MITIGATED NEGATIVE DECLARATION

FILE: S17-0016

PROJECT NAME: AT&T CAF 4 (Sites 1-7)

NAME OF APPLICANT: AT&T Mobility, Epic Wireless

ASSESSOR'S PARCEL NOs.: 071-032-15, 077-091-06, 078-180-38, 085-010-13, 087-181-10, 104-370-24, 105-110-81

SECTION: 17 **T:** 12N **R:** 9E, **S:** 21 **T:** 10N **R:** 12E, **S:** 33 **T:** 10N **R:** 12E, **S:** 12 **T:** 11N **R:** 11E, **S:** 22, 23, 26 & 27 **T:** 8N **R:** 9E, **S:** 18 **T:** 11N **R:** 9E, **S:** 14 **T:** 11N **R:** 9E

LOCATION: Throughout rural El Dorado County in the vicinity of the Cool, Newtown, Pleasant Valley, Swansboro, Latrobe, Pilot Hill, and Lotus areas (Attachment 1).

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

☐ **REZONING: FROM: TO:**

☐ **TENTATIVE PARCEL MAP** ☐
SUBDIVISION (NAME):

☒ **SPECIAL USE PERMIT TO ALLOW:** Construction and operation of seven telecommunication towers.

☐ **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 MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated 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 Mitigated Negative Declaration was adopted by the Planning Commission on July 26, 2018.

_____
Executive Secretary

Exhibit K

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT-PLANNING AND BUILDING DEPARTMENT

EL DORADO COUNTY

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT S17-0016 for AT&T CAF 4 WIRELESS FACILITIES

EL DORADO COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
INITIAL STUDY & PROPOSED MITIGATED NEGATIVE DECLARATION FOR
CONDITIONAL USE PERMIT S17-0016

1.0 PROJECT INFORMATION

A. **Applicant:** Epic Wireless Group, LLC, c/o Jared Kearsley

B. **Staff Contact:** Evan Mattes

C. **Project Name:** Conditional Use Permit S17-0016 CAF 4

D. **Type of Application**: Conditional Use Permit

E. **Property Owners**: See Table 1

F. **Project Locations:** See Table 1

G. **Assessor's Parcel Numbers**: See Table 1

H. **Parcel Sizes**: See Table 1

I. **Lease area sizes**: See Table 1

J. **Zoning:** See Table 1

K. **General Plan Designation**: See Table 1

L. **Public Agency Approvals**: El Dorado County Community Development Services**,** El Dorado County Building Services, El Dorado County Fire District.

Table 1. Project Information				
Tower Name	**APN Property Owner**	**Parcel Size/ Project Size (Lease Area)**	**General Plan Land Use Designation**	**Zone District**
Site 1 Cool (Formerly Pilot Hill 2)	071-032-15 Kirk Brelsford	25 ac/ 1,260 sf	Low Density Residential (LDR)	Residential Estate Five-Acres (RE-5)
Site 2 Newtown	077-091-06 Karen Oliver	4.9 ac/ 1,576 sf	Industrial (I)	Light Industrial (IL)
Site 3 Pleasant Valley	078-180-38 Jo Anne & Vincent Glowczwskie	2 ac/ 1,800 sf	Medium Density Residential (MDR)	Residential Two-Acres (R2A)
Site 4 Soapweed	085-010-13 David Ronzone	10 ac/ 1,800 sf	Rural Residential	Forest Resource 40-Acres (FR-40)
Site 5 Latrobe	087-181-10 Douglas & Lianne Braun	20 ac/ 1,600 sf	Rural Residential (RR)	Rural Lands Twenty-Acres (RL-20)

Table 1. Project Information				
Tower Name	**APN Property Owner**	**Parcel Size/ Project Size (Lease Area)**	**General Plan Land Use Designation**	**Zone District**
Site 6 Zee Estates	104-370-24 Richard & Ellen Wolfe	60 ac/ 1,350 sf	Low Density Residential (LDR)	Limited Agriculture Ten-Acres (LA-10)
Site 7 Gold Hill	105-110-81 Anne & Roger Stroud, Kathleen O'Connor	10 ac/ 1,400 sf	Rural Residential (RR)	Rural Lands Ten-Acres (RL-10)

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
X	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		Tribal Cultural Resources		Utilities / Service Systems

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: 6-20-2018

Printed Name: Evan Mattes, Assistant Planner For: El Dorado County

Signature: _____ Date: 6/20/18

Printed Name: Michael Nihan, Principal Planner For: El Dorado County

CONNECT AMERICA FUND (CAF) PROJECT

AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds.

https://www.fcc.gov/general/connect-america-fund-caf

SITE SPECIFIC PROJECT DESCRIPTION

The following section details project and environmental settings of each individual project site.

SITE 1: Cool (formerly Pilot Hill 2)

Project Description: The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility consisting of a 36' x 36', 1,296 square foot enclosed compound (lease area). The compound will include a 120 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank (Site 1 Cool Attachment 1 & 4). The proposed lease area is centrally located on the property, and the site will not interfere with the existing use of the property. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 12-foot wide access route will be created directly from Triple Seven Road. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Site 1 Cool Attachment 5). The facility is anticipated to cover 197 homes (Site 1 Cool Attachment 2).

Environmental Setting: The site is approximately 870 feet south of Knickerbocker Creek and the area consists of oak trees, evergreen trees, and rolling hills with rocky terrain. The site location's elevation is approximately 1,621 feet. All equipment is proposed to be located within a 1,296-square foot enclosed lease area. A 12-foot wide driveway between the wireless communications facility lease area to Triple Seven Road would provide access.

There are no potential jurisdictional waters on the site. The project site has an approximate elevation of 1,621 feet above mean sea level. The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for colocation opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The nearby SBA Wireless Facility located at 1050 Northside Drive, Cool, was initially considered for a colocation proposal. However, running the coverage simulation at the available antenna height of 40 feet, it was determined that the site would fail to meet its FCC mandate for coverage for the Cool Community.

Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the

existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Upon review of the region AT&T found no existing wireless facility locations that would provide collocation within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a quarter mile radius of the Cool/Pilot Hill 2 locus (Site 1 Cool Attachment 3), and neither is preferred because they would likely reach fewer residents.

RF Emissions: An EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

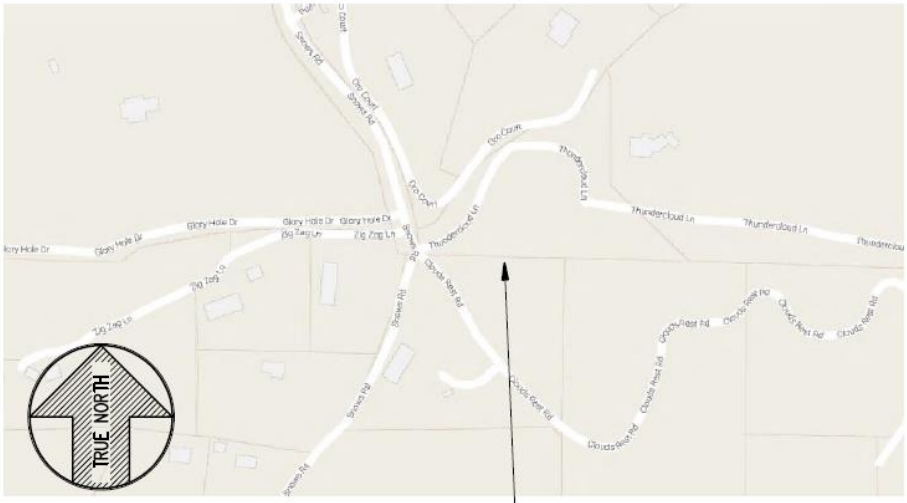
Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

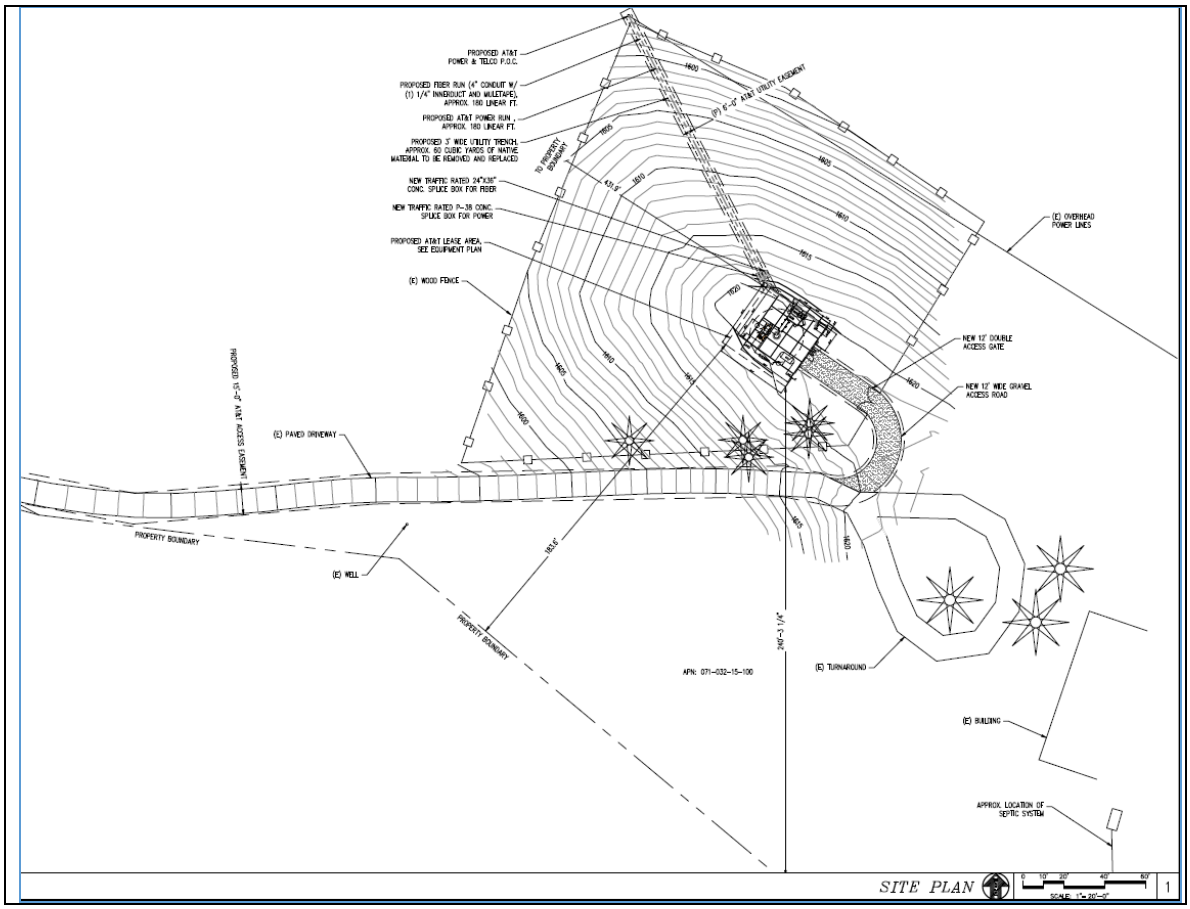
Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: The facility is approximately 600 feet south-east of an off-site residence, and the nearest property line is approximately 183 feet away. The surrounding area is covered in evergreen tree backdrops and rolling hills.

VICINITY MAP




PROPOSED AT&T POWER & TELCO P.O.C.
PROPOSED FIBER RUN (4" CONDUIT W/ (1) 1/4" INNERDUCT AND MULETAPE), APPROX. 180 LINEAR FT.
PROPOSED AT&T POWER RUN , APPROX. 180 LINEAR FT.
PROPOSED 3' WIDE UTILITY TRENCH APPROX. 60 CUBIC YARDS OF NATIVE MATERIAL TO BE HEAVINED AND REPLACED
TO PROPERTY BOUNDARY
NEW TRAFFIC RATED 24"X36" CONC. SPLICE BOX FOR FIBER
NEW TRAFFIC RATED P-36 CONC. SPLICE BOX FOR POWER
PROPOSED AT&T LEASE AREA, SEE EQUIPMENT PLAN
(E) WOOD FENCE
(P) 6'-0" AT&T UTILITY EASEMENT
(E) OVERHEAD POWER LINES
NEW 12' DOUBLE ACCESS GATE
NEW 12' WIDE GRAVEL ACCESS ROAD
PROPOSED 12'-0" WIDE ACCESS EASEMENT
(E) PAVED DRIVEWAY
PROPERTY BOUNDARY
(E) WELL
PROPERTY BOUNDARY
APN: 071-032-15-100
(E) TURNAROUND
(E) BUILDING
APPROX. LOCATION OF SEPTIC SYSTEM
SITE PLAN
SCALE: 1"=20'-0"

SITE 2: Newtown

Project Description: The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility consisting of a 35' x 45', 1,575 square foot enclosed compound (lease area). The compound will include a 122 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank (Site 2 Newtown Attachments 1 & 4). Project grading for the proposed access road will require the removal of approximately 13 oak trees and one pine tree. The proposed lease area is located on the north-east side of the property, and the site will not interfere with the existing use of the property. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 12-foot wide access route will be created directly from Snows Road. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Site 2 Newtown Attachment 5). The facility is anticipated to cover approximately 214 homes (Site 2 Newtown Attachment 2).

Environmental Setting: The lease site is approximately 1,500 feet north of South Fork Weber Creek and the area consists of evergreen trees, and rolling hills with rocky terrain. The site location's elevation is approximately 2,640 feet. All equipment is proposed to be located within a 1,575-square foot enclosed lease area. A 12-foot wide access driveway between the wireless communications facility lease area to Snows Road provides access.

The project site is located in the South Fork American Hydrologic Unit (Hydrologic Unit Code 18020129). There is approximately 42 linear feet of an ephemeral drainage in the northwest corner of the project site. The drainage is approximately two feet wide and occupies 0.002 acre (84 square feet). It is a potential water of the United States. The project site has an approximate elevation of 2,640 feet above mean sea level and ranges from flat to steep. The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for colocation opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

Site Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Upon review of the region AT&T found no existing wireless facility locations that would provide collocation within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a half mile radius of the Newtown locus (Site 2 Newtown Attachment 3), and neither is preferred because they would likely reach fewer residents.

RF Emissions: A EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

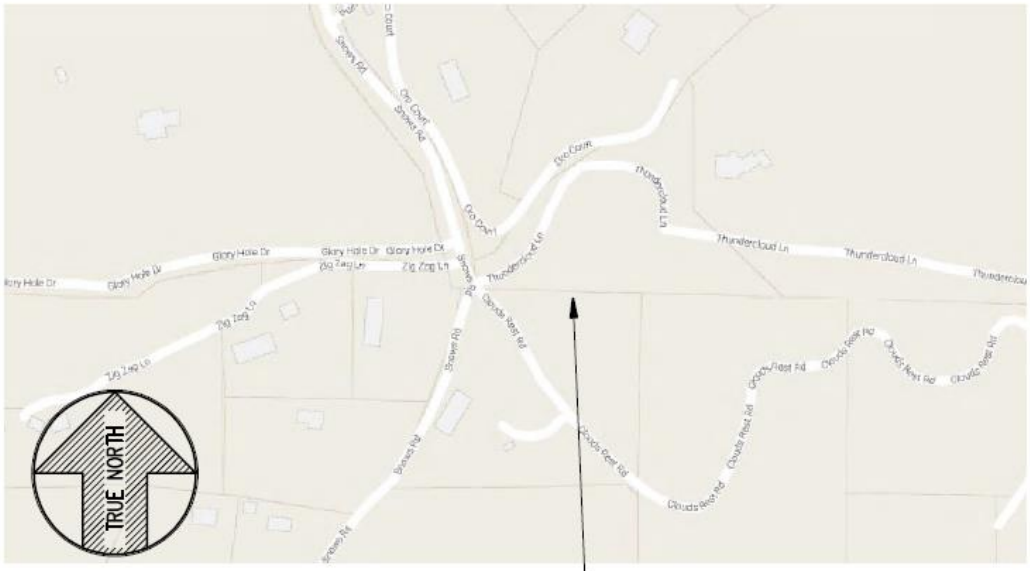
Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

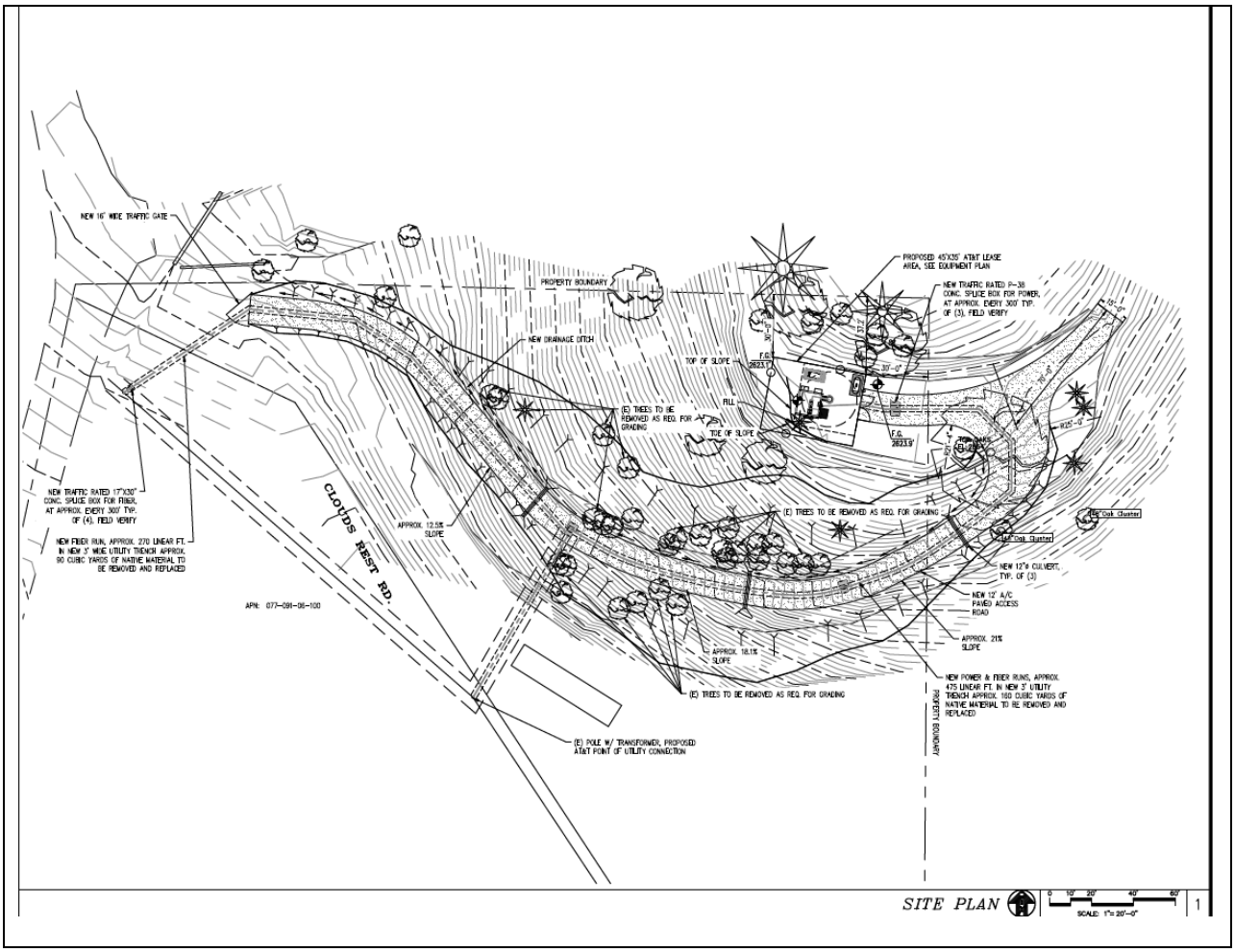
Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: There is one off-site rural residence within 500 feet of the facility, and it is 375 north-east of the lease site. The surrounding area is sparsely developed, is largely, disturbed, and has some vegetation.

VICINITY MAP




NEW 16' WIDE TRAFFIC GATE
PROPERTY BOUNDARY
NEW DRAINAGE DITCH
PROPOSED 45'X35' AT&T LEASE AREA, SEE EQUIPMENT PLAN
NEW TRAFFIC RATED P-38 CONC. SPLICE BOX FOR POWER, AT APPROX. EVERY 300' TYP. OF (3), FIELD VERIFY
TOP OF SLOPE
F.G. 2823.1'
FILL
TOE OF SLOPE
(E) TREES TO BE REMOVED AS REQ. FOR GRADING
F.G. 2823.9'
NEW TRAFFIC RATED 17"X30" CONC. SPLICE BOX FOR FIBER, AT APPROX. EVERY 300' TYP. OF (4), FIELD VERIFY
NEW FIBER RUN, APPROX. 270 LINEAR FT. IN NEW 3' WIDE UTILITY TRENCH APPROX. 90 CUBIC YARDS OF NATIVE MATERIAL TO BE REMOVED AND REPLACED
CLOUDS REST RD.
APPROX. 12.5% SLOPE
APN: 077-091-06-100
(E) TREES TO BE REMOVED AS REQ. FOR GRADING
36" Oak Cluster
NEW 12"ø CULVERT, TYP. OF (3)
NEW 12' A/C PAVED ACCESS ROAD
APPROX. 21% SLOPE
APPROX. 18.1% SLOPE
NEW POWER & FIBER RUNS, APPROX. 475 LINEAR FT. IN NEW 3' UTILITY TRENCH APPROX. 160 CUBIC YARDS OF NATIVE MATERIAL TO BE REMOVED AND REPLACED
PROPERTY BOUNDARY
(E) POLE W/ TRANSFORMER, PROPOSED AT&T POINT OF UTILITY CONNECTION
SITE PLAN
SCALE: 1"= 20'-0"

SITE 3: Pleasant Valley

Project Description: The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility consisting of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank (Site 3 Attachments 1 & 4). The proposed lease area located on the north end of the property, and the site will not interfere with the existing use of the property. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 15-foot wide access route will be created directly from Strauss Drive and Pleasant Valley Road. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages(Site 3 Pleasant Valley Attachment 5). The facility is anticipated to cover 255 homes (Site 3 Pleasant Valley Attachment 2).

Environmental Setting: The lease site is approximately 750 feet north-west of Clear Creek and the area consists of large oak trees, "evergreen" trees, and rolling hills with rocky terrain. The site location's elevation is approximately 2,538 feet. All equipment is proposed to be located within a 1,800-square foot enclosed lease area. A 15-foot wide access drive between the wireless communications facility lease area to Strauss Drive and Pleasant Valley Road provides access.

The site is located in the western foothills of the Sierra Nevada Mountains. It is on the Camino USGS topographic quad and is in the South Fork American Hydrologic Unit (Hydrologic Unit Code 18020129).

The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for co-location opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Upon review of the region no existing wireless facility locations were found that would provide collocation within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a quarter mile radius of the Pleasant Valley locus (Site 3 Pleasant Valley Attachment 3), and neither is preferred because they would likely reach fewer residents.

RF Emissions: A EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: There are two off-site rural residences within 250 feet of the facility. The Facility is approximately 220 feet northwest of a residence, and approximately 230 feet east of another nearby residence.

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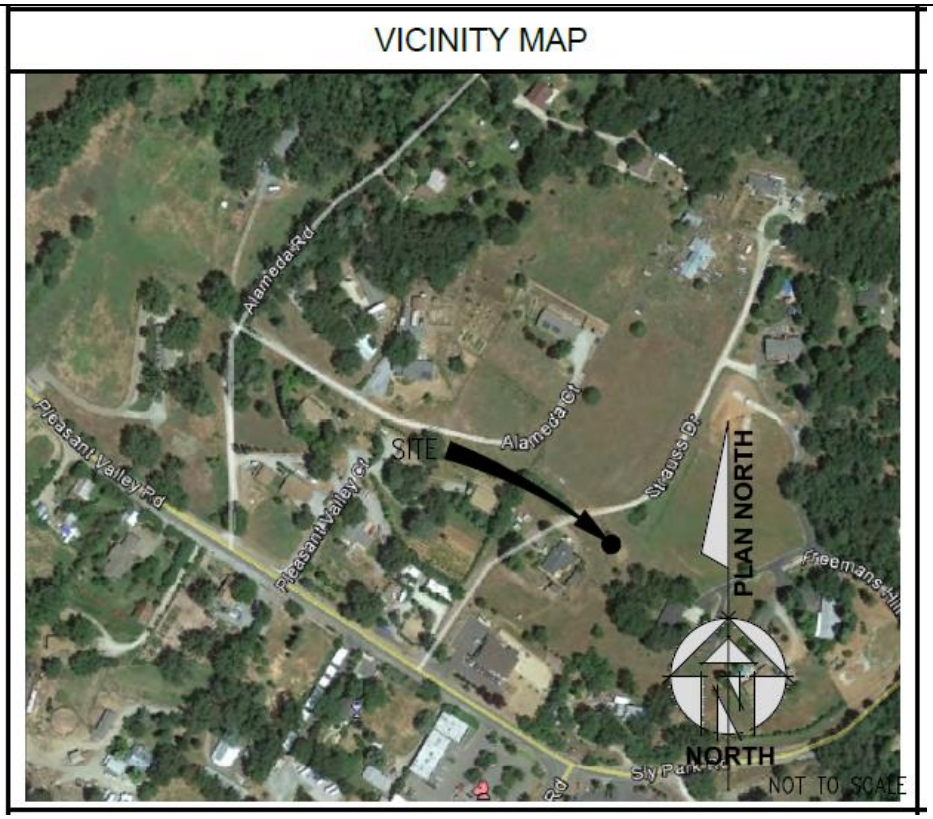
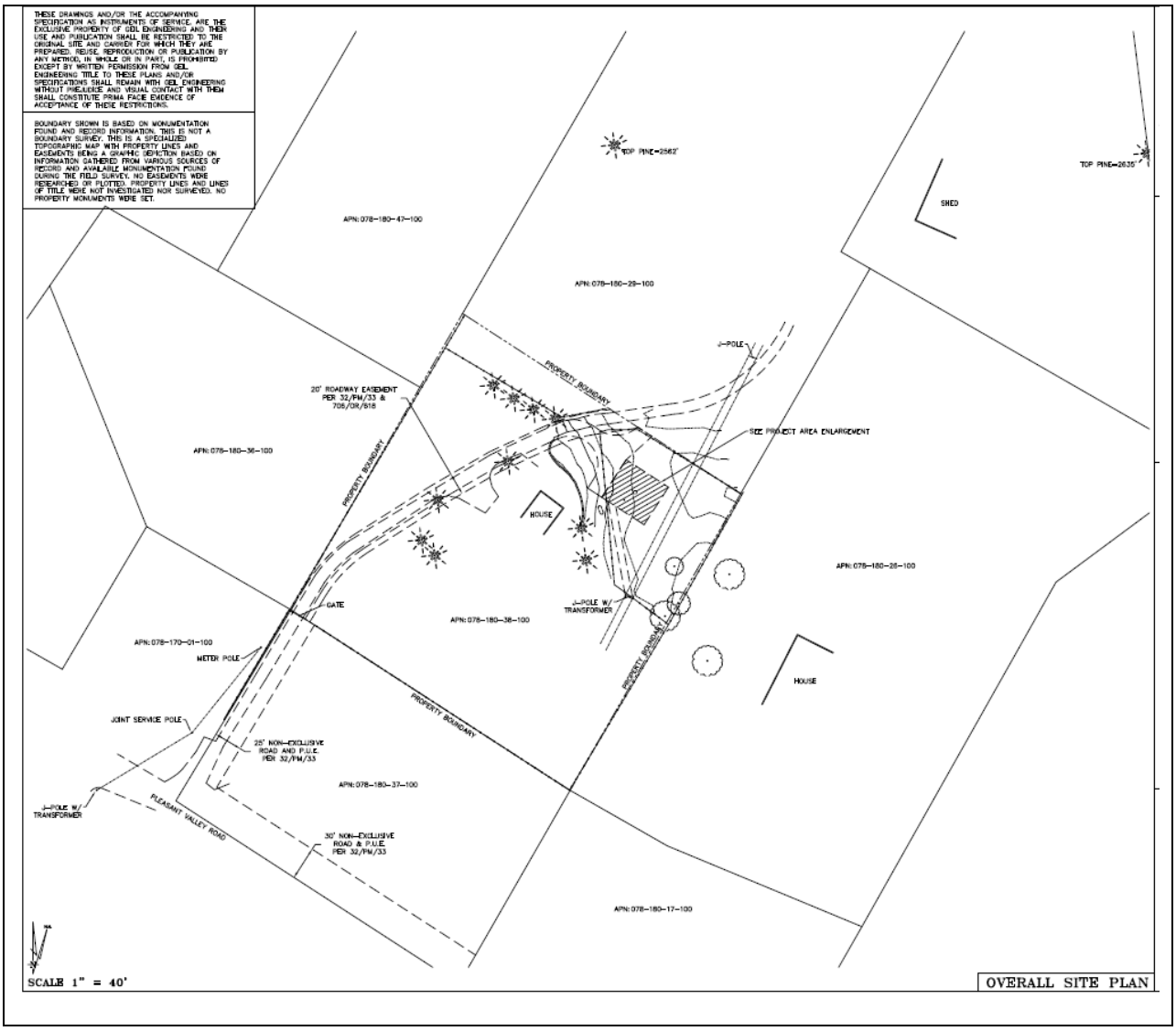

VICINITY MAP
Alameda Rd
Pleasant Valley Rd
Pleasant Valley Ct
SITE
Alameda Ct
Strauss Dr
PLAN NORTH
Freemans Hill
NORTH
NOT TO SCALE


El Dorado County Assessor
Web Map
40'x45' Lease Area
59'
Residence approximately 230 feet from lease area
Residence approximately 220 feet from lease area
PLEASANT VALLEY RD
38.685 -120.663 Degrees


THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.
TOP PINE=2562'
TOP PINE=2635'
SHED
APN: 078-180-47-100
APN: 078-180-29-100
J-POLE
PROPERTY BOUNDARY
20' ROADWAY EASEMENT PER 32/PM/33 & 705/OR/618
SIZ PROJECT AREA ENLARGEMENT
APN: 078-180-36-100
HOUSE
APN: 078-180-26-100
GATE
J-POLE W/ TRANSFORMER
APN: 078-180-38-100
APN: 078-170-01-100
METER POLE
HOUSE
JOINT SERVICE POLE
25' NON-EXCLUSIVE ROAD AND P.U.E. PER 32/PM/33
APN: 078-180-37-100
J-POLE W/ TRANSFORMER
PLEASANT VALLEY ROAD
30' NON-EXCLUSIVE ROAD & P.U.E. PER 32/PM/33
APN: 078-180-17-100
SCALE 1" = 40'
OVERALL SITE PLAN

SITE 4: Soapweed

Project Description: The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility that consists of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 140 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. The proposed lease area is located on the north side of the subject property, and the site will not interfere with the existing use of the property (Site4 Soapweed Attachments 1 & 4). The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. Access will be directly off of Stope Drive. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Site 4 Soapweed Attachment 5). The facility is anticipated to cover 305 homes (Site 4 Soapweed Attachment 2).

Environmental Setting: The lease site is approximately 1,360 feet west of Yankee John Creek and the area consists of evergreen trees, and rolling hills with rocky terrain. The site location's elevation is approximately 3,150 feet. All equipment is proposed to be located within a 1,800-square foot enclosed lease area. A 15-foot wide access drive between the wireless communications facility lease area to Stope Drive provides access.

There are no wetlands, waters, or other sensitive biological communities in the approximately 0.245-acre study area including and immediately surrounding the leasing area. The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for colocation opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Upon review of the region AT&T found no existing wireless facility locations that would provide collocation within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a quarter mile radius of the Soapweed locus (Site 4 Soapweed Attachment 3), and neither is preferred because they would likely reach fewer residents.

RF Emissions: A EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It

demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: There is one off-site rural residence within 500 feet of the facility. The Facility is approximately 440 feet north of the residence. There is also a barn south-east of the facility. It is surrounded by undeveloped ponderosa pine forest on all other sides.

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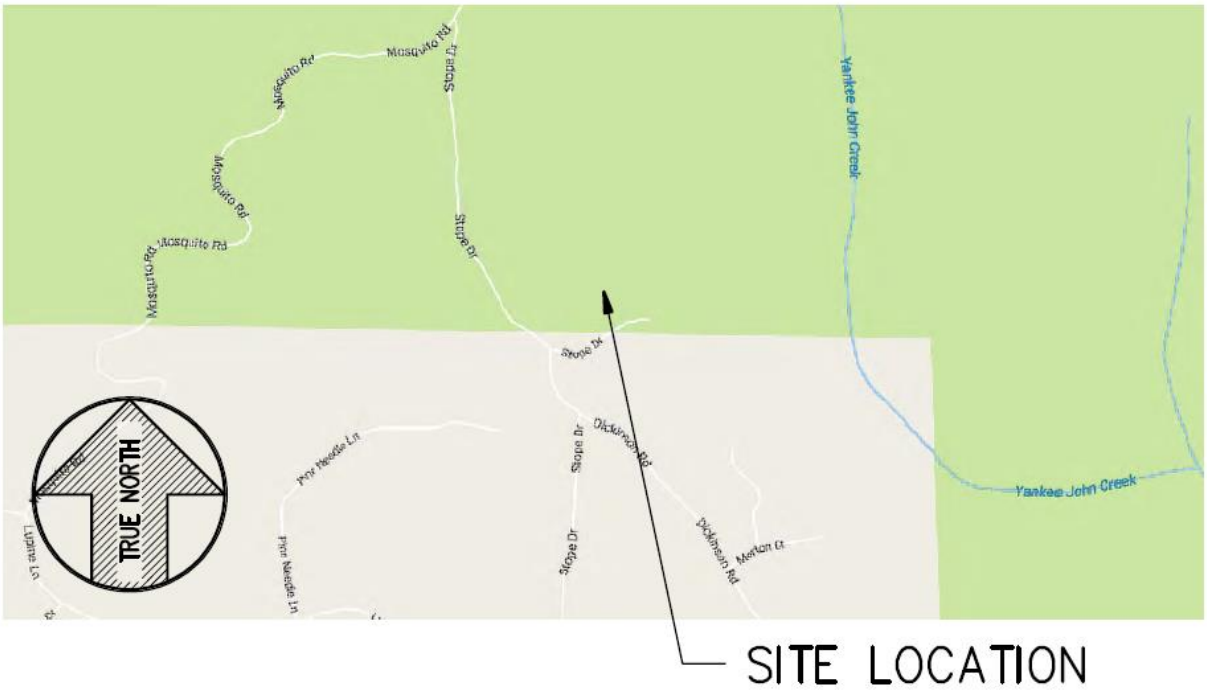
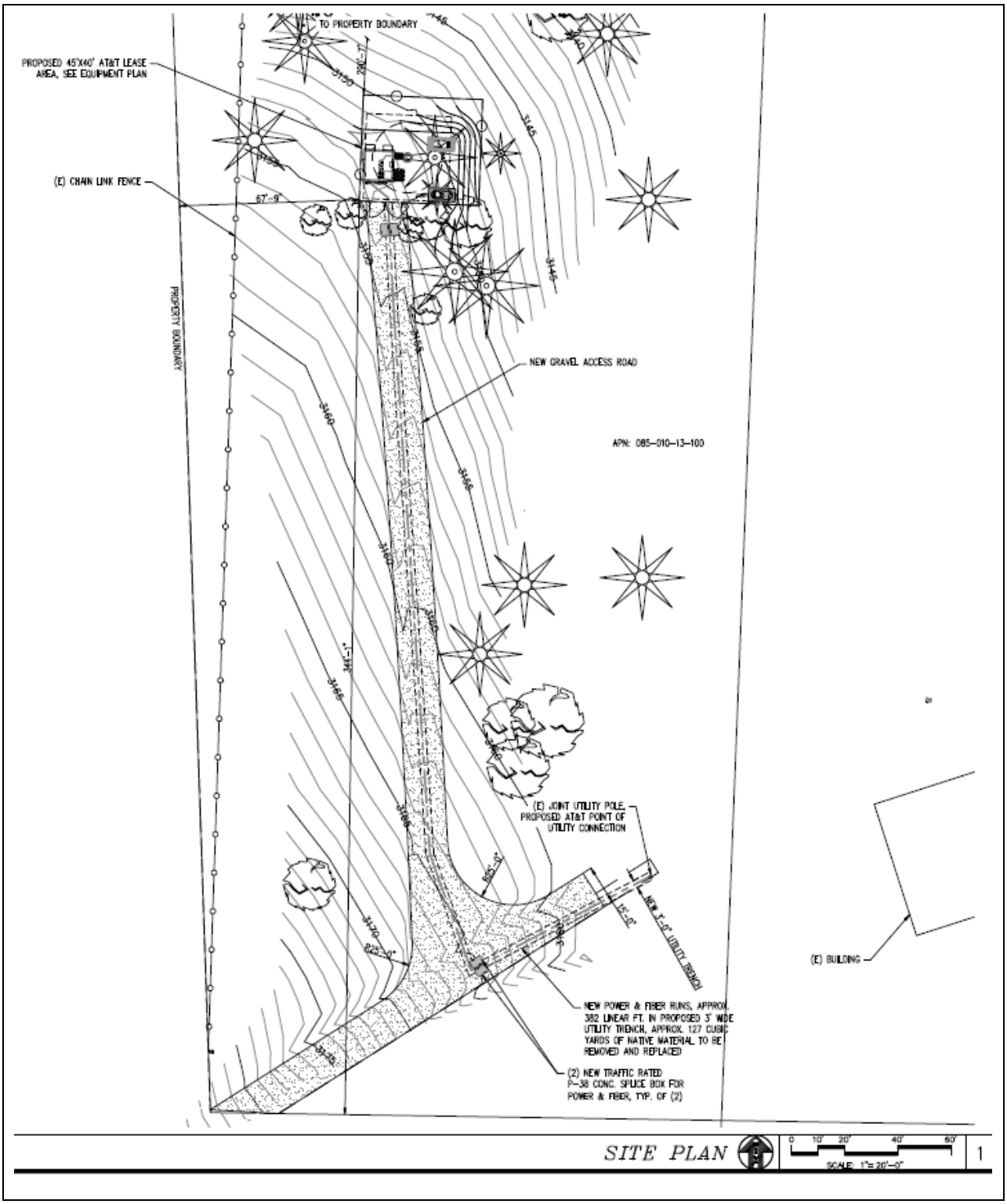
VICINITY MAP




TO PROPERTY BOUNDARY
PROPOSED 45'X40' AT&T LEASE AREA, SEE EQUIPMENT PLAN
(E) CHAIN LINK FENCE
67'-9"
PROPERTY BOUNDARY
NEW GRAVEL ACCESS ROAD
APN: 085-010-13-100
(E) JOINT UTILITY POLE, PROPOSED AT&T POINT OF UTILITY CONNECTION
825'-0"
35'-0"
NEW 3'-0" UTILITY TRENCH
(E) BUILDING
NEW POWER & FIBER RUNS, APPROX. 382 LINEAR FT. IN PROPOSED 3' WIDE UTILITY TRENCH, APPROX. 127 CUBIC YARDS OF NATIVE MATERIAL TO BE REMOVED AND REPLACED
(2) NEW TRAFFIC RATED P-38 CONC. SPLICE BOX FOR POWER & FIBER, TYP. OF (2)
SITE PLAN
0 10' 20' 40' 60'
SCALE: 1"= 20'-0"
1

SITE 5: Latrobe

Project Description The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility consisting of a 30' x 35', 1,050 square foot enclosed compound (lease area). The compound will include a 140 foot Stealth Broadleaf tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. The proposed lease area is on the north side of the property, and the site will not interfere with the existing use of the property (Site 5 Attachments 1 & 4). The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 15-foot wide access route will be created directly from Dragon Point Rd. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Site 5 Latrobe Attachment 5). The facility is anticipated to cover 116 homes (Site 5 Latrobe Attachment 2)

Environmental Setting: The lease site is approximately 0.5 miles north of the Consumnes River, and the area consists of large evergreen trees, oak trees, and rolling hills with rocky terrain. The site location's elevation is approximately 742.5 feet. All equipment is proposed to be located within a 1,050-square foot enclosed lease area. A 15-foot wide access drive between the wireless communications facility lease area to Dragon Point Road provides access.

The site is located in the Upper Consumnes Hydrologic Unit (Hydrologic Unit Code 18040013). A farm road crosses over an upland swale via a small culvert. The upland swale has no apparent ordinary high water mark, and as such is not a water of the U.S.

The project site ranges from 640 to 750 feet above mean sea level and is moderately sloped. The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for colocation opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

Site Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

Upon review of the region AT&T found no existing wireless facility locations that would provide co-location within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a half mile radius of the Latrobe locus (Site 5 Latrobe Attachment 3), and neither is preferred because they would likely reach fewer residents.

RF Emissions: A EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

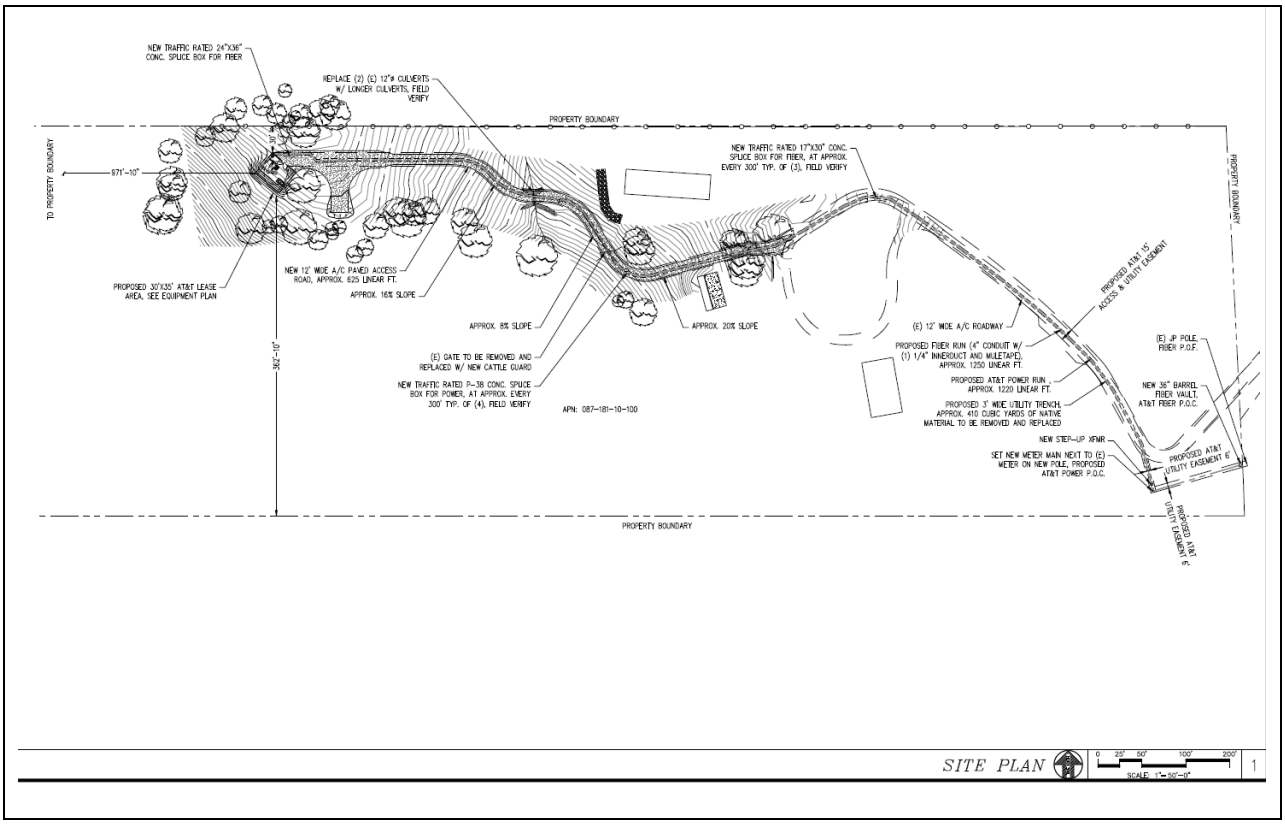
Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: There is only one off-site rural residence in close proximity to the site. The proposed facility is approximately 790 feet north-west of a residence. The site is otherwise surrounded by vacant, disturbed areas and vegetation.

VICINITY MAP


NEW TRAFFIC RATED 24"X36" CONC. SPLICE BOX FOR FIBER
REPLACE (2) (E) 12"ø CULVERTS W/ LONGER CULVERTS, FIELD VERIFY
PROPERTY BOUNDARY
TO PROPERTY BOUNDARY
971'-10"
362'-10"
NEW TRAFFIC RATED 17"X30" CONC. SPLICE BOX FOR FIBER, AT APPROX. EVERY 300' TYP. OF (3), FIELD VERIFY
PROPOSED 30'X35' AT&T LEASE AREA, SEE EQUIPMENT PLAN
NEW 12' WIDE A/C PAVED ACCESS ROAD, APPROX. 625 LINEAR FT.
APPROX. 16% SLOPE
APPROX. 8% SLOPE
(E) GATE TO BE REMOVED AND REPLACED W/ NEW CATTLE GUARD
NEW TRAFFIC RATED P-36 CONC. SPLICE BOX FOR POWER, AT APPROX. EVERY 300' TYP. OF (4), FIELD VERIFY
APN: 087-181-10-100
APPROX. 20% SLOPE
(E) 12' WIDE A/C ROADWAY
PROPOSED 12'X15' ACCESS & UTILITY EASEMENT
PROPOSED FIBER RUN (4" CONDUIT W/ (1) 1/4" INNERDUCT AND MULETAPE), APPROX. 1250 LINEAR FT.
PROPOSED AT&T POWER RUN , APPROX. 1220 LINEAR FT.
PROPOSED 3' WIDE UTILITY TRENCH, APPROX. 410 CUBIC YARDS OF NATIVE MATERIAL TO BE REMOVED AND REPLACED
NEW STEP-UP XFMR
SET NEW METER MAIN NEXT TO (E) METER ON NEW POLE, PROPOSED AT&T POWER P.O.C.
(E) JP POLE. FIBER P.O.F.
NEW 36" BARREL FIBER VAULT, AT&T FIBER P.O.C.
PROPOSED AT&T UTILITY EASEMENT 6'
PROPOSED AT&T UTILITY EASEMENT 6'
PROPERTY BOUNDARY
SITE PLAN
0 25' 50' 100' 200'
SCALE: 1"= 50'-0"
1

SITE 6: Zee Estates

Project Description: The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility that consisting of a 30' x 45', 1,350 square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank (Site 6 Zee Estates Attachments 1 & 4). The proposed lease area is located on the south-west side of the subject property, and the site will not interfere with the existing use of the property. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 15-foot wide access route will be created directly from Gate Lane. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Site 6 Zee Estates Attachment 5). The project anticipated to cover approximately 255 homes (Site 6 Zee Estates Attachment 2).

Environmental Setting: The lease site is approximately 1.3 miles east of Acorn Creek, and the area consists of evergreen trees, and rolling hills with rocky terrain. The site location's elevation is approximately 1,560 feet. All equipment is proposed to be located within a 1,350-square foot enclosed lease area. A 15-foot wide access drive between the wireless communications facility lease area to Gate Lane provides access.

The Study Area is located in the North Fork American Hydrologic Unit (Hydrologic Unit Code 18020128). There are no potentially jurisdictional waters on site. The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for colocation opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

After establishing the need for the proposed facility, AT&T set out to identify the least intrusive means of achieving the necessary service objective. Upon review of the region AT&T found no existing wireless facility locations that would provide collocation within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a quarter mile radius of the Zee Estates locus (Site 6 Zee Estates Attachment 3), and neither is preferred because they would likely reach fewer residents.

RF Emissions: An EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

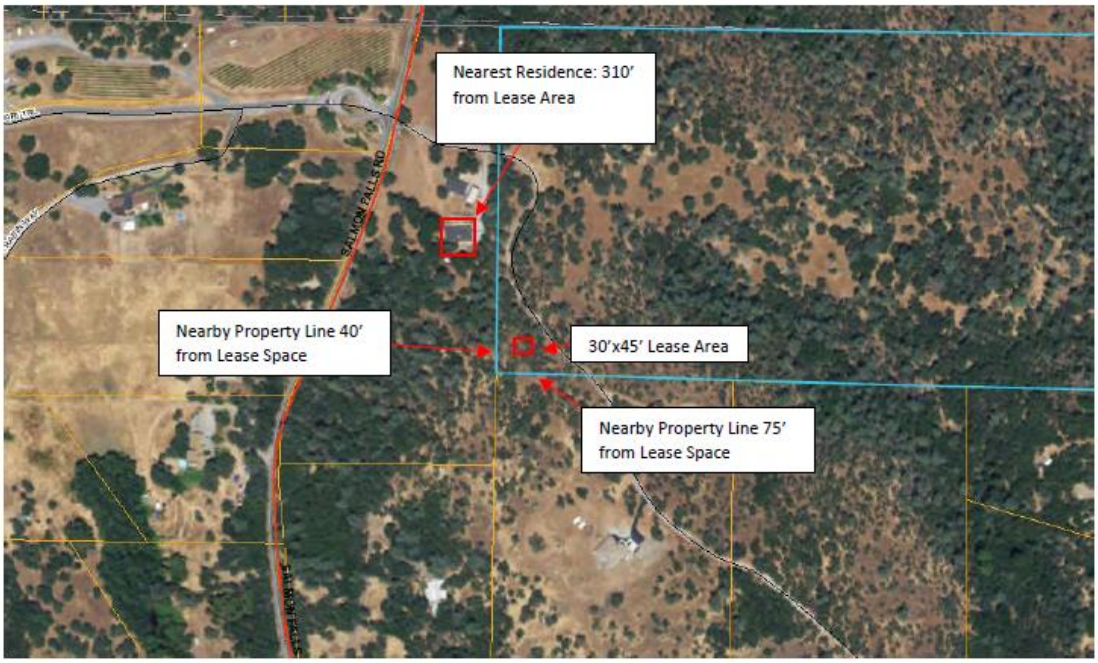
Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

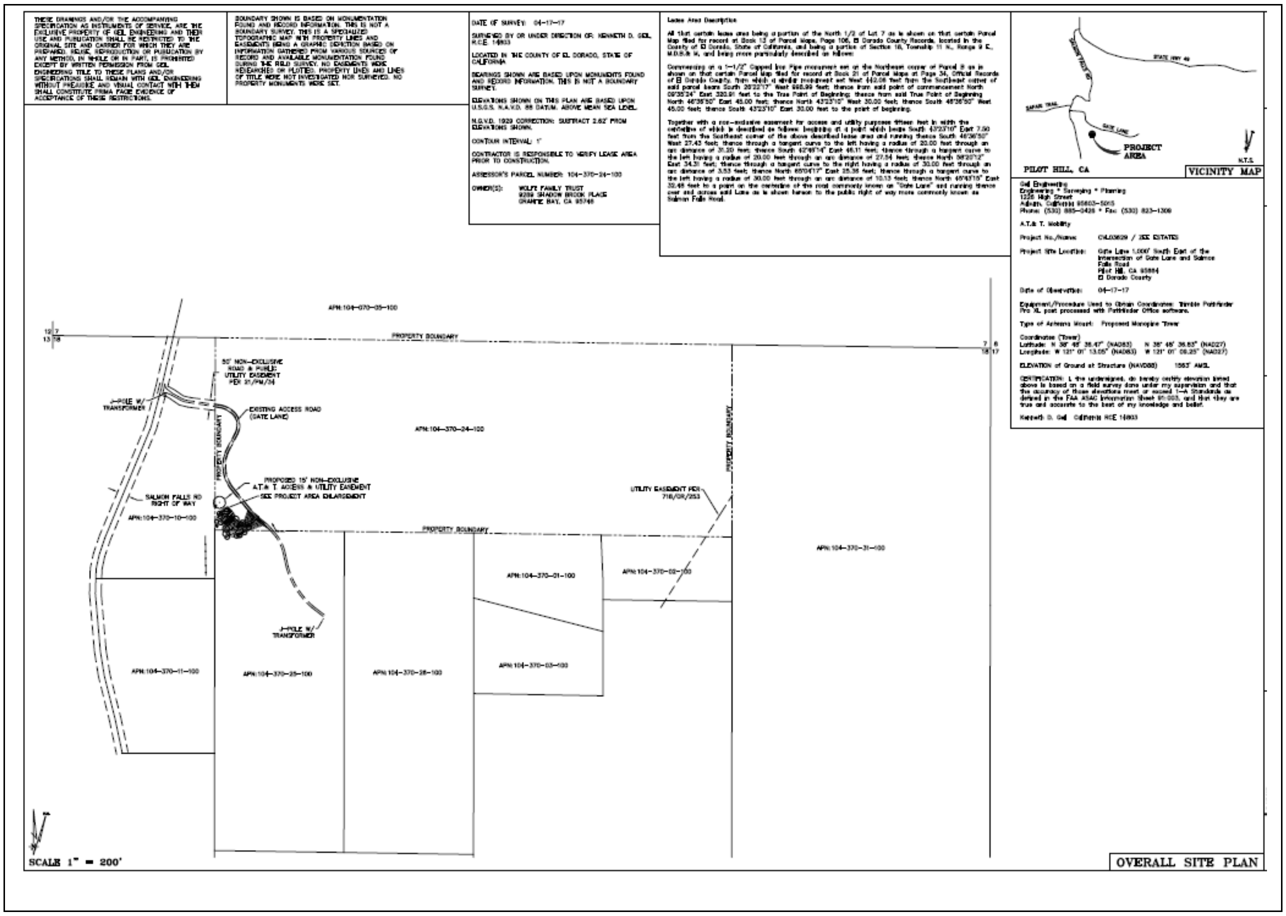
Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: There is one rural residence within 350 feet off-site of the facility. The Facility is approximately 310 feet south-east of the nearest residence and 40' feet east and 75 feet north of the nearest property lines.


VICINITY MAP
Pilot Hill
TRUE NORTH
SITE LOCATION


Nearest Residence: 310' from Lease Area
SALMON FALLS RD
Nearby Property Line 40' from Lease Space
30'x45' Lease Area
Nearby Property Line 75' from Lease Space



PROPERTY BOUNDARY
EXISTING ACCESS ROAD (GATE LANE)
SALMON FALLS RD RIGHT OF WAY
UTILITY EASEMENT PER 718/OR/253
PILOT HILL, CA
VICINITY MAP
PROJECT AREA
SCALE 1" = 200'
OVERALL SITE PLAN

SITE 7: Gold Hill

Project Description: The applicant is requesting a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility that consisting of a 35' x 40', 1,400 square foot enclosed compound (lease area). The compound will include a 120 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank (Site 7 Gold Hill Attachments 1 & 4). The proposed lease area is located on the south-east side of the subject property, and the site will not interfere with the existing use of the property. The unmanned facility will provide wireless high speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. Maintenance workers will visit the site approximately once a month. A 15-foot wide access route will be created directly from Gods Way. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages (Site 7 Gold Hill Attachment 5). The project anticipated to cover approximately 233 homes (Site 7 Gold Hill Attachment 2).

Environmental Setting: The lease site is approximately 0.5 miles south of Jacobs Creek and the area consists of evergreen trees, and rolling hills with rocky terrain. The site location's elevation is approximately 1,105 feet. Elevation in the site ranges from approximately 1,110 to 1,050 ft above sea level. All equipment is proposed to be located within a 1,400-square foot enclosed lease area. A 15-foot wide access drive between the wireless communications facility lease area to Gods Way provides access.

The site is in the South Fork American Hydrologic Unit (Hydrologic Unit Code 18020129). The project parcel and proposed lease area is identified as flood zone "X (Unshaded)." The parcel is not within an Airport Compatibility Zone. The site is not located within an earthquake fault zone.

Co-Location: The tower will be built to allow for colocation opportunities. However, there are no existing, potential co-location opportunities in the near vicinity of the provided search ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

Selection Process: The selection of a location for a wireless telecommunication facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

After establishing the need for the proposed facility, AT&T set out to identify the least intrusive means of achieving the necessary service objective. Upon review of the region AT&T found no existing wireless facility locations that would provide collocation within the search ring. The majority of the search ring region is rural residential, so a new build tower becomes essential. Two alternative sites were considered within a quarter mile radius of the Gold Hill locus (Site 7 Gold Hill Attachment 3), and neither is preferred because they would likely reach fewer residents.

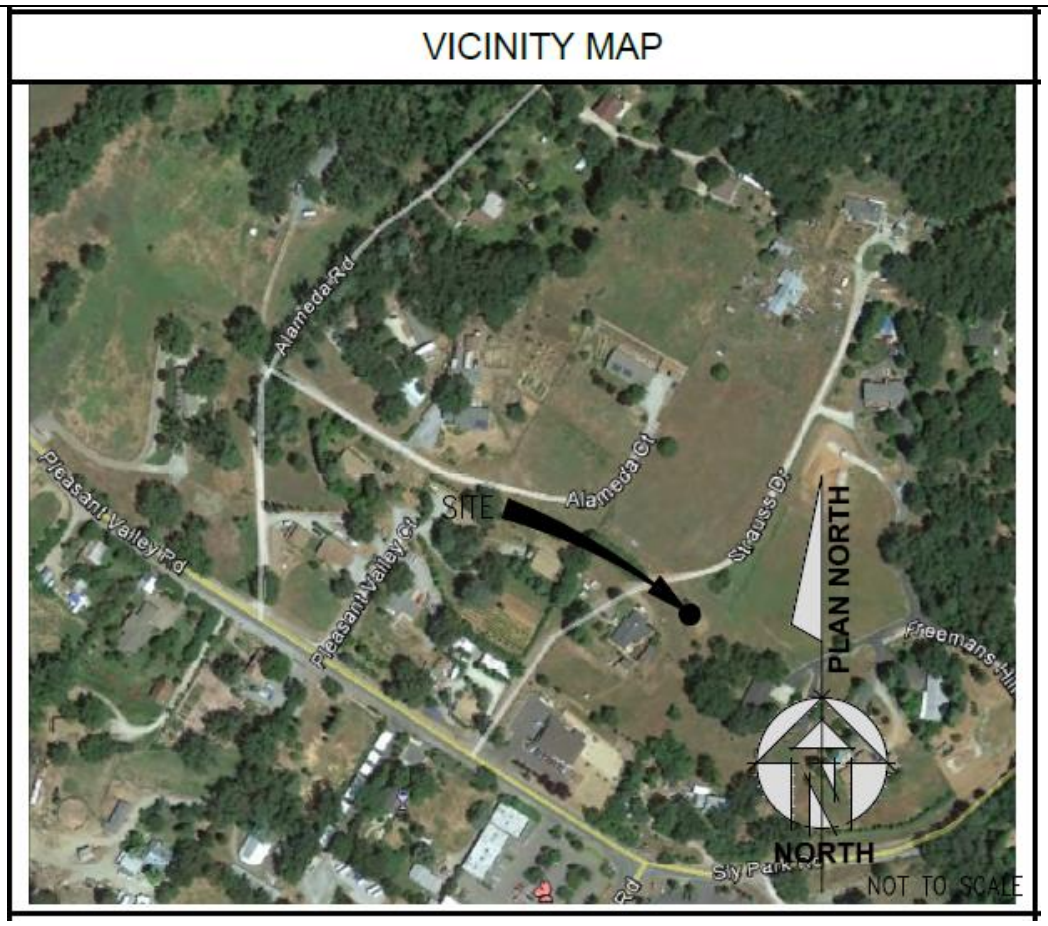
RF Emissions: An EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility was prepared and submitted to the El Dorado County Planning Services. It demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels.

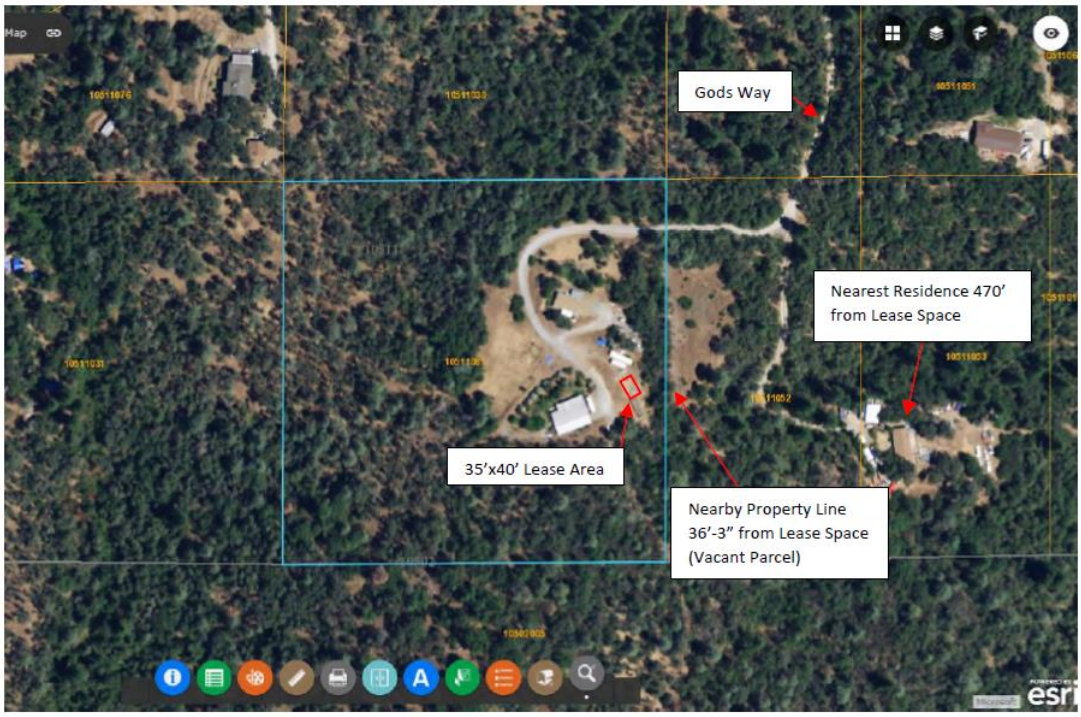
Construction Schedule: The construction of the facility will be in compliance with all local rules and regulations, and will be limited to 8:00 am – 5:00 pm. The crew size will range from two to ten individuals. The construction phase of the project is anticipated to last approximately two months and will not exceed acceptable construction noise levels.

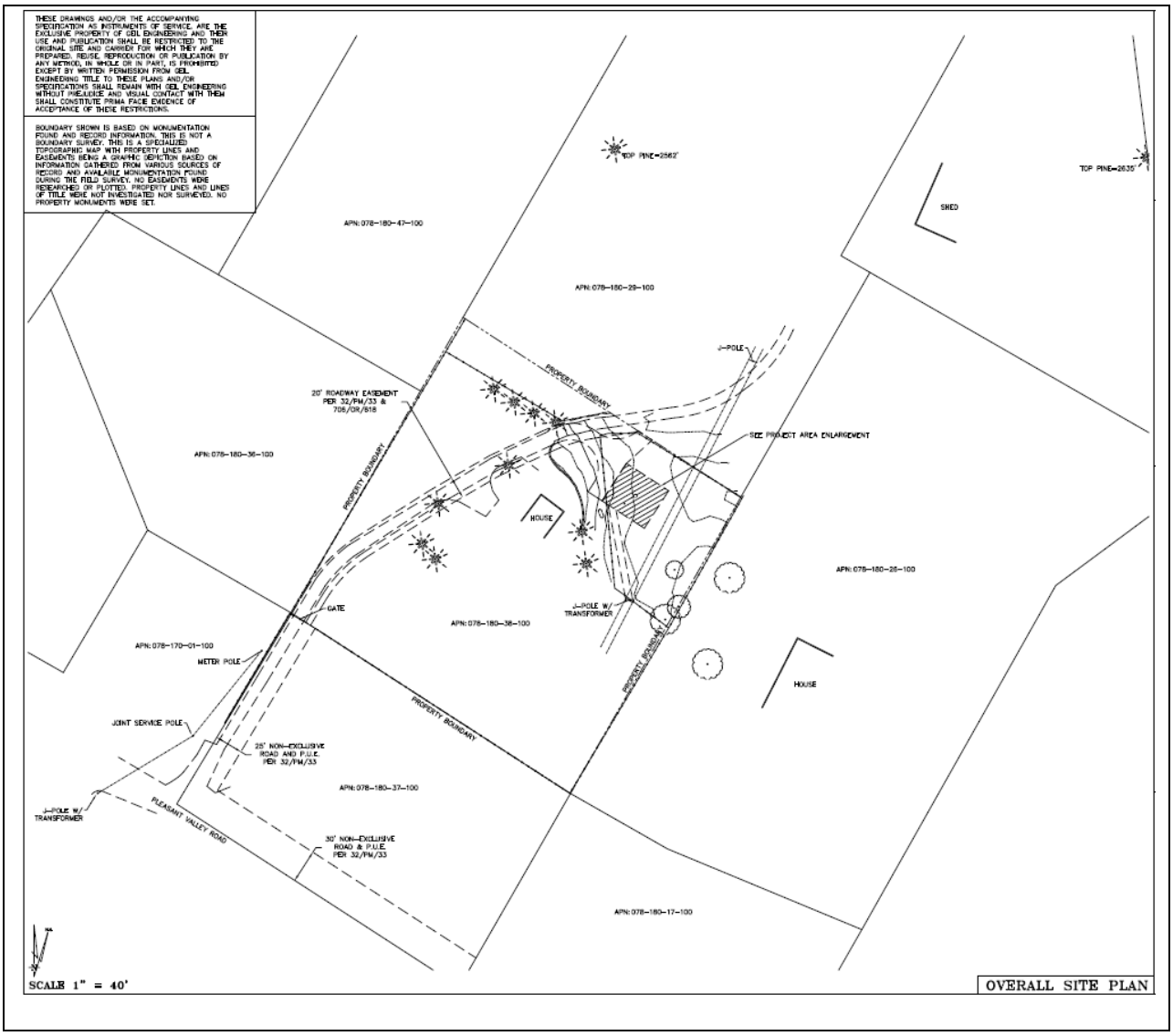
Lighting: The only lighting on the facility will be located by the entry door to the pre-fabricated shelter. The light will be shielded, down-tilted, and include a motion sensor.

FCC Compliance: The proposed project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of AT&T Wireless's FCC license.

Surrounding Land Uses: There is one off-site rural residence within 500 feet of the facility. The facility is approximately 470 feet west of the nearest residence and 36'-3" feet west of the nearest property line.


VICINITY MAP
Alameda Rd
Pleasant Valley Rd
Pleasant Valley Ct
SITE
Alameda Ct
Strauss Dr
PLAN NORTH
Freemans Hill
NORTH
NOT TO SCALE


Gods Way
Nearest Residence 470' from Lease Space
35'x40' Lease Area
Nearby Property Line 36'-3" from Lease Space (Vacant Parcel)


THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.
TOP PINE=2562'
TOP PINE=2635'
SHED
APN: 078-180-47-100
APN: 078-180-29-100
POLE
PROPERTY BOUNDARY
20' ROADWAY EASEMENT PER 32/PM/33 & 705/OR/618
SEE PROJECT AREA ENLARGEMENT
APN: 078-180-36-100
HOUSE
APN: 078-180-28-100
GATE
POLE W/ TRANSFORMER
APN: 078-180-38-100
APN: 078-170-01-100
METER POLE
HOUSE
JOINT SERVICE POLE
25' NON-EXCLUSIVE ROAD AND P.U.E. PER 32/PM/33
APN: 078-180-37-100
POLE W/ TRANSFORMER
PLEASANT VALLEY ROAD
30' NON-EXCLUSIVE ROAD & P.U.E. PER 32/PM/33
APN: 078-180-17-100
SCALE 1" = 40'
OVERALL SITE PLAN

2.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST SETTING

A. Environmental Factors Potentially Affected:

The environmental factors checked below could 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.

[ ]4.1 Aesthetics	[ ]4.2 Agriculture Resources	[ ]4.3 Air Quality
[X]4.4 Biological Resources	[ ]4.5 Cultural Resources	[ ]4.6 Geologic Processes
[ ]4.7 Greenhouse Gas Emissions	[ ]4.8 Hazards/Hazardous Material	[ ]4.9 Hydrology/Water Quality
[ ]4.10 Land Use	[ ]4.11 Mineral Resources	[ ]4.12 Noise
[ ]4.13 Housing	[ ]4.14 Public Services	[ ]4.15 Recreation
[ ]4.16 Transportation/Traffic	[ ]4.17 Tribal Cultural Resources	[ ]4.18 Utilities/Service Systems
[X]4.19 Mandatory Findings of Significance		

3.0 ENVIRONMENTAL IMPACTS:

3.1 AESTHETIC/VISUAL RESOURCES:

Would the proposal:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting: As discussed the Environmental Setting the project sites are dispersed throughout rural El Dorado County and will be surrounded by rural residential uses and biological communities of annual grassland, oak tree woodland and pine woodland.

Impact Discussion:

(a)&(b) **Less Than Significant Impact.**

Site 1 Cool is located at 3100 Triple Seven Road, in Cool. The project site is not located along a designated state scenic-highway or an identified scenic area. Due to the existing vegetation and distance between the facility and surrounding residences, the ground equipment will not be visible from properties in the vicinity. The tower itself has been designed as a stealth monopine, and will blend into its surroundings. The nearest off-site residential dwelling from the proposed communication tower is 600 feet north-west of the site. The applicant supplied photo simulations of the proposed monopine tower as seen from different locations in the project area. (Site 1 Cool Attachment 4).

Site 2 Newtown is located at 3921 Snows Road, in Placerville. The tower will be located in a portion of the parcel that is comprised of vacant disturbed areas, evergreen and oak trees. The project site is not located along a designated state scenic-highway or an identified scenic area. Due to the existing vegetation and distance between the facility and surrounding residences, the ground equipment will not be visible from properties in the vicinity. The tower itself has been designed as a stealth monopine, and will blend into its surrounding environment. The nearest off-site residential dwelling from the proposed communication tower is 375 feet north-east. The applicant supplied photo simulations of the proposed monopine tower as seen from different locations in the project area. (Site 2 Newtown Attachment 4).

Site 3 Pleasant Valley is located at 4559 Strauss Drive in Placerville. The tower will be located in a portion of the parcel that is comprised of oak trees. The project site is not located along a designated state scenic-highway or an identified scenic area. The tower itself has been designed as a stealth monopine, and will blend into its surrounding environment. The nearest off-site residential dwellings from the proposed communication tower are approximately 230 feet west and approximately 220 feet south-east. The applicant supplied photo simulations of the proposed monopine tower as seen from different locations in the project area. (Site 3 Pleasant Valley Attachment 4).

Site 4 Soapweed is located at 4070 Stope Road, in Placerville. The tower will be located in a portion of the parcel that is comprised of evergreen trees. The project site is not located along a designated state scenic-highway or an identified scenic area. The location is surrounded by evergreen trees which will naturally stealth the facility. Further, the tower itself has been designed as a stealth monopine, and will blend into its surrounding environment. The nearest off-site residential dwelling from the proposed communication tower is 440 feet south, and much of

the surrounding land consists of vacant parcels covered in vegetation. The applicant supplied photo simulations of the proposed monopine tower as seen from different locations in the project area (Site 4 Soapweed Attachment 4).

Site 5 Latrobe located at 7160 Dragon Point Road, in Shingle Springs. The tower will be located in a portion of the parcel that is comprised of oak and evergreen trees. The project site is not located along a designated state scenic-highway or an identified scenic area. Due to the existing vegetation and distance between the facility and surrounding residences, the ground equipment will not be visible from properties in the vicinity. The tower itself has been designed as a stealth broadleaf, and will blend into its surrounding environment. The nearest off-site residential dwelling from the proposed communication tower is 790 feet away. The applicant supplied photo simulations of the proposed broadleaf tower as seen from different locations in the project area (Site 5 Latrobe Attachment 4).

Site 6 Zee Estates is located at Gate Lane, in Pilot Hill. The tower will be located in a portion of the parcel that is comprised of blue oak woodland. The project site is not located along a designated state scenic-highway or an identified scenic area. The tower itself has been designed as a stealth monopine, and will blend into its surrounding environment. The nearest off-site residential dwelling from the proposed communication tower is 310 feet north-west. The applicant supplied photo simulations of the proposed monopine tower as seen from different locations in the project area. (Site 6 Zee Estates Attachment 4).

Site 7 Gold Hill is located at 6812 Gods Way, in Lotus. The tower will be located in a portion of the parcel that is comprised of oak trees. The project site is not located along a designated state scenic-highway or an identified scenic area. The tower itself has been designed as a stealth monopine, and will blend into its surrounding environment. The nearest off-site residential dwelling from the proposed communication tower is 470 feet east and the nearest property line is 36'-3" feet east. The applicant supplied photo simulations of the proposed monopine tower as seen from different locations in the project area (Site 7 Gold Hill Attachment4).

The applicant supplied photo simulations for all proposed towers as seen from different locations in the various project areas.

(c) **Less Than Significant Impact.** The **Site 1 Cool** area and immediate vicinity is of gently rolling hills with limited views in all directions. A stealth monopine is designed to resemble a pine tree to blend in better with the surrounding environment. In this case, there are oak and evergreen trees on the property. The monopine would be similar in size, albeit taller, to the surrounding trees. This vegetation will substantially reduce the facility's visibility from public rights of way and surrounding properties. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

The **Site 2 Newtown** area and immediate vicinity is of gently rolling hills with limited views in all directions. A stealth monopine is designed to resemble a pine tree to blend in better with the surrounding environment. In this case, there are oak and evergreen trees on the property. The monopine would be similar in size, albeit taller, to the surrounding trees. Approximately 13 trees are proposed to be removed for this site, however the surrounding vegetation will substantially

reduce the facility's visibility from public rights of way and surrounding properties. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

The **Site 3 Pleasant Valley** area and immediate vicinity is of rolling hills with rocky terrain consisting of large oak trees and evergreen trees. A stealth monopine is designed to resemble a pine tree to blend in better with the surrounding environment. The monopine would be similar in size, albeit taller, to the surrounding trees. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

The **Site 4 Soapweed** area and immediate vicinity is of gently rolling hills. A stealth monopine is designed to resemble a pine tree to blend in better with the surrounding environment. In this case, there are evergreen trees on the property. The monopine would be similar in size, albeit taller, to the surrounding trees. This vegetation is fairly dense on the project parcel, which will substantially reduce the facility's visibility from public rights of way and surrounding properties. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

The **Site 5 Latrobe** area and immediate vicinity is of gently rolling hills with limited views in all directions. A stealth broadleaf is designed to blend into the surrounding environment and natural backdrop of the area. In this case, there are oak and evergreen trees on the property. The broadleaf would be similar in size, albeit taller, to the surrounding trees. This vegetation will substantially reduce the facility's visibility from public rights of way and surrounding properties. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

The **Site 6 Zee Estates** area and immediate vicinity is of rolling hills with rocky terrain. A stealth monopine is designed to resemble a pine tree to blend in better with the surrounding environment. In this case, there are various trees on the property. The monopine would be similar in size, albeit taller, to the surrounding trees. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

The **Site 7 Gold Hill** area and immediate vicinity is of rolling hills with rocky terrain. A stealth monopine is designed to resemble a pine tree to blend in better with the surrounding environment. In this case, there are oak trees on the property. The monopine would be similar in size, albeit taller, to the surrounding trees. The location proposed will not substantially degrade the existing visual character of the site and is not expected to result in a significant impact to scenic vistas and to the area's visual aesthetics for the purpose of CEQA.

(d) **Less Than Significant Impact.** None of the proposed towers will be lighted, and the County discourages additional lighting in the area. Furthermore, any future lighting would be subject to section 130.34.020 of the El Dorado County Zoning Code, which requires that all

outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. Proposed lighting for the equipment shed will meet these requirements. With the implementation of outdoor lighting regulations at the time of development, the proposed project would not create new sources of substantial lighting or glare that would generate a significant impact.

Mitigation Measure: None required.

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

3.2 AGRICULTURE RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☒	☐
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))?	☐	☐	☒	☐

d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
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?	☐	☐	☒	☒

Impact Discussion:

(a) **Less Than Significant Impact.** Site Cool is identified by General Plan Figure AF-1 as being Farmland of Local Importance. Project Site 1 Cool and the surrounding area are zoned for and used as rural residential uses. The lease area is not and would not interfere with continued agricultural uses. The project would have less than significant impacts of converting prime farmland to a non-agricultural use.

None of the other project sites are identified as being on "Choice Agricultural Land in El Dorado County". The surrounding parcels are similarly zoned for rural residential uses.

(b) **Less Than Significant Impact.** The Site 6 Zee Estates parcel and parcels directly to the north and east of the project are zoned for agriculture. The construction of a new communication tower was determined not to be an incompatible use with agricultural uses. None of the projects are under a Williamson Act Contract. Impacts would be less than significant.

(c-d) **Less Than Significant Impact**. Project Site 4 Soapweed has a zoning designation of Forest Resource 40-Acres (FR-40). The construction and operation of a cellular tower is not considered to be an incompatible use with forest resources. None of the other project sites are located in a timber resource zoning category such as Timber Production (TPZ), or Forest Resource (FR). The project sites are also not classified as forest land, pursuant to California Public Resources Code Section 12220(g). Therefore, the proposed project would not conflict with, or cause the rezoning of, a timber resource zoning designation.

(e) **Less Than Significant Impact.** Site 6 Zee Estates is used for agriculture but the project would be compatible with continued agricultural use.

None of the other project sites are considered farmland and none of the project sites are considered forest land and therefore, the proposed project would not result in loss or conversion farmland to a non-agricultural use or the loss or conversion of forest land to a non-forest use.

Mitigation Measure: None required.

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

3.3 AIR QUALITY:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Setting:

El Dorado County's air pollution management is the responsibility of the El Dorado County Air Quality Management District (EDCAQMD), and the project is subject to federal, state, and local regulations. The wider Sacramento Region, including portions of El Dorado County, is currently designated nonattainment for federal 8-hour ozone and PM2.5, while it currently meets the

National Ambient Air Quality Standards (NAAQS) for carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead.

The federal Clean Air Act (CAA) requires plans which identify how nonattainment areas will attain and/or maintain the NAAQS. The CAA requires the US EPA to review each plan and any plan revisions and to approve the plan or plan revisions if consistent with the CAA. Key elements of these plans include emission inventories, emission control strategies and rules, air quality data analyses, modeling, air quality progress and attainment or maintenance demonstrations. The Sacramento Air Quality Management District has a prepared attainment plans, available at: http://www.airquality.org/air-quality-health/air-quality-plans/federal-planning.

The CARB also prepares and submits to the EPA a State Implementation Plan (SIP) explaining how the state will attain compliance with Federal clean air standards. The EDCAQMD rules are federally enforceable as parts of the SIP, and are available at: https://www.arb.ca.gov/drdb/ed/cur.htm.

Impact Discussion:

(a) – (d)Less Than Significant Impact. Construction activities for all sites, a source of organic gas emissions, will be limited to the monopine, related ground equipment, utilities and access drive. During construction, various diesel-powered vehicles and equipment would be in use. Construction diesel emissions are temporary, affecting an area for a period of days or perhaps weeks. Additionally, construction-related sources are mobile and transient in nature. Because of its temporary duration and the limited area of disturbance, health risks from construction emissions of diesel particulate would be less-than-significant impact. The project is not expected to create any significant amounts of fugitive dust, oxides of nitrogen, or reactive organic gases emissions.

The applicant is proposing a propane back-up generator as part of the project. The standby generator is for emergency use only, therefore the project would not create on-going emissions. The ongoing project is not expected to generate any significant amounts of fugitive dust because the only soil disturbance would be some very minor excavation for the facility.

The effects of construction activities would be an increase in dustfall, and locally elevated levels of particulates downwind of construction activity. However, due to its limited construction and operational scope, the project would not conflict with or obstruct implementation of the applicable air quality plan.

Negligible amounts of emissions would be generated by construction equipment during site development activities, because of the limited amount of construction equipment and time needed to install the facility.

(e) Less Than Significant Impact. Potential standby generators are for emergency use only and will not result in objectionable odors affecting a substantial number of people. Otherwise, the proposed monopine and ground related equipment will not use anything that will generate objectionable odors to the surrounding properties or area.

Mitigation Measure: None Required.

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

3.4 BIOLOGICAL RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 or the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means)?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐

e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Impact Discussion:

The 25-acre project **Site 1 Cool** parcel is largely disturbed, and is vegetated with some oak and evergreen trees.

The 19-acre project **Site 2 Newtown** parcel is developed with rural residential uses, and is largely vegetated with oak and evergreen trees.

The 2-acre **Site 3 Pleasant Valley** parcel consists of large oak trees and evergreen trees. However, there are no oak trees within the portion of the parcel impacted by the project.

The 10-acre **Site 4 Soapweed** parcel is developed with a barn, and is otherwise vacant and largely vegetated with evergreen trees.

The 20-acre **Site 5 Latrobe** parcel is largely undeveloped and consists of disturbed areas and vegetation including oak and evergreen trees.

The 60-acre **Site 6 Zee Estates** parcel consists of evergreen trees, and rolling hills with rocky terrain.

The 10-acre **Site 7 Gold Hill** parcel consists of evergreen trees, and rolling hills with rocky terrain.

Jurisdictional Waters of the United States, including Wetlands

Waters of the United States (U.S.), including wetlands, are broadly defined to include navigable waterways, and tributaries of navigable waterways, and adjacent wetlands. Although definitions vary to some degree, wetlands are generally considered to be areas that are periodically or permanently inundated by surface water or groundwater, supporting vegetation adapted to life in saturated soil. Jurisdictional wetlands are vegetated areas that meet specific vegetation, soil, and hydrologic criteria defined by the U.S. Army Corps of Engineers (USACE). The USACE holds sole authority to determine the jurisdictional status of waters of the U.S., including wetlands. Jurisdictional wetlands and Waters of the U.S. include, but are not limited to, perennial and intermittent creeks and drainages, lakes, seeps, and springs; emergent marshes; riparian wetlands; and seasonal wetlands. Wetland and waters of the U.S. provide critical habitat components, such as nest sites and reliable source of water for a wide variety of wildlife species.

Special-Status Species

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as "Candidates" for such listing; still others have been designated as "Species of Special Concern" by the California Department of Fish and Wildlife (CDFW). The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened or endangered. Collectively, these plants and animals are referred to as "special status species."

Limited, direct and indirect impacts to biological resources may result from the small amount of development enabled by the project, including the loss and/or alteration of existing undeveloped open space that may serve as habitat. California Environmental Quality Act Guidelines Section 15065 requires a mandatory finding of significance for projects that have the potential to substantially degrade or reduce the habitat of a threatened or endangered species, and to fully disclose and mitigate impacts to special status resources.

(a) Less Than Significant Impact with Mitigation Incorporated. The California Natural Diversity Database (CNDDB Rarefind 5, Government Version, August 2017) was reviewed to determine if any special status animal and plant species or habitats occur on the project sites or in the project areas.

According to the records search, field surveys, and literature review, 2 special-status plant species have the potential to occur on or in the vicinity of **Site 1 Cool**. The first is the Big-scale balsamroot, CNPS Rank 1B. The closest CNDDB record for this species is approximately 3.4 miles southwest of the site. The second is Jepson's coyote thistle, CNPS Rank 1B. The closest CNPS record for this species is approximately 7 miles north of the site, and there are no CNDDB records for this species. The site provides potential habitat for these two species. However, on July 20, 2017, two Sycamore Environmental Consultants, Inc. biologists conducted a focused field survey during the evidence and identifiable blooming period for the above two species and none were observed on the site. It is therefore concluded that these species are not present on site. None of the plant species identified are federally or state listed endangered, threatened, or species of concern. Because these species are not present on site, no mitigation is required.

According to a records search and biological field surveys conducted, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied. Therefore, no mitigation is required.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and

vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

According to the records search, field surveys, and literature review, 2 special-status plant species have the potential to occur on or in the vicinity of **Site 2 Newtown**. The first is the Stebbins' phacelia, CNPS 1B. The closest CNDDB record for this species is approximately 12 miles east of the site. The second in the Oval-leafed viburnum, CNPS 2B. The closest CNDDB record for this species is approximately 6.6 miles west of the site, and is based on collections in 1900 and 1901. The site provides potential habitat for these species. However, on June 28, 2017, two Sycamore Environmental Consultants, Inc. biologists conducted a focused field survey during the evidence and identifiable blooming period for the above 4 species and none were observed on the site. It is therefore concluded that these species are not present on site. The plant species identified are not federally or state listed endangered, threatened or species of concern. The site is located in Rare Plant Mitigation Area 2, which is the El Dorado County Irrigation District (EID) service area. Pursuant to El Dorado County Resolution 205-98, development on lands in this area must therefore mitigate potential impacts by one of two options: 1) Pay the appropriate fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat, or 2) Participate in the Rare Plant Off-Site Mitigation Program. The project must and shall comply with the requirements for Rare Plant Mitigation Area 2.

According to a records search and biological field surveys conducted, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

According to the records search and biological field survey conducted on July 13, 2017 by two Sycamore Environmental Consultants, Inc. biologists, no special-status plant species have the potential to occur on or in the vicinity of **Site 3 Pleasant Valley**. Similarly, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-

listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied. Therefore, no mitigation is required.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

According to the records search, field surveys, and literature review, 4 special-status plant species have the potential to occur on or in the vicinity of **Site 4 Soapweed**. The first is the Nissenan manzanita – CNPS Rank 1B. The closest CNDDB record for this species is 1.2 miles east of the site. The second is Stebbins' phacelia – CNPS Rank 1B. The closest CNDDB record for this species is approximately 8.8 miles northeast. The third is Sierra blue grass, CNPS Rank 1B. The closest CNDDB record for this species is approximately 10.1 miles northeast of the site. The fourth species is Oval-leaved viburnum, CNPS rank 2B. The closest CNDDB record for this species is approximately 6.5 miles southwest of the site, and was from 1900 and 1901. The site provides potential habitat for all of the species. However, on July 20, 2017, two Sycamore Environmental Consultants, Inc. biologists conducted a focused field survey during the evidence and identifiable blooming period for the above 4 species and none were observed on the site. It is therefore concluded that these species are not present on site. None of the plant species identified are federally or state listed endangered, threatened or species of concern.

According to a records search and biological field surveys conducted, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

According to the records search, field surveys, and literature review, there are 2 species that have the potential to occur on **Site 5 Latrobe**. The first is the Oval-leafed viburnum, CNPS Rank 2B. The closest CNDDB record for this species is 15 miles northeast of the site, and is based on a

collection in 1900 and 1901. The second is Big-scale balsamroot, CNPS Rank 1B. The closest CNDDB record for this species is 12 miles southeast of the site, and is based on an 1895 collection. In a June 28, 2017 survey conducted by two Sycamore Environmental Consultants, inc. biologists during the evident and identifiable blooming period for the above two species, neither of them was observed. It is therefore concluded that these species are not present on site. None of the plant species identified are federally or state listed endangered, threatened or species of concern.

According to a records search and biological field surveys conducted, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

According to the records search, field surveys, and literature review, 10 special-status plant species have the potential to occur on or in the vicinity of the **Site 6 Zee Estates**, which are as follows:

- Big-scale balsamroot, CNPS Rank 1B. The closest CNDDB record for this species is 3.4 miles west of the site and is from 1920.
- Stebbins' morning-glory, CNPS Rank 1B. The closest CNDDB record for this species is 2 miles south of the site.
- Chaparral sedge, CNPS Rank 1B. The closest CNDDB record for this species is 3 miles south of the site.
- Pine Hill ceanothus, CNPS Rank 1B. The closest CNDDB record for this species is 3 miles south of the site.
- Red Hils soaproot, CNPS Rank 1B. The closest CNDDB record for this species is 3 miles south of the site.
- Bisbee Peak rushrose, CNPS Rank 3, with the closest CNDDB record 2 miles south of the site.
- Pine Hill flannelbrush, federal endangered, state rare, and CNPS rank 1B. The closest CNDDB record is 5.8 miles south of the site.
- El Dorado bedstraw, Federal endangered, State Rare, CNPS 1B. The closest CNDDB record is 3 miles south of the site.

- Layne's Butterweed, Federal Threatened, State Rare, CNPS Rank 1B. The closest CNDDB record is 2.6 miles southeast.
- El Dorado county mule ears, CNPS Rank 1B. The closes CNDDB record is 2.2 miles south of the site.

On July 13, 2017, two Sycamore Environmental Consultants, Inc. biologists conducted a focused field survey during the evidence and identifiable blooming period for the above 5 species and none were observed on the site. It is therefore concluded that these species are not present on site. The site is located within El Dorado County's Rare Plant Mitigation Area 1. Mitigation Areas 0 and 1 include areas of gabbro soils that may support the Pine Hill plants. The eight Pine Hill plants are Stebbins' morning-glory, Pine Hill ceanothus, Red Hills soaproot, Pine Hill flannelbush, El Dorado bedstraw, Bisbee Peak rush-rose, Layne's butterweed, and El Dorado County mule ears. The BSA is not in the USFWS recommended preserve area for the gabbro soil (Pine Hill) plants (USFWS 2002). As discussed above, field surveys were conducted and these plants were not observed on-site. Nevertheless, development on lands in Rare Plant Mitigation Area 1 must mitigate impacts by one of two options: 1) Pay the appropriate fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat; or 2) Participate in the Rare Plant Off-Site Mitigation Program. The applicant must and shall comply with this requirement.

According to a records search and biological field surveys conducted, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

According to the records search and biological field surveys conducted by two Sycamore Environmental Consultants, Inc. biologists on June 28, 2017, there are no special-status plant species that have the potential to occur on or in the vicinity of **Site 7 Gold Hill**. Similarly, no special-status animal species have the potential to occur on-site, because there is no habitat for federal or state-listed wildlife or California Department of Fish and Wildlife species of special concern in the area studied. Therefore, no mitigation is required.

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identified a number of

avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout El Dorado County.

No bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed in the BSA during biological surveys. Trees and vegetation in the BSA provide nesting habitat for birds of prey and other birds protected by the MBTA and Fish and Game Code. While the trees and vegetation on and surrounding the site may provide nesting and foraging habitat for raptors and other protected birds, no bird of prey nests or nests of other birds protected by the MBTA or Fish and Game Code were observed during biological surveys. However, they are conservatively considered to have the potential to occur on site.

(b) and (c) No impact. The leased project sites are located in rural residential, agricultural and forested areas and do not have any, streams, creeks or riparian habitat.

Site 1 Cool does not have any, streams, creeks or riparian habitat on site. There are no potentially jurisdictional waters in the BSA.

Site 2 Newtown contains 42 linear feet of an ephemeral drainage in the northeast corner of the site; it is approximately 2 feet wide and occupies 0.002 acre. It was dry during the survey. It originates north of the site and is fed by two, 12-inch wide culverts under Thundercloud Lane and Clouds Rest Road. Water exiting the drainage enters the roadside drainage ditch along the east side of Snows Road. The drainage is a potential waters of the U.S. and may be regulated by Section 404 of the Clean Water Act and Section 1600 of the California Fish and Game Code. El Dorado County Zoning Code §130.30.030(G) establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat as provided in General Plan Policies 7.3.3.4 and 7.4.2.5, but they do not apply to ephemeral channels. Further, the proposed project avoids impacts and fill of the ephemeral channel. The drainage will not be impacted by the proposed project, so no regulatory permits are required, and there is no impact.

Site 3 Pleasant Valley is located in a rural residential area and does not have any, streams, creeks or riparian habitat on site. The Clear Creek is approximately 750 feet away, but the proposed project will not affect the creek. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site. There are no wetlands or waters on the site.

Site 4 Soapweed is located in a rural residential area and does not have any, streams, creeks or riparian habitat on site. The project site is 1,360 feet west of Yankee John Creek, but the proposed project will not affect the creek. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site.

Site 5 Latrobe site is located in a rural residential area and does not have any, streams, creeks or riparian habitat on site. The Consumnes River is approximately 0.5 miles away, but the proposed project will not affect the river. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site. A farm road crosses over an upland swale via a small culvert. The upland swale has no apparent ordinary high water mark, and as such is not a water of the U.S.

Site 6 Zee Estates is located in a rural residential area and does not have any, streams, creeks or riparian habitat on site. The American River is approximately 1.3 miles east of Acorn Creek, but the proposed project will not affect the River. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site.

Site 7 Gold Hill is located in a rural residential area and does not have any, streams, creeks or riparian habitat on site. The Jacobs Creek is approximately 0.5 miles away, but the proposed project will not affect the Creek. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site. There are no wetlands or waters on site.

(d) Less Than Significant with Mitigation Incorporated. The project sites will not substantially interfere with native wildlife migration in the area. The project site areas are characterized as primarily rural residential, with disturbed and vegetated areas. None of the sites are considered a wildlife migration corridor, and therefore is not expected to result in impacts to wildlife migration corridors. While **Site 6 Zee Estates** and **Site 7 Gold Hill** are located within an Important Biological Corridor identified by the El Dorado County General Plan, it will not create a barrier to wildlife movement, since the only fences constructed will be around the lease area. The proposed project will not cause significant reduction in the ecological functions of the site because the habitat in the area are already disturbed by human activities.

The construction of new communication towers creates a potentially significant impact on migratory birds covered by the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712) and related Code of Federal Regulations designed to implement the MBTA, the Endangered Species Act and Bald and Golden Eagle Act. Interim guidelines regarding siting communications towers were developed by Fish and Wildlife Service personnel from research conducted in several eastern, midwestern, and southern states, and have been refined through Regional review. They are based on the best information available at this time, and are the most prudent and effective measures for avoiding bird strikes at monopoles. Some of the guidelines are:

- New facilities shall be collocated on existing towers or other existing structures.
- Towers shall be less than 200 feet above ground level
- Towers shall be freestanding (i.e., no guy wires)
- Towers and attendant facilities shall be sited, designed and constructed so as to avoid or minimize habitat loss within and adjacent to the monopole "footprint".
- New towers shall be designed structurally and electrically to accommodate the applicant/licensee's antennas and antennas for at least two additional users (minimum of three users for each monopole structure.
- Security lighting for on-ground facilities and equipment shall be down-shielded to keep light within the boundaries of the site.
- Monopoles no longer in use or determined to be obsolete shall be removed within 12 months of cessation of use.

The project is consistent with the U.S. Fish and Wildlife Service interim guidelines above. The footprint of the proposed lease area would not encroach onto any environmentally sensitive habitat.

(e) Less Than Significant Impact With Mitigation Incorporated. Project sites 1 and 3-7 will not impact any oak woodland or individual oak trees.

A total of 9.37 acres of oak canopy was mapped on **Site 2 Newtown**. The project will require the removal of 13 oak trees, with a loss of approximately 0.23 acres of oak canopy. None of the trees to be removed are heritage trees. Oak tree removal will be implemented in accordance with the Oak Resource Management Plan and with the requirements of Mitigation Measure #3. Impacts will be less than significant with mitigation incorporated.

(f) No Impact. None of the project sites are located within an approved habitat conservation plan area.

Mitigation Measure #1 (All sites):

All vegetation clearing including removal of trees and shrubs shall be completed between September 1 and February 14, if feasible. If vegetation removal and grading activities begin during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-construction survey of the project footprint for active nests. Additionally, the surrounding 500 feet shall be surveyed for active raptor nests where accessible. The pre-construction survey shall be conducted within 14 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist shall establish buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to up to 500 feet for raptors. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or until the nest is no longer active. In addition, a pre-construction worker awareness training shall be conducted alerting workers to the presence of and protections for the active avian nests. If construction activities are proposed to begin during the non-breeding season (September 1 through January 31), a survey is not required and no further studies are necessary.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and the necessary avoidance measures prior to initiation of construction activities. This mitigation measure shall be noted on the Final Map, in a notice of restriction that shall be recorded on the property and future grading and residential construction plans. If a pre-construction survey is required, the Development Services Division shall verify the completion of survey prior to issuance of grading permit.

Monitoring Responsibility: El Dorado County Development Services Division.

Mitigation Measure #3 (Site 2 Newtown):

Oak Woodland:

Alteration of on-site individual oak trees and oak tree woodland, or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the adopted Oak Resource Management Plan (ORMP). In addition, a project specific technical report and mitigation plan addressing impacts to on-site individual oak trees and oak tree woodlands consistent with the guidelines and regulations of the adopted ORMP must be prepared and approved by the County prior to project approval. The technical report must disclose the percentage of impacted oak woodland on-site and the related mitigation plan must indicate the appropriate mitigation ratio and mitigation type, consistent with the requirements of the ORMP. This shall be completed prior to issuance of building permits.

Monitoring Requirement: The applicant shall provide a project specific technical report and mitigation plan addressing impacts to on-site oak woodlands prior to on-site work which may affect oak trees, including their canopy or root systems. The applicant shall also provide evidence of implementation of mitigation through provision to the County evidence of a deed restriction or conservation acquisition, in-lieu fee payment, on-site replacement planting and deed restriction or conservation easement; on-site replacement planting, or any combination thereof, consistent with the ORMP.

Monitoring Responsibility: Planning Services

Finding: With mitigation measures incorporated, impacts to biological resources will be less than significant.

3.5 CULTURAL RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of a historical	☐	☐	☒	☐	☐

resource as defined in §15064.5?					
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	☐

Impact Discussion:

(a) – (d)Less Than Significant Impact with Mitigation Incorporated. Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. A complete records search of the California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in El Dorado County within a ¼ mile radius of proposed project areas revealed that all seven project sites contain zero (0) prehistoric-period resource(s) and zero (0) historic-period cultural resource(s). Impacts would be less than significant.

Mitigation Measures: None Required.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), for this Cultural Resources category, impacts would be anticipated to be less than significant.

3.6 GEOLOGIC PROCESSES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐	☐
1. 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.					
2. Strong seismic ground shaking?	☐	☐	☒	☐	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
4. Landslides?	☐	☐	☒	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system where sewers are not available for the disposal or wastewater?	☐	☐	☐	☒	☒

Impact Discussion:

a.1) - a.4)Less Than Significant Impact. No seismic impacts, including seismic-related ground failure impacts are anticipated since no rupture of a known earthquake fault exists in the project areas. Further, the proposed project sites would be consistent with El Dorado County General Plan Objective 6.3.2, to address county-wide seismic hazards.

Like most of north central California, the sites can be expected to be subjected to strong seismic ground shaking at some future time. Accordingly, the proposed wireless communications facility extension would be designed and installed in accordance with building code requirements. Because the project appears to be located such that the probability of significant ground shaking is low, and because any structures that are built during the course of the project will be designed and installed in accordance with building code standards for the appropriate Seismic Hazard Zone, potential geologic impacts would be less than significant. Due to the relatively level proposed project areas, minimum disturbance of the project and existing vegetation on the sites, the potential for a land slide is unlikely.

(b) – (d) Less Than Significant Impact. The project sites do not involve large amounts of soil disturbance that could result in significant soil erosion impacts. The construction activities would result in a land disturbance of less than one acre and therefore are not expected to require a Storm water Pollution Prevention Permit (SWPPP) from State Water Resources Control Board

prior to construction. Due to the relatively small amount of soils disturbance required for construction, erosion potential will be minimal. Due to the relatively small amount of soils disturbance required for construction, the potential for unstable soils, liquefaction, and expansion is minimal. Further, the project would be required to comply with applicable portions of the building code, which would offset potential impacts resulting from expansive soils.

(e) No Impact. The project does not require the use of septic systems.

Mitigation Measure: None required.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. 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 UBC which would address potential seismic related impacts. For this Geology and Soils category, impacts would be less than significant.

3.7 GREENHOUSE GAS EMISSIONS:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

Impact Discussion:

Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures. Global surface temperatures have risen by 0.74°C ± 0.18°C over the last 100 years (1906 to 2005). The rate of warming over the last 50 years is almost double that over the last 100

years.[1] The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide (CO2) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities, and lead to an increase in the greenhouse effect.[2]

GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The following are the gases that are widely seen as the principal contributors to human-induced global climate change:[3]

- Carbon dioxide (CO2)
- Methane (CH4)
- Nitrous oxide (N2O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur Hexafluoride (SF6)

Over the last 200 years, human activities have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, which is believed to be causing global warming, while manmade GHGs include naturally-occurring GHGs such as CO2, methane, and N2O, some gases, such as HFCs, PFCs, and SF6 are completely new to the atmosphere.

Section 15064.4 of the CEQA Guidelines sets forth guidance for determining the significance of Impacts from Greenhouse Gas Emissions. The guidelines allow impacts from a particular project to be described quantitatively or qualitatively and direct that impacts shall be evaluated in consideration of existing environmental setting, applicable thresholds of significance, and compliance with regulations and requirements adopted to implement the mitigation of greenhouse gas emissions.

Section 15064 (h)(3)of the CEQA Guidelines specifies that a project's contribution to a cumulative effect may be found 'not cumulatively considerable' if the project will comply with the requirements in a previously approved plan or mitigation program, including plans or regulations for the reduction of greenhouse gas emissions. El Dorado County has not adopted a plan or mitigation program for the reduction of greenhouse gases as of the publication of this study.

[1] Intergovernmental Panel on Climate Change (IPCC), 2007.*Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the IPCC*.

[2] The temperature on Earth is regulated by a system commonly known as the "greenhouse effect." Just as the glass in a greenhouse allows heat from sunlight in and reduces the amount of heat that escapes, greenhouse gases like carbon dioxide, methane, and nitrous oxide in the atmosphere keep the Earth at a relatively even temperature. Without the greenhouse effect, the Earth would be a frozen globe; thus, although an excess of greenhouse gas results in global warming, the *naturally occurring* greenhouse effect is necessary to keep our planet at a comfortable temperature.

[3] The greenhouse gases listed are consistent with the definition in Assembly Bill (AB) 32 (Government Code §38505).

Likewise, it has not adopted thresholds of significance for evaluating greenhouse gas emissions. However, the General Plan provides applicable county-wide goals and policies aimed at improving energy efficiency, improving transportation efficiency, and reducing air emissions, which could reduce or sequester GHGs, including Goal TC-1, Policies TC-1p and TC-1q, Goal 5.6, Objective 5.6.2, and Policies 5.6.2.1 and 5.6.2.2.

(a) **Less Than Significant Impact.** The proposed project consists of seven communication towers that would not significantly contribute to the existing greenhouse gas inventory for El Dorado County. Short term construction GHG emissions will occur during installation of the tower and ground equipment. Standby generators will only be used during power outages and for short duration during testing. Vehicle trips will be associated with very limited construction and routine maintenance. GHG emissions generated by the development and vehicle trips would be of an extremely limited scope and duration. The GHG emissions would be negligible, and the impact would therefore be less than significant.

(b) **Less Than Significant Impact.** The El Dorado County General Plan establishes numerous policies relative to greenhouse gases. The everyday operation of the proposed communication facilities would not generate greenhouse gas emissions. Due to the short term construction, limited vehicle trips to the site and monthly testing of the standby generators, the anticipated increase in emissions would not conflict with the applicable with policies adopted for the purpose of reducing GHG emissions.

Mitigation Measure: None required.

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

3.8 HAZARDS AND HAZARDOUS MATERIALS:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environmental through the routine transport use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Emit hazardous emissions or handle	☐	☐	☒	☐

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed schools?				
d. d. Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Impact Discussion:

a) Less Than Significant Impact. The project is proposed to utilize a standby propane generator for back-up power, and would include a separate propane tank. The storage of propane is required only for emergency purposes during a power outage and will not be routinely used or transported. The amount of propane stored would be similar to that for a residential use. Storage and handling of propane, or any other chemicals or hazardous materials, would be subject to a Hazardous Materials Business Plan, administered by the El Dorado County Public Health

Department at the time of development of the project. The plan would include an inventory of hazardous materials and chemicals handled or stored on the site, an emergency response plan, and a training program in safety procedures.

Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. In the event of an accidental release, construction personal who are experienced in containing accidental releases of hazardous materials will likely be present to contain and treat affected areas in the event a spill occurs. If a larger spill were to occur, construction personal would generally be on-hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility.

Radiofrequency (RF) Emissions

Radiofrequency (RF) radiation emanates from antenna on cellular towers and is generated by the movement of electrical charges in the antenna. The energy levels it generates are not great enough to ionize, or break down, atoms and molecules, so it is known as "non-ionizing" radiation.

The Federal Communications Commission (FCC) is the government agency responsible for the authorization and licensing of facilities such as cellular towers that generate RF radiation. For guidance in health and safety issues related to RF radiation, the FCC relies on other agencies and organizations for guidance, including the EPA, FDA, the National Institute for Occupational Safety and Health (NIOSH) and OSHA, which have all been involved in monitoring and investigating issues related to RF exposure. The FCC has developed and adopted guidelines for human exposure to RF radiation using the recommendations of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE), with the support of the EPA, FDA, OSHA and NIOSH. According to the FCC, both the NCRP exposure criteria and the IEEE standard were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The exposure guidelines are based on thresholds for known adverse effects, and they incorporate wide safety margins. In addition, under the National Environmental Policy Act (NEPA) the FCC is required to evaluate transmitters and facilities for significant impacts on the environment, including human exposure to RF radiation. When an application is submitted to the FCC for construction or modification of a transmitting facility or renewal of a license, the FCC evaluates it for compliance with the RF exposure guidelines, which were previously evaluated under NEPA. Failure to show compliance with the FCC's RF exposure guidelines in the application process could lead to the additional environmental review and eventual rejection of an application. The proposed telecommunication facility is subject to the FCC exposure guidelines, and must fall under the FCC's American National Standards Institute (ANSI) public limit standard of .58 mW/cm2.

Finally, it should be noted that Section 704 of the Telecommunication Act of 1996 states that "No State or local government or instrumentality thereof may regulate the placement, construction, and

modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." Because the proposed facility would operate under federally mandated limits on RF radiation for cellular towers and is regulated by the FCC in this respect, the County may not regulate the placement or construction of this facility based on the RF emissions.

An EMF/RF Report (Electromagnetic Fiels/Radio Frequency) has been prepared and submitted for the project. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. It demonstrates compliance. Should the facility's emissions exceed FCC standards, the applicant would be responsible for the cost of additional tests and corrective measures to establish compliance with FCC standards. These County development standards would be reflected as conditions of approval in the use permit.

The applicant has also provided a Hazardous Materials and Emissions Questionnaire to the County If materials exceed applicable thresholds outlined in the Hazardous Materials Release Response Plans and Inventory Law of 1985 (The Business Plan Act), a Hazardous Materials Business Plan would need to be obtained. The plan, when implemented, would address potential impacts associated with the accidental spill or release of chemicals and/or hazardous materials used during operations.

b) Less Than Significant Impact. See discussion under 3.8(a), above.

c) Less Than Significant Impact. There are no schools within one-quarter mile of the project sites. As discussed above, the proposed project may require the use of potentially hazardous materials during construction and operation of the telecommunication facility, including the storage of diesel fuel. Standard construction practices and implementation of the Business Plan Act, would minimize the potential for accidental release of hazardous materials within proximately to or on the school site to a less than significant level.

d) Less Than Significant Impact. A review of regulatory agency databases, which included lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify contamination sites as being located within, or in the vicinity of, the project sites.

e) No Impact. No public use airports have been identified to be located within the vicinity of the project sites. The proposed project is located outside the compatibility zones for the area airports, and therefore, would not result in a safety hazard to people working and residing on the project sites.

f) No Impact. No known private airstrips have been identified within two miles of the project sites. As a result, no safety hazards associated with airport operations are anticipated to affect people working or residing within the project sites.

g) No Impact. The proposed project consists of seven unmanned facilities, so no evacuation and/or emergency response plans are necessary. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans.

Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service. In the event future construction activities require work to be performed in the roadway, appropriate traffic control plans would be prepared in conjunction with County requirements.

h) No impact. The proposed use is unmanned and will not subject additional people to risk of fire.

Mitigation Measure: None required

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

3.9 HYDROLOGY AND WATER QUALITY:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped by Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk or loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Impact Discussion:

a)& b) No Impact. The project does not require the use of water and would not create any water discharges.

(c)- f) Less Than Significant Impact. Equipment shelters are proposed within the fenced lease area. The proposed areas to be developed, including the monopine locations and the ground equipment areas shall be located in oak trees, pine trees and disturbed areas. The 15-foot wide access easements will not create any significant impact to drainage patterns or create significant amount of runoff.

(g)- i) No Impact. The Federal Emergency Management Agency (FEMA) is responsible for mapping areas subject to flooding during a 100-year flood event (i.e., 1 percent chance of occurring in a given year). According to floodplain mapping of the project areas, all project sites are located within the X zone (Unshaded). The X zone (Unshaded) is defined by FEMA as areas of minimal flood hazard from the principal source of flood in the area and determined to be outside of the 0.2 percent annual chance floodplain.

(j)No Impact. The lowest project site has an approximate elevation of1,052 feet above sea level and the height of the improvements to the tower for collocation indicate that the sites will not be subject to inundation by seiche, tsunami, or mudflow.

Mitigation Measures: None required.

FINDING: The proposed project would be required to address any potential 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.

3.10 LAND USE:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☒	☐
b. Conflict with an applicable land use plan, policy, or regulations 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?	☐	☐	☒	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Impact Discussion:

The project parcels are zoned RE-5, IL, R2A, FR-40, RL-20, La-10 and Rl-10. The monopine towers meet the necessary setback requirements from the all property lines.

Once constructed and operational, the communications facilities would provide 24-hour service to customers seven days a week. Apart from initial construction activity, no personnel will be stationed at the site. Routine maintenance and inspection of the facility would occur once a month during normal business hours. No water or sewer service is required as the site would be unmanned.

(a) Less Than Significant Impact. No new parcels or substantial development would result from this project. The project would not divide any established community.

(b) Less Than Significant Impact. The proposed project was reviewed for consistency with the zoning code and General Plan, and is consistent with both. The proposed monopine towers are conditionally permitted use in the zoned RE-5, IL, R2A, FR-40, RL-20, La-10 and Rl-10 zones with the approval of a Conditional Use Permit, which the proposed project is seeking. The proposed project is subject to and will meet the development standards for communication facilities contained

in El Dorado County Zoning Code Section 130.40.130.D, and the impact will therefore be less than significant.

(c.) No Impact. The sites are not located within a habitat conservation or natural community plan area.

Mitigation Measure: None Required.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be no impact to land use goals or standards resulting from the project.

3.11 MINERAL RESOURCES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. 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?	☐	☐	☐	☒

Impact Discussion:

a) & b)No Impact. The California Geological Survey (CGS) has not classified the project sites as not located within a Mineral Resource Zone (MRZ). The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas.

Mitigation Measure: None required.

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

3.12 NOISE:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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 levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Discussion:

The project sites are located in areas with rural residential and agricultural uses. Noise levels vary in the project areas. Noise is expected to be limited to construction of the proposed facilities

and occasional use of the emergency generator. The proposed wireless communications facilities are unmanned and would not expose people at the facility to noise levels.

a)& c) Less Than Significant Impact. Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project sites. The potential use of onsite emergency standby generators would provide power until normal power is restored. The use of standby generators will be short term in duration and will not create significant impacts (Sites 1-7, Attachment 5). After calculating all decibel levels at each nearby residence's property line and actual residence, the onsite Emergency Backup Generator and HVAC systems are within El Dorado County's noise level standards according to the El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards.

(b) No Impact. The proposed project would not include the development of land uses that would generate substantial ground-borne vibration or noise or use construction activities that would have such effects. No structures are proposed that would require heavy footings where the use of heavy pile drivers would be required.

(d) Less Than Significant Impact. Construction activity on the sites has the potential to generate high noise levels on and adjacent to the project site intermittently during project development activities. During construction, the highest noise levels would result from operation of heavy equipment, which can be expected to generate noise levels of between 85 to 90 decibels (dBA) at a distance of 50 feet from the source. Noise levels will be reduced, however, by a factor of six dBA with each doubling of distance from the noise source and by intervening topography. Construction noise activities related to the construction is temporary in nature and is not seen will not be significant, given the distance to the nearest offsite structures. Consistent with County requirements, noise generating construction activities will be limited to daytime hours between 7:00am and 7:00 pm on weekdays and non-holidays, and 8:00 am to 5:00 pm on weekends. Given the distance from the nearest off-site residential structures, construction noise is not expected to have a significant impact on nearby residence. Furthermore, any such noise disturbance would be intermittent, short-term in nature and required to be in compliance with County requirements. The impact would therefore be less than significant.

e) & f) No Impact. The project sites are located more than two miles from the nearest airport or private airstrip.

Mitigation Measure: None required.

FINDING: As conditioned, and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected either directly or indirectly. For this Noise category, the thresholds of significance would not be exceeded.

3.13 HOUSING:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Impact Discussion:

a) No Impact. The project would not affect the population of the area because no new parcels would be created and no additional dwellings would be placed on the project site as a result of this project.

b) & c) No Impact. The project would not displace individuals or housing. The project does not require the extension of any infrastructure, such as roads, water, or sewer systems. Therefore, the project would not induce substantial population growth in the project area.

Mitigation Measure: None required.

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

3.14 PUBLIC SERVICES:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of or 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?	☐	☐	☐	☒
b. Fire protection?	☐	☐	☐	☒
c. Police Protection?	☐	☐	☐	☒
d. Schools?	☐	☐	☐	☒
e. Parks?	☐	☐	☐	☒
f. Other public services?	☐	☐	☐	☒

Impact Discussion:

a) - b) No Impact. The project would not increase the level of fire protection service needed on the site because wireless communication facilities do not normally require such services.

c) No Impact. The proposal is not expected to result in an increase in demand for police services because wireless communication facilities do not normally require such services.

d) No Impact. The communication facility is an unmanned facility and therefore will not result in an increase in demand for school facilities in the area.

e) No Impact. The communication facilities are an unmanned facility and therefore will not create an increase in park usage.

e) No Impact. The communication facilities are an unmanned facility and therefore will not require other public services

Mitigation Measure: None required.

FINDING: The project would not result in a significant increase of public services to the project. For this Public Services category, impacts would be less than significant.

3.15 RECREATION:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Impact Discussion:

a) & b) No Impact. The communication facilities are an unmanned facility and therefore will not create an increase in park usage. No recreational facilities are proposed under this proposal and none are located on the project sites. No impacts on existing or future recreational facilities would occur.

Mitigation Measure: None required.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this Recreation category, impacts would be less than significant.

3.16 TRANSPORTATION/TRAFFIC:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of	☐	☐	☒	☐

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with accepted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Impact Discussion:

Access to the facility will be provided by a 15-foot wide access drive from various private and county maintained roads.

(a)&(b) Less Than Significant Impact. The project areas are rural residential, and there are low traffic volumes. The proposed wireless communication facilities would temporally generate additional vehicle traffic in the project area during construction activities. This would be minor and would not have a significant impact on vehicular circulation in the project areas. Once construction has been completed, traffic will return to pre-construction levels. After construction activities have been completed, the project would require only one to two site visits per month for each site. This very low number of vehicle trips would not have any impact on vehicular circulation in the project area.

(c) **No Impact.** The project site is not located within an Airport Compatibility Zone.

(d) **No Impact.** The project design does not involve any modifications to roads, nor create any additional hazards of safety concerns.

(e)– (g) No Impact. Since the project is an unmanned facility and does not involve a substantial number of vehicle trips, the project will not result in inadequate emergency access.

Mitigation Measure: None required.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For this Transportation/Traffic category, the thresholds of significance would not be exceeded and impacts would be less than significant.

3.17 TRIBAL CULTURAL RESOURCES:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**Reviewed Under Previous Document**
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or	☐	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In apply the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐	☐

Impact Discussion:

a) Less Than Significant Impact. The United Auburn Indian Community of the Auburn Rancheria (UAIC), the Wilton Rancheria, the Washoe Tribe of Nevada and California, the Ione Band of Miwok Indians, the Nashville-El Dorado Miwok, the T'si-Akim Maidu, and the Shingle Springs Band of Miwok Indians were notified of the proposed project and given access to all project documents. No other tribes had requested to be notified of the proposed projects for consultation in the project area at the time. In response to requests from the UAIC, Shingle Springs Band of Miwok Indians and the Wilton Rancheria, the Cultural Resources Search for the project was sent to the tribe via email. No other requests for further information or formal consultation were received for this project. Pursuant to the Records Search, by the North Central

Information Center, the geographic area of the project sites are not known to contain any resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or considered significant by a California Native American tribe. The impact would be less than significant.

b) Less Than Significant Impact. See discussion 4.17(a) – *Tribal Cultural Resources.*

Mitigation Measure: None required.

FINDING: No significant TCRs are known to exist on the project site. As a result, the proposed project would not cause a substantial adverse change to a TCR and there would be a less than significant impact

3.18 UTILITIES AND SERVICE SYSTEMS:

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒	☐
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	☐	☐	☐	☒	☐

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
demand in addition to the provider's existing commitments?					
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	☐
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	☐	☐	☐	☒	☐

Impact Discussion:

(a)- g) No Impact. Implementation of the project would not require domestic water or wastewater treatment, or solid waste facilities. It would not be in non-compliance with any statutes or regulations relating to solid waste, nor would it employ equipment that would introduce interference into any system. Thus, the project would have no impact on any utilities or service systems.

Mitigation Measure: None required.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this Utilities and Service Systems category, the thresholds of significance would not be exceeded.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE (SECTION 15065):

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or	☐	☒	☐	☐	☒

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					
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)?	☐	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☐

Impact Discussion:

a) Less Than Significant Impact with Mitigation Incorporated. With the implementation of mitigation measures included in this Initial Study, the proposed project would not degrade the quality of the environment; result in an adverse impact on fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources. Prehistoric or historic cultural resources would not be adversely affected because no archeological or historic resources are known to exist in the project area and project implementation includes following appropriate procedures for avoiding or preserving artifacts or human remains should they be uncovered during project excavation.

b) Less Than Significant Impact with Mitigation Incorporated. This project has the potential to contribute impacts that are individually limited, but cumulatively considerable with respect to air quality, biological resources and cultural resources. Cumulative impacts to these areas would be mitigated due to the inclusion of the Mitigation Measures listed throughout this report.

Past, current, and probable future projects in the vicinity of the project site were reviewed to determine if any additional cumulative impacts may occur with the approval of this project. A two-mile radius was used in determining cumulative impacts. No additional cumulative impacts were discovered.

c) Less Than Significant Impact with Mitigation Incorporated. There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. However, the proposed project has the potential to cause both temporary and future impacts to the area by project-related impacts relating to air, biological resources, and cultural resources. With implementation of mitigation measures included in this Initial Study, these impacts would be effectively mitigated to a less than significant level.

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

Attachments

Sites 1-7, Attachment 1.....Site Plan
Sites 1-7, Attachment 2.....Coverage Map
Sites 1-7, Attachment 3.....Co-Location Analysis
Sites 1-7, Attachment 4.....Photo Simulations
Sites 1-7, Attachment 5.....Sound Specifications
Sites 1-7, Attachment 6.....Radio Frequency Emissions