



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bldgdept@edcgov.us

PLANNING

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

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

MEMORANDUM

DATE: January 22, 2019

TO: El Dorado County Agricultural Commissioners

FROM: Aaron Mount, Senior Planner

SUBJECT: CUP18-0012 Horizon Tower Bavarian Hills Site - APN 048-090-04

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a wireless communications facility, located on a 52 acre parcel at the north end of High Hill Road, approximately 1,700 feet north of the intersection with Carson Road in the Apple Hill area. The project parcel is within the PA-20 and TPZ zone districts.

Request: The applicant is requesting the Approval of a Conditional Use Permit that would allow a wireless communication facility consisting of a proposed 125 foot tall faux pine tree with associated ground mounted equipment.

Agricultural-zoned parcels (Planned Agricultural, PA-20) surround the project site.

The following General Plan Policy directs Commission guidance:

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Please direct the Agricultural Commission to review the application and provide a recommendation.

Sincerely,

Aaron Mount, Senior Planner



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LAKE TAHOE OFFICE:

924 B Emerald Bay Rd.

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

November 30, 2018

Horizon Tower
John Merritt
630 Quintana Rd., Suite 321
Morro Bay, CA 93442

**Re: Determination of Application Incompleteness
CUP18-0012/Horizon Tower Bavarian Hills Site CA4075
APN: 048-090-04**

Dear Mr. Merritt:

Planning Services has reviewed the application and found it to be incomplete for processing. The following information from the "Required Submittal Information" for the Conditional Use Permit (CUP) application is needed to complete the application:

1. CUP Application Item #19 requires an on-site biological survey for special status plants and animals. Please provide an on-site biological survey to determine if the site contains special status plant or animal species or natural communities and habitats. Please note that rare plant studies can only occur from March 15th through August 15th when plants are readily identifiable.
2. The project narrative includes a discussion about the project, however, it does not include information about an alternative site analysis outside of directly adjacent parcels. Although, this is not a required item per our submittal checklist, the Planning Commission will ask the question if alternative sites have been considered for the new cell tower. Please update the project narrative accordingly.
3. Zoning Ordinance Section 130.40.130.B.8 states the following:
"Speculative Towers. Towers for which no licensed communication carriers have committed to utilize shall be prohibited."
Please provide evidence that the project is not a speculative tower.
4. Provide an EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. Include the dimensional size, number and type of towers, microwave dishes and antennae on the plans and in the EMF/RF report. The report shall address the proposed facility's EMF/RF energy emissions as well as addressing existing wireless facilities EMF/RF energy emissions to ensure compliance with FCC EMF/RF regulations. Express power density in

- milliwatts per square centimeter (mW/cm²).
5. 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". https://www.edcgov.us/Government/planning/forms/Documents/TIS_Initial_Determination_Form.pdf

At this time, no further processing can occur until the information is submitted. This application will be held incomplete until you submit the requested information. Please submit one printed copy and one electronic copy of all studies and narratives to: Aaron Mount, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific case number(s).

We studied your application carefully in making our determination. Please call me at (530) 621-5345 if you have any questions or concerns regarding the requested items. If you continue to have concerns regarding the requested information, I can schedule a meeting with my supervisor, Michael Nihan. Please call me within ten working days of the date of this letter if you believe a meeting is necessary.

Pursuant to Government Code Section 65943, this letter is being mailed to you no later than 30 calendar days after receiving the application. Upon receipt of all required information requested in this letter, a new 30-day period shall begin.

Sincerely,



Aaron Mount
Senior Planner

cc: File: CUP18-0012/Horizon Tower Bavarian Hills Site CA4075



COMMUNITY DEVELOPMENT SERVICES

2018 NOV PLANNING AND BUILDING DEPARTMENT

RECEIVED
PLANNING DEPARTMENT
2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP18-0012

ASSESSOR'S PARCEL NO.(s) 048-090-04-100

PROJECT NAME/REQUEST: (Describe proposed use) HORIZON TOWER BAVARIAN HILLS SITE CA4075

APPLICANT/AGENT JOHN MERRITT

Mailing Address 630 QUINTANA ROAD, SUITE 321 MORRO BAY, CA 93442
P.O. Box or Street City State & Zip

Phone (805) 771-0123 EMAIL: JTM@EMPIREMEDIACORP.COM

PROPERTY OWNER RICHARD H. BUSH AND LESLIE H. BUSH

Mailing Address PO BOX 783 CAMINO, CA 95789
P.O. Box or Street City State & Zip

Phone (530-644-1154) EMAIL: Richard Bush <rhb@madronavineyards.com>

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT DIAMOND ENGINEERING SERVICES

Mailing Address 4255 PARK ROAD BENICIA, CA 94510
P.O. Box or Street City State & Zip

Phone (707) 252-8242 EMAIL: ERIC@DESBUILDERS.COM

LOCATION: The property is located on the N side of CARSON ROAD
N / E / W / S street or road

1 MILE feet/miles E of the intersection with NORTH CANYON ROAD
N / E / W / S major street or road

in the BAVARIAN HILLS area. PROPERTY SIZE 52.24 ACRES
acreage / square footage

X [Signature] Date 10/25/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 11-2-2018 Fee \$ 9,433 Receipt # 6011 Rec'd by GMM Census
Zoning CA-20/TD GPD CA Supervisor Dist 3 Sec 1 Twn 10N Rng 11E

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

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

Revised 11/2017

CUP18-0012



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

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MAY 2 2:01 PM '08

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

- 1) Application form, completed and signed.
- 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
- 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
- 4) A copy of official Assessor's map, showing the property outlined in red.
- 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.
- 6) Environmental Questionnaire form, completed and signed.
- 7) Provide name, mailing address and phone number of all property owners and their agents.
- 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.
- 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".
- 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.

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FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

NA _____ 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.

NA _____ 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

X _____ 13) Preceding parcel map, final map, or record of survey, if any exists.

X _____ 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)

NA _____ 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.)

NA _____ 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.

NA _____ 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.)

- NA _____ 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.
- NA _____ 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.
- _____ 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

- NA _____ 1) Oak Resources Code Compliance Certificate.
- NA _____ 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.
- NA _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- NA _____ 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).
- NA _____ 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

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

- X ____ 3) Date, north arrow, and scale.
- X ____ 4) Entire parcel of land showing perimeter with dimensions.
- X ____ 5) All roads, alleys, streets, and their names.
- X ____ 6) Location of easements, their purpose and width.
- X ____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- X ____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- NA ____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- X ____ 10) Total gross square footage of proposed buildings.
- X ____ 11) Proposed/existing fences or walls.
- NA ____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- NA ____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- NA ____ 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) .
- NA ____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- NA ____ 16) Existing/proposed fire hydrants.
- NA ____ 17) Tentative subdivision or parcel map (if applicable).
- NA ____ 18) Public uses (schools, parks, etc.)
- NA ____ 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).
- NA ____ 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).
- NA ____ 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

- NA _____ 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).
- NA _____ 2) Note quantity/type of trees to be removed.
- NA _____ 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.
- NA _____ 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.
- NA _____ 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

- NA _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- NA _____ 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

- X _____ 1) Building design, elevations of all sides.
- X _____ 2) Exterior materials, finishes, and colors.
- X _____ 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.



2018 NOEEL DORADO COUNTY PLANNING SERVICES

RECEIVED
PLANNING DEPARTMENT REQUIRED SUBMITTAL INFORMATION

RECEIVED
PLANNING DEPARTMENT
2018 NOV - 2 PM 2: 01

for

SUPPLEMENTAL SUBMITTAL INFORMATION FOR WIRELESS FACILITIES

For Special Use Permit

The following supplemental information must be provided with all applications for wireless facilities. **If all the 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 information. **All plans and maps MUST be folded to 8½" x 11"**.

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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Provide manufactures specifications or noise studies on any proposed back up generator and or air conditioning unit(s) noise levels at the facility to property lines pursuant to General Plan Policy 6.5. No generator or a/c proposed.
http://edcgov.us/Government/Planning/AdoptedGeneralPlan\6_health-safety.aspx |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) Provide a copy of the Hazardous Materials Questionnaire available at the El Dorado County Environmental Management Department that indicates the fuel source and containment measures for any proposed back-up generator. Indicate the power source for the facility including batteries and or solar panels. No generator proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3) Provide an EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. Include the dimensional size, number and type of towers, microwave dishes and antennae on the plans and in the EMF/RF report. The report shall address the proposed facility's EMF/RF energy emissions as well as addressing existing wireless facilities EMF/RF energy emissions to ensure compliance with FCC EMF/RF regulations. Express power density in milliwatts per square centimeter (mW/cm ²). This multi-carrier facility does not initially propose any RF emissions. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure. No enclosure- outdoor cabinets are proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5) Provide information that shows and lists alternative site locations that have been reviewed pursuant to Zoning Ordinance Chapter 17.14.210 (B) (1).
http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) Provide information identifying the school district and any homeowners association established by CC&Rs which involve the property on which the proposed facility is to be located, pursuant to Zoning Ordinance Chapter 17.14.210 (J). NA
http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) Provide information describing the co-location capability of the proposed tower.
The proposed monopine is designed for multiple carriers. |

CUP18-0012

Check
(√)

Applicant

County

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Provide seven (7) color copies of Visual Simulations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Indicate a fire district approved turn around at project site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Indicate the facility setbacks to property lines and or road easements. Describe and justify any requested setback waivers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11) Indicate if the facility will be underground or above ground and if the utilities will be underground or above ground. Indicate the distance and cubic yards of material removed and replaced for utility trenching. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12) Indicate any lighting to be used and if any timers or motion detector controlled lights will be utilized and type of light shielding. No lighting proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13) Provide information on paint and colors proposed to be used on the facility and support structure. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14) Provide information on the type of camouflage techniques to be used on the facility and support structure (s) and show how you will address the elimination of all reflective surfaces. The proposed structure is a faux pine tree with green branches. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15) Identify and list all tree and plant species type and size that will be removed and replaced for the new facility if applicable. None to be removed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) Provide a landscaping plan and temporary irrigation system for the facility if vegetation is to be used to screen the facility. No new vegetation proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17) Provide a title report or deed identifying legal access. |

COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT
 2850 FAIRLANE COURT, PLACERVILLE, CA 95667 (530) 621-5300
 3368 LAKE TAHOE BLVD. #303, SOUTH LAKE TAHOE, CA 96150 (530) 573-3450

Hazardous Materials Statement
Solid Waste/Hazardous Materials Division (SW/HM)

Owners Name: HORIZON TOWER	Date: 10/25/18	Time: 16:24
Operators Name: HORIZON TOWER	Business Lic. or Permit/Plan Check #:	
Facility/Business Name: HORIZON TOWER	Phone: 805-771-0123	
Physical Address: 2560 HIGH HILL ROAD	Mailing Address: 117 Town & Country Drive, Suite A	
CAMINO, CA	Danville, CA 94526	

Brief Business Description:
 HORIZON TOWER IS A BUILDER AND OPERATOR OF COMMUNICATION TOWERS. THIS APPLICATION IS FOR A NEW FAUX PINE TREE AT 2560 HIGH HILL ROAD IN PLACERVILLE,

Please answer Yes or No to the following questions:

Note: The term "hazardous materials" includes gasoline, diesel, lubricating oils, solvents, flammable liquids and solids, toxic liquids and solids, corrosive liquids and solids, explosives, radioactive materials, and compressed gases, including propane when used for purposes other than facility heating.

A. Will this facility have on site for any purpose individual liquid hazardous materials in quantities equal to or greater than 55 gallons regardless of container size?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
B. Will this facility have on site for any purpose individual solid hazardous materials quantities equal to or greater than 500 pounds regardless of container size?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
C. Will this facility handle individual compressed gases in quantities equal to or greater than 200 standard cubic feet regardless of container pressure?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
D. Will this facility have on site for any purpose extremely hazardous substances in any quantity as specified in 40 CFR Part 355?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
E. Do you own or operate any underground storage tanks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
F. Will this facility generate or treat hazardous waste in any quantity?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If your facility will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:


Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.

- Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
- Train all employees to properly handle hazardous materials and wastes.
- Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

Business owners and operators intending to handle hazardous materials in excess of reportable quantities are required by law to complete and file a hazardous materials business plan with our Department prior to obtaining a business license or prior to having the materials onsite, whichever comes first. Hazardous Materials Business Plan forms are available at http://www.edcgov.us/emd/solidwaste/bus_plan_index.html

Certification: By signing below I acknowledge my responsibility to comply with the hazardous material and hazardous waste laws and regulations enforced by the EDC Environmental Management Department and agree to prepare and submit a plan when required.

Applicant:  Date: 10/25/18

SW/HM Approval:  Date:



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

2018 NOV -2 PM 1:59
RECEIVED
PLANNING DEPARTMENT

File Number _____

Date Filed 11/2/18

Project Title HORIZON TOWER SITE CA4075 Lead Agency _____

Name of Owner RICHARD BUSH Telephone 530-644-1154

Address 2560 HIGH HILL ROAD, PLACERVILLE, CA

Name of Applicant Horizon Tower Telephone 805-771-0123

Address 630 Quintana Road, Sujite 321, Morro Bay, CA 93442

Project Location 2560 High Hill Road, Placerville, CA

Assessor's Parcel Number(s) 048-090-04-100 Acreage 52.24 Zoning AG

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.

1. Type of project and description: NEW FAUX PINE TREE CELL SITE WITH ADJACENT GROUND EQUIPMENT ON LEVEL GROUND

2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

100% 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No.

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No.