. Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis. All future development plans shall include this condition on the submitted plans.
12. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.
13. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.
14. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Fire Protection District:

15. The applicant shall submit site plan review fee of \$ 150.00. The District shall review and approve the improvement plans prior to issuance of a building permit.
16. Provide a high-priority "Knox Box" to access the cabinets (if not already provided). The District shall verify the installation of the 'Knox Box' prior to issuance of a building permit.

17. Provide keys for all cabinets to be placed in Knox box. Provide a low priority "Knox" padlock on access gate if not already provided. Applications for both high and low security Knox systems are provided at the district office for \$30.00 each. The District shall verify this compliance with this requirement prior to issuance of a building permit.
18. Mount one 2A10BC Fire Extinguisher inside a weather resistant fire extinguisher box. The District shall verify compliance with this requirement prior to issuance of a building permit.
19. The applicant shall maintain vegetation control inside the fencing around the cabinets and tower. The vegetation control shall be maintained in perpetuity.

FINDINGS

1.0 CEQA FINDINGS

- 1.1 The proposed revision would be Categorically Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines which exempts minor alterations to existing structures from further environmental review.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is consistent with the General Plan;

The proposed use is consistent with the policies in the El Dorado County General Plan, as discussed in the General Plan section of this staff report. General Plan Policy 5.6.1.4 requires approval of a Special Use Permit for wireless facilities to address potential health, safety and welfare impacts to the adjoining properties. The proposed revision would add additional antennae and an equipment shelter to the existing facility. The fencing and landscaping required as Conditions of Approval of the initial Special Use Permit would remain intact. The RF report for the proposed antennae additions determined that the maximum emissions would not exceed 7.25 percent of the federally established thresholds.

2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The proposed use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. The existing facility has been adequately screen from view through fencing and landscaping. The proposed addition would result in 7.25 percent of the maximum RF emissions established by federal thresholds.

2.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

Section 17.14.210 of the County Code authorizes cellular facilities through issuance of a Special Use Permit. The existing facility was permitted under S96-0004. The proposed modification to the wireless facility would require a revision to the initial application. No expansion or alteration of use would occur as part of the revision that would be inconsistent with the County Code.

September 8, 2021

**Applicant:
Crown Castle
Placerville Sheriff
BU 827149**

Alternative Site Analysis – CUP-R21-0008

Background:

A planning application was submitted on behalf of Crown Castle to replace an existing 60' tall wireless communications tower at an existing wireless communications facility with a new 90' tall, multi-carrier tower. Installing towers that support multiple wireless carriers decreases the need for additional towers in the same area.

Terrain in this area of Placerville consists of rolling hills and valleys. The location of this facility is optimal based on its relative elevation and provides voice, data and 911 emergency communications to the area. Coverage includes both east and west US50 and residents to the south of US 50 as well as residents to the north of US 50. This facility also provides coverage to the El Dorado Co. Jail and EL Dorado Co. Government Center north of US50.

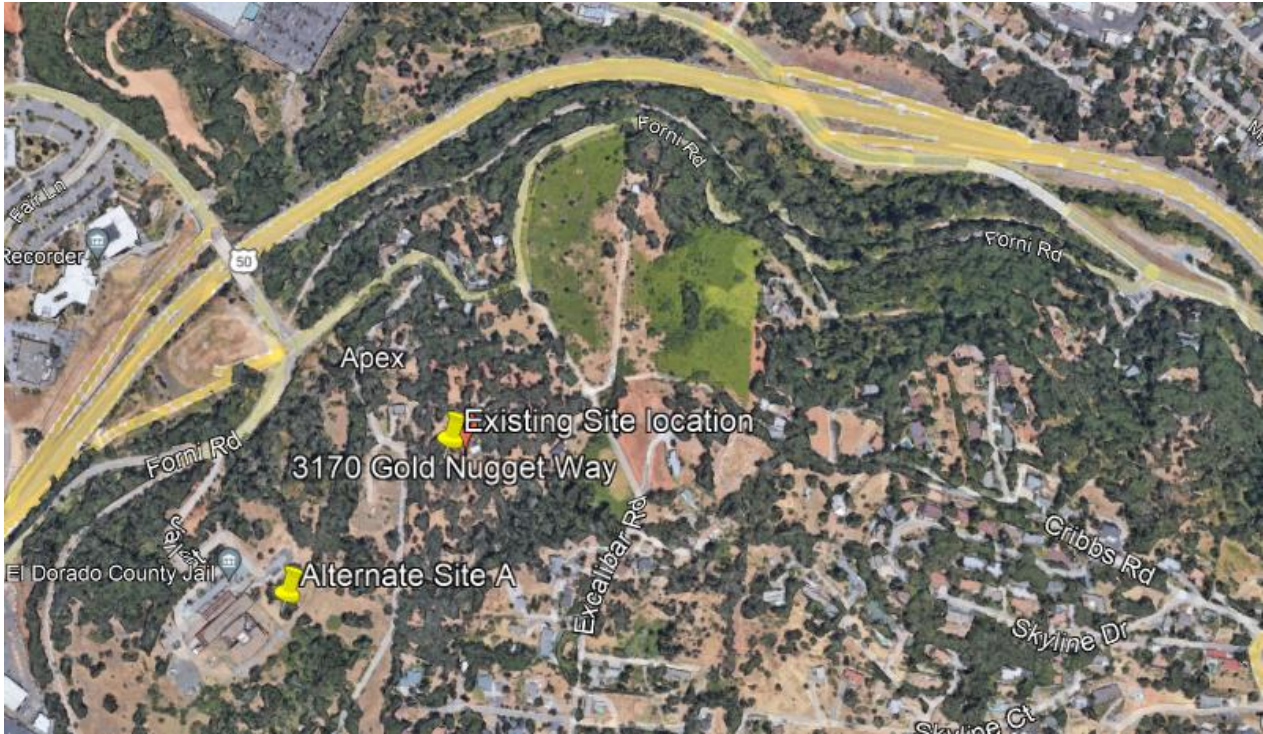
Alternate Site Analysis:

Two alternate sites were analyzed that had potential to maintain the coverage objectives of the existing facility. Coverage analyzed below. All other parcels were either high-density residential or could not meet the existing coverage objective.

Alternate Site A
El Dorado County Jail
300 Forni Rd,
Placerville Ca

Coverage:

Based on the relative elevation and installing a 90' tower, coverage would be degraded in this location. Ground elevation is approximately 100' lower than the existing site and carriers would lose coverage to residents to the east and southeast, as well as loss of coverage to eastbound US50. In order to maintain existing coverage objectives in this location, a 190' tower would have to be installed.

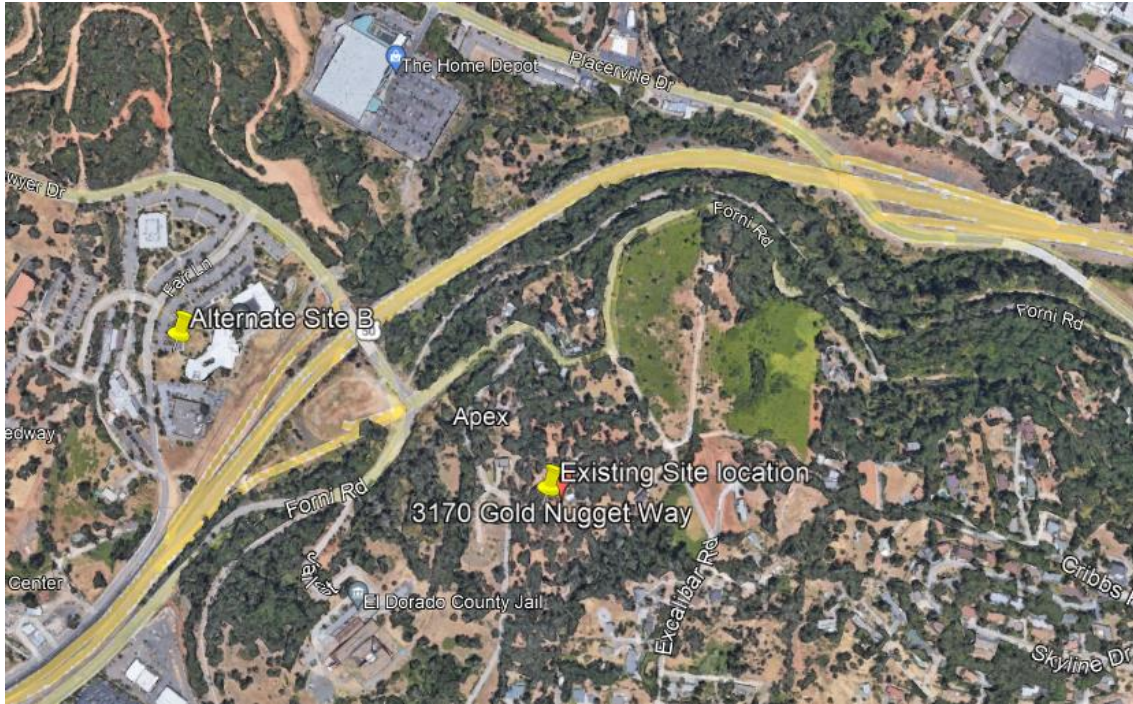


Alternate Site B

El Dorado County Government Center
Fair Ln.
Placerville CA

Coverage:

Based on the relative elevation and installing a 90' tower, carriers would lose coverage in this location. Coverage to residents south of US50 would be severely degraded as well as eastbound US50. To Maintain similar coverage in this location would require a tower that is approximately 250' tall due the ground elevation being approximately 140' lower than the existing location.



ADDENDUM TO INITIAL STUDY/MITIGATED NEGATIVE DECLARATION S96-0004/Pacific Bell PCS-Gold Nugget to analyze proposed changes per CUP-R21-0008/Crown Castle Cell Tower Co-location

This document provides an addendum to the May 9, 1996 approved Negative Declaration (ND) for the Pacific Bell PCS-Gold Nugget (S96-0004). This addendum has been prepared to analyze the changes as proposed under the current Conditional Use Permit Revision CUP-R21-0008. The changes -which have not been analyzed under a prior CEQA review- include the increase in height from 60-feet to 90-feet-tall and an additional 180-square-feet of lease area. This addendum evaluates whether modifications to the project would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the prior CEQA documents approved for this site. Aside from the added height and lease area increase, there are no other modifications to the Project as previously approved. In accordance with the prior approval, all other aspects of the analyses and the conclusions in the prior approved CEQA document remains valid for the current project. The proposed height and lease area increases would not cause new significant effects not identified in the prior CEQA documents, nor increase the level of environmental effects to substantial or significant. No new mitigation measures would be necessary to reduce significant effects. In addition, no new information has become available that shows that the Project would cause new or substantially more severe significant environmental effects which have not already been analyzed. Therefore, this addendum provides a sufficient review of the current proposal per CEQA Section 15162 (Subsequent Environmental Impact Report (EIR) and Negative Declarations) and no further environmental review is required.

BACKGROUND

The project site –identified as Assessor’s Parcel Number (APN) 325-290-006- has two prior project approvals, one of which includes an adopted CEQA document. The first approval, Special Use Permit S96-0004 for the Pacific Bell PCS-Gold Nugget, approved the construction and operation of the following, “one 62’6” monopole located within a 400-square-foot lease area including ground mounted equipment. The monopole allows a total of four (4) antennas to be located on three (3) antennae array mounts at a height of 60’0”. A six-foot tall wooden fence shall be located around the lease area to screen the ground equipment from view. One 24-inch microwave dish may be located at 44-feet on the monopole.” The Pacific Bell PCS-Gold Nugget CEQA review resulted in a ND determination. The second approval, Special Use Permit Revision S96-0004-R for the T-Mobile Telecommunication Monopole-Gold Nugget Way, amended the original approval to allow the following, “the replacement of the three (3) existing antennae array mounts with three (3) new mounts. An additional BTS equipment cabinet shall be located within the existing 400-square-foot lease area.” The S96-0004-R CEQA review resulted in a Categorical Exemption determination. The current Conditional Use Permit Revision CUP-

R21-0008 for a Crown Castle Cell Tower Co-location is considered equal in scope, but contains minor modifications to both of these prior approved projects.

CEQA FRAMEWORK FOR ADDENDUM

For a proposed modified project, State CEQA Guidelines (Sections 15162 and 15164) provide that an addendum to an adopted ND or MND may be prepared if only minor technical changes or additions are necessary or none of the following conditions calling for the preparation of a subsequent ND or MND have occurred:

1. Substantial changes in the project which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of MND adoption, shows any of the following
 - a. The project will have one or more significant effects not discussed in the MND.
 - b. The project will result in impacts substantially more severe than those disclosed in the MND.
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

CEQA DISCUSSION

This addendum can be very narrowly focused in its discussion as the only modification to the Project is the increase in total height from 60-feet to 90-feet and a lease area increase of 180-square-feet.

The current proposed Crown Castle Cell Tower Co-location (CUP-R21-0008) project will include minor modifications to the existing telecommunications facility. The telecommunications facility use has been analyzed in the S96-0004 CEQA Initial Study which covers this site. The May 9, 1996 approved Pacific Bell PCS-Gold Nugget facility allowed the construction and

operation of a 60-foot-tall monopole to host four antennas and associated ground equipment within a 400-square-foot lease area. A subsequent special use permit revision (S96-0004-R) for the T-Mobile Telecommunication Monopole-Gold Nugget Way amended the previously approved Pacific Bell PCS-Gold Nugget project. This revision allowed the removal and replacement of three antenna mounts and the addition of one BTS cabinet within the prior approved lease area. The current proposal for the removal of one 60-foot-tall monopole to be replaced with one 90-foot-tall monopole to include the following, “all existing antennas will be mounted at the same height of 60-feet as well as 12 new antennas mounted at 87-feet. All existing ground mounted equipment will remain in the same configuration. A new 180-square-foot lease area for Verizon Wireless ground mounted equipment including one battery cabinet, one power/miscellaneous cabinet, and one 300-gallon diesel fuel backup generator to be concealed by a six-foot-tall chain link fence with privacy slats.” Although the current proposal seeks a 45-percent lease area increase, projects which result in similar increases are generally captured under a Class Three CEQA Categorical Exemption which exempts projects including up to four commercial buildings not exceeding a total area of 10,000-square-feet. As such, it follows that this lease area increase would result in a less than significant impact per CEQA as applied. The current Crown Castle Cell Tower Co-location proposal would include aesthetic impacts due to the proposed increase in height from 60-feet to 90-feet-tall. The current monopole is primarily concealed within the surrounding tree canopy. However, mounting the new antennas at 87-feet will result in clearly visible antennas as the surrounding tree canopy does not reach the same height. The resulting visual impacts could be mitigated per standard cell tower project conditions of approval requiring broad leaf concealment efforts. As the inclusion of standard conditions is applied regardless of CEQA determinations, the inclusion of broad leaf concealment efforts does not require a new CEQA determination. The project as proposed does not contain broad leaf concealment efforts as a condition of approval as the project proponent is opposed to the inclusion of these efforts by staff. However, the project proponent is open to discussing these efforts with the Planning Commissioners, given proper findings are included to the project as presented. The project as presented can be found to have a significant impact to aesthetics.

CONCLUSION

This addendum has been prepared in accordance with CEQA Sections 15162 and 15164 to analyze technical changes associated with the current Crown Castle Cell Tower Co-location proposal. The current proposal includes the removal and replacement of a 60-foot-tall monopole with a 90-foot-tall monopole to include 12 new antennas and an additional 180-square-foot lease area to include two equipment cabinets and a standby generator. These minor technical additions have not been analyzed in a prior CEQA document prepared for this site.

Although the current proposal would result in potentially significant aesthetic impacts, broad leaf concealment efforts could be included into the project as a standard condition of approval. The project proponent is not agreeable to the inclusion of a concealment condition by staff. However,

the proponent is open to discussing these concealment efforts with the Planning Commission, given proper findings have been included into the project. This Crown Castle Cell Tower Co-location has been sited on a site with a currently existing cell tower facility to reduce overall impacts to the surrounding residential neighborhood, by increasing the density of antennas within one site. Therefore, this Crown Castel Cell Tower Co-location proposal has been designed and can be further conditioned to result in a de minimis impact consistent with the telecommunications facility use as analyzed within the prior CEQA Negative Declaration prepared for this site.