

# EXHIBIT L

## MITIGATED NEGATIVE DECLARATION

FILE: CUP19-0012

PROJECT NAME: AT&T Cell Tower (Slate/El Dorado)

NAME OF APPLICANT: AT&T Mobility, c/o Carl Jones, Epic Wireless Group, LLC

ASSESSOR'S PARCEL NO.: 331-131-012

SECTION: 35 T: 10N R: 10E

LOCATION: Approximately 300 feet southwest of the intersection of South Street and Church Street in the El Dorado area.

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: TO:
- TENTATIVE PARCEL MAP  SUBDIVISION TO SPLIT ACRES INTO LOTS  
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW: Construction and operation of one 147 foot tall telecommunication tower (stealth monopine).
- OTHER:

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### 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 \_\_\_\_\_ on \_\_\_\_\_.

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Executive Secretary

**COMMUNITY DEVELOPMENT SERVICES  
PLANNING AND BUILDING DEPARTMENT**

**EL DORADO COUNTY**

**INITIAL STUDY AND PROPOSED MITIGATED  
NEGATIVE DECLARATION FOR  
CONDITIONAL USE PERMIT CUP19-0012  
AT&T TOWER (SLATE)/EL DORADO**

**EL DORADO COUNTY  
COMMUNITY DEVELOPMENT SERVICES,  
PLANNING AND BUILDING DEPARTMENT  
INITIAL STUDY & PROPOSED MITIGATED NEGATIVE  
DECLARATION FOR  
CONDITIONAL USE PERMIT CUP19-0012  
(AT&T Mobility, c/o Carl Jones, Epic Wireless Group, LLC.)**

**1.0 PROJECT INFORMATION**

- A. **Applicant:** AT&T Mobility, c/o Carl Jones, Epic Wireless Group, LLC
- B. **Owner:** Nancy Ehrlich
- C. **Staff Contact:** Gina Hamilton, El Dorado County Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, email: gina.hamilton@edcgov.us
- D. **Project Name:** Conditional Use Permit CUP19-0012 (AT&T Tower, Slate)
- E. **Project Location:** Approximately 300 feet southwest of the intersection of South Street and Church Street in the El Dorado area, Supervisory District 3
- F. **Type of Application:** Conditional Use Permit
- G. **Assessor's Parcel Number:** 331-131-012 (Attachment 1)
- H. **Coordinates: Section 35, Township 10 North, Range 10 East**
- I. **Parcel Size:** 5.0 Acres
- J. **Lease area size:** Approximately 1,600 square feet (SF).
- K. **Zoning:** Main Street Commercial-Design Control (CM-DC) (Attachment 2)
- L. **General Plan Designation:** Commercial (C) (Attachment 3)
- M. **Environmental Setting:** The project site is located approximately 300 feet southwest of the intersection of South Street and Church Street in the El Dorado area. The project lease area is located in the western portion of a 5.0 acre parcel, approximately 30 feet from the east property line and accessed from South Street via a new gravel driveway. Topography within the project parcel is flat to slightly depressional along South Street. The remainder of the project parcel is located on a gentle hillside which slopes to the north. The project site consists of grazed pasture, grassland, willow thickets, and paved roadway. The tower location's elevation is approximately 1,605 feet above sea level, with slopes ranging from 0 percent to 10 percent.

**N. Surrounding Land Uses:**

Adjacent and nearby land uses consists of commercial buildings located to the north, with rural residential properties and a church to the east, a cemetery to the south, and undeveloped grassland and oak woodland to the west. There is one single family residence on the adjacent parcel to the east with a residence approximately 100 feet from the project site.



- O. Project Description:** A request for a Conditional Use Permit to construct and operate an unmanned wireless telecommunication facility on the project site (APN 331-131-012) located in the El Dorado area. The facility consists of a 147-foot stealth monopine wireless co-locatable communication facility with nine (9) antennae panels, 21 remote radio units, and associated equipment concealed on the tower, and would include a new 8-foot x 8-foot walk-in equipment shelter and emergency backup power generator located within a 40-foot x 40-foot (1,600 square foot) fenced lease area. The proposed antennas would be concealed with “needle socks” and painted brown to match the tower. Site Plans are included as Attachment 4.

The project lease area is located in the western portion of a 5.0 acre parcel, approximately 30 feet from the east property line and accessed from South Street via an existing gravel road connecting at South Street. A 12-foot wide cattle fence gate would be installed at the site entrance along the south side of South Street. A culvert would be installed below the gate entrance and would be constructed to meet County standards.

Connecting the facility with existing power and fiber lines would include excavation of an approximately 510-foot long linear utility trench within the proposed gravel road, South Street, and Church Street to run cables, which will be connected to an existing utility pole on Church Street, east of the lease area.

Access to the lease area and operation of the facility will not interfere with existing uses on the property. Planning Commission approval of this facility is being requested pursuant to the requirements of Section 130.40.130 of the Zoning Ordinance (Communication Facilities).

The unmanned facility would 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 twice per month. There will be minimal noise from the emergency backup power generator (30 kW, 38 kVA, 60 Hz) and temporary construction noise associated with development of the facility and will not exceed noise thresholds established in the Zoning Ordinance. The generator will be operated once per month on weekdays between the hours of 8:00 a.m. and 7:00 p.m. for approximately 15 minutes for maintenance purposes and during emergency power outages.

Required fire protection services are to be provided to the project site by the Diamond Springs-El Dorado Fire Protection District (Fire District).

**Co-Location:** The tower will be built to allow for co-location opportunities. No existing feasible co-location opportunities were identified 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, co-location 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 site is unique and must be investigated and evaluated on its own terms.



AT&T Mobility has identified a significant gap in its service coverage in an area roughly bordered by South Street, Pleasant Valley Road, Church Street, and Highway 49. The proposed facility would improve coverage to many dozens of homes in several neighborhoods, numerous businesses, a fire station, offices, and other points of interest in the immediate vicinity. The service coverage in this portion of the County is described in the accompanying zoning propagation maps (Attachment 5).

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 co-location at the height necessary to meet coverage objectives within the search ring. A large of the search ring region is rural residential, so a new build tower was deemed essential.

**Alternative Sites Analysis:** AT&T investigated seven alternative sites for facilities to fill the identified coverage gap in this portion of El Dorado County. AT&T searched for, but did not find, feasible co-location opportunities in and around the coverage objective (Attachment 3). Three existing non-tower structures in the area were considered but all were between 35 and 40 feet in height. Installation of AT&T panels at any of these locations would not close AT&T's significant service coverage gap in the area. One existing tower was evaluated but at a location of 1.82 miles northwest of the proposed project site, co-location on this existing tower would not close the existing coverage gap. None of the remaining three sites were selected due to significant constraints with each site including but not limited to lack of space, inability to meet setback standards due to site constraints, and locational inability to close coverage gap (distance from coverage objective area).

**RF Emissions:** An Electromagnetic Fields/Radio Frequency Report (EMF/RF) 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 (Attachment 7).

**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 to three months and will not exceed acceptable construction noise levels.

**Development standards:** The tower would be a stealth monopine. The pole would be painted with flat brown non-glare paint. The antenna and pole will be concealed by faux monopine branches with needle-style antenna socks. The project would be conditioned to require earth-tone slats be placed within the chain link fencing surrounding the ground equipment in the lease area. The site is located within the Main Street Commercial (CM) zone, which identifies a 0-foot front setback and a 5-foot rear and side setbacks. The lease area is approximately 30 feet from the eastern (side) property line; approximately 200 feet from the southern (rear) property line; approximately 280 feet from the western (side) property line; approximately 100 feet from the eastern (side) property line.

**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.

**Compliance with FCC standards:** 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.

- P. Public Agency Approvals:** El Dorado County Community Development Services, El Dorado County Planning and Building Department, Diamond Springs-El Dorado Fire District.

**POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST SETTING**

**Q. Environmental Factors Potentially Affected:**

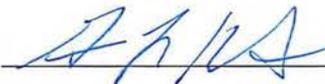
The environmental factors checked below could be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> 4.1 Aesthetics	<input type="checkbox"/> 4.2 Agriculture Resources	<input type="checkbox"/> 4.3 Air Quality
<input checked="" type="checkbox"/> 4.4 Biological Resources	<input checked="" type="checkbox"/> 4.5 Cultural Resources	<input type="checkbox"/> 4.6 Geologic Processes
<input type="checkbox"/> 4.7 Geologic Processes	<input type="checkbox"/> 4.8 Greenhouse Gas Emissions	<input type="checkbox"/> 4.9 Hazards/Hazardous Material
<input type="checkbox"/> 4.9 Hydrology/Water Quality	<input type="checkbox"/> 4.10 Land Use/Planning	<input type="checkbox"/> 4.11 Mineral Resources
<input type="checkbox"/> 4.12 Noise	<input type="checkbox"/> 4.13 Housing	<input type="checkbox"/> 4.14 Public Services
<input type="checkbox"/> 4.15 Recreation	<input type="checkbox"/> 4.16 Transportation/Traffic	<input checked="" type="checkbox"/> 4.17 Tribal Cultural Resources
<input type="checkbox"/> 4.18 Utilities/Service Systems	<input type="checkbox"/> 4.19 Wildfire	<input checked="" type="checkbox"/> 4.20 Mandatory Findings of Significance

**2.0 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: 5/11/20

Printed Name: Gina Hamilton For: El Dorado County

Signature:  Date: 5/11/20

Printed Name: Pummer For: El Dorado County

PABALMAS

**3.0 ENVIRONMENTAL IMPACTS:**

**3.1 AESTHETIC/VISUAL RESOURCES:**

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

**Setting:**

The project site area is characterized as primarily commercial and rural residential. The 5.0-acre project parcel is undeveloped with limited grazing uses. The site is not located within, or in the vicinity of, a scenic corridor or highway.

**Impact Discussion:**

**(a) & (b) Less Than Significant Impact.** The project site is not located along a designated state scenic-highway or an identified scenic area. The project parcel is located at South Street in the El Dorado area, California and approximately one block south of Pleasant Valley Road. The tower itself will be painted with flat brown non-glare paint and has been designed as a stealth monopine, and will blend into its surrounding environment. The antenna and tower will be concealed by faux monopine branches with needle-style antenna socks. Supporting ground equipment within the lease area, including a walk-in equipment shelter and emergency backup generator, would be concealed from view by a combination of off-site vegetation, land uses associated with the adjacent parcel, and commercial uses along Pleasant Valley Road. To further ensure screening of supporting ground equipment, the project will be conditioned to require earth-tone slats be placed within the chain link fencing surrounding the lease area.

The nearest off-site residential dwelling is approximately 100 feet northeast of the proposed lease area on the adjacent parcel, which is owned by the same landowner as the project parcel. The applicant supplied photo simulations of the proposed stealth monopine tower as seen from different locations in the project area (Attachment 8).

The location proposed would not result in a significant impact to scenic vistas and to the area's scenic resources for the purpose of CEQA.

**(c) Less Than Significant Impact.** The project site is largely grazed pastureland surrounded by oak woodland, rural residential, a church, and fronted across the street by main street style commercial land uses area. A stealth monopine is designed to resemble a pine tree to blend in with the surrounding environment. In this case, there are oak trees on and adjacent to 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 or its surroundings and is not expected to result in a significant impact to the area's visual character for the purpose of CEQA.

**(d) Less Than Significant Impact.** The tower will not be lighted, and the County discourages additional lighting in the area. Further, 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:** For this Aesthetic/Visual Resources category, no significant impacts would be anticipated to result from the project

### 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the proposal:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

**(a) No Impact.** The project site is zoned Main Street Commercial (CM). The CM zone allows wireless communications facilities, with approval of a Conditional Use Permit pursuant to El Dorado County Zoning Code Section 130.40.130.6.b (New Towers or Monopoles). There is no Prime Farmland, Unique Farmland, Farmland of Statewide Importance on the project site.

**(b) No Impact.** The project site is zoned CM and is bound on all sides by CM-zoned parcels. Other zones in the area include Agricultural Grazing, 40-Acre (AG-40), Residential 1-Acre (R1), Three-acre Residential (R3A), Multi-unit Residential (RM), and Industrial (IL). The proposed project is the construction and operation of an unmanned wireless communications facility. The proposed project would not conflict with any agricultural zoning. The project site is not under Williamson Act Contract.

**(c) No Impact.** The project site is not located in a timber resource zoning category such as Timber Mountain (TM), Timber Production (TPZ), or Resource Conservation (RC). The project site is 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.

**(d) No Impact.** The project site is not considered forest land and therefore, the proposed project would not result in loss or conversion of forest land to a non-forest use.

**(e) No Impact.** The project site is not considered Farmland or forest land. 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 Agricultural category, the thresholds of significance have not been exceeded and no impacts would be anticipated to result from the project.

**3.3 AIR QUALITY:**

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

**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 California Air Resources Board (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, a source of organic gas emissions, will be limited to the stealth 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 diesel 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 would not generate any significant amounts of fugitive dust because the only soil disturbance would be some minor excavation for the facility.

The effects of construction activities would be an increase in dust fall, and locally elevated levels of particulates downwind of construction activity. 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.

Due to its limited construction and operational scope, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. This impact would be less than significant.

**(e) Less Than Significant Impact.** The potential standby generator would be for emergency use only and would not result in objectionable odors affecting a substantial number of people. Otherwise, the proposed stealth 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 cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

**3.4 BIOLOGICAL RESOURCES:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Regulatory Setting**

The 5.0-acre project parcel consists of annual grassland, mixed oak woodland and mixed pine-chaparral. Topography within the project parcel is flat to slightly depressional along South Street. The remainder of the project parcel is located on a gentle hillside which slopes to the north. Adjacent and nearby land uses consists of commercial buildings located to the north with rural residential properties, a church, and oak woodlands located to the west, south, and east.

### 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). 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.

## **Impact Discussion**

**(a) Less Than Significant Impact with Mitigation Incorporated.** The project site is disturbed and predominately comprised of heavily grazed pasture. There is no habitat for federal- or state-listed wildlife or California Department of Fish and Wildlife (CDFW) species of special concern on the project site. No federal-listed, state-listed, or special-status plant species were found during the biological survey. No habitat is present within the study area for special-status plants. The project site is located in El Dorado County Rare Plant Mitigation Area 2. According to El Dorado County Ordinance Section 130.71.060, development occurring within Rare Plant

Mitigation Areas 1 or 2 requires payment of an in-lieu fee or participation in off-site rare plant mitigation.

Nesting birds regulated by the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code could occur on the project site. Biological Resources Mitigation Measure #1, below, requires pre-construction bird surveys to confirm absence from the site and the implementation of avoidance measures in the event these bird species are detected. With this mitigation incorporated, impacts would be less than significant.

**(b) & (c) Less Than Significant impact.** The project site is located in a commercial and rural residential area and does not have any streams, creeks or riparian habitat in the area of the project footprint. Slate Creek, an intermittent stream, located approximately 10 to 20 feet west of and outside the project site, flows southwest into a culvert under South Street. The proposed project will not affect the creek or associated riparian habitat. Although the project parcel contains potentially jurisdictional Waters of the U.S. as defined by Section 404 of the Clean Water Act, the project footprint is not located within proximity of federally protected wetlands.

A culvert would be installed below the gate entrance to an existing gravel road on the project site along the southern side of South Street, which would be used to access the tower and equipment area. The culvert would be constructed approximately 30-40 feet from the riparian area associated with Slate Creek, within the 50-foot Slate Creek riparian setback designated by the County (General Plan Policy 7.3.3.4). In accordance with General Plan Policy 7.3.3.4 and El Dorado County Zoning Ordinance Section 130.30.050.G, the proposed project would be conditioned to comply with County standards and best management practices for avoidance and minimization of impacts to wetlands and sensitive riparian habitat.

**(d) Less Than Significant with Mitigation Incorporated.** The project site is characterized as primarily commercial and rural residential with heavily grazed pasture areas. It is not considered a wildlife migration corridor, and therefore is not expected to result in impacts to wildlife migration corridors. The project site is not located within Important Habitat for Migratory Deer Herds. The proposed project will not cause significant reduction in the ecological functions of the site.

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. The guidelines 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:

- a. New facilities should be collocated on existing towers or other existing structures.
- b. Towers should be less than 200 feet above ground level
- c. Towers should be freestanding (i.e., no guy wires)
- d. Towers and attendant facilities should be sited, designed and constructed so as to avoid or minimize habitat loss within and adjacent to the monopole “footprint”.
- e. New towers should 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).

- f. Security lighting for on-ground facilities and equipment should be down-shielded to keep light within the boundaries of the site.
- g. Monopoles no longer in use or determined to be obsolete should be removed within 12 months of cessation of use.

The proposed 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.

Although the proposed project will be in a relatively small portion of the project site, there is the potential for impact to the nesting of migratory and raptors in the project area. Biological Resources Mitigation Measure #1, below, is therefore included to avoid potential impacts.

**(e) No Impact.** The project site consists of grazed pasture, grassland, willow thickets, and paved roadway. No oak trees are proposed for removal. There will be a less than significant impact.

**(f) No Impact.** This site is not located within an approved habitat conservation plan area.

**Mitigation Measure #1 (Biological Resources):**

Migratory and Special-Status Bird Species:

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:** This mitigation measure shall be noted on grading and construction plans. The Planning and Building Department shall verify the completion of survey prior to issuance of grading and building permits.

Monitoring Responsibility: El Dorado County Planning and Building Department.

**Finding:** With implementation of the above identified mitigation measure, for this Biological Resources category, impacts would be less than significant.

**3.5 CULTURAL RESOURCES:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

**Impact Discussion:**

The Cultural and Historical Resources Assessment prepared in September 2019 for the proposed project determined that the proposed area contains two (2) prehistoric-period resource(s) and six (6) historic-period cultural resource(s).

**(a) Less Than Significant.** The proposed project has no potential for significant adverse change to nearby historic resources since the facility is considered a removable feature. While the addition of the monopine slightly reduces the resources’ integrity of setting, it is not to a degree that the resources can no longer convey their significance. The modification will not cause physical demolition, destruction, relocation, or alteration of the resources or their immediate surroundings such that the significance of an historic resource would be materially impaired. As such, the proposed project has no potential for significant adverse change to the nearby historic resources.

**(b) - (d) Less Than Significant with Mitigation Incorporated.** While no archaeological resources were identified during the surface investigation conducted during preparation of the Cultural and Historical Resources Assessment, the assessment identifies that cultural sensitivity

of the project site is at least moderate. Cultural Resources Mitigation Measures #2 and #3, below, would require archaeological monitoring of ground disturbance activities during construction of the proposed project.

**Mitigation Measure #2 (Cultural Resources):**

Archaeological Resources:

The following shall be incorporated as a note on the grading/improvement plans:

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

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Monitoring Requirement: This mitigation measure shall be noted on grading and construction plans. Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

Monitoring Responsibility: El Dorado County Planning and Building Department.

**Mitigation Measure #3 (Cultural Resources):**

Human Remains:

The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the Coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their

recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

**Monitoring Requirement:** This mitigation measure shall be noted on grading and construction plans. Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

**Monitoring Responsibility:** El Dorado County Planning and Building Department.

**FINDING:** As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), and with implementation of the above identified mitigation measures, for this Cultural Resources category, impacts to cultural resources will be less than significant.

**3.6 ENERGY:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Regulatory Setting**

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

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

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

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

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code) and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The next update to the Title 24 energy efficiency standards will occur in 2016 and take effect in 2017. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

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

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

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

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

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

SB X7-7 (Chapter 4, Statutes of 2009), the Water Conservation Act of 2009, establishes an overall goal of reducing statewide per capita urban water use by 20% by December 31, 2020 (with an

interim goal of at least 10% by December 31, 2015). This statute applies to both El Dorado Irrigation District (EID) and the Georgetown Divide Public Utilities District (GDPUD). EID has incorporated this mandate into its water supply planning, as represented in its Urban Water Management Plan 2010 Update (El Dorado Irrigation District 2011) and all subsequent water supply plans. Reducing water use results in a reduction in energy demand that would otherwise be used to transport and treat water before delivery to the consumer.

#### Assembly Bill 2076, Reducing Dependence on Petroleum

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

#### Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region’s GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its SB 375-compliant Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 in April 2012.

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

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

#### CEQA and CEQA Guidelines

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

#### CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places “particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy,” and further indicates this

may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be “considered in an EIR to the extent relevant and applicable to the project.” Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption and altering project siting to reduce energy consumption.

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

The County General Plan Public Services and Utilities Element includes goals, objectives, and policies related to energy conservation associated with the County’s future growth and development. Among these are is Objective 5.6.2

(Encourage Energy-Efficient Development) which applies to energy-efficient buildings, subdivisions, development and landscape designs. Associated with Objective 5.6.2 are two policies specifically addressing energy conservation:

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

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

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

### **Impact Discussion:**

**(a) Less Than Significant.** Project-related construction and operation would be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. The proposed project would conform to building code and other state and local energy conservation measures described in the Regulatory Setting. Therefore, the proposed project would not result in the inefficient or wasteful consumption of energy.

**(a) Less Than Significant.** Development under the project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. This impact would be less than significant.

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

3.7

**GEOLOGIC PROCESSES:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **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 area. Further, the proposed project 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 project site can be expected to be subjected to strong seismic ground shaking at some future time. Accordingly, the proposed wireless communications facility would be designed and installed in accordance with building code requirements. Because any structures that are built during the course of the proposed 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 site, minimum disturbance of the project and existing vegetation on the site, the potential for a land slide is unlikely.

**(b) – (d) Less Than Significant Impact.** The proposed project does 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 Stormwater 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. There would be no impact.

**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 Uniform Building Code (UBC) which would address potential seismic related impacts. For this Geology and Soils category, impacts would be less than significant.

3.8

**GREENHOUSE GAS EMISSIONS:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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  $0.74^{\circ}\text{C} \pm 0.18^{\circ}\text{C}$  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.<sup>1</sup> 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 (CO<sub>2</sub>) 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.<sup>2</sup>

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:<sup>3</sup>

- Carbon dioxide (CO<sub>2</sub>)
- Methane (CH<sub>4</sub>)
- Nitrous oxide (N<sub>2</sub>O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur Hexafluoride (SF<sub>6</sub>)

<sup>1</sup> 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.*

<sup>2</sup> 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.

<sup>3</sup> The greenhouse gases listed are consistent with the definition in Assembly Bill (AB) 32 (Government Code §38505).

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 CO<sub>2</sub>, methane, and N<sub>2</sub>O, some gases, such as HFCs, PFCs, and SF<sub>6</sub> 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 should 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 GHGs as of the publication of this study. 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 is a wireless communications facility 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 a 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, and would not directly or indirectly result in a significant impact on the environment.

(b) **Less Than Significant Impact.** The El Dorado County General Plan establishes numerous policies relative to GHGs. The everyday operation of the proposed communication facility would not generate greenhouse gas emissions. Due to the short term construction, limited vehicle trips to the site and monthly testing of the standby generator, 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.

3.9

**HAZARDS AND HAZARDOUS MATERIALS:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Create a significant hazard to the public or the environmental through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Impact Discussion:**

**(a) Less Than Significant Impact.** The project is proposed to utilize a standby diesel generator for back-up power, and would include a separate 190 gallon diesel tank. The storage of diesel fuel is required only for emergency purposes during a power outage and will not be routinely used or transported. The amount of diesel fuel stored would be similar to that for a residential use. Storage and handling of diesel fuel, 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 proposed 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 personnel 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 personnel would generally be on-hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately be 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/cm<sup>2</sup>.

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 has been prepared and submitted for the project (Attachment 7). 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 provided a Hazardous Materials and Emissions Questionnaire to the County (Attachment 9). 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.

Impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant.

**(b) Less Than Significant Impact.** See discussion under 3.8(a), above. This impact would be less than significant.

**(c) Less Than Significant Impact.** There are no schools within one-quarter mile of the project site. As discussed above, the proposed project may require the use of potentially hazardous materials during construction and operation of the communications 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 proximity to or on a school site. With adherence to standard construction practices and implementation of the Business Plan Act, this impact would be less than significant.

**(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 on the project site.

**(e) No Impact.** No public use airports have been identified to be located within the vicinity of the project site. 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 site.

**(f) No Impact.** The proposed project is an unmanned facility, 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.

**(g) 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.

**3.10 HYDROLOGY AND WATER QUALITY:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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.** An equipment shelter is proposed within the 1,600-square foot fenced lease area. The proposed area to be developed, including the stealth monopine location and the ground equipment area, would not affect local drainage patterns or contribute to or create additional runoff or substantially degrade water quality. The 15-foot wide access easement will not create any significant impacts to drainage patterns or create significant 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 area, the project site is 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 project site has an approximate elevation of 1,605 feet above sea level. Based on the geographic location of the project site above sea level and situation along a ridgeline, it will not be subject to inundation by seiche, tsunami, or mudflow.

**Mitigation Measures:** None required.

**FINDING:** The proposed project would not result in significant impacts to hydrology or water quality. For this Hydrology and Water Quality category, impacts would be less than significant.

**3.11 LAND USE/PLANNING:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

The project parcel is zoned Main Street Commercial (CM). Once constructed and operational, the communications facility 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 twice 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 stealth monopine tower is a conditionally permitted use in the CM zone with a Conditional Use Permit, which is requested for the project. The proposed project is subject to and conforms to 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.** This site is 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.

**3.12 MINERAL RESOURCES:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

**a) & b) No Impact.** The California Geological Survey (CGS) has not classified the project site as being located in 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.

**3.13 NOISE:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

The project parcel is zoned Main Street Commercial (CM). The project site is bound by commercial uses to the north, undeveloped land to the south and west, and a single family residence to the east and one to the south. Farther to the east and southeast are a few more residences and a church. The adjacent property on which the single family home is located is owned the same landowner for the project site. The project site itself is undeveloped with limited grazing. Noise levels vary in the project area due to the variety of land uses. Noise associated with the proposed facility would include temporary short term construction noise, HVAC equipment, and monthly testing of the emergency generator. In the event that the emergency generator is needed, there would be some noise generated during that time, as well. The proposed wireless communications facility is unmanned and would not expose people at the facility to noise levels.

**(a) & (c) Less Than Significant Impact.** Uses associated with the proposed project would not create a significant increase in ambient noise levels within or in proximity to the project site. 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. A Noise Compliance Report (Attachment 10) of decibel levels at each nearby property line from project-related noise sources, including the onsite Emergency Backup Generator and HVAC systems, determined that regular potential noise associated with the project would be substantially less than El Dorado County’s noise level thresholds as specified in the El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards. Generator testing would occur once per month for a maximum of 30 minutes. In the event that the emergency generator is needed, combined noise generated by the HVAC and generator would not exceed the County’s noise thresholds.

**(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 site 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 project construction are temporary in nature and will be far less than County noise thresholds at a distance of approximately 900 feet to the nearest offsite residence. Consistent with County requirements, noise generating construction activities will be limited to daytime hours between 7:00 am 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 residences. 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 is 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.

**3.14 HOUSING:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

(a) **No Impact.** The proposed 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 proposed 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.

**3.15 PUBLIC SERVICES:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

(a) - (b) **Less Than Significant Impact.** The Diamond Springs-El Dorado Fire Protection District (Fire District) currently provides emergency service to the project parcel. The Fire District provided comments regarding project development related to fire safety. The proposed project would be conditioned to incorporate Fire District requirements and, as such, would result in less than significant impacts to fire protection 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 facility is an unmanned facility and therefore will not create an increase in park usage.

e) **No Impact.** The communication facility is 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. As conditioned, for this Public Services category, impacts would be less than significant.

**3.16 RECREATION:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

**(a) & (b) No Impact.** The communication facility is 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 site. 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.

3.17

**TRANSPORTATION:**

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

**Impact Discussion:**

Access to the project site would be provided by an existing 15-foot wide gravel access driveway from South Street.

**(a) & (b) Less Than Significant Impact.** The project area is commercial and rural residential. The proposed project site is not on a main roadway and there are very low traffic volumes. The proposed wireless communication facility 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 area. 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. This very low number of vehicle trips would not have any impact on existing 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 significant modifications to South Street, 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 significant would not be exceeded and impacts would be less than significant.

**3.18 TRIBAL CULTURAL RESOURCES:**

<p><b>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:</b></p>	<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant with Mitigation Incorporated</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
<p>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</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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.</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

**Impact Discussion:**

a) **Less Than Significant with Mitigation Incorporated.** The Colfax-Todds Valley Consolidated Tribe, the Ione Band of Miwok Indians, the Nashville-El Dorado Miwok, the Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria (UAIC), the Washoe Tribe of Nevada and California, the Wilton Rancheria, The El Dorado County Wopumnes Nisenan-Mewuk Nation, and were notified of the proposed project and given access to all project documents. No other tribe had requested to be notified of the proposed projects for consultation in the project area at the time. In response to the notification mailings, the Shingle Springs Band of Miwok Indians responded with a request for consultation, to which the County responded.

Pursuant to the Cultural and Historical Resources Assessment prepared in September 2019 for the proposed project, there are no known resources in the project’s area of potential effects listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as designed in Public Resources Code section 5020.1(k), or considered significant by a California Native American tribe.

While no archaeological resources were identified during the surface investigation conducted during preparation of the Cultural and Historical Resources Assessment, the assessment identifies that cultural sensitivity of the project site is at least moderate. Cultural Resources Mitigation Measure #2, above, would require archaeological monitoring of ground disturbance activities during construction of the proposed project.

**FINDING:** No significant Tribal Cultural Resources are known to exist on the project site. As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), and with implementation of the above identified mitigation measure, for this Tribal Cultural Resources category, impacts to cultural resources will be less than significant

**3.19 UTILITIES AND SERVICE SYSTEMS:**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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.

3.20

**WILDFIRE:**

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

**Regulatory Setting**

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

California Department of Forestry and Fire Protection Wildland Fire Management

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

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code Section 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code Section 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the

construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).

- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code Section 4431).

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

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law (Patton 2002). The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

### **El Dorado County General Plan**

The General Plan includes standards intended to minimize the risk of wildfire. They are found under Objective 6.2.3 and include the following policies:

Policy 6.2.2.1: Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.

Policy 6.2.2.2: The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as "urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire," as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

Policy 6.2.3.1: As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district that, concurrent with development, adequate emergency water flow, fire access, and firefighting personnel and equipment will be available in accordance with applicable State and local fire district standards.

Policy 6.2.3.2: As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Policy 6.2.3.4: All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.

Policy 6.2.4.1: Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.

Policy 6.2.4.2: The County shall cooperate with the California Department of Forestry and Fire Protection and local fire protection districts to identify opportunities for fuel breaks in zones of high and very high fire hazard either prior to or as a component of project review.

Policy 6.2.5.1: The County shall cooperate with the U.S. Forest Service, California Department of Forestry and Fire Protection, and local fire districts in fire prevention education programs.

El Dorado County Grading, Erosion and Sediment Control Ordinance (Chapter 110.14 of the County Ordinance Code)

Chapter 110.14 is enacted to regulate grading within the unincorporated area of El Dorado County to safeguard life, limb, health, property and public welfare; to avoid pollution of watercourses; and to ensure that the intended use of a graded site is consistent with the El Dorado County General Plan, any Specific Plans adopted thereto, the adopted Storm Water Management Plan, California Fire Safe Standards and applicable El Dorado County ordinances including the Zoning Ordinance (Title 130 of the County Ordinance Code) and the California Building Code. In addition to standard permitting requirements for grading/soil disturbance activities, this Chapter also provides allowances for emergency work, including grading activities to protect life or property or to implement necessary erosion control measures as a result of emergency situations. The Chapter also provides for approval of plans and inspection of grading construction. This ordinance does not supersede or otherwise preempt any applicable local, state, or federal law or regulation, but provides for additional regulation of soil disturbance at a local level.

**Impact Discussion:**

**(a) Less Than Significant Impact.** Construction and use of the proposed project would not impair implementation of, or interfere with, the County Multi-Jurisdictional Hazard Mitigation Plan. Adequate road design for emergency vehicle access would be provided as required under General Plan Policy 6.2.3.2 and El Dorado Hills Fire Department standard conditions of approval. This impact would be less than significant.

**(b) – (d) Less Than Significant Impacts.** Topography within the project parcel is flat to slightly depressional along South Street. The remainder of the project parcel is located on a gentle hillside which slopes to the north. The project site is in an area of moderate to high fire hazard (Figure HS-1 in the General Plan). The Diamond Springs-El Dorado Fire District reviewed the project application and recommended standard conditions of approval to ensure site-specific wildland fire risks would be minimized during construction and operation of the proposed project. The proposed project would also be required to comply consistent with the County Grading, Erosion and Sediment Control Ordinance as described in the Regulatory Setting. Therefore, it is not expected that the proposed project would exacerbate wildfire risks, or expose people or structures to fire related or post-fire risks including pollutant concentrations, downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

**Mitigation Measure:** None required.

**FINDING:** As conditioned, and with adherence to County Code, for this Wildfire category, there would be no significant adverse environmental effect as a result of the proposed project.

**MANDATORY FINDINGS OF SIGNIFICANCE (SECTION 15065):**

<b>Would the proposal:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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..

**b) Less Than Significant Impact.** 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 and or conditions identified in the associated staff report, these impacts would be effectively mitigated to a less than significant level.

#### Initial Study Attachments

Attachment 1 .....	Assessor's Parcel Map
Attachment 2 .....	Zoning Map
Attachment 3 .....	General Plan Map
Attachment 4 .....	Site Plans
Attachment 5 .....	Coverage Map
Attachment 6 .....	Alternative Sites Analysis
Attachment 7 .....	Radio Frequency Emissions Compliance Report
Attachment 8 .....	Photo Simulations
Attachment 9 .....	Hazardous Materials/Battery Statements
Attachment 10 .....	Noise Compliance Report

## SUPPORTING INFORMATION SOURCE LIST

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# Attachment 1



First American

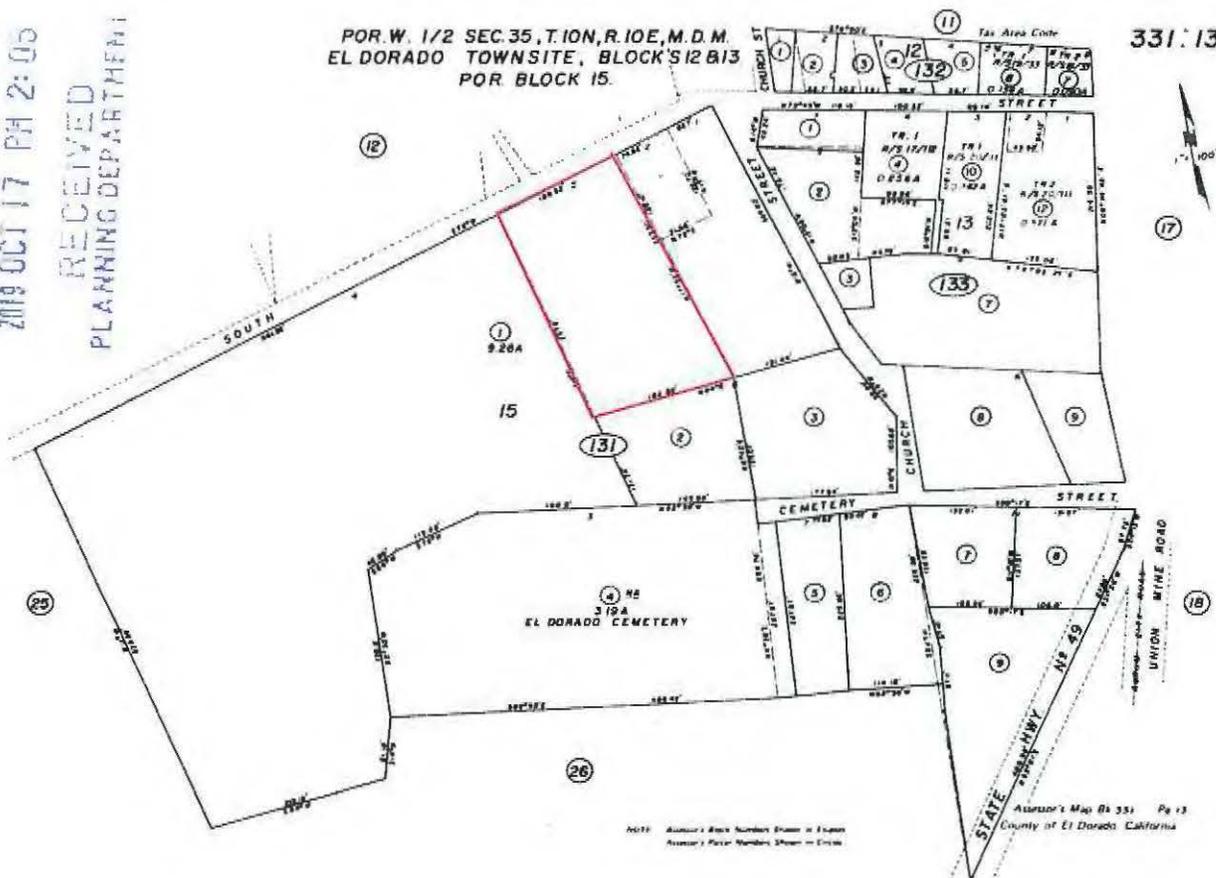
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, El Dorado, CA 95623

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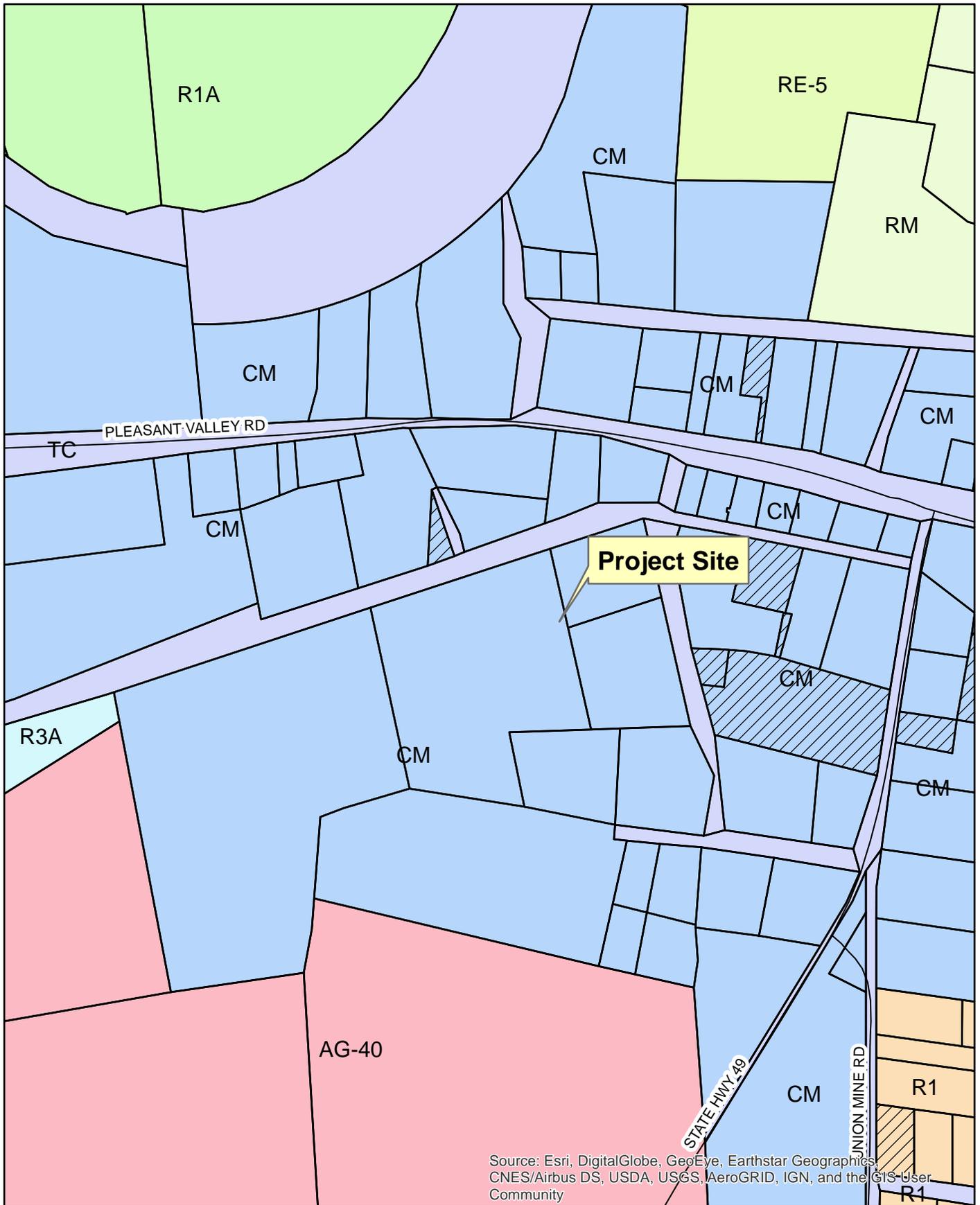
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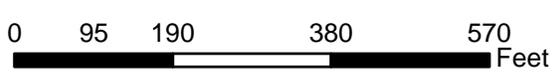
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# CUP19-0012

# Attachment 2: Zoning Map



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

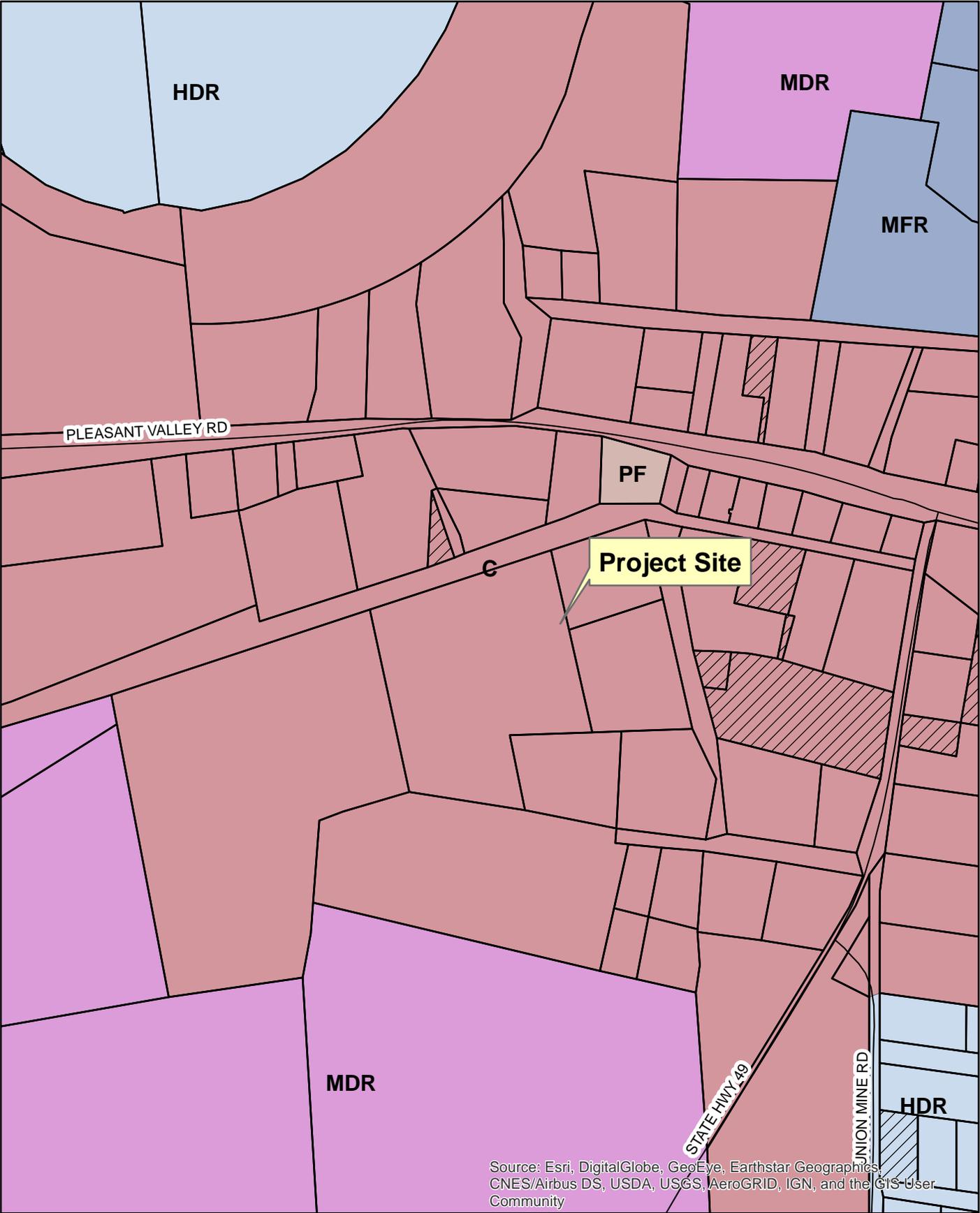


Scale 1:2750

Project CUP19-0012  
AT&T Slate/Wireless Monopine Tower  
APNs 331-131-012

Map prepared on  
May 3, 2020

# Attachment 3: General Plan Map



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



0 95 190 380 570 Feet

Scale 1:2750

Project CUP19-0012  
AT&T Slate/Wireless Monopine Tower  
APNs 331-131-012

Map prepared on  
May 3, 2020

# Attachment 4



**WATERFORD**

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## Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	Slate - Ehrlich	Site Structure Type:	Monopine
Address:	6086 South Street El Dorado, CA	Latitude:	38.6817
Report Date:	October 16, 2019	Longitude:	-120.8495
		Project:	New Build

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### Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Slate - Ehrlich installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Monopine to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

### Certification

I, NAME, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

David H. Kiser, P. E. 2019.10.24 15:34:56 -04'00'



### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

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

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

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

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

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

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

### Analysis

AT&T Mobility proposes the following installation at this location:

- PROPOSED AT&T MONOPINE WITH ANTENNAS & ASSOCIATED TOWER-MOUNTED EQUIPMENT.

The antennas will be mounted on a 147-foot monopine with centerlines 136 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

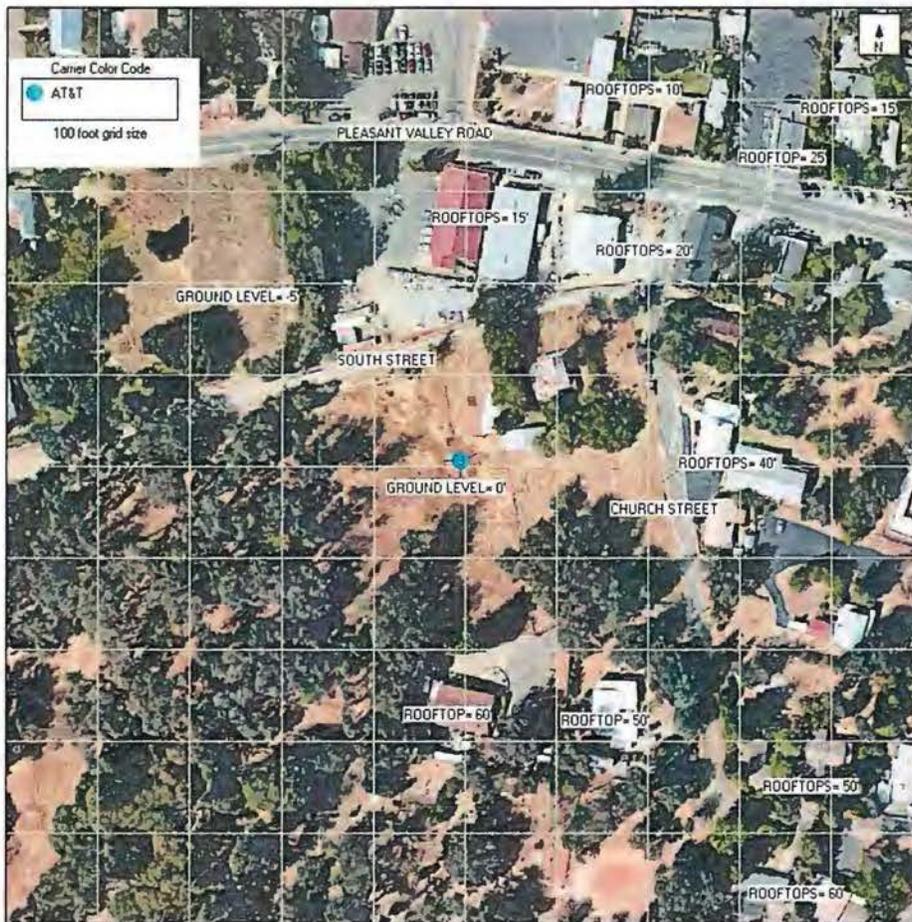


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.6367% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.4131% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

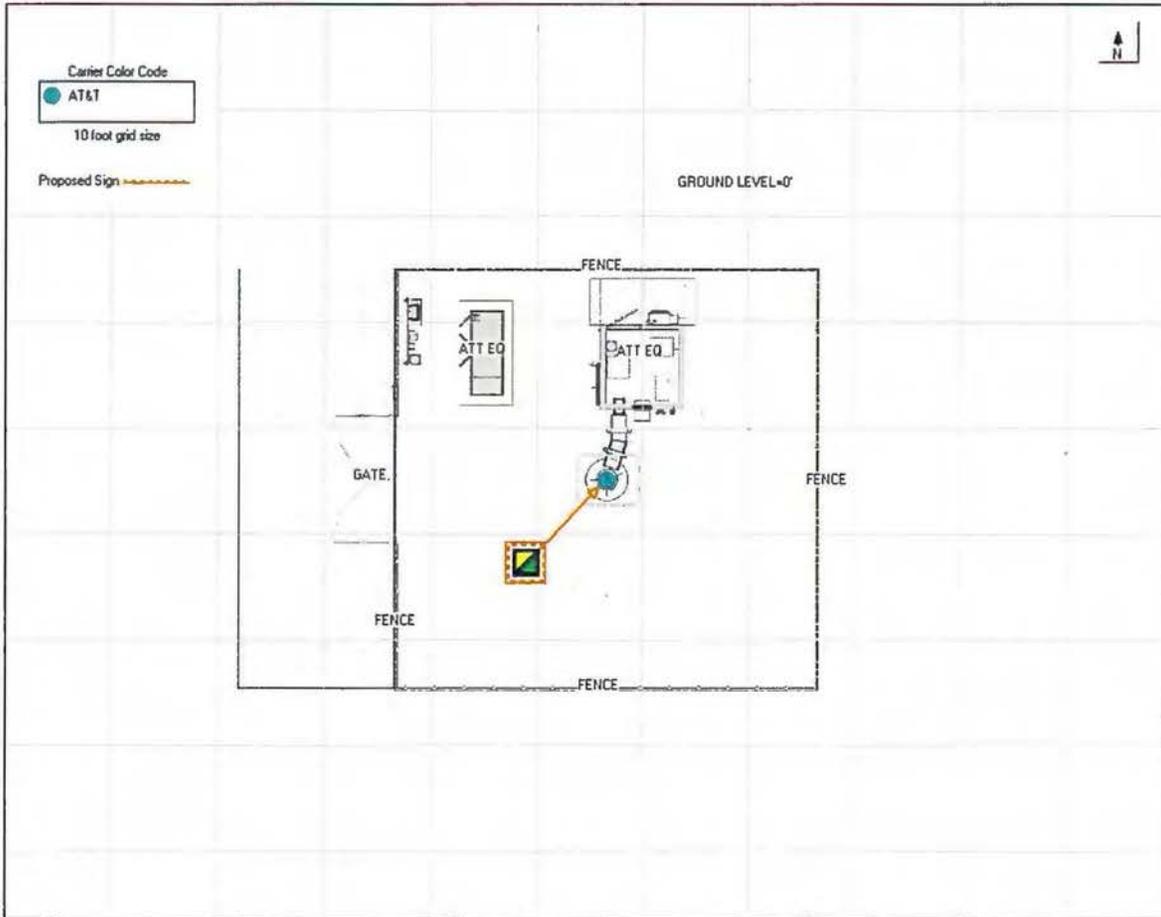


Figure 2: Mitigation Recommendations  
Caution 2B posted at base of monopine



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

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	KATHREIN	80010991 02DT	700	65	0	63.4	6.6	40	4	0	12.25	2686	4407	136
1	AT&T	KATHREIN	80010991 02DT	850	65	0	59.8	6.6	40	4	0	13.45	3541	5809	136
1	AT&T	KATHREIN	80010991 04DT	1900	65	0	64	6.6	40	4	0	13.75	3794	6225	136
1	AT&T	KATHREIN	80010991 02DT	2100	65	0	59.5	6.6	40	4	0	14.35	4356	7147	136
2	AT&T	KATHREIN	80010991 02DT	700	65	0	63.4	6.6	40	4	0	12.25	2686	4407	136
2	AT&T	KATHREIN	80010991 02DT	1900	65	0	63.7	6.6	40	4	0	13.85	3883	6370	136
3	AT&T	KATHREIN	80010991 02DT	700	65	0	63.4	6.6	40	2	0	12.25	1343	2203	136
3	AT&T	KATHREIN	80010991 02DT	850	65	0	59.8	6.6	40	2	0	13.45	1770	2905	136
3	AT&T	KATHREIN	80010991 02DT	2300	65	0	60.4	6.6	25	4	0	13.95	2483	4074	136
4	AT&T	KATHREIN	80010991 02DT	700	270	0	63.4	6.6	40	4	0	12.25	2686	4407	136
4	AT&T	KATHREIN	80010991 02DT	850	270	0	59.8	6.6	40	4	0	13.45	3541	5809	136
4	AT&T	KATHREIN	80010991 04DT	1900	270	0	64	6.6	40	4	0	13.75	3794	6225	136
4	AT&T	KATHREIN	80010991 02DT	2100	270	0	59.5	6.6	40	4	0	14.35	4356	7147	136
5	AT&T	KATHREIN	80010991 02DT	700	270	0	63.4	6.6	40	4	0	12.25	2686	4407	136
5	AT&T	KATHREIN	80010991 02DT	1900	270	0	63.7	6.6	40	4	0	13.85	3883	6370	136
6	AT&T	KATHREIN	80010991 02DT	700	270	0	63.4	6.6	40	2	0	12.25	1343	2203	136
6	AT&T	KATHREIN	80010991 02DT	850	270	0	59.8	6.6	40	2	0	13.45	1770	2905	136
6	AT&T	KATHREIN	80010991 02DT	2300	270	0	60.4	6.6	25	4	0	13.95	2483	4074	136
7	AT&T	KATHREIN	80010991 03DT	700	180	0	62.8	6.6	40	4	0	12.35	2749	4509	136
7	AT&T	KATHREIN	80010991 02DT	850	180	0	59.8	6.6	40	4	0	13.45	3541	5809	136
7	AT&T	KATHREIN	80010991 04DT	1900	180	0	64	6.6	40	4	0	13.75	3794	6225	136
7	AT&T	KATHREIN	80010991 02DT	2100	180	0	59.5	6.6	40	4	0	14.35	4356	7147	136
8	AT&T	KATHREIN	80010991 02DT	700	180	0	63.4	6.6	40	4	0	12.25	2686	4407	136
8	AT&T	KATHREIN	80010991 02DT	1900	180	0	63.7	6.6	40	4	0	13.85	3883	6370	136
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Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
9	AT&T	KATHREIN	80010991 02DT	2300	180	0	60.4	6.6	25	4	0	13.95	2483	4074	136

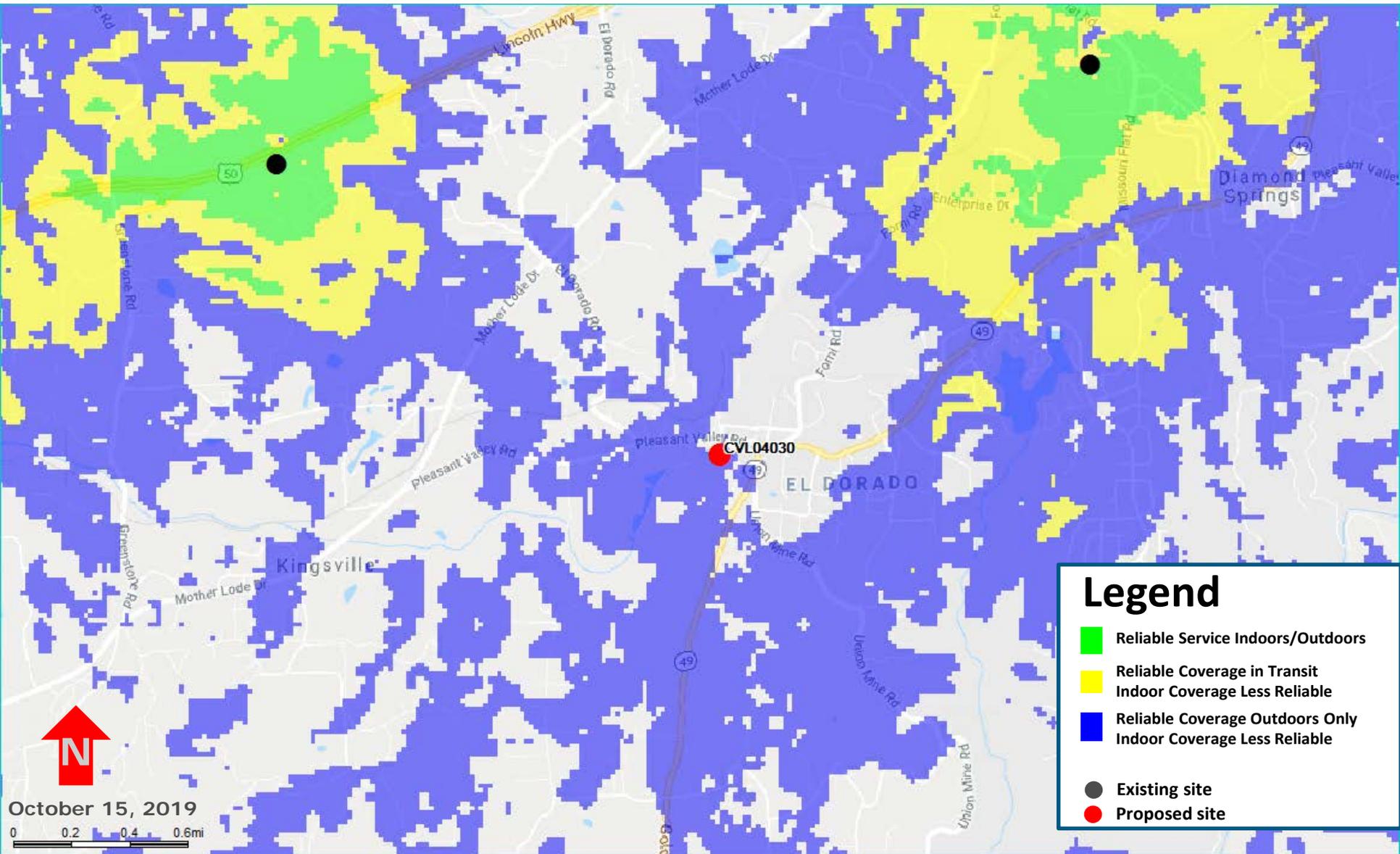
# Attachment 5

## CVL04030 Zoning Propagation Map

October 15<sup>th</sup>, 2019



# Existing LTE 700 Coverage



### Legend

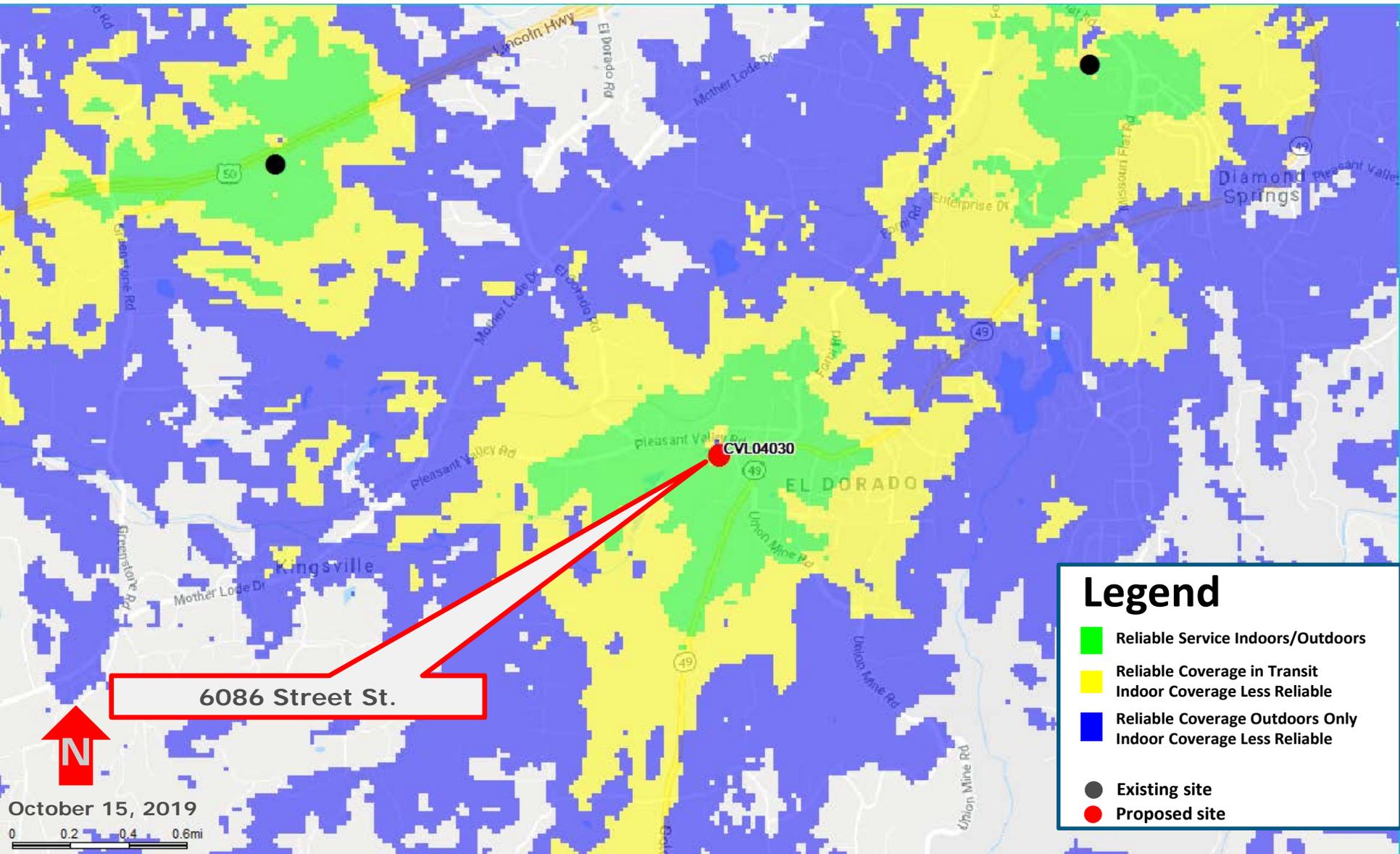
- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Reliable Coverage Outdoors Only

● Existing site  
● Proposed site

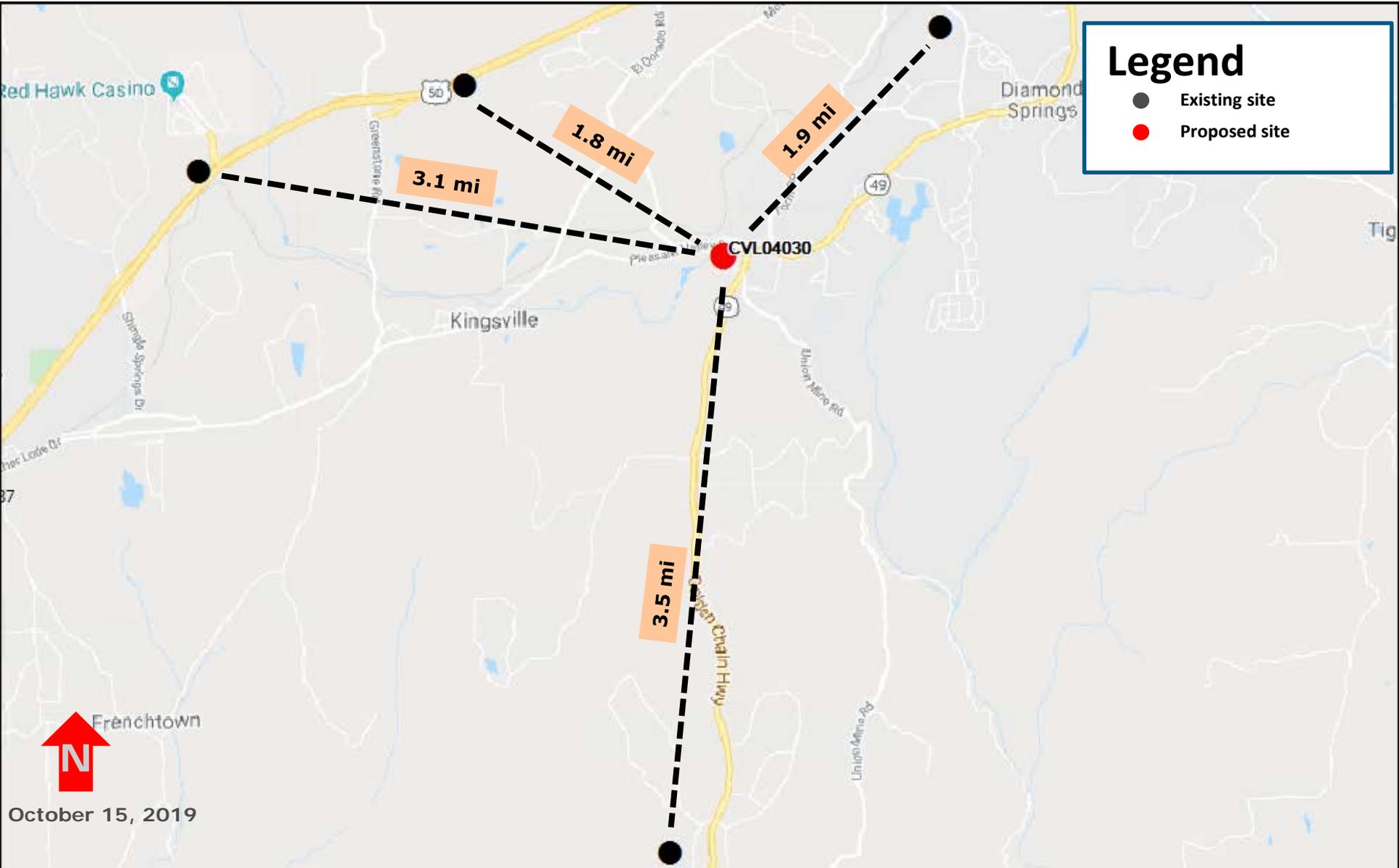


October 15, 2019  
0 0.2 0.4 0.6mi

# Proposed LTE 700 Coverage – 6086 Street St.@ (RC = 136 ft)



# Existing surrounding sites



### Legend

- Existing site
- Proposed site



October 15, 2019

# Attachment 6

## Alternative Sites Analysis



## **AT&T Mobility**

Wireless Telecommunications Facility

At

South Rd.

El Dorado CA

Site ID: CVL04030/Slate

## **Introduction**

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) has a significant gap in its service coverage in the area of El Dorado County. AT&T proposes to install a new 147-foot tall wireless communications facility (“WCF”) disguised as a monopine tree on the grounds of a privately owned property located on South Street, El Dorado CA (“Proposed Facility”) as a means to fill AT&T’s gap in coverage in this portion of the town. This property is zoned Commercial Main Street (CM) Use in the county of El Dorado, near El Dorado fire Dept. station 46. The Proposed Facility consists of nine panel antennas (three sets of three antennas) mounted on a pole and camouflaged as a monopine tree (“monopine”), with related equipment to be housed within a 80” x 80” equipment shelter adjacent to the monopine tower. The Proposed Facility is designed to minimize visual impacts, blend within the existing environment, and the antennas will be painted green and obscured by the faux pine branches. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T as explained below.

## **Objective**

AT&T Mobility has identified a significant gap in its service coverage in El Dorado county, in an area roughly bordered by South street and Pleasant Valley road to the North. Church street & Golden chain Hwy to the East. The Proposed Facility will improve coverage to many dozens of homes in several neighborhoods, numerous businesses, a fire station, offices, and other points of interest in the immediate vicinity. The service coverage in this portion of the County is described in the accompanying Radio Frequency propagation maps.

## **Methodology and Zoning Criteria**

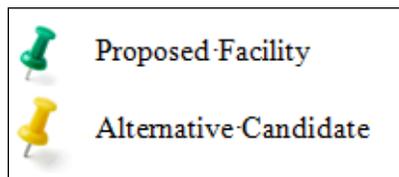
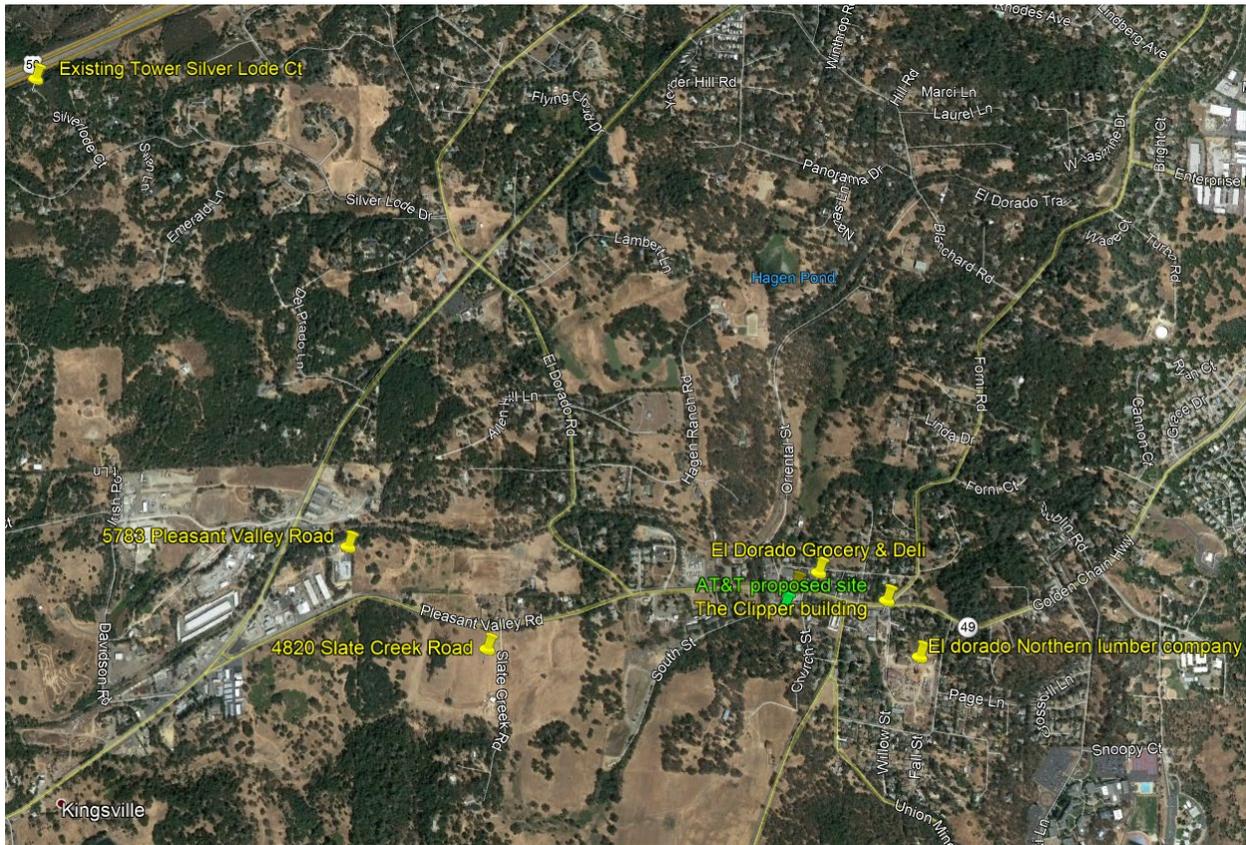
The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, and access. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity to the wireless handsets to be served.

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the El Dorado County Code (“Code”). Thus, AT&T is guided by Chapter 130.40.130 of the Code (Communication Facilities), and in particular, meeting the standards for the placement of the tower. AT&T seeks to meet the Code requirements and provide the best available design by placing this stealth WCF in a Commercial Main Street (CM) zone at the minimum height needed to address the significant service coverage gap.

## Analysis

AT&T investigated potential alternative sites for facilities to fill the identified coverage gap in this portion of the county. AT&T searched for, but did not find, feasible collocation opportunities and or existing structures in and around the coverage objective. Due to the need for antennas with a centerline height of 136 feet above ground level, AT&T proposed a stealth WCF in the form of a monopine tower. The following map shows the locations of the Proposed Facility and the alternative sites that AT&T investigated. The alternatives are discussed in the analysis which follows.

### Location of Candidate Sites



**Proposed Facility – South Rd, Town of El Dorado, CA**



*Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the proposed AT&T's Radio Frequency coverage service maps, the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objective.*

This commercial Use property is located along South Street between Pleasant Valley rd. and Hwy 49 in a Commercial Main street Use zoning district. AT&T proposes to install a 147-foot monopine tower to camouflage its nine antennas. The Proposed Facility is the best available design to minimize visual impacts in the area. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T.

## Alternative 1 – El Dorado Fire Dept, CA



*Conclusion: Not Viable*

The El Dorado Fire Dept is located approximately 300ft Northeast from the Proposed Facility. The Fire Station property is Not viable due to available space and a proposed site at this location would not meet applicable setback requirements for a WCF.

## Alternative 2 – 4820 Slate Creek Road



*Conclusion: Not feasible*

This property is located approximately 0.57 miles southwest from the Proposed Facility. Due to its location well to the West of AT&T's service objective, a WCF here would not close AT&T's significant service coverage gap.

### Alternative 3 – 5783 Pleasant Valley Road



*Conclusion: Not feasible*

This property is located approximately 0.84 miles northwest from the Proposed Facility. Due to its location well to the West of AT&T's service objective, a WCF here would not close AT&T's significant service coverage gap.

#### Alternative 4 – El Dorado Northern lumber company



*Conclusion: Not Viable*

The El Dorado Northern lumber company property is located approximately 0.27 miles southeast from the Proposed Facility. AT&T investigated all current buildings on the property as a potential form of structure attachment for its antennas. However, due to the limited height of existing structures approx. 35ft to 40ft (AGL) height above ground level and AT&T's need for antennas with a centerline height of **136ft** (AGL). That decrease in height of over 90ft from the Proposed facility would prevent a facility here from closing AT&T's significant service coverage gap.

## Alternative 5 – The Clipper Building



### *Conclusion: Not Viable*

The Clipper Building is located approximately 0.20 miles east from the Proposed Facility. AT&T investigated the rooftop of the building as a potential form of structure attachment for its antennas. However, due to the limited height of the commercial building approx. 35ft (AGL) height above ground level and AT&T's need for antennas with a centerline height of **136ft** (AGL). That decrease in height of over 90ft from the Proposed facility would prevent a facility here from closing AT&T's significant service coverage gap.

## Alternative 6 – El Dorado Grocery & Deli



### *Conclusion: Not Viable*

The El Dorado Grocery & Deli is located approximately 500ft. north from the Proposed Facility. AT&T investigated the rooftop of the building as a potential form of structure attachment for its antennas. However, due to the limited height of the commercial building approx.35ft (AGL) height above ground level and AT&T's need for antennas with a centerline height of **136ft** (AGL). That decrease in height of over 90ft from the Proposed facility would prevent a facility here from closing AT&T's significant service coverage gap.

## Alternative 7 – Existing ATC Tower Silver Lode Ct



*Conclusion: Not Feasible*

The existing Tower site property is located approximately 1.82 miles to the northwest from the Proposed Facility. This existing WCF facility is not viable due to its location well to the northwest of AT&T's service objective. A WCF here would not close AT&T's significant service coverage gap.

### **Conclusion**

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of El Dorado County. Denial of AT&T's application would materially inhibit AT&T's ability to provide and improve service in this portion of the County.

Attachment 7



at&t

FA CODE: 11569544  
USID#: 254987

# SITE NUMBER: CVL04030

## SITE NAME: SLATE - EHRLICH

PLEASANT VALLEY ROAD & HWY 49  
EL DORADO, CA 95623  
JURISDICTION: EL DORADO COUNTY  
APN: 331-131-012-000

# SITE TYPE: PREMANUFACTURED WALK-IN CABINET / MONOPINE

Issued For:  
CVL04030  
SLATE - EHRLICH  
PLEASANT VALLEY ROAD & HWY 49  
EL DORADO, CA 95623



Vendor:  
AT&T SITE NO: CVL04030  
PROJECT NO: 219.0070  
DRAWN BY: TLS  
CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/11/19	100% ZD
	06/20/19	90% ZD

Licensee:  
  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.



SHEET TITLE:  
TITLE SHEET

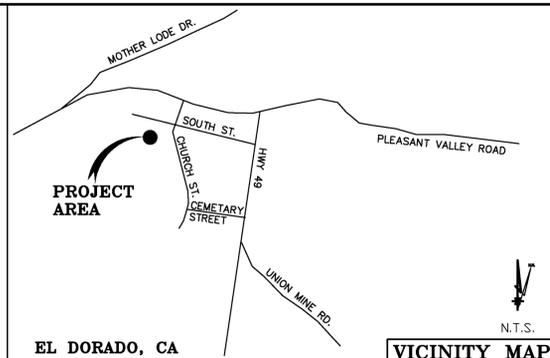
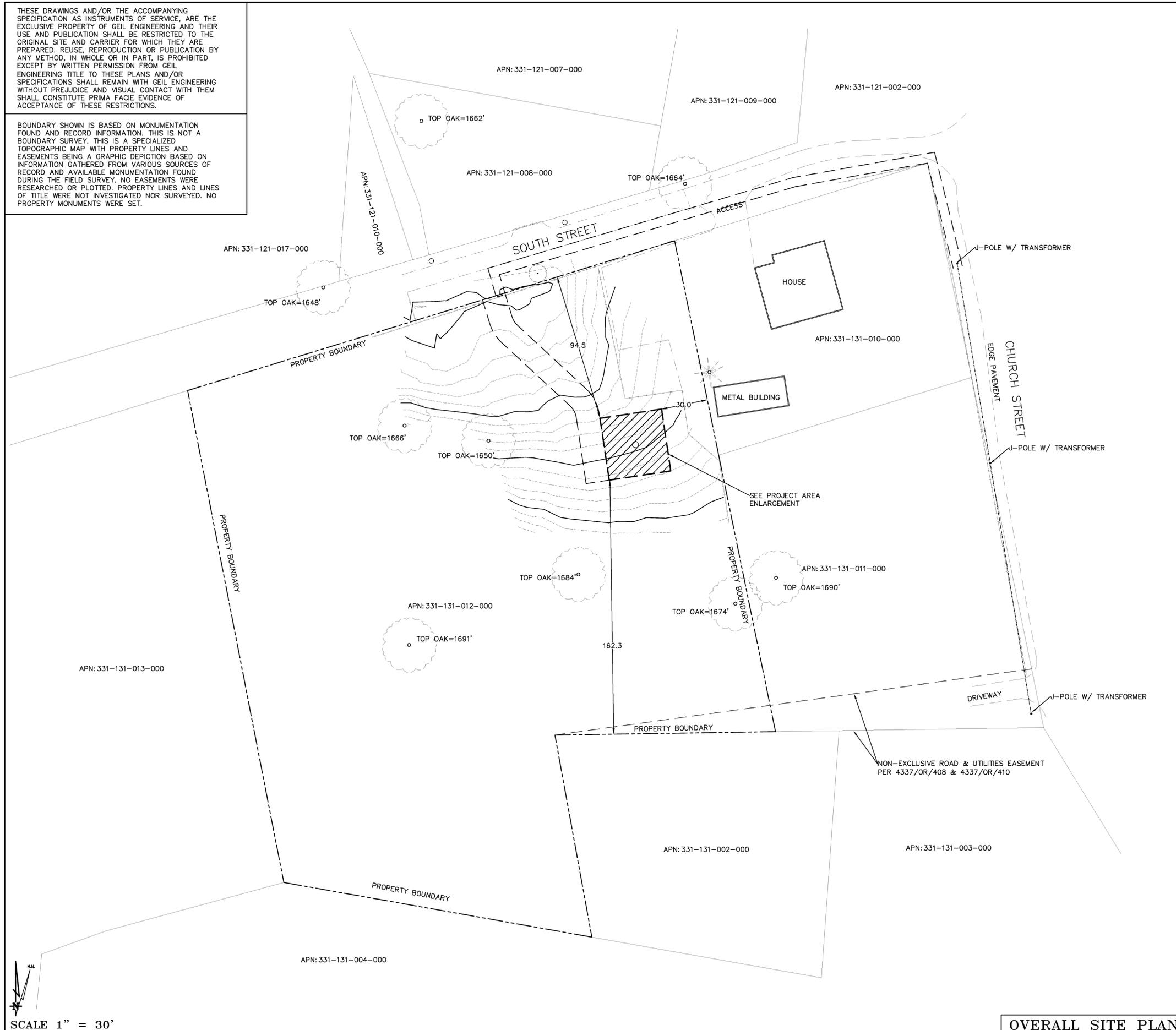
SHEET NUMBER:  
T-1

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																												
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> <li>BRING POWER / TELCO / FIBER TO SITE LOCATION.</li> <li>INSTALL AT&amp;T APPROVED PREMANUFACTURED WALK-IN CABINET AND ASSOCIATED INTERIOR EQUIPMENT.</li> <li>ADD STANDBY GENERATOR WITH FUEL TANK.</li> <li>PROPOSED AT&amp;T MONOPINE WITH ANTENNAS &amp; ASSOCIATED TOWER-MOUNTED EQUIPMENT.</li> <li>PROPOSED AT&amp;T GPS ANTENNA.</li> </ol>	<p>PROPERTY INFORMATION:</p> <p>SITE NAME: SLATE - EHRLICH</p> <p>SITE NUMBER: CVL04030</p> <p>SITE ADDRESS: PLEASANT VALLEY ROAD &amp; HWY 49 EL DORADO, CA 95623</p> <p>A.P.N. NUMBER: 331-131-012-000</p> <p>CURRENT ZONING: CM</p> <p>JURISDICTION: EL DORADO COUNTY</p> <p>LATITUDE: N38° 40' 54.00" NAD 83</p> <p>LONGITUDE: W120° 50' 57.92" NAD 83</p> <p>GROUND ELEVATION: 1605.0 FT. AMSL</p> <p>PROPERTY OWNER: NANCY M. EHRLICH SOLE TRUSTEE 4450 RUFFY LANE EL DORADO, CA 95623</p>	<p>APPLICANT / LESSEE: AT&amp;T 2600 CAMINO RAMON SAN RAMON, CA 94583</p> <p>ARCHITECT / ENGINEER: MST ARCHITECTS INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 CONTACT: MANUEL S. TSIHLAS EMAIL: manuel@mstarchitects.com PH: (916) 567-9630</p> <p>CONSTRUCTION MANGER: BECHTEL 2603 CAMINO RAMON SUITE 200 #149 SAN RAMON, CA 94583 CONTACT: KEITH CONNER EMAIL: gkconner@bechtel.com PH: (480) 306-3801</p> <p>RF ENGINEER: AT&amp;T 5555 E. OLIVE AVENUE FRESNO, CA. 93727 CONTACT: JAMES TEMPLE EMAIL: jt789y@aol.com</p> <p>SURVEYOR: GEIL ENGINEERING 1226 HIGH STREET AUBURN, CA 95603 CONTACT: KENNETH GEIL PH: (530) 885-0426</p> <p>SITE ACQUISITION: EPIC WIRELESS 605 COOLIDGE DRIVE, SUITE 100 CONTACT: KEVIN BRENNAN EMAIL: kevin.brennan@epicwireless.net PH: (926) 747-9189</p> <p>ZONING MANAGER: EPIC WIRELESS 605 COOLIDGE DRIVE, SUITE 100 CONTACT: KEVIN BRENNAN EMAIL: kevin.brennan@epicwireless.net PH: (916) 747-9189</p>	<ol style="list-style-type: none"> <li>T-1 TITLE SHEET</li> <li>GN-1 GENERAL NOTES, ABBREVIATIONS, &amp; LEGEND</li> <li>C-1 PLOT PLAN AND SITE TOPOGRAPHY</li> <li>C-2 PLOT PLAN AND SITE TOPOGRAPHY</li> <li>A-1 OVERALL SITE PLAN</li> <li>A-1.1 ENLARGED SITE PLAN</li> <li>A-2 EQUIPMENT AREA PLAN</li> <li>A-3 ANTENNA PLAN, SCHEDULE, &amp; DETAILS</li> <li>A-3.1 RRH DETAILS</li> <li>A-4.1 PROPOSED ELEVATIONS</li> <li>A-4.2 PROPOSED ELEVATIONS</li> </ol>	<p>#</p>																												
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS</li> <li>2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2)</li> <li>2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5)</li> <li>2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)</li> <li>2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)</li> <li>2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4)</li> <li>2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5)</li> <li>2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 NEC (PART 3)</li> <li>2016 CALIFORNIA ENERGY CODE (CEC)</li> <li>ANSI / EIA-TIA-222-G</li> <li>2015 NFPA 101, LIFE SAFETY CODE</li> <li>2016 NFPA 72, NATIONAL FIRE ALARM CODE</li> <li>2016 NFPA 13, FIRE SPRINKLER CODE</li> </ol>	<p>VICINITY MAP</p>	<p>DIRECTIONS FROM AT&amp;T</p> <p>DIRECTIONS FROM AT&amp;T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA</p> <ol style="list-style-type: none"> <li>MERGE ONTO I-680 NORTH</li> <li>CONTINUE ON I-680 NORTH</li> <li>TAKE EXIT 71A ONTO I-80 EAST</li> <li>CONTINUE ON I-80 EAST</li> <li>CONTINUE ONTO US-50 EAST</li> <li>TAKE EXIT 37 ONTO MOTHER LODGE DRIVE</li> <li>CONTINUE ON PLEASANT VALLEY ROAD</li> <li>TURN RIGHT ONTO CHURCH STREET</li> <li>TURN RIGHT ONTO SOUTH STREET</li> <li>TURN LEFT ONTO SITE ACCESS ROAD, SITE WILL BE ON THE LEFT</li> </ol>	<p>APPROVALS</p> <table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&amp;T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&amp;E:</td> <td></td> <td></td> </tr> </tbody> </table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>	
APPROVED BY:	INITIALS:	DATE:																														
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VENDOR:																																
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LEASING / LANDLORD:																																
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POWER / TELCO:																																
PG&E:																																
<p>OCCUPANCY AND CONSTRUCTION TYPE</p> <p>OCCUPANCY : S-2 (UNMANNED TELECOMMUNICATIONS FACILITY), U (TOWER)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>HANDICAP REQUIREMENTS</p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 &amp; SECTION 1134B.2.1, EXCEPTION 4.</p>																																



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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.



**EL DORADO, CA** **VICINITY MAP**

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

A.T. & T. Mobility  
Project No./Name: CVL04030 / SLATE  
Project Site Location: Pleasant Valley Rd. & Hwy 49  
El Dorado, CA 95623  
El Dorado County

Date of Observation: 06-13-19

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

Type of Antenna Mount: Proposed Monopine Tower

Coordinates (Tower)  
Latitude: N 38° 40' 54.00" (NAD83) N 38° 40' 54.35" (NAD27)  
Longitude: W 120° 50' 57.92" (NAD83) W 120° 50' 54.15" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 1605' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

**Lease Area Description**

All that certain lease area being a portion of the Parcel 3 as is shown on that certain Parcel Map filed for record at Book 50 of Parcel Maps, Page 91, El Dorado County Records, located in the County of El Dorado, State of California, and being a portion of Section 35, Township 10 N., Range 10 E., M.D.B. & M., and being more particularly described as follows:

Commencing at a 3/4" Capped Iron Pipe set at the Southwest corner of Parcel 1 as is shown on the above referenced parcel map from which a similar monument bears North 72°59'13" East 170.00 feet; thence from said point of commencement South 71°55'01" West 32.40 feet to the True Point of Beginning; thence from said point of beginning North 08°31'55" West 40.00 feet; thence South 81°28'05" West 40.00 feet; thence South 08°31'55" East 40.00 feet; thence North 81°28'05" East 40.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes fifteen feet in width the centerline of which is described as follows: beginning at a point which bears South 81°28'05" West 7.50 feet from the Southwest corner of the above described lease area and running thence North 08°31'55" West 42.81 feet; thence through a tangent curve to the left having a radius of 20.00 feet through an arc distance of 13.56 feet; thence tangent to the last curve North 47°22'13" West 59.84 feet; thence through a tangent curve to the right having a radius of 20.00 feet through an arc distance of 10.60 feet; thence tangent to the last curve North 17°00'47" West 15.9 feet more or less to the public right of way more commonly known as South Street.

DATE OF SURVEY: 06-13-19

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.71' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

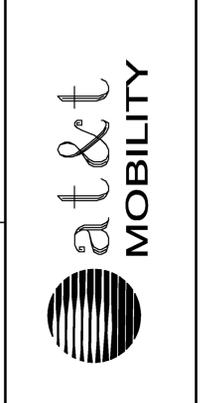
ASSESSOR'S PARCEL NUMBER: 331-131-012-000

OWNER(S): NANCY M. EHRLICH TRUST  
4450 RUFFY LANE  
EL DORADO, CA 95623

DEPT	APPROVED	DATE
ARC		
RE		
INT		
EE\IN		
OPS		
EE\OUT		

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

Architect  
A.T. & T. Mobility



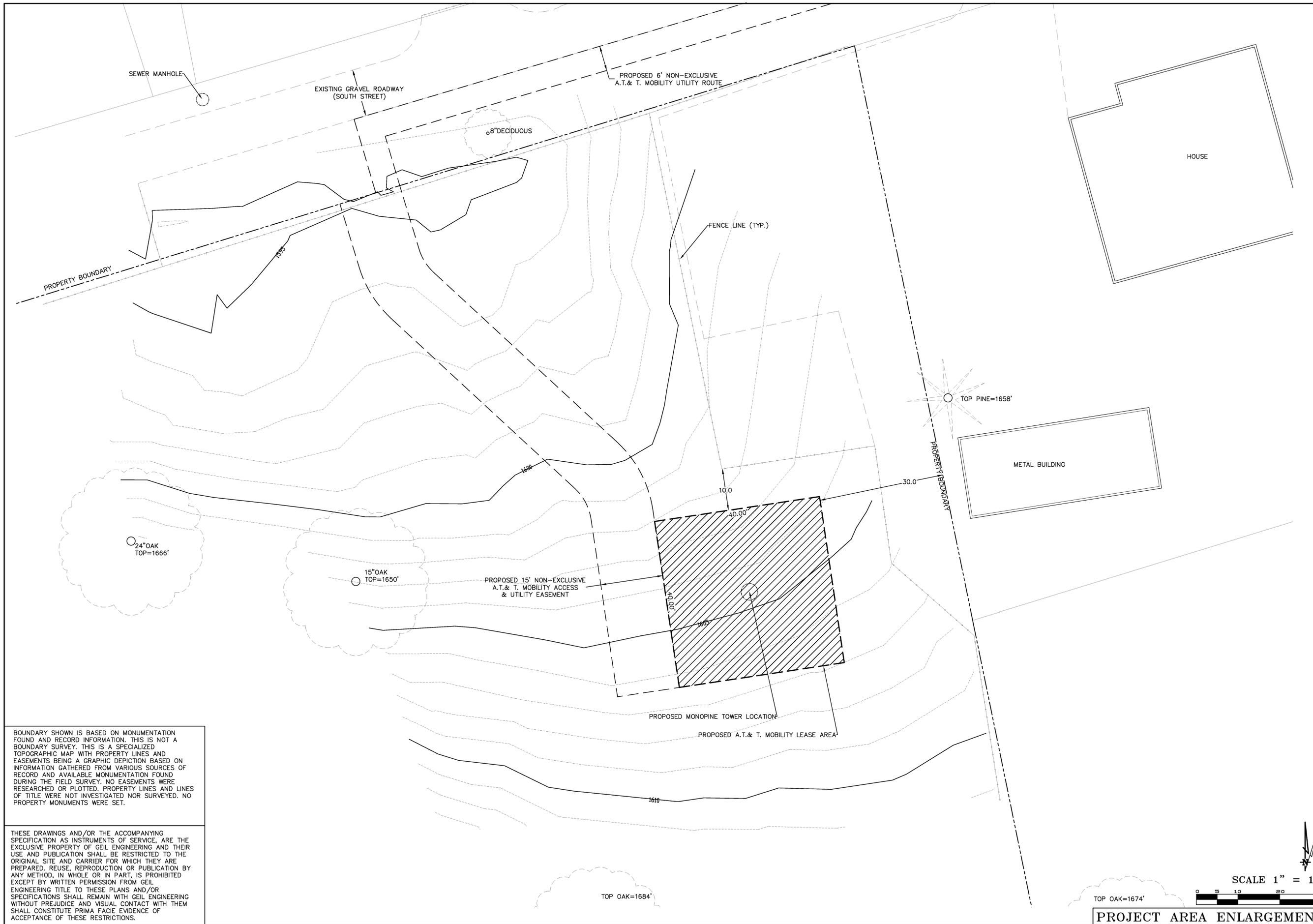
**CVL04030**  
**SLATE**  
**PLEASANT VALLEY RD. & HWY 49**  
**EL DORADO, CA 95623**  
**PLOT PLAN AND**  
**SITE TOPOGRAPHY**

REV	DATE	DESCRIPTION
06-14-19	N. RCHDE	PRELIMINARY DRAWING
07-10-19	N. RCHDE	LEASE AREA MOD.
10-11-19	N. RCHDE	APN UPDATE

Sheet  
**C-1**

SCALE 1" = 30'

**OVERALL SITE PLAN**



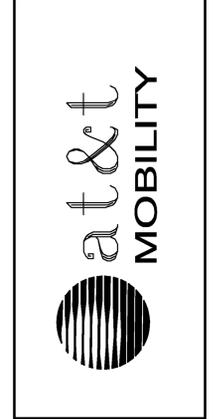
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING 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.

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.

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

Surveyor  
**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1228 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 Phone (530) 885-1228  
 Fax (530) 885-1208

Architect



CVL04030  
 SLATE  
 PLEASANT VALLEY RD. & HWY49  
 EL DORADO, CA 95623  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

Sheet

C-2

SCALE 1" = 10'  
 0 5 10 20 30  
 PROJECT AREA ENLARGEMENT

**THIS IS NOT A SITE SURVEY**

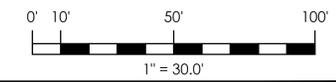
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

**NOTES:**

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



1 OVERALL SITE PLAN  
1"=30'



Issued For:  
**CVL04030**  
**SLATE -**  
**EHRlich**  
PLEASANT VALLEY ROAD &  
HWY 49  
EL DORADO, CA 95623

PREPARED FOR  
  
2600 Camino Ramon  
San Ramon, California 94583

Vendor:  
  
**WIRELESS GROUP LLC**  
Connecting a Wireless World

AT&T SITE NO: CVL04030  
PROJECT NO: 219.0070  
DRAWN BY: TLS  
CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/11/19	100% ZD
	06/20/19	90% ZD

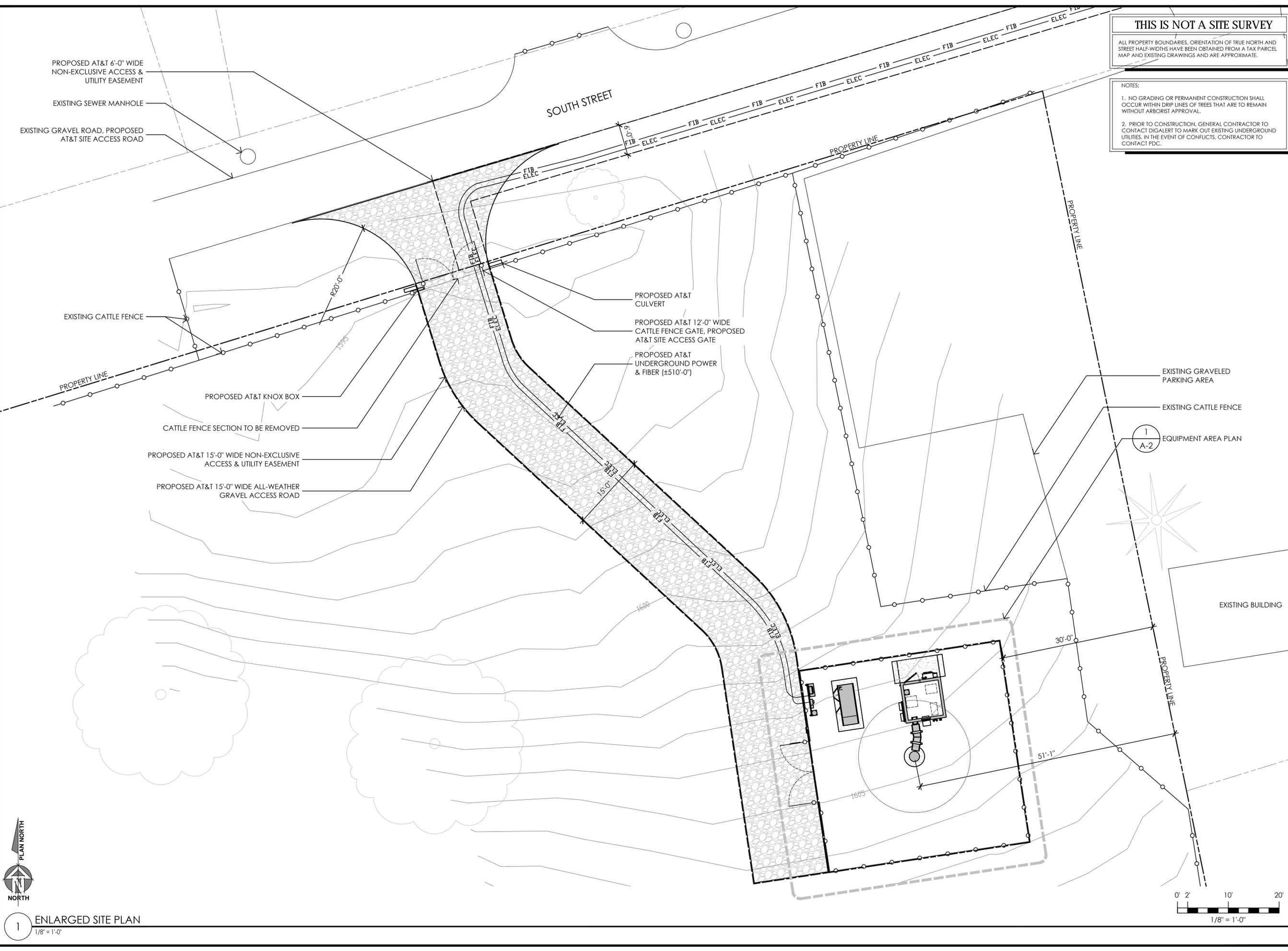
Licensee:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Architect:  
  
**MST ARCHITECTS**  
1520 River Park Drive  
Sacramento, California 95815

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**



**THIS IS NOT A SITE SURVEY**

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

- NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

Issued For:

**CVL04030**  
**SLATE - EHRlich**  
 PLEASANT VALLEY ROAD & HWY 49  
 EL DORADO, CA 95623

PREPARED FOR

2600 Camino Ramon  
 San Ramon, California 94583

Vendor:

Connecting a Wireless World

AT&T SITE NO: CVL04030  
 PROJECT NO: 219.0070  
 DRAWN BY: TLS  
 CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/11/19	100% ZD
	06/20/19	90% ZD

Licensee:

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Architect:

**MST ARCHITECTS**  
 1520 River Park Drive  
 Sacramento, California 95815

SHEET TITLE:

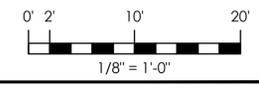
**ENLARGED SITE PLAN**

SHEET NUMBER:

**A-1.1**

PLAN NORTH

**1** ENLARGED SITE PLAN  
 1/8" = 1'-0"



1  
 A-2  
 EQUIPMENT AREA PLAN



REV	DATE	DESCRIPTION
07/11/19	100% ZD	
06/20/19	90% ZD	

Licensee:  
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Architect:  
  
**MST ARCHITECTS**  
 1520 River Park Drive  
 Sacramento, California 95815

SHEET TITLE:  
**ANTENNA PLAN, SCHEDULE, & DETAILS**

SHEET NUMBER:  
**A-3**

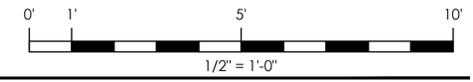
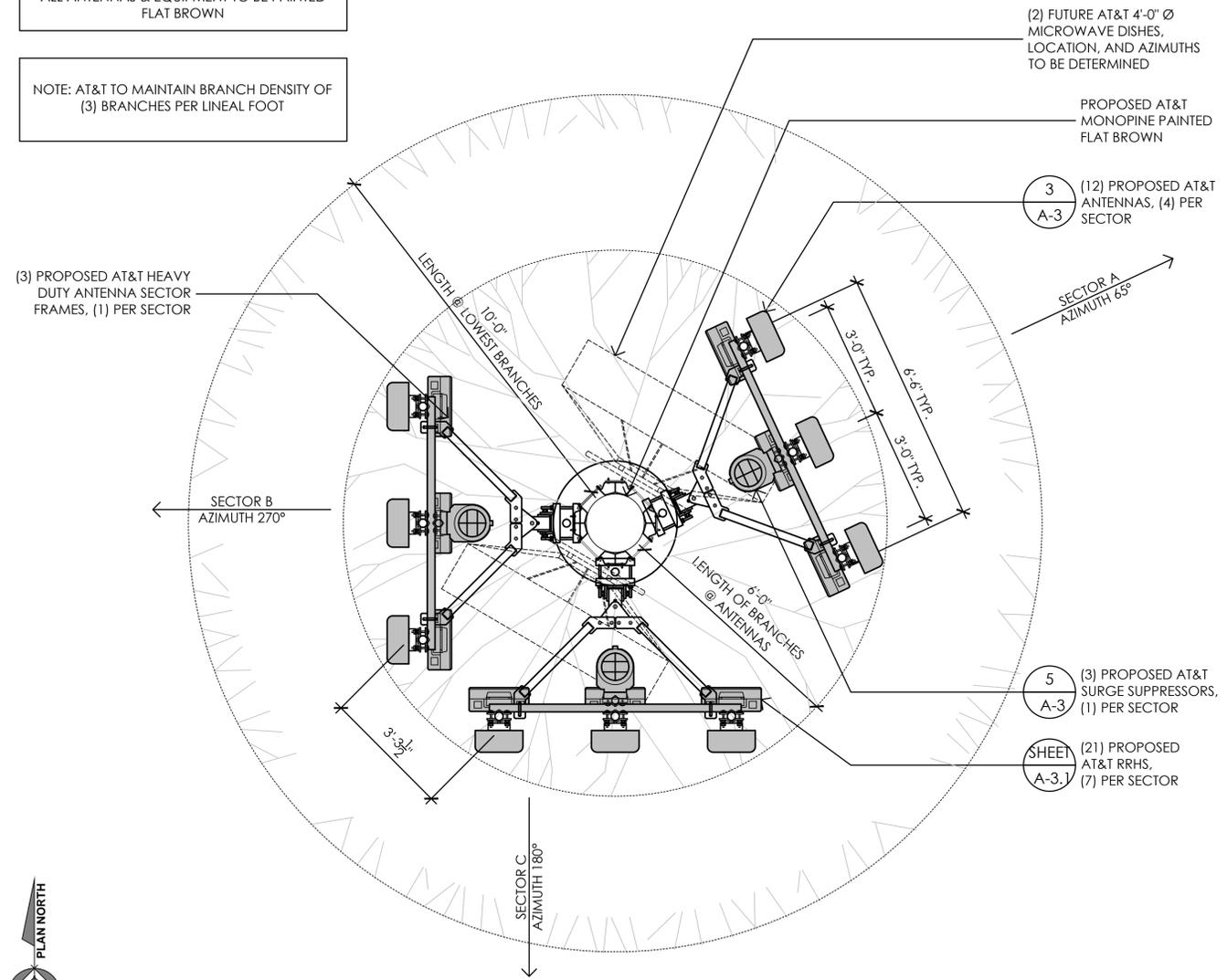
RF SCHEDULE										
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRH	TMA	FIBER LENGTH	COAX LENGTH	JUMPER TYPE	RRU NO.	
A L P H A	A1	KATHREIN - 800-10991K	65° ± 136'-0"	(1) 4449 B5/B12/(1) 8843 B2/B66A	-	± 150'-0"	-	LDF4	(2)	
	A2	KATHREIN - 800-10991K	65° ± 136'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 150'-0"	-	LDF4	(2)	
	A3	KATHREIN - 800-10991K	65° ± 136'-0"	(1)RRUS-12 B5/(1)RRUS E2 B29/(1)4415 B30	-	± 150'-0"	-	LDF4	(3)	
	A4	-	-	-	-	-	-	-	-	
B E T A	B1	KATHREIN - 800-10991K	270° ± 136'-0"	(1) 4449 B5/B12/(1) 8843 B2/B66A	-	± 150'-0"	-	LDF4	(2)	
	B2	KATHREIN - 800-10991K	270° ± 136'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 150'-0"	-	LDF4	(2)	
	B3	KATHREIN - 800-10991K	270° ± 136'-0"	(1)RRUS-12 B5/(1)RRUS E2 B29/(1)4415 B30	-	± 150'-0"	-	LDF4	(3)	
	B4	-	-	-	-	-	-	-	-	
G A M M A	C1	KATHREIN - 800-10991K	180° ± 136'-0"	(1) 4449 B5/B12/(1) 8843 B2/B66A	-	± 150'-0"	-	LDF4	(2)	
	C2	KATHREIN - 800-10991K	180° ± 136'-0"	(1) 4478 B14 / (1) 4415 B25	-	± 150'-0"	-	LDF4	(2)	
	C3	KATHREIN - 800-10991K	180° ± 136'-0"	(1)RRUS-12 B5/(1)RRUS E2 B29/(1)4415 B30	-	± 150'-0"	-	LDF4	(3)	
	C4	-	-	-	-	-	-	-	-	

RF DATA SHEET vX.XX.X DATED XX/XX/XX NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE.

**2** RF SCHEDULE  
 NO SCALE

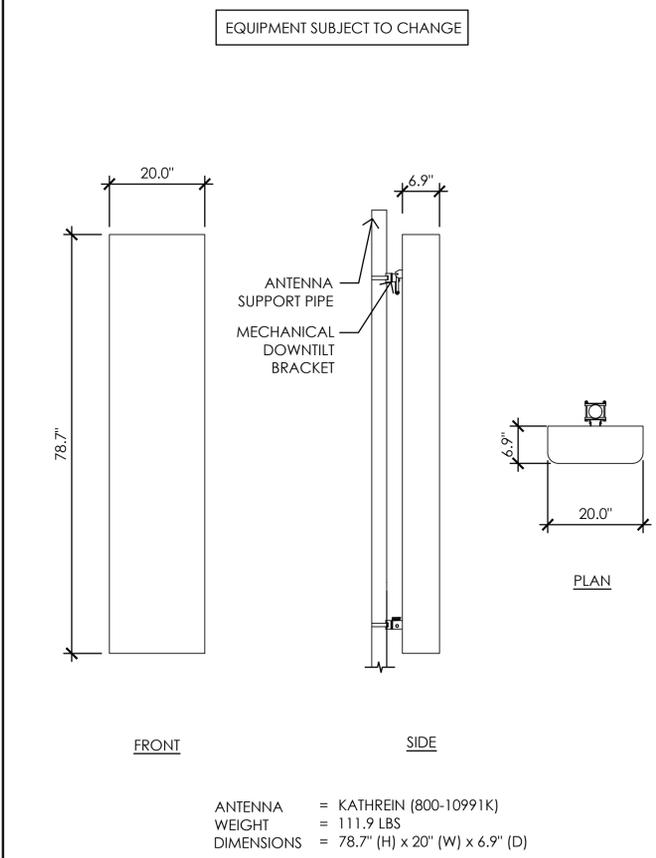
NOTE: AT&T TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT BROWN

NOTE: AT&T TO MAINTAIN BRANCH DENSITY OF (3) BRANCHES PER LINEAL FOOT

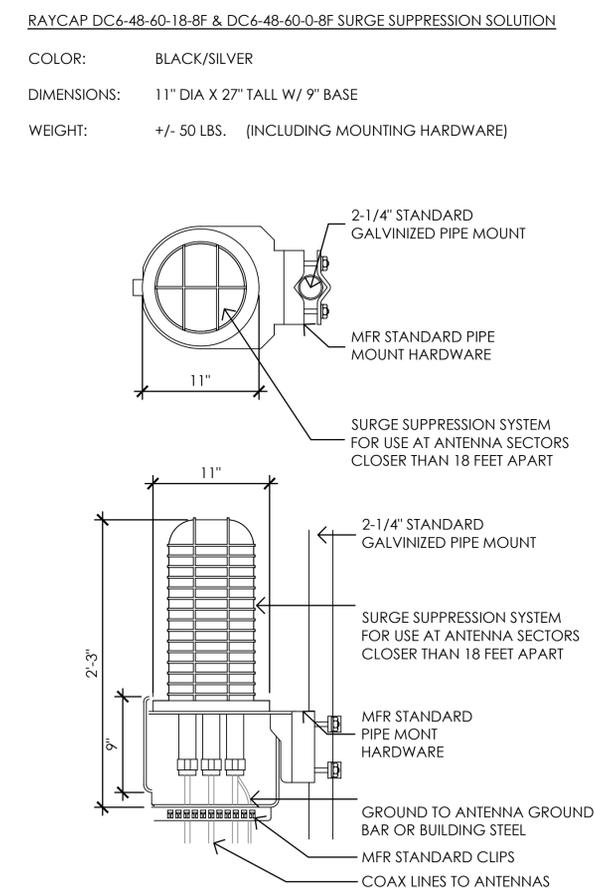


**1** ANTENNA LAYOUT PLAN  
 1/2" = 1'-0"

**4** NOT USED  
 NO SCALE



**3** PROPOSED ANTENNA SPEC  
 3/4" = 1'-0"



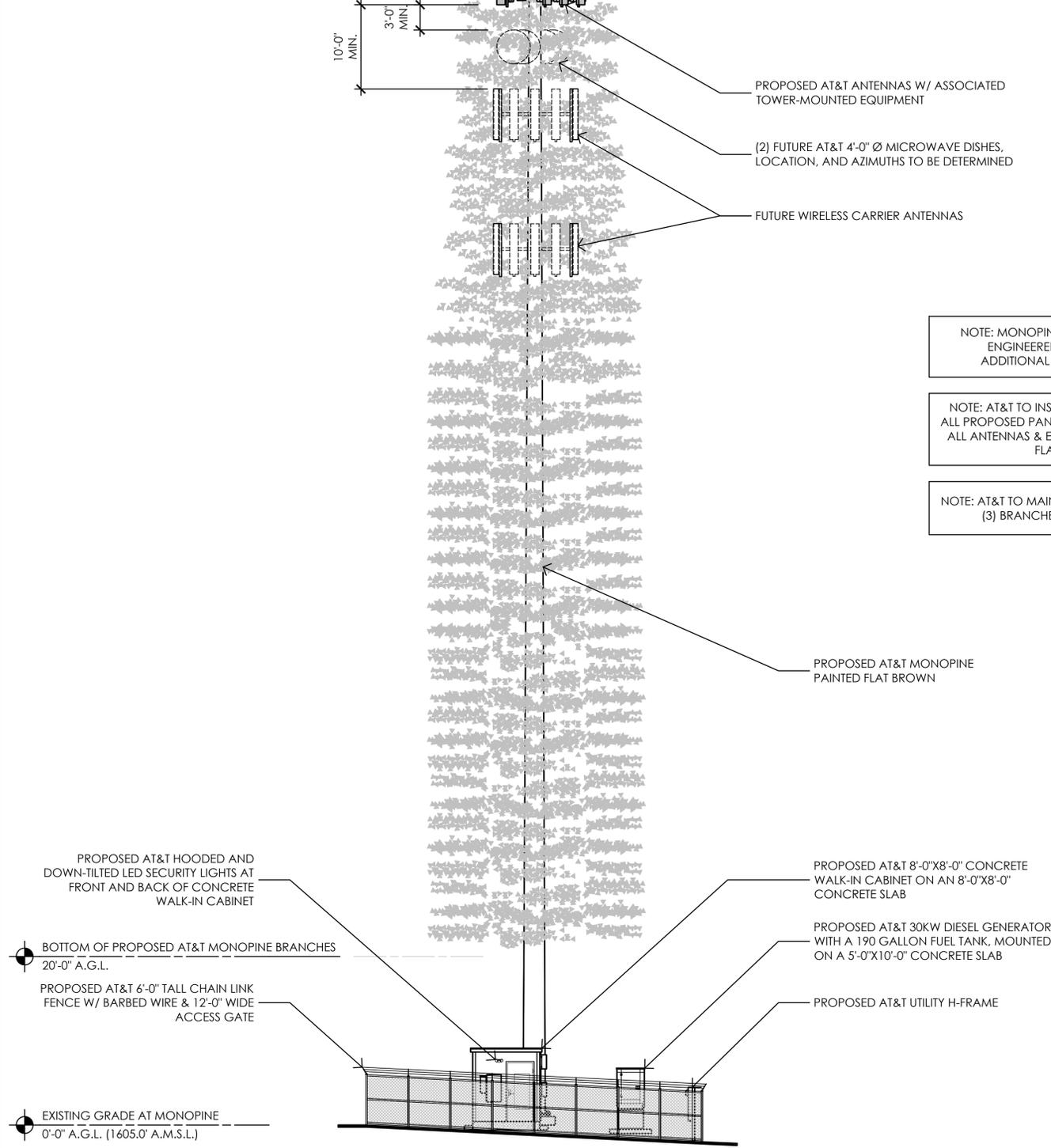
**5** DC SURGE SUPPRESSION (SQUID)  
 1-1/2" = 1'-0"



TOP OF PROPOSED AT&T MONOPINE  
147'-0" A.G.L.

TOP OF PROPOSED AT&T MONOPINE STEEL  
140'-0" A.G.L.

CENTERLINE OF PROPOSED AT&T ANTENNAS  
136'-0" A.G.L.



PROPOSED AT&T HOODED AND DOWN-TILTED LED SECURITY LIGHTS AT FRONT AND BACK OF CONCRETE WALK-IN CABINET

BOTTOM OF PROPOSED AT&T MONOPINE BRANCHES  
20'-0" A.G.L.

PROPOSED AT&T 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE & 12'-0" WIDE ACCESS GATE

EXISTING GRADE AT MONOPINE  
0'-0" A.G.L. (1605.0' A.M.S.L.)

PROPOSED AT&T ANTENNAS W/ ASSOCIATED TOWER-MOUNTED EQUIPMENT

(2) FUTURE AT&T 4'-0" Ø MICROWAVE DISHES, LOCATION, AND AZIMUTHS TO BE DETERMINED

FUTURE WIRELESS CARRIER ANTENNAS

NOTE: MONOPINE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST (2) ADDITIONAL WIRELESS CARRIERS

NOTE: AT&T TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT BROWN

NOTE: AT&T TO MAINTAIN BRANCH DENSITY OF (3) BRANCHES PER LINEAL FOOT

PROPOSED AT&T MONOPINE PAINTED FLAT BROWN

PROPOSED AT&T 8'-0"X8'-0" CONCRETE WALK-IN CABINET ON AN 8'-0"X8'-0" CONCRETE SLAB

PROPOSED AT&T 30KW DIESEL GENERATOR WITH A 190 GALLON FUEL TANK, MOUNTED ON A 5'-0"X10'-0" CONCRETE SLAB

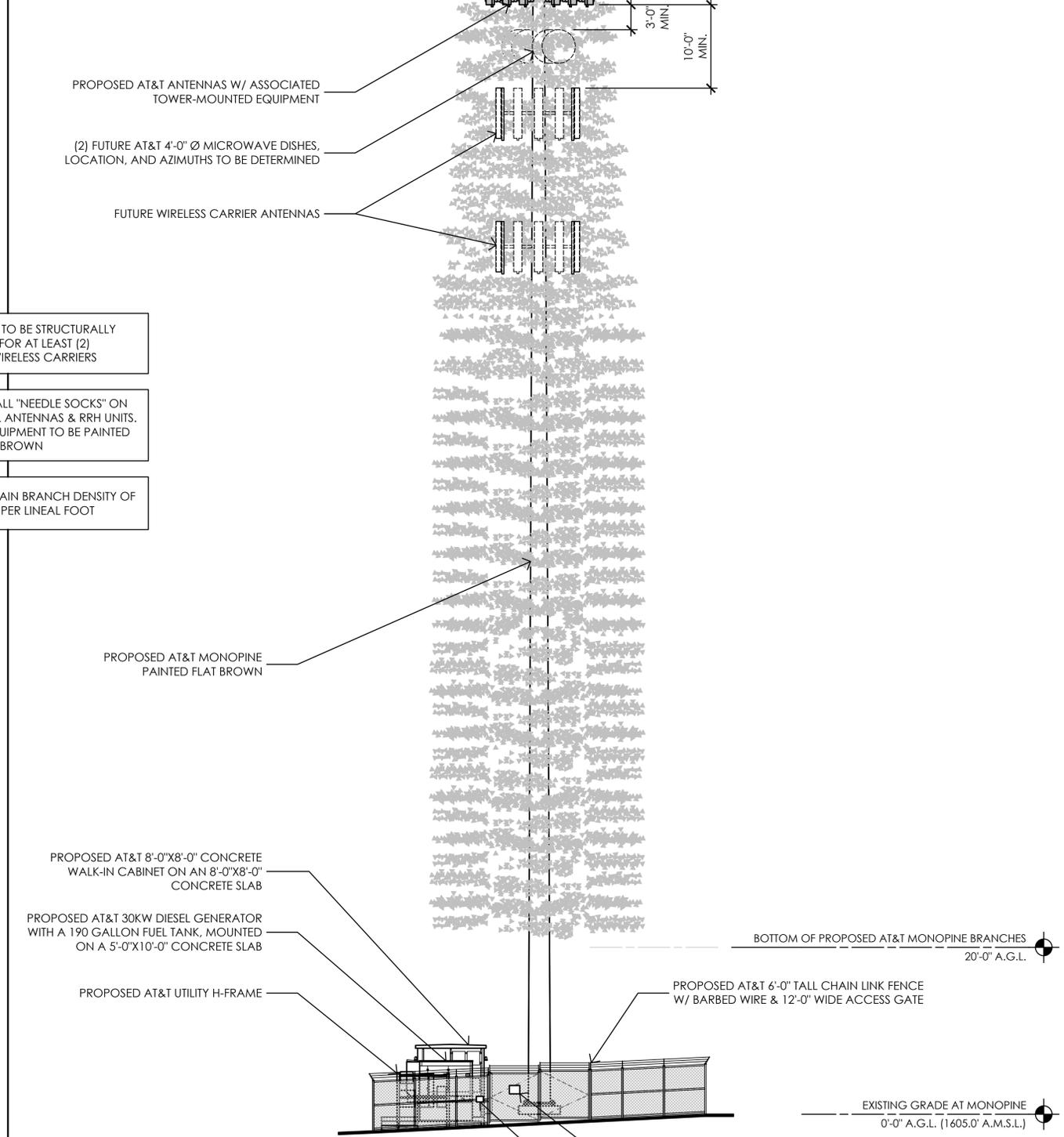
PROPOSED AT&T UTILITY H-FRAME

2 NORTH ELEVATION  
1/8" = 1'-0"

TOP OF PROPOSED AT&T MONOPINE  
147'-0" A.G.L.

TOP OF PROPOSED AT&T MONOPINE STEEL  
140'-0" A.G.L.

CENTERLINE OF PROPOSED AT&T ANTENNAS  
136'-0" A.G.L.



PROPOSED AT&T HOODED AND DOWN-TILTED LED SECURITY LIGHTS AT FRONT AND BACK OF CONCRETE WALK-IN CABINET

BOTTOM OF PROPOSED AT&T MONOPINE BRANCHES  
20'-0" A.G.L.

PROPOSED AT&T 6'-0" TALL CHAIN LINK FENCE W/ BARBED WIRE & 12'-0" WIDE ACCESS GATE

EXISTING GRADE AT MONOPINE  
0'-0" A.G.L. (1605.0' A.M.S.L.)

PROPOSED AT&T ANTENNAS W/ ASSOCIATED TOWER-MOUNTED EQUIPMENT

(2) FUTURE AT&T 4'-0" Ø MICROWAVE DISHES, LOCATION, AND AZIMUTHS TO BE DETERMINED

FUTURE WIRELESS CARRIER ANTENNAS

NOTE: MONOPINE TO BE STRUCTURALLY ENGINEERED FOR AT LEAST (2) ADDITIONAL WIRELESS CARRIERS

NOTE: AT&T TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT BROWN

NOTE: AT&T TO MAINTAIN BRANCH DENSITY OF (3) BRANCHES PER LINEAL FOOT

PROPOSED AT&T MONOPINE PAINTED FLAT BROWN

PROPOSED AT&T 8'-0"X8'-0" CONCRETE WALK-IN CABINET ON AN 8'-0"X8'-0" CONCRETE SLAB

PROPOSED AT&T 30KW DIESEL GENERATOR WITH A 190 GALLON FUEL TANK, MOUNTED ON A 5'-0"X10'-0" CONCRETE SLAB

PROPOSED AT&T UTILITY H-FRAME

1 WEST ELEVATION  
1/8" = 1'-0"

Issued For:  
**CVL04030**  
**SLATE - EHRlich**  
PLEASANT VALLEY ROAD & HWY 49  
EL DORADO, CA 95623

PREPARED FOR  
  
2600 Camino Ramon  
San Ramon, California 94583

Vendor:  
  
Connecting a Wireless World

AT&T SITE NO: CVL04030  
PROJECT NO: 219.0070  
DRAWN BY: TLS  
CHECKED BY: SV

REV	DATE	DESCRIPTION
	07/11/19	100% ZD
	06/20/19	90% ZD

Licensee:  
  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Architect:  
  
1520 River Park Drive  
Sacramento, California 95815

SHEET TITLE:  
**PROPOSED ELEVATIONS**

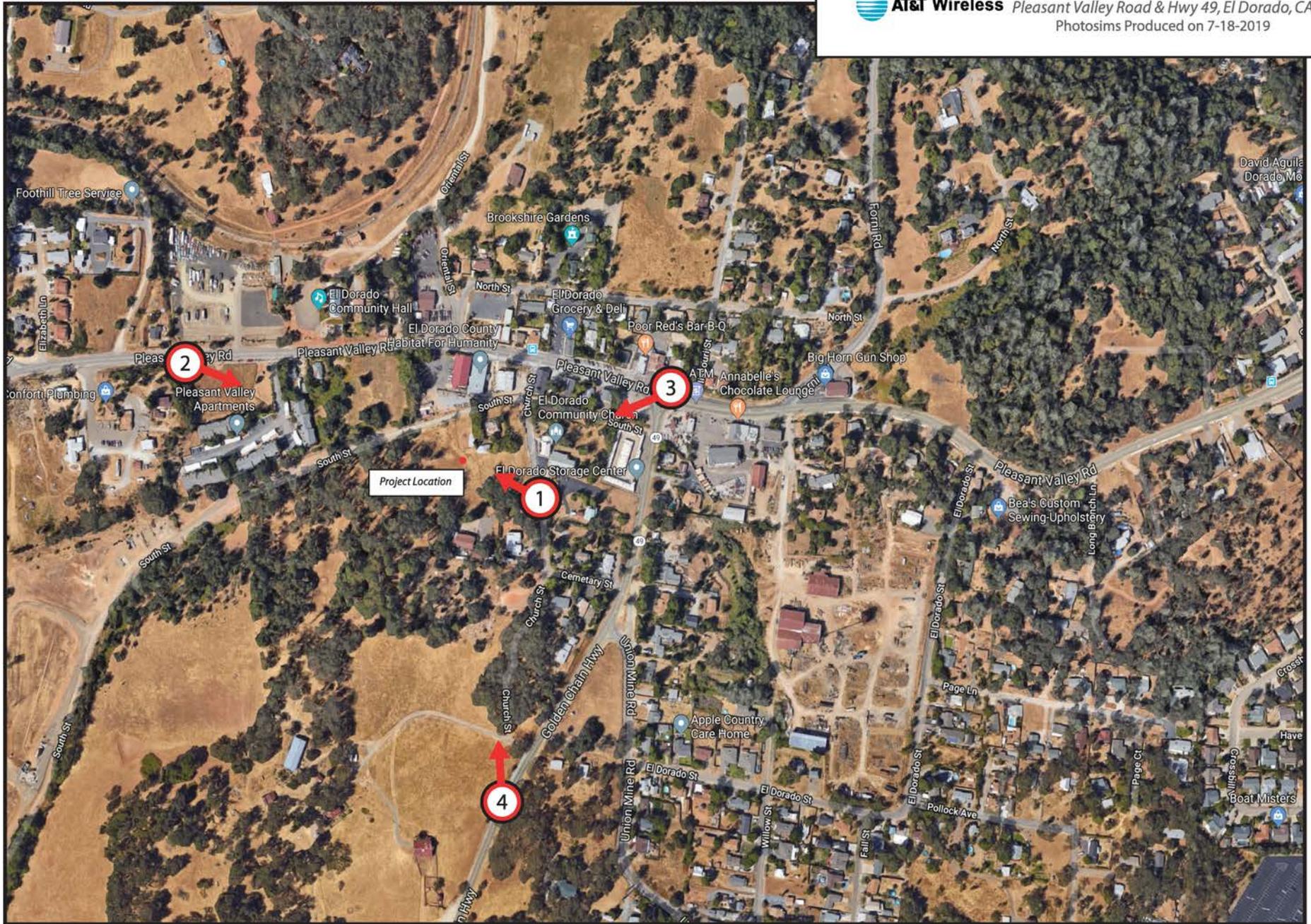
SHEET NUMBER:  
**A-4.1**



# Attachment 8



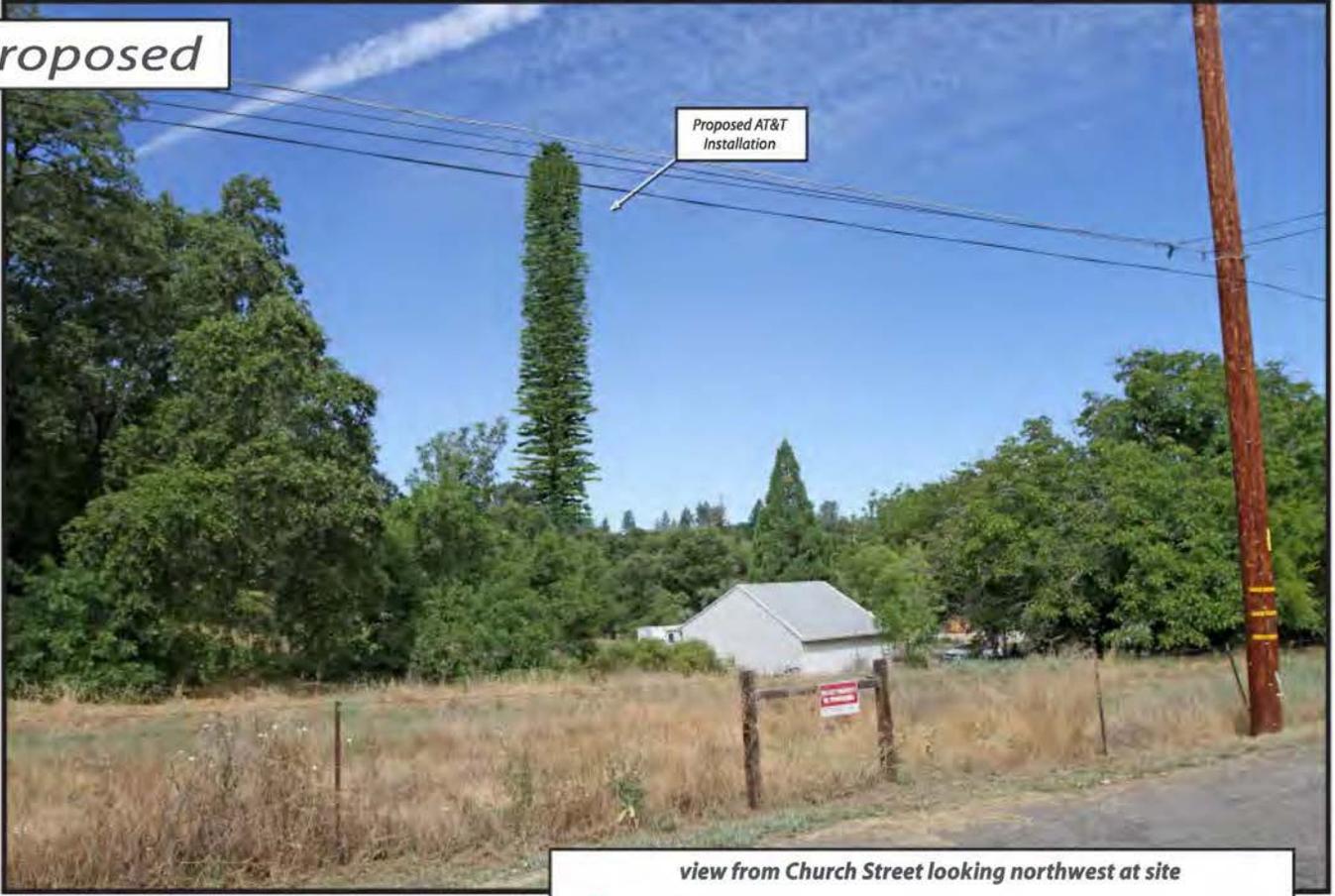
CVL04030 Slate - Ehrlich  
Pleasant Valley Road & Hwy 49, El Dorado, CA  
Photosims Produced on 7-18-2019



*Existing*



*Proposed*



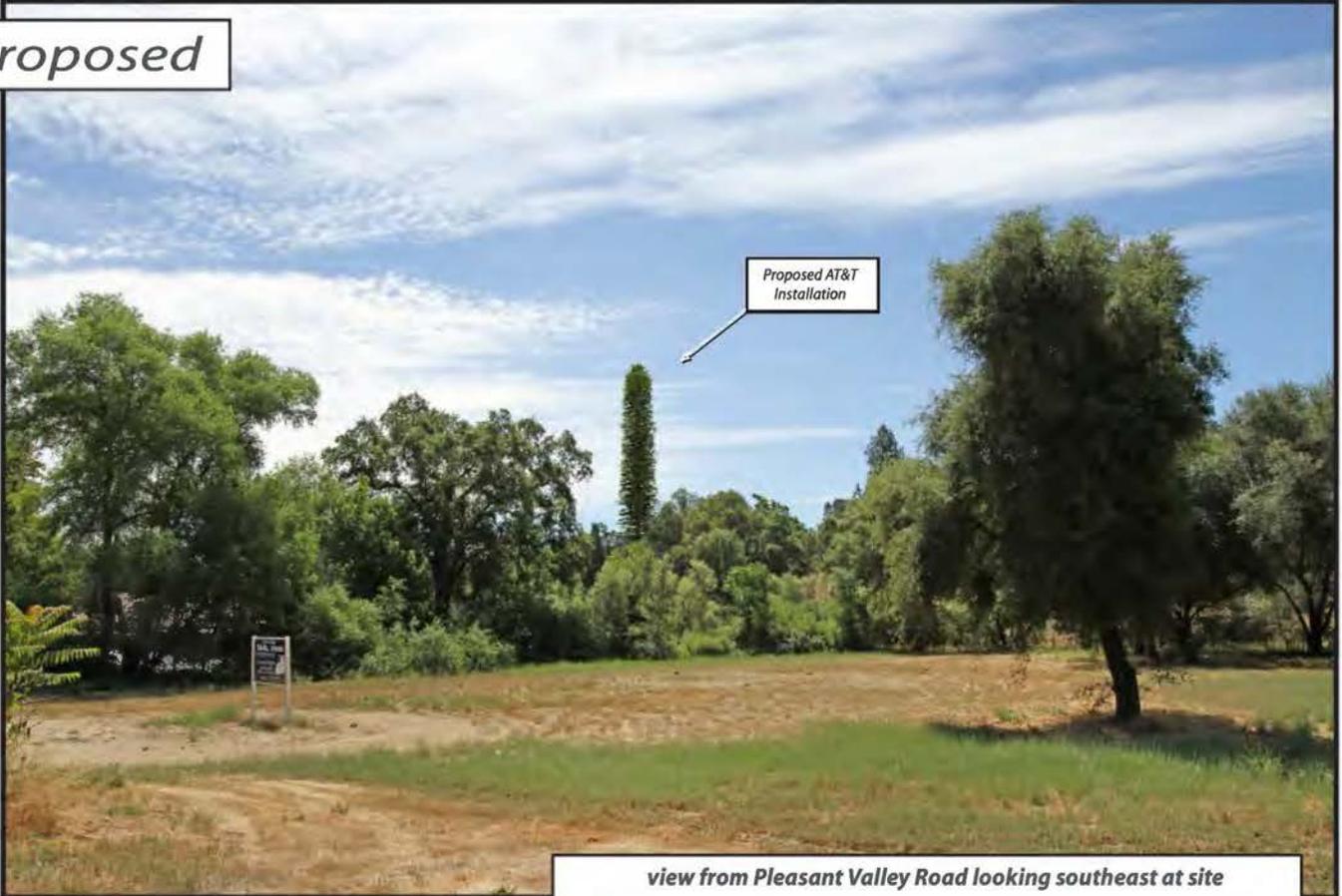
Proposed AT&T  
Installation

*view from Church Street looking northwest at site*

*Existing*



*Proposed*



*view from Pleasant Valley Road looking southeast at site*

*Existing*



*Proposed*



*view from Pleasant Valley Road looking southwest at site*

*Existing*



*Proposed*



*view from Golden Chain Highway looking north at site*

# Attachment 9

## COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT

2850 FAIRLANE COURT, PLACERVILLE, CA 95667 (530) 621-5300  
3368 LAKE TAHOE BLVD. #303, SOUTH LAKE TAHOE, CA 96150 (530) 573-3450

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

Owners Name: Nancy Ehrlich	Date:	Time:
Operators Name: New Cingular Wireless dba AT&T Mobility	Business Lic. or Permit/Plan Check #:	
Facility/Business Name: AT&T Site ref # CVL03040/Slate- Ehrlich	Phone:	
Physical Address: 4450 Ruffy Lane El Dorado, CA 95623	Mailing Address:	

Installation of a new AT&T unmanned wireless facility (cell tower).  
The proposed project consists of installing (1) New 147' stealth Monopine Co-locatable tower with (9) panel antennas, (21) remote radio units, and associated equipment concealed on the tower. Install (1) new 8.0' x 8.0' (WIC) walk in closet equipment shelter & back up generator inside a 40'x40' AT&T Lease Area.

**Please answer Yes or No to the following questions:**

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

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

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

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

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

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

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

Applicant: Carl Jones (AT&T agent) Date: 11/05/19

SW/HM Approval:	Date:
-----------------	-------



on behalf of



DATE: 11/05/2019

California Fire Code section 608

The AT&T telecommunication facility is exempt from section 608 of the California Fire Code as the total volume of electrolyte is less than 50 gallons

The following information shows the aggregate amounts of acid in battery storage system

The site contains a maximum of (12) Marathon M12V180FT Non-spillable batteries

Each battery contains the following:

2.47 Gallons of Electrolyte

2.47 Gallons of Sulfuric Acid

Total Volume:

27.27 Gallons of Electrolyte

29.64 Gallons of Sulfuric Acid

**The Non-spillable batteries are completely sealed and will be disposed of at the end of their useful life per the California code and manufacturers instructions.**

Should you have questions regarding this project, please do not hesitate to contact my office directly at the undersigned

Sincerely,

**Carl Jones**

**Project Manager**

**Epic Wireless Group LLC**

(916) 798-2275 [carl.jones@epicwireless.net](mailto:carl.jones@epicwireless.net)

605 Coolidge Drive Suite 100  
Folsom, CA. 95630  
Fax (916) 781-5927



**To:** Ashley Smith  
**From:** Waterford Consultants  
**Date:** 3 December 2019  
**Subject:** AT&T Slate - Ehrlich Wireless Facility CVL04030 – Noise Compliance Report

Ashley: based on our review of the project drawings and technical specifications, we are pleased to submit this summary of our noise analysis of the supporting equipment for the proposed Slate - Ehrlich AT&T Wireless Communications Facility (CVL04030) to be installed at Pleasant Valley Road and Highway 49, El Dorado, CA, located in the jurisdiction of El Dorado County.

### PROJECT CRITERIA

#### El Dorado County Code, Section 130.37.060 – Noise Standards

Per the El Dorado County Code, Section 130.37.060, noise sensitive land uses affected by non-transportation noise sources shall not exceed standards set forth in Table 130.37.060.1 (reproduced below as Table 1):

**Table 1 – Noise Level Performance Standards for Noise Sensitive Land Uses  
Affected by Non-Transportation Sources**

Noise Level Descriptor	Daytime (7:00 a.m. – 7:00 p.m.)		Evening (7:00 p.m. – 10:00 p.m.)		Nighttime (10:00 p.m. – 7:00 a.m.)	
	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50

On 22 November 2019, we spoke with Evan Mattes, the El Dorado County Planner assigned to the project. He confirmed that the proposed project site and surrounding parcels are designated as “Community Center” land use, and that noise from the emergency generator planned for the project would only be subject to daytime noise limits, during routine testing/maintenance of the generator. In “Community Center” land use areas, the noise standards shall be applied at the property line of the receiving property.



**NOISE ANALYSIS**

Our review of the project documents revealed two primary noise sources of concern, presented below in Table 2:

**Table 2 – Supporting Equipment Noise Data**

Equipment Type	Make	Model	Power Rating	Manufacturer Noise Data (dBA)	Noise Data Reference Distance (ft)
AC Unit	Marvair	ECUA SlimPac	1/4 HP	52	5
Generator	Generac	SD030	30 kW	63 <sup>[1]</sup>	23

[1] Average sound pressure level for the generator set with a Level 2 Acoustic Enclosure, full-load operating condition.

To present a conservative analysis, our noise modeling has assumed a ‘worst case’ scenario: 1) that both the AC unit and the generator are in simultaneous operation during any daytime hour; and 2) the generator operates in the full-load condition. Table 3 presents calculated noise levels at each property line due to the combined operation of the AC unit and generator as compared to the daytime noise limits, and operation of the AC unit alone as compared to evening and nighttime noise limits.

**Table 3 – As-Designed Estimated Noise Levels: Generator and AC Unit**

Receptor (Property Lines)	Distance from Generator/ AC Unit (ft)	Calculated Equipment Noise Level Combined/AC Unit only (dBA)	El Dorado County Noise Level Performance Standards for Non-Transportation Sources at Community Centers (Hourly Leq <sup>[1]</sup> , dBA)		
			Daytime	Evening	Nighttime
Southern	195/193	44/20	55	50	45
Western	266/280	42/17	55	50	45
Northern	106/112	50/25	55	50	45
Eastern	62/47	54/33	55	50	45

[1] Maximum Level standards are not applicable as noise emissions from the generator and AC unit are steady-state, subject to hourly Leq levels.



**WATERFORD**

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

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## **CONCLUSION**

Based on the project documentation, our noise analysis indicates that the Slate - Ehrlich AT&T Wireless Facility (CVL04030) meets the El Dorado County Noise Level Performance Standards for Non-Transportation Sources at Community Center land use areas at all property lines.

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Please feel free to call or write with any questions or comments; our contact information is below.

Best regards,

Alana DeLoach