

NEGATIVE DECLARATION

FILE: Special Use Permit S14-0011

PROJECT NAME: Verizon Wireless Telecommunications Facility–Merrychase Drive

NAME OF APPLICANT: Verizon Wireless

ASSESSOR'S PARCEL NO.: 082-421-05

SECTION: 9 **T:** 10N **R:** 4E

LOCATION: North of U.S. Highway 50, approximately 574 feet west along Merrychase Drive from its intersection with Cambridge Road in the Cameron Park area

- ☐ **GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- ☐ **REZONING:** **FROM:** **TO:**
- ☐ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):
- ☒ **SPECIAL USE PERMIT TO ALLOW:** Special Use Permit to allow the construction and operation of a wireless telecommunication facility consisting of an 85-foot tall mono-oak pole with a maximum of eight panel antennas, an equipment shelter, and related ground equipment within 31 foot x 34 foot lease area.
- ☐ **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 thirty (30) 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 Planning Commission *(hearing body)* **on** *(date).*

Executive Secretary



EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: S14-0011/Verizon Wireless Telecommunications Facility–Merrychase Drive

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court; Placerville, CA 95667

Contact Person: Rommel (Mel) Pabalinas, Senior Planner

Phone Number: (530) 621-5363

Project Applicant's Name and Address: Verizon Wireless 8700 Auburn Folsom Road Granite Bay, CA 95746

Project Agent's Name and Address: Complete Wireless Consulting c/o Mark Lobaugh, 8700 Auburn Folsom Road, Granite Bay, CA 95746

Project Engineer's Name and Address: HMM Design Group, 5164 Fry Road, Vacaville, CA 95687

Project Location: North of U.S. Highway 50, approximately 574 feet west along Merrychase Drive from its intersection with Cambridge Road in the Cameron Park area (Attachment A)

Assessor's Parcel Number: 082-421-05 (Attachment B) **Acres:** 0.70

Zoning: Planned Commercial-Design Control (CP-DC)

Section: 9 **T:** 10N **R:** 4E

General Plan Designation: Commercial/Medium Density Residential

Description of Project: Special Use Permit to allow the construction and operation of a wireless telecommunication facility consisting of an 85-foot tall mono-oak pole with a maximum of eight panel antennas, an equipment shelter, and related ground equipment within a 31 foot x 34 foot lease area.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	Planned Commercial-Design Control (CP-DC)	Commercial (C)	Automotive Service Station
North	Planned Commercial-Design Control (CP-DC)	Commercial (C)	Vacant
South	Transportation Corridor (TC)	Commercial (C)	U.S. Highway 50
East	Planned Commercial-Design Control (CP-DC)	Commercial (C)	Commercial
West	Planned Commercial-Design Control (CP-DC)	Commercial (C)	Commercial

Briefly Describe the environmental setting: The proposed facility is located on a commercially developed lot with an automotive service shop. The approved commercial development consists of 4,300 square foot building housing the automotive service, a parking lot area, and landscape area with three oak trees. Site elevation varies from approximately 1,174 feet along its southern property line to 1,169 feet along the northern property line. Access to the site is via an existing driveway off Merrychase Drive.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

1. Building Services-Grading and Building Permits
2. El Dorado County Environmental Management-Hazardous Waste Division, review of condition compliance.
3. Air Quality Management District-Fugitive Dust Mitigation Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

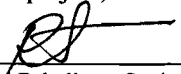
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

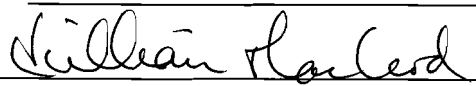
	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems		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.
- ☐ 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: 3/17/15
Printed Name: Rommel Pabalinas, Senior Planner For: El Dorado County

Signature:  Date: 3/18/15
Printed Name: Lillian Macleod, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development. 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. The project would allow the construction and operation of a wireless telecommunications facility.

Project Description

In accordance with Section 130.14.210(D)(5a) (New Towers and Monopoles) and applicable standards under Section 130.14.210.E thru J of the Zoning Ordinance, this special use permit request would allow the construction and operation of a wireless telecommunications facility by Verizon Wireless (Attachment D). The proposed facility, which is confined within a 31-foot by 34-foot (1,054 square foot) fenced lease area, features a 10-inch diameter, 85-foot monopole with a maximum of eight (8) antennas (two panel antennas per each of the four sectors) located at the 77-foot elevation. The antennas would be covered with socks for further camouflaging. The monopole has been designed as a mono-oak with broad leaf faux oak foliage that matches the surrounding oak trees and would be painted to simulate a natural brown bark using Kelly Moore "Log Cabin" color (ID # KMA76). The facility also includes a 16 feet 10 ½ inches x 11 feet 6 inches pre-manufactured equipment shelter housing the electronic components operating the facility and a diesel generator providing back-up source of power. The facility would be confined in an 8-foot tall precast concrete panel walls with two gate openings on the western and eastern perimeters. Vines would be planted on three sides of the wall providing vegetative screening. Each shelter and generator would be constructed on a cement slab.

The location of the facility exceeds the minimum yard setbacks of 10 feet from the front and five feet from side and rear required under Planned Commercial-zone. It is located approximately 114 feet from the northern perimeter (along Merrychase Drive), seven feet from the eastern perimeter, 110 feet from the western property perimeter, and 45 feet from the southern perimeter, and is sited approximately 60 feet from the automotive service shop on the property.

Construction Considerations

The facility would require site grading and construction. Grading would be required for site preparation for the construction of the mono-pole and equipment enclosure structures and foundations and concrete flooring. New overhead power lines would be extended from an existing transformer in the north to a drop pole adjacent the project site. The lines would be extended into the facility via a 5-foot wide utility trench which runs along long front section of the landscape area of the parking lot. Construction of the facility would have a minor effect to the roots of an adjacent hybrid Blue oak tree (Tree #141); however, to avoid full impact of the tree, protection measures detailed in the Arborist Report by Foothills Associates (dated September 17, 2014) shall be applied and implemented as conditions to the project.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

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 will 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. Once the lead agency has determined that a particular physical impact may occur, then 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c. Substantially degrade the existing visual character quality of the site and its surroundings?		X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

Discussion: A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a. **Scenic Vista:** The project site is not identified by the County as being located within a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts.
- b. **Scenic Resources:** The project site is not within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>)). None of existing oak trees would be removed. There would be no impacts.
- c. **Visual Character:** The facility has been designed to be compatible with the existing uses on the property and in the area. Given its location, the ground equipment would not be readily visible from surrounding areas and would be fully enclosed behind an 8-foot tall precast concrete panel walls with vine screening. Given its height, the mono-oak would be visible from various points in the surrounding area; however, its design would blend with existing vegetation. The monopole would be painted with a non-reflective brown paint, intended to simulate a tree trunk color. The antennas would each be covered with foliage socks to provide further camouflage.

As conditioned for the project elements to adhere to the approved plans for camouflaging the facility, to utilize a mono-oak design that blend with existing vegetation, and with adherence to applicable County Code, impacts in this category would be less than significant.

- d. **Light and Glare:** No lights are proposed for the project. There would be no impacts.

FINDING: The project site is not located in an area containing important scenic resources. Impacts to oak canopy shall occur in accordance with the general plan. Based on project design, the facility will blend with the existing vegetation and tree canopy in the surrounding area. For this "Aesthetics" category, impacts would be anticipated to be less than significant.

II. AGRICULTURE AND FOREST 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 Dept. 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 Forrester Protocols adopted by the California Air Resources Board. Would the project:			
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

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. **Farmland Mapping and Monitoring Program:** Review of the soil types on GIS map layer for El Dorado County indicates that the project site consists of Auburn Very Rocky Loam (2 to 30 percent Slopes). This type of soil is predominantly used for range. The site is currently developed commercially and is surrounded by commercial uses. There would be no impacts.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and would not conflict with existing zoning for agricultural use, or affect any properties under a Williamson Act Contract. There would be no impacts.
- c. **Non-Agricultural Use:** The project site and all other surrounding parcels are not zoned or designated by the General Plan for agricultural uses. No conversion of agriculture land would occur as a result of the project. There would be no impacts.
- d, e. **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impacts.

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

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

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, 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 Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The project's grading and construction activities would be reviewed for and, as applicable, comply with the Asbestos Dust Mitigation Plan (ADMP) and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category. Therefore, the potential impacts of the project would be anticipated to be less than significant.

b, c. **Air Quality Standards and Cumulative Impacts:** Application of standard El Dorado County Air Quality Management District (AQMD) provisions shall be reviewed as part of project implementation. The project shall be reviewed against applicable provisions including Rule 215 (Architectural Coating) and 501 and 523 (New Point Source) by AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals. With full review for consistency with General Plan Policies, impacts would be anticipated to be less than significant.

The project would create insignificant air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for utilities, driveway, mono-oak installation, graveling, precast concrete wall installation, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. A typical cellular communications facility site would take approximately three to six weeks to construct and that does not include every single day within that time frame. Standard grading permit requirements would limit the hours of construction activities to 7:00am to 7:00pm

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Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction and to the ADMP would ensure impacts are less than significant.

Operational air quality impacts would be minor and would be anticipated to cause an insignificant contribution to existing or projected air quality violations. Impacts would be anticipated to be less than significant.

- d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The church facility does include attendees that would be considered sensitive receptors. However, the air quality impacts from the construction and operation of the facility are less than significant as determined by EDC AQMD. Impacts would be anticipated to be less than significant.
- e. **Objectionable Odors:** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed cellular communications facility as a use known to create objectionable odors. There would be no impacts anticipated.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less than significant level. As conditioned and with adherence to County Code, the proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 and Sensitive Natural Communities:**

The project is located on a commercially developed parcel within a developed area of Cameron Park. The proposed facility will occupy a 1,054 square foot of the landscape area of the parking lot. The project would not have any impacts to any special status species or sensitive natural communities as these resources do not exist on site. There would be no impacts.

b, c. **Riparian Habitat, Wetlands, Potentially Jurisdictional Waters of the U.S.:** No wetland features as defined by the U.S. Army Corps of Engineer's criteria are found within the project parcel. There would be no impacts.

d. **Migration Corridors:** The site is not located in Important Biological Corridor, where areas of migration corridor for animal species are identified to potentially occur. The site has been developed commercial and is surrounded by similar uses. There would be no impacts.

e. **Local Policies:** Based on the scope and design of the project, there would be no impacts to resources regulated under General Plan.

f. **Adopted Plans:** This project, as designed, does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be no impacts.

FINDING: The subject parcel contains an existing, fully-developed commercial use and supporting infrastructure. The proposed project would have small footprint within the developed parcel. This site is not located within the United States Fish Wildlife Service (USFWS) Recovery Plan boundaries or other areas identified as biologically sensitive areas. No jurisdictional wetlands are present at the project site. For this "Biological Resources" category, the thresholds of significance have not been exceeded and no impacts would be anticipated to result from the project.

V. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 a property or historic or cultural 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-c. **Archaeological Resource, Historic Resource, Paleontological Resource:** A Record Search was conducted by the California Historical Resources Information System-North Central Information Center for the project which resulted in a recommendation for further analysis due to a moderate potential existence of pre-historic cultural resource on-site. However, the site within a commercially developed parcel which is surrounded by other commercial uses and U.S. Highway 50. Given its current developed setting, further analysis is determined to be unnecessary.

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a "unique archeological resource", the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a "nonunique archeological resource". Subject to verification by Planning Services, the above standard requirement shall be incorporated as notes on the grading plans prior to the issuance of a grading permit. Impacts would be anticipated to be less than significant.

d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. 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.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Subject to verification by Planning Services, the above standard requirement shall be incorporated as notes on the grading plans prior to the issuance of a grading permit. Impacts would be anticipated to be less than significant.

FINDING: Given its built environment, significant cultural or archeological resources are not anticipated. Standard conditions of approval would be required with requirements for accidental discovery during project construction. This project would be anticipated to have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
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

Discussion: A substantial adverse effect on Geologic Resources 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.

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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. The nearest such faults are located in Alpine and Butte Counties. There would be no impacts anticipated.

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 anticipated to be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. There are no potential areas for liquefaction on the project site as there are no wetland features or soil fill areas. No impacts would be anticipated.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. No impacts would be anticipated.

b. **Soil Erosion:** All 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 adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. There would be the potential for erosion, changes in topography, and unstable soil conditions with future development. These concerns would be addressed during the grading permit process. Impacts would be anticipated to be less than significant.

c. **Geologic Hazards:** The soil content of the project site consists of Auburn Very Rocky Silt Loam (2 to 30 percent), which has a moderate permeability, slow to medium surface runoff, and slight to moderate erosion hazard. All project grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance and construction of the facility would be reviewed and subject to all applicable building codes. 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. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. 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. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the Auburn series are very rocky silt loam soils reported to have low shrink-swell capacity. Table 18-1-B of the Uniform Building Code also establishes a numerical expansion index for soil types ranging from very low to very high. Construction of the facility would be reviewed and subject to all applicable building codes. Impacts would be less than significant.

e. **Septic Capability:** The project would not require the use of a septic system. There would be no impacts.

FINDING: A review of the soils and geologic conditions on the project site determined that the soil type is suitable for the proposed development. 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, impacts would be less than significant.

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VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X	

- a-b. **Generate Greenhouse Gas (GHG) Emissions and Policy:** The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32 and the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. (California Energy Commission. 2006. Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004. (Staff Final Report). Publication CEC-600-2006-013-SF).

GHGs are a global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO₂ in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO₂ into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (CEQA and Climate Change) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions: Identify and quantify the project's greenhouse gas 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.

The project proposes a cellular telecommunications facility, similar to other existing similar facilities within the County and it would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be anticipated to be less than significant.

FINDING: The project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases. For this "Greenhouse Gas Emissions" category, there would be no significant adverse environmental effect as a result of the project.

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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
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 to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

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 Federal Communication Commission (FCC) prohibits local governments from denying a wireless facility project based on concerns about the dangers of exposure to radio frequency/Electro Magnetic Field (EMF). This is due to inconclusive evidence about the health risk of exposure to radio frequency EMF.

The Telecommunications Act of 1996 became effective on February 8, 1996. This act preserves the authority of the State or local government over decisions regarding the placement, construction, and modifications of personal wireless services, subject to two limitations. Section 704(7)B(iii) requires any denials to be in writing and supported

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by “substantial evidence.” Section 704(7)B(iv) prohibits denial on the basis of radio frequency emissions if those emissions are compliant with Federal regulations.

The American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IEEE C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communications sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it is unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines.

An RF analysis, dated August 27, 2014, was performed by Waterford Consultants evaluating the frequency levels for the project and concluded that the facility would comply with the required FCC under Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310 (Attachment E). The analysis concluded that the facility would not exceed the five percent threshold of power density of Maximum Permissible Exposure (MPE) as established by the FCC. Therefore, the risk of release of emissions to the public is remote.

The project is not anticipated to introduce, transport, store, or dispose of hazardous materials in such quantities that would create a hazard to people or the environment. The backup emergency generator has a diesel fuel storage tank proposed to be stored within the lease area which has been conditioned by the Solid Waste and Hazardous Materials Division to comply with their storage requirements. As conditioned, impacts would be anticipated to be less than significant.

- c. **Hazardous Materials near Schools:** Camerado Springs Middle School, which is located at 2480 Merrychase Drive, is approximately located 500 west of the project site. Given the sufficient distance of the project and that construction and operation of the facility shall comply with applicable local, state, and federal standards with regards to handling of hazardous materials such as diesel fuel, impact to the school is anticipated to be less than significant.
- d. **Hazardous Sites:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List). There would be no known direct impact with the approval of this project request.
- e. **Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. The nearest airport in the area, Cameron Park Airport, is located approximately 2 miles east of the project site and is outside of the airport’s influence area. There would be no impacts.
- f. **Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impacts.
- g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. There would be no impacts.
- h. **Wildfire Hazards:** The project site is not in an area designated as hazard for wildland fire. The project has been reviewed by the Cameron Park Fire Department, which recommended applicable department and County provisions involving Fire Hydrant Systems or alternative approved suppression method, access, and Fire Protection System. These provisions shall be imposed as conditions of approval to be verified prior to issuance of building permits. Impacts would be anticipated to be less than significant.

FINDING: The project would not be anticipated to expose the area to significant hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed future use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The project proposal was

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reviewed by the Cameron Park Fire Department and recommended application of specific site and fire suppression standards. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of 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

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.

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- a. **Water Quality Standards:** As applicable, erosion control would be subject to future building/grading permits and applicable County Codes. The proposed facility would not increase the level of sediments in stormwater discharges significantly more than the current discharge levels. Operation of the proposed project would not involve any uses that would generate wastewater. Stormwater runoff from potential development would be directed to an engineered drainage system and would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Impacts would be anticipated to be less than significant.
- b. **Groundwater Supplies:** Given the nature of the project, no effects to groundwater supplies are anticipated. There would be no impacts.
- c-f. **Drainage Patterns:** A grading permit through the Development Services Division would be required for the associated grading of the facility lease area and potentially for the access road, which would include erosion and sediment control review and regulation. Project related construction activities would be required to adhere to the applicable El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be anticipated to be less than significant.
- g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impacts.

FINDING: The proposed project would require a site improvement and grading permit through the Development Services Building Division that would address any potentially applicable erosion and sediment control. 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.

X. LAND USE PLANNING. Would the project:				
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	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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.

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- a. **Established Community:** The project is on a commercially developed parcel surrounded by other commercial uses. The project would provide improved wireless cellular telecommunications within the area. The project would not physically divide an established community within Cameron Park. Because the project proposes a use that would support the surrounding uses, impacts are anticipated to be less than significant.
- b. **Land Use Consistency:** The parcel is zoned as Planned Commercial-Design Control District. The Zoning Ordinance Section 130.14.210.D.5.a permits wireless communication facilities in Commercial Zone Districts provided subject standards and permitting requirements defined in Section 130.14.210(D) are met. These standards include screening, compliance with setbacks, and proper maintenance. The applicant has provided a project narrative explaining the project details, potential benefits to the community, and site selection. The project has designed the wireless telecommunications facility in compliance with County regulations. As possible, the project has incorporated the recommended design requirements by the Cameron Park Fire Department. As conditioned, and with adherence to County Code, impacts would be anticipated to be less than significant.
- c. **Habitat Conservation Plan:** The proposed project is not located in an area covered by a Habitat Conservation Plan (HCP) or a Natural Community Conservation Plan (NCCP). There would be no impacts.

FINDING: The proposed use of the land would be consistent with the zoning, General Plan, with the issuance of a Special Use Permit. There would be no known significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned and with adherence to County Code, no significant impacts would be expected. For this "Land Use" category, the thresholds of significance would not be anticipated to be exceeded.

XI. MINERAL RESOURCES. Would the project:				
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?				X
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?				X

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 in an area or designated to have known mineral resource significance. No impacts would be anticipated.

FINDING: No impacts to mineral resources are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Mineral Resources" category, there are no impacts anticipated.

XII.NOISE. Would the project result in:				
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?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	

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XII.NOISE. Would the project result in:			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		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 expose people residing or working in the project area to excessive noise level?			X
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?			X

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.

- a, d. **Noise Exposures, Long-term Noise Increases:** Routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along the existing local road systems with the addition of the maintenance vehicle(s) would not be measurable.

The ground equipment includes two air conditioners mounted externally on the northern wall of the equipment shelter and a standby diesel power generator for emergency use in the event of a power outage. These equipments are anticipated to generate noise based on the manufacturer specifications tailored for this facility. Coupled with sufficient setbacks of the facility from the bordering properties and buffering from the perimeter wall, noise from the operation of the equipment is anticipated to occur within the noise level performance standards of the General Plan and would be less than significant.

- b. **Groundborne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts are intermittent and would be limited to project construction in daytime, during which the operation of the surrounding commercial uses would occur. With the blending of the noise from the surrounding commercial uses and vehicles from U.S. Highway 50, the vibration noise is anticipated to be less than significant.
- c. **Short-term Noise Increases:** Short-term noise impacts would be associated with excavation, grading, and construction activities. El Dorado County would require that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan.

Routine maintenance visits are anticipated to average once or twice a month. Changes in traffic-generated noise levels along the access road with the addition of the maintenance vehicle(s) would be minimal. Construction of the facility would consist of moderate grading for the lease area, setting the mono-oak, placing ground equipment within the lease area, installing one equipment shelter, two air conditioning units, laying gravel, and installation of the

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perimeter wall. These activities are anticipated to occur weekdays only over an approximately two-month period during daylight hours on intermittent days, and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. Less than significant impacts would be anticipated.

- e-f. **Aircraft Noise:** The site is not located near an airport. The nearest airport in the area, Cameron Park Airport, is located approximately 2 miles east of the project site and the project site is outside of the airport's influence area. No noise impact from this airport is anticipated.

FINDING: As conditioned, and with adherence to County Code, no significant impacts to excessive noise are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Noise" category, the thresholds of significance would not appear to have been exceeded.

XIII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

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-c. **Population Growth, Housing Displacement, and Replacement Housing:** No housing or people would be displaced. Routine maintenance visits to the facility would be limited to employees or Verizon-approved maintenance personnel. There would be no impacts anticipated.

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

XIV. PUBLIC SERVICES. <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>				
a. Fire protection?			X	
b. Police protection?				X
c. Schools?				X
d. Parks?				X

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XIV. PUBLIC SERVICES. *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:*

e. Other government services?

X

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 parcel is within the Cameron Park Fire Department service area. The new, unoccupied facility would represent a minimal increase in the demand for structural fire protection at the project site. Applicable district standards regulating site access and building construction shall be imposed as project conditions of approval. Impacts would be anticipated to be less than significant.
- b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. No new or expanded law enforcement services would be required. There would be no impacts anticipated.
- c-e. **Schools, Parks and Government Services:** 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 governmental services that could, in turn, result in the need for new or expanded facilities. There would be no impacts anticipated.

FINDING: As discussed above, no significant impacts to public services with the communications facility either directly or indirectly are anticipated. For this "Public Services" category, the thresholds of significance are not anticipated to be exceeded.

XV. RECREATION.

- 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. 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?

X

X

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

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- 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 project does not include any increase in population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

FINDING: No impacts to recreation would be expected for this wireless telecommunications facility either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?		X	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X

Discussion: A substantial adverse effect on 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 “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. **Traffic Increases:** No comments were received from the Transportation Division indicating that the level of service (LOS) would not be significantly impacted by the proposed project. There would be no impacts.
- b. **Levels of Service Standards:** The LOS established by the County would not be exceeded by the project, nor would the surrounding road circulation system be impacted. There would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- c. **Air Traffic:** The site is not located near an airport. The nearest airport in the area, Cameron Park Airport, is located approximately 2 miles east of the project site and the project site is outside of the airport's influence area. There would be no impacts.
- d. **Design Hazards:** The project would not be anticipated to create any significant traffic hazards. The project would be accessed off Merrychase Drive, a County maintained road. There would be no impacts.
- e. **Emergency Access:** The project would not result in inadequate emergency access. As discussed under Section (d) above, the proposed facility would be adequately accessed off Merrychase Drive. Applicable Fire standards imposed as conditions of approval shall be verified during review of and prior to approval of construction plans. Impacts would be less than significant.
- f. **Alternative Transportation:** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impacts anticipated.

FINDING: As discussed above, no significant traffic impacts are expected with the wireless telecommunications facility either directly or indirectly. For this "Transportation/Traffic" category, the thresholds of significance would not be anticipated to be exceeded.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?			X	
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

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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- 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:** Construction and operation of the project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Effects on stormwater runoff would be negligible. There would be no impacts anticipated.
- b, d, e. **Construction of New Facilities, Sufficient Water Supply and Adequate Capacity:** No new or expanded wastewater facilities would be required for the project because operation would not require these services. Impacts would be anticipated to be less than significant.
- c. **New Stormwater Facilities:** Given the nature of the project, there will be no new stormwater facilities needed for the operation of the wireless facility. Impacts would be anticipated to be less than significant.
- f, g. **Solid Waste Disposal and Solid Waste Requirements:** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impacts anticipated.

FINDING: No significant utility and service system impacts would be expected with the wireless telecommunications facility either directly or indirectly. For this “Utilities and Service Systems” category, the thresholds of significance would not be anticipated to be exceeded.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Does the project:</i>				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	Yes	With Mitigation	Significant	X
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)?	Yes	With Mitigation	Significant	X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Yes	With Mitigation	Significant	X

Discussion:

- a. **Degrade Quality of Environment:** 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 when using thresholds pre-established as benchmarks. These benchmarks are established by General Plan Policies, the Grading and Drainage Ordinances and Zoning Ordinance Sections 130.28.170 to 210 and in Section 130.14.210. As conditioned and with adherence to County permit requirements, this project would not be anticipated to have the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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 or pre-history. Any impacts from the project would be anticipated to be less than significant due to the design of the project, application of required standards and implementation of conditions of approval/mitigation measures.

- b. **Cumulative 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 applicable permit fees as required by service providers. 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 location, small size of the proposed project, types of activities proposed, site-specific environmental conditions, and application of conditions of approval, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems 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. By adhering to applicable Zoning Ordinance regulations and General Plan policies regulating the proposed use, project impacts would be less than significant.

As outlined and discussed in this document, as conditioned and with compliance with County Codes and standards, this project would be anticipated to have a less than significant impact from project-related environmental effects that would 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. **Effects on Human Beings:** 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 standard conditions of approval required for screening, buffering the equipment, and stealthing with a mono-oak to provide an appearance substantially consistent with the existing surrounding vegetation. As conditioned, and with adherence to County Code and standards, impacts would be anticipated to be less than significant.

INITIAL STUDY ATTACHMENTS

Attachment A	Location Map
Attachment B	Assessor's Parcel Map
Attachment C	Aerial Photo
Attachment D	Verizon Wireless Facility-Merrychase Drive Project Plans and Project Narrative
Attachment E	RF Analysis

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 130 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949)

El Dorado County Design and Improvement Standards Manual

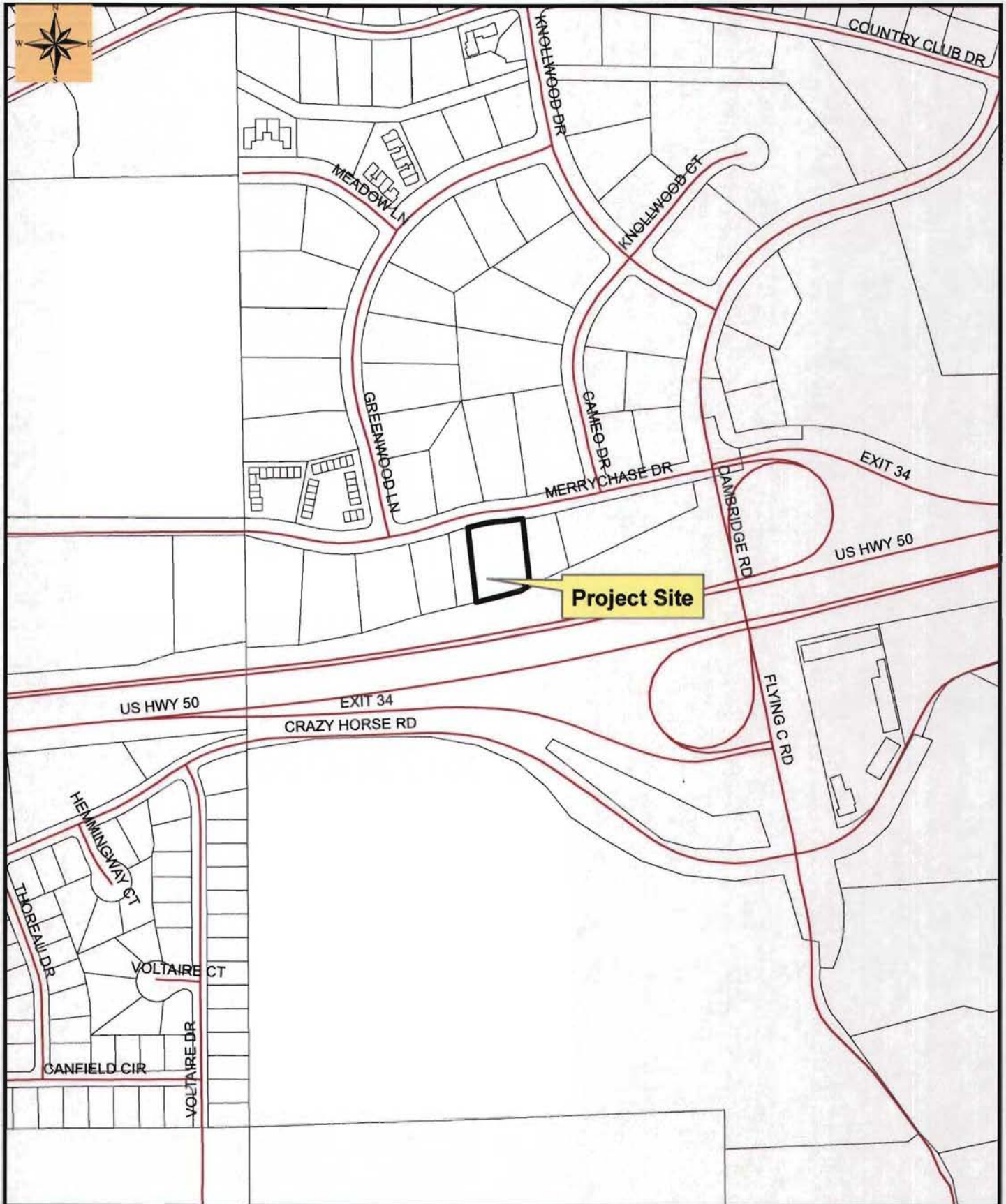
El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Verizon Wireless Cellular Tower- Merrychase Drive Special Use Permit S14-0011



Map prepared by:
M&P Planning
33 Drake County
Development Services Planning

ATTACHMENT A - Location Map

0 60 120 240 Feet

POR. SECS. 4 & 9, T.9N., R.9E., M.D.M.
CAMERON PARK NORTH UNIT NO. 5
D-93

Tax Area Code

82:42



P 38

BK.108



ATTACHMENT B

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

Assessor's Map Bk. 82 Pg. 42
County of El Dorado, California
01-22-2002

Verizon Wireless Facility Special Use Permit S14-0011



ATTACHMENT C - Aerial Photo and Surrounding Uses



MERRYCHASE

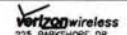
LOCATION CODE #: 280589
PROJECT #: 20130988392

HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA 95687
PHONE: 707-448-8011



REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR REVIEW
2	MODIFY LEASE AREA
3	PER EPIC REVISIONS
4	PER REVISIONS
5	100% 2D'S
6	REV. TREEPOLE TO BROADLEAF
7	REV. TREEPOLE CALLOUT
8	REV. FENCE TO ONY WALL
9	REV. LANDSCAPE

2550 MERRYCHASE DR.
CAMERON PARK, CA 95682

SHEET INDEX	VERIZON WIRELESS SIGNATURE BLOCK	VICINITY MAP	PROJECT TEAM
-1 TITLE SHEET -1 SITE SURVEY P-1 PRELIM. GRADING PLAN -1 OVERALL SITE PLAN -2 EQUIPMENT PLANS -3 ELEVATION -4 ELEVATION -5 ELEVATION -6 ELEVATION -7 GENERATOR CUT SHEETS -8 HVAC UNIT CUT SHEETS	 SIGNATURE _____ DATE _____ CONSTRUCTION: _____ REAL ESTATE: _____ RF ENGINEER: _____ EQUIP. ENGINEER: _____ W/ ENG./TRANSPORT: _____		APPLICANT:  225 PARKSHORE DR FOLSOM, CA 95630 CONSTR. MGR: EPIC WIRELESS GROUP, INC. 8700 ALBURN FOLSOM RD. STE. 350 GRANITE BAY, CA 95746 PETE MANAS PHONE: (530) 363-5957 ZONING MGR: EPIC WIRELESS GROUP, INC. 8700 ALBURN FOLSOM RD. STE. 350 GRANITE BAY, CA 95746 MARK LOGALICH PHONE: (916) 844-8324 DESIGNER: HMH DESIGN GROUP, LLC 5164 FRY ROAD VACAVILLE, CA 95687 PHONE: (707) 448-8011 SURVEYOR: FORESIGHT LAND SURVEYING AND ENGINEERING JIM SCHURCHT PHONE: (925) 369-8180 OWNER: MARC AND DEBBIE HOOPER 2550 MERRYCHASE DR. CAMERON PARK, CA 95682 JURISDICTION: EL DORADO COUNTY SCHOOL DISTRICT: EL DORADO COUNTY FIRE DISTRICT: EL DORADO COUNTY OFFICE OF EDU.: EL DORADO COUNTY
CODE COMPLIANCE	PROJECT DESCRIPTION	DRIVING DIRECTIONS	BUILDING/SITE DATA
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED NOT CONFORMING TO THESE CODES. 1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25) 2. CALIFORNIA BUILDING CODE (CBC) 2013 3. CALIFORNIA MECHANICAL CODE (CMC) 2013 4. CALIFORNIA PLUMBING CODE (CPC) 2013 5. CALIFORNIA ELECTRIC CODE (CEC) 2013 6. CALIFORNIA FIRE CODE (CFC) 2012 7. COUNTY ORDINANCES ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.	A NEW PROPOSED WIRELESS COMMUNICATIONS FACILITY TO INCLUDE: INSTALL NEW 18'-105" X 11'-6" EQUIPMENT SHELTER INSTALL NEW 85' BROADLEAF MONOTREE INSTALL NEW 300W GENERATOR WITH 132 GALLON UL142 DIESEL FUEL TANK ON NEW 6'X13' CONCRETE PAD INSTALL (6) PANEL ANTENNAS (2 PER SECTOR FOR 4 SECTORS), ANTENNAS TO HAVE "ANTENNA SOCKS" INSTALL (8) RRUS12-A2 (2 PER SECTOR FOR 4 SECTORS) INSTALL (4) RAYCAPs AT ANTENNAS (1) PER SECTOR INSTALL (4) HYBRID TRUNK CABLES (1) PER SECTOR	0.0 Depart 255 Parkshore Dr, Folsom, CA 95630 on Parkshore Dr 0.1 Turn LEFT (South) onto Folsom Blvd 1.8 mi 1.9 Take Ramp (RIGHT) onto US-50 11.0 mi US-50 E 12.9 At exit 34, keep STRAIGHT onto Ramp 0.3 mi Cambridge Rd 13.2 Turn LEFT (North) onto Cambridge Rd 0.2 mi 13.3 Turn LEFT (West) onto Merrychase Dr 0.1 mi 13.5 Arrive 2550 Merrychase Dr, Shingle Springs, CA 95682	PROJECT NUMBER: 20130988392 LOCATION CODE: 280589 A.P.N.: 082-421-05 ZONING: CP - PLANNED COMMERCIAL OCCUPANCY TYPE: U CONSTRUCTION TYPE: V-B


VERIZON WIRELESS
225 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 20130988392
LOCATION CODE #280589
MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA 95682
DRAWN BY: P/W/DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

T-1

SITE MAP

SCALE 1"=30'

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

PROPERTY INFORMATION

OWNER: MARC AND DEBBIE HODDER
ADDRESS: 2550 MERRYCHASE DR
CAMERON PARK, CA 95682 (530) 877-5732
SITE: 2550 MERRYCHASE DR
CAMERON PARK, CA 95682
ASSESSOR'S PARCEL NUMBER: 082-421-05
EXISTING GROUND ELEVATION: (Elev. 1127.7 ft AMSL)

LESSOR'S LEGAL DESCRIPTION

THE LAND DESCRIBED IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:
LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "CAMERON PARK NORTH UNIT NO. 5" FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON SEPTEMBER 26, 1987 IN MAP BOOK "D", AT PAGE 93.
EXCEPTING THEREFROM ALL THAT PORTION AT SAID LOT 5 DEED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED APRIL 19, 1970, IN BOOK 980 OF OFFICIAL RECORDS, AT PAGE 747, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID PORTION IS ALL THAT PART AT SAID LOT LYING SOUTHERLY FROM THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EASTERLY LINE AT SAID LOT 5, DISTANT SOUTH 05°25'50" EAST 184.84 FEET FROM THE NORTHEAST CORNER THENCE THENCE FROM SAID POINT OF BEGINNING SOUTH 87°25'17" WEST 32.31 FEET TO A POINT DISTANT 170.00 FEET NORTHERLY MEASURED RADIALLY FROM THE "44" LINE AT ENGINEER'S STATION "44" 256+00.00 OF THE DEPARTMENT OF PUBLIC WORKS SURVEY ROAD 03-50, POST MILE 4.7 TO POST MILE 4.8 THENCE SOUTH 70°20'01" WEST 123.00 FEET TO A POINT IN THE WESTERLY LINE 00 SAID LOT 5.

TITLE REPORT

TITLE REPORT PROVIDED 5/28/14 BY PLACER TITLE CO. ORDER NO. 1415-14482 DATED 5/8/14

BASIS OF BEARING

BEARINGS AND DISTANCES SHOWN ARE RECORD INFORMATION ACTUAL BEARINGS ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 9, DETERMINED BY GPS OBSERVATIONS. THIS IS NOT A BOUNDARY SURVEY.

BENCHMARK

ELEVATIONS BASED UPON GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS (NAVD88).

FLOOD ELEVATION

FLOOD PLAIN ELEVATION OF PROJECT AREA IN ZONE X, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL 06017C0725E NUMBER 3, DATED 09/26/2008

SURVEY DATE

05/15/14

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THEIR LOCATIONS ARE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

ACCESS
UTILITY EASEMENT
AIR CONDITIONER
ABOVE GROUND LEVEL
ABOVE MEAN SEA LEVEL
ELEVATION AMSL
SIDEWALK

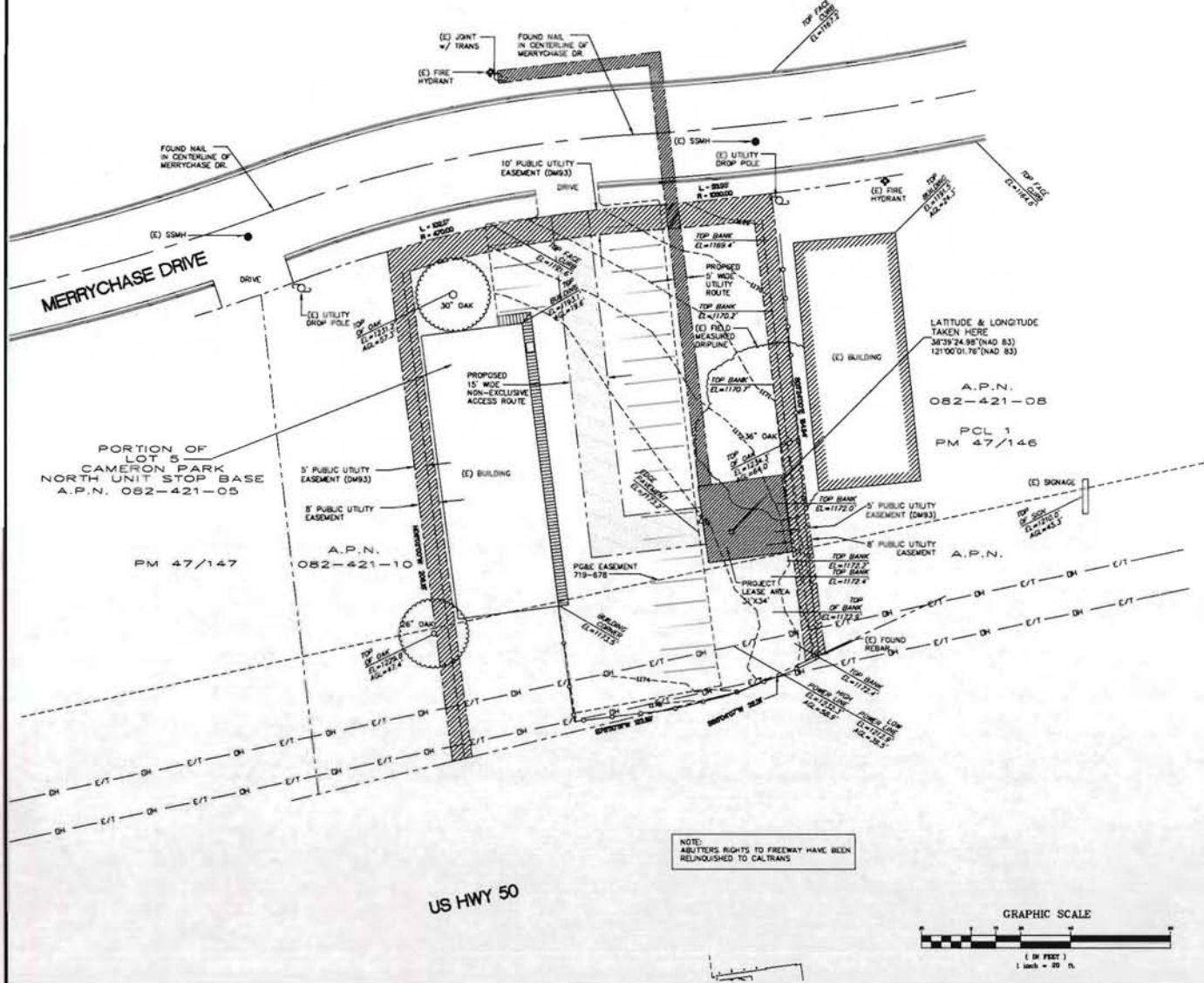
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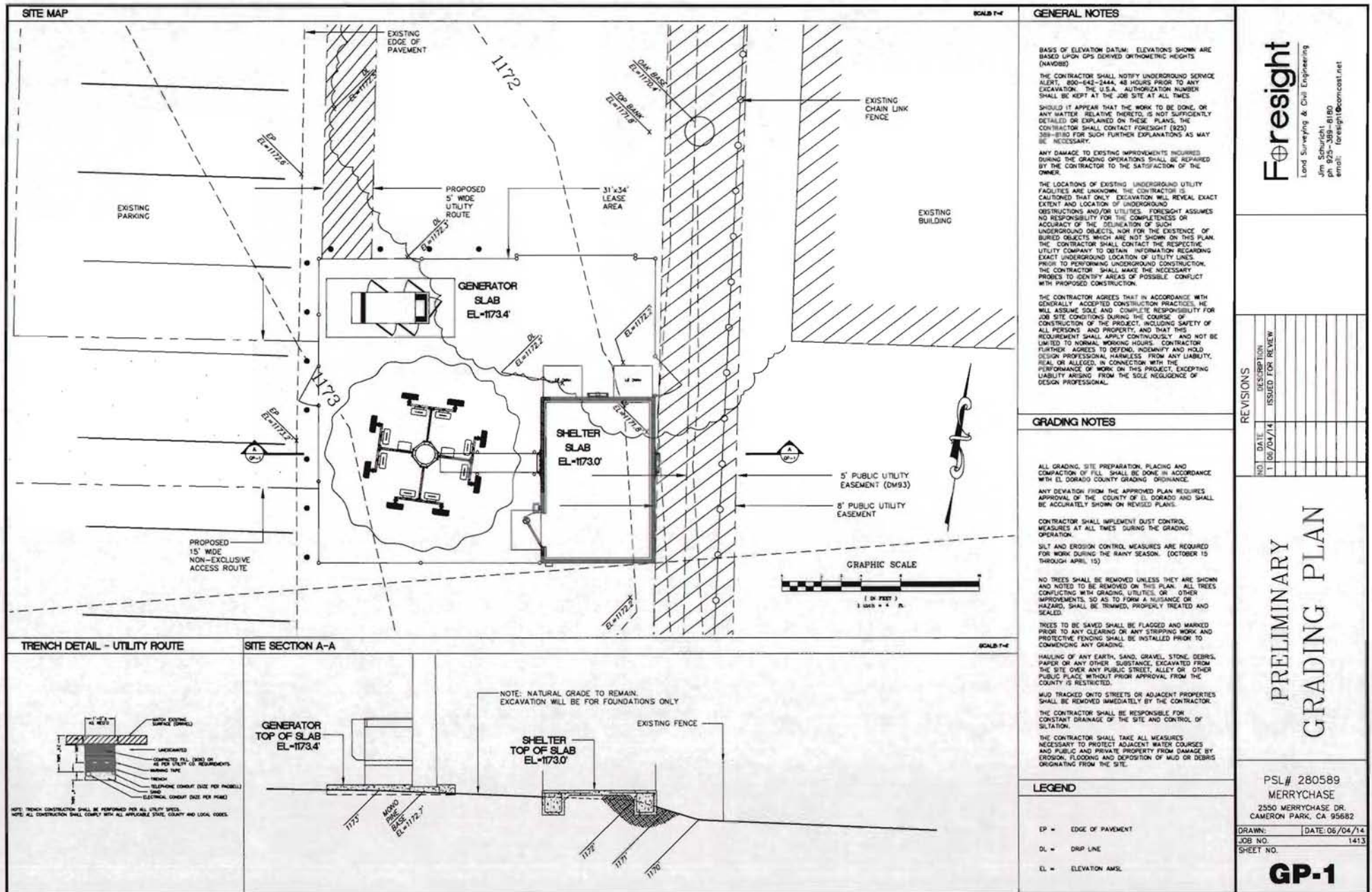
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2	06/05/14	MODIFY LEASE AREA

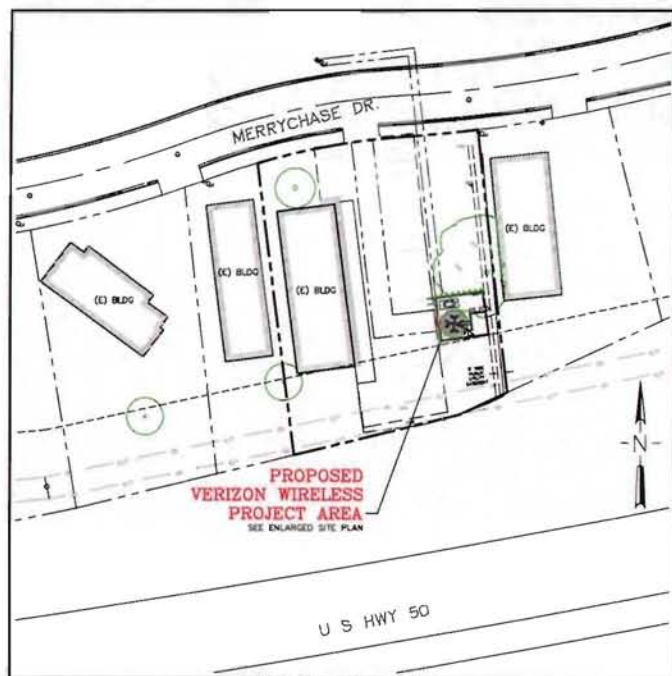
PSL# 280589
MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA 95682

DRAWN: [] DATE: 05/19/14
JOB NO. 1413
SHEET NO.

C-1

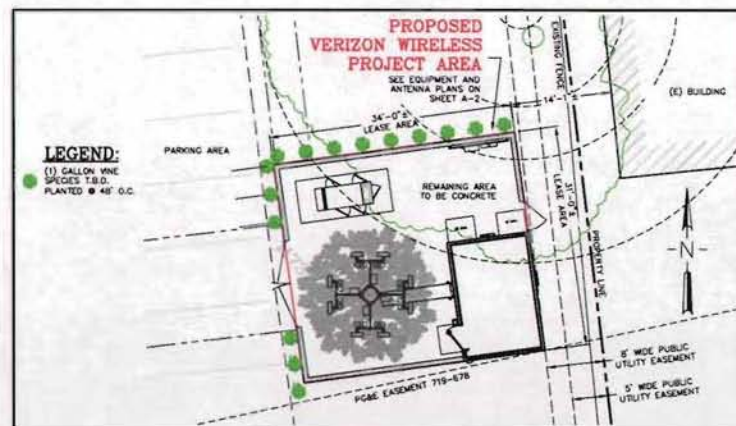






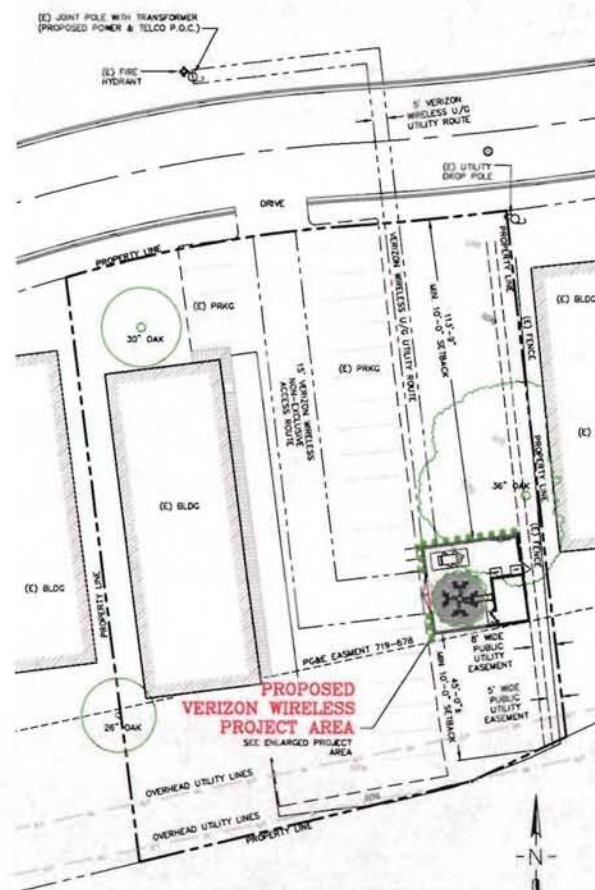
OVERALL SITE PLAN

SCALE: 1"=40'-0"



ENLARGED PROJECT AREA PLAN

SCALE: 1/8"=1'-0"



ENLARGED SITE PLAN

SCALE: 1"=20'-0"

HMH
DESIGN GROUP

5184 FRY ROAD
VACARLE, CA 95687
PHONE: 707-448-8011



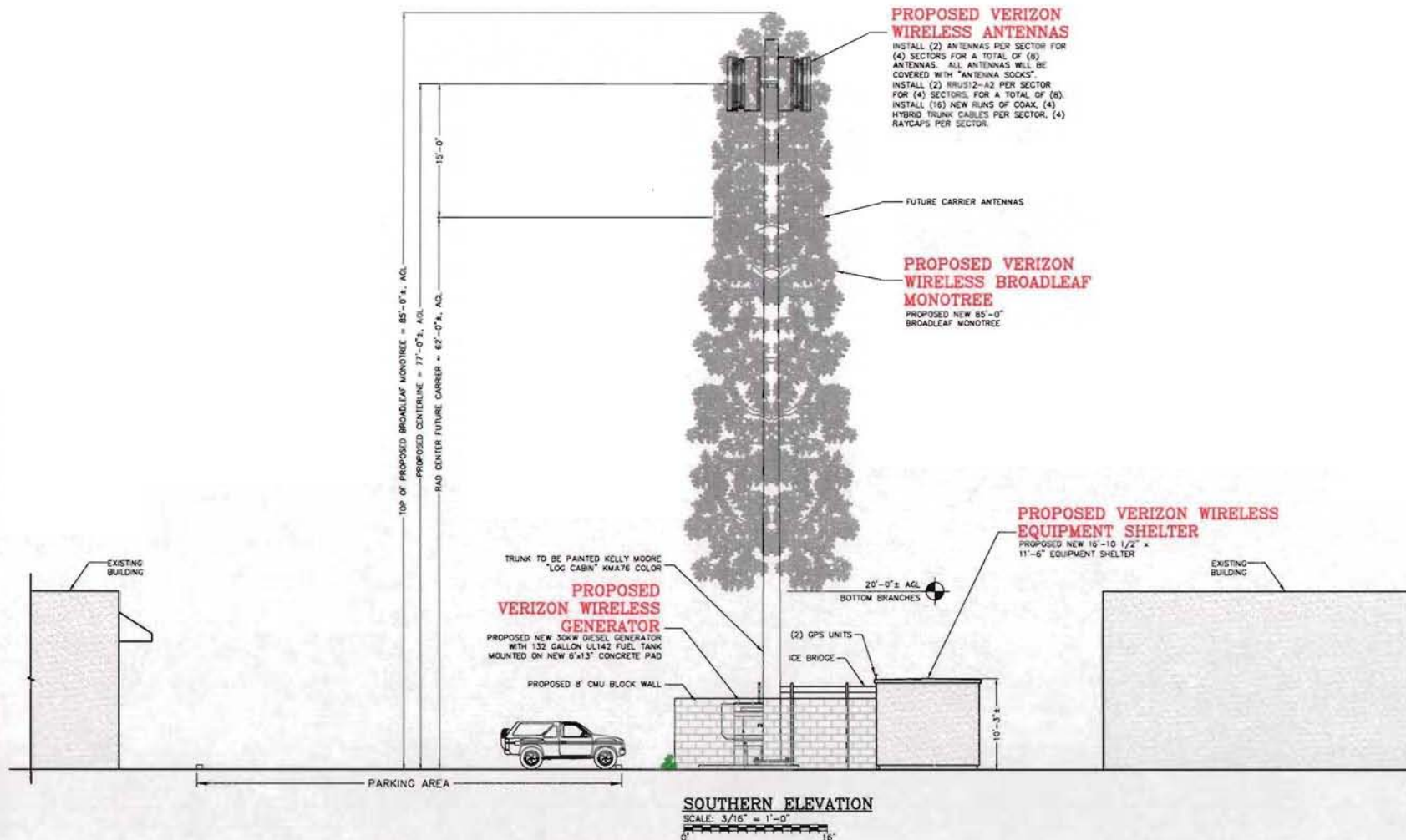
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2	06/04/14	MODIFY LEASE AREA
3	06/09/14	PER EPC REDLINES
4	08/20/14	100% REDLINES
5	11/04/14	REV TRIPLEPOLE TO BROADWAY
6	12/15/14	REVISE TRIPLEPOLE CALLOUT
7	02/16/15	REVISE FENCE TO CHU WALL
8	02/19/15	REVISE LANDSCAPE

verizon wireless

VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 20130988392
LOCATION CODE *280589
MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA 95682
DRAWN BY: P/W DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

A-1



REVISIONS		
NO.	DATE	DESCRIPTION
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1	06/04/14	MODIFY LEASE AREA
2	06/08/14	PER EPIC REQUINES
3	06/30/14	PER REQUINES
4	06/25/14	100% 20'S
5	06/25/14	REV TREPOLE TO BROODLANE
6	11/04/14	REVISE TREPOLE CALLOUT
7	02/18/15	REVISE FENCE TO OBU WALL
8	02/19/15	REVISE LANDSCAPE

verizon *wireless*

VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 20130988392
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MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA. 95682
DRAWN BY: P/W DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

A-3

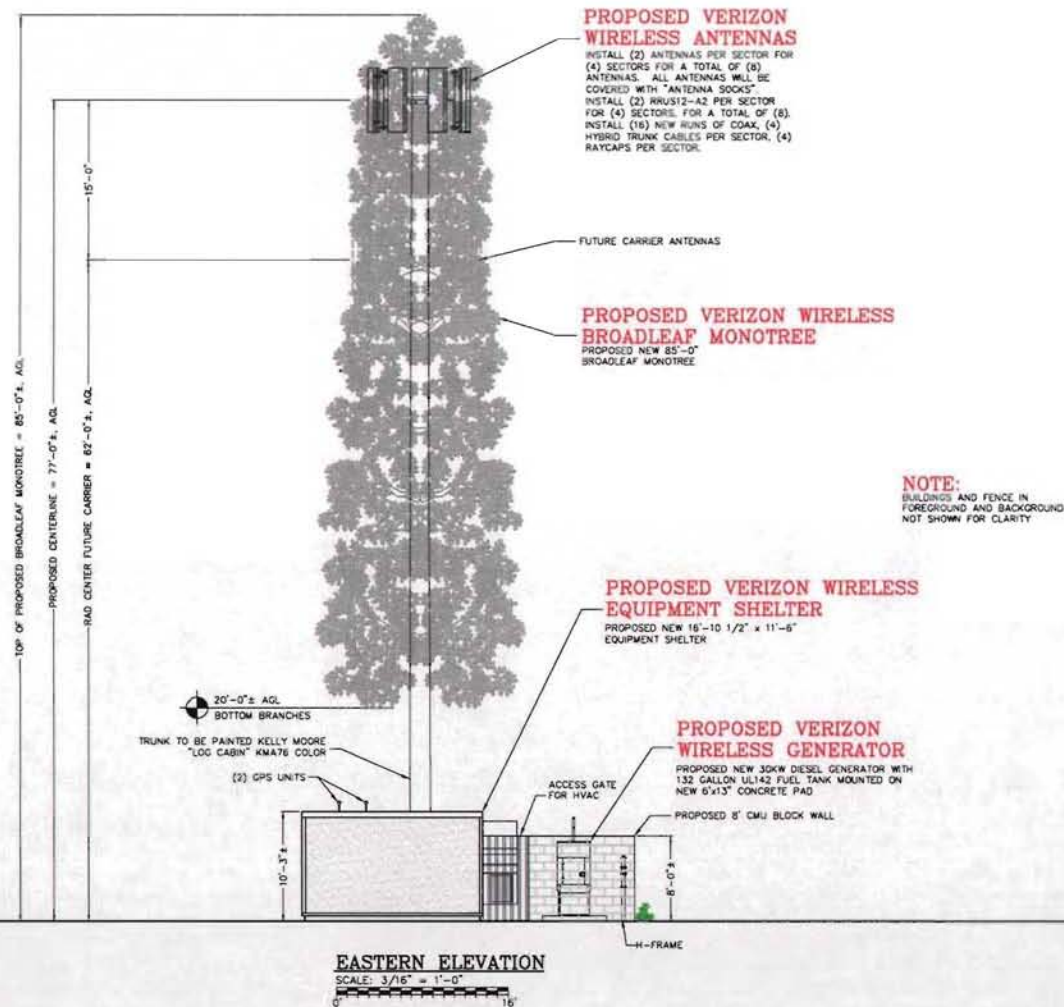


REVISIONS	
NO.	DESCRIPTION
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1	06/04/14
2	06/09/14
3	06/25/14
4	08/25/14
5	11/04/14
6	12/15/14
7	02/18/15
8	07/19/15

verizon wireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 2013098392
LOCATION CODE *280589
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2550 MERRYCHASE DR.
CAMERON PARK, CA 95682
DRAWN BY: P/W DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

A-4



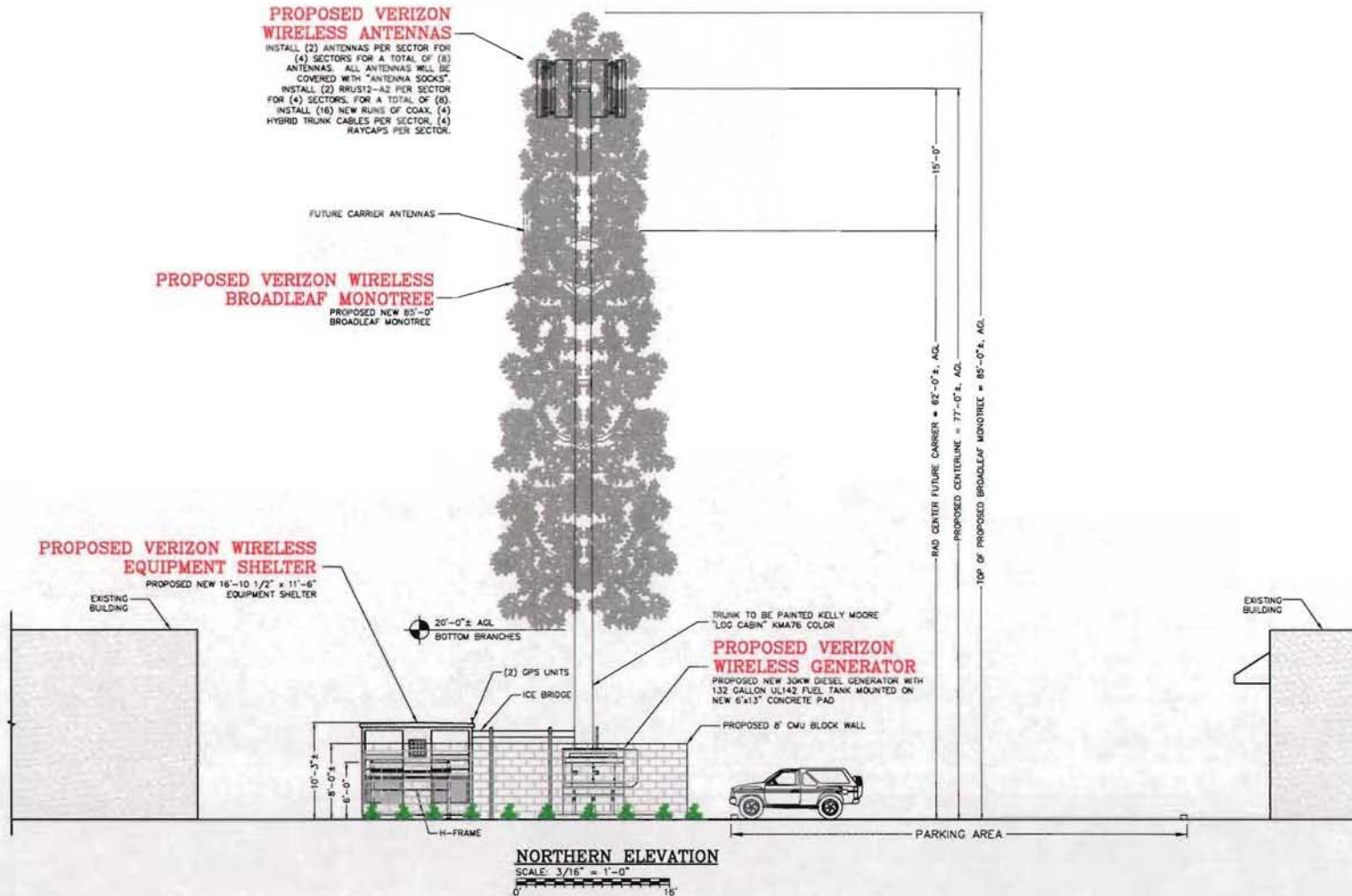


REVISIONS	
NO.	DATE
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1	06/04/14
2	06/09/14
3	06/25/14
4	08/25/14
5	11/04/14
6	12/15/14
7	02/18/15
8	02/19/15

verizonwireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 2013088392
LOCATION CODE *280589
MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA 95682
DRAWN BY: P/W/DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

A-5



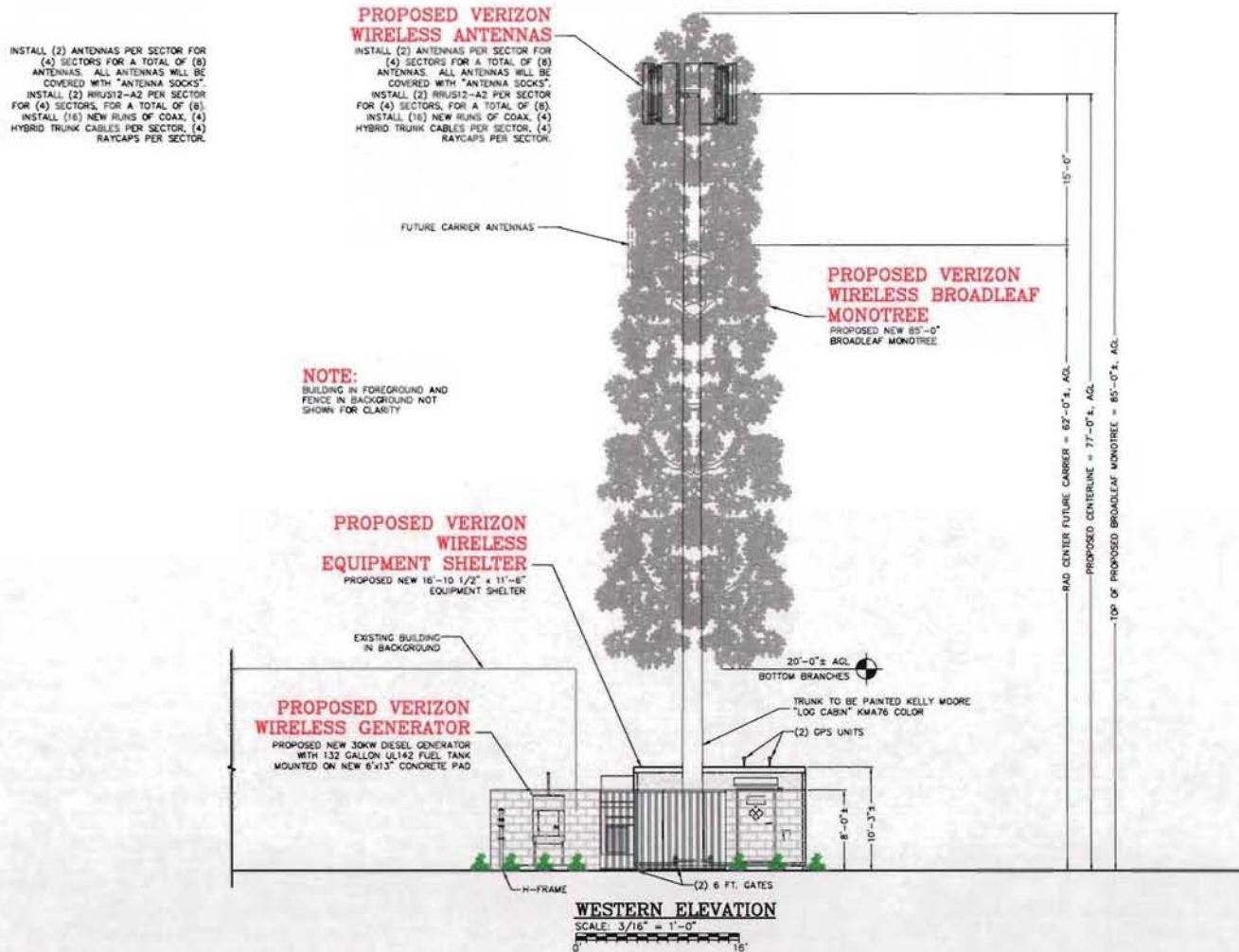


NO.	DATE	DESCRIPTION
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2	06/04/14	MODIFY LEASE AREA
3	06/09/14	PER EPIC REDLINES
4	06/25/14	PER REDLINES
5	11/04/14	REV TREEPOLE TO BROADLEAF
6	12/15/14	REVISE TREEPOLE CALLOUT
7	02/18/15	REVISE FENCE TO CHAIN WALL
8	02/19/15	REVISE LANDSCAPE

verizon wireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 20130988392
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MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA 95682
DRAWN BY: P/WJ DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

A-6



HARD H-SERIES WALL-MOUNT™ AIR CONDITIONERS for Telecommunication and Equipment Structures

HSD to HSDA, 1-Stage Right & Left-Hand Control Panel
HSDA and 2-Stage Right & Left-Hand Control Panel

The Best Value Mount Air Conditioner is a self-contained energy efficient system which is designed to offer maximum indoor cooling & dehumidification and efficient cooling outside under four square feet of actual ground space. This unit is the ideal product for remote applications such as telecommunication structures and other equipment buildings. Factory or field installed accessories are available to meet specific job requirements.

Outdoor Flood Capable
Grounded and protected by a 1000 volt surge protector. 1000 volt surge protector is standard on all units.

Two Remotes
One for inside structure and one for outside structure. The remote for the inside structure is a standard remote. The remote for the outside structure is a standard remote with a 1000 volt surge protector.

Full Length Insulating Batts
Full length insulating batts are standard on all units. The batts are made of a high quality insulating material and are designed to provide maximum insulation.

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Capacity and Efficiency Ratings - 1-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr @ 95°F	42,000	42,000	42,000	42,000	42,000	42,000
Rated COP (EER) @ 95°F	9.25	9.25	9.25	9.25	9.25	9.25

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 2-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr, 2nd Stage Operation	48,000	48,000	48,000	48,000	48,000	48,000
Rated COP (EER) @ 95°F	11.2	11.2	11.2	11.2	11.2	11.2

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 3-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr, 3rd Stage Operation	54,000	54,000	54,000	54,000	54,000	54,000
Rated COP (EER) @ 95°F	12.5	12.5	12.5	12.5	12.5	12.5

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 4-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr, 4th Stage Operation	60,000	60,000	60,000	60,000	60,000	60,000
Rated COP (EER) @ 95°F	14.0	14.0	14.0	14.0	14.0	14.0

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 5-Stage Compressor

Capacity and Efficiency Ratings - 6-Stage Compressor

Capacity and Efficiency Ratings - 7-Stage Compressor

Capacity and Efficiency Ratings - 8-Stage Compressor

Capacity and Efficiency Ratings - 9-Stage Compressor

Capacity and Efficiency Ratings - 10-Stage Compressor

Capacity and Efficiency Ratings - 11-Stage Compressor

Capacity and Efficiency Ratings - 12-Stage Compressor

Capacity and Efficiency Ratings - 13-Stage Compressor

Capacity and Efficiency Ratings - 14-Stage Compressor

Capacity and Efficiency Ratings - 15-Stage Compressor

Capacity and Efficiency Ratings - 16-Stage Compressor

Capacity and Efficiency Ratings - 17-Stage Compressor

Capacity and Efficiency Ratings - 18-Stage Compressor

Capacity and Efficiency Ratings - 19-Stage Compressor

Capacity and Efficiency Ratings - 20-Stage Compressor

Capacity and Efficiency Ratings - 21-Stage Compressor

Capacity and Efficiency Ratings - 22-Stage Compressor

Capacity and Efficiency Ratings - 1-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr @ 95°F	42,000	42,000	42,000	42,000	42,000	42,000
Rated COP (EER) @ 95°F	9.25	9.25	9.25	9.25	9.25	9.25

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 2-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr, 2nd Stage Operation	48,000	48,000	48,000	48,000	48,000	48,000
Rated COP (EER) @ 95°F	11.2	11.2	11.2	11.2	11.2	11.2

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 3-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr, 3rd Stage Operation	54,000	54,000	54,000	54,000	54,000	54,000
Rated COP (EER) @ 95°F	12.5	12.5	12.5	12.5	12.5	12.5

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 4-Stage Compressor						
MODELS	Right-Hand Control			Left-Hand Control		
	HSDA1	HSDA2	HSDA3	HSDA4	HSDA5	HSDA6
Cooling Capacity BTU/Hr, 4th Stage Operation	60,000	60,000	60,000	60,000	60,000	60,000
Rated COP (EER) @ 95°F	14.0	14.0	14.0	14.0	14.0	14.0

1. Cooling capacity is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 2. EER is based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min. 3. All capacities, efficiency and power of outdoor unit are based on standard conditions: 80°F dry bulb, 67°F wet bulb, 50°F indoor air, 95°F outdoor air, 1.0 gpm/min.

Capacity and Efficiency Ratings - 5-Stage Compressor

Capacity and Efficiency Ratings - 6-Stage Compressor

Capacity and Efficiency Ratings - 7-Stage Compressor

Capacity and Efficiency Ratings - 8-Stage Compressor

Capacity and Efficiency Ratings - 9-Stage Compressor

Capacity and Efficiency Ratings - 10-Stage Compressor

Capacity and Efficiency Ratings - 11-Stage Compressor

Capacity and Efficiency Ratings - 12-Stage Compressor

Capacity and Efficiency Ratings - 13-Stage Compressor

Capacity and Efficiency Ratings - 14-Stage Compressor

Capacity and Efficiency Ratings - 15-Stage Compressor

Capacity and Efficiency Ratings - 16-Stage Compressor

Capacity and Efficiency Ratings - 17-Stage Compressor

Capacity and Efficiency Ratings - 18-Stage Compressor

Capacity and Efficiency Ratings - 19-Stage Compressor

Capacity and Efficiency Ratings - 20-Stage Compressor

Capacity and Efficiency Ratings - 21-Stage Compressor

Capacity and Efficiency Ratings - 22-Stage Compressor

HMH
DESIGN GROUP
5164 FRY ROAD
WACARIE, CA 95667
PHONE: 707-448-8011

EPIC
WIRELESS GROUP INC.

NO.	DATE	DESCRIPTION
1	05/29/14	ISSUE FOR REVIEW
2	06/04/14	MODIFY LEASE AREA
3	06/05/14	PER EPIC REVIEWS
4	06/05/14	100% 2D'S
5	11/04/14	REV THEEPOLE TO BROADLAF
6	12/17/14	REVISE THEEPOLE CALLOUT
7	07/15/15	REVISE FENCE TO DM WALL
8	07/15/15	REVISE LANDSCAPE

verizon wireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 2013088392
LOCATION CODE #280589
MERRYCHASE
2550 MERRYCHASE DR.
CAMERON PARK, CA 95682

DRAWN BY: P/W DATE: 05/29/14
HMH JOB NO. 014029
SHEET NO.

A-8

PERFORMANCE Cooling Performance Data

Model	Room	% RH	Cooling Performance Data	Outdoor Temperature °F				
				75	85	95	105	115
HSDA1 HSD1.2	HSDA1.2	31.1	Total Cooling Btu/Hr	83,000	79,000	50,000	59,000	49,000
			Available Cooling Btu/Hr	43,000	47,000	30,000	35,000	29,000
			Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000
			Available Heat Ratio (AHR)	1.84	1.71	1.71	1.71	1.71
HSDA1 HSD1.3	31.1	Total Cooling Btu/Hr	100,000	97,000	60,000	70,000	59,000	
		Available Cooling Btu/Hr	50,000	53,000	32,000	38,000	31,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.4	31.1	Total Cooling Btu/Hr	120,000	116,000	70,000	83,000	69,000	
		Available Cooling Btu/Hr	60,000	63,000	38,000	45,000	37,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.5	31.1	Total Cooling Btu/Hr	140,000	135,000	80,000	95,000	80,000	
		Available Cooling Btu/Hr	70,000	73,000	45,000	53,000	44,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.6	31.1	Total Cooling Btu/Hr	160,000	154,000	90,000	107,000	91,000	
		Available Cooling Btu/Hr	80,000	83,000	50,000	59,000	49,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.7	31.1	Total Cooling Btu/Hr	180,000	173,000	100,000	119,000	101,000	
		Available Cooling Btu/Hr	90,000	93,000	55,000	65,000	53,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.8	31.1	Total Cooling Btu/Hr	200,000	192,000	110,000	131,000	111,000	
		Available Cooling Btu/Hr	100,000	103,000	60,000	71,000	58,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.9	31.1	Total Cooling Btu/Hr	220,000	211,000	120,000	143,000	121,000	
		Available Cooling Btu/Hr	110,000	113,000	65,000	77,000	63,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.10	31.1	Total Cooling Btu/Hr	240,000	229,000	130,000	155,000	131,000	
		Available Cooling Btu/Hr	120,000	123,000	70,000	83,000	68,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.11	31.1	Total Cooling Btu/Hr	260,000	247,000	140,000	167,000	141,000	
		Available Cooling Btu/Hr	130,000	133,000	75,000	89,000	73,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.12	31.1	Total Cooling Btu/Hr	280,000	264,000	150,000	179,000	151,000	
		Available Cooling Btu/Hr	140,000	143,000	80,000	95,000	78,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.13	31.1	Total Cooling Btu/Hr	300,000	279,000	160,000	191,000	161,000	
		Available Cooling Btu/Hr	150,000	153,000	85,000	101,000	83,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.14	31.1	Total Cooling Btu/Hr	320,000	295,000	170,000	203,000	171,000	
		Available Cooling Btu/Hr	160,000	163,000	90,000	107,000	88,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.15	31.1	Total Cooling Btu/Hr	340,000	310,000	180,000	215,000	181,000	
		Available Cooling Btu/Hr	170,000	173,000	95,000	113,000	93,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.16	31.1	Total Cooling Btu/Hr	360,000	325,000	190,000	227,000	191,000	
		Available Cooling Btu/Hr	180,000	183,000	100,000	119,000	98,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.17	31.1	Total Cooling Btu/Hr	380,000	340,000	200,000	239,000	201,000	
		Available Cooling Btu/Hr	190,000	193,000	105,000	125,000	103,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.18	31.1	Total Cooling Btu/Hr	400,000	355,000	210,000	251,000	211,000	
		Available Cooling Btu/Hr	200,000	203,000	110,000	131,000	108,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.19	31.1	Total Cooling Btu/Hr	420,000	370,000	220,000	263,000	221,000	
		Available Cooling Btu/Hr	210,000	213,000	115,000	137,000	113,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.20	31.1	Total Cooling Btu/Hr	440,000	385,000	230,000	275,000	231,000	
		Available Cooling Btu/Hr	220,000	223,000	120,000	143,000	118,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.21	31.1	Total Cooling Btu/Hr	460,000	400,000	240,000	287,000	241,000	
		Available Cooling Btu/Hr	230,000	233,000	125,000	149,000	123,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.22	31.1	Total Cooling Btu/Hr	480,000	415,000	250,000	299,000	251,000	
		Available Cooling Btu/Hr	240,000	243,000	130,000	155,000	128,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.23	31.1	Total Cooling Btu/Hr	500,000	430,000	260,000	311,000	261,000	
		Available Cooling Btu/Hr	250,000	253,000	135,000	161,000	133,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.24	31.1	Total Cooling Btu/Hr	520,000	445,000	270,000	323,000	271,000	
		Available Cooling Btu/Hr	260,000	263,000	140,000	167,000	138,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.25	31.1	Total Cooling Btu/Hr	540,000	460,000	280,000	335,000	281,000	
		Available Cooling Btu/Hr	270,000	273,000	145,000	173,000	143,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.26	31.1	Total Cooling Btu/Hr	560,000	475,000	290,000	347,000	291,000	
		Available Cooling Btu/Hr	280,000	283,000	150,000	179,000	148,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.27	31.1	Total Cooling Btu/Hr	580,000	490,000	300,000	359,000	299,000	
		Available Cooling Btu/Hr	290,000	293,000	155,000	185,000	153,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.28	31.1	Total Cooling Btu/Hr	600,000	505,000	310,000	371,000	309,000	
		Available Cooling Btu/Hr	300,000	303,000	160,000	191,000	158,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.29	31.1	Total Cooling Btu/Hr	620,000	520,000	320,000	383,000	319,000	
		Available Cooling Btu/Hr	310,000	313,000	165,000	197,000	163,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.30	31.1	Total Cooling Btu/Hr	640,000	535,000	330,000	395,000	329,000	
		Available Cooling Btu/Hr	320,000	323,000	170,000	203,000	168,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.31	31.1	Total Cooling Btu/Hr	660,000	550,000	340,000	407,000	339,000	
		Available Cooling Btu/Hr	330,000	333,000	175,000	209,000	173,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.32	31.1	Total Cooling Btu/Hr	680,000	565,000	350,000	419,000	349,000	
		Available Cooling Btu/Hr	340,000	343,000	180,000	215,000	178,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.33	31.1	Total Cooling Btu/Hr	700,000	580,000	360,000	431,000	359,000	
		Available Cooling Btu/Hr	350,000	353,000	185,000	221,000	183,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.34	31.1	Total Cooling Btu/Hr	720,000	595,000	370,000	443,000	369,000	
		Available Cooling Btu/Hr	360,000	363,000	190,000	227,000	188,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.35	31.1	Total Cooling Btu/Hr	740,000	610,000	380,000	455,000	379,000	
		Available Cooling Btu/Hr	370,000	373,000	195,000	233,000	193,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.36	31.1	Total Cooling Btu/Hr	760,000	625,000	390,000	467,000	389,000	
		Available Cooling Btu/Hr	380,000	383,000	200,000	239,000	198,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.37	31.1	Total Cooling Btu/Hr	780,000	640,000	400,000	479,000	399,000	
		Available Cooling Btu/Hr	390,000	393,000	205,000	245,000	203,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.38	31.1	Total Cooling Btu/Hr	800,000	655,000	410,000	491,000	409,000	
		Available Cooling Btu/Hr	400,000	403,000	210,000	251,000	208,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.39	31.1	Total Cooling Btu/Hr	820,000	670,000	420,000	503,000	419,000	
		Available Cooling Btu/Hr	410,000	413,000	215,000	257,000	213,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.40	31.1	Total Cooling Btu/Hr	840,000	685,000	430,000	515,000	429,000	
		Available Cooling Btu/Hr	420,000	423,000	220,000	263,000	218,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.41	31.1	Total Cooling Btu/Hr	860,000	700,000	440,000	527,000	439,000	
		Available Cooling Btu/Hr	430,000	433,000	225,000	269,000	223,000	
		Internal Total Sensible Btu/Hr	2,400	1,400	500	500	1,000	
		Available Heat Ratio (AHR)	1.71	1.71	1.71	1.71	1.71	
HSDA1 HSD1.42	31.1	Total Cooling Btu/Hr	880,000	715,000	450,000	539,000	449,000	
		Available Cooling Btu/Hr	440,000	443,000	230,000	275,000	228,000	
		Internal Total Sensible						

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



view from Merrychase Drive looking south at site

280589 Merrychase
2550 Cameron Park, CA
Photosims Produced on 3-4-2015

Existing



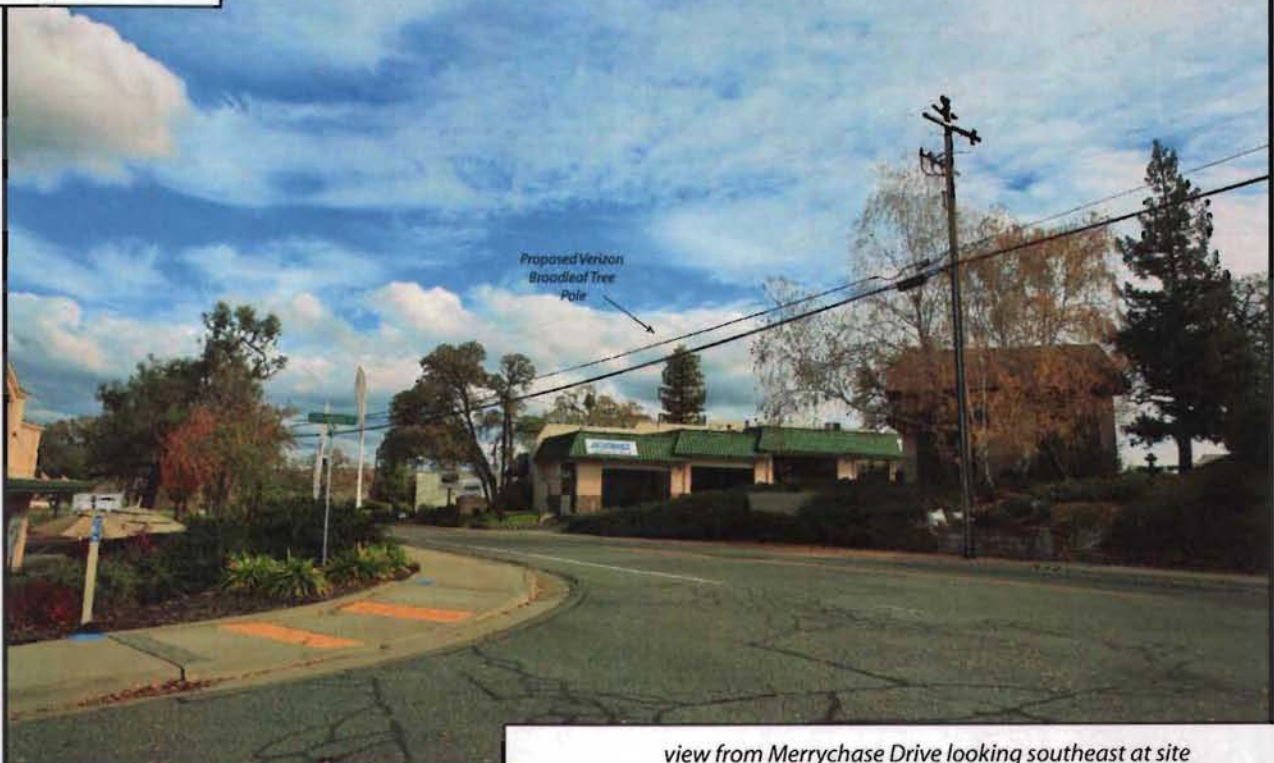
Proposed



Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



view from Merrychase Drive looking southeast at site

280589 Merrychase
2550 Cameron Park, CA
Photosims Produced on 12-3-2014

Existing



Proposed



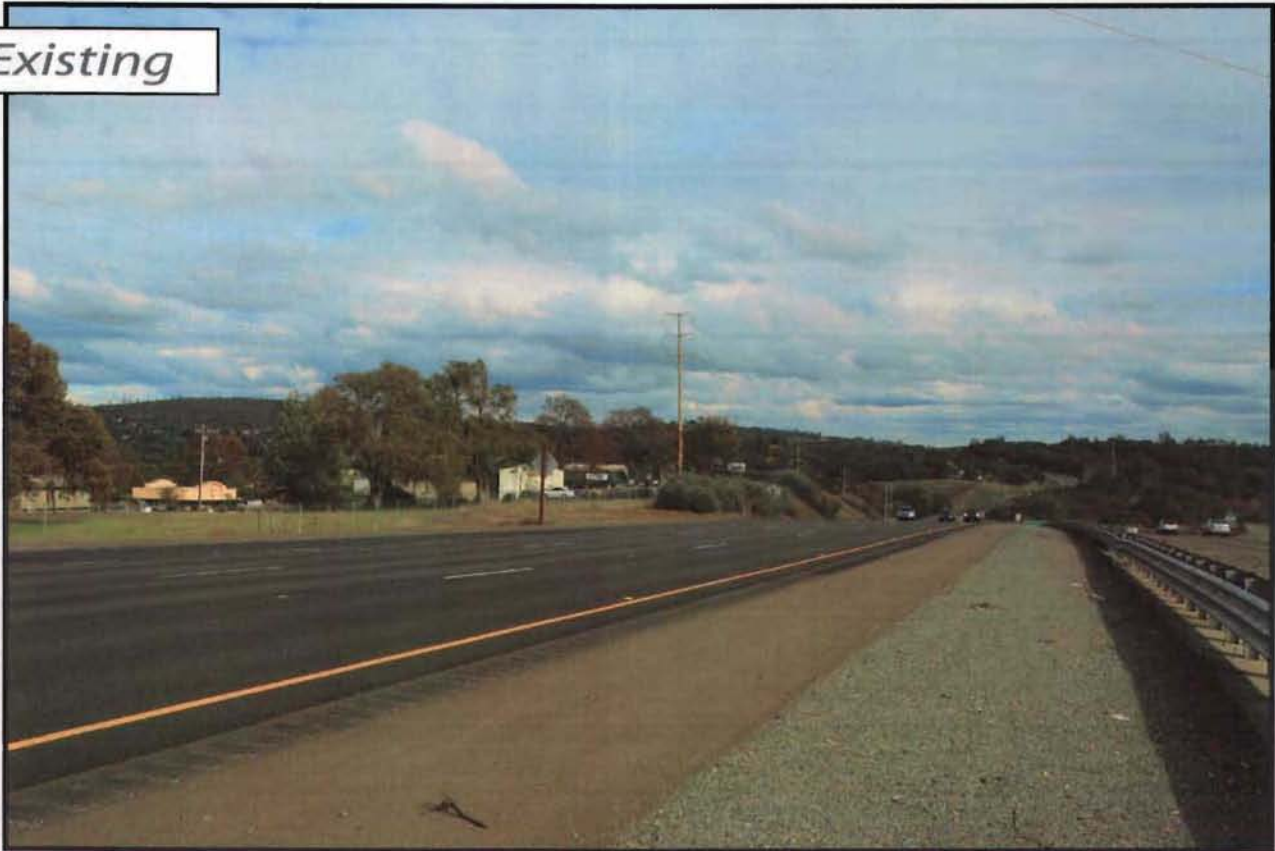
view from Cambridge Road looking west at site



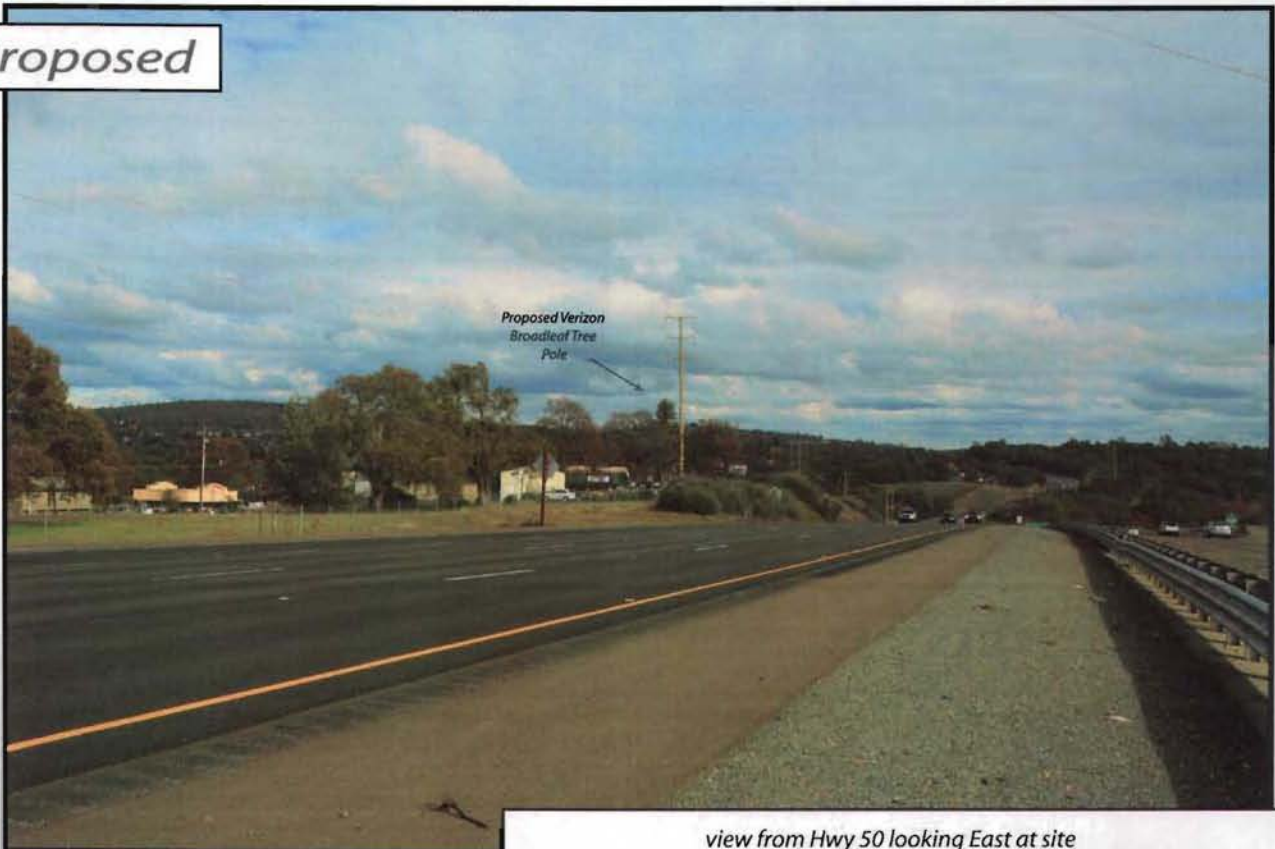
280589 Merrychase
2550 Cameron Park, CA
Photosims Produced on 12-3-2014

AdvanceSim 
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON SITE "MERRYCHASE"

APN 082-421-05-10

2550 MERRYCHASE DR., CAMERON PARK, CA. 95682

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the El Dorado County area near Cambridge Road and Hwy 50. Verizon would like to increase coverage and capacity in the area by constructing a new telecommunications facility in to improve service for both current and potential customers. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This tower will help alleviate an area of poor coverage and inadequate capacity within this service area, which causes reoccurring lost calls and ineffective service. This site will relieve inadequate capacity in the area due to high cell phone usage along Hwy 50 and will also improve service in the town of Cameron Park. The proposed location of the tower is set within an unutilized portion of this parcel and will be designed to comply with all County of El Dorado's wireless design guidelines. The proposed Verizon Communications facility will be located within a 31' x 34' block walled compound, painted to match the existing automotive repair facility onsite and will include a row of vines planted along the north and west perimeters to provide additional decorative screening. The project will include: (1) proposed 16'10.5" x 11'6" equipment shelter, 6'x13' pad for a 30kw emergency standby generator and a 85' stealth, broadleaf monotree designed to blend in with the existing oak trees nearby. This tower will accommodate (4) sectors with (2) antennas per sector with "antenna socks", (2) remote radio units (RRU's) per sector. This tower has been designed to accommodate future collocation by other carriers.

The parcel select selected for this communication is owned by, Marc and Debbie Hoover and totals 0.70 acres. The location for this project is situated approximately 153' from Merrychase Rd.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

ALTERNATIVE SITE ANALYSIS

Numerous alternative sites were explored during the due diligence phase of this project. The following sites were reviewed and ultimately rejected for a variety of reasons.

Church of the Foothills vacant parcel: This site was rejected for a variety of reasons including proximity to power and being further west than was desired by Verizon RF.

PG&E Colocation, 2380 Merrychase Dr.: This site was rejected as PG&E will no longer allow antennas above the conductors. Below conductors is too low.

Church of the Foothills 3939 Cambridge Rd: Rooftop mounted antennas would not provide adequate antenna height for this proposed site. Also very limited space for ground equipment.

2522 Merrychase Dr., Lighting Unlimited retail store: This parking lot site would have resulted in loss of parking stalls and had limit room for the proposed cell site.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with all applicable standards.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

FUTURE COLLOCATION OPPORTUNITIES

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate up to (3) carriers and their associated ground equipment.

LIGHTING

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

NOISE

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

The site is set within a parcel that is zoned RE-5 Rural Residential and is consistent with application design standards in the area and environment.

MAINTENANCE AND STANDY GENERATOR TESTING

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.



WATERFORD
COMPLIANCE...FROM START TO SIGNAL

RF EMISSIONS COMPLIANCE REPORT

Verizon Wireless

**Site: Merrychase
2550 Merrychase Dr.
Cameron Park, CA 95682**

**Latitude/Longitude:
38.65694/-121.00049**

August 27, 2014

Report Status:

Verizon Wireless Is under 5% Threshold

Prepared By:

Waterford Consultants, LLC

RECEIVED
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TAVOHS PROACTIVITY

201 Loudoun Street SE, Suite 300
Leesburg, VA 20175

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ATTACHMENT E

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15-0460 E 50 of 53

ENGINEERING STATEMENT CONFIRMING COMPLIANCE

With Radiofrequency Radiation Exposure Limits

Compliance Statement

Subject site COMPLIES with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310

Technical Framework: Basis for Compliance Statement

Criteria for evaluation are listed in Table 1 of 47 C.F.R. § 1.1310. Calculations using input data provided to Waterford by client or client's representative numerically confirm the subject site can operate at a 100% duty cycle without creating situations that exceed MPE limits in areas of uncontrolled access. Because the subject facility is commercial infrastructure, general public access to the immediate vicinity of the equipment is likely to diminish the quality of wireless service available to the community. For that reason, whether signage is, or is not required as a safety precaution, Waterford recommends placement of signage at the subject site for the purpose of improving network reliability by discouraging public access.

Power density decreases significantly over a short distance from any antenna. Specifically with respect to directional panel antennas, the design, oriented in azimuth and elevation as documented, reasonably precludes potential to exceed MPE limits at any location other than directly in front of the antenna. Areas in front of the antenna that are restricted by barriers, would require climbing or are otherwise beyond the reach of a standing individual of average height are not considered accessible. Analysis or measurement of instantaneous energy levels is performed for use as proof of compliance with FCC rules and regulations applicable to non-occupational persons, those individuals who are not authorized to access portions of the antenna support structure above ground level. To assess time-weighted exposure to occupational personal working within secured areas of the site, on the supporting structure, or in the immediate proximity of the antenna equipment is a separate study requiring detailed ergonomic information.

Regulatory Framework

The FCC requires licensees to assure that persons are not exposed to radiofrequency electromagnetic energy power densities in excess of the applicable MPE (Maximum Permissible Exposure) limit. These rules apply to both Occupational Personnel and the General Population. Applicable FCC rules are found at 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The FCC rules define two tiers of permissible exposure that are dependent on 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.

Maximum Permissible Exposure ("MPE") is defined in OET 65 as being 100% of the exposure limit for the situation or tier of permissible exposure. The time averaged maximum permissible exposure to radiofrequency electromagnetic energy (RF), shown in Table 1 of Appendix A, expressed in milliwatt-minutes per square centimeter, is the same value for both tiers. FCC intention regarding time averaged exposure is expressed in this quote from page 10 of OET 65:

"Another feature of the exposure guidelines is that exposures, in terms of power density, E2 or H2, may be averaged over certain periods of time with the average not to exceed the limit for continuous exposure.¹¹ As shown in Table 1 of Appendix A, the averaging time for occupational/controlled exposures is 6 minutes, while the averaging time for general population/uncontrolled exposures is 30 minutes. It is important to note that for general population/uncontrolled exposures it is often not possible to control exposures to the extent that averaging times can be applied. In those situations, it is often necessary to assume continuous exposure.

As an illustration of the application of time-averaging to occupational/controlled exposure consider the following. The relevant interval for time-averaging for occupational/controlled exposures is six minutes. This means, for example, that during any given six-minute period a worker could be exposed to two times the applicable power density limit for three minutes as long as he or she were not exposed at all for the preceding or following three minutes. Similarly, a worker could be exposed at three times the limit for two minutes as long as no exposure occurs during the preceding or subsequent four minutes, and so forth.

¹¹ Note that although the FCC did not explicitly adopt limits for peak power density, guidance on these types of exposures can be found in Section 4.4 of the ANSI/IEEE C95.1-1992 standard."

At the entry to any area in excess of 100% General Population MPE, access controls must be put in place and maintained to restrict access, preventing occupancy by the general population. For persons who have been properly trained and meet the definition of being Occupational Personnel, access to areas at the Occupational MPE limit may be granted for six minutes, so long as the preceding six minute period and the following six minute period are free from exposure; the worker is not exposed to any RF energy. Subject to other site security requirements, Occupational Personnel trained in RF safety and equipped with personal protective equipment designed for safe work in the vicinity of RF may be granted access. Controls such as physical barriers to entry imposed by locked doors, locked passageways, or other access control mechanisms may be supplemented by alarms that notify site management of a breach in access control. Controls may include administrative policies and procedures requiring proof of personal protective equipment (e.g. RF attenuating eyewear, wearable RF shielding), RF training requirements to obtain site access cards, presentation of appropriate RF awareness training certifications to security personnel, requirement to wear a personal RF monitor, or other measures that control access.

FCC regulations regarding Radiofrequency radiation exposure, expressed in 47 CFR § 1.1310 are further clarified with respect to the value of 5% of exposure limits for the subject transmitters in the following section of 47 CFR § 1.1307 (b):

(3) In general, when the guidelines specified in § 1.1310 are exceeded in an accessible area due to the emissions from multiple fixed transmitters, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose transmitters produce, at the area in question, power density levels that exceed 5% of the power density exposure limit applicable to their particular transmitter or field strength levels that, when squared, exceed 5% of the square of the electric or magnetic field strength limit applicable to their particular transmitter. Owners of transmitter sites are expected to allow applicants and licensees to take reasonable steps to comply with the requirements contained in §1.1307(b) and, where feasible, should encourage co-location of transmitters and common solutions for controlling access to areas where the RF exposure limits contained in § 1.1310 might be exceeded.

Following these FCC requirements, predictive modeling was performed. That modeling indicates power density levels from client transmitters do not exceed 5% of the power density MPE limit applicable to their transmitters.

Qualifications of Waterford

With more than 40 team-years of experience, Waterford Consultants, LLC [Waterford] provides technical consulting services to clients in the Radio Communications and antenna siting industry. Waterford retains professional engineers who are placed in responsible charge of the processes for analysis.

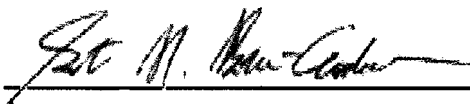
Waterford is familiar with 47 C.F.R. § § 1.1307(b)(3) and 1.1310 along with the general Rules, Regulations and policies of the FCC. Waterford processes incorporate all specifications of FCC Office of Engineering and Technology, Bulletin 65 ("OET65"), from the website: [Uwww.fcc.gov/oet/rfsafety,U](http://www.fcc.gov/oet/rfsafety) and follow criteria detailed in 47 CFR § 1.1310 "Radiofrequency radiation exposure Limits".

Within the technical and regulatory framework detailed above, Waterford created sophisticated computer modeling tools that operate on data provided by Waterford clients through the Waterford web portal. In developing these tools, Waterford chose each program step encoded into computer modeling tools according to recognized and generally accepted good engineering practices. Permissible exposure limits are band specific, and the Waterford computerized modeling tools correctly calculate permissible exposure based on the band(s) specified in the input data. Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives warrant the accuracy of all input data.

Waterford Consultants, LLC attests to the accuracy of the engineering calculations. Waterford also attests that the results of those engineering calculations are correctly summarized in this report.

Certification

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the law.



Steven Nast Baier-Anderson
Registered Professional Engineer
Commonwealth of Virginia Reg. No. 0402-025832
August 27, 2014

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