

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: November 9, 2006
Item No.: 9.b.
Staff: Jonathan Fong

SPECIAL USE PERMIT

FILE NUMBER: S06-0009/Smith Flat 2

APPLICANT: Verizon Wireless (Complete Wireless)

AGENT: Erin Merrill

REQUEST: Special use permit to allow the construction of a wireless telecommunications facility to include a 120-foot monopine tower with 12 antennas and two microwave dishes and ground-mounted equipment within a 2,000 square foot lease area.

LOCATION: North side of U.S. Highway 50, 200 feet northeast of the intersection with Still Meadows Road, in the Placerville area (Exhibit A).

APN: 048-520-22

ACREAGE: 1.72 acres

GENERAL PLAN: Rural Residential (Exhibit B)

ZONING: Single-Family Three-acre Residential (R3A) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations and requirements. Review of the permit request and issues for Planning Commission consideration are provided in the following analysis.

PROJECT DESCRIPTION: The applicant requests a special use permit to construct and operate a new wireless facility. The facility will consist of a 120-foot monopine stealth tower with 12 proposed antennas mounted at the centerline elevation of the tower of 116 feet, and the two microwave dishes are to be mounted at 98 feet above ground level. The branches are proposed to begin at 42 feet above ground level and the trunk is to have faux bark up to 47 feet. The pole above the bark is to be painted flat brown and the antennas and microwave dishes are to be painted green to match the foliage. One equipment shelter with two air conditioning units and one back-up generator are to be located, along with the tower, within a 2,000 square foot lease area within the parcel. The lease area will be surrounded by a six-foot tall chain link fence with barbed wire atop.

Two easements have been proposed as part of the project. A 15-foot wide access easement is proposed through the existing driveway. The easement will follow the driveway approximately 35 feet then continue northwest for an additional 85 feet ending at the southwest corner of the project lease area.

A six-foot wide utility easement is proposed to extend utility services to the project site. An existing joint utility pole is located near the western property line approximately 200 feet from the project site. The proposed utility easement will follow the western property line north approximately 185 feet and then continue east an additional 95 feet ending at the northwest corner of the lease area.

The proposed location of the cell tower and equipment shelter lease area within the project site, as well as the proposed access road will require five trees to be removed.

The project site plan and elevations (Exhibit D), and the Justification Statement (Exhibit F) are included as attachments with this staff report.

Site Description: The project area lies at an elevation of approximately 2,600 feet above mean sea level. The 1.72-acre parcel contains an existing 1,300 square-foot single-family residence and barn. The proposed site is approximately 155 feet north of the existing residence. The proposed wireless facility will be screened by existing vegetation.

Existing vegetation covers approximately 75 percent of the site. Existing trees on site are primarily Incense cedar (*Calocedrus decurrens*), Black Oak (*Quercus kelloggii*) and Interior Live Oak (*Quercus wislizenii*.)

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R3A	LDR	Single-family residence
North	PA-20	OS	El Dorado National Forest
South	R3A	RR	Single-family residence
East	R3A	RR	Single-family residence
West	R3A	RR	Single-family residence

Discussion: The project as proposed and conditioned will not create conflicts with the surrounding land uses. The project parcel abuts agriculturally-zoned land to the north located within the El Dorado National Forest. As discussed in the General Plan section below, the Agricultural Commission has reviewed the proposed monopine and has determined the project will not adversely affect the agriculture lands.

The project site abuts residential-zoned parcels to the east, south and west. Planning Services staff has determined that the monopine design will minimize conflicts with the surrounding land uses.

General Plan: Staff has reviewed the project for consistency with applicable General Plan policies and finds that the project is consistent with the General Plan.

The General Plan designation of the subject site is Rural Residential (RR). This land use designation establishes areas for residential and agriculture development. The development of the wireless facility does not prevent the use of the site for residential use.

General Plan Policy 5.6.14 requires a special use permit for the installation of community telecommunications facilities in residential areas. Prior to approval the special use permit should demonstrate that the following issues are addressed:

- Siting
- Aesthetics
- Environmental issues
- Surrounding land uses
- Health and safety

The wireless facility has been designed to minimize the effects on adjacent properties. The wireless tower has been designed as a monopine which will blend in with the existing vegetation in the area. The ground mounted equipment will be painted brown and the surrounding fence will include matching brown slats.

General Plan Policy 8.1.4.1 requires Agricultural Commission review of any discretionary project that involves lands zoned for agriculture or lands adjacent to agriculture. The project parcel is located adjacent to Planned Agricultural 20-Acre (PA-20) lands.

On July 19, 2006, the Agriculture Commission reviewed the project and determined that the proposed cellular facility would not have an adverse effect on the PA-20 zoned lands. Minutes from the Agricultural Commission Meeting have been included as Exhibit G.

The applicant has designed the wireless facility in compliance with County regulations. Project-related environmental issues have been evaluated and addressed in this staff report and the attached environmental checklist (Exhibit H). Therefore, staff finds that the project, as proposed and conditioned, conforms to the General Plan.

Zoning: Pursuant to County Code Section 17.14.200(D) (5) (b), wireless facilities are permitted in the Estate Residential Five-acre (RE-5) Zone District upon approval of a special use permit. Furthermore, Section 17.22.540 (A) requires findings to be made prior to approval of a special use permit.

Section 17.22.540 (A) requires the Planning Commission to make the following findings prior to approval of a special use permit:

1. The issuance of the permit is consistent with the General Plan
2. The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically permitted by special use permit pursuant to this Title.

The wireless facility has been designed to blend in with the surrounding vegetation and to minimize impacts in the vicinity. As proposed and conditioned, staff has determined the required special use permit findings can be made.

Section 17.14.200(E) through (J) of the zoning ordinance requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

- a. **Screening:** The applicant is proposing to place the equipment shelter and steel monopine within a six-foot-tall chain link fence enclosure. The trunk of the monopine, the ground mounted equipment, and the slats in the chain link fence will be painted a matching brown color.

Visual simulations of the wireless facility have been submitted (Exhibit E). As illustrated in the simulations, the monopine and ground equipment are designed as best as possible to blend into the surrounding area. The ground equipment will be nearly completely screened from view from surrounding residences. Once constructed, only the top of the monopine will be visible from U.S. Highway 50.

- b. **Setbacks:** The Estate Residential Five-acre (RE-5) Zone District development standards requires a 30-foot setback. The wireless facility has been designed to meet

the required setbacks. There would be no setback infringements from the proposed project.

The project parcel abuts agriculturally zoned lands to the north. However, the proposed cellular facility is not considered an agriculturally incompatible use and is not subject to the additional agriculture setbacks.

- c. Maintenance: Maintenance personnel would visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation. The project has been conditioned to require that the colors and materials of the monopine and equipment shelter be maintained at all times and consistent with the features depicted in the visual simulations. The project has been conditioned to ensure that the cellular facility is properly maintained at all times.
- d. Radiofrequency Radiation (RF) Requirement: Section 17.14.200(G) requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site. Verizon has submitted a report indicating that the maximum power density at this location with all channels on antennas from both facilities operating at full capacity power density at this location is 1.261 uW/cm² at 1000 ft. This maximum permissible exposure for the general population at this site is reported to be 0.21 percent of the allowable limitations established in ANSI standard C95.1-1992, the prevailing standard for RF exposure levels.
- e. Availability: Section 17.14.200(H) requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The project has been conditioned to allow for co-location, with no further review by the Planning Commission required provided that all ground-mounted equipment is located within the proposed leased area and provided that no more than 12 panel antennas are placed on the tree pole at any one time by any one carrier, (Condition 4).
- f. Unused Facilities: Section 17.14.200 (I) requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned. The project has been conditioned to comply with this requirement (Condition 7).
- g. Other Permit Requirements: Section 17.14.200(J) states certain notification requirements for projects located with 1,000 feet of a school or in subdivisions governed by CC&Rs. There are no schools within 1,000 feet of the site or subdivisions governed by CC&Rs.

The proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. As proposed and conditioned, the proposed wireless facility is consistent with the zoning ordinance.

Agency Comments: The following agencies provided comments on this application:

Environmental Management Department- Solid Waste and Hazardous Material Division: The Hazardous Material Division has required a hazardous materials business plan in the event reportable quantities of hazardous materials are kept on site.

Air Quality Management District (AQMD): AQMD has required the applicant to submit a fugitive dust plan which will reduce air quality impacts during construction.

El Dorado County Department of Transportation (DOT): DOT has required a commercial grading permit be issued prior to commencement of construction.

El Dorado County Fire Protection District: The fire district has required road and access improvements to Fire Safe standards. Additional fire protection measures have been required by the fire district.

The listed agencies have reviewed the project and have recommended conditions to the proposed development. These conditions have been included in Attachment 1, Conditions of Approval.

Copies of the responding agency's written comments are available at the Planning Services office. At the time of the preparation of this report, staff had not received any comments from the public.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit H) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that the project could have a significant effect on air quality, hazardous materials, and noise. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce impacts to a less than significant level. Therefore, a Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.00 processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- 1. Adopt the Negative Declaration, based on the Initial Study prepared by staff; and
- 2. Approve Special Use Permit S06-0006 based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Mitigation Measures and Conditions of Approval
Attachment 2Findings of Approval

Exhibit AVicinity/A.P.N.
Exhibit BGeneral Plan Land Use Map
Exhibit CZoning Map
Exhibit DSite Plan/Elevations
Exhibit EVisual Simulations for Verizon Project
Exhibit FJustification Statement
Exhibit GMinutes from Agricultural Commission
Exhibit HInitial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER S06-0009

September 12, 2006

This special use permit approval is based upon and limited to compliance with the approved project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows: A special use permit to construct a 120-foot tall monopine wireless communications facility. The monopine will include 12 antennas mounted at 106 feet and two microwave dishes mounted at 98 feet. The antennas shall be painted green and the tower will be painted flat brown and faux bark covering it up to 47 feet. The branches start at 42 feet above ground level. The ground mounted equipment and fence slats will be painted a brown to match the tower.

Additional ground mounted equipment including an equipment shelter and backup generator are to be located with the mono-pine within a 2,000 square foot fenced lease area.

Development Services Department- Planning Services

1. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
2. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.
3. For collocation purposes, no further review by the Planning Commission shall be required, provided that all ground-mounted equipment is located within the proposed leased area, and provided that any one of the proposed carriers installs no more than 12 panel antennas per carrier are placed on the mono-pine, and that there shall not be any increase overall height of the tower and branches.
4. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
5. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.

6. Construction activities shall occur between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays.
7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Director of Development Services or designee to cover the cost of processing a five-year review.
9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
11. Pursuant to Resolution No. 240-93, a \$35.00 processing fee is required by the County Recorder to file the Notice of Determination. Processing fee is payable upon approval of Special Use Permit.

Air Quality Management District

12. The applicant is required to comply with District Rules during project construction. The applicant shall submit a fugitive dust plan application with appropriate fees paid to the District. The District shall review and approve the plan prior to commencement of construction.

El Dorado County Environmental Management Department/Hazardous Materials Division

13. Under the Certified Unified Program Agency (CUPA) programs, if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid prior to issuance of a building permit.

El Dorado County Department of Transportation:

14. A commercial grading plan is required. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval prior to issuance of a building permit. The commercial grading plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards.

El Dorado County Fire Protection District

15. The applicant shall comply with the following requirements of the El Dorado County Fire Protection District:
 - a. The applicant shall pay the site plan review fee of \$150.00 to the fire district prior to commencement of any work performed.
 - b. The applicant shall install an access road which shall provide a minimum 12 foot road width. Access roads shall maintain a 13 foot 6 inch vertical clearance and be capable of supporting a 40,000 pound load. Road grades shall not exceed 16 percent. The access road shall be located within 50 feet of the project site. The Fire District shall review and approve the location and design of the access road prior to issuance of a grading permit.
 - c. The applicant shall install a Fire District approved turn-a-round. The applicant may install a Fire District approved fire suppression system in place of a turn-around. The turn-a-round or fire suppression system will be reviewed by the Fire District prior to final inspection of the facility.

- d. The applicant shall install the address of the facility at the intersection of County Road 1022 and US Hwy 50. The Fire District shall verify the installation of the signage prior to final inspection of the facility.
- e. The applicant shall install a 'knox' box padlock at the equipment shelter and at the access gate. The Fire District shall verify installation of the security system prior to final inspection of the facility.
- f. The applicant shall provide vegetation clearance to meet 'Fire Safe' standards, which shall be 16 feet from the centerline of the access road and within the fenced equipment area. The Fire District shall verify vegetation clearance prior to final inspection of the facility.
- g. The applicant shall install an exterior mounted fire extinguisher within 75 feet of the generator. The fire extinguisher shall be mounted in a weatherproof cabinet. The fire extinguisher shall have a minimum 20BC rating. The Fire District shall verify installation of the fire extinguisher prior to final inspection of the facility.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S06-0009

September 12, 2006

Special Use Permit S06-0009 has been requested by Verizon Wireless for the purpose of installing a 120-foot steel mono-pole with 12 panel antennas mounted at a centerline of 106 feet and two microwave dishes at 98 feet respectively at 2605 U.S. Highway 50 in Placerville. This special use permit authorizes Verizon Wireless to place the monopole and ground equipment within a 50-foot by 40-foot lease area to be enclosed by a six-foot-high chain link fence. The special use permit may be approved or conditionally approved based on the following findings:

CEQA Findings

- 1.1 Staff has prepared an initial study to determine if the project will have a significant environmental impact and a Negative Declaration has been filed. The proposed wireless facility has been designed to blend in with the surrounding area to minimize visual impacts. Radio frequency emissions generated from the project are below the Federal Communications Commission established thresholds.
- 1.2 The proposed project will not have a significant effect on the environment, based on the analysis contained in the staff report, Environmental Questionnaire, and site visit. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 1.3 The documents which constitute a record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville CA, 95667.

Special Use Permit Findings

- 2.1 The issuance of the permit is consistent with the general plan because the proposed wireless facility has been designed the cellular facility addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan.
- 2.2 The use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood because the wireless facility has been designed to minimize potential negative effects in the area. The wireless facility will not generate radio frequency levels that exceed the thresholds established by the Federal Communications Commission.
- 2.3 Section 17.14.200 (5) (b) of the zoning ordinance permits wireless facilities in residential areas subject to approval of a special use permit.

Administrative Findings:

- 3.1 The use is found to comply with the zoning ordinance because the wireless facility has been designed to minimize potential negative impacts in the project vicinity. The mono-pine has been designed to blend in with the existing vegetation in the area and will screen the wireless antenna panels and microwave dishes from view. The ground mounted equipment and fence will be painted brown to screen the materials from view. The project location meets all required setbacks and development standards for the Single Family Three-acre Residential (R3A) Zone District.

EXHIBIT H



**EL DORADO COUNTY PLANNING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Special Use Permit S06-0009/Verizon Wireless Smith Flat 2

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

Contact Person: Jonathan Fong; Assistant Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Robin Connerty, 2605 U.S. Highway 50, Placerville, CA 95667

Project Applicant's Name and Address: Verizon Wireless, 255 Parkshore Drive, Folsom, CA 95630

Project Agent's Name and Address: Erin Merrill, Complete Wireless, 9300 Tech Center Drive, Ste. 190, Sacramento., CA 95826

Project Engineer's/Architect's Name and Address: Manual S. Tsihlas, Architect, Inc., 225 30th St., Ste. 301, Sacramento., CA 95816

Project Location: North side of U.S. Highway 50, 200 feet northeast of the intersection with Still Meadows Road, in the Placerville area.

Assessor's Parcel No: 048-520-22

Zoning: Single-family Three-acre Residential (R3A)

Section: 11 **T:** 10N **R:** 11E

General Plan Designation: Rural Residential (RR)

Description of Project: Special use permit to construct and operate a new wireless telecommunications facility (cell tower) consisting of a 120-foot monopine stealth tower with 12 proposed antennas mounted at the centerline elevation of the tower of 106 feet, and 2 microwave dishes at 98 feet. One equipment shelter with 2 air conditioning units and 1 back-up generator are to be located, along with the tower, within a 2,000 square foot lease area within the parcel. The lease area will be surrounded by a 6-foot tall chain like fence with barbed wire atop.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R3A	RR	Single-family residence
North:	PA-20	OS	Undeveloped
East:	R3A	RR	Single-family residence
South:	R3A	RR	Single-family residence
West:	R3A	RR	Single family residence

Briefly Describe the environmental setting: The site contains an existing 1,300 square foot residence built in 2005. The proposed wireless facility is to be located approximately 150 feet north of the residence. The portion of the property is covered mostly by native Cedars and Oaks. The proposed location of the cell tower and equipment shelter lease area within the project site will require five trees to be removed. Access to the site from the edge of the blacktop will be provided by an improved driveway as required by the El Dorado County Fire Protection District.

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

1. El Dorado County Building Department: Building Permits
2. Air Quality Management District: Fugitive Dust Plan Application
3. Environmental Management Hazardous Waste Division: Hazardous Materials Business Plan
4. El Dorado County Department of Transportation: Grading Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
 I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: October 6, 2006

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: _____

Printed Name: Peter N. Maurer For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from installation and operation of a wireless facility for Verizon Wireless to be located at 2605 U. S. Highway 50 in the Placerville community area (proposed project).

Project Location and Surrounding Land Uses

The 1.720-acre project site is located at 2605 U.S. Highway 50, approximately 200 feet northeast of the intersection with U.S. Highway 50 in the Placerville area. Access to the proposed wireless facility is from County Road 1022 .

There are existing residences to the east and west of the proposed wireless facility location. The nearest residence is west of the project parcel located approximately 300 feet from the project location. The parcel to the north is designated an agricultural parcel and is currently undeveloped. To the south of the project parcel is U.S. Highway 50.

Project Characteristics

The wireless facility would consist of a 120-foot stealth mono-pine with 12 antennas mounted at a centerline of 106 feet, and 2 microwave dishes mounted at 98 feet. The antennas and dishes are to be painted green to match the branches and the pole is to be painted flat brown and covered with “faux” bark. The branches will start at 42 feet and the bark will start at ground level up to 47 feet.

A 50-foot by 40-foot lease area containing the mono-pine and the ground equipment shelter would be enclosed by a 6-foot-high chain link fence with barbed-wire atop. There would be a 12-foot-wide locked gate on the west side of the enclosure with a high priority security Knox padlock on the enclosure pursuant to Fire Department conditions. The lease area location will comply with County setback standards. The project lease site will be setback 30 feet from the property line on the north and west side. The parcel will be setback 94 feet from the east property line and over 350 feet from the south property line.

1. Transportation/Circulation/Parking

Access to the site is to be provided from County Road 1022 via an approximately 110-foot driveway running from the western property line to the project lease area within a 15-foot wide access and utility easement. The access road shall maintain a 13’6 foot vertical clearance and capable of supporting a 40,000 pound load. The project has been conditioned to comply with these requirements. Please see Item XV in the Initial Study checklist for a discussion of traffic impacts.

2. Utilities and Infrastructure

The project does not require water, sewer or drainage improvements. Power utilities and telephone service will be extended to the proposed site from a power and telecommunications pole within a six (6) foot utility easement.

3. Visual Elements and Landscaping

The proposed cell tower site is sloped with moderate tree cover. Five trees are proposed to be removed for the construction of the wireless facility. The applicant has proposed a mono-pine. The pole is to be painted brown and the antennas green in order to blend into the background without obstructing the view. The fencing surrounding the lease area is to be painted brown to further camouflage the cellular facility.

4. Population

The wireless facility will be visited approximately once or twice a month for maintenance purposes. The wireless facility will not add to the population in the project vicinity.

5. Construction Considerations

Construction of the project would consist of trenching for utility connections, grading for the access road, installation of a concrete building pad, graveling, cabinet construction, fence installation and finish work. Construction access to the site would be from U.S. Highway 50, and all equipment and materials staging would occur on-site.

The project applicant would be required to obtain permits for grading from the Department of Transportation and from the Building Department for structures and electrical facilities.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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ENVIRONMENTAL IMPACTS

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

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new wireless facility for Verizon Wireless that would include a 120-foot mono-pine and ground mounted equipment within a 2000 square foot lease area and a 110- foot access driveway with required fire turnaround.

- a-b. **Scenic Vista and Scenic Resources.** The project is located adjacent to a portion of U.S. Highway 50 which is designated a Scenic Resource. The cellular facility has been designed as a mono-pine which will screen the cellular equipment from view. The project site and the lease area are located on the northwest side of the parcel and are completely screened from view by vegetation from U.S. Highway 50. The mono-pine design will reduce impacts to a less than significant level.
- c. **Visual Character.** The proposed ground equipment fenced lease area within the project site will not be readily visible from an U.S. Highway 50 ; however the top of the pole will be visible. The proposed mono-pine and the equipment shelter have been designed to blend with the surroundings by painting the pole flat brown and covering it with “faux” bark up to 47 feet. The “branches” begin at 42 feet. The antennas and microwave dishes will be painted green. Planning staff currently believes that the mono-pine provides the best camouflage for cell towers. The native vegetation in the direct vicinity is Cedars and Oaks. Considering the resemblance to the silhouette and height of the surrounding trees, and the fact the equipment and fenced lease area is shielded from public view, this proposed tower would not seem to make the visual contrast substantial and the impact of either choice would be less than significant.
- d. **Light and Glare.** The ground equipment would include minimal reflective surfaces due to the use of non-reflective paint, gravel, and chain link fencing. The potential for glare from the tower and antennas is minimized by the non-reflective paint color of each. No lighting is proposed for the tower that would affect the views at night. Therefore, the impacts of light and glare from this proposed project would be less than significant.

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Finding

No impacts to views and viewsheds are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. The project is compatible with the surrounding neighborhood. For this “Aesthetics” category, the thresholds of significance have not been exceeded.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is located within the Agricultural (A) overlay zone. The project site is bordered to north by areas designated as “Unique Farmland.” No agricultural activities currently take place on the parcel. The proposed mono-pine is located outside of the required setbacks from all property lines. The project will not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses. There would be no impact.
- b. **Williamson Act Contract.** The project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use. There would be no impact.

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- c. **Non-Agricultural Use.** The site is adjacent to lands designated as “Unique Farmland.” The proposed cellular facility has been designed to comply with all required setbacks. Wireless facilities are not incompatible land uses adjacent to agricultural lands and are no subject to additional agriculture setbacks. There would be no conversion of farmland to non-agricultural use. There would be no impact.

Finding

No impacts to agricultural land are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. The project is compatible with the surrounding neighborhood. For this “Agriculture” category, the thresholds of significance have not been exceeded.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

- a-c. **Air Quality Plan and Standards.** Installation of the monopole and ground equipment shelter area would not require grading that could generate criteria air pollutant emissions from vehicle exhaust or dust. Operation of the facility would consist of periodic maintenance visits, which would be limited to one vehicle trip on an approximately monthly basis. The Air Quality Management District has required the project to have an approved fugitive dust plan. The plan will ensure conformance with applicable District Rules to reduce short term impacts to air quality. Because construction and operation of the proposed project would not be a substantial source of air emissions, it would not conflict with or obstruct any air quality plan, violate any air quality standards, or result in any cumulatively considerable net increases in criteria pollutants. Impacts would be less than significant.

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d-e. **Sensitive Receptors and Objectionable Odors.** Cell tower operation does not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no impact.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project would not impact air quality. For this “Air Quality” category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;

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- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a-f. **Special Status Species and Sensitive Natural Communities.** The site will be readily accessible via the 15 foot wide by 100 foot long access driveway. Minor grading would be required as the proposed driveway has no shrubs or trees presently growing on it and has been rough graded previously. Five trees are to be removed to accommodate project development. The site is located within Mitigation Area 2.¹ Mitigation Area 2 does not contain special status species or soil types capable of supporting special status species. There would be no impact.

Finding

No impacts from biological resources are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. For this “Biological” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

¹ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7

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a-d. A cultural resources assessment was prepared for the proposed project area in January 2006. The study consisted of a records review and found there is a low possibility of identifying prehistoric archaeological sites and a high possibility of finding historic-period cultural resources. Because of the common possibility that any parcel in the County may turn up archeological finds during grading, the project is subject to standard conditions regarding the protection of cultural resources discovered on the project site. Impacts would be less than significant.

Finding

Based upon the cultural resource study prepared for the site, it is determined that all feasible mitigation measures have been incorporated in the project to reduce impacts on cultural resources to a level of insignificance. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from

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earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.² No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.³ There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountains fault zone. The East Bear Mountains fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.⁴

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.⁵ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.⁶ The project site flat to gently sloped and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact. The project site is flat and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact.

² El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003*, p.5.9-29.

³ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

⁴ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, p.5.9-5.

⁵ California Department of Conservation, California Geological Survey, *Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.* (<http://www.consrv.ca.gov/cgs/rghm/psha>)

⁶ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, pages.5.9-6 to 5.9-9.

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b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of the foundation and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The project includes the construction of a 120-foot tall mono-pine with 12 antennas to be mounted at centerline at approximately 106 feet. Access to the site is provided from County Road 1022 via U.S. Highway 50. The access road to the tower is via a 15 foot wide access easement having a 13'6" vertical clearance and capable of supporting a 40,000 lb. load. It will take a moderate amount of grading to prepare. All grading to be done will be reviewed during the building permit process. Impacts would be less than significant.

d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Aiken loam and Crozier Cobbly loam soils. These soils are listed as having low shrink-swell potential. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The applicant may be required to submit a site-specific geotechnical study prior to obtaining a building permit for the tower structure. The results of the site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. Impacts would be less than significant.

e. There would be no impact related to septic systems because no septic system use is necessary for the project. The leach fields for the septic system for the existing residence are not in the vicinity of the lease area. There would be no impact.

Finding

No significant geophysical impacts are expected from the Verizon Wireless cellular facility either directly or indirectly. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X

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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a. **Hazardous Substances.** Cell tower construction and operation would not involve the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Projects which involve reportable amounts of hazardous materials are required to file a Hazardous Materials Plan with the Department of Environmental Health, Hazardous Materials Division. Impacts would be less than significant.

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

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workers or the general public to become exposed to emission that exceed the guidelines. The following table represents the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3-1.34	100	100
1.34-3.0	100	180/F ²
3.0—30	900/F ²	180/F ²
30-300	1.0	0.2
300-1,500	F/300	F/1500
1,500-100,000	5.0	1.0

A Radio Frequency (RF) Report was prepared for the Verizon Wireless facility submitted on April 26, 2005. The power density at 1000 feet from the base of the tower was determined to be 1.26 uW/cm² which is approximately .2 percent of the maximum public exposure.⁷ Impacts would be less than significant.

- c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.⁸ No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed cell tower site are known to have occurred. There would be no impact.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** There is no through access to other properties to or from the project site. Project construction, including staging, would occur entirely on-site. There would negligible or no disruption of emergency access to and from occupied uses along County Road 1022 and U.S. Highway 50 because equipment delivery trucks to construct the facility and subsequent routine maintenance vehicle trips would be limited in number and intermittent. There would be no impact related to emergency response or evacuation plans. There would be no impact.
- h. **Fire Hazards.** The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of “High Fire Hazard”. Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. While no development is currently proposed, future compliance with state and local fire district regulations will reduce the risks associated with

⁷ Power Density Calculation for Verizon Wireless, Verizon Wireless, April 26, 2006.

⁸ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, <http://www.dtsc.ca.gov/database/Calsites/>.

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wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

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Discussion:

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate wastewater. Therefore, no water quality standards would be violated, and no impact would occur. There would be no impact.

b. **Groundwater.** There would be no increased demand on groundwater resources as a result of project implementation because water would not be required. There would be no impact.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control. There would be no impact.

d. **Existing Drainage Pattern.** The parcel on which the proposed project is to be situated is 1.72 acres. The project is for a new wireless facility for Verizon Wireless that would include a wood 120-foot mono-pine, ground mounted equipment within a 2,000 square foot leased area and an approximately 110 foot access driveway with required fire turnaround. The project site is currently rough graded, and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site will be minimized. There would be no impact.

e. **Stormwater Run-off.** There are no natural drainages on or adjacent to the proposed cell tower site that would be affected by project implementation because the road and drainage were previously graded. Installation of the equipment enclosure and cell tower would not measurably alter the rate or amount of stormwater runoff from existing impervious surfaces. The proposed project would not involve any operations that would be a source of polluted water. Therefore, there would be no impact on drainage patterns, flooding, drainage systems, or water quality.

g, h, i& j.

Flooding. The level project site is situated in an area of undulating terrain at an elevation of approximately 3200 feet above sea level. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FIRM. The Flood Insurance Rate Map (Panel No. 06040 0775B) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Finding

The proposed project will require a site improvement and grading permit through the El Dorado County Building Department that will address erosion and sediment control. No significant hydrological impacts are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

IX. LAND USE PLANNING. <i>Would the project:</i>			
a. Physically divide an established community?			X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?		X	

Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a. **Established Community.** The project site is a partially developed parcel in a residential zone district that is surrounded by a single-family residences. The project site is at the northwest portion of the parcel which is directly south of an existing water tank and communications tower. The proposed wireless facility would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** Operation of the proposed cell tower in an area zoned for Single-Family Three-Acre (R3A) and is allowed with a special use permit under Section 17.14.200.D.5(b) of the County Zoning Ordinance. The proposed use would not conflict with the adopted General Plan land use designation for the site (Medium Density Residential (MDR) or adjacent uses. The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics and health and safety concerns. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in Mitigation Area 2. Parcels located within Mitigation Area 2 are subject to payment of mitigation fees at the time of building permit issuance. Impacts would be less than significant.

Finding

The proposed use of the land will be consistent with the zoning and the General Plan with the issuance of a Special Use Permit. There will be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this “Land Use” category, the thresholds of significance have not been exceeded.

X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

Discussion:

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

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

a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.⁹ There are no MRZ-2-classified areas within or adjacent to the project site¹⁰, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.¹¹ There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

⁹ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹⁰ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹¹ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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

Discussion:

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

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

a-d. **Noise Standards.** The property is accessed from County Road 1022 via U.S. Highway 50. Construction of the facility would consist of moderate grading for the driveway and pad, setting the mono-pine, placing ground equipment in the lease area, and installing a fence. These activities would occur weekdays only over an approximately four- to six-week period during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. Operation of the ground equipment, including the backup generator, would generate noise comparable to a household air conditioner or refrigerator. (Backup generator “Cheat Sheet” and Verizon Wireless Shelter/AC Units Sound Pressure Graph were provided analyzing noise levels at the site). The closest property boundary to the project site is located 30 feet to the east of the proposed lease area. The air conditioner and generator will not create noise levels which exceed the established noise thresholds.

Routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along County Road 1022 and U.S. Highway 50 with the addition of the maintenance vehicle(s) would not be measurable. Short-term and long-term impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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e & f. **Airport Noise.** The project site is not within the airport land use plan. There are no private airstrips in the vicinity of the project site. There would be no impact.

Finding

No impacts to excessive noise are expected with the development of the Verizon Wireless cellular facility either directly or indirectly. For this “Noise” category, the thresholds of significance have not been exceeded.

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

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a-c. **Population Growth.** The project site is in an area zoned for residential use, and utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required except for a drop line from a transformer. Routine maintenance visits to the facility would be limited to Verizon Wireless employees, and no increase in permanent employees who would work at the project site would occur. There would be no impact.

Finding

The project will not displace housing. There is no potential for a significant impact due to substantial growth with the Verizon Wireless cellular facility either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

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

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection.** The parcel is within the El Dorado County Fire Protection District. The proposed project would construct a ground equipment shelter and monopole. The new, unoccupied facility would represent a minimal increase in the demand for structural fire protection at the project site. The Fire Protection District has required an approved turn-a-round at the end of project access road. In place of a turn around, the Fire District has given the option of installing an approved fire suppression system on site. The applicant has demonstrated on the project plans that this requirement can be met. The proposed access road has a 13’6” vertical clearance and be is capable of supporting a 40,000 pound load. The project will be conditioned to comply with the Fire District requirements. Impacts would be less than significant.

b. **Police Protection.** No new or expanded law enforcement services would be required. There would be no impact.

c-e. **Schools, Parks and Other Facilities.** There are no components of operating the proposed cell tower project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that could, in turn, result in the need for new or expanded facilities. There would be no impact.

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

As discussed above, no significant impacts are expected to public services with the Verizon Wireless cellular facility either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Discussion:

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

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

a-b. **Parks and Recreation.** The proposed project does not include any increase in permanent population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

Finding

No significant impacts to recreation and open space resources are expected Verizon Wireless cellular facility either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
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)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e. Result in inadequate emergency access?			X
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion:

A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a&b. **Capacity and Level of Service.** Construction of the proposed project would be limited to vehicles delivering facility components to the site for installation, which is expected to occur over a four to six-week period. Routine maintenance visits would occur on a monthly basis. The number of vehicles associated with construction and operation would represent a negligible increase to the vehicles per day that use U.S. Highway 50 and County Road 1022 in the project vicinity and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.

c. **Air Traffic Patterns.** The project site is not within an airport safety zone. The 120-foot monopole would not present an air traffic hazard. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Hazards.** The project site is readily accessible from U.S. Highway 50 and County Road 1022. Delivery of the facility components during the construction period or routine maintenance visits would not involve frequent or substantial number of turning movements onto U.S. Highway 50 that would interfere with traffic flow. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.
- e. **Emergency Access.** The project site is accessible from County Road 1022 with no through access. Project construction, including staging, would occur entirely on-site. There would be no disruption of emergency access to and from County Road 1022. There would be no impact.
- f. **Parking.** Cell tower facility construction and operation at the proposed location within the parcel would not involve any uses that would displace existing parking or increase the demand for parking facilities. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

As discussed above, no significant traffic impacts are expected with the Verizon Wireless cellular facility either directly or indirectly. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			X

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater.** Construction and operation of the cell tower facility would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.

b, d, e. **New Facilities** No new or expanded water or wastewater facilities would be required for the cell tower facility because operation would not require these services. There would be no impact.

c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Department of Transportation. The project will be conditioned to comply with the County requirements. There would be no impact.

f & g. **Solid Waste.** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.

h. **Power.** Power and telecommunication facilities are available at the project site. The power demands of the facility would be accommodated through connection to existing lines, which are available at the parcel. The proposed cell tower facility would add to regional coverage to meet increasing demand for wireless facilities, which would be considered a benefit of the proposed project. Impacts would be less than significant.

Finding

No significant utility and service system impacts are expected with the Verizon Wireless cellular facility either directly or indirectly. For this “Utilities and Service Systems” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion

- a. As discussed in Item V (Cultural Resources), the proposed project would have no significant effect on historical or unique archaeological resources as mitigated. There would be no impact on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant. The project's contribution to changes in the visual environment has been mitigated to a less than significant level
- c. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. There would be no impact.

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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

El Dorado County Zoning Ordinance (Title 17 - County Code)

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

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Radio Frequency Report for Verizon Wireless site 2605 Highway 50, dated April 5, 2005

Verizon Backup Generator "Cheat Sheet" and Verizon Wireless Shelter/AC Units Sound Pressure Graph, both used for noise analysis.