

**NEGATIVE DECLARATION**

**FILE:** CUP23-0010

**PROJECT NAME:** EDH Verizon Wireless Communications Facility

**NAME OF APPLICANT:** Epic Wireless Group, LLC on behalf of Verizon Wireless

**ASSESSOR'S PARCEL NO.:** 117-084-005      **SECTION:** 14, 23 & 24 **T:** 9 **R:** 8E, MDM

**LOCATION:** The project is located west side of Hillsdale Circle, approximately 925 feet to the southwest of Robert J. Matthews Parkway in the El Dorado Hills Industrial area.

**GENERAL PLAN AMENDMENT:**                      **FROM:**                      **TO:**

**REZONING:**                      **FROM:**                      **TO:**

**TENTATIVE PARCEL MAP**     **SUBDIVISION:**

**SUBDIVISION (NAME):**

**SPECIAL USE PERMIT TO ALLOW:** A request for a conditional use permit for the construction and ongoing operation of an unmanned, 97-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 32'-8" lease area. The telecommunications facility is proposed to include one (1) 97-foot tall monopine tower, nine (9) antennas (with three (3) future antennas proposed), six (6) remote radio units (with three (3) future remote radio units proposed), four (4) surge suppressors, one (1) 30kW diesel standby generator attached to a 300-gallon capacity tank, and three (3) equipment cabinets. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 15-foot wide, non-exclusive, access and utility easement off of Hillsdale Circle, east of the property. No trees are proposed for removal and the project site is already fully developed.

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

\_\_\_\_\_  
Executive Secretary



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

---

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

### **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the County of El Dorado, as lead agency, has prepared a Negative Declaration (ND) for the below referenced Project. The Draft ND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft ND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

**LEAD AGENCY:** County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

**CONTACT:** County Planner: Benjamin Koff, 530-621-5697

**PROJECT:** CUP23-0010/EDH Verizon Wireless Communications Facility

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number 117-084-005 consisting of 2 acres, is located on the west side of Hillsdale Circle approximately 925 feet to the southwest of Robert J. Matthews Parkway, in the El Dorado Hills Industrial area, Supervisorial District 2.

**PROJECT DESCRIPTION:** A request for a conditional use permit request for the construction and ongoing operation of an unmanned, 97-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 32'-8" lease area. The telecommunications facility is proposed to include one (1) 97-foot tall monopine tower, nine (9) antennas (with three (3) future antennas proposed), six (6) remote radio units (with three (3) future remote radio units proposed), four (4) surge suppressors, one (1) 30kW diesel standby generator attached to a 300-gallon capacity tank, and three (3) equipment cabinets. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 15-foot wide, non-exclusive, access and utility easement off of Hillsdale Circle, east of the property. No trees are proposed for removal and the project site is already fully developed.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft ND set forth in CEQA for this project is **30** days, beginning **November 14, 2023**, and ending **December 13, 2023**. Any written comments must be received within the public review period. Copies of the Draft ND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Benjamin Koff, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: [planning@edcgov.us](mailto:planning@edcgov.us)

**PUBLIC HEARING:** The public hearing for the ND is tentatively scheduled to be heard at the December 14, 2023 Planning Commission meeting. Please check the Planning Commission agenda at <https://eldorado.legistar.com/Calendar.aspx> for changes to this tentatively scheduled hearing date.

COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
KAREN L. GARNER, Director  
November 13, 2023

CUP23-0010/EDH VERIZON WIRELESS TELECOMMUNICATIONS FACILITY  
EXHIBIT G - NEGATIVE DECLARATION AND INITIAL STUDY



building, constructed in 2022, on the proposed project site.
<p>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)</p> <ol style="list-style-type: none"> <li>1. Community Development Services: Planning and Building Department – Building Services (Building and Grading Permits)</li> <li>2. El Dorado County Fire District (Building and Grading Permits)</li> <li>3. El Dorado County Air Quality Management District (Building and Grading Permits)</li> <li>4. El Dorado County Department of Transportation (Building and Grading Permits)</li> <li>5. El Dorado Irrigation District (Building Permit)</li> <li>6. El Dorado County Environmental Health Department (Building Permit)</li> </ol>
<p><b>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?</b></p> <p>At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T’si-Akim Maidu. Certified letters were mailed to these seven tribes on June 16, 2023. No tribes responded with the request to consult on the project. No response was received from seven tribes. Further discussion is contained in the Tribal Cultural Resources section of this Initial Study.</p>

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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


**DETERMINATION**


**On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

CUP23-0010 EDH Verizon Cell Tower  
Initial Study/Environmental Checklist

- 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: 11/9/23  
Printed Name: Benjamin Koff, Associate Planner For: El Dorado County

Signature:  Date: 11/9/23  
Printed Name: Aaron Mount, Planning Manager For: El Dorado County

**PROJECT DESCRIPTION**

Throughout this Initial Study, please reference the following Attachments:

- Attachment 1: Location Map
- Attachment 2: Aerial Photo
- Attachment 3: Assessor's Parcel Map
- Attachment 4: General Plan Land Use Map
- Attachment 5: Zoning Map
- Attachment 6: Site Plan
- Attachment 7: Traffic Impact Study (TIS)
- Attachment 8: Application Packet

Introduction

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

Project Description

A request for a conditional use permit request for the construction and ongoing operation of an unmanned, 97-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 32'-8" lease area. The telecommunications facility is proposed to include one (1) 97-foot tall monopine tower, nine (9) antennas (with three (3) future antennas proposed), six (6) remote radio units (with three (3) future remote radio units proposed), four (4) surge suppressors, one (1) 30kW diesel standby generator attached to a 300-gallon capacity tank, and three (3) equipment cabinets. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 15-foot wide, non-exclusive, access and utility easement off of Hillsdale Circle, east of the property. No trees are proposed for removal and the project site is already fully developed.

Project Location and Surrounding Land Uses

As noted above, the property is located on the west side of Hillsdale Circle, approximately 925 feet southwest of the intersection with Robert J. Mathews Parkway in the El Dorado Hills area. The subject parcel is designated Research and Development (R&D) in the County General Plan and is zoned Research and Development (R&D-DC). The project is within the El Dorado Hills Community Region as designated by the General Plan. The surrounding land uses vary with R&D zoned parcels to the south, north, and east. Carson Creek residential subdivision is to the west of the proposed project. The proposed project location is fully developed, featuring a commercial building and landscaping. The existing, 5400 sq. ft. commercial building on the project site was finished on 6/21/22. The CUP for the wireless telecommunication facility on the same parcel was submitted in March of 2023. Outside of landscaped areas, the subject parcel is entirely paved with asphalt/concrete. No oak trees are present on the property.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site would be located off Hillsdale Circle, a County maintained road fronting the project site. No additional road access will be required for the monopine project.

2. Utilities and Infrastructure

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

3. Construction Considerations

Construction of a 97-foot-tall monopine is proposed as part of the project. The project would maintain the current zoning designation of Research and Development (R&D) and development would require conformance with any applicable agency requirements and would be subject to building permits from El Dorado County Building Services. The proposed development is designed to be in conformance with the development standards for Communication Facilities. The applicant is not requesting any modifications to any development standards.

Project Schedule and Approvals

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

The project requires design review approval by the County.

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. If the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significant.



**ENVIRONMENTAL IMPACTS**

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

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

***State Laws, Regulations, and Policies***

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

***Local Laws, Regulations, and Policies***

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

**Environmental Setting:**

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.

A list of the county’s scenic views and resources is presented in Table 5.3-1 of the *El Dorado County General Plan Draft EIR* (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake

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

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

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

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

**a-b.** The project site is not located near a scenic vista, nor is it visible from an officially designated State Scenic Highway. The existing visual character of the site features a commercial office/warehouse building with landscaping. The project location is surrounded by a mixture of commercial and residential uses. There would be **no impact** to scenic vistas or scenic resources, and approval of the project would not substantially degrade the existing visual character quality of the site or its surroundings.

**c. Visual Character:** Photosimulations of the proposed monopine have been included with the project application. The proposed 97-foot-tall monopine tower is proposing visual concealments including full radius pine branches and natural foliage colored antenna and associated equipment. The tall pine trees along Carson Xing Dr and elevation of the proposed structure above the road level will help conceal the proposed monopine from traffic in the immediate vicinity. The project site is surrounded by parcels with similar foliage and vegetation. The lease area will be surrounded by an 8-foot chain-link fence and is further concealed by proposed vegetation. Any potential impacts would be **less than significant**.

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

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

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

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

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

***State Laws, Regulations, and Policies***

**Farmland Mapping and Monitoring Program**

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

***Prime Farmland:*** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP’s mapping date.

***Farmland of Statewide Importance:*** Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP’s mapping date.

***Unique Farmland:*** Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP’s mapping date.

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z’berg-Nejedly Forest Practice Act

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

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

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

**a-e.** The subject parcel is a 2-acre parcel surrounded by a mix of commercial and residential uses. The parcel is not considered prime farmland and does not conflict with any existing zoning for agricultural uses or Williamson Act Contracts. The project would not result in the rezoning of forestland, timberland, or timberland production zoned parcels or result in the loss of forest land or convert forest land to a non-forest use. There is no farmland or forest land in the vicinity of the project that would be caused to be converted from farm or forest use to a non-farm or forest use. There would be **no impact** to agriculture or forest resources.

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

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

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM<sub>10</sub>), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM<sub>2.5</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

***State Laws, Regulations, and Policies***

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

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

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

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

<b>Criteria Pollutant</b>	<b>El Dorado County Threshold</b>
Reactive Organic Gasses (ROG)	82 lbs/day
Nitrogen Oxides (NO <sub>x</sub> )	82 lbs/day

Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM <sub>10</sub> ):	Annual geometric mean: 30 µg/m <sup>3</sup>	24-hour average: 50 µg/m <sup>3</sup>
Particulate Matter (PM <sub>2.5</sub> ):	Annual arithmetic mean: 15 µg/m <sup>3</sup>	24-hour average: 65 µg/m <sup>3</sup>
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

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

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

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

For fugitive dust (PM<sub>10</sub>), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, PM<sub>2.5</sub>, SO<sub>2</sub>, NO<sub>2</sub>, sulfates, lead, and H<sub>2</sub>S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

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

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

- Emissions of ROG and NO<sub>x</sub> will result in construction or operation emissions greater than 82 lbs/day (Table 3.2);
  - Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and NO<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
  - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County AQMD (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Any grading will undergo review to determine if any further actions or approvals are needed, including any measures for sediment control. Therefore, the potential impacts of the project would be anticipated to be **less than significant**.

- b-c. Air Quality Standards and Cumulative Impacts:** Although the proposed project would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM<sub>10</sub> dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this project and determined that the development is minor, and the project is well below the screening size of projects identified in Table 5.2 “Projects with Potentially Significant ROG and NO<sub>x</sub> Operation Emission” (El Dorado County AQMD 2002: Table 5-2) for criteria pollutants. El Dorado County AQMD has determined this project is not expected to cause a significant air quality impact. With full review for consistency with General Plan Policies, impacts would be anticipated to be **less than significant**.
- d. Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by the proposed project, during construction or following construction. There would be **no impact**.
- e. Objectionable Odors:** Table 3-1 of the *Guide to Air Quality Assessment* (El Dorado County AQMD 2002) does not list the proposed use of the parcel as a use known to create objectionable odors. The proposed project is not expected to generate or produce objectionable odors as the cell tower facility is built. There would be **no impact**.

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

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

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

Endangered Species Act

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

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

Migratory Bird Treaty Act

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

Bald and Golden Eagle Protection Act

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

Clean Water Act

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



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

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

### ***State Laws, Regulations, and Policies***

#### **California Fish and Game Code**

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

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

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

#### **Streambed Alteration Agreement**

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

#### **California Native Plant Protection Act**

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

#### **Forest Practice Act**

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

### ***Local Laws, Regulations, and Policies***

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

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

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
  - Cause a fish or wildlife population to drop below self-sustaining levels;
  - Threaten to eliminate a native plant or animal community;
  - Reduce the number or restrict the range of a rare or endangered plant or animal;
  - Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
  - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a. **Special Status Species:** Based on a review of the California Natural Diversity Database (CNDDDB) and of the County Geographic Information System (GIS), there are no known sensitive plant or animal species identified by the CNDDDB as having potential to occur in the vicinity of the project. The potential to find such species on the project site or in the area immediately surrounding the project site is very low due to the lack of natural vegetation, the heavy disturbance of the natural environment, and the lack of undisturbed habitat. The proposed project location is entirely paved with asphalt/concrete; no trees are proposed for removal and the subject parcel does not contain chaparral or oak woodlands that typically provide habitat. The proposed project location is fully developed. There will not be a substantial adverse effect on candidate, sensitive, or special status species. The proposed project would have **no impact**.
- b-c. **Riparian Habitat and Wetlands:** No riparian habitat exists on the subject parcel, and there is no aquatic habitat on the site to support amphibians or fish. The proposed project location is entirely paved with asphalt/concrete. No federally protected wetlands or waters regulated under Section 404 of the Clean Water Act occur on the site. The project would have **no impact** on riparian habitat or federally protected wetlands.

- d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. The subject parcel is located adjacent to roadways, commercial, and residential development. Limited amounts of wildlife access the area due to the proximity of developed parcels and highways. The project would have **no impact** on resident or migratory wildlife corridors.
- e. **Local Policies:** Local protection of biological resources includes oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. The project is not located in the IBC, as addressed above and no trees are proposed to be removed from the subject parcel for the project. The project would not conflict with any local policies or ordinances protecting biological resources and would have **no impact** for this category.
- f. **Adopted Plans:** This project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

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

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

The National Register of Historic Places

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

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

***State Laws, Regulations, and Policies***

### California Register of Historical Resources

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

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

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

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

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

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

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

### CEQA and CEQA Guidelines

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

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;

- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

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

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

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

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

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

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

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

a-b. **Historic or Archeological Resources:** A complete records search of the California Historic Resources Information System (CHRIS) found zero (0) recorded indigenous-period/ethnographic-period resources and zero (0) recorded historic-period cultural resources. Outside of the proposed project area, but within a quarter mile radius, the broader search area contains one (1) recorded indigenous-period/ethnographic-period resource and one (1) recorded historic-period cultural resource. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating indigenous-period/ethnographic-period cultural resources within the project area. Given the extent of known cultural resources and patterns of local history, there is moderate potential for locating historic-period cultural resources within the proposed project area. With respect to cultural resources, the proposed project area is potentially sensitive. The proposed project site is fully developed. The County’s standard project conditions of approval regarding cultural resource finds and human remain find would apply. Impacts would be less than significant.

c. **Human Remains:** No human remains are known to exist within the project site. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. However, if human remains should be

discovered, implementation of standard conditions of approval to address discovery of human remains consistent with California Health and Safety Code Section 7050.5 would ensure that impacts on previously undiscovered human remains would be **less than significant**.

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

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

**Regulatory Setting**

***Federal Energy Policy Act of 2005***

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

***State Laws, Regulations, and Policies***

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

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

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

Senate Bill (SB) 1078 and SB 107, California’s Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

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

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

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

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

Assembly Bill 2076, Reducing Dependence on Petroleum

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

Senate Bill 375—Sustainable Communities Strategy

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

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

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

CEQA and CEQA Guidelines

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

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places “particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy,” and further indicates this may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be “considered in an EIR to the extent relevant and applicable to the project.” Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption and altering project siting to reduce energy consumption.

**Local Laws, Regulations, and Policies**

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

Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

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

**Discussion:**

- a. **Unnecessary Consumption:** Project-related construction and operation would be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. The proposed project would conform to building codes and other state and local energy conservation measures described in the Regulatory Setting. With adherence to the above-mentioned codes and regulations, any potential impacts would be **less than significant**.
- b. **Conflict with Energy Plans:** Development of the project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. Any potential impacts would be **less than significant**.

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

<b>VII.GEOLOGY AND SOILS. Would the project:</b>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				<b>X</b>
i) Rupture of a known earthquake fault, as delineated on the most recent				<b>X</b>



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

**Regulatory Setting:**

**Federal Laws, Regulations, and Policies**

**National Earthquake Hazards Reduction Act**

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

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

Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

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

### **State Laws, Regulations, and Policies**

#### **Alquist–Priolo Earthquake Fault Zoning Act**

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

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

#### **Seismic Hazards Mapping Act**

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

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

#### **California Building Standards Code**

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

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, “Archaeological, Paleontological, and Historical Sites.” This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land

and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
  - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
  - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a. Seismic Hazards:**
- i. According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County (California Geological Survey 2007). The nearest such faults are located in Alpine and Butte Counties. There would be **no impact**.
  - ii. The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be **less than significant**.
  - iii. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (California Geological Survey 2007). There would be **no impact**.
  - iv. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be **no impact**.
- b. Soil Erosion:** For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Project impacts would be **less than significant**.
- c. Geologic Hazards:** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (California Geological Survey 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Project impacts would be **less than significant**.
- d. Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping

of doors and windows. The central portion of the county has a moderate expansiveness rating while the eastern and western portions have a low rating. Any potential impact would be **less than significant**.

- e. **Septic Capability:** No septic system is proposed as part of the project. There would be **no impact**.
- f. **Paleontological Resources:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. In the event subsurface paleontological sites are disturbed during grading activities in the site, standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery would ensure that impacts are **less than significant**.

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

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

**Background/Science**

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>) and nitrous oxides (N<sub>2</sub>O). The individual pollutant’s ability to retain infrared radiation represents its “global warming potential” and is expressed in terms of CO<sub>2</sub> equivalents; therefore CO<sub>2</sub> is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH<sub>4</sub> than CO<sub>2</sub>. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO<sub>2</sub> equivalent units of measure (i.e., MTCO<sub>2</sub>e/yr). The three other main GHG are Hydroflourocarbons, Perflourocarbons, and Sulfur Hexaflouride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

***GHG Sources***

The primary man-made source of CO<sub>2</sub> is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH<sub>4</sub> are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation

(digestion from livestock) and landfill off-gassing. The primary source of man-made N<sub>2</sub>O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

### **Regulatory Setting:**

#### ***Federal Laws, Regulations, and Policies***

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

#### ***State Laws, Regulations, and Policies***

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

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

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO<sub>2</sub> equivalent (MMTCO<sub>2e</sub>) while 1990 levels were estimated at 427 MMTCO<sub>2e</sub>. Setting 427 MMTCO<sub>2e</sub> as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

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

### **Discussion**

#### ***Impact Significance Criteria***

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

Unlike thresholds of significance established for criteria air pollutants in El Dorado County AQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 MTCO<sub>2</sub>e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions. .

### Impact Discussion:

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

Implementation of the proposed project is not expected to cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO<sub>2</sub> equivalents (MTCO<sub>2</sub>e/yr).

The El Dorado County AQMD has not formally adopted thresholds for evaluating GHG emissions, but has recommended the use of thresholds adopted by the SMAQMD. The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, of the GHG Screening Level of 85 for low rise apartments, updated April 2018, if a proposed project results in emissions less than 1,100 MTCO<sub>2</sub>e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions.

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

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

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

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

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

**Regulatory Setting:**

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

### ***Federal Laws, Regulations, and Policies***

#### Comprehensive Environmental Response, Compensation, and Liability Act

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

#### Resource Conservation and Recovery Act

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

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

#### Energy Policy Act of 2005

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

#### Spill Prevention, Control, and Countermeasure Rule

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

#### Occupational Safety and Health Administration

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

#### Federal Communications Commission Requirements



There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.

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

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

#### Code of Federal Regulations (14 CFR) Part 77

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

#### *State Laws, Regulations, and Policies*

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

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

##### The Unified Program

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

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

### Hazardous Materials Business Plans

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

### California Occupational Safety and Health Administration

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

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

### California Accidental Release Prevention

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

### California Department of Forestry and Fire Protection Wildland Fire Management

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

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

### California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

***Local Laws, Regulations, and Policies***

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

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
  - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
  - Expose people to safety hazards as a result of former on-site mining operations.
- a-b. Hazardous Materials:** The proposed 97-foot-tall monopine project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. However, the project does include a back-up standby diesel-fuel generator which will house 300-gallons of fuel. This generator does comply with California State requirements for approval via the ministerial eligibility review process pursuant to California Assembly Bill 2421. These requirements include (1) a maximum of 50 horsepower with no more than a 300-gallon fuel tank, (2) mounted on a concrete pad, (3) physical dimensions of both generator and storage tank are cumulatively no more than 250 cubic feet in volume, and (4) sited no more than 100-feet from the monopine. As proposed, the generator will run at a maximum of 49 horsepower and contain no more than 300-gallons of fuel; the generator would be mounted on a concrete pad; the physical dimensions of both the generator and storage tank would be no larger than 250 cubic feet in volume; and the generator will be sited no further than 15-feet from the monopine location. Therefore, the monopine is not expected to result in a substantial impact. Impacts would be less than significant.
- c. Hazardous Materials near Schools:** Marble Valley Academy and Rising Sun Montessori School are located on Hillsdale Circle, within a ¼ mile radius of the proposed project location. The proposed project is a wireless telecommunications facility and is not anticipated to have any hazardous materials associated with its operation. Therefore, no significant risks to the schools are expected. Any potential impacts would be **less than significant**.
- d. Hazardous Sites:** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC 2015). There would be **no impact**.
- e-f. Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County GIS map for Airport Safety Zones, the project is not located within an Airport Safety District. The closest airport is the Cameron Park Airport, located approximately 5.73 miles northeast of the subject parcel. The proposed project would not result in a safety hazard for people residing or working in the project area. There would be **no impact**.
- g. Emergency Plan:** The project was reviewed by the Cameron Park Fire Protection District in cooperation with CAL FIRE along with the El Dorado County Sheriff's Office for circulation. The proposed project would not

impair implementation of any emergency response plan or emergency evacuation plan. Any potential impacts would be **less than significant**.

- h. Wildfire Hazards:** The site is surrounded by development on all sides. According to Figure HS-1 of the Fire Hazard Rating in El Dorado County of the General Plan (2004) the subject parcel is located in the low fire hazard area for wildland fire. The project site is not located in a Very High Fire Hazard Severity Zone. Therefore, the project is unlikely to be exposed to risks from wildland fires. Any potential impacts would be **less than significant**.

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

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

## **Regulatory Setting:**

### **Federal Laws, Regulations, and Policies**

#### **Clean Water Act**

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

#### *Section 303(d) — Listing of Impaired Water Bodies*

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

#### *Section 402—NPDES Permits for Stormwater Discharge*

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

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

#### **Municipal Stormwater Permitting Program**

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

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

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal

authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

#### National Flood Insurance Program

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

#### *State Laws, Regulations, and Policies*

##### Porter–Cologne Water Quality Control Act

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

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
  - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
  - Substantially interfere with groundwater recharge;
  - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
  - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards:** Some waste discharge may occur as part of the project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would comply with County ordinances and standards regarding waste discharge. Therefore, the project would not be expected to violate water quality standards. Any potential impacts would be **less than significant**.

- b. Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. The project site utilizes public water. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Any impacts to groundwater supplies would be **less than significant**.
- c-f. Drainage Patterns:** No adverse increase in overall runoff and flows from pre-development levels is anticipated from the post-development project design. The project site is fully developed. The project would be required to conform to the El Dorado County Grading, Erosion Control, and Sediment Ordinance County Code Section 110.14. This includes the use of BMPs to minimize degradation of water quality during construction. Any potential impacts would be **less than significant**.
- g-j. Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0175E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows (FEMA 2008). No dams that would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be **no impact**.

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

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

**Regulatory Setting:**

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
  - Result in conversion of undeveloped open space to more intensive land uses;
  - Result in a use substantially incompatible with the existing surrounding land uses; or
  - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community:** The project is located within the El Dorado Hills Community Region. Community regions are defined as those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. The project site is fully developed and is surrounded by existing commercial and residential development. The project would not result in the physical division of an established community as it proposes a utility/communication use on a parcel designated by the General Plan for support service facilities. The project proposes a use that is compatible with surrounding uses and with the site’s General Plan land use designation. Any potential impacts would be **less than significant**.
- b. **Land Use Consistency:** The subject parcel has a General Plan land use designation of R&D (Research & Development) and is zoned R&D (Research & Development) with a Design Control overlay (R&D-DC). The purpose of the R&D (Research & Development) zone is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment. The proposed use is permitted within the R&D (Research & Development) zoning designation. The proposed tower is consistent with the provisions laid out in the County’s Zoning Ordinance. Any potential impacts would be **less than significant**.

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

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

**Regulatory Setting:**

**Federal Laws, Regulations, and Policies**

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



### **State Laws, Regulations, and Policies**

#### **Surface Mining and Reclamation Act**

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

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

#### **Local Laws, Regulations, and Policies**

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

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

Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

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

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

**a-b. Mineral Resources:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would be anticipated to occur. The Western portion of El Dorado County is divided into four, 15-minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of MRZs. Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. **No impact** would occur related to mineral resources.

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

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

**Regulatory Setting:**

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

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

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

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

<b>TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES</b>						
<b>Noise Level Descriptor</b>	<b>Daytime 7 a.m. - 7 p.m.</b>		<b>Evening 7 p.m. - 10 p.m.</b>		<b>Night 10 p.m. - 7 a.m.</b>	
	<b>Community</b>	<b>Rural</b>	<b>Community</b>	<b>Rural</b>	<b>Community</b>	<b>Rural</b>
Hourly $L_{eq}$ , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	<b>50</b>

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

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

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

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

Source: El Dorado County 2003.

- a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Project construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. The proposed back-up generator would result in noise generation during the irregular use of the generator. The back-up generator would be used during times of rolling power shut-offs to ensure ongoing operations of the cellular facility. Additionally, the back-up generator would run for a maximum of 30-minutes, once a week, during daylight hours. County Zoning Ordinance Section 130.37.020 provides exemptions for the use of any mechanical device, apparatus, or equipment related to or connected with emergency activities or emergency work to protect life or property; the proposed back-up generator qualifies for this exemption. There could be additional noise associated with any future modifications – additional noise due to modifications may be reviewed per a CUP revision. Therefore, the project is not expected to generate noise levels exceeding the performance standards contained within the Zoning Ordinance. The proposed project would result in less than significant impacts.
- b. **Groundborne Shaking:** The closest land uses potentially impacted from ground borne vibration and noise (primarily from the use of heavy equipment during construction) are commercial operations located to the north and south of the subject parcel. The adjacent parcels include a physical therapy office, insurance agency, and other industrial applications. These impacts would be intermittent and would only occur during the construction phase of the project and would not be an ongoing impact. Any potential impacts would be **less than significant**.

- b. **Permanent Noise Increases:** The project involves the construction of a wireless telecommunications facility and associated support equipment, including pre-manufactured equipment cabinets and an emergency backup generator. An acoustical analysis, prepared by Robert J. Lara of Waterford Consultants LLC in September 2022, indicates that the proposed telecommunication facility complies with requirements mandated by El Dorado County at all adjacent ‘residential’ property lines for all hourly noise metrics outlined in the County’s Noise Ordinance. Although there is potential for the ambient noise level to increase due to the installation of the wireless telecommunications facility, the A/C unit on the proposed pre-manufactured cabinet can run continuously during day and nighttime hours without exceeding dBA levels outlined by the County, and the proposed generator is for emergency backup during power failure conditions; it is exercised once a week for one half hour maximum during daytime hours only. County Zoning Ordinance Section 130.37.020 provides exemptions for the use of any mechanical device, apparatus, or equipment related to or connected with emergency activities or emergency work to protect life or property; the proposed back-up generator qualifies for this exemption. Any potential impact related to a permanent increase in ambient noise levels from the proposed project would be **less than significant**.
  
- d. **Short Term Noise:** Construction activities would increase noise levels temporarily in the vicinity of the project. Actual noise levels would depend on the type of construction equipment involved, distance to the source of the noise, weather, time of day, and other factors. However, these increases would be temporary. Construction activity would comply with noise standards for construction activities outlined in General Plan Policy 6.5.1.11. These activities would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. The project itself does not involve any outdoor activities or uses that would result in the increase of the ambient noise levels on a temporary or periodic basis. Any potential impacts from short term noise would be **less than significant**.
  
- e-f. **Aircraft Noise:** The project site is located 5.73-miles from the nearest airport (Cameron Park Airport), it is not located within a County Airport Use Plan area. As such, the project would not expose people residing or working in the project area to excessive noise from aircraft or airport operations. Any potential impacts would be **less than significant**.

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

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

**Regulatory Setting:**

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

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

- Create substantial growth or concentration in population;
  - Create a more substantial imbalance in the County’s current jobs to housing ratio; or
  - Conflict with adopted goals and policies set forth in applicable planning documents.
- a. **Population Growth:** The subject parcel is currently not zoned for or developed with residential uses. There would be **no impacts**.
- b. **Housing Displacement:** The parcel of concern is not zoned for or developed with residential uses. There would be no housing removed or developed as a result of this communications project. There would be **no impact**.
- c. **Replacement Housing:** Given there would be no impact to existing housing, the project would not need replacement housing. There would be **no impact**.

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

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

**Regulatory Setting:**

**Federal Laws, Regulations, and Policies**

California Fire Code

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
  - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
  - Substantially increase the public-school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
  - Place a demand for library services in excess of available resources;
  - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Be inconsistent with County adopted goals, objectives or policies.
- a. Fire Protection:** The project was distributed to and reviewed by the El Dorado Hills Fire Protection District and El Dorado County Fire Protection District in cooperation with the California Department of Forestry and Fire Protection (CAL FIRE). The project site is located in a developed part of the County that currently receives fire service. It is unlikely the approval of the proposed wireless telecommunications facility would result in the need for new fire personnel or facilities. The Fire District would review improvement plans again at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. With future review of improvement plans at time of building permit and/or grading permit submittal, any potential impacts would be **less than significant**.
- b. Police Protection:** Police protection services would be provided by the El Dorado County Sheriff’s Office. The proposed project is not anticipated to create a significant increase in demand of law enforcement protection. Any potential impacts would be **less than significant**.
- c-e. Schools, Parks, and Other Public Facilities:** There are no components of operating the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other public facilities that would result in the need for new or expanded facilities. Any potential impacts would be **less than significant**.

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

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

**Regulatory Setting:**

### National Trails System

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

The National Trails System includes four classes of trails:

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

### ***State Laws, Regulations, and Policies***

#### The California Parklands Act

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

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

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

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

### ***Local Laws, Regulations, and Policies***

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

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

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

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

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

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

**Regulatory Setting:**

**Federal Laws, Regulations, and Policies**

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

**State Laws, Regulations, and Policies**

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

**Local Laws, Regulations, and Policies**

According to Policy TC-Xd in the Transportation Element of the County General Plan, Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some



roadway segments that are excepted from these standards and are allowed to operate at LOS F. According to Policy TC-Xe, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

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

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
  - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
  - Result in or worsen Level of Service (LOS) F traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a. Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project. Access to the wireless facility would be from a currently existing encroachment onto Hillsdale Cir. DOT reviewed the project application and waived the requirements for both a Transportation Impact Study (TIS) and an On-Site Transportation Review (OSTR). The project as proposed would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any potential impacts as a result of the project would be **less than significant**.
- b. Vehicle Miles Traveled:** The proposed project would develop a single monopine telecommunications facility. Trip generation from the property using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. The monopine would result in regular maintenance trips. These maintenance trips would occur at least once every three months, and at most once per month. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. Impacts would be **less than significant**.
- c. Design Hazards:** The design and location of the project is not anticipated to create any hazards. The existing project site is developed for Tri-Square Construction Company, Inc. Future road or driveway improvements would require a grading permit. DOT reviewed the project and provided no additional comments or concerns. The impact for design hazards would be less than significant.
- d. Emergency Access:** Fire Safe Regulations state that on-site roadways shall “provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during wildfire emergency”. As shown on the project site plan (Attachment 6), the project would accommodate the required fire access. As such, the proposed project is considered to allow for adequate access and on-site circulation for emergency vehicles. Any potential impacts would be **less than significant**.

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

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

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

***State Laws, Regulations, and Policies***

**Assembly Bill (AB) 52**

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

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

1. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
  - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
  - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

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

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation

measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

**Discussion:**

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

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

**a-b. Tribal Cultural Resources.** At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T’si-Akim Maidu. Certified letters were mailed to these seven tribes on June 16, 2023 in accordance with the provisions of Assembly Bill 52. Staff had not received a response within a 30-day period from the date of staff’s consultation notice. As such, AB52 consultation has been closed. Pursuant to the records search conducted at the North Central Information Center on October 19<sup>th</sup>, 2022, the proposed project area contains zero prehistoric-period resources and zero historic-period cultural resources. There are zero cultural resources study reports conducted within the project site. Outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains one (1) recorded indigenous-period/ethnographic-period resource and one (1) recorded historic-period cultural resource. There is moderate potential for locating indigenous-period/ethnographic-period cultural resources and historic-period cultural resources within the proposed project area. With respect to cultural resources, the proposed project area is potentially sensitive. There is potential for discovering unknown resources, including human remains, during all project construction activities. The project site is fully developed. The project has been conditioned with standard county conditions concerning the find of tribal cultural resources, including human remains. Any potential impacts would be **less than significant**.

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

<b>XIX. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<b>X</b>	
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?			<b>X</b>	

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

**Regulatory Setting:**

***Federal Laws, Regulations, and Policies***

Energy Policy Act of 2005

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

***State Laws, Regulations, and Policies***

California Integrated Waste Management Act of 1989

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

California Solid Waste Reuse and Recycling Access Act of 1991

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

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years. The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency,

renewable energy, and public interest energy research. The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites.

#### Title 24–Building Energy Efficiency Standards

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

#### Urban Water Management Planning Act

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

#### *Other Standards and Guidelines*

#### Leadership in Energy & Environmental Design

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;
  - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
  - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements:** The project would not require wastewater service. There would be **no impact**.
- b. **Construction of New Facilities:** Development of the proposed monopine would not require the construction of new utility facilities. There would be **no impact**.

- c. **New Stormwater Facilities:** The project does not propose any new drainage facilities. Any possible future drainage facilities serving the proposed project would be built in conformance with the County of El Dorado Drainage Manual, as determined by Development Services standards, during associated grading and building permit processes. The impacts would be **less than significant**.
- d. **Sufficient Water Supply:** The monopine does not require water for ongoing operations. There would be **no impact**.
- e. **Adequate Wastewater Capacity:** The proposed project does not require wastewater service. As such, wastewater capacity would not have an impact on existing wastewater provider commitments. There would be **no impact**.
- f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. This project does not propose to add any activities that would generate additional solid waste. Project impacts would be **less than significant**.

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

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

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

**Discussion:**

- a. **Emergency Response or Evacuation Plans:** The project is surrounded by mixture of developed industrial and residential parcels with existing industrial and residential uses. Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere with an emergency response or evacuation plan. There are no proposed residences associated with the project, and project operations would not notably increase the risk of wildfire on the project site. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.
- b. **Exacerbate Wildfire Risks:** Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet ‘defensible space’ requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. Because the project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk and there would be **no impact**.
- c. **Installation or Maintenance of Associated Infrastructure:** New infrastructure on the subject parcel would include new connections to PG&E service located near the project site located on the subject parcel. The project site is surrounded by residential and agricultural development and any new connections would not require major infrastructure development that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Any potential impacts would be **less than significant**.
- d. **Runoff, Post-Fire Slope Instability, or Drainage Changes:** The proposed project would construct a 97-foot tall monopine telecommunication facility on a 2 acre parcel. The project has been reviewed by the El Dorado Hills Fire Protection District and El Dorado County Fire Protection District in cooperation with CAL FIRE and is not anticipated to exacerbate wildfire risks. The project area is flat and does not have steep or sloping terrain that would expose people or structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. There would be **no impact**.

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

<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			<b>X</b>	
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)?			<b>X</b>	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			<b>X</b>	

**Discussion:**

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned, and with adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history, pre-history, or tribal cultural resources. Any potential impacts from the project would be less than significant due to the design of the project and required standards that would be implemented prior to issuance of a building permit and/or any required project specific improvements on the property.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

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



the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated.

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

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

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

**INITIAL STUDY ATTACHMENTS**

- Attachment 1: Location Map
- Attachment 2: Aerial Map
- Attachment 3: Assessor's Parcel Map
- Attachment 4: General Plan Map
- Attachment 5: Zoning Map
- Attachment 6: La Crescenta Dr. Site Plan
- Attachment 7: Traffic Impact Study (TIS)
- Attachment 8: Application Packet

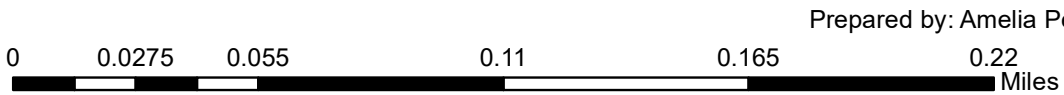
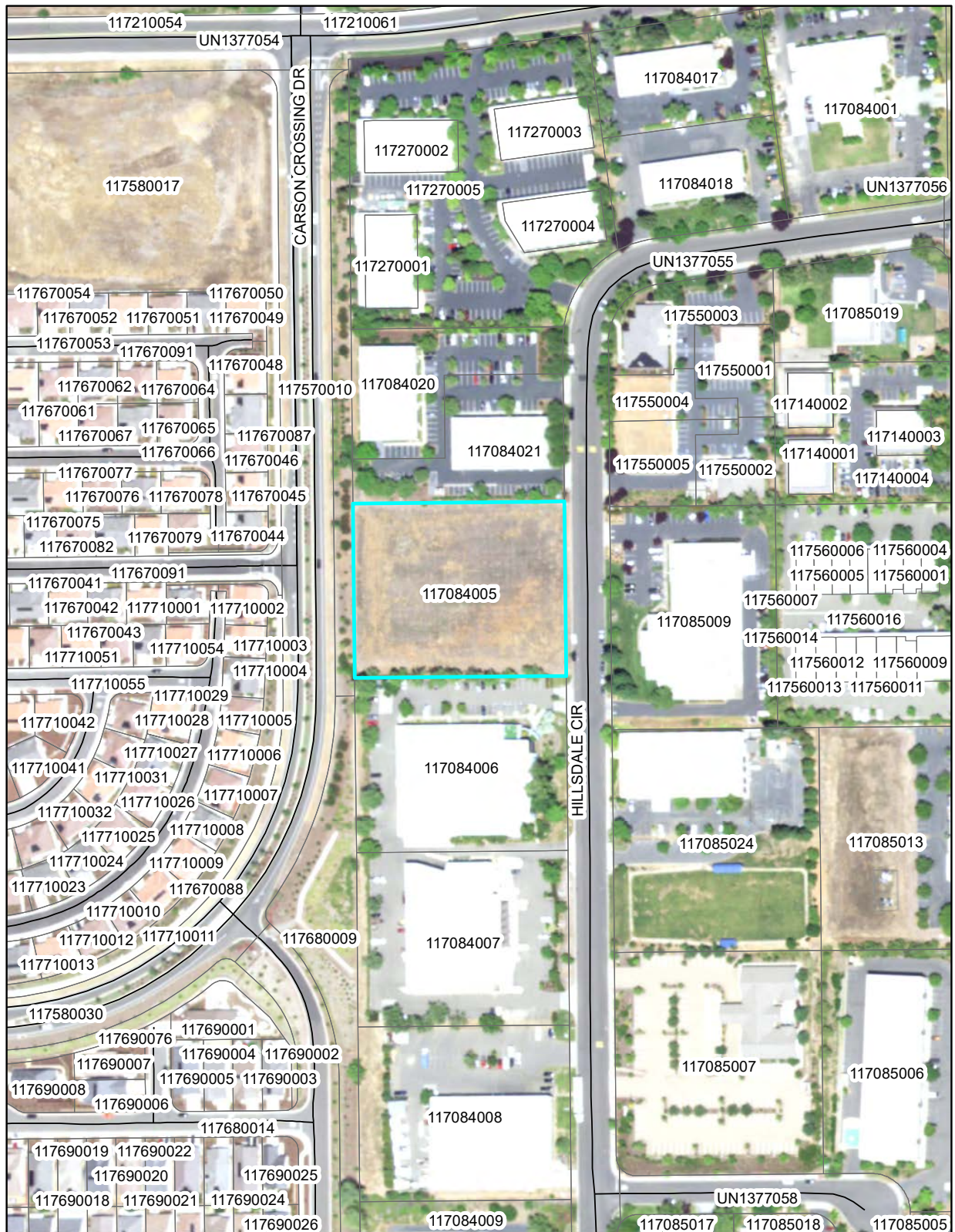
**SUPPORTING INFORMATION SOURCE LIST**

- California Air Resources Board (CARB). (2013). *Climate Change Scoping Plan*. Available at: [http://www.arb.ca.gov/cc/scopingplan/document/adopted\\_scoping\\_plan.pdf](http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf)
- California Attorney General's Office. (2010). Addressing Climate Change at the Project Level. Available at: [http://ag.ca.gov/globalwarming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf)
- California Department of Conservation (CDC). (2008). *Farmland Mapping and Monitoring Program: El Dorado County Important Farmland 2008*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/eld08.pdf>.
- California Department of Conservation (CDC). (2013a). Important Farmland Categories webpage. Available online at: [www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map\\_categories.aspx](http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx).
- California Department of Conservation (CDC). (2013b). The Land Conservation Act. Available online at: [www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx](http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx).
- California Department of Forestry and Fire Protection (CAL FIRE). May 2009. El Dorado County Fire Hazard Severity Zones Map. Scale 1:100,000.
- California Department of Toxic Substances Control (DTSC). (2015). *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. Retrieved April 15, 2015 from [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm).
- California Energy Commission. (2006). *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004, Staff Final Report*. Publication CEC-600-2006-013-SF.
- California Department of Transportation (Caltrans). (2015). Scenic Highway Program FAQs: Caltrans Landscape Architecture Program. Retrieved February 27, 2015 from [www.dot.ca.gov/hq/LandArch/scenic/faq.htm](http://www.dot.ca.gov/hq/LandArch/scenic/faq.htm).
- California Department of Transportation (Caltrans). (2013). *California Scenic Highway Program, Officially Designated State Scenic Highways*. Retrieved April 8, 2015 from <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.
- California Geological Survey. (2007). Alquist-Priolo Earthquake Fault Zone Maps. Retrieved April 15, 2015 from <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>.
- California Office of Emergency Services. 2015. Business Plan/EPCRA 312. Available online at: [www.caloes.ca.gov/for-businesses-organizations/plan-prepare/hazardousmaterials/hazmat-business-plan](http://www.caloes.ca.gov/for-businesses-organizations/plan-prepare/hazardousmaterials/hazmat-business-plan).
- El Dorado County. (2003). *El Dorado County General Plan Draft Environmental Impact Report*. State Clearinghouse No. 2001082030. Placerville, CA: El Dorado County Planning Services.

- El Dorado County. (2004, July 19). *El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief*. Placerville, CA: El Dorado County Planning Services.
- El Dorado County. (2005, July 21). Asbestos Review Areas, Western Slope, El Dorado County, California. Available at: < <http://www.edcgov.us/Government/AirQualityManagement/Asbestos.aspx>>.
- El Dorado County Air Quality Management District (AQMD). (2000). *Rules and Regulations of the El Dorado County Air Quality Management District*. Retrieved April 15, 2015 from <http://www.arb.ca.gov/DRDB/ED/CURHTML/R101.HTM>.
- El Dorado County Air Quality Management District (AQMD). (2002). *Guide to Air Quality Assessment: Determining the Significance of Air Quality Impacts Under the California Environmental Quality Act*. Retrieved from [http://www.edcgov.us/Government/AirQualityManagement/Guide\\_to\\_Air\\_Quality\\_Assessment.aspx](http://www.edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx).
- Federal Emergency Management Agency (FEMA). (2008). FEMA Map Service Center, Current FEMA Issued Flood Maps: El Dorado County, California, unincorporated area, no. 06017C1025E. Available at: <http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=94926033&IFIT=1>.
- Federal Transit Administration. May 2006. *Transit Noise and Vibration Impact Assessment*.
- Governor's Office of Planning and Research (OPR). (2008, June 19). *Technical advisory: CEQA and climate change: Addressing climate change through California Environmental Quality Act Review*. Available at: Sacramento, CA. <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>.
- Governor's Office of Planning and Research. December 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*.
- Sacramento Metropolitan Air Quality Management District (SMAQMD). (2010). Construction GHG Emissions Reductions. Available at: <http://airquality.org/ceqa/cequguideupdate/Ch6FinalConstructionGHGReductions.pdf>
- State Water Resources Control Board (SWRCB). (2013). Storm Water Program, Municipal Program. Available online at: [www.waterboards.ca.gov/water\\_issues/programs/stormwater/municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/municipal.shtml).
- National Earthquake Hazards Reduction Program (NEHRP). (2009). Background and History. Available online at: [www.nehrp.gov/about/history.htm](http://www.nehrp.gov/about/history.htm).
- United States Department of Agriculture (USDA) Soil Conservation Service and Soil Service. (1974). *Soil Survey of El Dorado Area, California*. Retrieved April 10, 2015 from [http://www.nrcs.usda.gov/Internet/FSE\\_MANUSCRIPTS/california/el\\_doradoCA1974/EDA.pdf](http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/el_doradoCA1974/EDA.pdf)
- U.S. Environmental Protection Agency. (2014). Summary of the Energy Policy Act. Available online at: [www2.epa.gov/laws-regulations/summary-energy-policy-act](http://www2.epa.gov/laws-regulations/summary-energy-policy-act).
- U.S. Environmental Protection Agency. (2015). The Green Book Nonattainment Areas for Criteria Pollutants. Available online at: [www.epa.gov/airquality/greenbook](http://www.epa.gov/airquality/greenbook).
- U.S. Green Building Council (USGBC). (2014). LEED v4 for Building Design and Construction Addenda. Updated October 1, 2014. Available online at: [www.usgbc.org/resources/leed-v4-building-design-and-construction-redline-current-version](http://www.usgbc.org/resources/leed-v4-building-design-and-construction-redline-current-version).
- U.S. Green Building Council (USGBC). (2015). LEED Overview. Available online at: [www.usgbc.org/leed](http://www.usgbc.org/leed).



# CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 2 - AERIAL MAP



Prepared by: Amelia Pedri 6/23/23

CUP23-0010 EDH VERIZON CELL TOWER  
 ATTACHMENT 3 - ASSESSORS PARCEL MAP

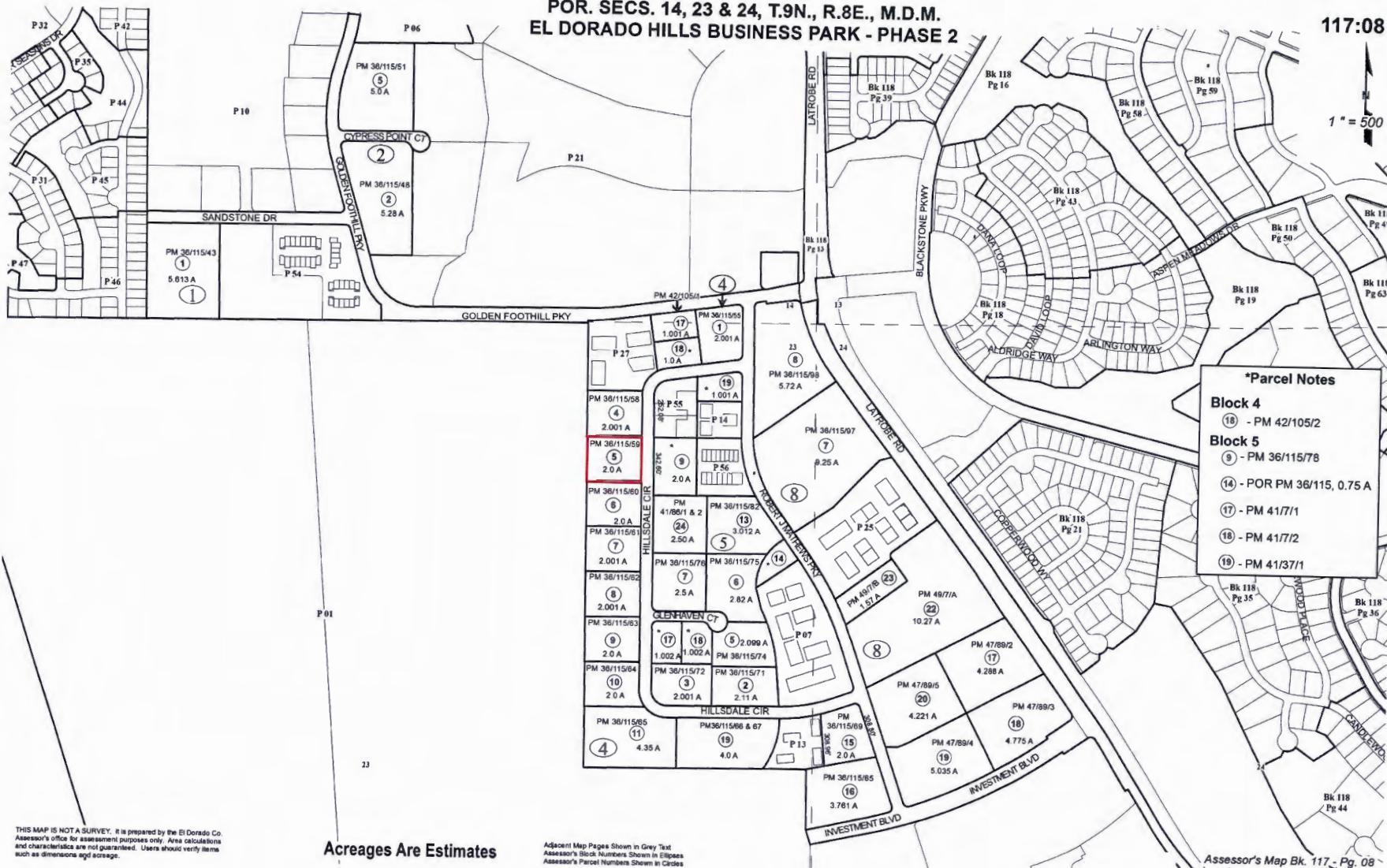
2023 MAR 31 PM 2:12

RECEIVED  
 PLANNING DEPARTMENT

POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.  
 EL DORADO HILLS BUSINESS PARK - PHASE 2

117:08

1" = 500'



- \*Parcel Notes**
- Block 4**
  - 18 - PM 42/105/2
  - Block 5**
  - 9 - PM 36/115/78
  - 14 - POR PM 36/115, 0.75 A
  - 17 - PM 41/7/1
  - 18 - PM 41/7/2
  - 19 - PM 41/37/1

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

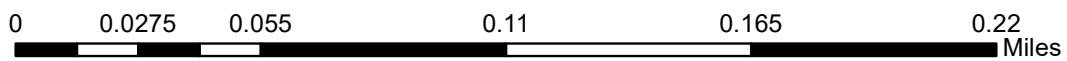
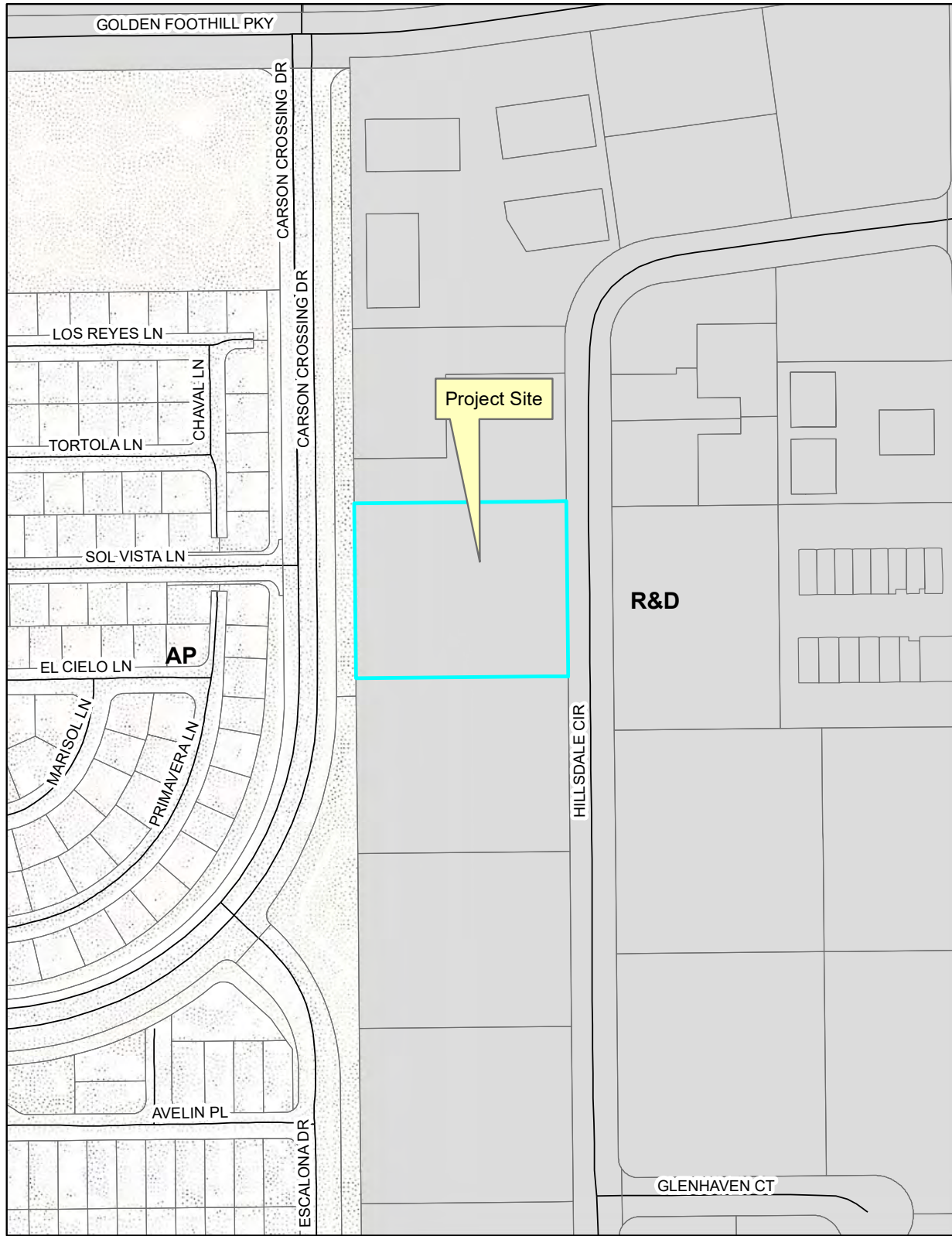
Adjacent Map Pages Shown in Grey Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Rev. JUN 27, 2014

Assessor's Map Bk. 117 - Pg. 08  
 County of El Dorado, CA

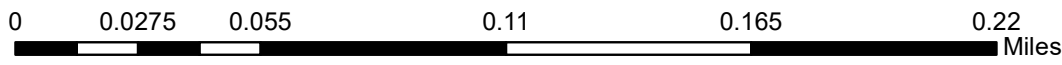
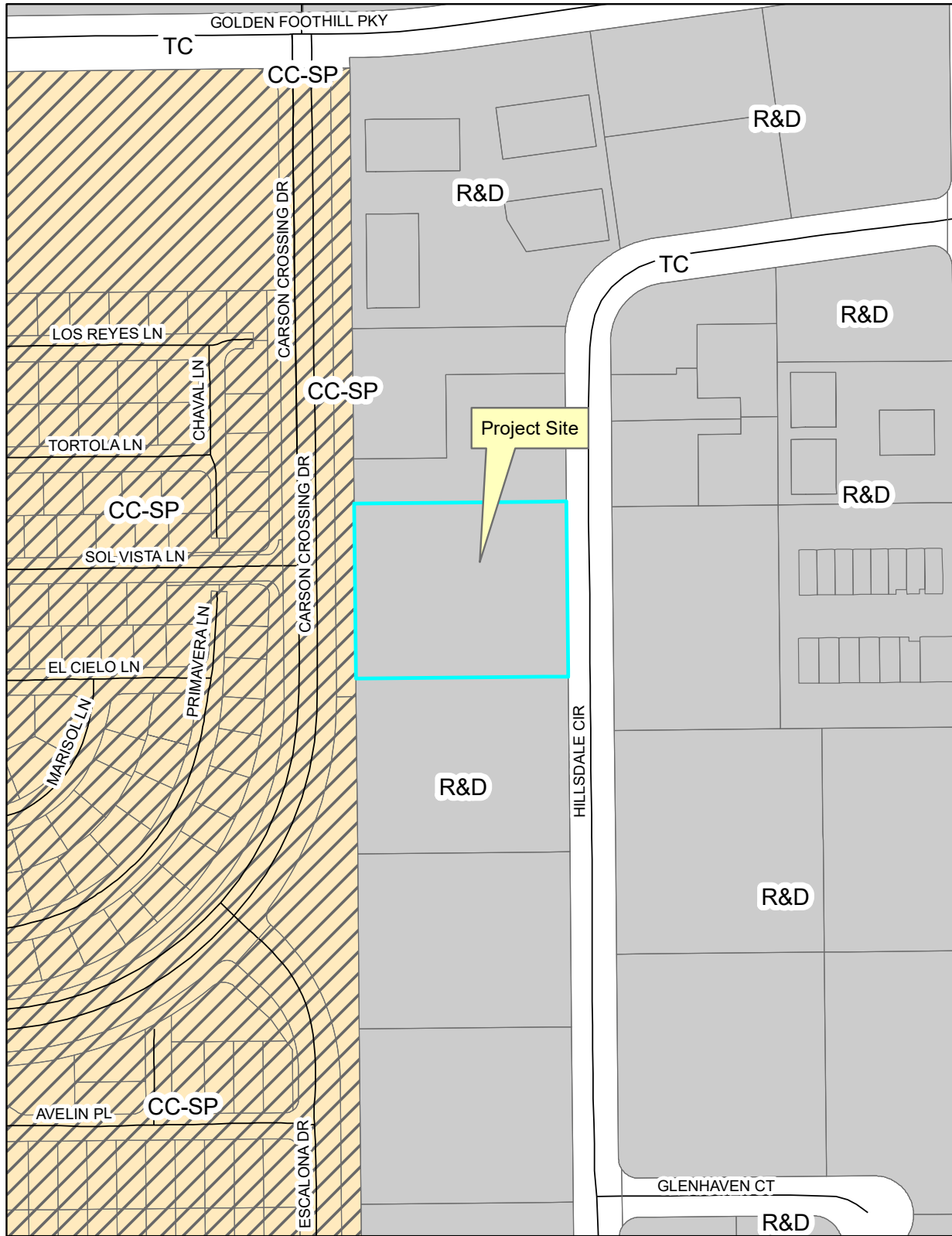
**CUP23-0010**

# CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 4 - GENERAL PLAN LAND USE MAP



Prepared by: Amelia Pedri 6/23/23

# CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 5 - ZONING MAP



Prepared by: Amelia Pedri 6/23/23





**GOLDEN FOOTHILLS**  
4994 HILLSDALE CIRCLE, EL DORADO HILLS, CA 94585  
LOCATION NUMBER: 295540

VERIZON WIRELESS EQUIPMENT ENGINEER: SIGNATURE _____ DATE _____	PROPERTY OWNER: SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION: SIGNATURE _____ DATE _____	EPIC WIRELESS GROUP INC - LEASING SIGNATURE _____ DATE _____
VERIZON WIRELESS REAL ESTATE: SIGNATURE _____ DATE _____	EPIC WIRELESS GROUP INC - ZONING SIGNATURE _____ DATE _____
VERIZON WIRELESS RF ENGINEER: SIGNATURE _____ DATE _____	EPIC WIRELESS GROUP INC - CONSTRUCTION SIGNATURE _____ DATE _____

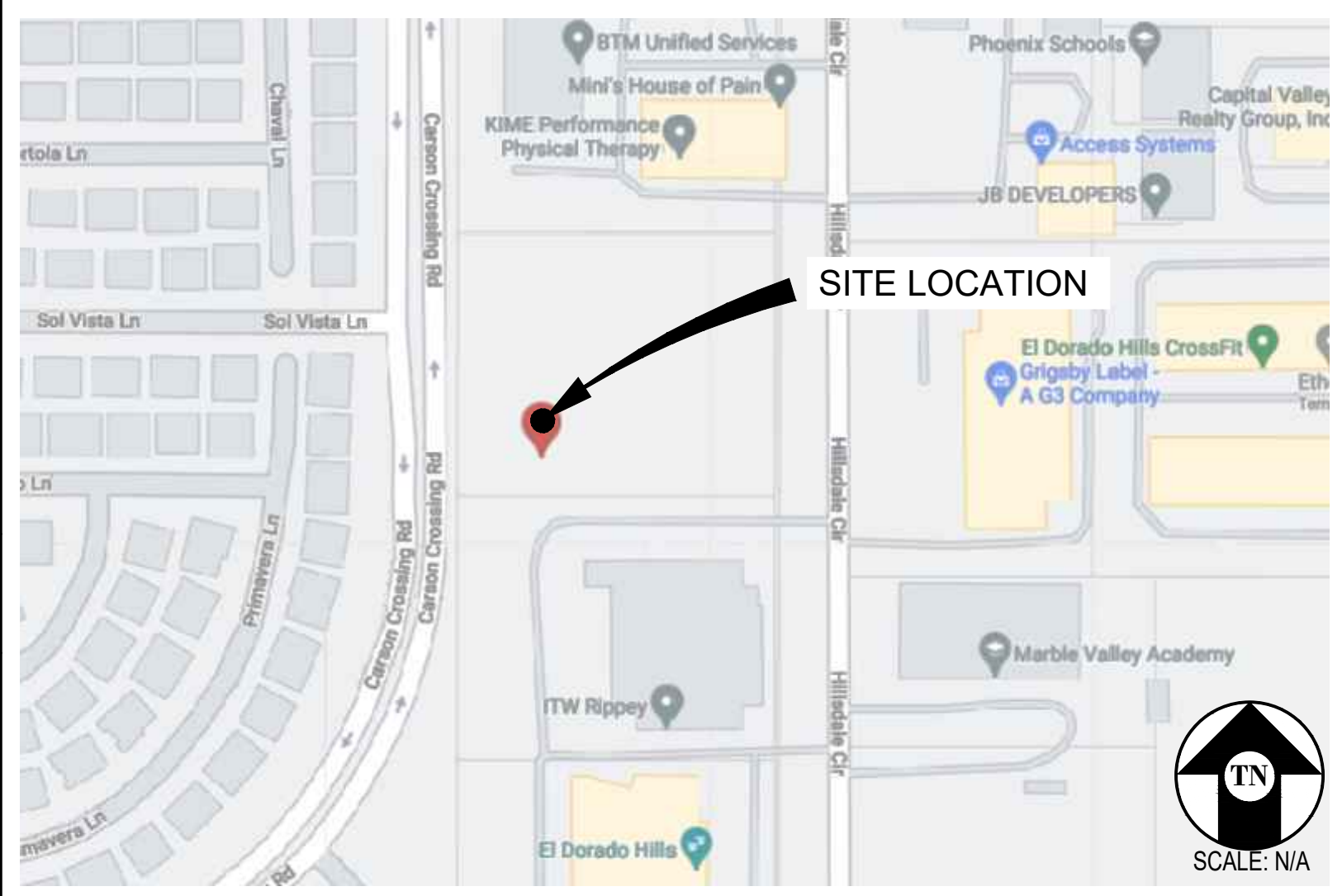
2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**PROJECT DESCRIPTION**

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

- (P) VERIZON WIRELESS 32'-8"x40'-0" (1,305 SQ FT) LEASE AREA
- (P) MONOPINE
- (9) (P) & (3) (F) ANTENNAS
- (6) (P) & (3) (F) RADIOS @ ANTENNAS
- (4) (P) RAYCAP 6627 SURGE SUPPRESSORS, (2) @ EQUIPMENT & (2) @ ANTENNAS
- (2) (P) 12X24 HYBRID CABLES
- (P) UTILITIES TO (P) SITE LOCATION

**VICINITY MAP**



**CODE COMPLIANCE**

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

2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)  
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)  
2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)  
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)  
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.  
2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.  
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

**PROJECT INFORMATION**

SITE NAME:	GOLDEN FOOTHILLS	SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630
SITE #:	295540	LEASING CONTACT:	ATTN: MELISSA VIOS (916) 755-2480 MELISSA.VIOS@EPICWIRELESS.NET
COUNTY:	EL DORADO	ZONING CONTACT:	ATTN: MELISSA VIOS (916) 755-2480 MELISSA.VIOS@EPICWIRELESS.NET
JURISDICTION:	EL DORADO COUNTY	CONSTRUCTION CONTACT:	ATTN: JOE ZAGAR (916) 747-5758 JOE.ZAGAR@EPICWIRELESS.NET
APN:	117-084-005-000		
SITE ADDRESS:	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 94585		
CURRENT ZONING:	VACANT/INDUSTRIAL		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 37' 28.61" NAD 83		
LONGITUDE:	W 121° 03' 47.05" NAD 83		
GROUND ELEVATION:	533' AMSL		
PROPERTY OWNER:	GOLD RUSH HILL A CA LLC 1261 HAWKS FLIGHT COURT, SUITE H EL DORADO HILLS, CA 95762		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		

**DRIVING DIRECTIONS**

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598  
TO: 4994 HILLSDALE CIRCLE, EL DORADO HILLS, CA 94585

1. START OUT GOING NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD. 0.12 MILES
2. TURN LEFT ONTO OAK GROVE RD. 0.54 MILES
3. TURN LEFT ONTO TREAT BLVD. 2.16 MILES
4. TURN RIGHT ONTO BUSKIRK AVE. 0.21 MILES
5. MERGE ONTO I-680 N (PORTIONS TOLL). 7.98 MILES
6. MERGE ONTO I-680 N (PORTIONS TOLL). 14.20 MILES
7. MERGE ONTO I-80 E VIA EXIT 71A TOWARD SACRAMENTO. 41.44 MILES
8. MERGE ONTO US-50 E VIA EXIT 82 ON THE LEFT TOWARD SOUTH LAKE TAHOE/SACRAMENTO. 29.44 MILES
9. MERGE ONTO LATROBE RD VIA EXIT 30A. 2.17 MILES
10. TURN RIGHT ONTO GOLDEN FOOTHILL PKWY. 0.07 MILES
11. TURN LEFT ONTO ROBERT J MATHEWS PKWY. 0.08 MILES
12. TURN RIGHT ONTO HILLSDALE CIR. 0.19 MILES

END AT: 4994 HILLSDALE CIRCLE, EL DORADO HILLS, CA 94585

ESTIMATED TIME: 1 HOUR 40 MINUTES ESTIMATED DISTANCE: 98.6 MILES

**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1.1	SITE PLAN	-
A-1.2	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	DETAILS	-
E-1.1	ELECTRICAL PLAN	-
<u>LANDSCAPING PLAN BY OTHERS (DATED 12/15/22)</u>		
L-1.0	IRRIGATION PLAN	-
L-1.1	IRRIGATION NOTES & DETAILS	-
L-2.0	PLANTING PLAN	-
L-2.1	PLANTING NOTES & DETAIL	-

**Streamline Engineering and Design, Inc.**

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

THIS PLAN, SPECIFICATIONS, AND DRAWINGS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF STREAMLINE ENGINEERING AND DESIGN, INC. © 2022

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

KEVIN R. SORENSEN  
S4469

**ISSUE STATUS**

Δ	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 12/20/22

**SHEET TITLE:**  
TITLE SHEET

**SHEET NUMBER:**  
**T-1.1**

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN

**LEASE AREA DESCRIPTION**

All that certain lease area being a portion of Parcel 59 as is shown on that certain Parcel Map recorded at Book 36 of Parcel Maps at Page 115, El Dorado County Records, State of California, and being a portion of the Section 23, Township 9 North, Range 8 East, M.D.B.& M, being more particularly described as follows:

Commencing at a survey spike and washer set for the Northerly terminus of that certain centerline tangent of Carson Crossing Drive labeled "N00°34'36"W 963.21'" as is shown that certain Tract Map filed for record at Book "J" of Maps at Page 135, Official Records, from which a similar monument bears South 25°45'02" West 1632.40 feet; thence from said point of commencement South 07°00'45" East 892.14 feet to the True Point of Beginning; thence from said point of beginning South 00°34'36" East 40.00 feet; thence North 89°25'24" East 32.67 feet; thence North 00°34'36" West 40.00 feet; thence South 89°25'24" West 32.67 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 North 00°34'36" West 7.50 feet from the Northwest corner of the above described lease area and running thence North 89°25'24" East 40.17 feet to a point hereafter defined as Point "A"; thence North 00°19'57" West 159.42 feet; thence North 66°05'55" East 31.83 feet; thence North 89°37'57" East 62.31 feet to a point hereafter defined as Point "B"; thence continuing North 89°37'57" East 162.7 feet more or less to the public right of way.

Also 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 Point "A" as previously defined and running thence South 00°19'57" East 31.90 feet; thence North 89°16'44" East 255.0 feet more or less to the public right of way.

Also together with a non-exclusive easement for utility purposes ten feet in width the centerline of which is described as follows: beginning at Point "B" as previously defined and running thence North 00°50'27" West 24.8 feet more or less to the existing transformer and also from said Point "B" and running thence South 00°50'27" East 18.6 feet more or less to the existing utility room and electrical facilities.

Also together with a non-exclusive easement for utility purposes ten feet in width the centerline of which is described as follows: beginning at a point which bears North 00°34'36" West 0.79 feet from the Southeast corner of the above described lease area and running thence North 89°15'35" East 262.4 feet more or less to the public right of way.

Also together with a non-exclusive easement for utility purposes ten feet in width the centerline of which is described as follows: beginning at a point which bears South 89°25'24" West 6.90 feet from the Northeast corner of the above described lease area and running thence North 00°19'57" West 163.45 feet to a point hereafter defined as Point "C"; thence South 66°05'55" West 28.9 feet more or less to the existing electrical box.

Also together with a non-exclusive easement for utility purposes ten feet in width the centerline of which is described as follows: beginning at Point "C" as previously defined and running thence North 66°05'55" East 15.60 feet.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

DATE OF SURVEY: 03-23-22

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.

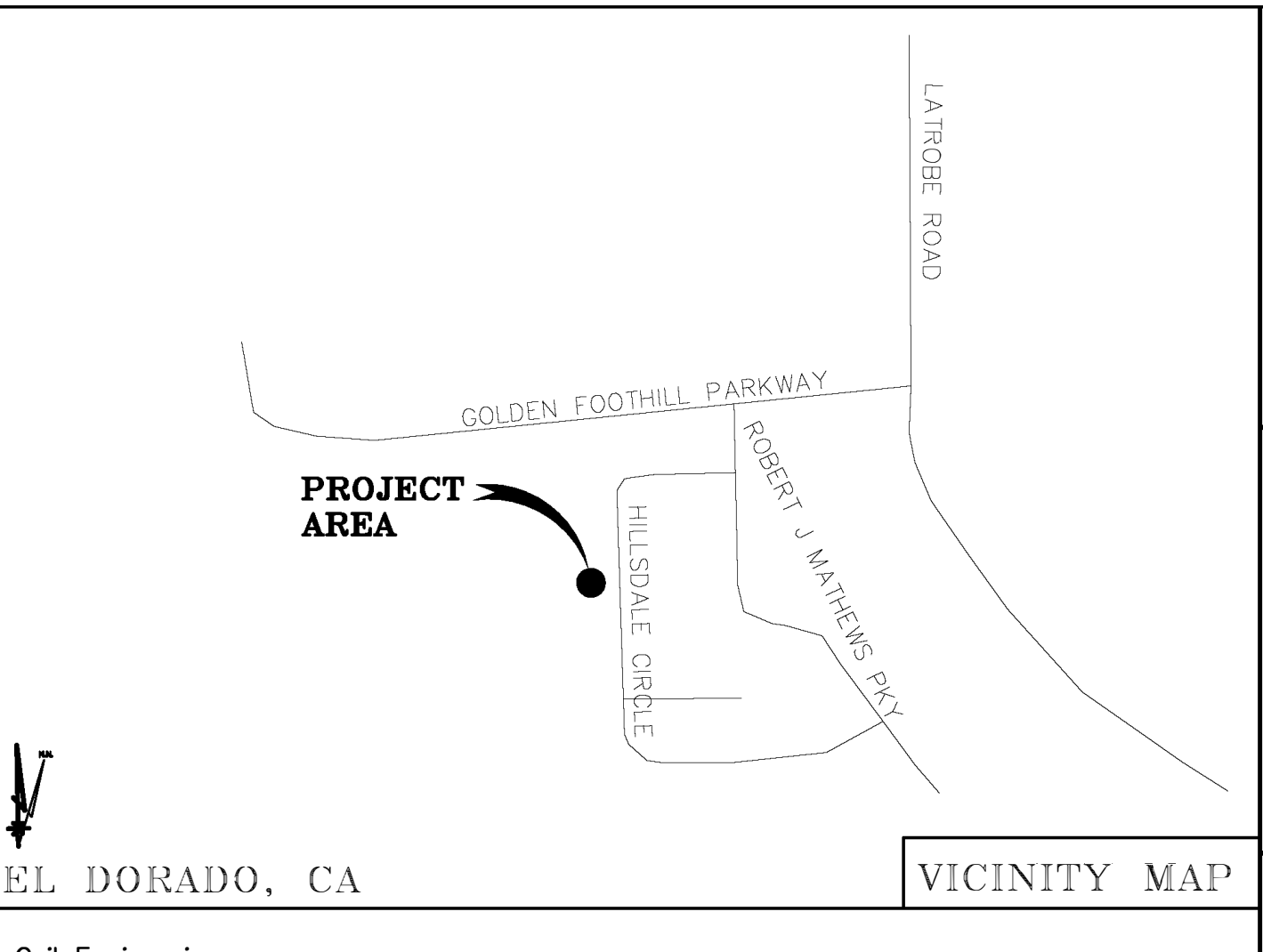
N.G.V.D. 1929 CORRECTION: SUBTRACT 2.56' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

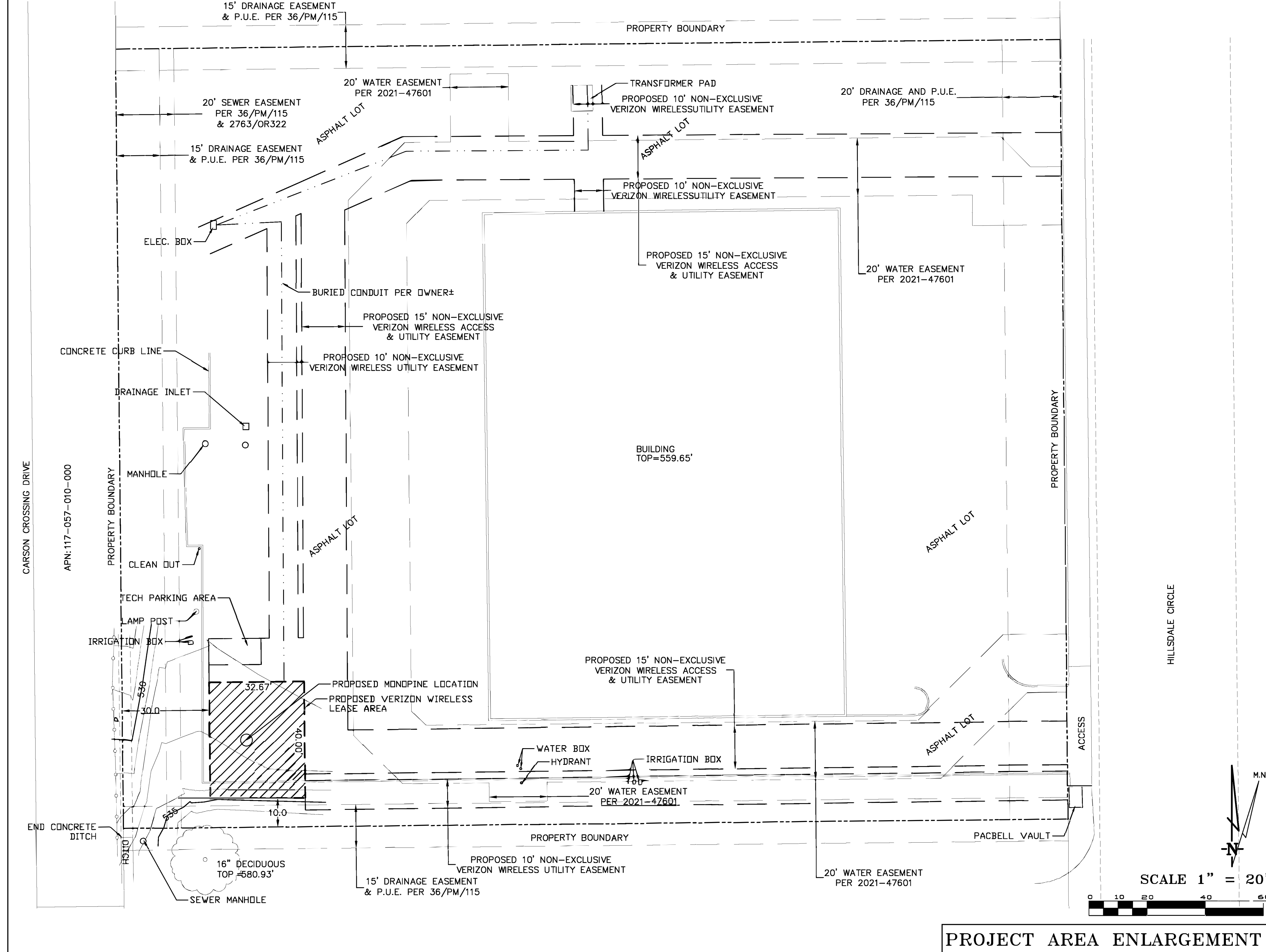
ASSESSOR'S PARCEL NUMBER: 117-084-005-000

OWNER(S): GOLD RUSH HILL A CA LLC  
1261 HAWKS FLIGHT COURT #H  
EL DORADO HILLS, CA 95762



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

Surveyor: **GEIL ENGINEERING**  
ENGINEERING • SURVEYING • PLANNING  
1226 HIGH STREET  
AUBURN, CALIFORNIA 95603  
Phone: (530) 885-0426 Fax: (530) 823-1309



Geil Engineering  
Engineering • Surveying • Planning  
1226 High Street  
Auburn, California 95603-5015  
Phone: (530) 885-0426 • Fax: (530) 823-1309

Verizon Wireless

Project Name: Golden Foothills

Project Site Location: 4994 Hillside Circle  
El Dorado Hills, CA 95762  
El Dorado County

Date of Observation: 03-23-22

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

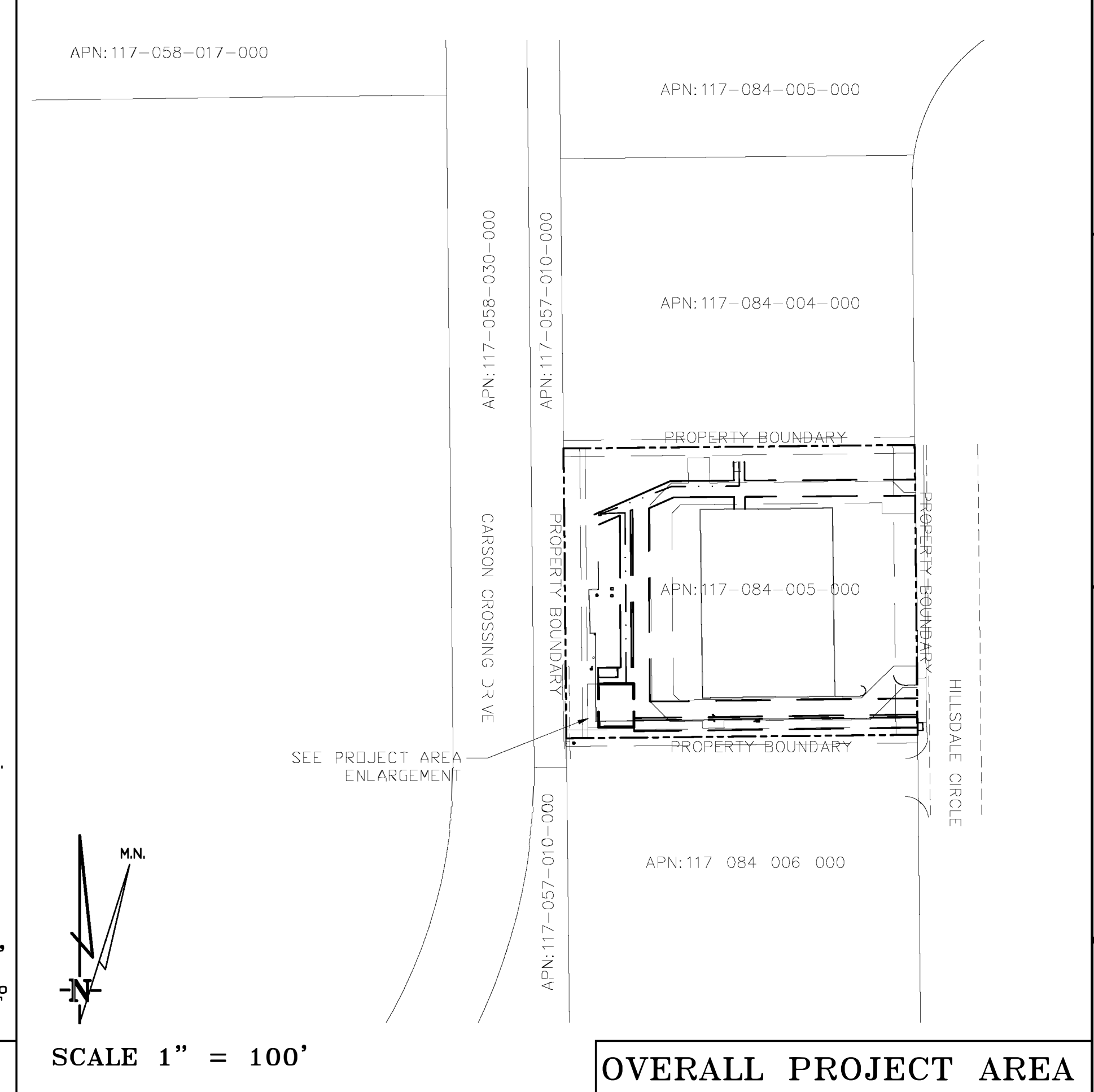
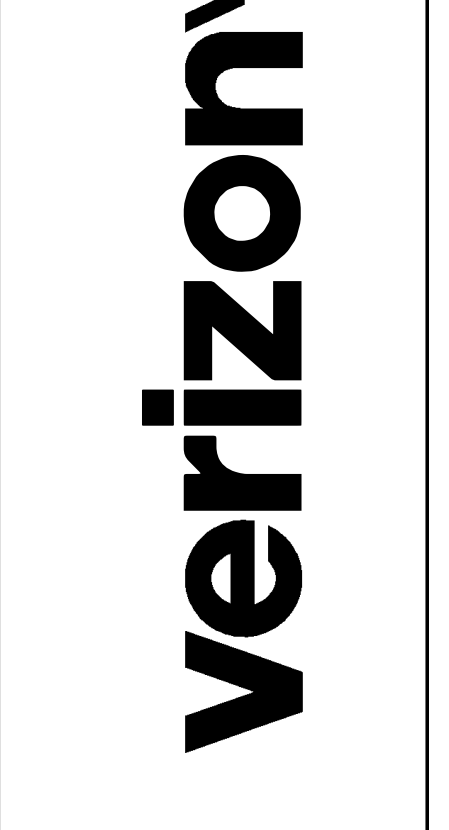
Type of Antenna Mount: Proposed Monopine

Coordinates (Tower)  
Latitude: N 38° 37' 28.61" (NAD83) N 38° 37' 28.95" (NAD27)  
Longitude: W 121° 03' 47.05" (NAD83) W 121° 03' 43.25" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 533' 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



GOLDEN FOOTHILLS  
4994 HILLSDALE CIRCLE  
EL DORADO HILLS, CA 95762

PLOT PLAN AND  
SITE TOPOGRAPHY

REV	NO.	DATE	DESCRIPTION
03-24-22	DRAWING SUBMITTAL		
04-04-22	TITLE WORK		
05-18-22	LEASE AREA MOD.		
08-30-22	LEASE AREA MOD.		

Sheet: **C-1**

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN

**GOLDEN  
FOOTHILLS**

295540  
4994 HILLSDALE CIRCLE  
EL DORADO HILLS, CA 94585

**verizon**

2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**Streamline Engineering**  
**and Design, Inc.**

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

THIS PLAN, SPECIFICATIONS, AND DRAWINGS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSON  
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.
	-	-	-

DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 12/20/22

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
A-1.1

APN: 117-084-004-000

APN:  
117-057-010-000

20'-0" SEWER EASEMENT  
PER 36/PM/115

15'-0" DRAINAGE EASEMENT  
& PUE PER 36/PM/115

(P) VERIZON WIRELESS 17"x30" U/G  
VAULT FOR POWER W/ TRAFFIC RATED LID

(E) U/G VAULT

(P) VERIZON WIRELESS 3" U/G  
CONDUIT FOR POWER, APPROX. 350'

(E) CONCRETE CURB

(E) DRAINAGE INLET

(E) MANHOLE, TYP

(E) CLEAN OUT

(E) LAMP POST  
(P) VERIZON WIRELESS NON-EXCLUSIVE  
TECHNICIAN PARKING SPACE

(E) IRRIGATION BOX, TYP

(P) VERIZON WIRELESS MONOPINE  
W/ (P) VERIZON WIRELESS  
ANTENNAS & ANTENNA EQUIPMENT

(P) VERIZON WIRELESS 32'-8"x40'-0"  
(1,305 SQ FT) LEASE AREA

APN:  
117-058-030-000

40'-0" LEASE  
AREA &  
LANDSCAPE  
BUFFER

10'-0" LANDSCAPE  
BUFFER

30'-0" SETBACK FROM  
PROPERTY LINE

32'-8" LEASE AREA

SEE EQUIPMENT PLAN, SHEET A-1.2  
& ANTENNA PLAN, SHEET A-2.1

APN: 117-084-005-000

APPROX. LOCATION OF MAIN ELECTRICAL  
ROOM W/ MAIN ELECTRICAL SWITCHGEAR  
600AMP, 277/480V, 3PH, 4W INSIDE &  
(P) VERIZON WIRELESS POWER POC. (P)  
METER IN (E) OPEN METER SOCKET W/  
(P) 100AMP MAIN BREAKER

(E) BUILDING

(E) WATER BOX  
(E) HYDRANT

APN: 117-084-006-000

(P) VERIZON WIRELESS 3'-0"x5'-0"  
U/G VAULT FOR FIBER W/ TRAFFIC  
RATED LID IN (E) LANDSCAPE AREA

15'-0" DRAINAGE EASEMENT  
& PUE PER 36/PM/115

15'-0" DRAINAGE EASEMENT  
& PUE PER 36/PM/115

(E) PAD MOUNTED TRANSFORMER

PROPERTY LINE

FLOW OF TRAFFIC

(P) VERIZON WIRELESS 15'-0" WIDE  
NON-EXCLUSIVE ACCESS & UTILITY ROUTE

FLOW OF TRAFFIC

(P) VERIZON WIRELESS 15'-0" WIDE  
NON-EXCLUSIVE ACCESS & UTILITY ROUTE

(P) VERIZON WIRELESS 10'-0" WIDE  
NON-EXCLUSIVE UTILITY ROUTE

PROPERTY LINE

HILLSDALE CIRCLE

EGRESS

(P) VERIZON WIRELESS 17" X 30" U/G VAULT W/  
TRAFFIC RATED LID FOR DARK FIBER "MEET ME" POINT

(E) U/G PACBELL VAULT & (P)  
VERIZON WIRELESS FIBER POC

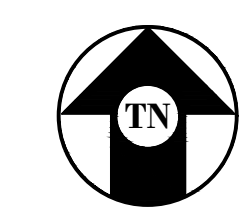
(P) VERIZON WIRELESS 15'-0" WIDE  
NON-EXCLUSIVE ACCESS & UTILITY ROUTE

FLOW OF TRAFFIC

PROPERTY LINE

(P) VERIZON WIRELESS U/G 4"  
CONDUIT FOR FIBER, APPROX. 305'

(P) VERIZON WIRELESS 10'-0" WIDE  
NON-EXCLUSIVE UTILITY ROUTE



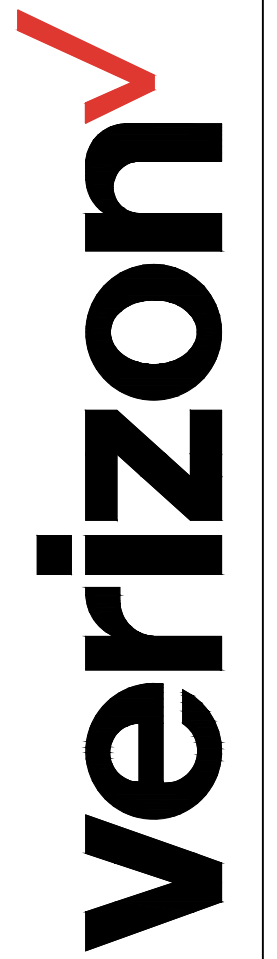
SITE PLAN

1"=20'-0"

NOTES:

1. REROUTE & FIX ALL IRRIGATION LINES IN AREA OF (P) VERIZON WIRELESS LEASE AREA
2. ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN THE BRANCH RADIUS
3. ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS





2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



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

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

KEVIN R. SORENSEN  
S4469

**ISSUE STATUS**

△	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 12/20/22

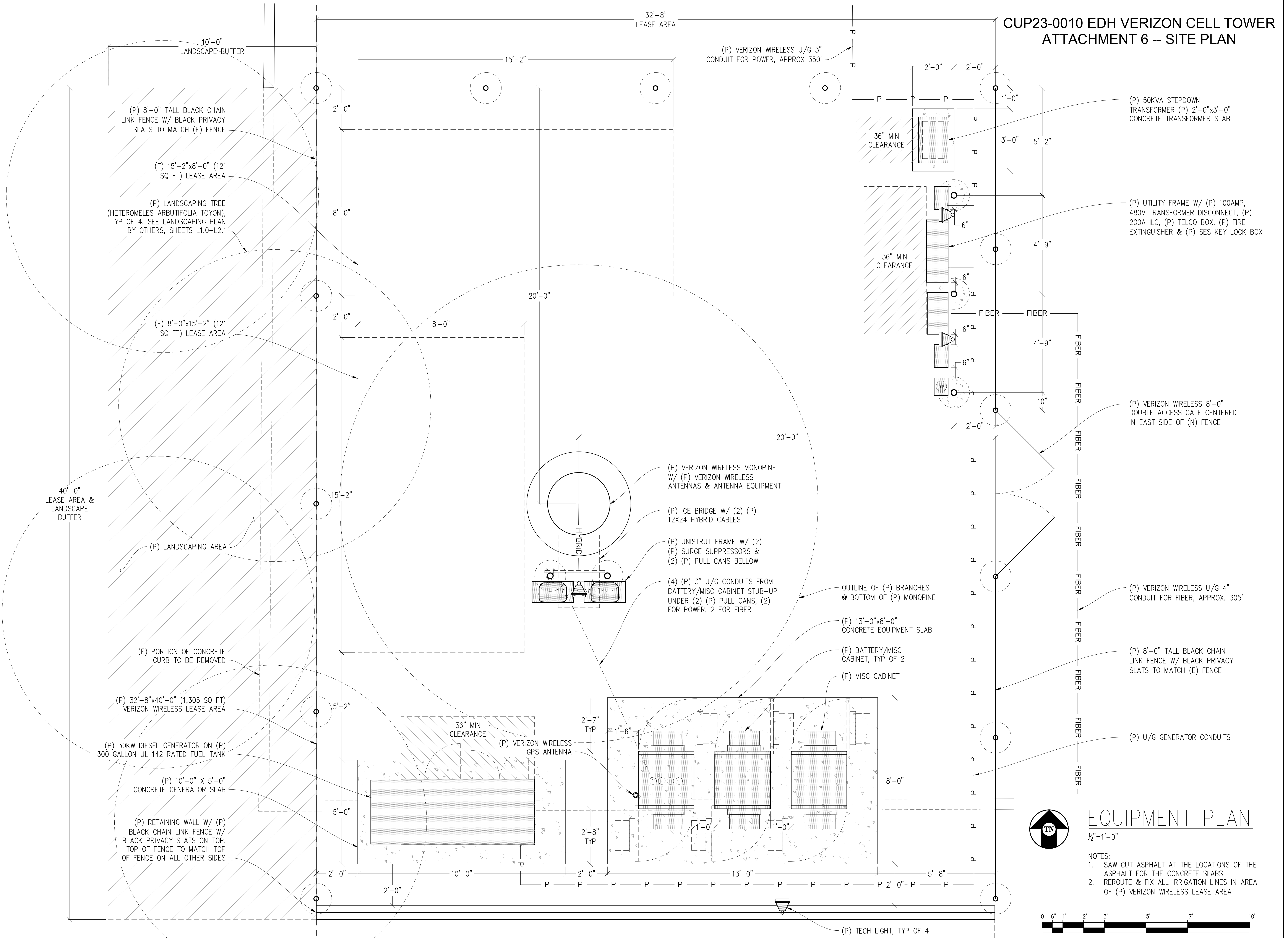
SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

**A-1.2**

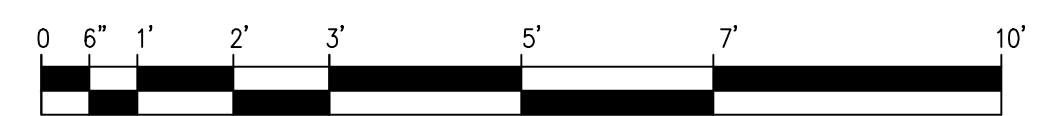
**CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN**



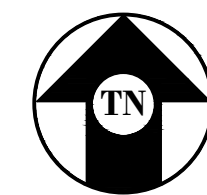
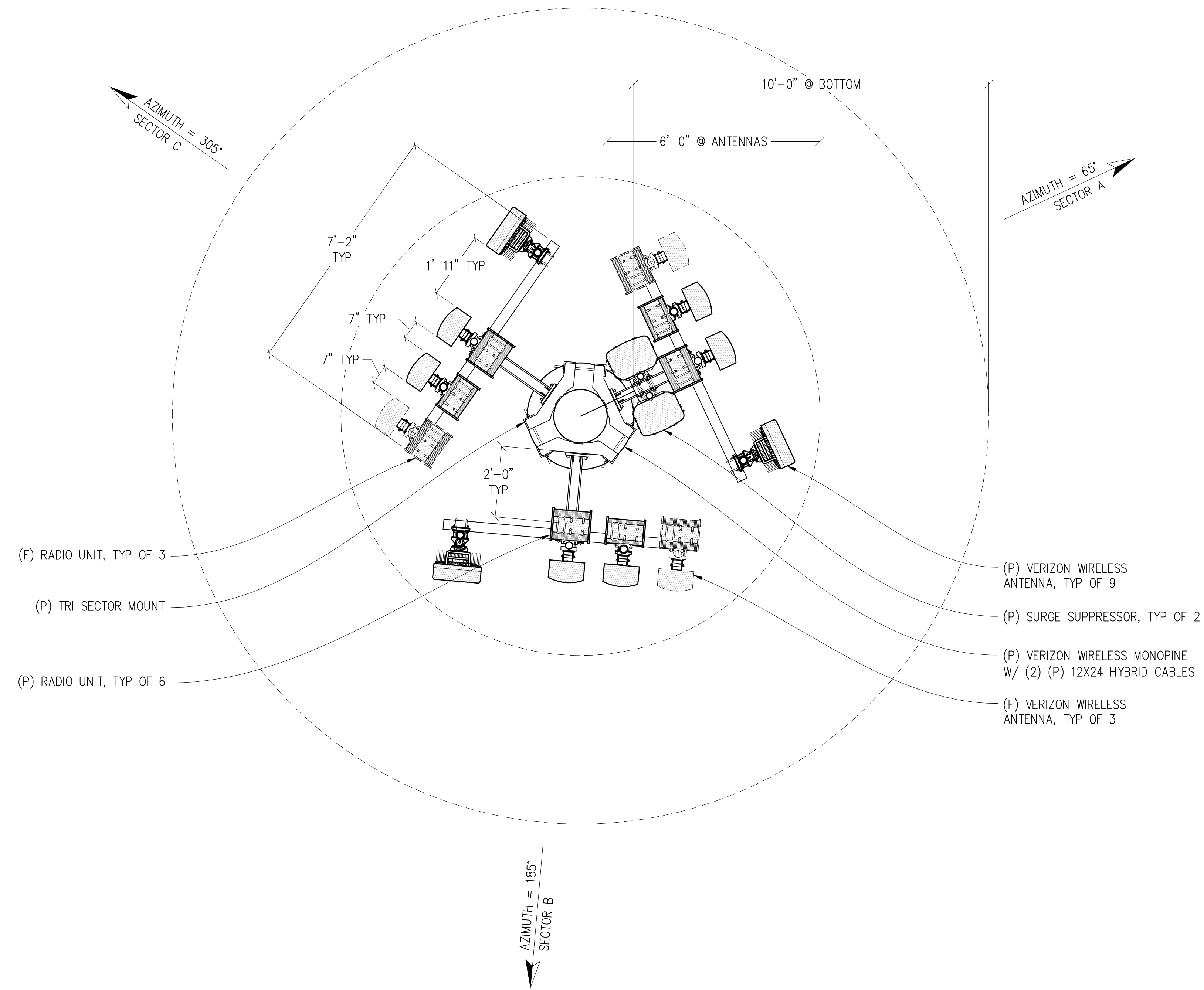
**EQUIPMENT PLAN**

1/2"=1'-0"

- NOTES:
- SAW CUT ASPHALT AT THE LOCATIONS OF THE ASPHALT FOR THE CONCRETE SLABS
  - REROUTE & FIX ALL IRRIGATION LINES IN AREA OF (P) VERIZON WIRELESS LEASE AREA



CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN



ANTENNA PLAN

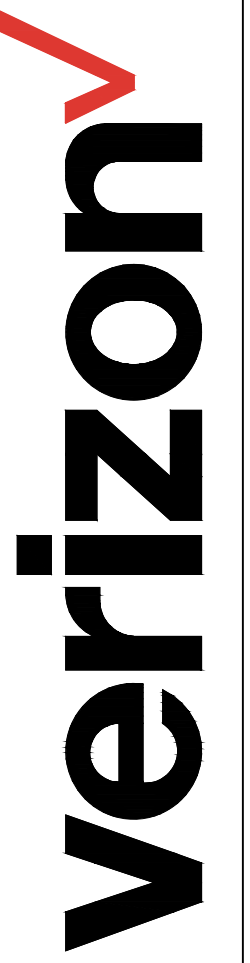
1/2" = 1'-0"

NOTES:

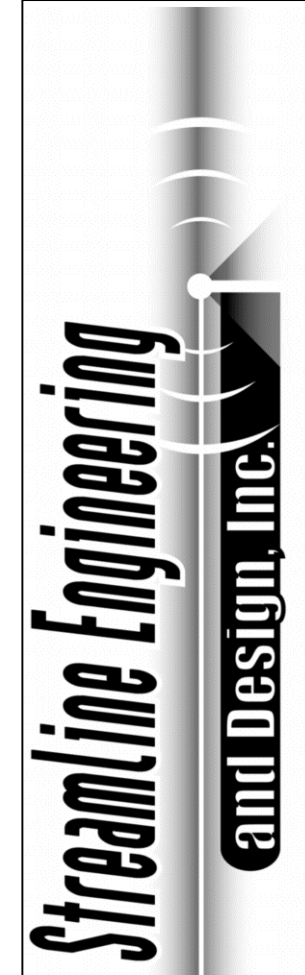
1. ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN THE BRANCH RADIUS
2. ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS

GOLDEN  
FOOTHILLS

295540  
4994 HILLSDALE CIRCLE  
EL DORADO HILLS, CA 94585



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94596



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

THIS PLAN, SPECIFICATION, AND DRAWING IS THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.
	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

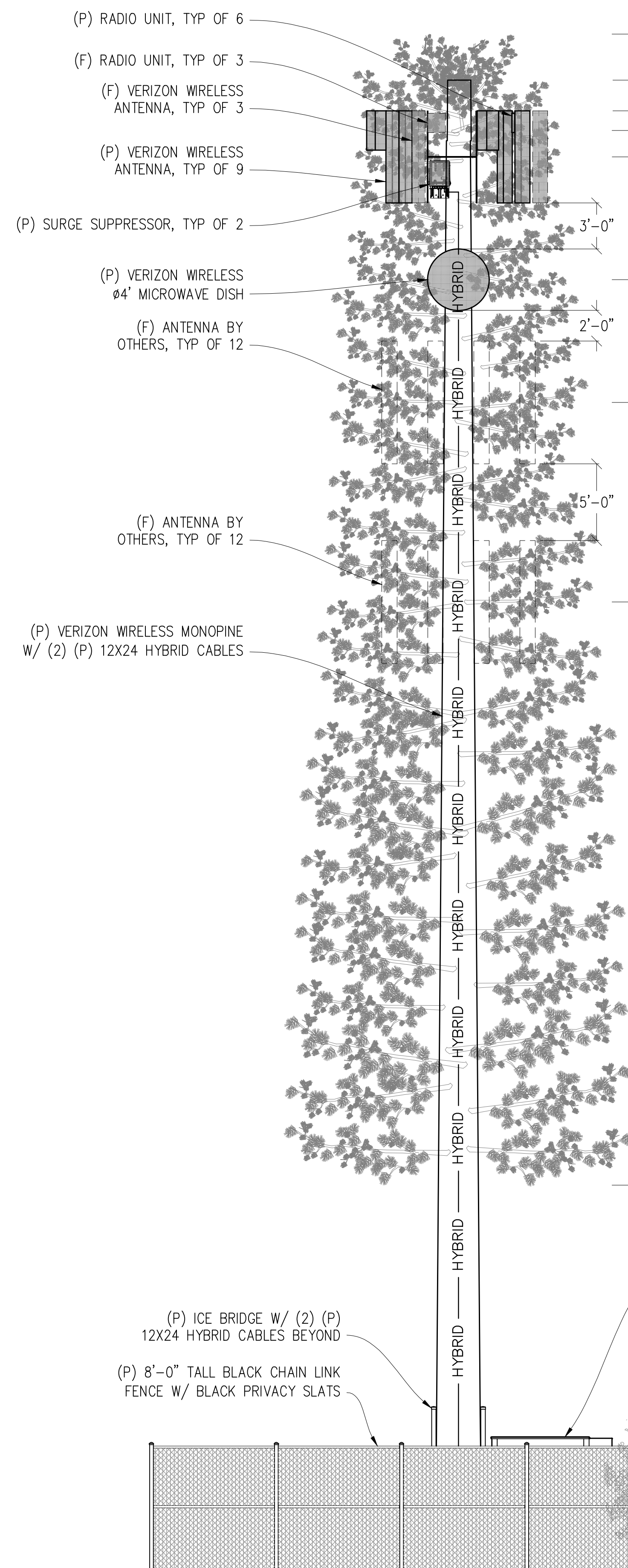
DATE: 12/20/22

SHEET TITLE:

ANTENNA PLAN

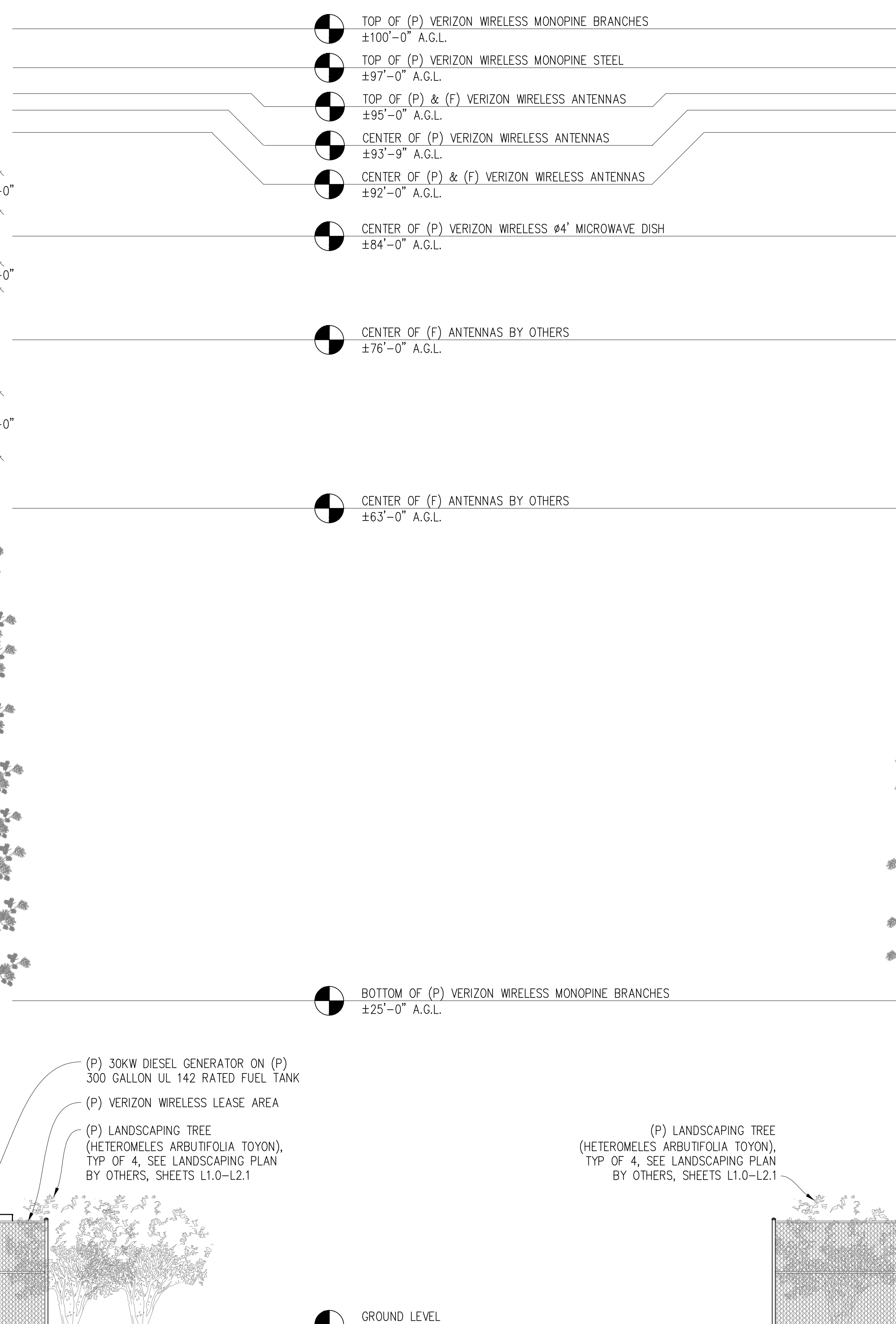
SHEET NUMBER:

A-2.1



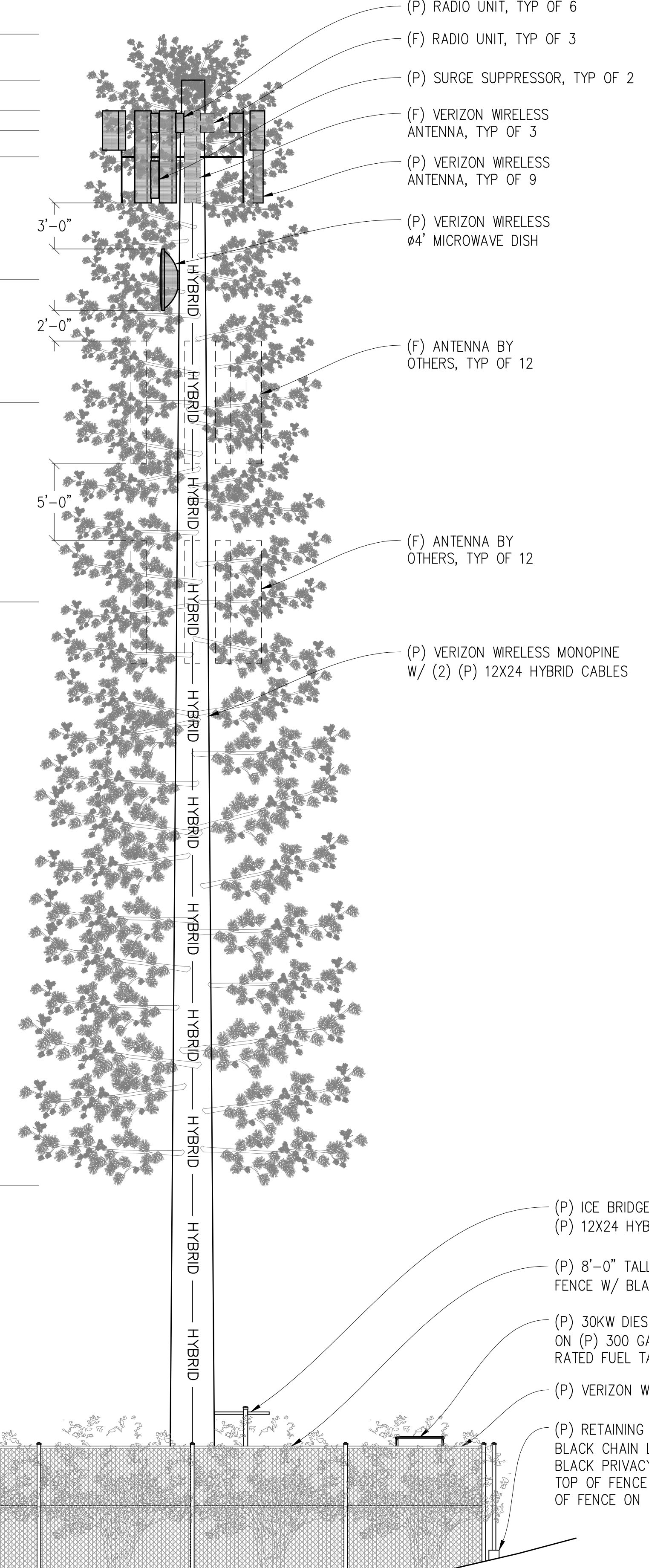
**NORTH ELEVATION**  
3/16"=1'-0"

- NOTES:
- ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN THE BRANCH RADIUS
  - ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS



**CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 6 -- SITE PLAN**

**CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 6 -- SITE PLAN**



**WEST ELEVATION**  
3/16"=1'-0"

- NOTES:
- ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN THE BRANCH RADIUS
  - ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS

**GOLDEN FOOTHILLS**  
295540  
4994 HILLSDALE CIRCLE  
EL DORADO HILLS, CA 94585



**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746  
Contact: Kevin Sorensen Phone: 916-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941  
THIS PLAN, SPECIFICATION, AND DRAWING IS THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

**PRELIMINARY: NOT FOR CONSTRUCTION**  
KEVIN R. SORENSEN  
S4469

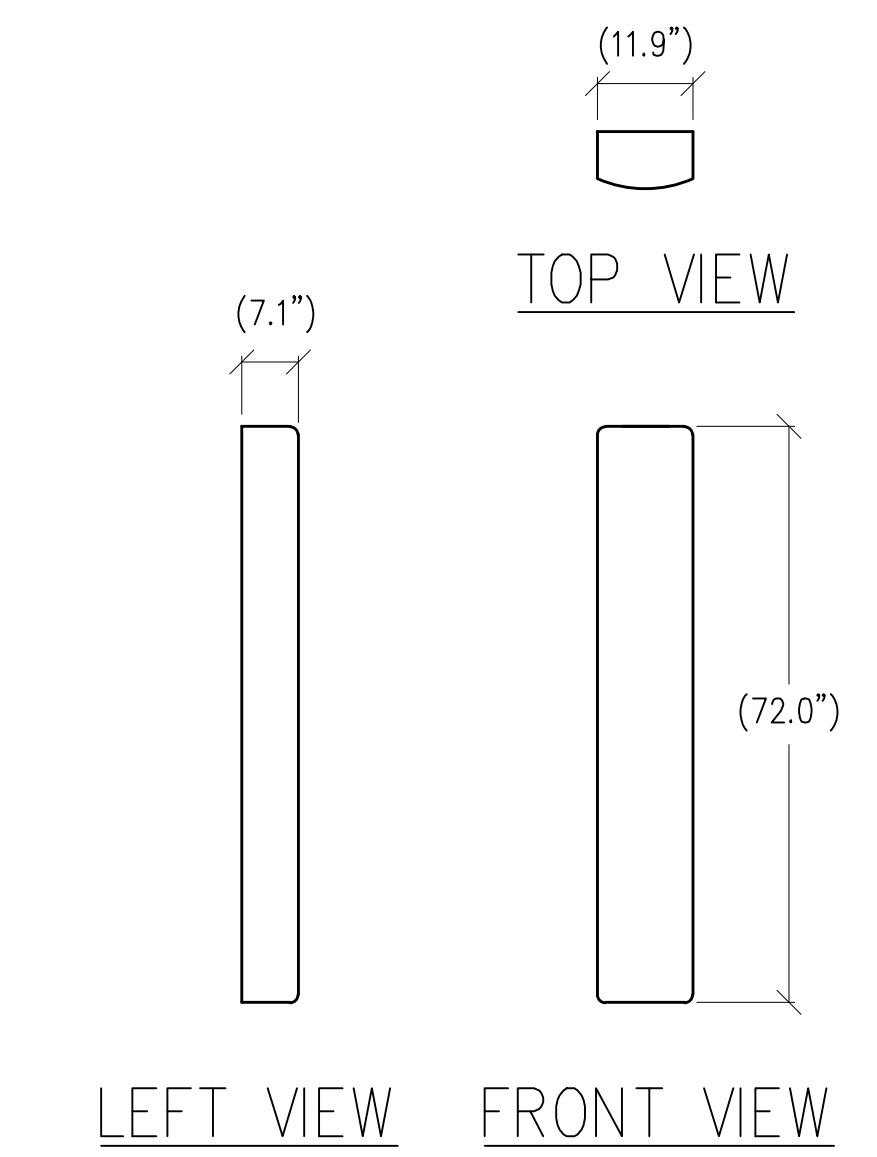
**ISSUE STATUS**

Δ	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.
	-	-	-

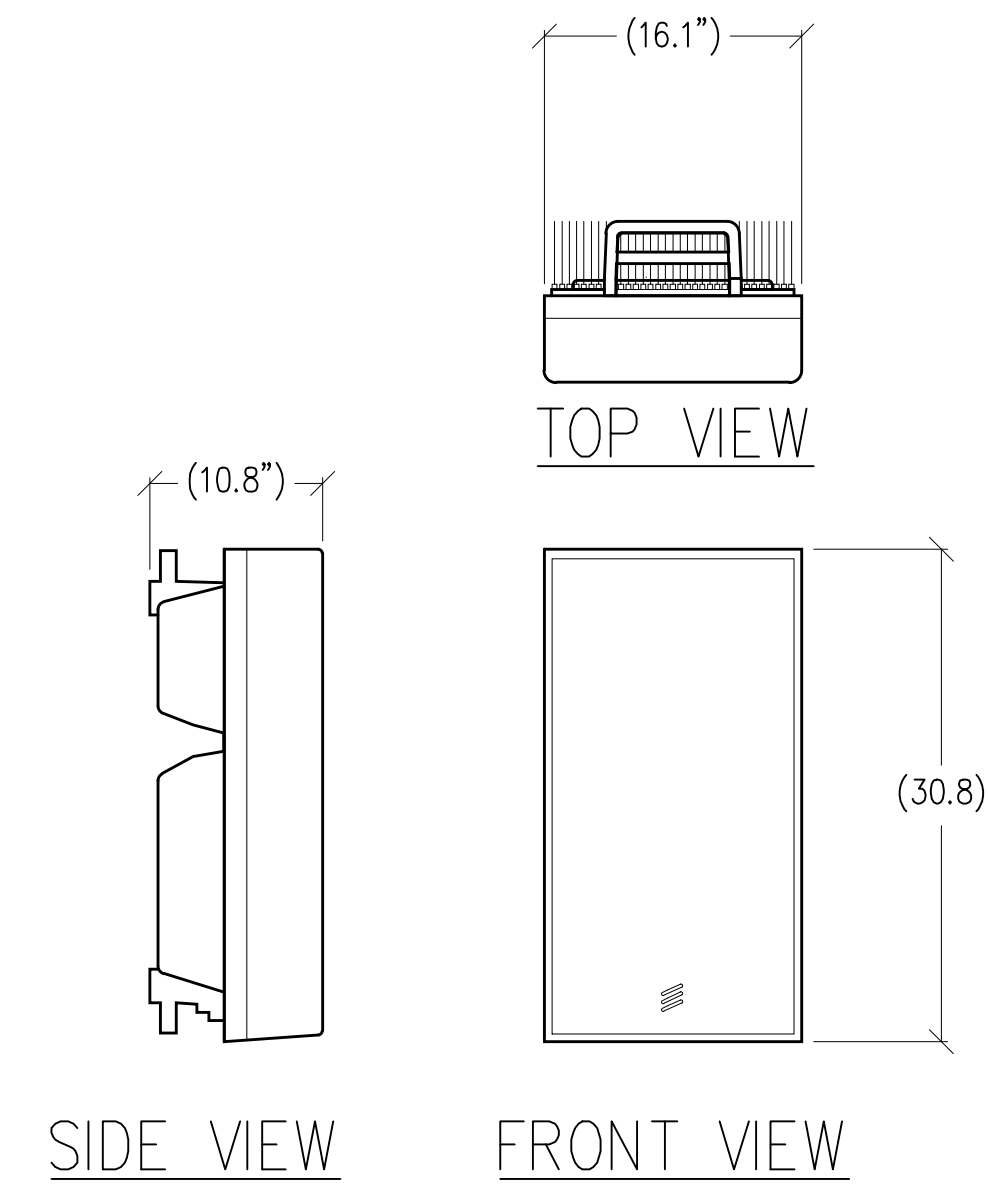
DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 12/20/22

**SHEET TITLE:**  
ELEVATIONS  
**SHEET NUMBER:**  
A-3.1

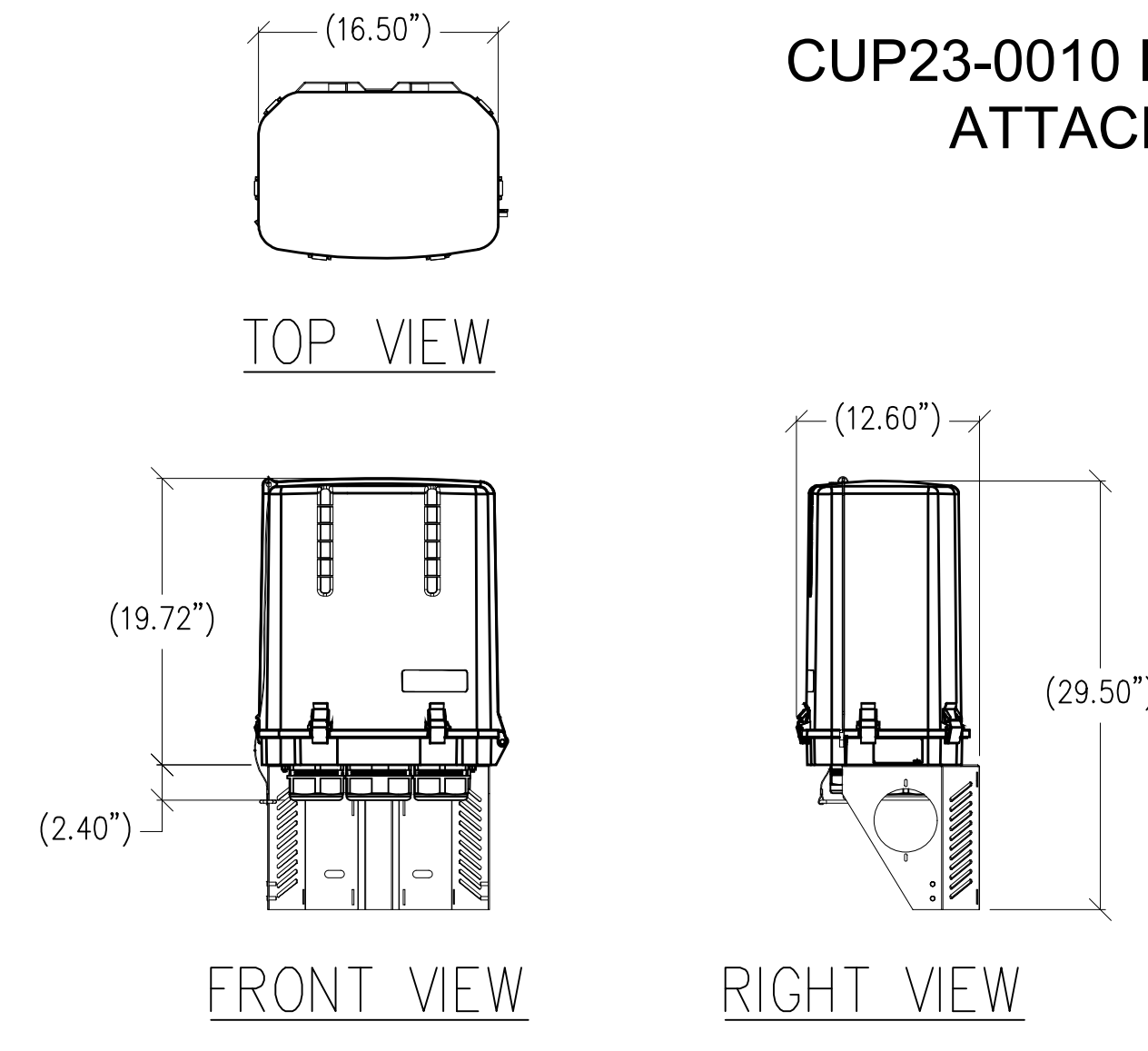
CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 6 -- SITE PLAN



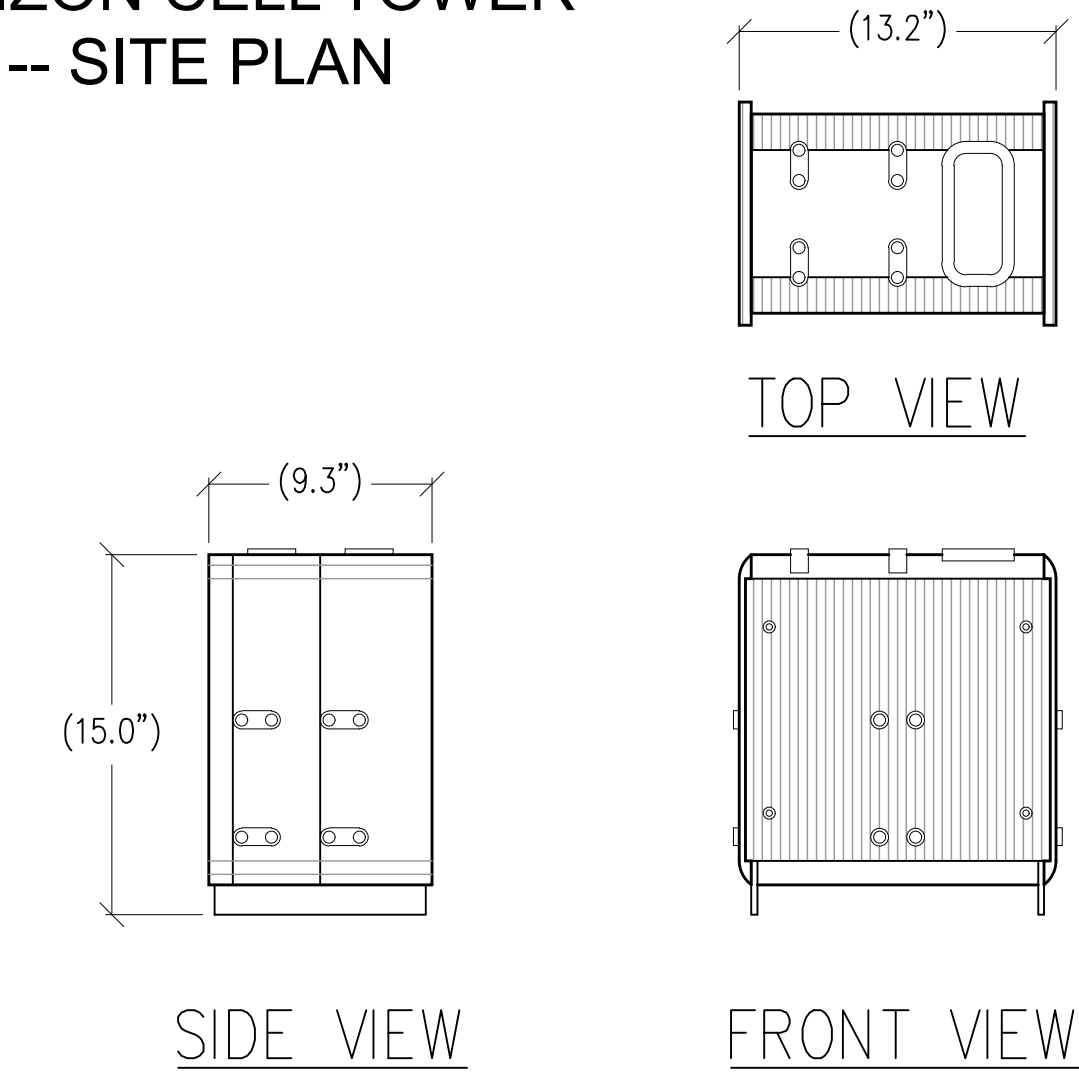
1 ANTENNA DETAIL  
1/2"=1' MAX WEIGHT: 43.7 LBS



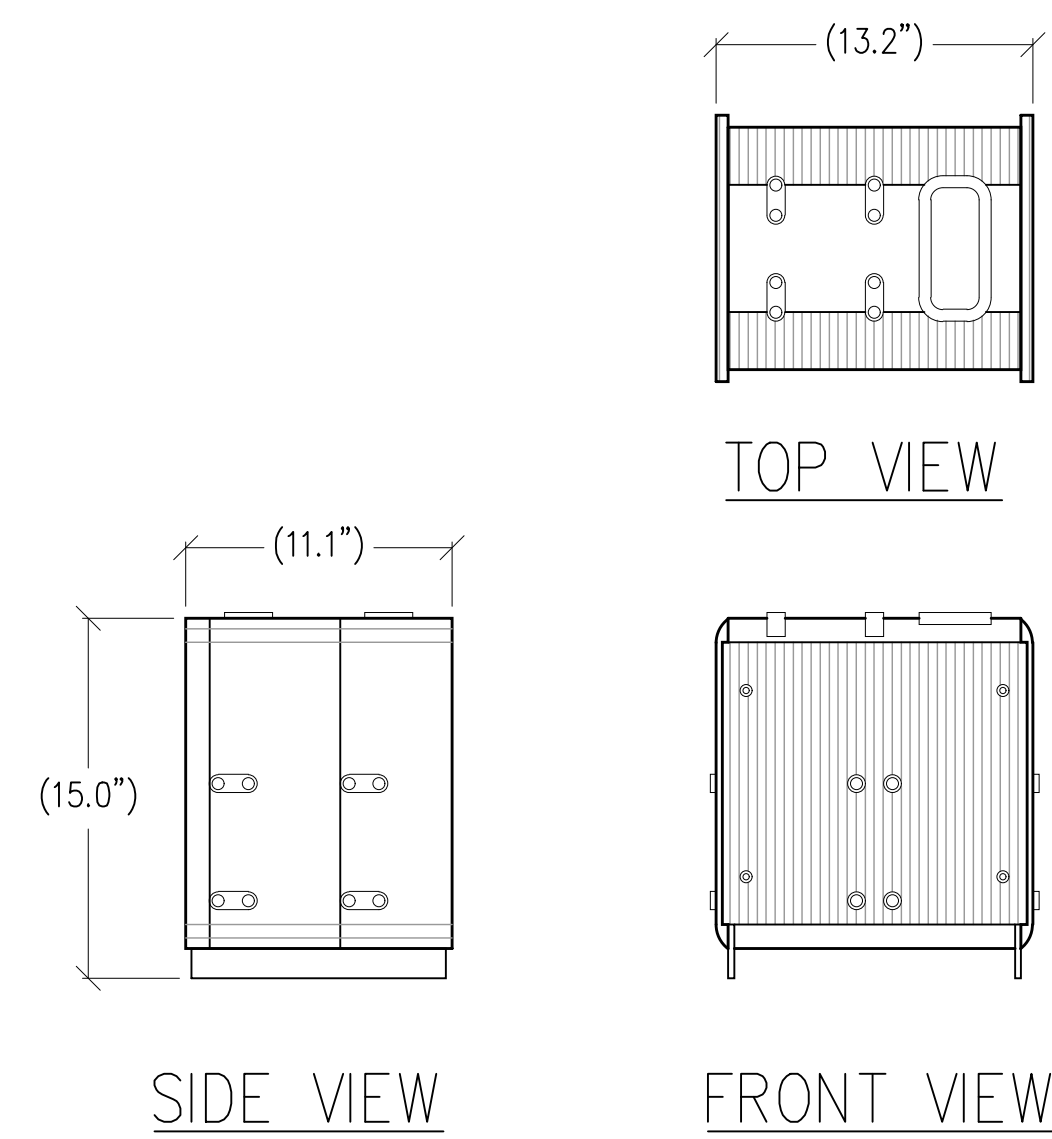
2 ANTENNA DETAIL  
1"=1'-0" MAX WEIGHT: 88 LBS



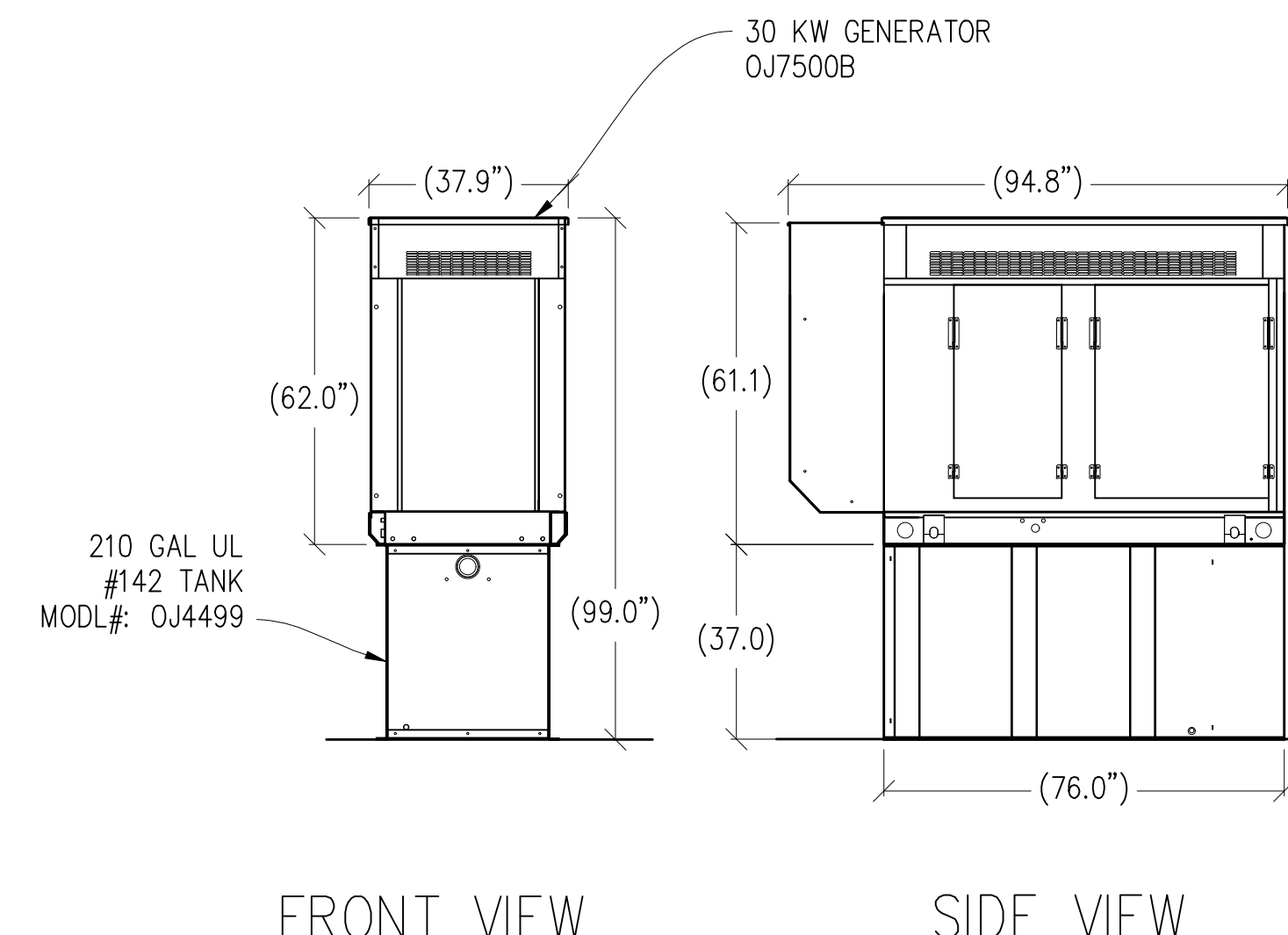
3 SURGE PROTECTION BOX  
1"=1'-0" MAX WEIGHT: 32.0 LBS



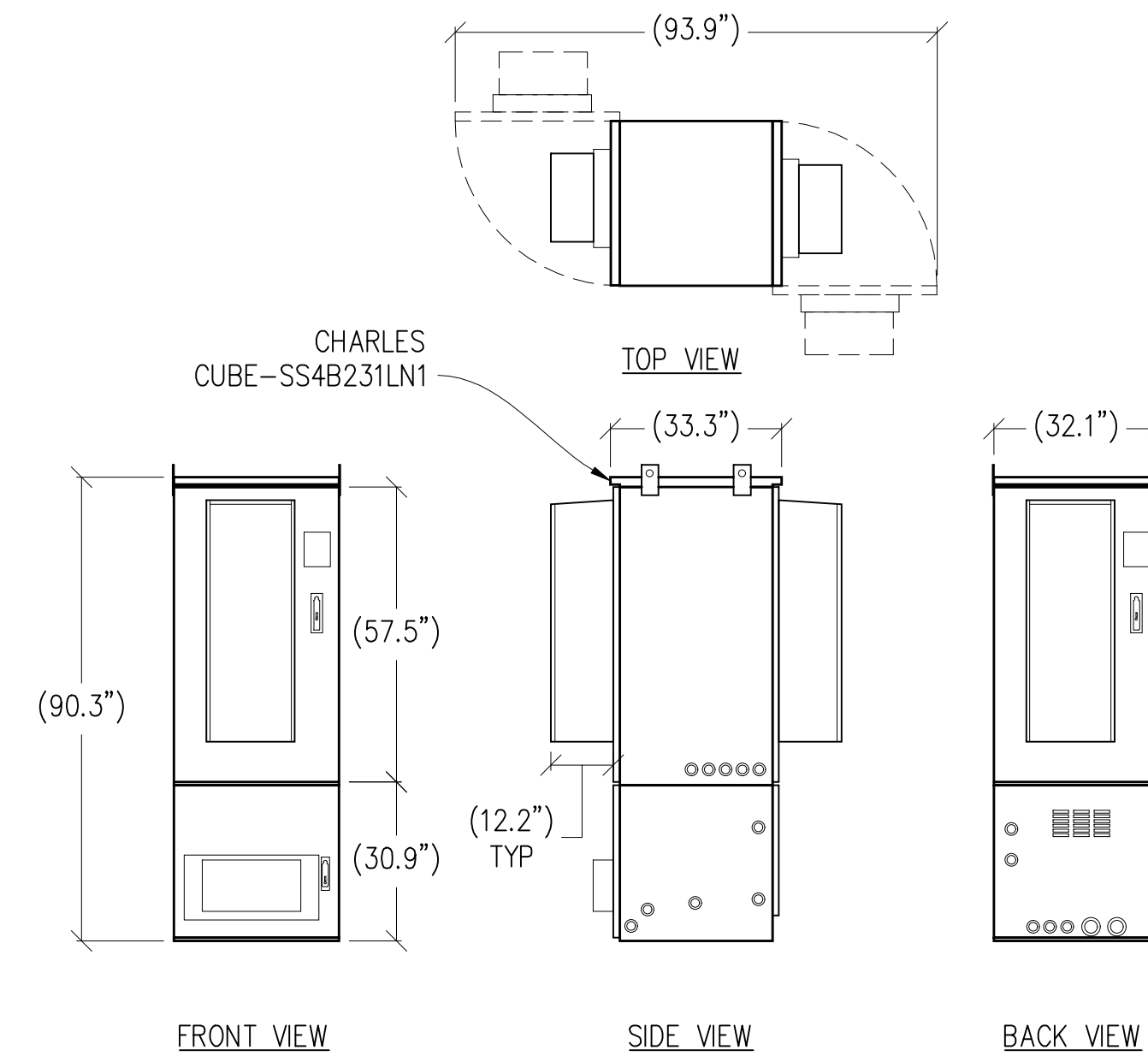
4 RADIO DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 70 LBS



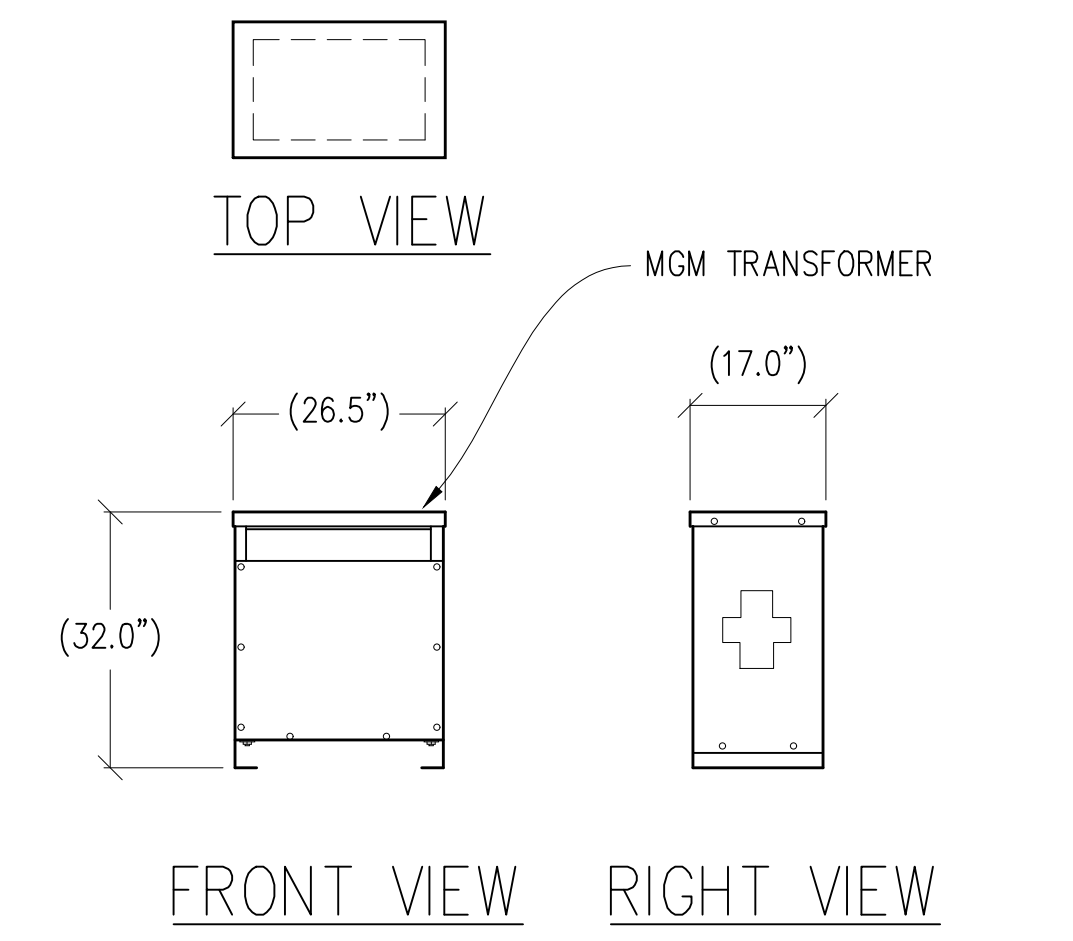
5 RADIO DETAIL  
1 1/2"=1'-0" MAX WEIGHT: 75 LBS



6 30KW GENERATOR DETAIL  
3/8"=1'-0" MAX WEIGHT: 3,119 LBS



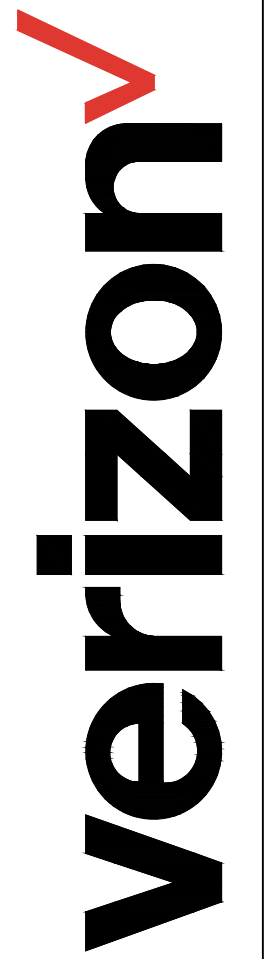
7 BATTERY/MISC CABINET DETAIL  
3/8"=1'-0" MAX. WEIGHT: 2,500 LBS



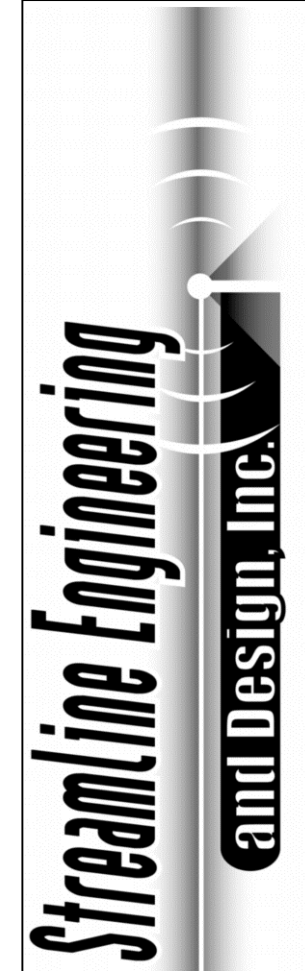
8 TRANSFORMER DETAIL  
1/2"=1'-0" WEIGHT: 345 LBS

GOLDEN FOOTHILLS

295540  
4994 HILLSDALE CIRCLE  
EL DORADO HILLS, CA 94585



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



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

THIS DRAWING IS THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. THESE TERMS AND CONDITIONS APPLY TO ALL PROJECTS AND SITES. THESE TERMS AND CONDITIONS SHALL NOT BE USED IN ANY PROJECTS OR SITES OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THESE TERMS AND CONDITIONS SHALL NOT BE USED IN ANY PROJECTS OR SITES OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THESE TERMS AND CONDITIONS SHALL NOT BE USED IN ANY PROJECTS OR SITES OTHER THAN THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

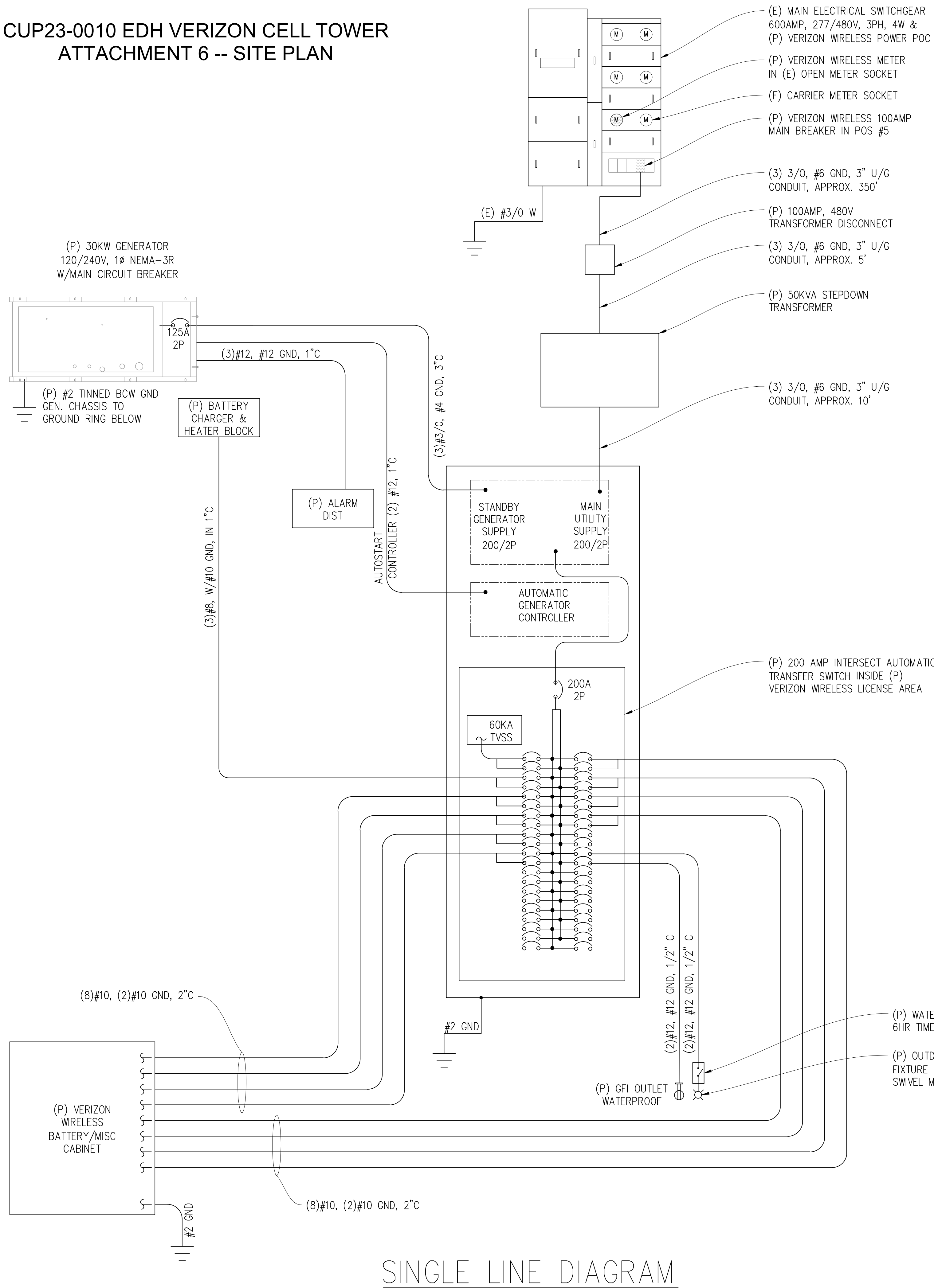
PRELIMINARY:  
NOT FOR  
CONSTRUCTION  
KEVIN R. SORENSEN  
S4469

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.
	-	-	-

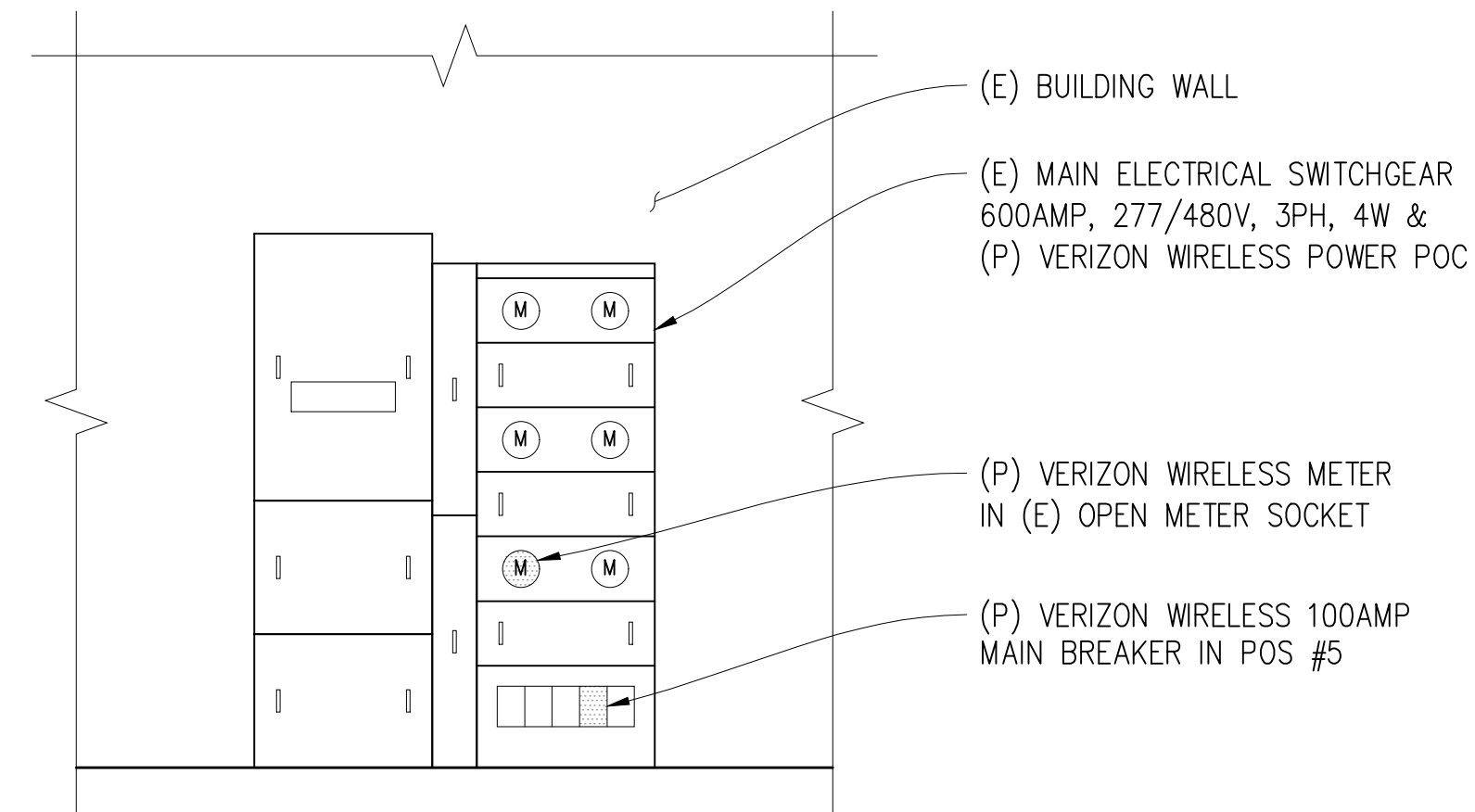
DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 12/20/22

SHEET TITLE:  
DETAILS  
SHEET NUMBER:  
**A-4.1**

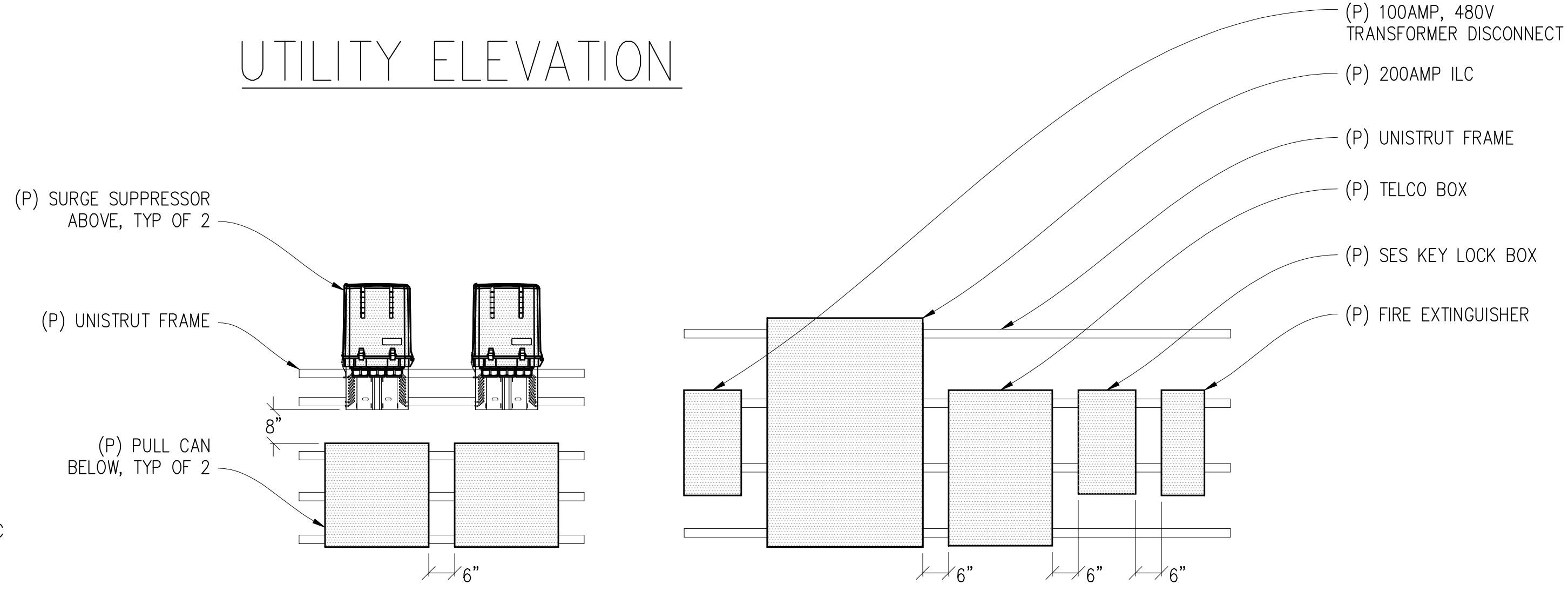
CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN



SINGLE LINE DIAGRAM



UTILITY ELEVATION



UTILITY FRAME ELEVATION

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 10,000				VOLTS: 120V/240V, 1Ø			
LOCATION : OUTSIDE						BUS AMPS: 200A			
MOUNTING : UNISTRUT FRAME						MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO	BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB	
30		SURGE ARRESTOR	60/2	1 2	30/2	(P) BATTERY/MISC CABINET	1320		
	30	"	"	3 4	"	"		1320	
3840	3840	(P) BATTERY CHARGER & HTR	40/2	5 6	30/2	"	1320	1320	
1320	1320	(P) BATTERY/MISC CABINET	30/2	9 10	30/2	"	1320		
1320	1320	"	"	11 12	"	"		1320	
1320	1320	"	30/2	13 14	30/2	"	1320		
	1320	"	"	15 16	"	"		1320	
1320	1320	"	30/2	17 18	-	BLANK			
	1320	"	"	19 20	-	"			
1320	1320	"	30/2	21 22	-	"			
	1320	"	"	23 24	-	"			
		BLANK	-	25 26	-	"			
		"	-	27 28	-	"			
		"	-	29 30	-	"			
		"	-	31 32	-	"			
		"	-	33 34	-	"			
		"	-	35 36	-	"			
		"	-	37 38	-	"			
		"	-	39 40	20/1	LIGHT			300
		"	-	41 42	20/1	GFI RECEPTACLE	180		
9150	9150	PHASE TOTALS				PHASE TOTALS	5460		5580
TOTAL VA =	29340				TOTAL AMPS =	122			

ELECTRIC LEGEND

- (MI) MECHANICAL INTERLOCK
- (M) METER
- ⊗ CIRCUIT BREAKER
- ⊕ SERVICE GROUND
- WIRED CONNECTION
- ⌋ TIMER SWITCH, WATERPROOF
- ⊗ OUTDOOR LIGHT
- ⊕ GFI OUTLET, WATERPROOF

GOLDEN  
FOOTHILLS

295540  
4994 HILLSDALE CIRCLE  
EL DORADO HILLS, CA 94585



**Streamline Engineering**  
and Design, Inc.

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

THESE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY UNLESS APPROVED BY STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE AND EXECUTED OR NOT. THESE WORKS ARE THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS ARE RESERVED.

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	04/08/22	ZD 90%	-
	05/17/22	CLIENT REV	C.C.
	08/18/22	ZD 100%	C.C.
	08/31/22	CLIENT REV	C.C.
	12/20/22	CLIENT REV	C.C.

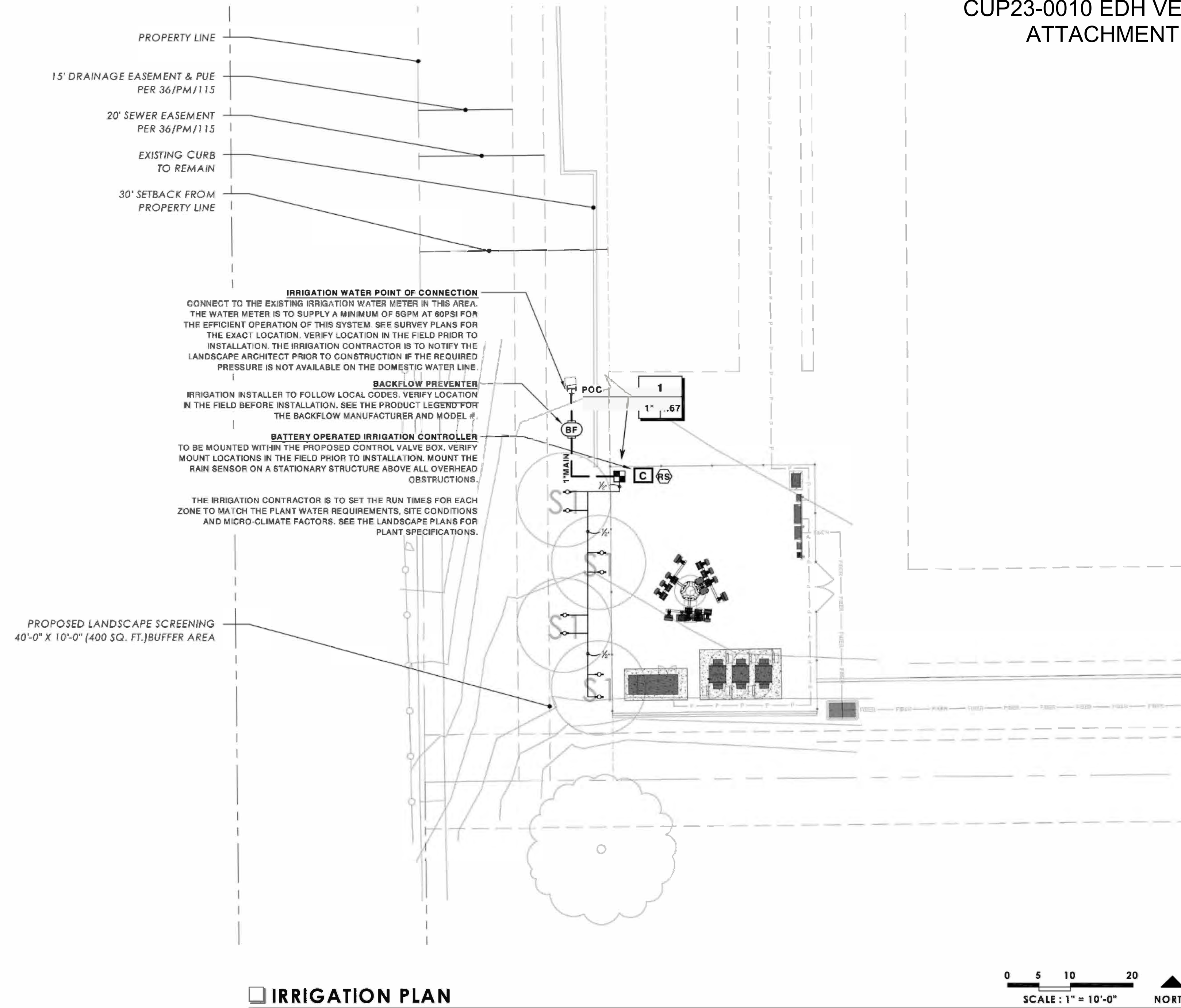
DRAWN BY: C. CODY  
CHECKED BY: J. GRAY  
APPROVED BY: -  
DATE: 12/20/22

SHEET TITLE:  
SINGLE LINE DIAGRAM  
& PANEL SCHEDULE

SHEET NUMBER:  
**E-1.1**

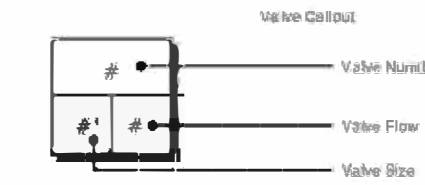


CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	RAIN BIRD XC2LF-100-PRF LOW FLOW, 0.2-10 GPM, WITH 1IN. LOW FLOW VALVE VALVE AND 1IN. PRESSURE REGULATING RBY FILTER AND 40PSI PRESSURE REGULATOR.	1
∞	RAIN BIRD UXB-360-026 DRIP BUBBLER, UCS UMBRELLA FLOOD PATTERN, AVAILABLE IN FULL CIRCLE, WITH 1/4IN. BARB. ADJUST FLOW AS REQUIRED FOR PLANTING.	8
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊖	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1
⊖	RAIN BIRD T80S-BT2 2 STATION BLUETOOTH BATTERY OPERATED CONTROLLER WITH INFRARED PORT, MASTER VALVE AND SENSOR OUTPUT. INSTALL WITH (T80SPSOL) 9V. DC POTTED LATCHING SOLENOID. USE (T80SADAPP OR T80SADAPB) ADAPTERS FOR NON-RAIN BIRD PLASTIC/BRASS VALVES. COMPATIBLE W/ LEGACY HAND-HELD TRANSMITTER OR RAIN BIRD MOBILE APP.	1
⊖	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
POC	POINT OF CONNECTION 1"	1
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	62.2 L.F.
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	21.7 L.F.



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	RAIN BIRD XC2LF-100-PRF	1"	DRIP EMITTER	4.67	17.87 in/h

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

INSTALL ALL IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES AND OTHER OBSTRUCTIONS. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION EMITTER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

PLEINAIRE  
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455  
805-349-3695 // www.pleinairedg.com



THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION, DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL, LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL. RLA 2926 © 2022 KEVIN J. SMALL

**GOLDEN FOOTHILLS  
LOCATION NUMBER: 295540**

4994 HILLSDALE CIRCLE // EL DORADO HILLS, CALIFORNIA 94585

ASSIGNMENT OF RESPONSIBILITY

**GENERAL:** THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE FULL COVERAGE OF ALL PLANTING AREAS WITH MINIMUM OVERSPRAY ONTO PAVING, WALKS, WALLS AND EXISTING UTILITIES. THE IRRIGATION CONSULTANT DOES NOT ASSUME ANY MAINTENANCE OBLIGATIONS.

**CONTRACTORS RESPONSIBILITIES:** THE CONTRACTORS SHALL ASSUME THE SOLE RESPONSIBILITY FOR THE CORRECT ALIGNMENT OF THE SPRINKLER HEADS, PROPER SETTINGS OF CONTROLLER ENCLOSURES AND ALL OTHER IRRIGATION SYSTEM COMPONENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADJUSTING THE WATERING CYCLES TO SUIT THE SEASONAL REQUIREMENTS. ADJUST THE WATERING CYCLES TO THE SOILS INFILTRATION RATE. NO RUN OFF SHALL OCCUR AT ANY TIME. THE INSTALLATION CONTRACTOR SHALL INSTRUCT THE MAINTENANCE CONTRACTOR IN THE USE AND ADJUSTMENT OF THE IRRIGATION SYSTEM. PERFORM ALL REVIEWS AND AUDITS AS CALLED OUT IN THE IRRIGATION MAINTENANCE NOTES AND SUBMIT WRITTEN REPORTS TO THE OWNER.

**OWNERS RESPONSIBILITIES:** THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING "AS BUILT" DRAWINGS AND CONTROLLER CHARTS FROM THE INSTALLATION CONTRACTOR. ANY DANGEROUS CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR LATER MAINTENANCE PERIOD SHALL BE CORRECTED IMMEDIATELY.

**SUBSTITUTIONS:** NO SUBSTITUTIONS OF MATERIALS SHALL BE ALLOWED DURING THE CONSTRUCTION OR LATER MAINTENANCE WITHOUT THE WRITTEN CONSENT OF THE IRRIGATION CONSULTANT. ALL REPLACEMENT COMPONENTS SHALL BE AS CALLED OUT ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONSULTANT CAN NOT BE HELD RESPONSIBLE FOR ALTERATIONS OF THE IRRIGATION SYSTEM THAT WERE DONE WITHOUT HIS WRITTEN PERMISSION.

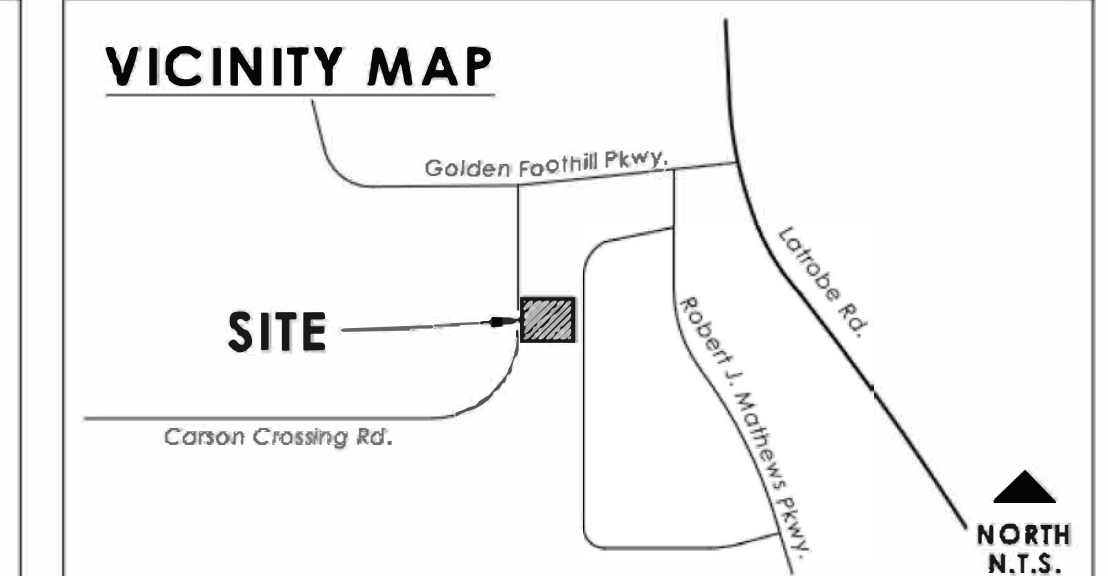
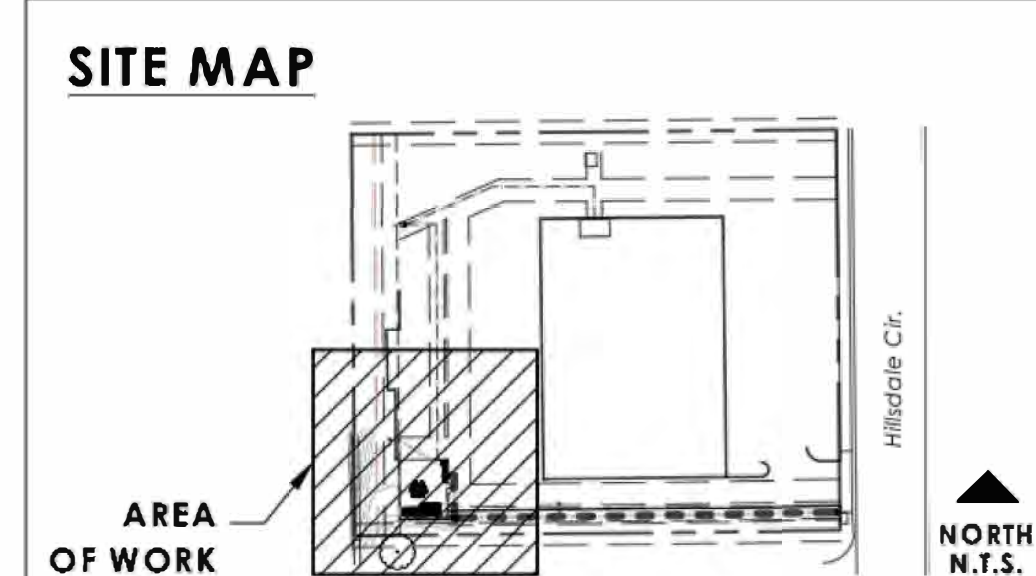
OBSTRUCTIONS

WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Kevin J. Small  
DESIGNER SIGNATURE

2022.12.15  
DATE



REVISION DATE

SHEET TITLE  
**IRRIGATION PLAN**

OWNER: Verizon Wireless  
2785 Mitchell Drive, Bldg. 9  
Walnut Creek, California 94598

DATE: 2022.12.15

PROJECT NO.: 22261

SHEET NO.:

**L-1.0**

**IRRIGATION NOTES**

- THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
- ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
- IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
- VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
- WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
- 100% HEAD TO HEAD COVERAGE IS REQUIRED. ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
- ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
- THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
- ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
- IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
- AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
- A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
- ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE.
- THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
- ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- ALL DISTRIBUTION DRIP TUBING IS TO BE  $\frac{1}{2}$ " PER MANUFACTURER SPECIFICATIONS AND DETAIL. ALL DISTRIBUTION DRIP TUBING FROM THE DRIP TUBING IS TO BE  $\frac{1}{2}$ " PER MANUFACTURER SPECIFICATIONS AND THE DETAIL. SIZE ALL FEEDER/LATERAL LINES PER THE PLANS.
- THESE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

**MWELO IRRIGATION NOTES**

DESIGN & INSTALLATION REQUIREMENTS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) EFFECTIVE DECEMBER 1, 2015

A. DESIGN AND INSTALLATION SHALL INCLUDE THE FOLLOWING:

- AUTOMATIC IRRIGATION CONTROLLER USING ET OR SOIL MOISTURE SENSOR DATA AREA REQUIRED.
- LANDSCAPE WATER METERS (DEDICATED OR PRIVATE) SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL LANDSCAPE OF 1,000 SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET OR GREATER.
- RESIDENTIAL OVER 5,000 SQUARE FEET.
- RAIN, FREEZE AND WIND SENSORS ARE REQUIRED, AS NEEDED FOR LOCAL CLIMATE.
- FLOW SENSORS THAT DETECT HIGH FLOW ARE REQUIRED FOR ALL NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL 5,000 SQUARE FEET.
- PRESSURE REGULATING DEVICES ARE REQUIRED. LOW FLOW WILL NEED BOOSTER.
- CHECK VALVE AND ANTI-DRAIN VALVES ARE REQUIRED WHERE LOW HEAD DRAINAGE COULD OCCUR.
- NO OVERHEAD IRRIGATION WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
- LOW VOLUME (DRIP) IRRIGATION IS REQUIRED ON MULCHED PLANTING AREAS.
- AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION MUST BE IRRIGATED WITH SUBSURFACE IRRIGATION OR ANOTHER MEANS THAT PRODUCES NO RUNOFF.
- ALL SPRINKLER HEADS MUST DOCUMENT A LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) OF 65% OR HIGHER.

10. EMISSION DEVICES MUST HAVE MATCHED PRECIPITATION RATES.

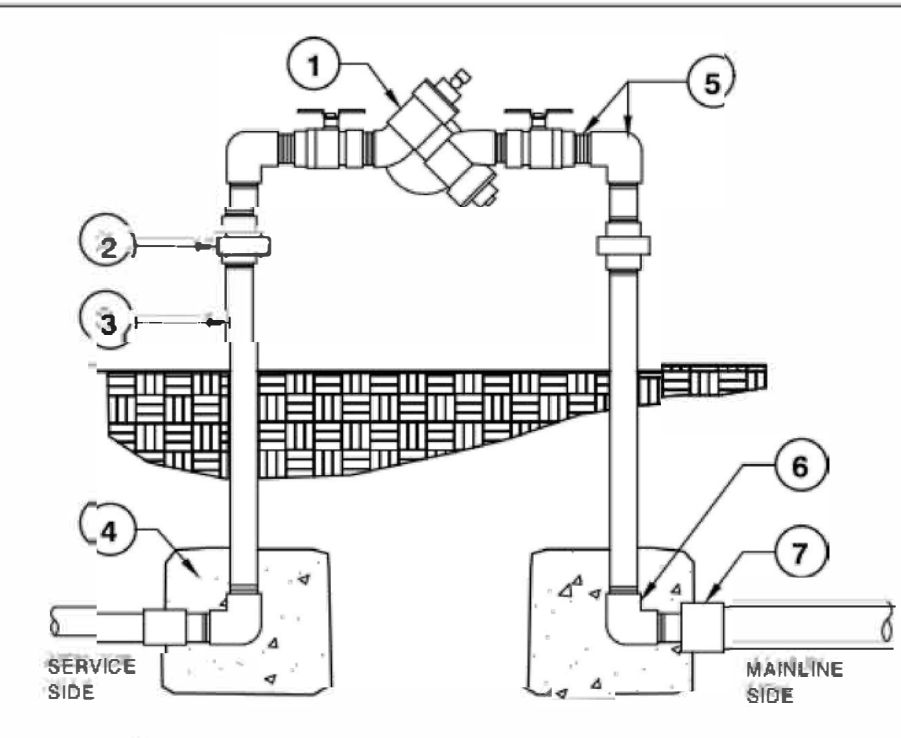
11. SOIL MANAGEMENT REPORT THAT INCLUDES SOIL ANALYSIS: TEXTURE, INFILTRATION RATE, PH, SOLUBLE SALTS, SODIUM, % ORGANIC, RECOMMENDATIONS.

B. SOIL PREPARATION:

- PRIOR TO PLANTING COMPACTED SOIL SHALL BE TRANSFORMED TO A FRIABLE CONDITION.
- INSTALLATION: COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO SOIL.

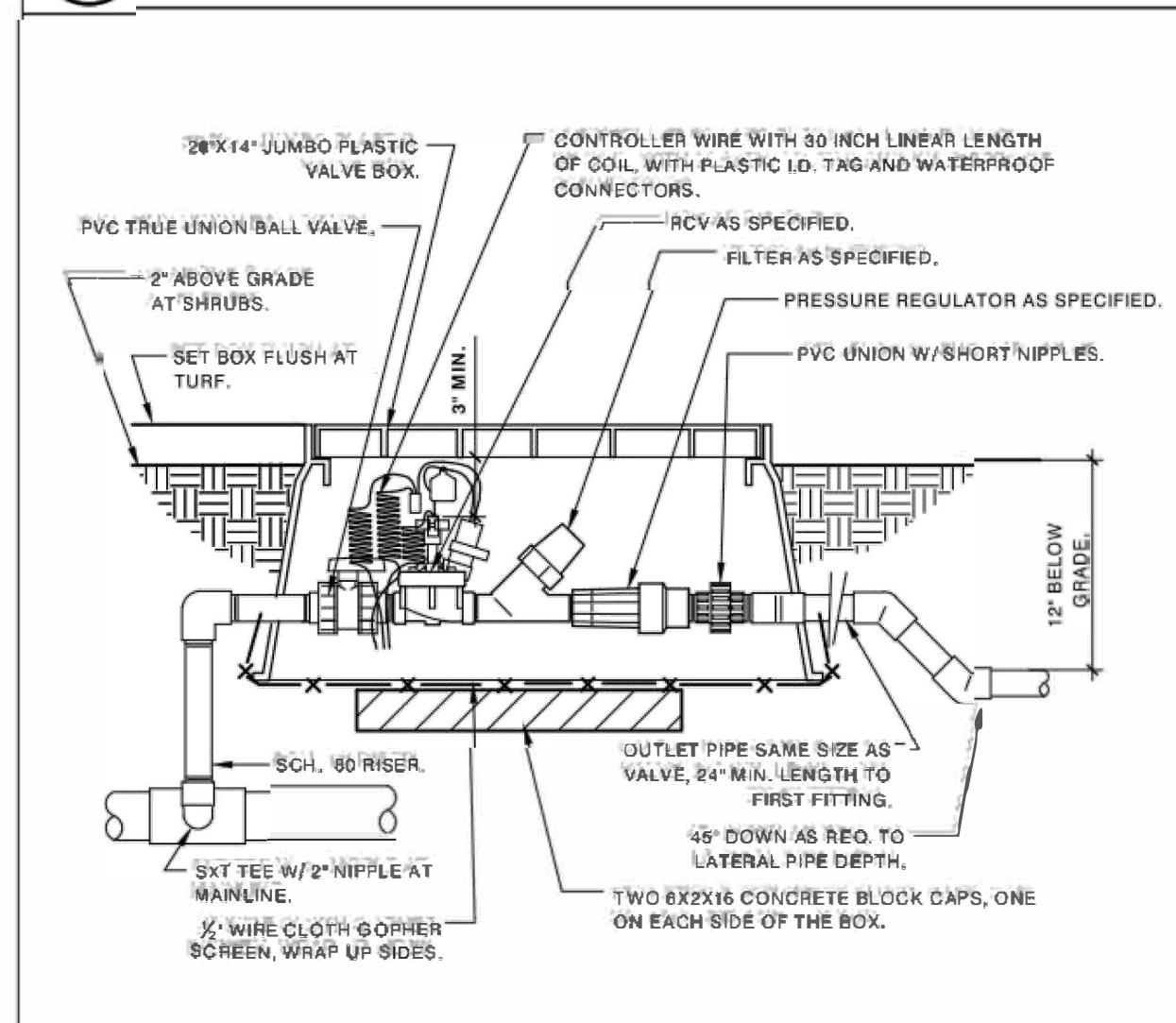
C. IRRIGATION AUDITS:

- LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGN OR INSTALLED THE LANDSCAPE AND CONDUCTED IN A MANNER CONSISTENT WITH THE IA LANDSCAPE IRRIGATION AUDIT OR "WATERSENSE" LABELING AUDIT BY USEPA.
- CERTIFICATE OF COMPLETION SUBMITTED TO LOCAL AGENCY FOR APPROVAL.

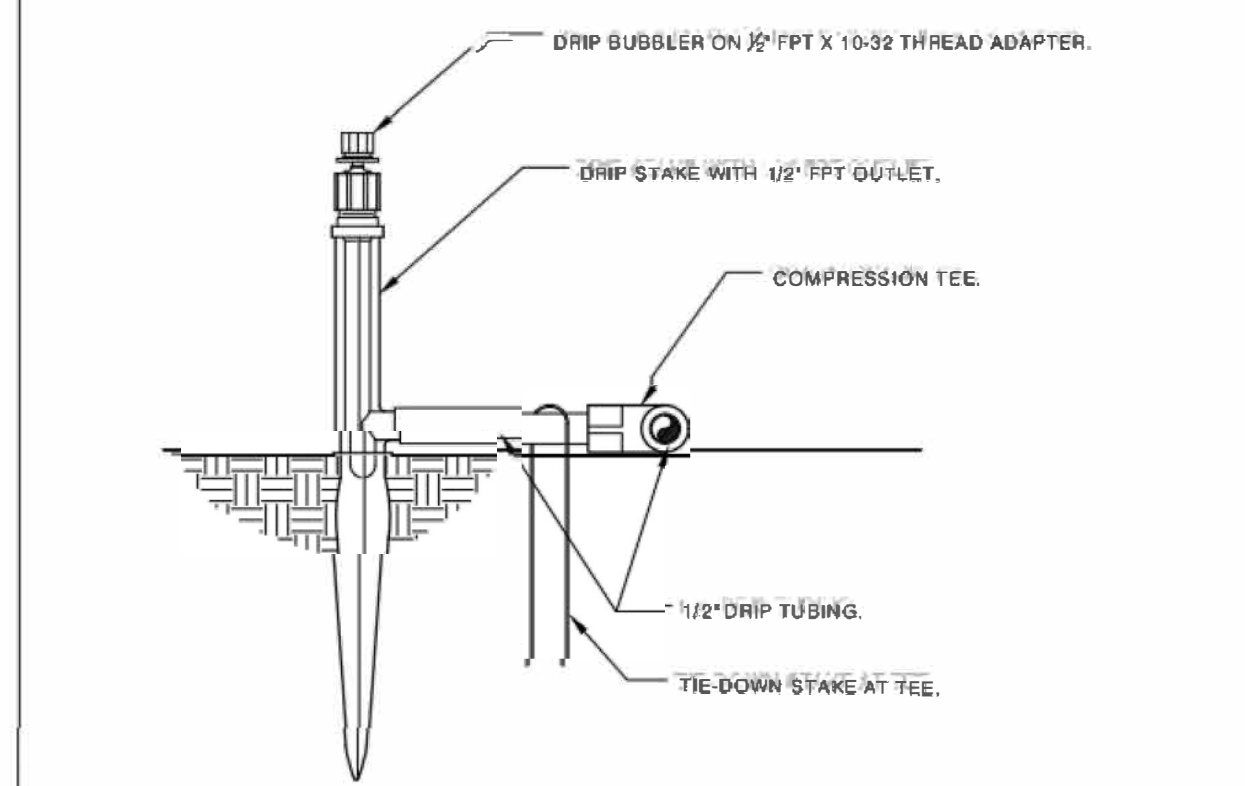


- REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED
- GALVANIZED UNIONS AT EACH SIDE
- GALVANIZED RISERS
- CONCRETE THRUST BLOCKS, 90 LBS OF CONCRETE EACH
- GALVANIZED NIPPLES AND ELL AS REQUIRED
- GALVANIZED ELL AND NIPPLE, TYPICAL EACH SIDE
- PVC COUPLER AND SCH 80 TEE NIPPLE, TYPICAL EACH SIDE

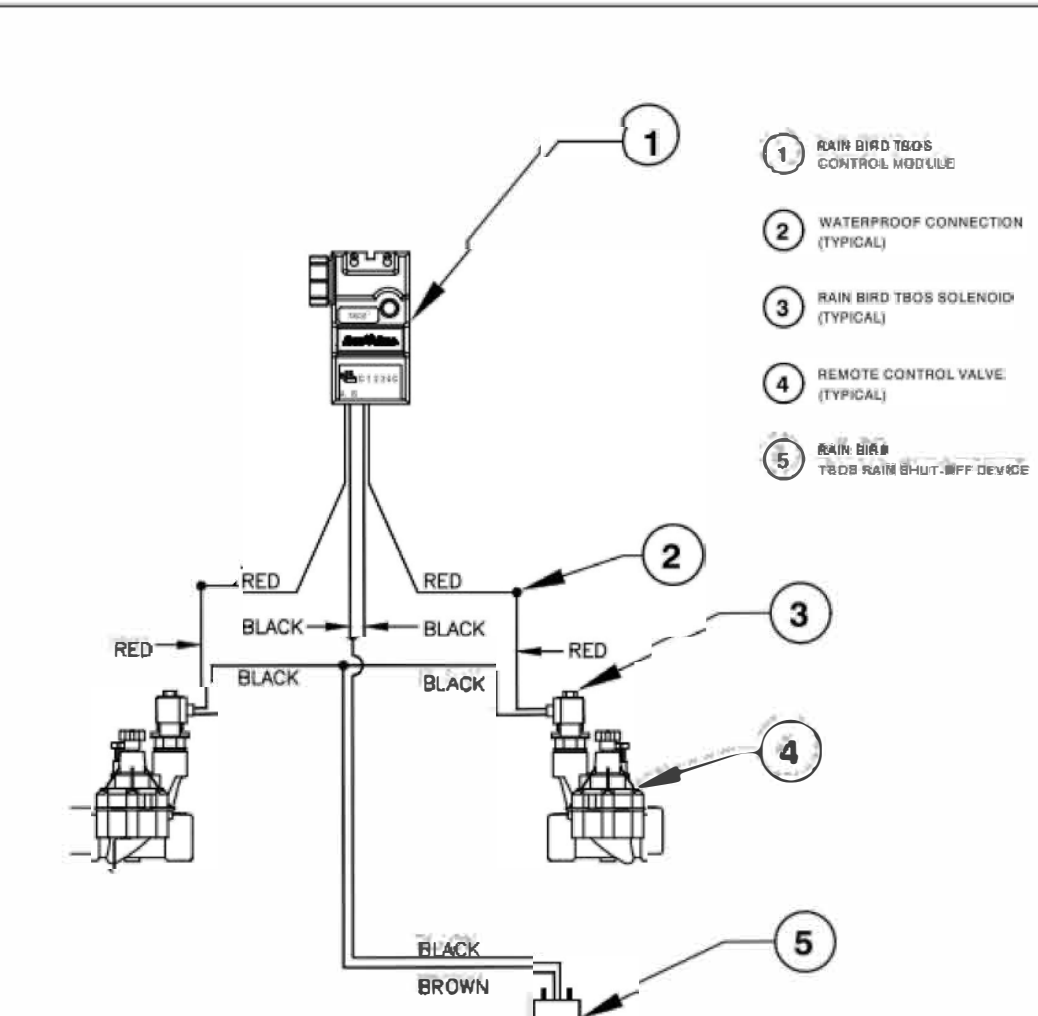
**A REDUCED PRESSURE BACKFLOW DEVICE**  
1" = 1'-0" FX-IR-FX-BACK-03



**C 1\"/>**

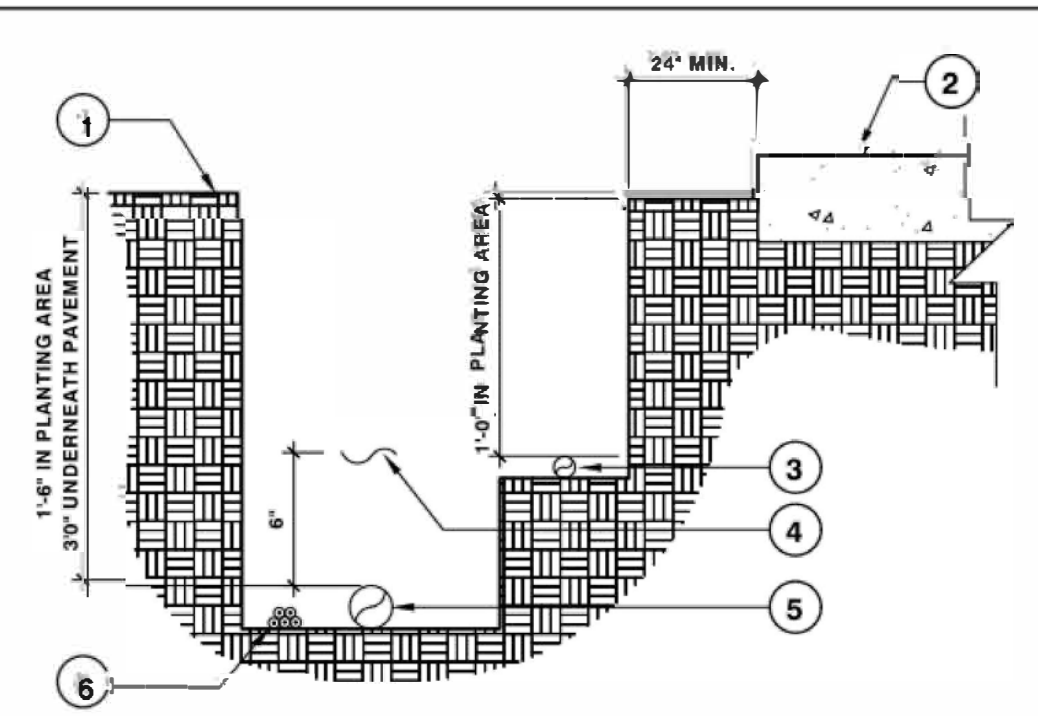


**E DRIP BUBBLER ON DRIP STAKE**  
3\"/>



- RAIN BIRD TROUS CONTROL DEVICE
- WATERPROOF CONNECTION (TYPICAL)
- RAIN BIRD TROUS SOLENOID (TYPICAL)
- REMOTE CONTROL VALVE (TYPICAL)
- RAIN BIRD TROUS RAIN SHUT OFF DEVICE

**B BATTERY-OPERATED CONTROLLER**  
NOT TO SCALE 1:07



- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
  - DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
  - 3 WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
  - DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6\")
- FINISHED GRADE
  - PAVEMENT
  - NON-PRESSURIZED LINE (LATERAL LINE)
  - DETECTABLE LOCATOR TAPE
  - PRESSURIZED LINE (MAINLINE)
  - DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

**D IRRIGATION TRENCHING**  
1 1/2\"/>

**PLEINAIRE DESIGN GROUP**

1203 Lightning St., Ste. 201 // Santa Maria, CA 93455  
805.349.9095 // www.pleinairdgm.com



THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL. LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL.  
REA 2028 © 2022 KEVIN J. SMALL

**GOLDEN FOOTHILLS**  
**LOCATION NUMBER: 295540**

4894 HILSDALE CIRCLE // EL DORADO HILLS, CALIFORNIA 94589

REVISION DATE

SHEET TITLE  
**IRRIGATION NOTES & DETAILS**

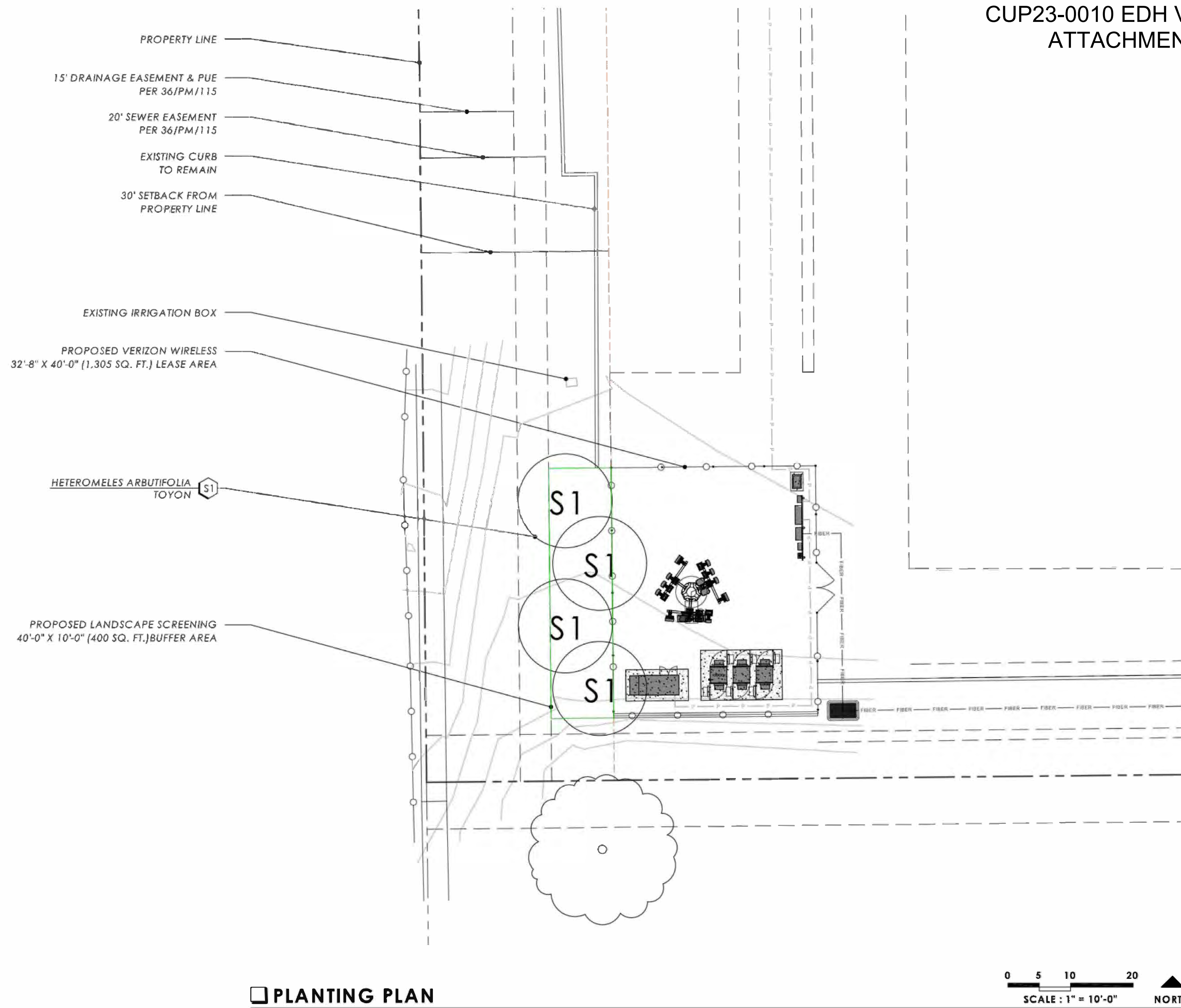
OWNER Verizon Wireless  
2785 Mitchell Drive, Bldg. 9  
Walnut Creek, California 94598

DATE 2022.12.15  
PROJECT NO. 22261  
SHEET NO.

**L-1.1**

**CUP23-0010 EDH VERIZON CELL TOWER ATTACHMENT 6 -- SITE PLAN**

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 6 -- SITE PLAN



PLANT LEGEND

SHRUBS

SYMBOL	NAME
S1	HETEROMELES ARBUTIFOLIA TOYON

PLANT NOTE:

PROPOSED SHRUB, HETEROMELES ARBUTIFOLIA, WHEN FULL MATURE, MAY REACH 30' IN HEIGHT AND 15' IN WIDTH.

PLEINAIRE  
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455  
805-349-9695 // www.pleinairiedesign.com



THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION, DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL, LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL. RLA 2528. © 2022 KEVIN J. SMALL.

**GOLDEN FOOTHILLS  
LOCATION NUMBER: 295540**

4994 HILLSDALE CIRCLE // EL DORADO HILLS, CALIFORNIA 94585

REVISION DATE

SHEET TITLE

**PLANTING  
PLAN**

OWNER Verizon Wireless  
2785 Mitchell Drive, Bldg. 9  
Walnut Creek, California 94598

DATE 2022.12.15  
PROJECT NO. 22261  
SHEET NO.

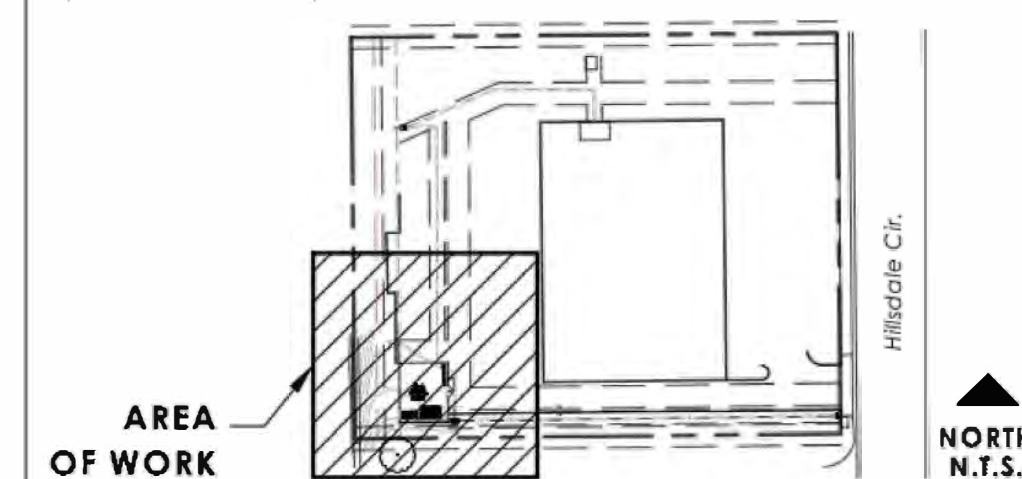
**L-2.0**

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

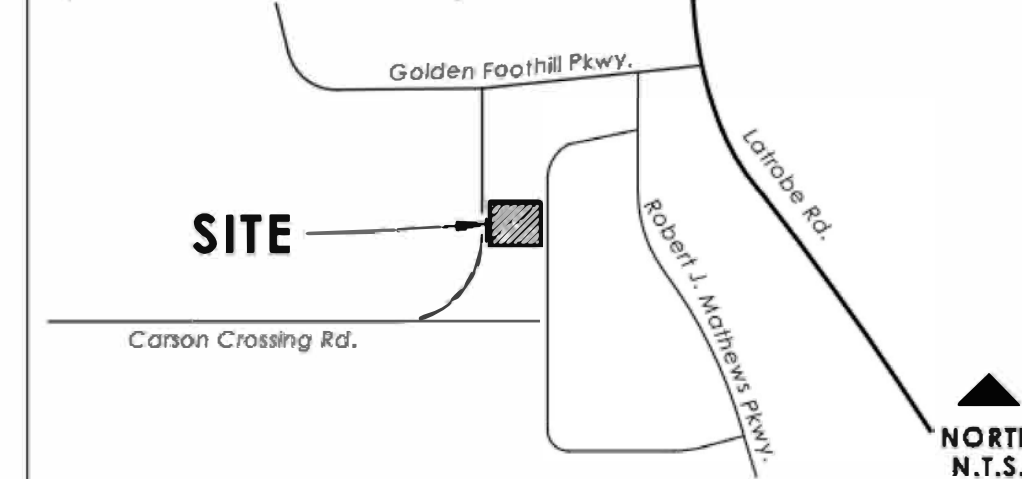
*Kevin J. Small*  
DESIGNER SIGNATURE

2022.12.15  
DATE

SITE MAP



VICINITY MAP



**CERTIFICATE OF COMPLETION**  
This certificate is filled out by the project applicant upon completion of the landscape project.

**PART 1. PROJECT INFORMATION SHEET**

Date	
Project Name	
Name of Project Applicant	Telephone No.
	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

**Project Address and Location:**

Street Address	Parcel, tract or lot number, if available.
City	Latitude/Longitude (optional)
State	
	Zip Code

**Property Owner or his/her designee:**

Name	Telephone No.
	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

**Property Owner**  
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please answer the questions below:**

1. Date the Landscape Documentation Package was submitted to the local agency.
2. Date the Landscape Documentation Package was approved by the local agency.
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor.

**PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE**

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date
Name (print)	Telephone No.
	Fax No.
Title	Email Address
License No. or Certification No.	
Company	Street Address
City	State
	Zip Code

\*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

**PART 3. IRRIGATION SCHEDULING**

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

**PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE**

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

**PART 5. LANDSCAPE IRRIGATION AUDIT REPORT**

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

**PART 6. SOIL MANAGEMENT REPORT**

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.  
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

**GENERAL PLANTING NOTES**

1. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
2. CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
  - 2.1. PER 1000 SQUARE FEET:
    - 2.1.1. 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
    - 2.1.2. 14 POUNDS 12-12-12 FERTILIZER
    - 2.1.3. 15 POUNDS SOIL SULFUR
3. EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
  - 3.1. PER CUBIC YARD OF SOIL:
    - 3.1.1. 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
    - 3.1.2. 1 POUND 12-12-12 FERTILIZER
    - 3.1.3. 1 1/2 POUNDS IRON SULFATE (20% IRON)
    - 3.1.4. 2/3 CUBIC YARD TOPSOIL
4. SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMIST REPORT AND RECOMMENDATIONS.
5. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
7. UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS. BROOM AND WASH CLEAN AREA.
8. ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
9. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
10. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER. PRIOR TO INSTALLATION.
11. ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

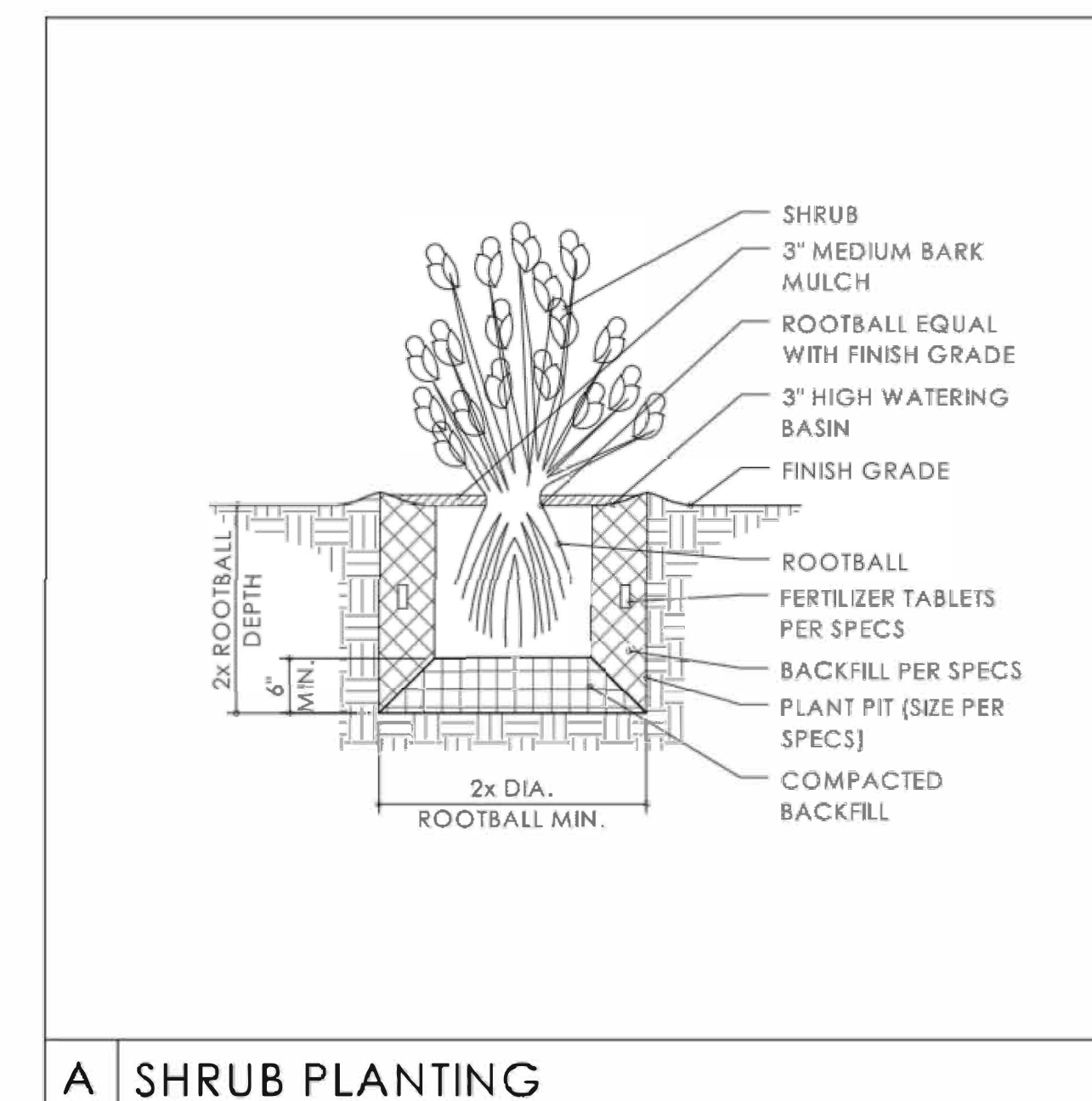
**PLANT LEGEND**

**SHRUBS**

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
(S1)	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL A/L-2.1	15 GAL.	LOW	4

**PLANTING LEGEND NOTES**

1. ALL SHRUBS ARE TO BE PLANTED PER A/L-2.1.
2. CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
3. CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
4. CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
5. ALL SHRUBED AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
6. ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
7. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



A SHRUB PLANTING

**PLEINAIRE**  
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455  
805-349-3695 // www.pleinairdgm.com



THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION, DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL, LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL. RLA 2928. © 2022 KEVIN J. SMALL

**GOLDEN FOOTHILLS**  
**LOCATION NUMBER: 295540**

4994 HILLSDALE CIRCLE // EL DORADO HILLS, CALIFORNIA 94585

REVISION DATE \_\_\_\_\_

SHEET TITLE  
**PLANTING**  
**NOTES & DETAIL**

OWNER Verizon Wireless  
2785 Milche# Drive, Bldg. 9  
Walnut Creek, California 94598

DATE 2022.12.15  
PROJECT NO. 22261  
SHEET NO.

**L-2.1**

**CUP23-0010 EDH VERIZON CELL TOWER**  
**ATTACHMENT 6 -- SITE PLAN**



# DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

## Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning  
Attn: Zach Oates  
2850 Fairlane Court  
Placerville, CA 95667  
Date Received by Transportation Planning: 3-30-23

Fax: (530) 698-8019  
Phone: (530) 621-7580  
Email: [zach.oates@edcgov.us](mailto:zach.oates@edcgov.us)

### Applicant Information:

Name: Epic Wireless Group LLC for Verizon Phone #: 916-755-2480  
Address: 605 Coolidge Drive, Suite 100, Folsom, CA 95630 Email: melissa.vios@epicwireless.net

### Project Information:

Name of Project: Verizon wireless communications facility Planning Number: \_\_\_\_\_  
Project Location: 4994 Hillside Circle, El Dorado Hills, CA Bldg Size: \_\_\_\_\_  
APN(s): 117-084-005-000 Project Planner: \_\_\_\_\_  
Number of units: \_\_\_\_\_

Description of Project: (Use, Number of Units, Building Size, etc.)

Proposed unmanned Verizon wireless communications facility to include a new 97' monopine tower with antennas and ancillary equipment, radio cabinets and an emergency standby generator mounted on concrete pads and associated utilities (power/telco), within a 40' x 32'-8" fenced communication site compound.

**PLEASE ATTACH A PROJECT SITE PLAN**

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



# DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

## Transportation Impact Study (TIS) – Initial Determination (Page 2)

### TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

### County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

V~ RJ  
DOT Transportation Planning Signature

4-3-23  
Date

\_\_\_\_\_  
ADH TS

OSTR waiver approved by:

[Signature]  
Department of Transportation Director or Designee

4-3-23  
Date

2023 MAR 31 PM 2:02

RECEIVED  
PLANNING DEPARTMENT



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP23-0010

ASSESSOR'S PARCEL NO.(s) 117-084-005

PROJECT NAME/REQUEST: (Describe proposed use) Proposed Verizon wireless communications facility.

Verizon proposing to install a 97' monopole tower with antennas and ancillary equipment, three (3) radio cabinets, a 30kW diesel generator and related utilities within a 40' x 32'-8" fenced communication site compound.

APPLICANT/AGENT Verizon (applicant) / Epic Wireless Group LLC (agent)

Mailing Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630  
P.O. Box or Street City State & Zip

Phone ( 916 ) 755-2480 EMAIL: melissa.vios@epicwireless.net

PROPERTY OWNER Gold Rush Hill a CA LLC

Mailing Address 4994 Hillsdale Circle, El Dorado Hills, CA 95762  
P.O. Box or Street Office. (916) 933-3530 City State & Zip

Phone ( ) Mobile (916) 761-2924 EMAIL: Jeff@tri-square.com

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT Streamline Engineering and Design, Inc.

Mailing Address 8445 Sierra College Blvd, Suite E, Granite Bay, CA 95746  
P.O. Box or Street City State & Zip

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

LOCATION: The property is located on the West side of Hillsdale Circle  
N / E / W / S street or road

925 feet/miles southwest of the intersection with Robert J. Matthews Parkway  
N / E / W / S major street or road

in the El Dorado Hills Industrial area. PROPERTY SIZE 2.0 acres  
acreage / square footage

X [Signature] Date 3/30/23  
signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date 3/31/23 Fee \$ 2,883.00 Receipt # E18828 Rec'd by PLBLD Census \_\_\_\_\_

Zoning R-D-DC GPD R-D Supervisor Dist 2 Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY PLANNING COMMISSION  
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Executive Secretary \_\_\_\_\_

APPEAL:  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

## CUP23-0010

Revised 11/2017

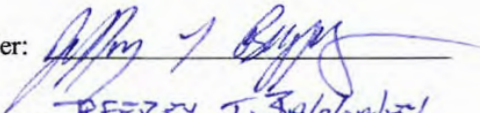
2023 MAR 31 PM 2:02  
RECEIVED  
PLANNING DEPARTMENT

### Letter of Authorization

TO: El Dorado County  
RE: Application for Requisite Permitting  
APN: 117-084-005-000  
Property Address: 4994 Hillsdale Circle, El Dorado Hills, CA  
Property Owner: Gold Rush Hill LLC, a California limited liability company  
Verizon Site ID: 295540 / Golden Foothills

Property Owner does hereby appoint Cellco Partnership, d/b/a Verizon Wireless, its employees, agents, and contractors including Epic Wireless Group, as agent(s) for the purpose of applying and obtaining land use, planning, building permit or other necessary governmental requirements to construct, modify, maintain, and operate improvements to the property leased to Cellco Partnership, d/b/a Verizon Wireless for the purpose of operating and maintaining a wireless communications facility.

The undersigned understands that the requisite application(s) may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with as part of the issuance of such approvals and/or permits.

Signature of Property Owner:   
Printed Name: JEFFREY J. BAGGALEY  
Date: 12/5/22

*Jeffrey J. Baggaley*  
President



Tri-Square Construction Company, Inc.  
4994 Hillsdale Circle  
El Dorado Hills, CA 95762

Office | 916-933-3530  
Fax | 916-933-3509  
Cell | 916-761-2924

License B & C10 CA. 816574 / NV. B2 69225, C2 69263

# CUP23-0010



RECEIVED  
PLANNING DEPARTMENT

## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

### Conditional/Minor Use Permit

#### REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

#### FORMS AND MAPS REQUIRED

- | Check (✓)                           | Applicant County |   |
|-------------------------------------|------------------|---|
| <input checked="" type="checkbox"/> | _____            | 1) Application form, completed and signed.  |
| <input checked="" type="checkbox"/> | _____            | 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.   |
| <input checked="" type="checkbox"/> | _____            | 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.  |
| <input checked="" type="checkbox"/> | _____            | 4) A copy of official Assessor's map, showing the property outlined in red.   |
| <input checked="" type="checkbox"/> | _____            | 5) An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.   |
| <input checked="" type="checkbox"/> | _____            | 6) Environmental Questionnaire form, completed and signed.  |
| <input checked="" type="checkbox"/> | _____            | 7) Provide name, mailing address and phone number of all property owners and their agents.  |
| <input checked="" type="checkbox"/> | _____            | 8) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <input checked="" type="checkbox"/> | _____            | 9) A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".  |
| Not required                        | _____            | 10) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.   |

# CUP23-0010

FORMS AND MAPS REQUIRED

Check (✓)  
Applicant County

- Not required \_\_\_\_\_ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
- Not required \_\_\_\_\_ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:  
\_\_\_\_\_ a) Percolation rate and location of test on 4.5 acres or smaller  
\_\_\_\_\_ b) Depth of soil and location of test  
\_\_\_\_\_ c) Depth of groundwater and location of test  
\_\_\_\_\_ d) Direction and percent of slope of the ground  
\_\_\_\_\_ e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements  
\_\_\_\_\_ f) Identify the area to be used for sewage disposal  
\_\_\_\_\_ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- NA \_\_\_\_\_ 13) Preceding parcel map, final map, or record of survey, if any exists.
- Not required \_\_\_\_\_ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- Not required \_\_\_\_\_ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- \_\_\_\_\_ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- Not required \_\_\_\_\_ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

- 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- Not required  19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- Not required  20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (✓)  
Applicant County

- 1) Oak Resources Code Compliance Certificate.
- 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- 5) Reason and objective for impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)  
Applicant County

- 1) Project name (if applicable).
- 2) Name, address of applicant and designer (if applicable).

- \_\_\_ \_\_\_ 3) Date, north arrow, and scale.
- \_\_\_ \_\_\_ 4) Entire parcel of land showing perimeter with dimensions.
- \_\_\_ \_\_\_ 5) All roads, alleys, streets, and their names.
- \_\_\_ \_\_\_ 6) Location of easements, their purpose and width.
- \_\_\_ \_\_\_ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- \_\_\_ \_\_\_ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- \_\_\_ \_\_\_ 9) Trash and litter storage or collection areas, and propane tank location(s).
- \_\_\_ \_\_\_ 10) Total gross square footage of proposed buildings.
- \_\_\_ \_\_\_ 11) Proposed/existing fences or walls.
- \_\_\_ \_\_\_ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- \_\_\_ \_\_\_ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- \_\_\_ \_\_\_ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards).
- \_\_\_ \_\_\_ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- \_\_\_ \_\_\_ 16) Existing/proposed fire hydrants.
- \_\_\_ \_\_\_ 17) Tentative subdivision or parcel map (if applicable).
- \_\_\_ \_\_\_ 18) Public uses (schools, parks, etc.)
- \_\_\_ \_\_\_ 19) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).
- \_\_\_ \_\_\_ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- \_\_\_ \_\_\_ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

**PRELIMINARY LANDSCAPE PLAN REQUIREMENTS**

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)  
Applicant County

- 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- 2) Note quantity/type of trees to be removed.
- 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

**PRELIMINARY GRADING AND DRAINAGE PLAN**

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)  
Applicant County

- 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- 2) Drainage improvements, culverts, drains, etc.
- 3) Limits of cut and fill.

**PLAN OF BUILDING ELEVATIONS**

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)  
Applicant County

- 1) Building design, elevations of all sides.
- 2) Exterior materials, finishes, and colors.
- 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

**NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.**



## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

### EL DORADO COUNTY PLANNING SERVICES

### ENVIRONMENTAL QUESTIONNAIRE

File Number CUP23-0010  
Date Filed 3/31/23

Project Title Verizon wireless communications facility Lead Agency Planning Department  
Name of Owner Gold Rush Hill a CA LLC Telephone (916) 933-3530 (office)  
Address 4994 Hillside Circle, El Dorado Hills, CA 95762  
Name of Applicant Epic Wireless Group LLC as agent for Verizon (applicant) Telephone (916) 755-2480  
Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630  
Project Location 4994 Hillside Circle, El Dorado Hills, CA 95630  
Assessor's Parcel Number(s) 117-084-005 Acreage 2.0 Zoning \_\_\_\_\_

**Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.**

- Type of project and description: Proposed Verizon wireless communications facility. Verizon proposing to install a 97' monopole tower with antennas and ancillary equipment, three (3) radio cabinets, a 30kW diesel generator and related utilities within a 40' x 32'-8" fenced communication site compound.
- What is the number of units/parcels proposed? None; existing 2.0 acre parcel

#### **GEOLOGY AND SOILS**

- Identify the percentage of land in the following slope categories:  
 to 10%     11 to 15%     16 to 20%     21 to 29%     over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

**CUP23-0010**

**DRAINAGE AND HYDROLOGY**

6. Is the project located within the flood plain of any stream or river? No.  
If so, which one? \_\_\_\_\_
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?  
930' to the west Name of the water body? Drainage channel
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No.
9. Will the project result in the physical alteration of a natural body of water or drainage way? No.  
If so, in what way? \_\_\_\_\_
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No.

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:  
Zero (none). Developed warehouse property.
12. How many trees of 6-inch diameter will be removed when this project is implemented?  
Zero (none)

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? 350' (fire hydrant at front yard of subject property on Hillsdale Circle)
15. What is the distance to the nearest fire station? Approximately 2,000' (Fire Station 87)
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

**NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport? Yes - industrial area  
If so, how far? Immediately adjacent
19. What types of noise would be created by the establishment of this land use, both during and after construction? None other than HVAC and emergency generator engine noise.  
(The generator is intended for emergency use for backup power in the event of a power outage and/or power shutdown).



31. Will the project require the extension of existing public utility lines? No  
If so, identify and give distances: \_\_\_\_\_

**GENERAL**

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?  
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

**DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS** (attached additional sheets if necessary)

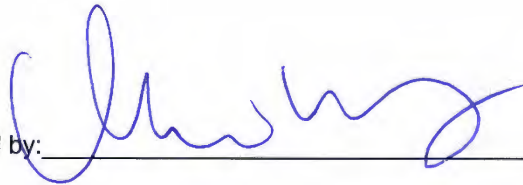
None

**MITIGATION MEASURES** (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

None

Form Completed by: \_\_\_\_\_



Date: \_\_\_\_\_

3/30/23

Revised 11/2017



## DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

### Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning  
Attn: Zach Oates  
2850 Fairlane Court  
Placerville, CA 95667

Fax: (530) 698-8019  
Phone: (530) 621-7580  
Email: [zach.oates@edcgov.us](mailto:zach.oates@edcgov.us)

Date Received by Transportation Planning: \_\_\_\_\_

#### Applicant Information:

Name: Epic Wireless Group LLC for Verizon  
Address: 605 Coolidge Drive, Suite 100, Folsom, CA 95630

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Information:

Name of Project: Verizon wireless communications facility  
Project Location: 4994 Hillsdale Circle, El Dorado Hills, CA  
APN(s): 117-084-005-000

Planning Number: CUP23-0010  
Bldg Size: \_\_\_\_\_  
Project Planner: \_\_\_\_\_  
Number of units: \_\_\_\_\_

Description of Project: (Use, Number of Units, Building Size, etc.)

Proposed unmanned Verizon wireless communications facility to include a new 97' monopine tower with antennas and ancillary equipment, radio cabinets and an emergency standby generator mounted on concrete pads and associated utilities (power/telco), within a 40' x 32'-8" fenced communication site compound.

**PLEASE ATTACH A PROJECT SITE PLAN**

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

# CUP23-0010

Rev 5/19/2022

2023 MAR 31 PM 2:08  
FILED  
PLANNING DEPARTMENT



## DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

### Transportation Impact Study (TIS) – Initial Determination (Page 2)

#### TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

#### County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

\_\_\_\_\_  
DOT Transportation Planning Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
ADH TS

OSTR waiver approved by:

\_\_\_\_\_  
Department of Transportation Director or Designee

\_\_\_\_\_  
Date

Rev 5/19/2022

2023 MAR 31 PM 2:09  
RECEIVED  
PLANNING DEPARTMENT

Version Date: September 7, 2022

Aerial photograph showing the viewpoints for the photosimulations.

**Golden Foothills**  
4994 Hillsdale Circle  
El Dorado Hills, CA 95762

**verizon** Site #295540



© Copyright 2022 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

**CUP23-0010**



**Existing**

Photosimulation of the view looking northeast from the intersection of Palmdale Road at Carson Crossing Road.

**Golden Foothills**

4994 Hillside Circle  
El Dorado Hills, CA 95762

**verizon**

Site #295540



**Proposed**

© Copyright 2022 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.



**Existing**

Photomontage of the view looking south from the nearest point along Golden Foothill Parkway.

**Golden Foothills**

4994 Hillsdale Circle  
El Dorado Hills, CA 95762

**verizon**

Site #295540



**Proposed**

© Copyright 2022 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photomontage is based upon information provided by the project applicant.

3

Stationary drone for height and placement



**Existing**

Photosimulation of the view looking southwest from Hillsdale Circle, in front of the subject property.

**Golden Foothills**

4994 Hillsdale Circle  
El Dorado Hills, CA 95762

**verizon**

Site #295540

Proposed 100 ft monopine



**Proposed**

© Copyright 2022 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

4



**Existing**

Photosimulation of the view looking west from Latrobe Road.

**Golden Foothills**

4994 Hillside Circle  
El Dorado Hills, CA 95762

**verizon**

Site #295540



**Proposed**

© Copyright 2022 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.





Photosimulation of the view looking north-northeast along Carson Crossing Road.

**Golden Foothills**  
4994 Hillsdale Circle  
El Dorado Hills, CA 95762

**verizon** Site #295540



© Copyright 2022 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.



**WATERFORD**

2023 MAR 31 PM 2:10

---

## Radio Frequency Emissions Compliance Report For Verizon Wireless

---

Site Name:	Golden Foothills	Site Structure Type:	Monopine
Address:	4994 Hillside Circle El Dorado Hills, CA 95762	Latitude:	38.62461
Report Date:	September 9, 2022	Longitude:	-121.06307
		Project:	Modification

---

### Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Golden Foothills installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

### Certification

I, David C. Cotton, Jr., 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 Charles Cotton, Jr.  
Registered Professional Engineer (Electrical)  
State of California, 18838

### General Summary

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. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

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.

**CUP23-0010**

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

Golden Foothills – Modification.09.09.2022

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	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)

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 location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left( \frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P<sub>in</sub> is the power input to the antenna, θ<sub>BW</sub> is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

Golden Foothills – Modification.09.09.2022

### Analysis

Verizon Wireless proposes the following installation at this location:

- INSTALL (12) ANTENNAS.
- INSTALL (9) RADIOS @ THE ANTENNAS.

The antennas will be mounted on a 97' Monopine with centerlines 84', 92', and 93.7' above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

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, serves 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 Verizon Wireless operations is 15.0285% of the FCC General Population limits. Incident at adjacent

---

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

Golden Foothills – Modification.09.09.2022

buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 26.206% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

Golden Foothills – Modification.09.09.2022

**Appendix A: Operating Parameters Considered in this Analysis**

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	65	0	65	6	40	2	0	12.31	1362	2234	92
1	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	65	0	60	6	40	2	0	12.63	1466	2405	92
1	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	65	0	69	6	20	4	0	15.61	2911	4776	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	65	0	65	6	40	2	0	12.31	1362	2234	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	65	0	60	6	40	2	0	12.63	1466	2405	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	65	0	64	6	40	4	0	16.36	6920	11353	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	65	0	64	6	20	4	0	16.36	3460	5677	92
3	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	65	0	69	6	0	0	0	15.61	0	0	92
4	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	65	0	11	2.8	320	1	0	23.55	72469	118891	93.7
5	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	700	185	0	65	6	40	2	0	12.33	1368	2244	92
5	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	850	185	0	60	6	40	2	0	12.63	1466	2405	92
5	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	185	0	69	6	20	4	0	15.61	2911	4776	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	700	185	0	65	6	40	2	0	12.33	1368	2244	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	850	185	0	60	6	40	2	0	12.63	1466	2405	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	185	0	64	6	40	4	0	16.36	6920	11353	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	185	0	64	6	20	4	0	16.36	3460	5677	92
7	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	185	0	69	6	0	0	0	15.61	0	0	92
8	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	185	0	11	2.8	320	1	0	23.55	72469	118891	93.7
9	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	305	0	65	6	40	2	0	12.31	1362	2234	92
9	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	305	0	60	6	40	2	0	12.63	1466	2405	92
9	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	305	0	69	6	20	4	0	15.61	2911	4776	92
10	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	305	0	65	6	40	2	0	12.31	1362	2234	92
10	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	305	0	60	6	40	2	0	12.63	1466	2405	92
10	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	305	0	64	6	40	4	0	16.36	6920	11353	92
10	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	305	0	64	6	20	4	0	16.36	3460	5677	92
11	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	305	0	69	6	0	0	0	15.61	0	0	92
12	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	305	0	11	2.8	320	1	0	23.55	72469	118891	93.7
13	Verizon	ANDREW	VHLP4-11	11000	0	0	1.5	4	0.2	1	0	38.7	1462	2399	84

Notes: Table depicts recommended operating parameters for Verizon Wireless proposed operations.

2023 MAR 31 PM 2:11  
RECEIVED  
PLANNING DEPARTMENT

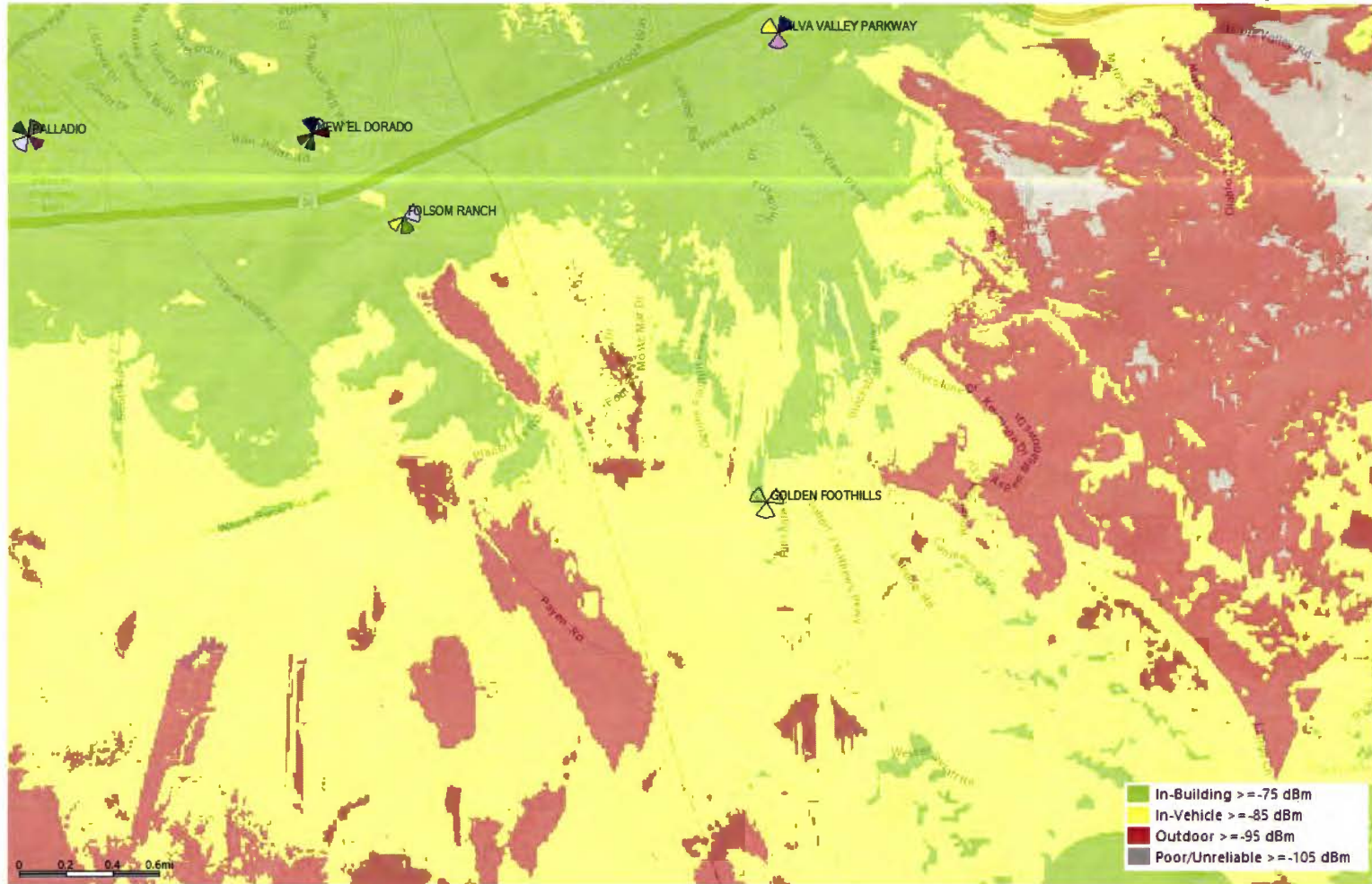
# 700 COVERAGE



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

**CUP23-0010**

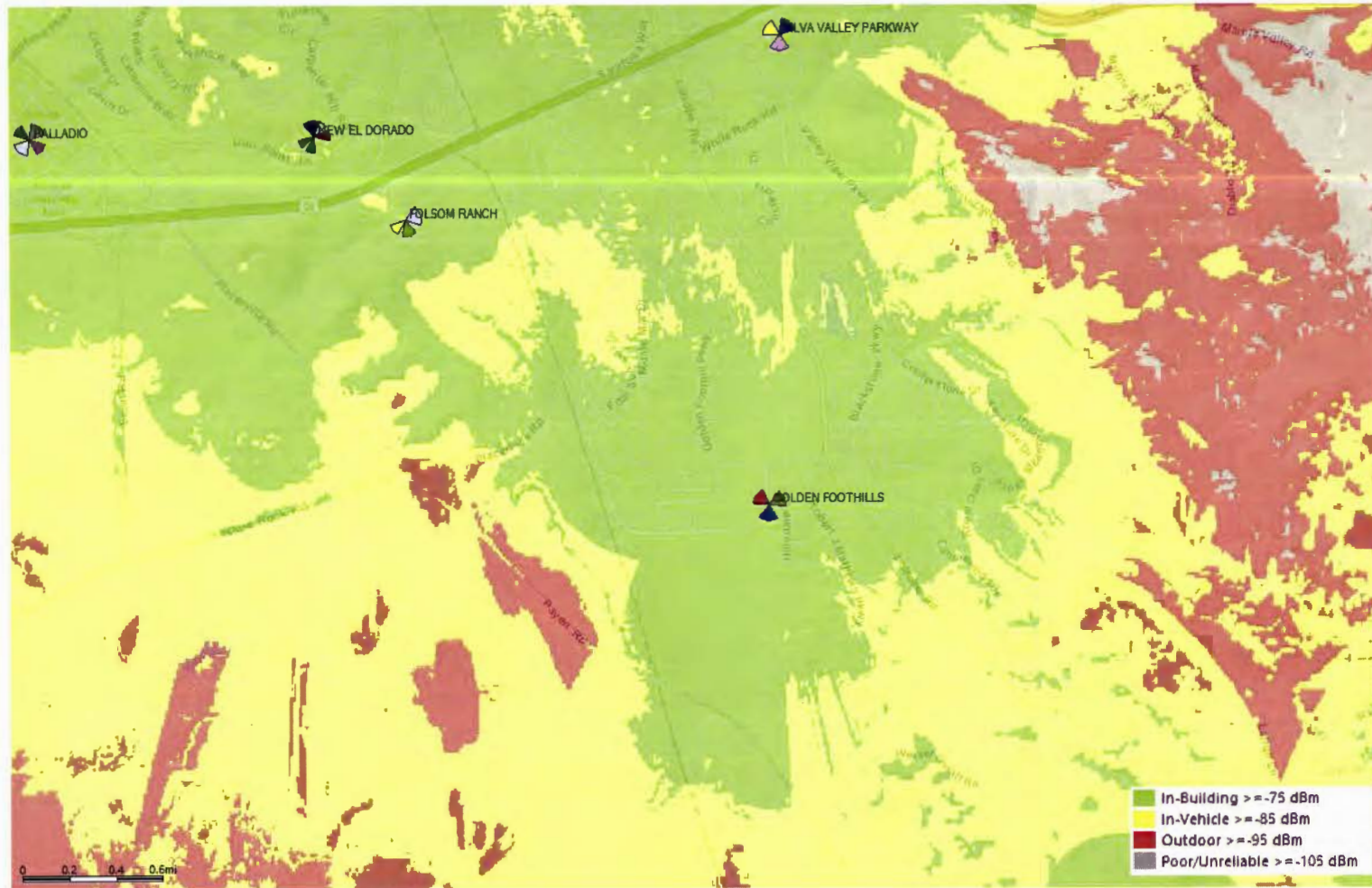
## Existing 700 Coverage (without Golden Foothills)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

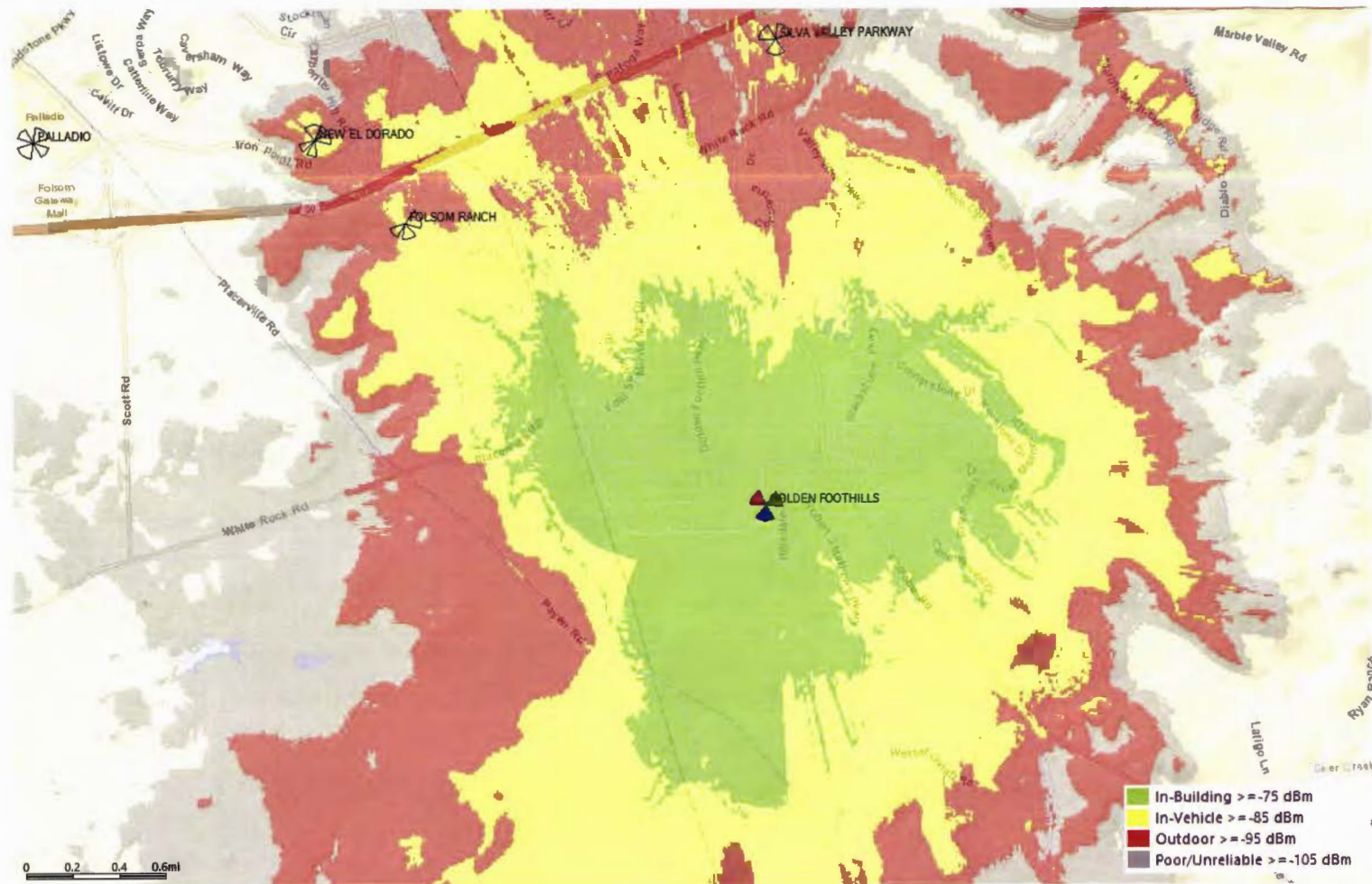


## Predicted 700 Coverage (with Golden Foothills)



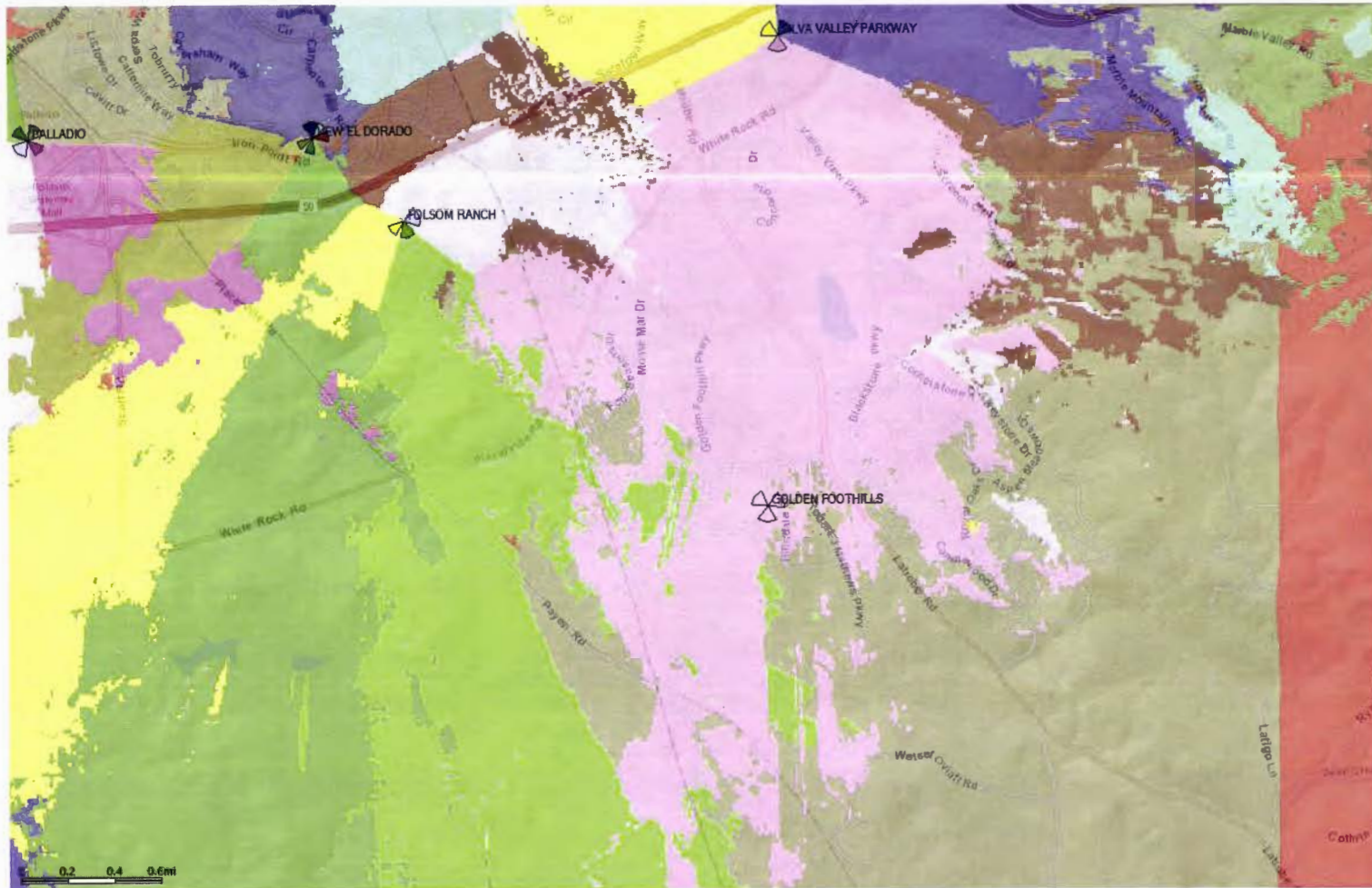
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Predicted 700 Coverage - Golden Foothills



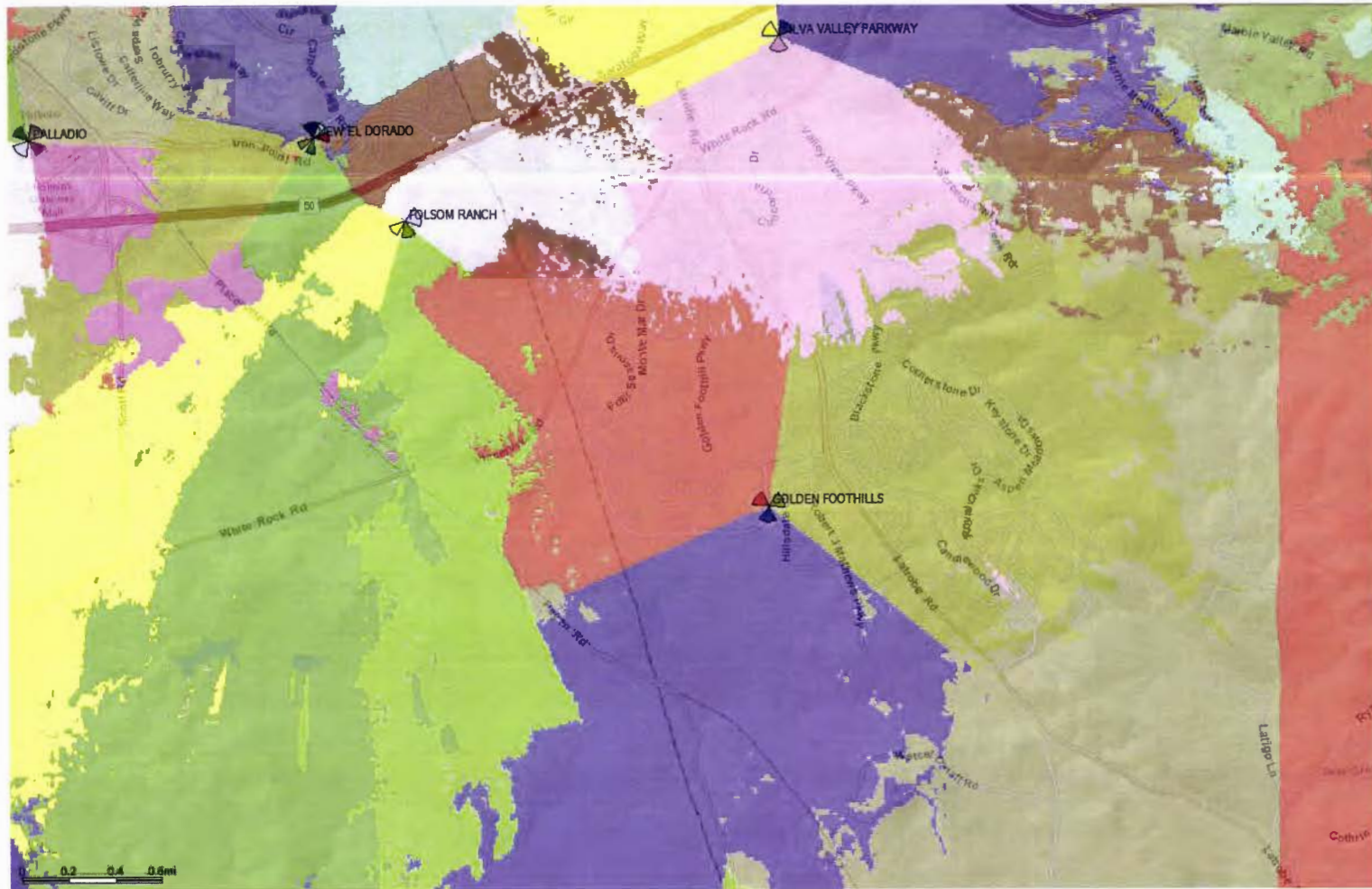
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Existing 700 Serving Sectors (without Golden Foothills)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Predicted 700 Serving Sectors (with Golden Foothills)



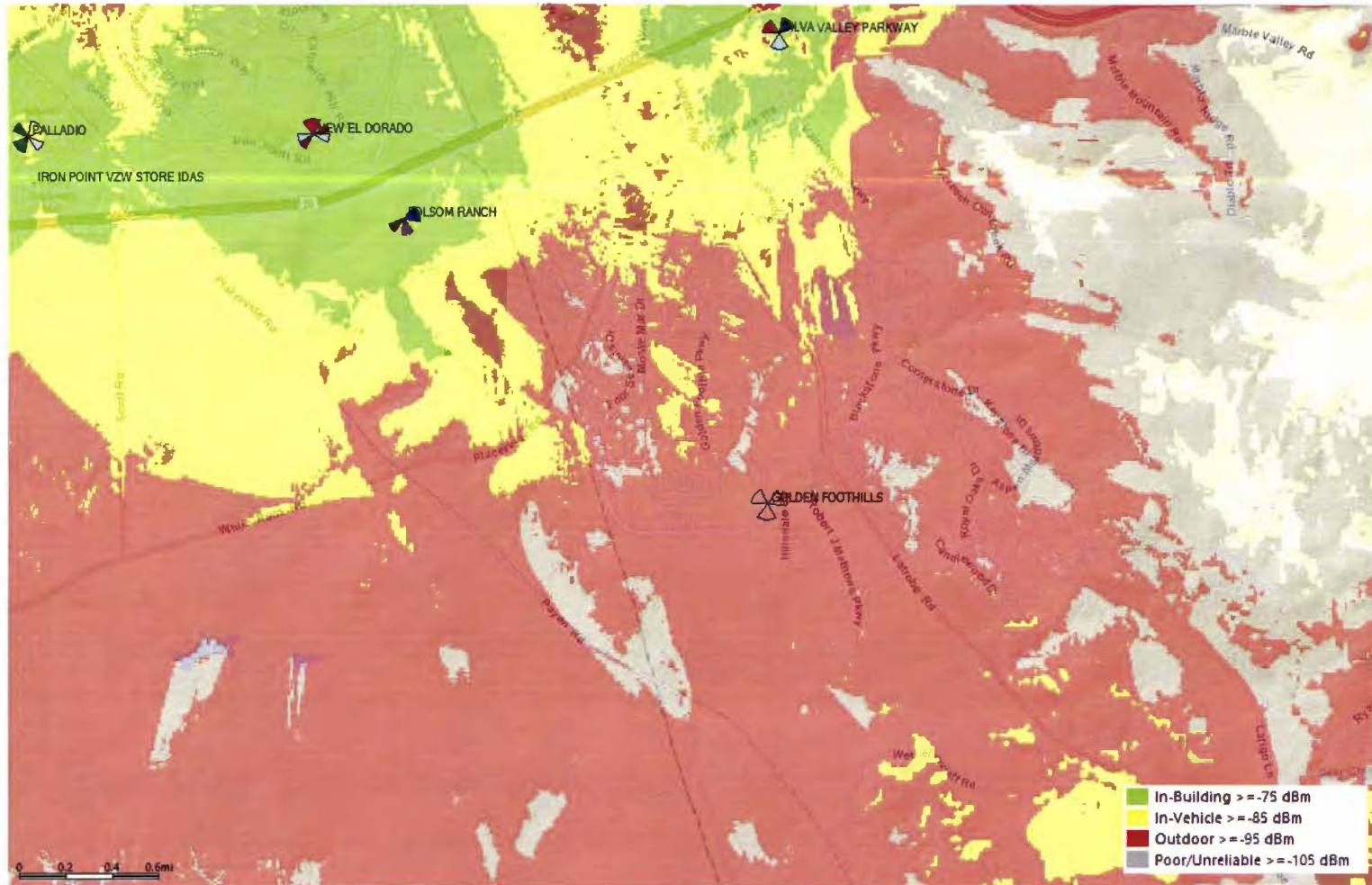
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

# AWS COVERAGE



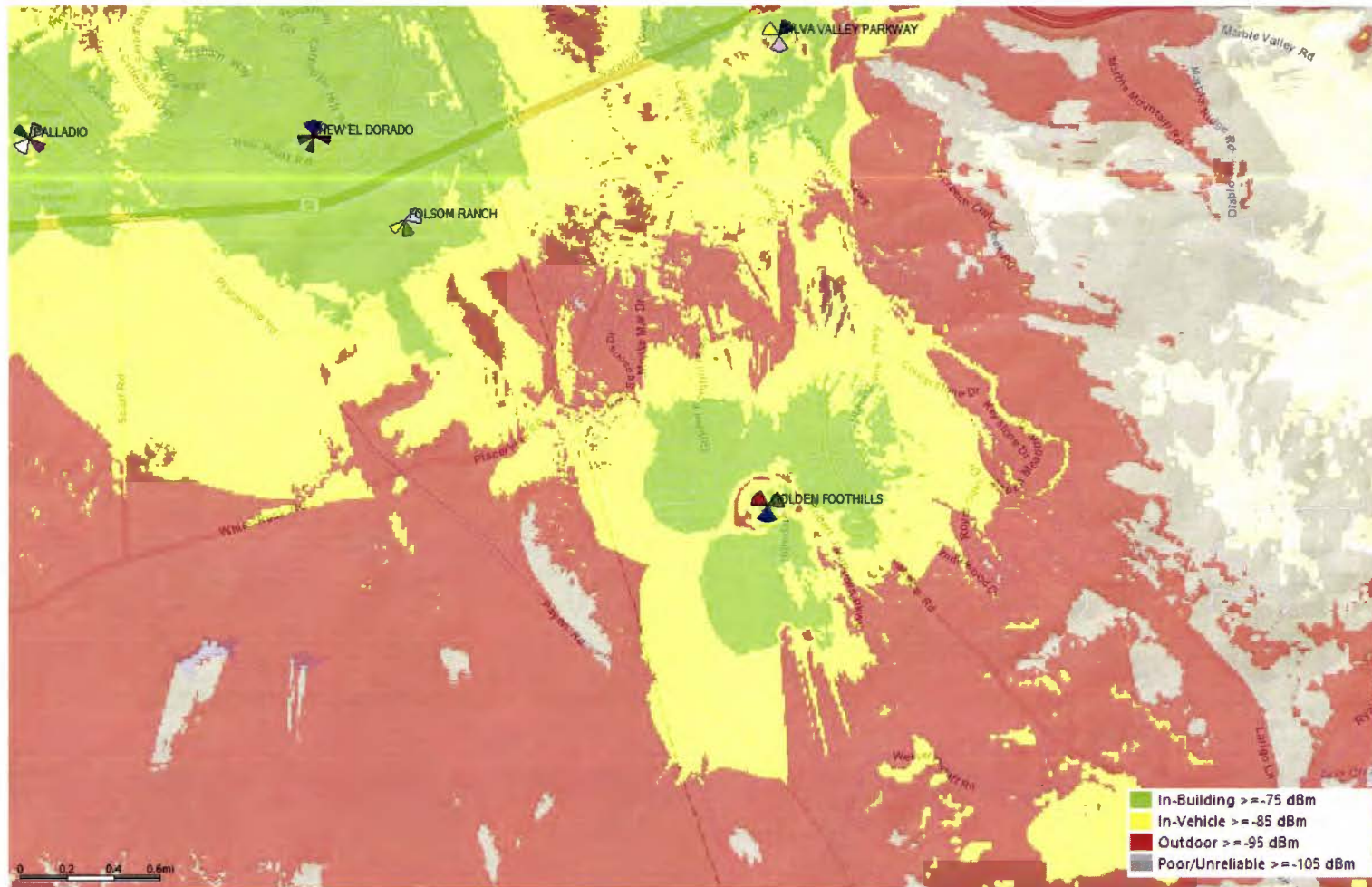
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Existing AWS Coverage (without Golden Foothills)



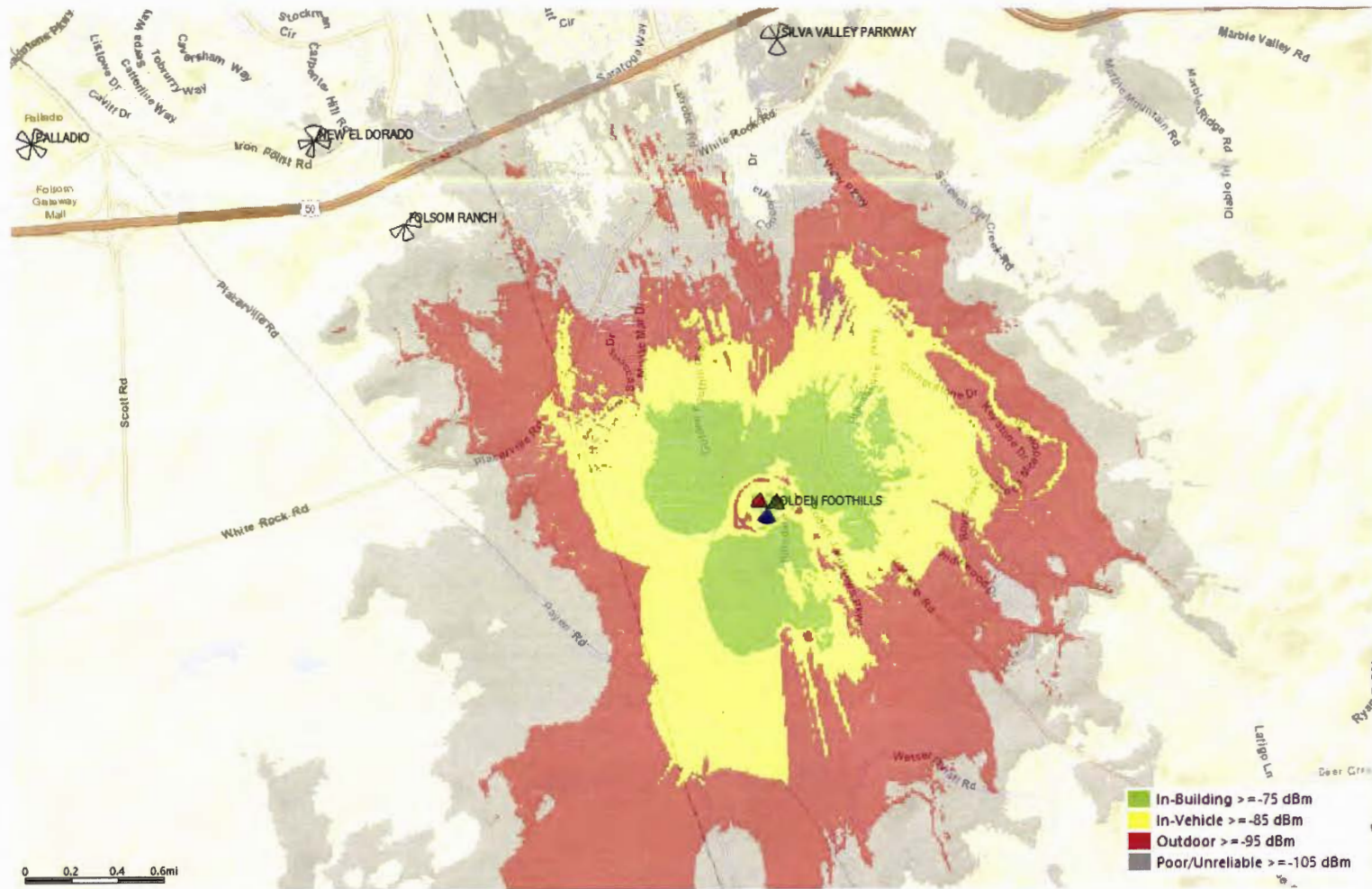
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Predicted AWS Coverage (with Golden Foothills)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

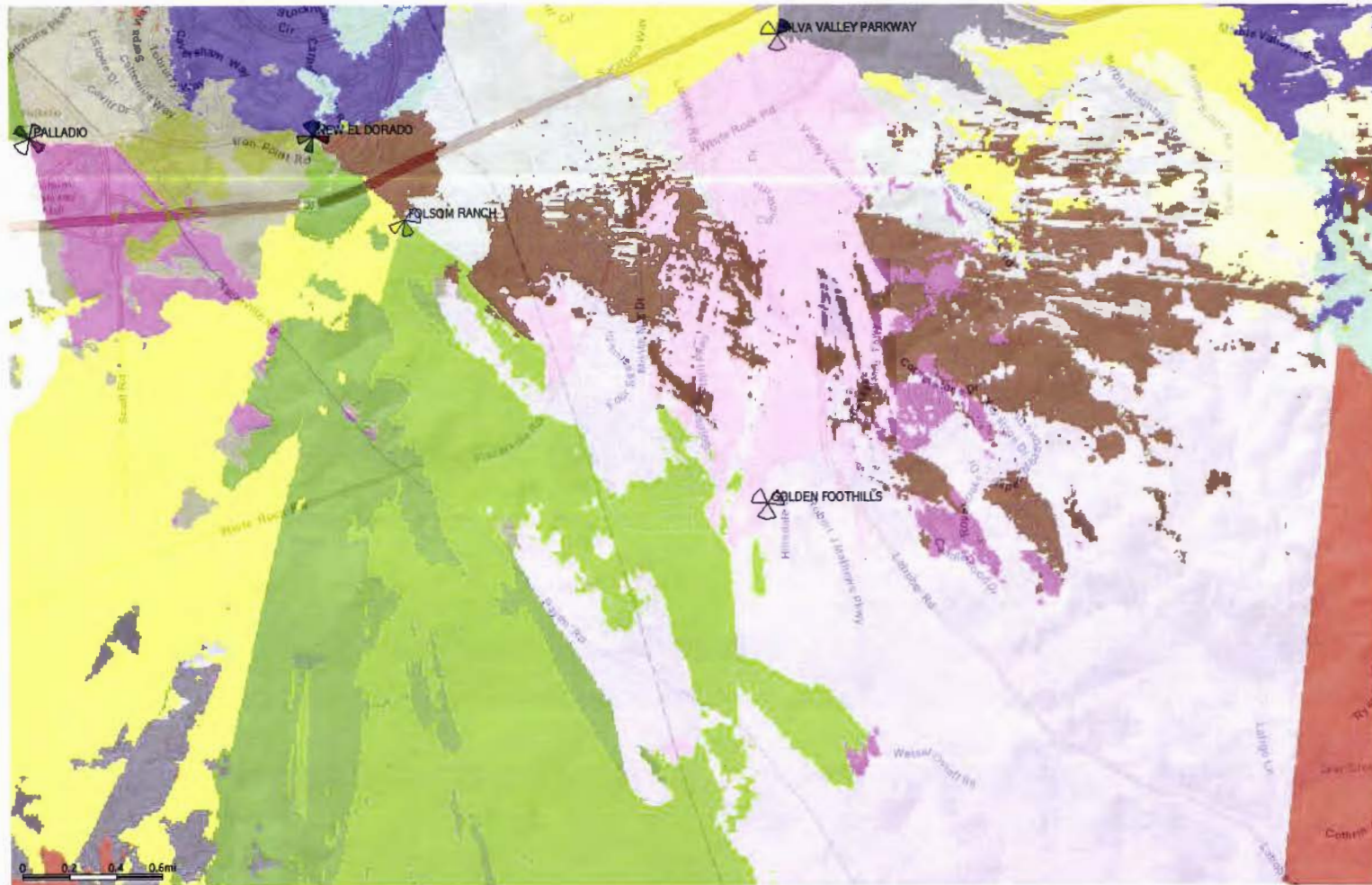
## Predicted AWS Coverage - Golden Foothills



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

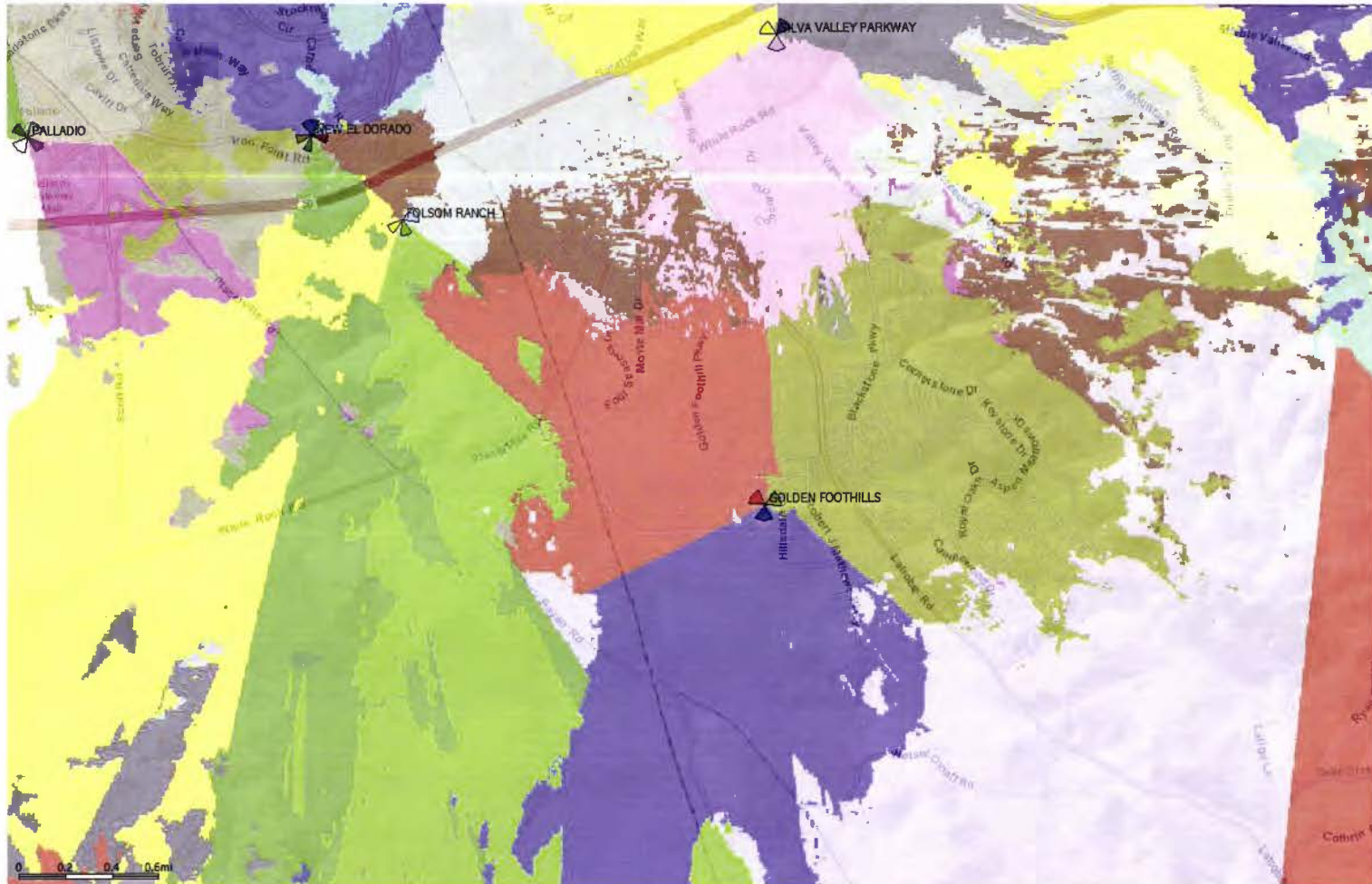


## Existing AWS Serving Sectors (without Golden Foothills)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Predicted AWS Serving Sectors (with Golden Foothills)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

20189002093200003  
El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC 2018-0020932-00  
Acct 1001-Placer Title Company  
Thursday, MAY 31, 2018 10:06:29  
Ttl Pd \$493.00 Nbr-0001938820  
RAB/C1/1-3

RECORDING REQUESTED BY:

Placer Title Company P-256043

WHEN RECORDED MAIL TO:

Gold Rush Hill LLC, a California limited liability  
company  
1261 Hawks Flight Ct. Suite H  
El Dorado Hills, CA 95762

APN: 117-084-05-100

Grant Deed

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

PLANNING DEPARTMENT  
RECEIVED  
2023 MAR 31 PM 2:12

CUP23-0010

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-256043  
Branch: 404K

AND WHEN RECORDED MAIL TO

Gold Rush Hill LLC, a California limited liability company  
1261 Hawks Flight Ct. Suite H  
El Dorado Hills, CA 95762

A.P.N.: 117-084-05-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is ~~\$473.~~<sup>00</sup> City Transfer Tax: \$0.00

( X ) Unincorporated Area ( ) City of El Dorado Hills

( X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Golden State Flow Measurement, Inc., a California Corporation, which acquired title as Golden State Flow Measurement, a California corporation**

Hereby GRANT(S) to **Gold Rush Hill LLC, a California limited liability company**

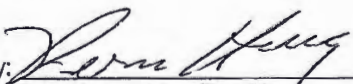
The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 59, AS SHOWN ON THE PARCEL MAP FILED JANUARY 7, 1987 IN BOOK 36 OF PARCEL MAPS, AT PAGE 115, EL DORADO COUNTY RECORDS.

APN: 117-084-05-100

Dated: May 29, 2018

Golden State Flow Measurement, Inc., a California Corporation

By:   
Ron Henry, Vice President

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

Page 1 of 2

Grant Deed - Sale

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA )  
County of EL DORADO ) ss.

On MAY 30, 2018 before me,

MIEKO SAETTA

Notary Public personally appeared RON HENRY

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Mieko Saetta





BA20220302661



**STATE OF CALIFORNIA**  
*Office of the Secretary of State*  
**STATEMENT OF INFORMATION**  
**LIMITED LIABILITY COMPANY**

California Secretary of State  
1500 11th Street  
Sacramento, California 95814  
(916) 653-3516

For Office Use Only

**-FILED-**

File No.: BA20220302661

Date Filed: 5/31/2022

B0785-8528 05/31/2022 4:09 PM Received by California Secretary of State

<b>Entity Details</b>	
Limited Liability Company Name	GOLD RUSH HILL LLC
Entity No.	201806610572
Formed In	CALIFORNIA
<b>Street Address of Principal Office of LLC</b>	
Principal Address	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
<b>Mailing Address of LLC</b>	
Mailing Address	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
Attention	Shannon Baggaley
<b>Street Address of California Office of LLC</b>	
Street Address of California Office	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
<b>Manager(s) or Member(s)</b>	
Manager or Member Name	Manager or Member Address
<input checked="" type="checkbox"/> Jeffrey Todd Baggaley	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
<input checked="" type="checkbox"/> Shannon Lee Baggaley	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
<b>Agent for Service of Process</b>	
Agent Name	SHANNON LEE BAGGALEY
Agent Address	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
<b>Type of Business</b>	
Type of Business	Gold Rush Hill LLC
<b>Email Notifications</b>	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
<b>Chief Executive Officer (CEO)</b>	
CEO Name	CEO Address
None Entered	
<b>Labor Judgment</b>	
No Manager or Member of this Limited Liability Company has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.	

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

Electronic Signature

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

*Shannon L Baggaley*

*05/31/2022*

Signature

Date

B0785-8529 05/31/2022 4:09 PM Received by California Secretary of State

2023 MAR 31 PM 2: 12

RECEIVED  
PLANNING DEPARTMENT

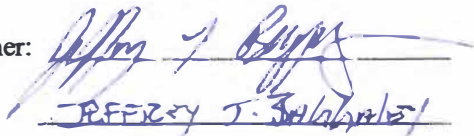
**Letter of Authorization**

TO: El Dorado County  
RE: Application for Requisite Permitting  
APN: 117-084-005-000  
Property Address: 4994 Hillside Circle, El Dorado Hills, CA  
Property Owner: Gold Rush Hill LLC, a California limited liability company  
Verizon Site ID: 295540 / Golden Foothills

Property Owner does hereby appoint Cellco Partnership, d/b/a Verizon Wireless, its employees, agents, and contractors including Epic Wireless Group, as agent(s) for the purpose of applying and obtaining land use, planning, building permit or other necessary governmental requirements to construct, modify, maintain, and operate improvements to the property leased to Cellco Partnership, d/b/a Verizon Wireless for the purpose of operating and maintaining a wireless communications facility.

The undersigned understands that the requisite application(s) may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with as part of the issuance of such approvals and/or permits.

Signature of Property Owner:



Printed Name:

JEFFREY T. BAGGALAY

Date:

12/5/22

*Jeffrey T. Baggaley*  
President



Tri-Square Construction Company, Inc.  
4994 Hillside Circle  
El Dorado Hills, CA 95762

Office | 916-933-3530  
Fax | 916-933-3509  
Cell | 916-761-2924

**CUP23-0010**

License B & C10 CA. 816574 / NV. B2 69225, C2 69263



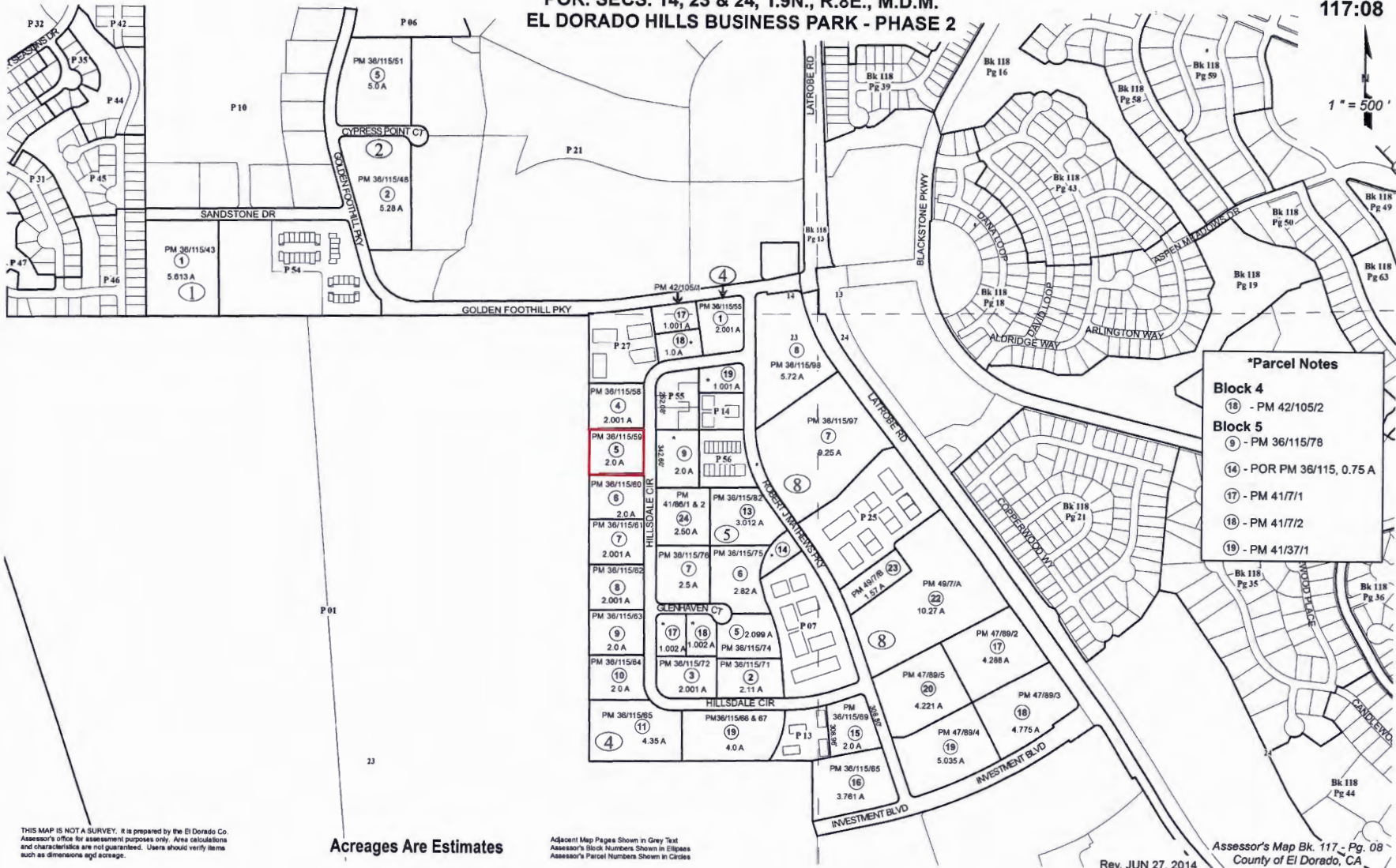
2023 MAR 31 PM 2: 12

RECEIVED  
 PLANNING DEPARTMENT

POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.  
 EL DORADO HILLS BUSINESS PARK - PHASE 2

117:08

1" = 500'



CUP23-0010

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE



**WATERFORD**

7430 New Technology Way, Suite 150  
Frederick, MD 21703  
(703) 596-1022 Office  
(540) 242-3195 Fax  
www.waterfordconsultants.com

September 14, 2022

Epic Wireless Group  
8700 Folsom Road, Suite 400  
Granite Bay, CA 95746

Re: **Noise Assessment Letter**  
VERIZON Site Golden Foothills  
4994 Hillside Circle, El Dorado Hills  
Fresno, CA 94585

2023 MAR 31 PM 2:13  
 RECEIVED  
 PLANNING DEPARTMENT

Golden Foothills is a proposed VERIZON telecommunications macro site located in the El Dorado County, CA. VERIZON is proposing to add pre-manufactured equipment cabinets with door mounted heat exchangers and a new emergency backup generator. Based on our review of the project drawings and technical specifications, the following is a summary of our noise assessment of the proposed equipment.

Per **El Dorado County Municipal Code, Chapter 130.37 – Noise Standards:** the following excerpt from the code defines noise level performance standards -- specifically 130.37.060

The following standards shall apply to all development projects for which an acoustic analysis is required:

A. Noise sensitive land uses affected by non-transportation noise sources shall not exceed standards set forth in Table 130.37.060.1 below in this Section:

**Table 130.37.060.1—Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non- Transportation Sources**

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

**CUP23-0010**



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

2. The Director can impose noise level standards which are up to five dBA less than those specified above, based upon a determination of existing low ambient noise levels in the vicinity of the project site.

#### NOISE ANALYSIS

Of the supporting equipment planned for this project, Table 2 below presents the primary noise sources of concern.

**Table 2 – Supporting Equipment Noise Data**

Noise Source	Equipment Type	Make	Model	Size	Manufacturer's Published Noise Data (dBA)	Noise Data Reference Distance (ft)
A	Heat Exchanger	Charles Industries	6000W HX	--	65	5
B	Generator	Generac	SD030	30 kW	66 <sup>[1]</sup>	23

[1] Sound pressure is based on Gen Set with Level 2 sound attenuated enclosure, full-load operating conditions.

Our review of the package did not reveal any other significant noise sources. The equipment is proposed to be installed on private property behind a new retaining wall w/ black chain link fence w/ black privacy slats.

To properly present this assessment, our noise modeling has assumed following scenarios: 1) Heat Exchanger on the pre-manufactured equipment cabinet runs continuously; 2) the generator is operating in the full load condition; 3) Ambient noise is not considered; 4) other existing on-site equipment creating noises are ignored and 5) fencing/landscaping currently on site is not taken into consideration.

The site and its adjacent properties are located within the El Dorado County, and the telecommunication site sits within APN 117-084-005. The nearest adjacent residential property line is located to the West across Carson Crossing Road. The measurement of sound shall be taken from the nearest private site's property line, towards the source of the sound, which equates to **166 ft** distance to the generator and **179 ft** to the equipment cabinet.



**WATERFORD**

7430 New Technology Way, Suite 150  
Frederick, MD 21703  
(703) 596-1022 Office  
(540) 242-3195 Fax  
[www.waterfordconsultants.com](http://www.waterfordconsultants.com)

Generator is for emergency backup during power failure conditions. Generator is exercised once a week for one half hour maximum during daytime hours only. A/C unit on the pre-manufactured cabinet can run continuously during day and nighttime hours. Noise levels measurements per Table 2, calculated to the property line of the nearest residence, is as follows:

Noise Source 'A' – A/C cabinet = **37.0 dBA**

Noise Source 'B' – Generator = **51.7 dBA**

Combined Sources – **Total of 51.8 dBA**

Based on El Dorado County's ordinance, the maximum Community/Rural noise level is 60 dBA's during daytime and 50 dBA's at night to nearest residence. The anticipated level of the equipment cabinets meet the City's daytime and nighttime standard. The anticipated level of the Generator combined with the equipment cabinets meet the City's daytime standard. As sound pressure levels attenuate with increasing distance from the sound source, noise levels due to the supporting equipment at all remaining surrounding property lines, are anticipated to be less than 50 dBA's, meeting the noise standards outlined in this report.

#### CONCLUSION

Based on the project documentation, our noise assessment indicates that the proposed VERIZON Telecommunications Facility complies with requirements mandated by El Dorado County at all adjacent 'Residential' property lines for all hourly noise metrics outlined in Table above. To avoid any misunderstanding, I hereby state that to the best of my knowledge, belief and professional judgment, this report represents an accurate appraisal of VERIZON's equipment, based upon careful evaluation of Manufacturer's data to the extent reasonably possible.

Please reach out if I can be of further assistance.

Respectfully Submitted  
For the Firm,

2022.09.14 21:35:44-04'00'

Robert J Lara,



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

2023 MAR 31 PM 2:13  
RECEIVED  
PLANNING DEPARTMENT

### OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 117-084-005  
[Attach additional pages if needed]

Address: 4994 Hillsdale Circle, El Dorado Hills, CA 94585

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

Discretionary Project - use permit for proposed Verizon wireless communications facility.

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
  - Oak Resources Technical Report is attached.
  - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional. [Explain on separate attachment]
  - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
  - No previous oak mitigation was required. [Explain on separate attachment]

Date: 3/30/23  
By: [Signature]  
Signature of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

MELISSA VIOS (Epic Wireless on behalf of Verizon Wireless)  
Printed Name of Property Owner/Authorized Agent

#### County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation):  Yes  No

Accepted By Staff (Name):

Date:

# CUP23-0010

Revised 08/17/2020



## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

### OAK RESOURCES TECHNICAL REPORT CHECKLIST

The following information is required for all Oak Resources Technical Reports consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan (ORMP):

#### FORMS AND MAPS REQUIRED

Place a check (✓) on the "Applicant" lines for those items completed. The planner receiving the application will check (✓) the "County" line.

Check  
(✓)  
Applicant    County

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) <u>Identify, locate, and quantify all oak resources on the property, as applicable:</u>   |
|                          |                          | a) Oak woodlands shall be mapped and assessed in accordance with the CDFG 2009 <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i> and subsequent updates, and the <i>List of Vegetation Alliances and Associations</i> (CDFG 2010) and subsequent updates; |
|                          |                          | b) Data collected for individual native oak trees and Heritage Trees shall include: location, species, trunk diameter (dbh), height, canopy radius, and general health and structural condition.   |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) Identify and quantify project-related impacts to oak resources  |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) Measures identifying how specific trees and woodlands (or retained portions thereof) shall be protected during development and related work   |

2023 MAR 31 PM 2:13

RECEIVED  
PLANNING DEPARTMENT

**CUP23-0010**

Revised 11/22/2017

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

Check  
(√)

Applicant    County

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 4) <u>Proposed actions to mitigate impacts to oak resources, consistent with the requirements included in the ORMP:</u> <ul style="list-style-type: none"><li>a) For replacement planting, the report shall provide detail regarding the quantity, location, planting density, replacement tree size(s), and acorn/seedling source consistent with the definition of Replacement Planting included in the ORMP;</li><li>b) For conservation easement placement/acquisition and/or land acquisition in fee title, the report shall provide documentation of easement placement on-site and/or documentation of easement or land acquisition off-site to the satisfaction of the County;</li><li>c) For in-lieu fee payment, the report shall document the quantity of impacts (acreage of oak woodlands and/or total diameter inches of individual native oak trees/Heritage Trees) and the total in-lieu fee payment necessary (presented separately for oak woodlands, individual native oak trees, and Heritage Trees, where applicable).</li></ul> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5) Identification of responsible parties  |
| <input type="checkbox"/> | <input type="checkbox"/> | 6) Identification of maintenance, monitoring, and reporting requirements  |
| <input type="checkbox"/> | <input type="checkbox"/> | 7) Analysis of non-PCA conservation easement areas, where applicable  |
| <input type="checkbox"/> | <input type="checkbox"/> | 8) Site map(s) depicting: <ul style="list-style-type: none"><li>a) location of all oak woodlands, individual native oak trees, and Heritage Trees;</li><li>b) location of all proposed project-related improvements (including, but not limited to, the limits of grading, fuel modification/defensible space areas, and above- and below-ground infrastructure);</li><li>c) Site map(s) shall also clearly identify impacted oak resources.</li></ul>  |
| <input type="checkbox"/> | <input type="checkbox"/> | 9) Planning and Building Department Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits.  |

**SUPPLEMENTAL DATA FOR INDIVIDUAL NATIVE OAK TREES WITHIN OAK WOODLANDS:**

The ORMP and Oak Resources Conservation Ordinance (No. 5061) was adopted on October 24, 2017 and the Board of Supervisors will review implementation within 12 months after adoption. The Board requested the following supplemental information:

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 10) Provide an inventory (species and size) of impacted Individual Native Oak Trees greater than 24 inches and less than 36 inches (dbh) in oak woodlands. |
|--------------------------|--------------------------|--|

Revised 11/22/2017



**COMMUNITY DEVELOPMENT SERVICES  
 PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

**Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits**

Description	Blue ( <i>Quercus douglasii</i> )	California Black ( <i>Quercus kelloggii</i> )	Canyon Live ( <i>Quercus chrysolepis</i> )	Interior Live ( <i>Quercus wislizeni</i> )	Oregon White ( <i>Quercus garryana</i> )	Valley ( <i>Quercus laobata</i> )	Oracle (hybrid) ( <i>Quercus x morehus</i> )
<b>Individual Native Oak Trees</b>							
Quantity (number of trees) of individual native oak trees to be removed, by species							
Quantity (number of trees) of individual native oak trees to be removed, greater than 24 inches and less than 36 inches (dbh), by species							
Total trunk diameter inches (dbh) to be removed*							
<b>Heritage Trees</b>							
Quantity (number of trees) of Heritage Trees to be removed, by species							
Total trunk diameter inches (dbh) to be removed*							
<b>Oak Woodlands</b>							
Total Acreage of existing oak woodlands**							
Acreage of existing oak woodlands to be removed							
Percentage of existing oak woodlands to be removed*							

\* Information used for purposes of calculating in-lieu mitigation fee payment.

\*\* If Heritage Trees occur within oak woodlands, the area of impacted Heritage Tree(s) should be included in oak woodland acreage calculations.

Revised 11/22/2017



CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE

**From:** [Rania Serieh](#)  
**To:** [Melissa Vios](#)  
**Subject:** Re: AQMD Exemption - Proposed Wireless Facility @ 4994 Hillsdale Circle, El Dorado Hills, CA (Golden Foothills)  
**Date:** Thursday, March 30, 2023 8:48:45 AM  
**Attachments:** [image001.png](#)  
[Outlook-vhlpm1di.png](#)  
[Outlook-p12xzthn.png](#)

Hi Melissa:

Thank you for taking my phone call. You are correct that a non-electric (diesel, propane or gasoline engine) that is rated less than 50 horsepower is not required to have a permit to operate with our office.

Rania

**Rania Serieh**

Sr. Air Quality Engineer

[El Dorado County Air Quality Mgmt District](#)

Office: (530) 621-7509

Mobile: (530) 957-1373

330 Fair In, Placerville, CA 95667

*Thank you for working with us to improve air quality!*



2023 MAR 31 PM 2:14  
RECEIVED  
PLANNING DEPARTMENT

**From:** Melissa Vios <Melissa.Vios@epicwireless.net>  
**Sent:** Wednesday, March 29, 2023 5:07 PM  
**To:** aqmd edcgov <aqmd@edcgov.us>  
**Cc:** Lauren Jongsma <Lauren.Jongsma@epicwireless.net>  
**Subject:** AQMD Exemption - Proposed Wireless Facility @ 4994 Hillsdale Circle, El Dorado Hills, CA (Golden Foothills)

You don't often get email from melissa.vios@epicwireless.net. [Learn why this is important](#)

Hello,

I recently spoke with the Planning department regarding our submittal for a new wireless facility at the above-mentioned location. They indicated that you would need to be notified ahead of our submittal for your feedback. We still intend to complete a formal submittal to your department; however, I am sending this request to comply with Plannings requirements.

**CUP23-0010**

2023 MAR 31 PM 2:15

RECEIVED  
PLANNING DEPARTMENT

# 4994 Hillsdale Circle

Proposed Verizon Wireless Telecommunications Facility (Golden Foothills)

## Legend

Proposed Verizon Wireless Site Location (Golden Foothills)

CUP23-0010 EDH VERIZON CELL TOWER  
ATTACHMENT 8 -- APPLICATION PACKAGE



Google Earth

