



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
December 14, 2006 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

8:30 A.M.

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)
 - a. **Minutes:** November 9 and 16, 2006
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

CONSENT CALENDAR/APPLICATIONS

7. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S05-0045** submitted by T-MOBILE (Agent: John Yu) to allow the construction of a wireless telecommunications facility to include the removal of an existing 60 foot high light standard and installation of a new 80 foot high light standard. Three, eight foot tall antennas will be mounted on the new light standard at 80 feet. The project will include ground mounted equipment located within a 20 by 25 foot lease area. The property, identified by Assessor's Parcel Number 121-190-22, consisting of 30.087 acres, is located at Oak Ridge High School, on the south side of Harvard Way, 300 feet west of the intersection with Silva Valley Parkway, in the **El Dorado Hills area.** (Negative declaration prepared)*

STAFF (Jonathan Fong) **Recommendation:** Conditional approval
ACTION:

- b. **S05-0046** submitted by NEXTEL COMMUNICATIONS (Agent: Craig Beardsley) to allow the construction of a wireless telecommunications facility to include the removal of an existing 60 foot high light standard and installation of a new 80 foot high light standard. Three, eight foot tall antennas will be mounted on the new light standard at 80 feet. The project will include ground mounted

equipment located within a 20 by 25 foot lease area. The property, identified by Assessor's Parcel Number 121-190-22, consisting of 30.087 acres, is located at Oak Ridge High School, on the south side of Harvard Way, 300 feet west of the intersection with Silva Valley Parkway, in the **El Dorado Hills area**. (Negative declaration prepared)*

STAFF (Jonathan Fong) Recommendation: Conditional approval
ACTION:

- c. **S04-0029R** submitted by VERIZON WIRELESS (Agent: Erin Merrill) to allow the collocation of an additional 12 panel antennas and 2 microwave dishes to a previously approved 120-foot tall monopine tower. The ground mounted support equipment for those facilities are to be located adjacent to the previously approved lease area. The property, identified by Assessor's Parcel Number 012-330-45, consisting of five acres, is located on the west side of Cee Pee Court, approximately 625 feet east of the intersection with U. S. Highway 50, in the **Kyburz area**. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF (Tom Dougherty) Recommendation: Conditional approval
ACTION:

8. **WILLIAMSON ACT CONTRACT/REZONE** (Public Hearing)

- a. **WAC06-0007/Z06-0032** submitted by ROBERT MARGOT and STEVEN SCHARPF to establish a new agricultural preserve and rezone the same properties from Estate Residential Five-acre (RE-5) to Agricultural Preserve (AP) Zone. The properties, identified by Assessor's Parcel Number 084-200-13, -17, and 084-330-13, consisting of 25 acres, are located on the west side of Mosquito Road, 1.75 miles north of the intersection with Union Ridge Road, in the **Camino area**. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **January 9, 2007, at 2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (Michael Baron) Recommendation: Recommend approval
ACTION:

END OF CONSENT CALENDAR

9. **REZONE/PLANNED DEVELOPMENT** (Public Hearing)

- a. **Z06-0021/PD06-0017** submitted by BURNETT PARK, LLC (Agent: Jim Losch) to rezone property from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA), and a development plan for a six-unit multifamily residential development consisting of a four-plex and a duplex. The property, identified by Assessor's Parcel Number 082-531-20, consisting of 0.59 acre, is located on the east side of Estepa Drive, 700 feet north of the intersection with Cambridge Road, in the **Cameron Park area**. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **January 9, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (Jonathan Fong) **Recommendation:** Recommend approval
ACTION:

10. **GENERAL PLAN AMENDMENT** (Public Hearing)

- a. **A06-0005** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to amend Policy HO-3g to provide a 10-year waiting period for condominium conversions for any apartment, and 20-year period for affordable rental units. The recommend change would read as follows: Policy HO-3g: ~~New multifamily affordable housing developments~~ Apartment complexes, duplexes, and other multifamily rental housing shall not be converted to condominiums for at least ~~twenty ten~~ years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multifamily rental housing that contain any units restricted to households earning 120% or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy. (General Plan EIR, SCH No. 2001082030)

STAFF (Peter Maurer) **Recommendation:** Recommend approval
ACTION:

10:00 A.M.

11. **FINDING OF CONSISTENCY** (Public Hearing)

- a. Submitted by the EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION on the proposed road abandonment of River Road (Old) affecting portions of Assessor's Parcel Numbers 006-231-13, -26, -27, and 28.

The properties are located east of Mill View Lane, between the South Fork of the American River and Coloma Heights Road, in the **Coloma area.**

STAFF (Roman Anissi) Recommendation: Find request consistent with
General Plan

ACTION:

12. TENTATIVE SUBDIVISION MAP (Public Hearing)

- a. **TM05-1398/Thousand Oaks, Unit 3** submitted by HELEN L. THOMAS (Agent: Gene E. Thorne & Associates) proposing to create 3 lots ranging in size from 1.83 to 3.35 acres in size. Design waivers have been requested to allow the following: a) Irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map; and b) Permit the existing roads to remain as they currently exist. The property, identified by Assessor's Parcel Number 070-300-15, consisting of 8.4 acres, is located on the south side of St. Ives Court, approximately 500 feet south of the intersection with Meder Road, in the **Shingle Springs area.** (Mitigated negative declaration previously prepared and advertised)*

STAFF (Jason Hade) Recommendation: Conditional approval

ACTION:

1:30 P.M.

13. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP (Public Hearing)

- a. **Z06-0015/ PD06-0014/TM06-1415/Knollwood Park Condominiums** submitted by DAVID LONG, MARLON, LTD (Agent: Carlton Engineering) to rezone properties from Limited Multifamily Residential-Design Control (R2-DC) to Limited Multifamily Residential-Planned Development (R2-PD); development plan to convert an existing 25 unit rental apartment complex into 25 airspace condominium units with common areas under management of a homeowners association; and tentative subdivision creating 25 airspace condominium units on two parcels consisting of 1.3 acres. The properties, identified by Assessor's Parcel Numbers 082-401-07 and -08, are located on the east side of Knollwood Drive, approximately 250 feet south of the intersection with Country Club Drive, in the **Cameron Park area.** (Categorically exempt pursuant to Section 15301(k) of the CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **January 9, 2007,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (Aaron Mount) Recommendation: Recommend approval

ACTION:

14. NON-CONFORMING USE DETERMINATION (Public Hearing)

- a. Determination of non-conforming use for the PACIFIC HOUSE AUTOMOTIVE REPAIR facility located on property, identified by Assessor's Parcel Number 009-140-19, along the north side of Peavine Ridge Road, approximately one-third mile east of the intersection of U.S. Highway 50 and Peavine Ridge Road, in the **Pacific House area.**

STAFF (Michael Baron) Recommendation: Conditional approval

ACTION:

15. ZONING ORDINANCE UPDATE

- a. Landscaping Ordinance

STAFF (Lillian Mac Leod) Recommendation: No action required.

ACTION:

2:00 P.M.

16. WORKSHOP

- a. Oak Woodlands: Mitigation and Policy 7.4.4.4, Option B, Fee Method Consideration

STAFF (Steven Hust) Recommendation:

ACTION:

3:00 P.M.

17. TENTATIVE SUBDIVISION MAP (Public hearing)

- a. **TM06-1423/Promontory/Village Center, Lot H** submitted by MJM PROPERTIES, LLC (Agents: David Burke/Larry Ito) proposing to create 85 parcels including 69 Small Lot Single Family units, five roadway lots, five open space lots, three future development lots, 2 landscape lots, and one landscape/drainage lot. The 69 single family lots range in size from 3,232 to 6,008 square feet on a 9.60-acre portion of the 316.35-acre site. The properties, identified by Assessor's Parcel Numbers 124-110-12 and -15, are adjacent to the City of Folsom/El Dorado County border, approximately 2.5 miles north of U.S. Highway 50, the **El Dorado Hills area.** (Categorically exempt pursuant to Section 15182 of the CEQA Guidelines)*

STAFF (Tim Chamberlain) Recommendation: Conditional approval

ACTION:

18. **DEPARTMENT OF TRANSPORTATION**
19. **COUNTY COUNSEL'S REPORTS**
20. **DIRECTOR'S REPORTS**
21. **ADJOURNMENT**

Respectfully submitted,
GREGORY L. FUZ, Development Services Director

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

Meetings for the Month of December

December 14, 2006; 8:30 a.m. – Regular
December 28, 2006; 8:30 a.m. – Regular



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Special Use Permit S05-0045/T-Mobile

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

Contact Person: Jonathan Fong

Phone Number: (530) 621-5355

Property Owner's Name and Address: El Dorado Union High School District
P.O. Box 426 Diamond Springs, CA 95619

Project Applicant's Name and Address: El Dorado Union High School District
P.O. Box 426 Diamond Springs, CA 95619

Project Agent's Name and Address: T-Mobile/ John Yu
1755 Creekside Oaks Drive, #190 Sacramento, CA 95833

Project Engineer's / Architect's Name and Address: RPR Architects
1624 Telegraph Avenue Oakland, CA 94612

Project Location: The property is located on the south side of Harvard Way, 300 feet west of the intersection with Silva Valley Parkway, in the El Dorado Hills Area.

Assessor's Parcel No: 121-190-22

Zoning: One-Family Residential (R1)

Section: 26, 35 **T:** 10N **R:** 8E

General Plan Designation: Public Facility (PF)

Description of Project: Special use permit to allow the construction of a wireless telecommunications facility to include the replacement of an existing 60 foot light standard and construction of a new 80 foot light standard. Three, eight foot tall antennas would be located on the new light standard mounted at 70 feet. The project would include ground mounted equipment located within a 260 square foot lease area.

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:	R1	PF	Oak Ridge High School
North:	R1	HDR	Single family residences
East:	R1	HDR	Single-family residences
South:	R1	AP	Single-family residences
West:	R1	HDR	Single family residences

Briefly Describe the environmental setting: The proposed wireless facility will be located at the football stadium of the Oak Ridge High School. The high school site is developed and is currently in use. The proposed location for the wireless facility has been previously disturbed and graded. No vegetation exists in the project site location. The project site is relatively flat with no severe variations in slope occurring on site. No tree removal or extensive grading would be required as part of this project. The project site lies at approximately 780 feet above sea level. The topography in the vicinity is moderately hilly with two high points near the project site to the east and to the west. The Oak Ridge High School is located within an area of Naturally Occurring Asbestos (NOA). Areas of NOA have been identified primarily in the northwest portions of the school site. The project location is on the east side of the school outside of NOA areas. The project would be required to adhere to the NOA Operation and Maintenance Plan prepared for the school.

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

1. El Dorado County Building Department: Building Permits
2. El Dorado County Department of Transportation: Grading Permits
3. El Dorado County Air Quality Management District: Asbestos Mitigation Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture 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: November 3, 2006

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: November 3, 2006

Printed Name: Gina Hunter 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 T-Mobile to be located at the Oak Ridge High School in the El Dorado Hills Community Region (proposed project).

Project Location and Surrounding Land Uses

The 38.09-acre project site is located at 1120 Harvard Way 300 feet west of the intersection with Silva Valley Parkway. Access to the proposed wireless facility from Harvard Way through the existing parking lot. The parcel site is an existing high school. The wireless facility will be constructed in the football stadium area located in the southeast area of the high school adjacent to Silva Valley Parkway. The football stadium is currently illuminated by 4 light standards with lights installed at 60 feet in height.

The high school is surrounded by single family residential development. To the northeast is an existing elementary school site.

Project Characteristics

The project would consist of replacement of an existing 60 foot tall light standard that provides nighttime lighting for the football field. The existing lights are mounted at 60 feet with two banks of lights totaling ten light fixtures on the light standard. A new 80 foot tall light standard would be replaced and new 13 would be lights installed at 80 feet.

The wireless facility would consist of three, eight-foot tall antennas that would be mounted at 70 feet. A 260 square feet lease area would be located next to the light standard and would include ground mounted equipment.

1. Transportation/Circulation/Parking

Access to the project site would be through the Oak Ridge High School Parking lot. A 12-foot wide approximately 500 foot long access and utility easement has been proposed that would extend from the Harvard Way parking lot entrance to the project site. The wireless facility would be unmanned and would not require permanent parking.

2. Utilities and Infrastructure

The project does not require water, sewer or drainage improvements. Power utilities and telephone service would be extended to the proposed site from a power and telecommunications pole within a 5 foot utility easement. An additional 12 foot wide utilities easement has been proposed to extend beneath the bleachers to connect to another proposed cellular facility located on the opposite end of the stadium bleachers.

3. Visual Elements and Landscaping

The proposed site is the existing football stadium. The proposed cellular facility would be installed on a light standard. The ground mounted equipment would be contained within a chain link fence which included green painted PVC slats to screen the equipment from view. No landscaping is proposed for the project.

4. Population

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

5. Construction Considerations

Construction would consist on the removal of the existing 60 foot light standard and installation of a new 80 foot light standard and of the cellular facility. Trenching would be required to extend utility service to the project parcel. The parking lot is existing and no grading and construction would be associated with creating access to the site.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new wireless facility for T-Mobile that would include a 80 foot light standard and ground mounted equipment located in a 260 square foot lease area.

- a. **Scenic Vista.** The project site and the lease area are located on the north side of the football stadium bleachers at the Oak Ridge High School. The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact.
- b. **Scenic Resources.** The project site is not located within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.² There are single family residences built on the project parcel and surrounding parcels. The ground mounted equipment would be located adjacent to the stadium bleachers. The proposed wireless antennas would be mounted on a new 80-foot tall light standard. All proposed wireless facility equipment would match the existing football stadium bleachers and light standards. There would be no impact.
- c. **Visual Quality.** The Oak Ridge High School football stadium currently has four 60-foot tall light standards installed. The project will involve the replace of one of the existing light standards and installation of a new, 80-foot tall light standard. Wireless antennas will be located on a new 80-foot light standard. The wireless antennas will be painted to match the color of the light standard. The proposed ground mounted equipment will be located within a fenced lease area located adjacent to the existing stadium bleachers. The wireless facility will match the existing bleachers and light standards at the football stadium. There would be no impact.

¹ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

² California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- d. **Light and Glare.** The proposed wireless facility would involve the removal of the existing 60 foot tall light standards and installation of a new 80-foot tall light standard. New lights would be installed at 80 feet. The new light standards would increase the height of the lights from 60 feet to 80 feet and increase the number of light fixtures from 10 to 13.

The increase in height of the light standards will increase the ability of the lights to reduce the impacts of glare and light spill in the vicinity. An increase in height produces a steeper angle of incidence on the playing field. The increased angle of the light would allow the light to shine directly downward reducing the impacts to land uses in the vicinity.

Additionally, the lights incorporate design measures which would reduce the negative impacts in the project vicinity caused by glare. The lights would be constructed with a reflective insert built into the light. This would direct light downward onto the playing field.

Visors would be installed above the lights which would also direct light downward onto the playing field. Shielding is incorporated into the lighting design which prevents lighting to impact land uses behind the lights. The existing lights in use at the football stadium do not incorporate any of these design measures to reduce glare in the project vicinity.

The existing lights at the football stadium do not incorporate any of the glare reduction design elements. The installation of the new light standard and the new light fixtures would provide a benefit in the vicinity by reducing the nighttime effects caused by the existing lights. Impacts would be less than significant.

Finding

No impacts to views and viewsheds are expected with the development of the T-Mobile 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- 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 not considered to be “Prime Farmland” nor is there properties designated as being within the Agricultural (A) General Plan land use overlay district area adjacent to the project site. 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.
 - 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.
 - c. **Non-Agricultural Use.** The site is classified as other farmland under the Farmland Mapping Program; however, there are no agricultural operations or lands designated for agricultural uses present.³ There would be no impact.

Finding

No impacts to agricultural land are expected with the development of the T-Mobile 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. Would the project:			
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

³ State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a-c.

Air Quality Plan and Standards. The Oak Ridge High School site is located in an area of Naturally Occurring Asbestos. The El Dorado Union High School District has implemented the ‘Oak Ridge High School Naturally Occurring Asbestos Mitigation Work Plan’ and the ‘El Dorado Union High School District Oak Ridge High School Naturally Occurring Asbestos (NOA) Operations and Maintenance Plan.’ The asbestos plans include mitigations and monitoring programs managing areas of NOA at the school site.

The Air Quality Management District (AQMD) has reviewed the project and has determined that this project may have a significant impact on air quality. AQMD has required that the project file an Asbestos Dust Mitigation Plan prior to project construction. Additionally, the District has required that the project comply with the requirements of the NOA Operations and Maintenance Plan. The project has been conditions to require compliance with the NOA Operations and Maintenance Plan and with other requirements from AQMD. Compliance with the NOA Operations and Maintenance Plan along with AQMD district rules will reduce the potential impacts to air quality to a less than significant level.

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. Impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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;
- 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 is not located within an area containing sensitive habitats or special-status species.⁴ There would be no impact

Finding

No impacts from biological resources are expected with the development of the T-Mobile 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

⁴ 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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Discussion:

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

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

a-d. No cultural assessment was needed for this project. The project site has been previously graded in conjunction with construction of the high school. There would be no impact.

Finding

Based upon the cultural resource study prepared for the site, it is determined that there would be no impact to cultural resources. 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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Discussion:

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

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

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.⁵ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁶ 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 with the buffer zone 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.⁷

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.⁸ 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.⁹

⁵ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003*, p.5.9-29.

⁶ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

⁷ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, p.5.9-5.

⁸ 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>)

⁹ 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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The project site flat to gently sloped and situated on a knoll in gently rolling terrain; there would be no risk of landslide.

Development of the project would result in an unoccupied ground equipment shelter and cell tower situated in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. Impacts would be less than significant.

- 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. 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 contains Auburn Silt Loam soils. These soils are listed as having low to moderate 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. No septic system use is necessary for the project. There would be no impact.

Finding

No significant geophysical impacts are expected from the T-Mobile 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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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. 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 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:

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

Based on the proposed T-Mobile Radio Frequency Analysis, (Diamond Services, T-Mobile, January 2006), analysis and computation, the maximum public RF exposure from this site, with all channels on antennas from both facilities operating at full capacity power density at this location is .22% of the maximum power density established by the FCC.¹⁰ Impacts would be less than significant.

- c. **Hazardous Emissions.** The project will be located at the Oak Ridge High School site. No hazardous waste or materials are proposed with the cellular facility. Use of hazardous waste is subject to a hazardous waste permit issued by the Department of Environmental Management. Impacts would be less than significant.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹¹ 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 Harvard Way 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.
- 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 “Moderate”. 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 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.

¹⁰ Radio Frequency Analysis Proposed T-Mobile Site No. SC-14329, Diamond Services, January 18,2006.

¹¹ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, <http://www.dtsc.ca.gov/database/Calsites/>,

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

No Hazards or Hazardous conditions are expected with the development of the T-Mobile 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

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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	<u>No impact</u>
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- 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. 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 project site is developed with the existing High School facilities in operation. The proposed wireless facility will not alter the existing drainage pattern. 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.

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, tsunamis, 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.

FIRM. The Flood Insurance Rate Map (Panel No. 06040 0687 D) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Finding

No significant hydrological impacts are expected with the development of the T-Mobile cellular facility either directly or indirectly. For this “Hydrology” 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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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 One-Family Residential (R1) 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 Public Facility (PF) 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.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is not located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. There would be no impact.

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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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.¹² There are no MRZ-2-classified areas within or adjacent to the project site¹³, 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.¹⁴ 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 T-Mobile cellular facility either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

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	

¹² California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹³ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹⁴ 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	<u>No impact</u>
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XI. NOISE. <i>Would the project result in:</i>			
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 adjoins Harvard Way. Construction of the facility would consist of moderate grading for the driveway and pad, setting the light standard, 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. (T-Mobile Shelter/AC Units Sound Pressure Graph were provided analyzing noise levels at the site). The distance to the nearest property line from the project site is over 300 feet. Potential noise levels at the property line would not exceed the thresholds for noise established by the El Dorado County General Plan. Routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along Harvard Way with the addition of the maintenance vehicle(s) would not be measurable. Short-term and long-term impacts would be less than significant.

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 T-Mobile 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. POPULATION AND HOUSING. <i>Would the project:</i>			
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 T-Mobile 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 T-Mobile cellular facility either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- 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 served by the El Dorado Hills Fire Department. 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 cellular facility equipment shelter is equipped with a smoke detection system which is monitored by a private contractor. Additionally, fire extinguishers will be mounted near the equipment shelter. The existing access road has an all weather surface. The 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.

Finding

As discussed above, no significant impacts are expected to public services with the T-Mobile 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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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 T-Mobile cellular facility either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

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 Harvard Way 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. There would be no impact

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- c. **Air Traffic Patterns.** The project site is not within an airport safety zone. The 80 foot light standard 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.
- d. **Hazards.** The project site is readily accessible from Harvard Way. Delivery of the facility components during the construction period or routine maintenance visits would not involve frequent or substantial number of turning movements onto Pony Express Trail 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. There would be no impact
- e. **Emergency Access.** The project site is accessible from Harvard Way with no through access. Project construction, including staging, would occur entirely on-site. There would be no disruption of emergency access to and from Harvard Way. 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 T-Mobile 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. There would be no impact.

Finding

No significant utility and service system impacts are expected with the T-Mobile 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:

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 effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV). There would be no impact.
- 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.
- 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 Analysis Proposed T-Mobile Site No. SC-14329, Diamond Services, January 18, 2006.

WH/WA421 Outdoor Sound Pressure Graph. T-Mobile, December 2005