

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: December 14, 2006

Item No.: 7.b.

Staff: Jonathan Fong

SPECIAL USE PERMIT

FILE NUMBER: S05-0046

APPLICANT: Nextel Communications

PROPERTY OWNER: El Dorado High School District

REQUEST: Special use permit request to allow the construction of a wireless telecommunications facility to include the removal of an existing 60-foot light standard and installation of a new 80-foot 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.

LOCATION: 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. (Exhibit A)

APN: 121-190-22

ACREAGE: 30.087 acres

GENERAL PLAN: One-family Residential (R1) (Exhibit C)

ZONING: Public Facility (PF) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: Nextel Communications has previously submitted an application to construct a wireless facility in the vicinity. Special Use Permit S98-0026 was submitted on October 1, 1998, to

construct a Nextel wireless facility on the EID water tower located on the west side of Silva Valley Parkway in the vicinity of the project parcel. S98-0026 was heard at the February 25, 1999, Planning Commission hearing and was continued due to the General Plan lawsuit.

The applicants withdrew their application after being unable to secure legal access to the EID water tower through Serrano/Village B, Unit 4.

Special Use Permit S05-0046 was submitted on December 1, 2005, to construct a T-Mobile wireless facility at the Oak Ridge High School (ORHS) football stadium. The applicant has proposed to locate an additional wireless facility on the south end of the stadium bleachers. The T-Mobile facility would install a new 80-foot light standard which would be identical to the Nextel light standard proposal. The T-Mobile facility has been submitted under a different use permit and is not part of this application. The T-Mobile wireless facility is shown in the project elevations included as Exhibit D.

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

Project Description: Special Use Permit S05-0046 is a request to construct and operate a new wireless telecommunications facility. The project would include the replacement of an existing 60-foot tall pole and installation of a new 80-foot tall pole. The new light standard would include a total of 13 light fixtures which would be mounted at 80 feet on the new pole. The lights would be mounted in two banks, seven lights on the top bank and six mounted directly below. Project elevations have been included as Exhibit D of this staff report.

The proposed cellular facility would include mounting three, eight-foot tall antennas at 70 feet. A 20 by 25 foot lease area would include ground mounted equipment located approximately three feet west of the new light standard. The equipment shelter and lease area would be enclosed by a six-foot high chain link fence which includes green painted slats to screen the ground mounted equipment from view.

The light standard would provide nighttime illumination for the existing ORHS Football Stadium. The new light pole and wireless facility would be located on the north end of the existing stadium bleachers. The lease area is to be located approximately three feet from the light standard and connected via an underground coaxial cable.

Two utility easements have been proposed to provide utilities services to the project site. A five-foot utility easement would extend east from the project site to a utility pole located in the northeast corner of the football stadium near Silva Valley Parkway. Another 12-foot utility easement has been proposed beneath the stadium bleachers that would connect to the proposed T-Mobile wireless facility (S05-0045).

Construction would occur Monday thru Friday between the hours of 7:00 a.m. to 7:00 p.m. or by conditions determined by the Planning Commission. The typical construction period for this type of

project would be one month. Post construction, a monthly visit would be expected by a Nextel representative to service the facility.

The applicant has proposed a 12-foot access and utility easement from Harvard Way to the project site. The access and utility easement would cross the existing parking lot and would be accessed from Harvard Way through the existing parking lot encroachment.

Project Issues: The following issues have been raised during review of the project:

- Naturally Occurring Asbestos (NOA)
- Lighting

Naturally Occurring Asbestos: Oak Ridge High School is located in an area of Naturally Occurring Asbestos (NOA). The *El Dorado Union High School Naturally Occurring Asbestos (NOA) Operations and Maintenance (O&M) Plan*, prepared in December 2003, establishes the El Dorado Union High School District policy for managing NOA at the ORHS. The proposed project site for the wireless facility is outside of the area known to contain NOA. However, the O&M Plan requires that any construction activity at the high school comply with the O&M Plan.

The wireless facility is to be located at the football stadium. Review of the NOA map for ORHS indicates that the primary areas of NOA are on the west side of the campus. The football stadium is on the west side of campus outside of known areas of NOA. Compliance with the O&M Plan will minimize asbestos related impacts.

Lights: The El Dorado Hills Area Planning Advisory Committee (APAC) commented on June 16, 2006, recommending denial of the project. The APAC was concerned that the additional height of the lights would create additional negative impacts in the vicinity.

After additional lighting information was supplied to the APAC from the applicant, a follow-up letter was issued on August 22, 2006, recommending approval of the lighting.

Site Description: The high school is located approximately 780 feet above mean sea level. The football stadium is located in the southwest corner of the school site adjacent to Silva Valley Drive. Single family residences abut the property on all sides.

Four, 60-foot tall light standard poles currently provide nighttime illumination for the football stadium. The existing lights are mounted at 60 feet on each of the poles. The lights are mounted in two banks, five lights mounted on the top bank and four mounted directly below. The lights do not incorporate any shielding measures to direct glare towards the playing field.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	PF	Oak Ridge High School
North	R1	AP	Single-family residences
South	R1	AP	Single-family residences
East	R1	AP	Single-family residences
West	R1	HDR	Single-family residences

The high school site is surrounded by single family residential development.

General Plan: The General Plan designation of the subject site is Public Facility (PF). This land use designation establishes publicly-owned lands used for public facilities. The wireless facility would be located on an 80 foot light standard which would provide nighttime illumination for the football stadium.

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

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

The wireless facility has been designed to minimize the effects on adjacent properties. The antennas will be mounted on the new light standard and painted to match. The ground mounted equipment will be enclosed in a chain link fence with green colored slat inserts.

General Plan Policy 2.8.1.1 requires limits to excess nighttime light and glare. Directional shielding should be incorporate into lighting designs.

The applicants have provided lighting information explaining how the lights would reduce the light impacts in the vicinity. This information has been included with this staff report as Exhibit I.

As described in the supplemental lighting information, increasing the height of lights reduces the potential for excess light or spill to affect surrounding land uses. By increasing the pole height, the lights can be mounted at a steeper angle which positions the light directly downward onto the playing field. The steeper angle reduces the spill that would occur from a lower pole height.

The applicant has also supplied design information explaining how the new lights will reduce glare. One reduction measure involves a reflective insert that is placed in the lower half of the light. This insert helps to redirect light down towards the playing field. Use of the insert reduces the amount of light that reflects upwards and contributes to glare.

Another glare reduction measure is the use of reflective visors mounted above each light. The visors further reduce the amount of glare by reflecting more of the ambient light downwards toward the playing field. Back shields can also be used which reflect any potential light from effecting land uses located behind the lights.

The existing lights do not incorporate any of these design elements. Installation of the new light standards will provide a benefit in the community by using updated design features. These features will reduce the amount of excess light in the area.

The wireless facility will blend in with the existing structures at the school site. The new light standard will resemble the existing lights in the area. The ground mounted equipment will be located next to the existing stadium bleachers. As proposed, the project is consistent with the general plan.

Zoning: Pursuant to County Code Section 17.14.200(D) (5) (b) Wireless Facilities are permitted in the Public Facility (PF) Zone District upon approval of a special use permit. Furthermore, Section 17.22.540 (A) requires findings to be made prior to approval of a special use permit.

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

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

Section 17.14.200(E) through (J) of the County Code requires that all wireless communication facilities meet certain criteria. .

- a. **Screening:** The applicant is proposing to install a new 80-foot tall light standard and mount antennas at 60 feet on the pole. Visual simulations of the wireless facility have been submitted (Exhibit E). As illustrated in the simulations, the antennas will match the light standard pole and ground equipment will be screened from view.
- b. **Setbacks:** The light standard and wireless facility will be installed in the football stadium. The nearest property line is east of the project where the school site abuts Silva Valley Parkway. The east property boundary is over 350 feet from the project site. As proposed, the project meets all required setbacks.
- c. **Maintenance:** Maintenance personnel would visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper

operation. The project has been conditioned to require that the colors and materials of the light standard and equipment shelter be maintained at all times and consistent with the features depicted in the visual simulations.

- d. Radiofrequency Radiation (RF) Requirement: Based on the proposed Nextel facility Radio Frequency Analysis, (Jeff Lafazan, RF Engineer, Nextel Communications, October 12, 2005), 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 66.04 uW/cm^2 at the base of the tower. The maximum allowable RF exposure is approximately 567 uW/cm^2 . This is less approximately 11.6 percent of the maximum power density established by the FCC. Therefore, the risk of release of hazardous materials or emissions to the public is remote.
- e. Availability: Section 17.14.200(H) requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The project has been designed to allow for two additional wireless providers.
- f. Unused Facilities: Section 17.14.200(I) requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned. The project has been conditioned to comply with this requirement.
- g. Other Permit Requirements: Section 17.14.200(J) states certain notification requirements for projects located within 1000 feet of a school or in subdivisions governed by CC&Rs. The project is located on a school site. The El Dorado Union High School District has been notified of the project and is not opposed.

Section 17.14.170 requires that outdoor lighting be designed to control glare and minimize negative effects in the area. As discussed in the lighting section above, the new light standards conform to the requirements of the zoning ordinance. As discussed in the Lighting section above, the design of the lighting conforms to the General Plan and the zoning ordinance.

After review of the submitted site plan and visual simulations, it has been determined that the proposed project meets the standards of the zoning ordinance.

Agency and Public Comments: The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office. These comments have been included in the Conditions of Approval included as Attachment 1 of this staff report.

Environmental Management Department Air Quality Management District (AQMD);
Environmental Management Hazardous Wastes Division; and
El Dorado Hills Area Planning Advisory Committee (APAC).

The following agencies were solicited for comments and either did not respond with concerns or responded they had no recommended conditions of approval:

El Dorado Hills Community Services District
El Dorado Hills Fire Department
El Dorado County Department of Transportation

Copies of the responding agency's written comments are available at the Planning Services office.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit G) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

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

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff; and
2. Approve Special Use Permit S05-0046 subject to the Conditions of Approval in Attachment 1 and Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity/A.P.N.
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan/Elevations
Exhibit E	Visual Simulations
Exhibit F	Justification Statement
Exhibit G	Initial Study
Exhibit H	Letter from APAC
Exhibit I	Supplemental Lighting Information

ATTACHMENT 1 **CONDITIONS OF APPROVAL**

FILE NUMBER S05-0046

El Dorado County Planning Department

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

The project description is as follows: The project would involve the construction and operation of a new wireless telecommunications facility. The project would include the replacement of an existing 60-foot tall pole and installation of a new 80-foot tall pole. The new light standard would include a total of 13 light fixtures which would be mounted at 80 feet on the new pole. The lights would be mounted in two banks- seven lights on the top bank and six mounted directly below.

The proposed cellular facility would include mounting three, eight-foot tall antennas mounted at 70 feet. A 20 by 25 foot lease area would include ground mounted equipment located approximately three feet west of the new light standard. The equipment shelter and lease area would be enclosed by a six foot high chain link fence which includes green painted slats to screen the ground mounted equipment from view.

The new light pole and wireless facility would be located on the north end of the existing stadium bleachers. The lease area is to be located approximately three feet from the light standard and connected via an underground coaxial cable.

Two utility easements have been proposed to provide utility services to the project site. A five-foot utility easement would extend east from the project site to a utility pole located in the northeast corner of the football stadium near Silva Valley Parkway. Another 12-foot utility easement has been proposed beneath the stadium bleachers which and would to the proposed T-Mobile wireless facility (S05-0045).

A 12-foot wide access and utility easement is proposed to provide vehicular access to the project site. The easement would cross the high school parking lot and end at parking lot encroachment on Harvard Way.

Construction would occur Monday thru Friday between the hours of 7:00 a.m. to 7:00 p.m. or by conditions determined by the Planning Commission. The typical construction period is one month. Post construction, a monthly visit is expected by a Nextel representative to service the facility.

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.
4. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas and that there shall not be any increase overall height of the light standard.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by to Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning Services or designee to cover the cost of processing a five-year review.
9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant

and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
11. Prior to commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.

El Dorado County Environmental Management Air Quality Management District:

12. The project shall comply with District rules regulating impacts to air quality. An Asbestos Dust Mitigation Plan shall be submitted to the District with the applicable fee. The District shall review and approve the application prior to start of project construction.
13. The project shall comply with the El Dorado Union High School District Oak Ridge High School Naturally Occurring Asbestos Operation and Maintenance Plan. The District shall verify compliance with the Plan prior to issuance of a building permit.

El Dorado County Environmental Management Department/Hazardous Materials Division:

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

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S05-0046

Special Use Permit S05-0046 is a request to construct a new wireless facility at the Oak Ridge High School football stadium in the El Dorado Hills Community Region. The project would involve the removal of an existing 60-foot light standard and the installation of a new 80-foot tall light standard. Three eight-foot tall antennas would be mounted at 70 feet. Ground mounted equipment would be installed within a 20 by 25 foot lease area. The Special Use Permit may be approved or conditionally approved based on the following findings:

1.0 CEQA Findings:

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 Special Use Permit Findings:

- 2.1 The issuance of the permit is consistent with the General Plan because the proposed wireless facility would blend in with the existing structures located at the football stadium. The wireless antennas would be painted to match the new light standard. Ground mounted equipment would be enclosed by fencing which is consistent with the adjacent stadium bleachers. Furthermore, the new light standards will reduce the amount of glare in the vicinity produced by the use of the stadium lights.
- 2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood because the project would create emissions that would be incompatible with surrounding land uses. The radio frequency created by the project would

not exceed established thresholds and the new light lighting would reduce the amount of glare in the project vicinity.

- 2.3 The proposed use is specifically permitted by special use permit pursuant to this Title. Section 17.14.200 5B. of the Zoning Ordinance establishes in the Public Facilities (PF) zone district wireless facilities are subject to approval of a Special Use Permit by the Planning Commission.

3.0 Administrative Findings:

- 3.1 The proposed use is consistent with the Zoning Ordinance which establishes development standards for wireless facilities. As proposed the Nextel wireless facility meets these requirements.

The proposed cellular facility will be a multi-carrier facility which will enable an additional two wireless carriers to locate on the light standard once constructed. The proposed wireless antennas will be painted a non-reflective color to match the light standard. The ground mounted equipment will be enclosed within a fenced area to screen the equipment from view. The wireless facility has been designed to blend in with the existing structures located at the football stadium site.

Section 17.14.170 of the Zoning Ordinance establishes standards for outdoor lighting. New lighting should be designed and constructed in a manner that minimizes the negative impacts of glare on adjacent properties.

The new light standards would utilize newer technology than the lights currently in use. The proposed lights will incorporate hood features above the lights that would redirect potential glare downward onto the playing field. The increased height of the lights would enable the lighting to project downward at a steeper angle than the existing lights. The increased angle would minimize the potential for glare to negatively affect surrounding properties.



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Special Use Permit S05-0046/Nextel Stonegate CA-1390B

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: Nextel Communications
2180 Harvard Street Suite 100 Sacramento, CA 95815

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 20 by 25 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 Nextel Communications 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 500 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 Nextel Communications that would include a 80 foot light standard and ground mounted equipment located in a 20 by 25 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 Nextel Communications 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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is 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 Nextel Communications 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:

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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A substantial adverse effect on Air Quality would occur if:

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

a-c.

Air Quality Plan and Standards. 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				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>			
Service?			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- 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 Nextel Communications 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			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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V. CULTURAL RESOURCES. <i>Would the project:</i>			
resource pursuant to Section 15064.5?			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion:

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

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

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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

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

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

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.*

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

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 Nextel Communications 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
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:

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

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 Nextel facility Radio Frequency Analysis, (Jeff Lafazan, RF Engineer, Nextel Communications, October 12, 2005), 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 66.04 uW/cm² at the base of the tower. This is less approximately 11.6% 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.

¹⁰ Radio Frequency (RF) Report for Nextel Communications (Site No. SC4812MC), Dan Neumann., Sr. RF Engineer, Nextel Communications, July 19, 2005.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- 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 be 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.

Finding

No Hazards or Hazardous conditions are expected with the development of the Nextel Communications 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				X

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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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
would result in substantial erosion or siltation on- or -off-site?			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- 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, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.
- 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 Nextel Communications cellular facility either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

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

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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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 Nextel Communications 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
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;

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	No impact
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- 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. (Nextel Communications 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 Nextel Communications cellular facility either directly or indirectly. For this “Noise” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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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 Nextel Communications 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 Nextel Communications 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;
- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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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 Nextel Communications cellular facility either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

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

Finding

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

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

Discussion:

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

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

a&b. **Capacity and Level of Service.** Construction of the proposed project would be limited to vehicles delivering facility components to the site for installation, which is expected to occur over a four to six-week period. Routine maintenance visits would occur on a monthly basis. The number of vehicles associated with construction and operation would represent a negligible increase to the vehicles per day that use 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

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No impact
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- d. **Hazards.** The project site is readily accessible from 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 Nextel Communications 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
h. Result in demand for expansion of power or telecommunications service			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>			
facilities without also including provisions to adequately accommodate the increased or expanded demand.			

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 Nextel Communications 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 Report for Nextel Communications site SC4812MC, Dan Neumann, dated July 19, 2005

WH/WA421 Outdoor Sound Pressure Graph. Nextel Communications, December 2005