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PLANNING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP23-0010

ASSESSOR'S PARCEL NO.(s) 117-084-005

PROJECT NAME/REQUEST: (Describe proposed use) Proposed Verizon wireless communications facility.
Verizon proposing to install a 97' monopole tower with antennas and ancillary equipment, three (3) radio cabinets,
a 30kW diesel generator and related utilities within a 40' x 32'-8" fenced communication site compound.

APPLICANT/AGENT Verizon (applicant) / Epic Wireless Group LLC (agent)

Mailing Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630
P.O. Box or Street City State & Zip

Phone (916) 755-2480 EMAIL: melissa.vios@epicwireless.net

PROPERTY OWNER Gold Rush Hill a CA LLC

Mailing Address 4994 Hillsdale Circle, El Dorado Hills, CA 95762
P.O. Box or Street City State & Zip

Phone () Office. (916) 933-3530 Mobile (916) 761-2924 EMAIL: Jeff@tri-square.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Streamline Engineering and Design, Inc.

Mailing Address 8445 Sierra College Blvd, Suite E, Granite Bay, CA 95746
P.O. Box or Street City State & Zip

Phone (916) 660-1930 EMAIL: kevin@streamlineeng.com

LOCATION: The property is located on the West side of Hillsdale Circle
N / E / W / S street or road

925 feet/miles southwest of the intersection with Robert J. Matthews Parkway
N / E / W / S major street or road

in the El Dorado Hills Industrial area. PROPERTY SIZE 2.0 acres
acreage / square footage

X [Signature] Date 3/30/23
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 3/31/23 Fee \$ 2,883.00 Receipt # E18828 Rec'd by PLBLD Census _____

Zoning RD-DC GPD R4D Supervisor Dist 2 Sec _____ Twn _____ Rng _____

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

CUP23-0010

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Letter of Authorization

TO: El Dorado County
RE: Application for Requisite Permitting
APN: 117-084-005-000
Property Address: 4994 Hillsdale Circle, El Dorado Hills, CA
Property Owner: Gold Rush Hill LLC, a California limited liability company
Verizon Site ID: 295540 / Golden Foothills

Property Owner does hereby appoint Cellco Partnership, d/b/a Verizon Wireless, its employees, agents, and contractors including Epic Wireless Group, as agent(s) for the purpose of applying and obtaining land use, planning, building permit or other necessary governmental requirements to construct, modify, maintain, and operate improvements to the property leased to Cellco Partnership, d/b/a Verizon Wireless for the purpose of operating and maintaining a wireless communications facility.

The undersigned understands that the requisite application(s) may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with as part of the issuance of such approvals and/or permits.

Signature of Property Owner: *Jeffrey T. Baggaley*
Printed Name: JEFFREY T. BAGGALEY
Date: 12/5/22

Jeffrey T. Baggaley
President



Tri-Square Construction Company, Inc.
4994 Hillsdale Circle
El Dorado Hills, CA 95762

Office | 916-933-3530
Fax | 916-933-3509
Cell | 916-761-2924

License B & C10 CA. 816574 / NV. B2 69225, C2 69263

CUP23-0010



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

Conditional/Minor Use Permit

REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|--------------|-------|-----|--|
| <u> X </u> | _____ | 1) | Application form, completed and signed. |
| <u> X </u> | _____ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <u> X </u> | _____ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <u> X </u> | _____ | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <u> X </u> | _____ | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <u> X </u> | _____ | 6) | Environmental Questionnaire form, completed and signed. |
| <u> X </u> | _____ | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <u> X </u> | _____ | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <u> X </u> | _____ | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| Not required | _____ | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

CUP23-0010

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

Not required _____ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

Not required _____ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:
_____ a) Percolation rate and location of test on 4.5 acres or smaller
_____ b) Depth of soil and location of test
_____ c) Depth of groundwater and location of test
_____ d) Direction and percent of slope of the ground
_____ e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
_____ f) Identify the area to be used for sewage disposal
_____ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

NA _____ 13) Preceding parcel map, final map, or record of survey, if any exists.

Not required _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)

Not required _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

_____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

Not required _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

- _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- Not required _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- Not required _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)
Applicant County

- _____ 1) Oak Resources Code Compliance Certificate.
- _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- _____ 5) Reason and objective for impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (√)
Applicant County

- _____ 1) Project name (if applicable).
- _____ 2) Name, address of applicant and designer (if applicable).

- _____ 3) Date, north arrow, and scale.
- _____ 4) Entire parcel of land showing perimeter with dimensions.
- _____ 5) All roads, alleys, streets, and their names.
- _____ 6) Location of easements, their purpose and width.
- _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- _____ 10) Total gross square footage of proposed buildings.
- _____ 11) Proposed/existing fences or walls.
- _____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- _____ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards) .
- _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- _____ 16) Existing/proposed fire hydrants.
- _____ 17) Tentative subdivision or parcel map (if applicable).
- _____ 18) Public uses (schools, parks, etc.)
- _____ 19) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).
- _____ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- _____ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)
Applicant County

- X _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- X _____ 2) Note quantity/type of trees to be removed.
- X _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- X _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- X _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)
Applicant County

- NA - No _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
grading
- required _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill. _____

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)
Applicant County

- _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number CUP23-0010
Date Filed 3/31/23

Project Title Verizon wireless communications facility Lead Agency Planning Department
Name of Owner Gold Rush Hill a CA LLC Telephone (916) 933-3530 (office)
Address 4994 Hillside Circle, El Dorado Hills, CA 95762
Name of Applicant Epic Wireless Group LLC as agent for Verizon (applicant) Telephone (916) 755-2480
Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630
Project Location 4994 Hillside Circle, El Dorado Hills, CA 95630
Assessor's Parcel Number(s) 117-084-005 Acreage 2.0 Zoning _____

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Proposed Verizon wireless communications facility.
Verizon proposing to install a 97' monopole tower with antennas and ancillary equipment, three (3) radio cabinets, a 30kW diesel generator and related utilities within a 40' x 32'-8" fenced communication site compound.

2. What is the number of units/parcels proposed? None; existing 2.0 acre parcel

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

CUP23-0010

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No.
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
930' to the west Name of the water body? Drainage channel
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No.
9. Will the project result in the physical alteration of a natural body of water or drainage way? No.
If so, in what way? _____
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No.

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Zero (none). Developed warehouse property.
12. How many trees of 6-inch diameter will be removed when this project is implemented?
Zero (none)

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? 350' (fire hydrant at front yard of subject property on Hillsdale Circle)
15. What is the distance to the nearest fire station? Approximately 2,000' (Fire Station 87)
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes - industrial area
If so, how far? Immediately adjacent
19. What types of noise would be created by the establishment of this land use, both during and after construction? None other than HVAC and emergency generator engine noise.
(The generator is intended for emergency use for backup power in the event of a power outage and/or power shutdown).

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No

36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

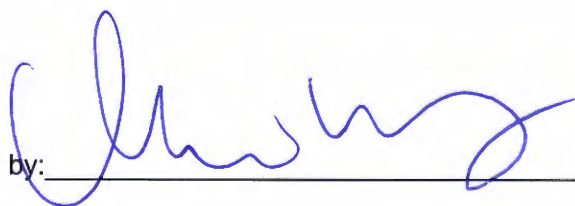
None

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

None

Form Completed by: _____



Date: _____

3/30/23



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667
Date Received by Transportation Planning: _____

Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us

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Applicant Information:

Name: Epic Wireless Group LLC for Verizon Phone #: _____
Address: 605 Coolidge Drive, Suite 100, Folsom, CA 95630 Email: _____

Project Information:

Name of Project: Verizon wireless communications facility Planning Number: CUP23-0010
Project Location: 4994 Hillside Circle, El Dorado Hills, CA Bldg Size: _____
APN(s): 117-084-005-000 Project Planner: _____
Number of units: _____

Description of Project: (Use, Number of Units, Building Size, etc.)

Proposed unmanned Verizon wireless communications facility to include a new 97' monopine tower with antennas and ancillary equipment, radio cabinets and an emergency standby generator mounted on concrete pads and associated utilities (power/telco), within a 40' x 32'-8" fenced communication site compound.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 12,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 12,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 50,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 60,000 square feet or less for mini-storage |
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

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Golden Foothills

4994 Hillsdale Circle
El Dorado Hills, CA 95762



Site #295540

Aerial photograph showing the viewpoints for the photosimulations.



CUP23-0010

1



Stationary drone for height and placement

Existing

Photosimulation of the view looking northeast from the intersection of Palmdale Road at Carson Crossing Road.

Golden Foothills

4994 Hillsdale Circle
El Dorado Hills, CA 95762

verizon✓

Site #295540



Proposed 100 ft monopine

Proposed



Existing

Photosimulation of the view looking south from the nearest point along Golden Foothill Parkway.

Golden Foothills

4994 Hillsdale Circle
El Dorado Hills, CA 95762

verizon ✓

Site #295540



Proposed

3

Stationary drone for height and placement



Existing

Golden Foothills

4994 Hillsdale Circle
El Dorado Hills, CA 95762

Photosimulation of the view looking southwest from Hillsdale Circle, in front of the subject property.

verizon ✓

Site #295540

Proposed 100 ft monopine



Proposed

4



Existing

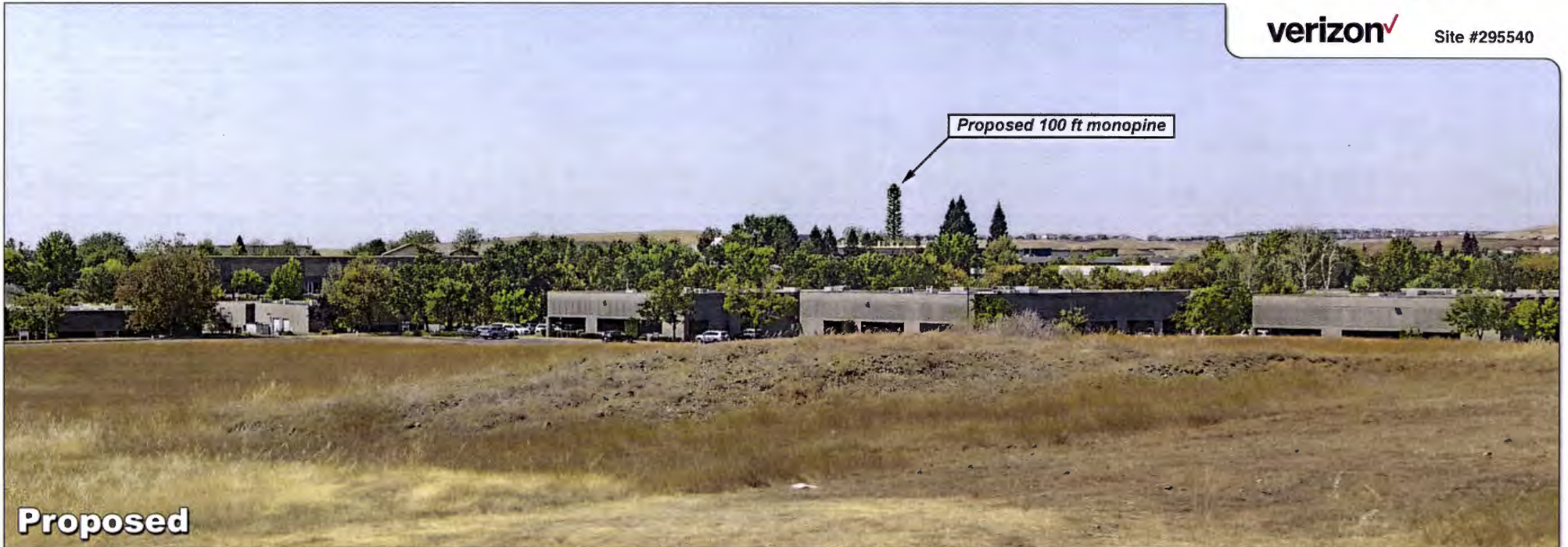
Photosimulation of the view looking west from Latrobe Road.

Golden Foothills

4994 Hillside Circle
El Dorado Hills, CA 95762

verizon✓

Site #295540



Proposed

Proposed 100 ft monopine

5

Stationary drone for height and placement



Existing

Photosimulation of the view looking north-northeast along Carson Crossing Road.

Golden Foothills

4994 Hillsdale Circle
El Dorado Hills, CA 95762

verizon✓

Site #295540

Proposed 100 ft monopine



Proposed



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Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name: Golden Foothills	Site Structure Type: Monopine
Address: 4994 Hillsdale Circle El Dorado Hills, CA 95762	Latitude: 38.62461
Report Date: September 9, 2022	Longitude: -121.06307
	Project: Modification

Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Golden Foothills installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

Certification

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



David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838

General Summary

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

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

Table 1: FCC Limits

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

f=Frequency (MHz)

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

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

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

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

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

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

Analysis

Verizon Wireless proposes the following installation at this location:

- INSTALL (12) ANTENNAS.
- INSTALL (9) RADIOS @ THE ANTENNAS.

The antennas will be mounted on a 97' Monopine with centerlines 84', 92', and 93.7' above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRU's and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 15.0285% of the FCC General Population limits. Incident at adjacent

buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 26.206% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	65	0	65	6	40	2	0	12.31	1362	2234	92
1	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	65	0	60	6	40	2	0	12.63	1466	2405	92
1	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	65	0	69	6	20	4	0	15.61	2911	4776	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	65	0	65	6	40	2	0	12.31	1362	2234	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	65	0	60	6	40	2	0	12.63	1466	2405	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	65	0	64	6	40	4	0	16.36	6920	11353	92
2	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	65	0	64	6	20	4	0	16.36	3460	5677	92
3	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	65	0	69	6	0	0	0	15.61	0	0	92
4	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	65	0	11	2.8	320	1	0	23.55	72469	118891	93.7
5	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	700	185	0	65	6	40	2	0	12.33	1368	2244	92
5	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	850	185	0	60	6	40	2	0	12.63	1466	2405	92
5	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	185	0	69	6	20	4	0	15.61	2911	4776	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	700	185	0	65	6	40	2	0	12.33	1368	2244	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 04DT	850	185	0	60	6	40	2	0	12.63	1466	2405	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	185	0	64	6	40	4	0	16.36	6920	11353	92
6	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	185	0	64	6	20	4	0	16.36	3460	5677	92
7	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	185	0	69	6	0	0	0	15.61	0	0	92
8	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	185	0	11	2.8	320	1	0	23.55	72469	118891	93.7
9	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	700	305	0	65	6	40	2	0	12.31	1362	2234	92
9	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	305	0	60	6	40	2	0	12.63	1466	2405	92
9	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	305	0	69	6	20	4	0	15.61	2911	4776	92
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10	Verizon	COMMSCOPE	NHH-65B-R2B 03DT	850	305	0	60	6	40	2	0	12.63	1466	2405	92
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10	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	2100	305	0	64	6	20	4	0	16.36	3460	5677	92
11	Verizon	COMMSCOPE	NHH-65B-R2B 02DT	1900	305	0	69	6	0	0	0	15.61	0	0	92
12	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	305	0	11	2.8	320	1	0	23.55	72469	118891	93.7
13	Verizon	ANDREW	VHLP4-11	11000	0	0	1.5	4	0.2	1	0	38.7	1462	2399	84

Notes: Table depicts recommended operating parameters for Verizon Wireless proposed operations.

2023 MAR 31 PM 2:11
RECEIVED
PLANNING DEPARTMENT

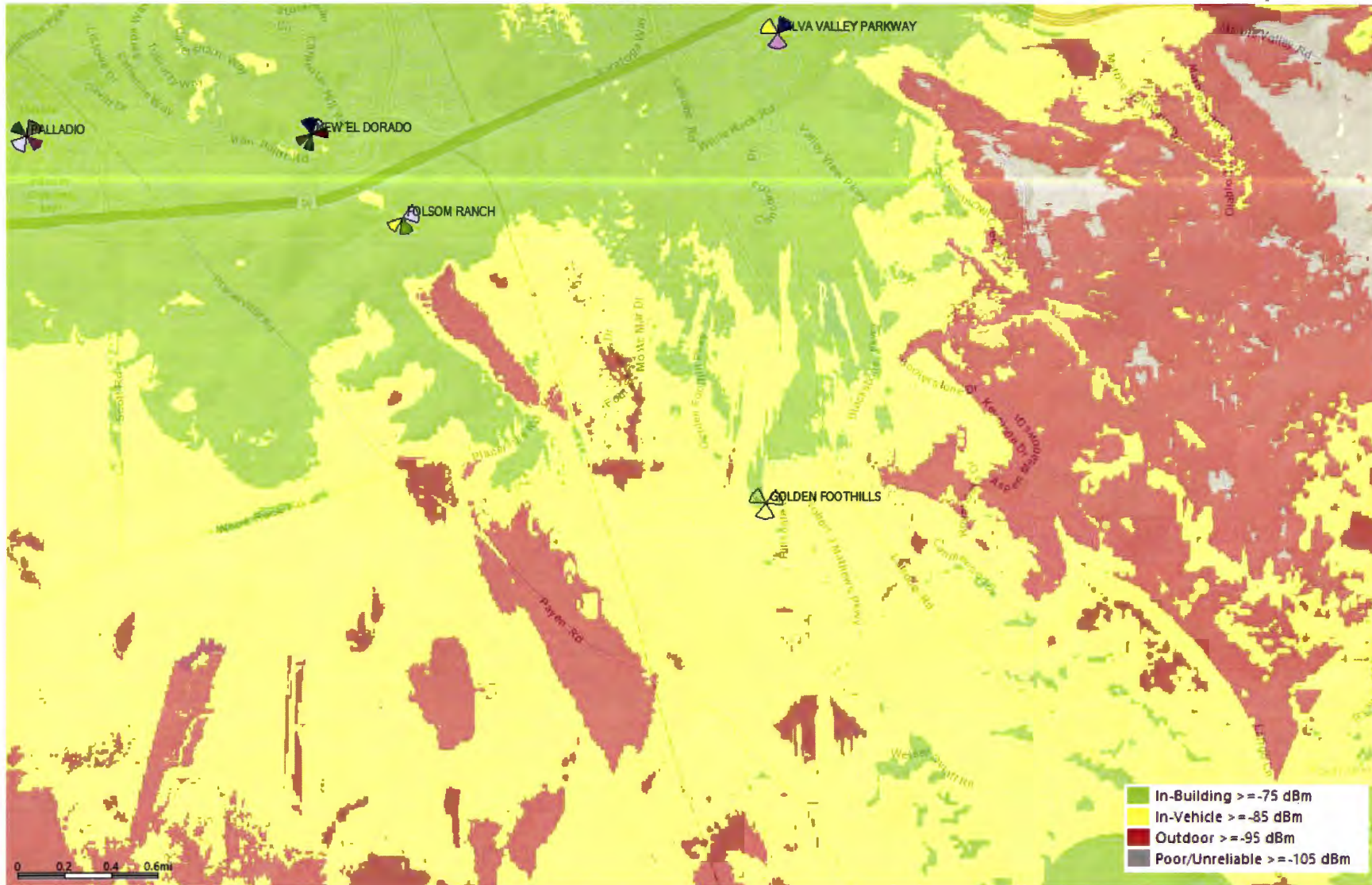
700 COVERAGE



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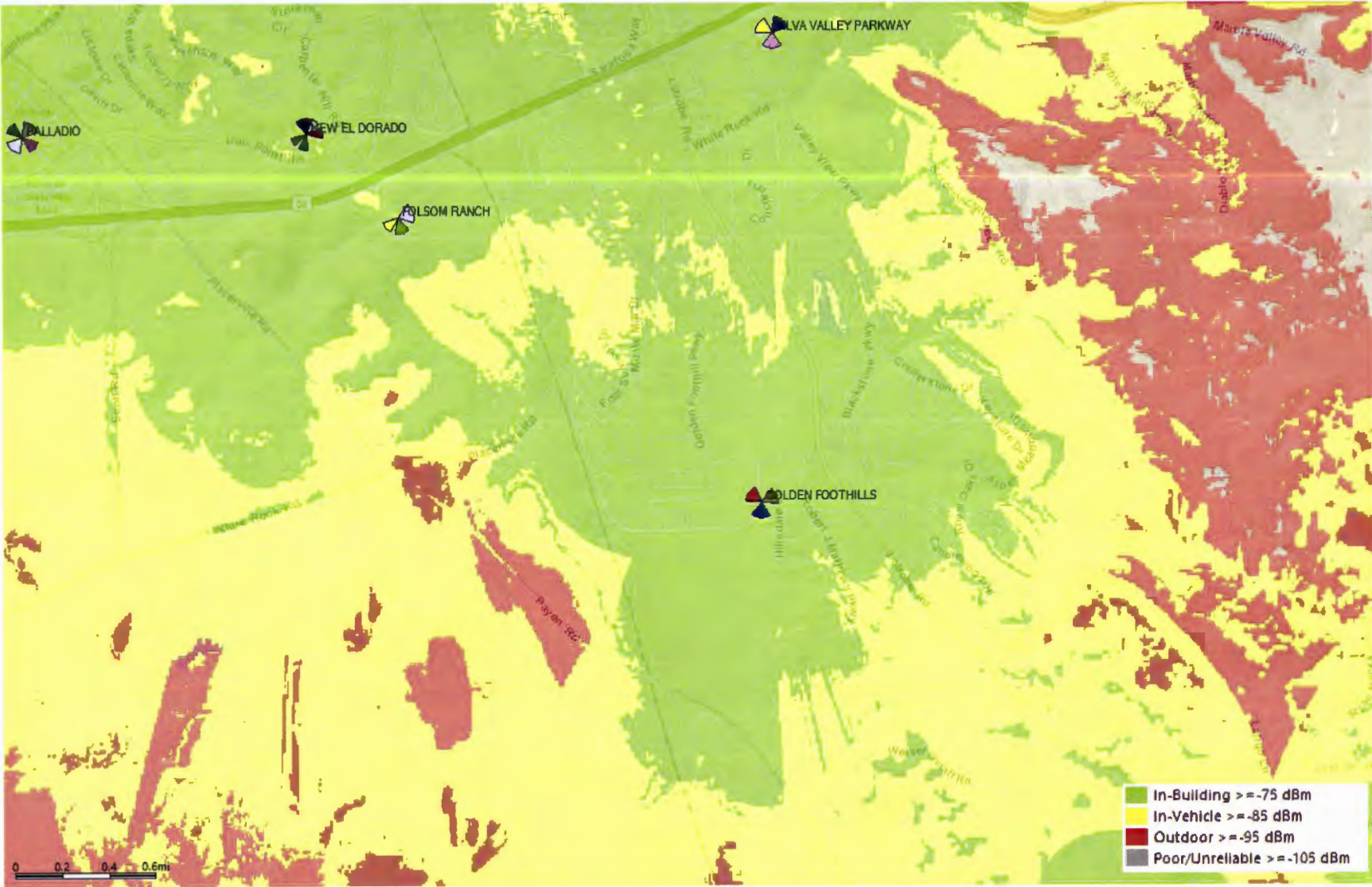
CUP23-0010

Existing 700 Coverage (without Golden Foothills)



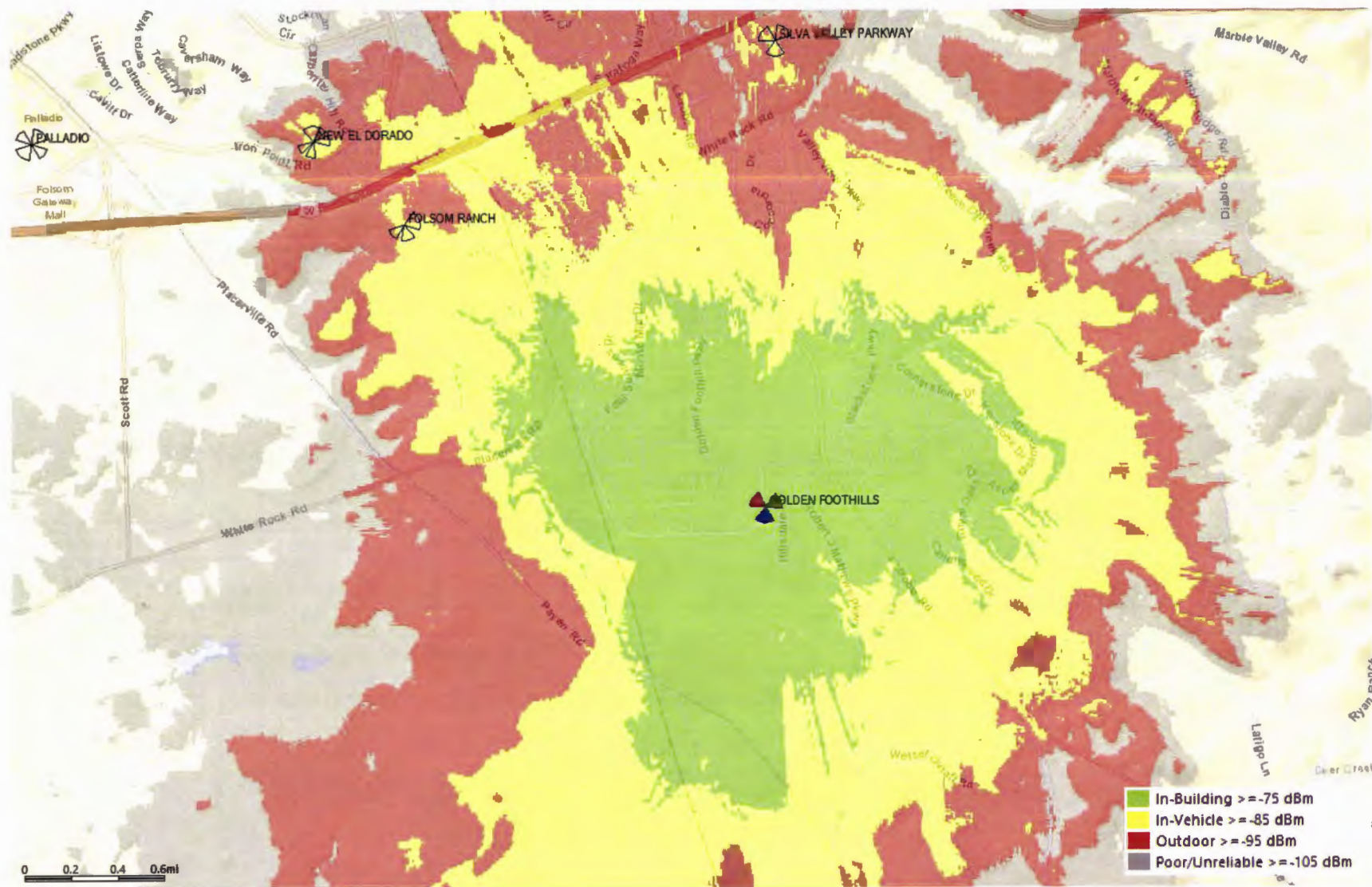
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Predicted 700 Coverage (with Golden Foothills)



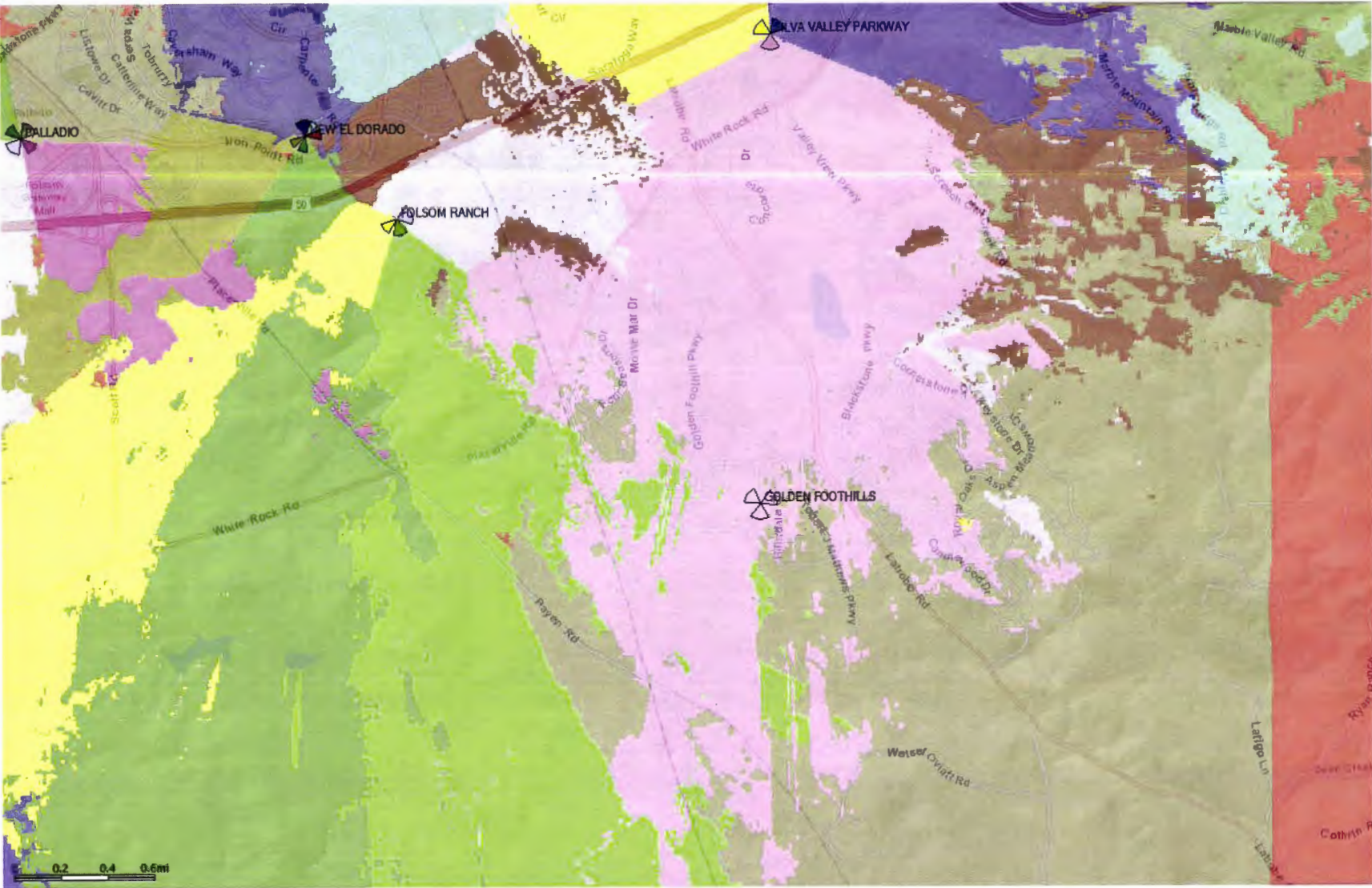
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Predicted 700 Coverage - Golden Foothills



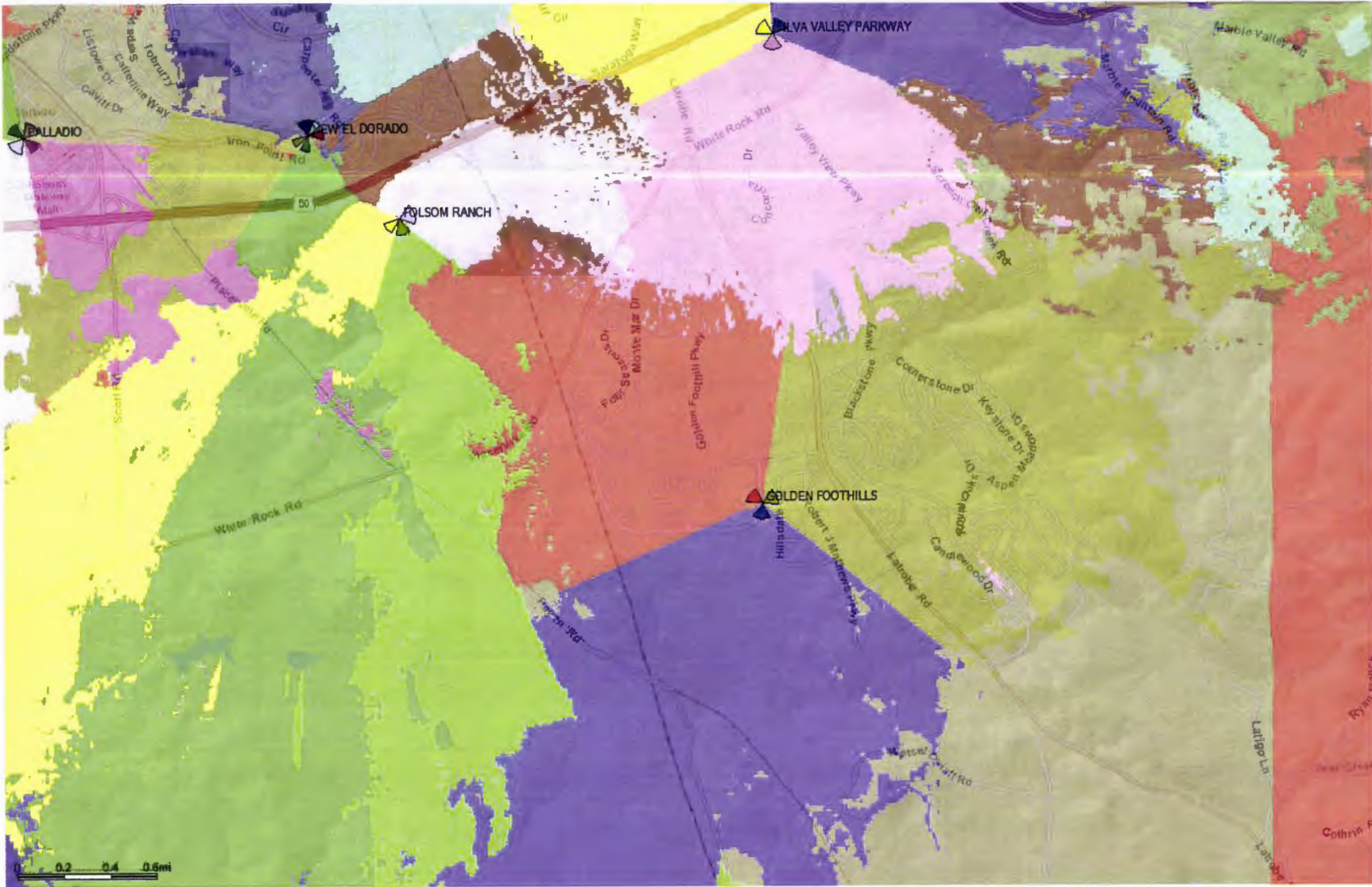
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Existing 700 Serving Sectors (without Golden Foothills)



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Predicted 700 Serving Sectors (with Golden Foothills)



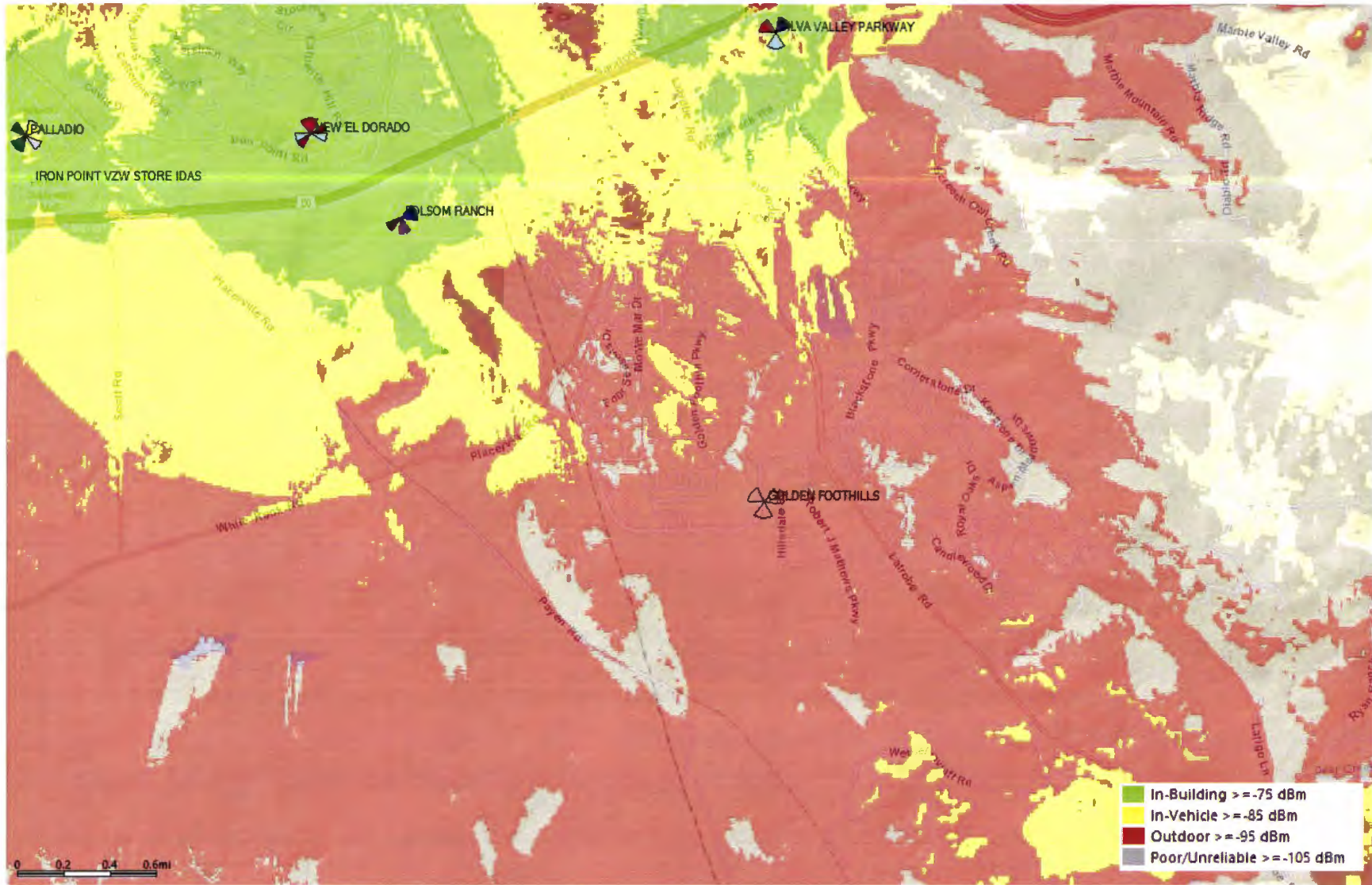
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AWS COVERAGE



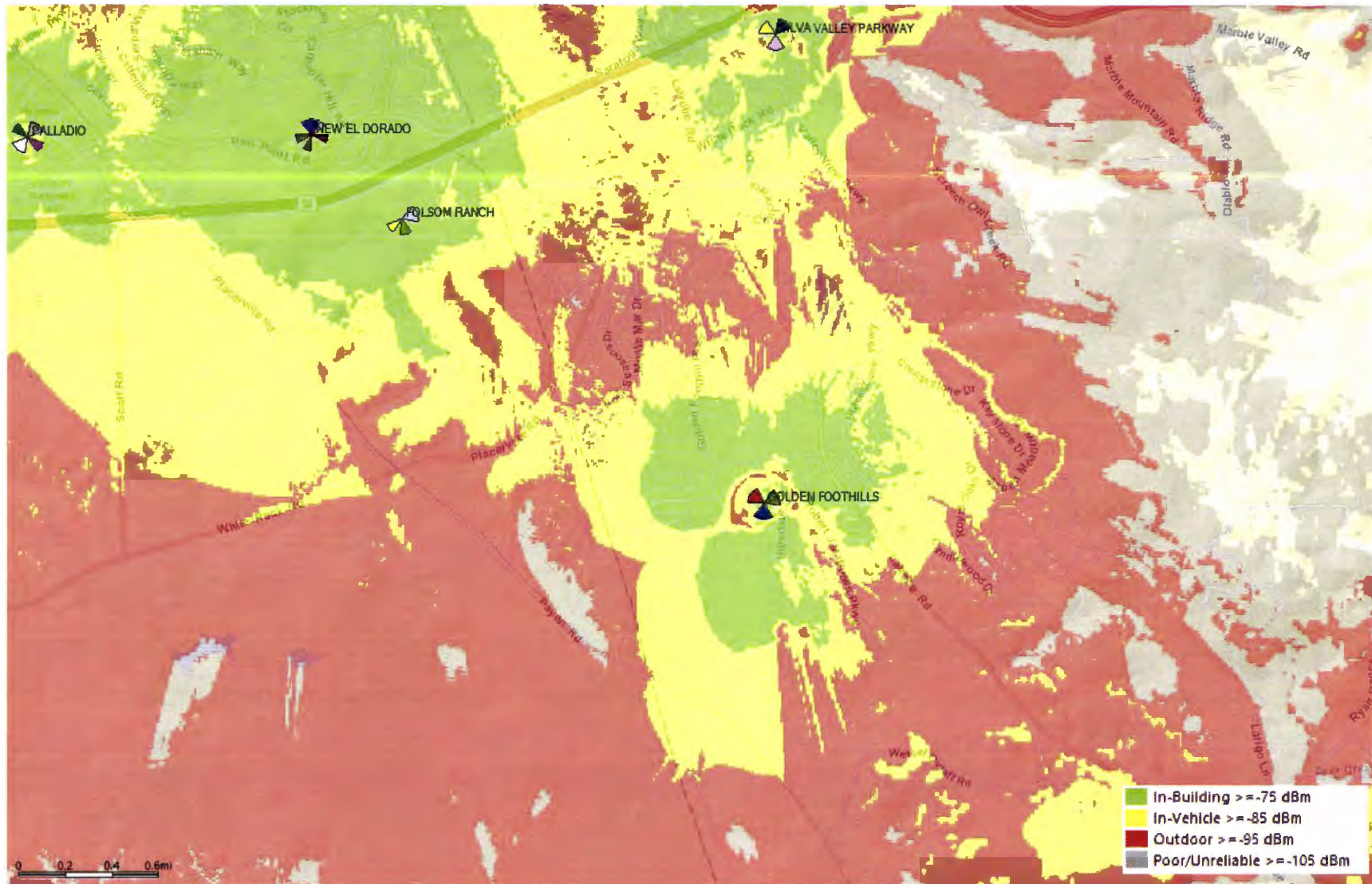
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Existing AWS Coverage (without Golden Foothills)



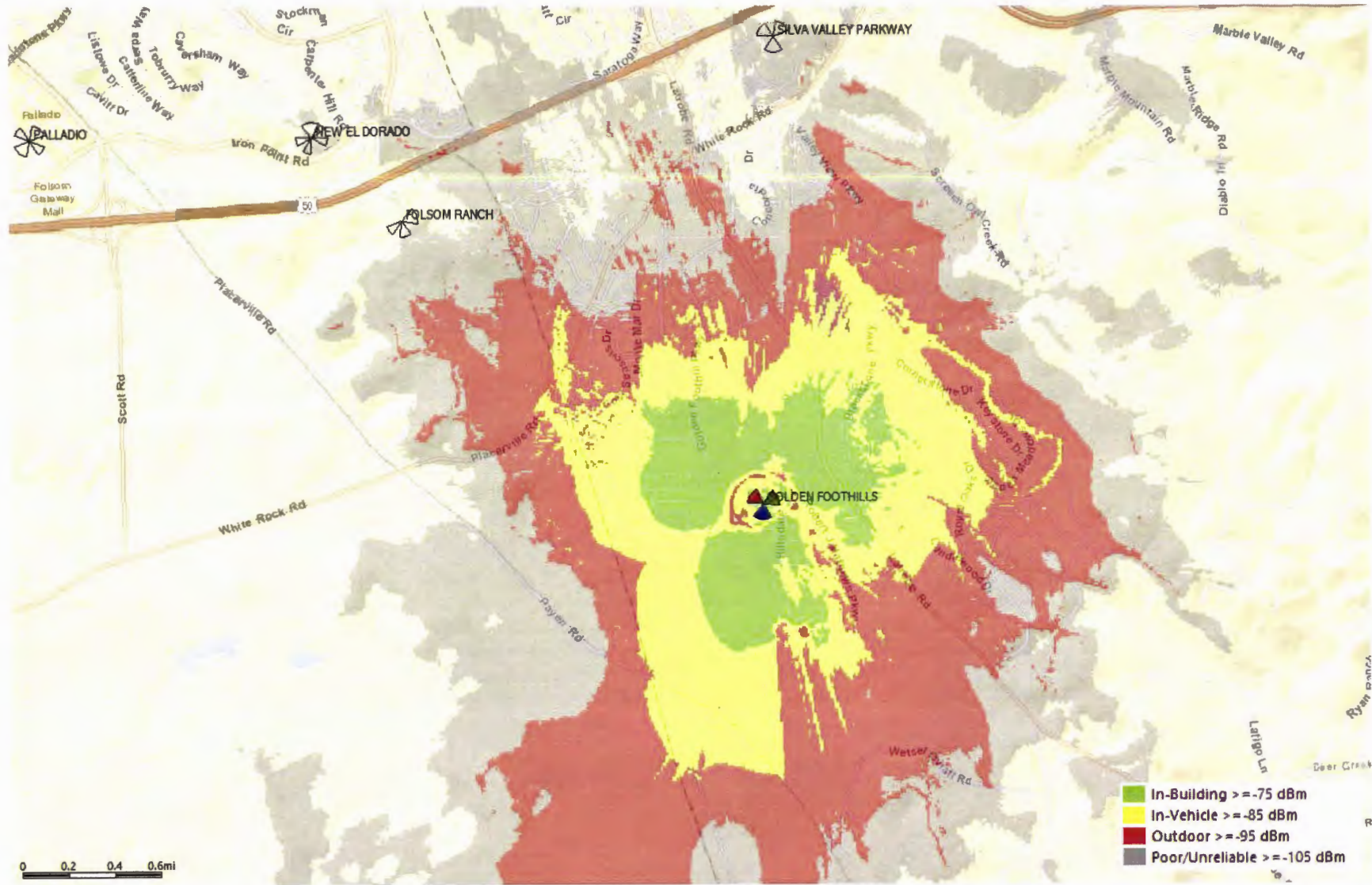
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Predicted AWS Coverage (with Golden Foothills)



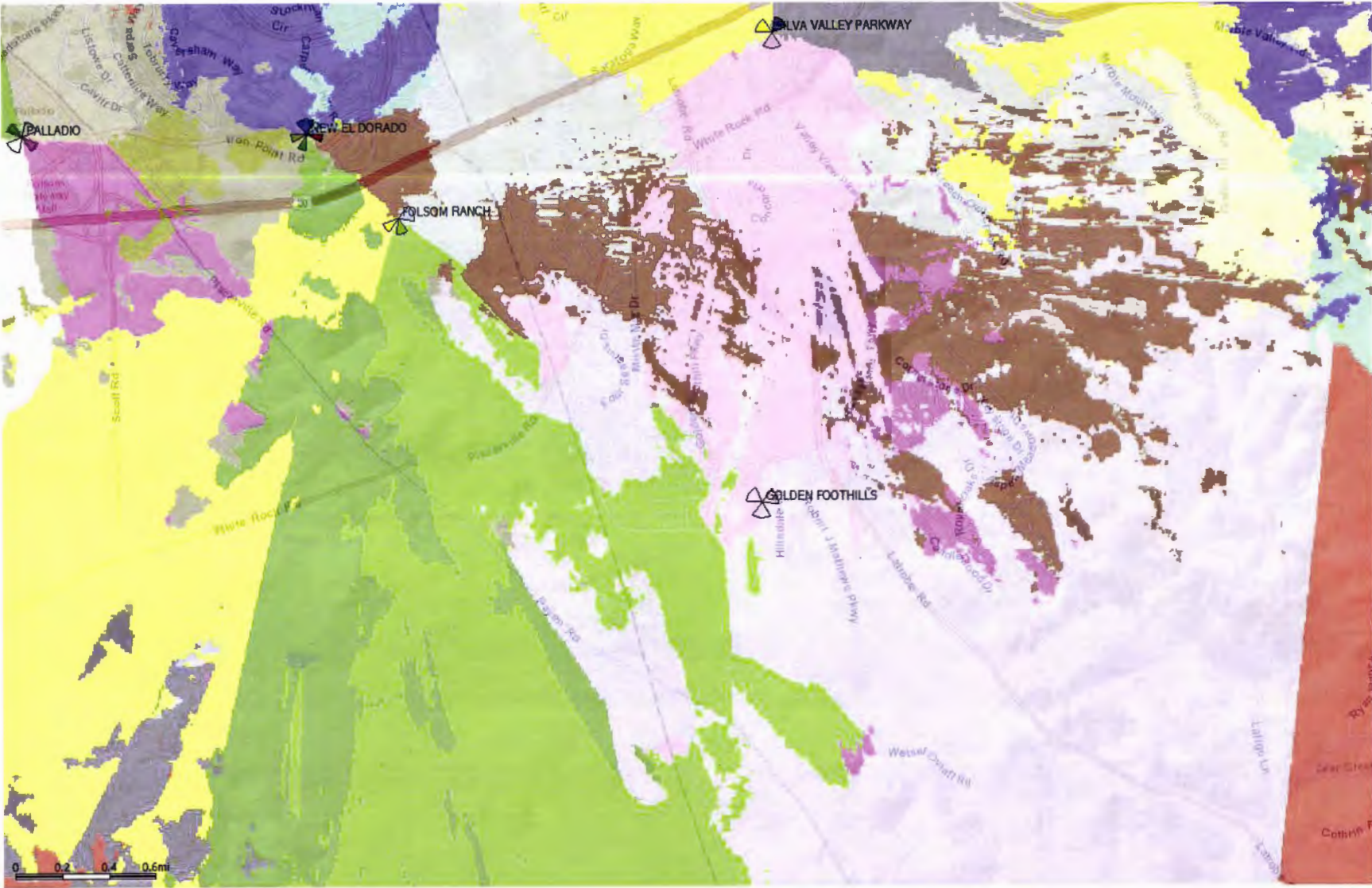
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Predicted AWS Coverage - Golden Foothills



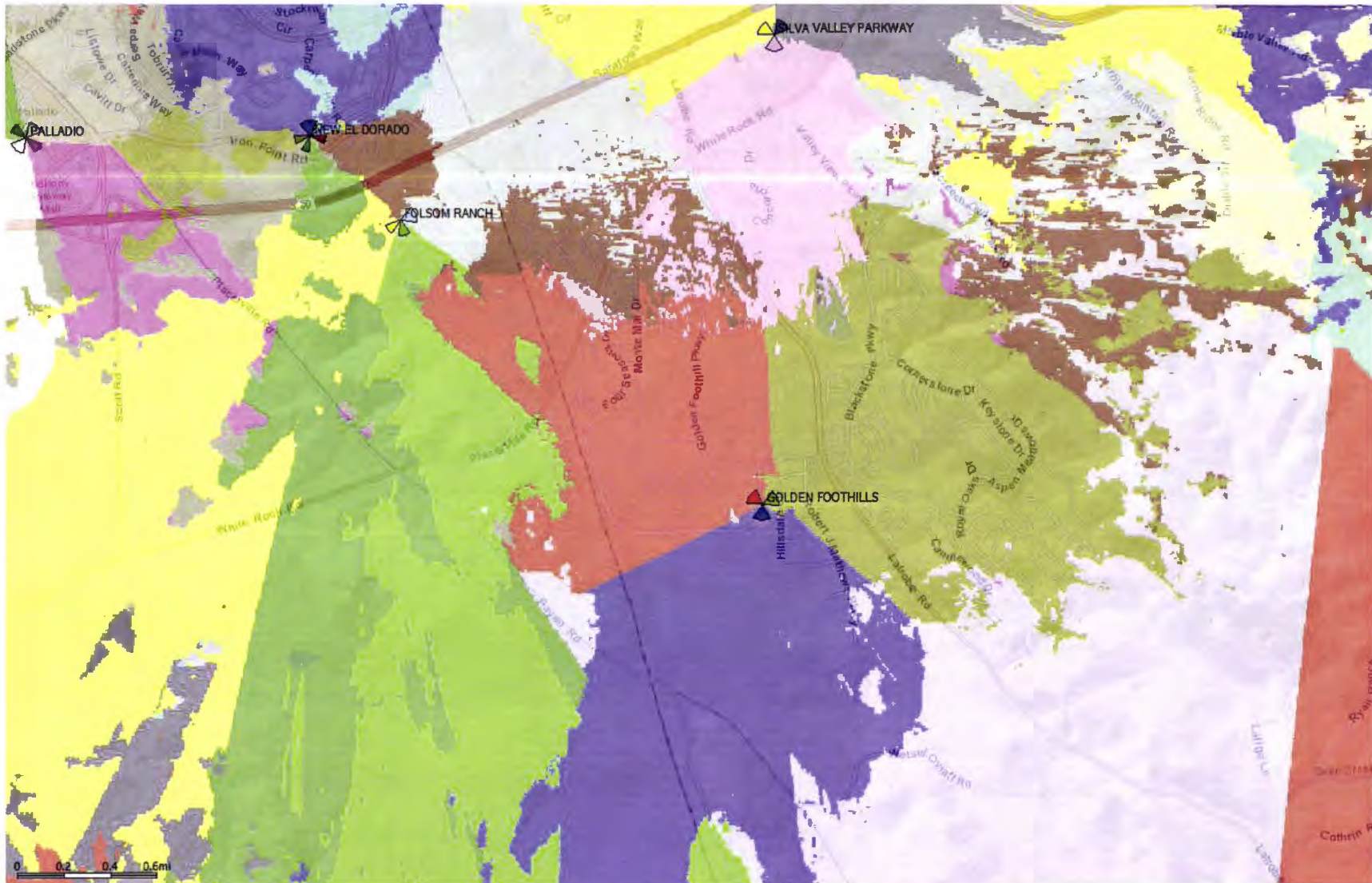
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Existing AWS Serving Sectors (without Golden Foothills)



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Predicted AWS Serving Sectors (with Golden Foothills)



20189002093200003
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2018-0020932-00
Acct 1001-Placer Title Company
Thursday, MAY 31, 2018 10:06:29
Ttl Pd \$493.00 Nbr-0001938820
RAB/C1/1-3

RECORDING REQUESTED BY:

Placer Title Company P-256043

WHEN RECORDED MAIL TO:

Gold Rush Hill LLC, a California limited liability
company
1261 Hawks Flight Ct. Suite H
El Dorado Hills, CA 95762

APN: 117-084-05-100

Grant Deed

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

PLANNING DEPARTMENT
RECEIVED
2018 MAR 31 PM 2:12

CUP23-0010

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-256043
Branch: 404K

AND WHEN RECORDED MAIL TO

Gold Rush Hill LLC, a California limited liability company
1261 Hawks Flight Ct. Suite H
El Dorado Hills, CA 95762

A.P.N.: 117-084-05-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$473.⁰⁰ City Transfer Tax: \$0.00

(X) Unincorporated Area () City of El Dorado Hills

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Golden State Flow Measurement, Inc., a California Corporation, which acquired title as Golden State Flow Measurement, a California corporation**

Hereby GRANT(S) to **Gold Rush Hill LLC, a California limited liability company**

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 59, AS SHOWN ON THE PARCEL MAP FILED JANUARY 7, 1987 IN BOOK 36 OF PARCEL MAPS, AT PAGE 115, EL DORADO COUNTY RECORDS.

APN: 117-084-05-100

Dated: May 29, 2018

Golden State Flow Measurement, Inc., a California Corporation

By: 
Ron Henry, Vice President

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address
Page 1 of 2

City & State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
County of EL DORADO) ss.

On MAY 30, 2018 before me,

MIEKO SAETTA

Notary Public personally appeared RON HENRY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Mieko Saetta





BA20220302661

B0785-8528 05/31/2022 4:09 PM Received by California Secretary of State



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 653-3516

For Office Use Only

-FILED-

File No.: BA20220302661

Date Filed: 5/31/2022

Entity Details							
Limited Liability Company Name	GOLD RUSH HILL LLC						
Entity No.	201806610572						
Formed In	CALIFORNIA						
Street Address of Principal Office of LLC							
Principal Address	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762						
Mailing Address of LLC							
Mailing Address	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762						
Attention	Shannon Baggaley						
Street Address of California Office of LLC							
Street Address of California Office	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762						
Manager(s) or Member(s)							
<table border="1"> <thead> <tr> <th>Manager or Member Name</th> <th>Manager or Member Address</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Jeffrey Todd Baggaley</td> <td>4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762</td> </tr> <tr> <td><input checked="" type="checkbox"/> Shannon Lee Baggaley</td> <td>4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762</td> </tr> </tbody> </table>		Manager or Member Name	Manager or Member Address	<input checked="" type="checkbox"/> Jeffrey Todd Baggaley	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762	<input checked="" type="checkbox"/> Shannon Lee Baggaley	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762
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<input checked="" type="checkbox"/> Shannon Lee Baggaley	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762						
Agent for Service of Process							
Agent Name	SHANNON LEE BAGGALEY						
Agent Address	4994 HILLSDALE CIRCLE EL DORADO HILLS, CA 95762						
Type of Business							
Type of Business	Gold Rush Hill LLC						
Email Notifications							
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.						
Chief Executive Officer (CEO)							
<table border="1"> <thead> <tr> <th>CEO Name</th> <th>CEO Address</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">None Entered</td> </tr> </tbody> </table>		CEO Name	CEO Address	None Entered			
CEO Name	CEO Address						
None Entered							
Labor Judgment							
No Manager or Member of this Limited Liability Company has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.							

Electronic Signature

By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Shannon L Baggaley

05/31/2022

Signature

Date

2023 MAR 31 PM 2: 12

RECEIVED
PLANNING DEPARTMENT


Letter of Authorization

TO: El Dorado County
RE: Application for Requisite Permitting
APN: 117-084-005-000
Property Address: 4994 Hillside Circle, El Dorado Hills, CA
Property Owner: Gold Rush Hill LLC, a California limited liability company
Verizon Site ID: 295540 / Golden Foothills

Property Owner does hereby appoint Cellco Partnership, d/b/a Verizon Wireless, its employees, agents, and contractors including Epic Wireless Group, as agent(s) for the purpose of applying and obtaining land use, planning, building permit or other necessary governmental requirements to construct, modify, maintain, and operate improvements to the property leased to Cellco Partnership, d/b/a Verizon Wireless for the purpose of operating and maintaining a wireless communications facility.

The undersigned understands that the requisite application(s) may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with as part of the issuance of such approvals and/or permits.

Signature of Property Owner:



JEFFREY T. BAGGALAY

Printed Name:

JEFFREY T. BAGGALAY

Date:

12/5/22

Jeffrey T. Baggaley
President



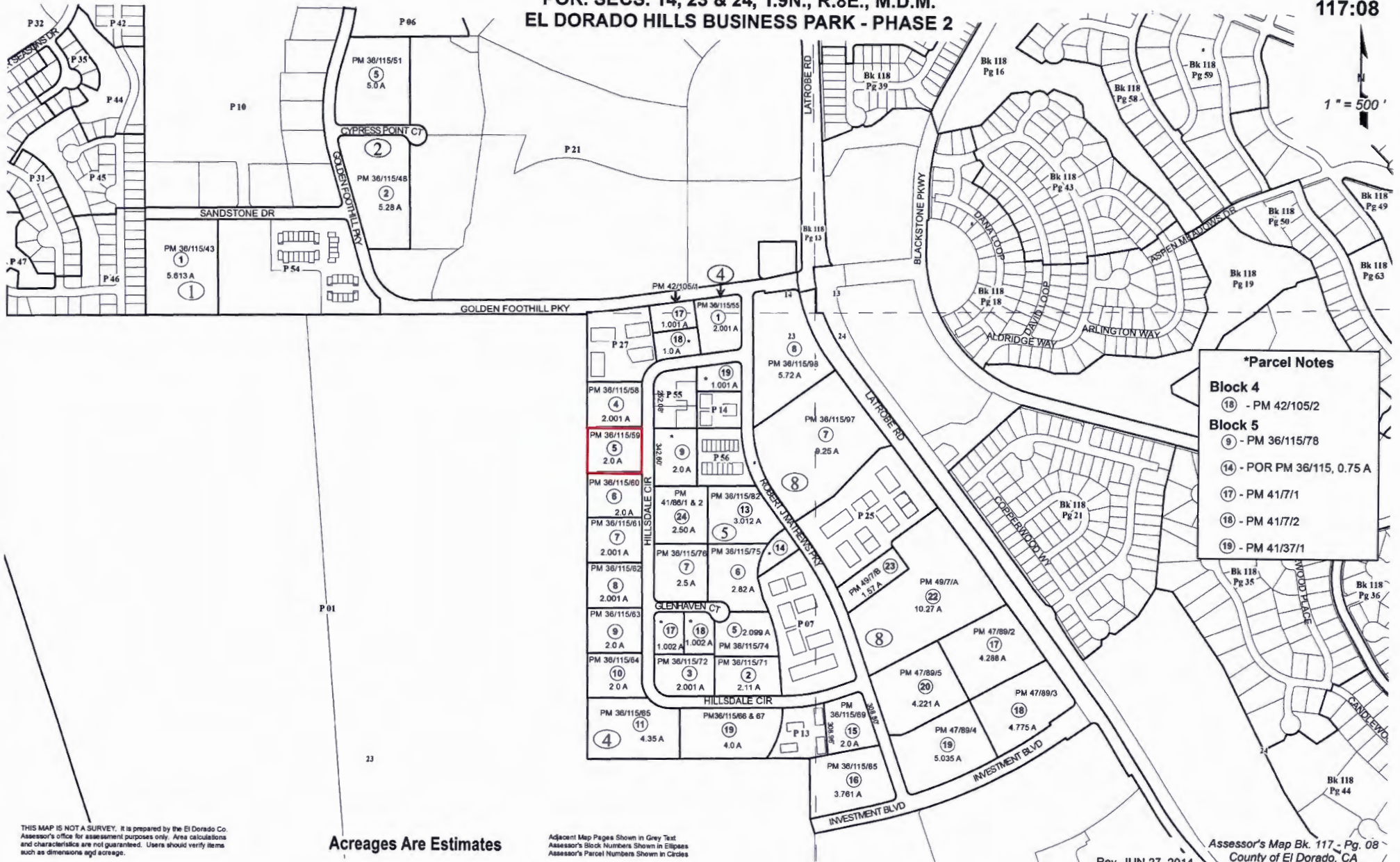
Tri-Square Construction Company, Inc.
4994 Hillside Circle
El Dorado Hills, CA 95762

Office | 916-933-3530
Fax | 916-933-3509
Cell | 916-761-2924

CUP23-0010

License B & C10 CA. 816574 / NV. B2 69225, C2 69263

POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.
EL DORADO HILLS BUSINESS PARK - PHASE 2



***Parcel Notes**

Block 4

- 18 - PM 42/105/2

Block 5

- 9 - PM 36/115/78
- 14 - POR PM 36/115, 0.75 A
- 17 - PM 41/7/1
- 18 - PM 41/7/2
- 19 - PM 41/37/1

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. JUN 27, 2014

Assessor's Map Bk. 117 - Pg. 08
County of El Dorado, CA

CUP23-0010



September 14, 2022

Epic Wireless Group
8700 Folsom Road, Suite 400
Granite Bay, CA 95746

Re: **Noise Assessment Letter**
VERIZON Site Golden Foothills
4994 Hillside Circle, El Dorado Hills
Fresno, CA 94585

2023 MAR 31 PM 2:13
RECEIVED
PLANNING DEPARTMENT

Golden Foothills is a proposed VERIZON telecommunications macro site located in the El Dorado County, CA. VERIZON is proposing to add pre-manufactured equipment cabinets with door mounted heat exchangers and a new emergency backup generator. Based on our review of the project drawings and technical specifications, the following is a summary of our noise assessment of the proposed equipment.

Per **El Dorado County Municipal Code, Chapter 130.37 – Noise Standards**: the following excerpt from the code defines noise level performance standards, specifically 130.37.060

The following standards shall apply to all development projects for which an acoustic analysis is required:

A. Noise sensitive land uses affected by non-transportation noise sources shall not exceed standards set forth in Table 130.37.060.1 below in this Section:

Table 130.37.060.1—Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non- Transportation Sources

NOISE LEVEL PERFORMANCE STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION SOURCES						
Noise Level Descriptor	Daytime 7 a.m.—7 p.m.		Evening 7 p.m.—10 p.m.		Night 10 p.m.—7 a.m.	
Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions	Community/ Rural Centers	Rural Regions	
Hourly Leq. dBA	55	50	50	45	45	40
Maximum level. dBA	70	60	60	55	55	50



1. Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of unamplified speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses, such as caretaker dwellings.

2. The Director can impose noise level standards which are up to five dBA less than those specified above, based upon a determination of existing low ambient noise levels in the vicinity of the project site.

NOISE ANALYSIS

Of the supporting equipment planned for this project, Table 2 below presents the primary noise sources of concern.

Table 2 – Supporting Equipment Noise Data

Noise Source	Equipment Type	Make	Model	Size	Manufacturer's Published Noise Data (dBA)	Noise Data Reference Distance (ft)
A	Heat Exchanger	Charles Industries	6000W HX	--	65	5
B	Generator	Generac	SD030	30 kW	66 ^[1]	23

[1] Sound pressure is based on Gen Set with Level 2 sound attenuated enclosure, full-load operating conditions.

Our review of the package did not reveal any other significant noise sources. The equipment is proposed to be installed on private property behind a new retaining wall w/ black chain link fence w/ black privacy slats.

To properly present this assessment, our noise modeling has assumed following scenarios: 1) Heat Exchanger on the pre-manufactured equipment cabinet runs continuously; 2) the generator is operating in the full load condition; 3) Ambient noise is not considered; 4) other existing on-site equipment creating noises are ignored and 5) fencing/landscaping currently on site is not taken into consideration.

The site and its adjacent properties are located within the El Dorado County, and the telecommunication site sits within **APN 117-084-005**. The nearest adjacent residential property line is located to the West across Carson Crossing Road. The measurement of sound shall be taken from the nearest private site's property line, towards the source of the sound, which equates to **166 ft** distance to the generator and **179 ft** to the equipment cabinet.



Generator is for emergency backup during power failure conditions. Generator is exercised once a week for one half hour maximum during daytime hours only. A/C unit on the pre-manufactured cabinet can run continuously during day and nighttime hours. Noise levels measurements per Table 2, calculated to the property line of the nearest residence, is as follows:

Noise Source 'A' – A/C cabinet = **37.0 dBA**

Noise Source 'B' – Generator = **51.7 dBA**

Combined Sources – **Total of 51.8 dBA**

Based on El Dorado County's ordinance, the maximum Community/Rural noise level is 60 dBA's during daytime and 50 dBA's at night to nearest residence. The anticipated level of the equipment cabinets meet the City's daytime and nighttime standard. The anticipated level of the Generator combined with the equipment cabinets meet the City's daytime standard. As sound pressure levels attenuate with increasing distance from the sound source, noise levels due to the supporting equipment at all remaining surrounding property lines, are anticipated to be less than 50 dBA's, meeting the noise standards outlined in this report.

CONCLUSION

Based on the project documentation, our noise assessment indicates that the proposed VERIZON Telecommunications Facility complies with requirements mandated by El Dorado County at all adjacent 'Residential' property lines for all hourly noise metrics outlined in Table above. To avoid any misunderstanding, I hereby state that to the best of my knowledge, belief and professional judgment, this report represents an accurate appraisal of VERIZON's equipment, based upon careful evaluation of Manufacturer's data to the extent reasonably possible.

Please reach out if I can be of further assistance.

Respectfully Submitted
For the Firm,

2022.09.14 21:35:44-04'00'

Robert J Lara,

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PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 117-084-005
[Attach additional pages if needed]

Address: 4994 Hillsdale Circle, El Dorado Hills, CA 94585

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

Discretionary Project - use permit for proposed Verizon wireless communications facility.

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
 - Oak Resources Technical Report is attached.
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional. [Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 3/30/23

By: [Signature]
Signature of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

MELISSA VIOS (Epic Wireless on behalf of Verizon Wireless)
Printed Name of Property Owner/Authorized Agent of Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name): _____ Date: _____

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Revised 08/17/2020



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2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

OAK RESOURCES TECHNICAL REPORT CHECKLIST

The following information is required for all Oak Resources Technical Reports consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan (ORMP):

FORMS AND MAPS REQUIRED

Place a check (✓) on the "Applicant" lines for those items completed. The planner receiving the application will check (✓) the "County" line.

Check
(✓)

Applicant County

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) <u>Identify, locate, and quantify all oak resources on the property, as applicable:</u> |
| | | a) Oak woodlands shall be mapped and assessed in accordance with the CDFG 2009 <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i> and subsequent updates, and the <i>List of Vegetation Alliances and Associations</i> (CDFG 2010) and subsequent updates; |
| | | b) Data collected for individual native oak trees and Heritage Trees shall include: location, species, trunk diameter (dbh), height, canopy radius, and general health and structural condition. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) Identify and quantify project-related impacts to oak resources |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) Measures identifying how specific trees and woodlands (or retained portions thereof) shall be protected during development and related work |

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Check
(√)
Applicant County

- 4) Proposed actions to mitigate impacts to oak resources, consistent with the requirements included in the ORMP:
- a) For replacement planting, the report shall provide detail regarding the quantity, location, planting density, replacement tree size(s), and acorn/seedling source consistent with the definition of Replacement Planting included in the ORMP;
 - b) For conservation easement placement/acquisition and/or land acquisition in fee title, the report shall provide documentation of easement placement on-site and/or documentation of easement or land acquisition off-site to the satisfaction of the County;
 - c) For in-lieu fee payment, the report shall document the quantity of impacts (acreage of oak woodlands and/or total diameter inches of individual native oak trees/Heritage Trees) and the total in-lieu fee payment necessary (presented separately for oak woodlands, individual native oak trees, and Heritage Trees, where applicable).
- 5) Identification of responsible parties
- 6) Identification of maintenance, monitoring, and reporting requirements
- 7) Analysis of non-PCA conservation easement areas, where applicable
- 8) Site map(s) depicting:
- a) location of all oak woodlands, individual native oak trees, and Heritage Trees;
 - b) location of all proposed project-related improvements (including, but not limited to, the limits of grading, fuel modification/defensible space areas, and above- and below-ground infrastructure);
 - c) Site map(s) shall also clearly identify impacted oak resources.
- 9) Planning and Building Department Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits.

SUPPLEMENTAL DATA FOR INDIVIDUAL NATIVE OAK TREES WITHIN OAK WOODLANDS:

The ORMP and Oak Resources Conservation Ordinance (No. 5061) was adopted on October 24, 2017 and the Board of Supervisors will review implementation within 12 months after adoption. The Board requested the following supplemental information:

- 10) Provide an inventory (species and size) of impacted Individual Native Oak Trees greater than 24 inches and less than 36 inches (dbh) in oak woodlands.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits

Description	Blue (<i>Quercus douglasii</i>)	California Black (<i>Quercus kelloggii</i>)	Canyon Live (<i>Quercus chrysolepis</i>)	Interior Live (<i>Quercus wislizeni</i>)	Oregon White (<i>Quercus garryana</i>)	Valley (<i>Quercus laobata</i>)	Oracle (hybrid) (<i>Quercus x morehus</i>)
Individual Native Oak Trees							
Quantity (number of trees) of individual native oak trees to be removed, by species							
Quantity (number of trees) of individual native oak trees to be removed, greater than 24 inches and less than 36 inches (dbh), by species							
Total trunk diameter inches (dbh) to be removed*							
Heritage Trees							
Quantity (number of trees) of Heritage Trees to be removed, by species							
Total trunk diameter inches (dbh) to be removed*							
Oak Woodlands							
Total Acreage of existing oak woodlands**							
Acreage of existing oak woodlands to be removed							
Percentage of existing oak woodlands to be removed*							

* Information used for purposes of calculating in-lieu mitigation fee payment.

** If Heritage Trees occur within oak woodlands, the area of impacted Heritage Tree(s) should be included in oak woodland acreage calculations.

From: [Rania Serieh](#)
To: [Melissa Vios](#)
Subject: Re: AQMD Exemption - Proposed Wireless Facility @ 4994 Hillsdale Circle, El Dorado Hills, CA (Golden Foothills)
Date: Thursday, March 30, 2023 8:48:45 AM
Attachments: [image001.png](#)
[Outlook-yhlpm1di.png](#)
[Outlook-p12xzthn.png](#)

Hi Melissa:

Thank you for taking my phone call. You are correct that a non-electric (diesel, propane or gasoline engine) that is rated less than 50 horsepower is not required to have a permit to operate with our office.

Rania

Rania Serieh

Sr. Air Quality Engineer

[El Dorado County Air Quality Mgmt District](#)

Office: (530) 621-7509

Mobile: (530) 957-1373

330 Fair In, Placerville, CA 95667

Thank you for working with us to improve air quality!



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From: Melissa Vios <Melissa.Vios@epicwireless.net>
Sent: Wednesday, March 29, 2023 5:07 PM
To: aqmd edcgov <aqmd@edcgov.us>
Cc: Lauren Jongsma <Lauren.Jongsma@epicwireless.net>
Subject: AQMD Exemption - Proposed Wireless Facility @ 4994 Hillsdale Circle, El Dorado Hills, CA (Golden Foothills)

You don't often get email from melissa.vios@epicwireless.net. [Learn why this is important](#)

Hello,

I recently spoke with the Planning department regarding our submittal for a new wireless facility at the above-mentioned location. They indicated that you would need to be notified ahead of our submittal for your feedback. We still intend to complete a formal submittal to your department; however, I am sending this request to comply with Plannings requirements.


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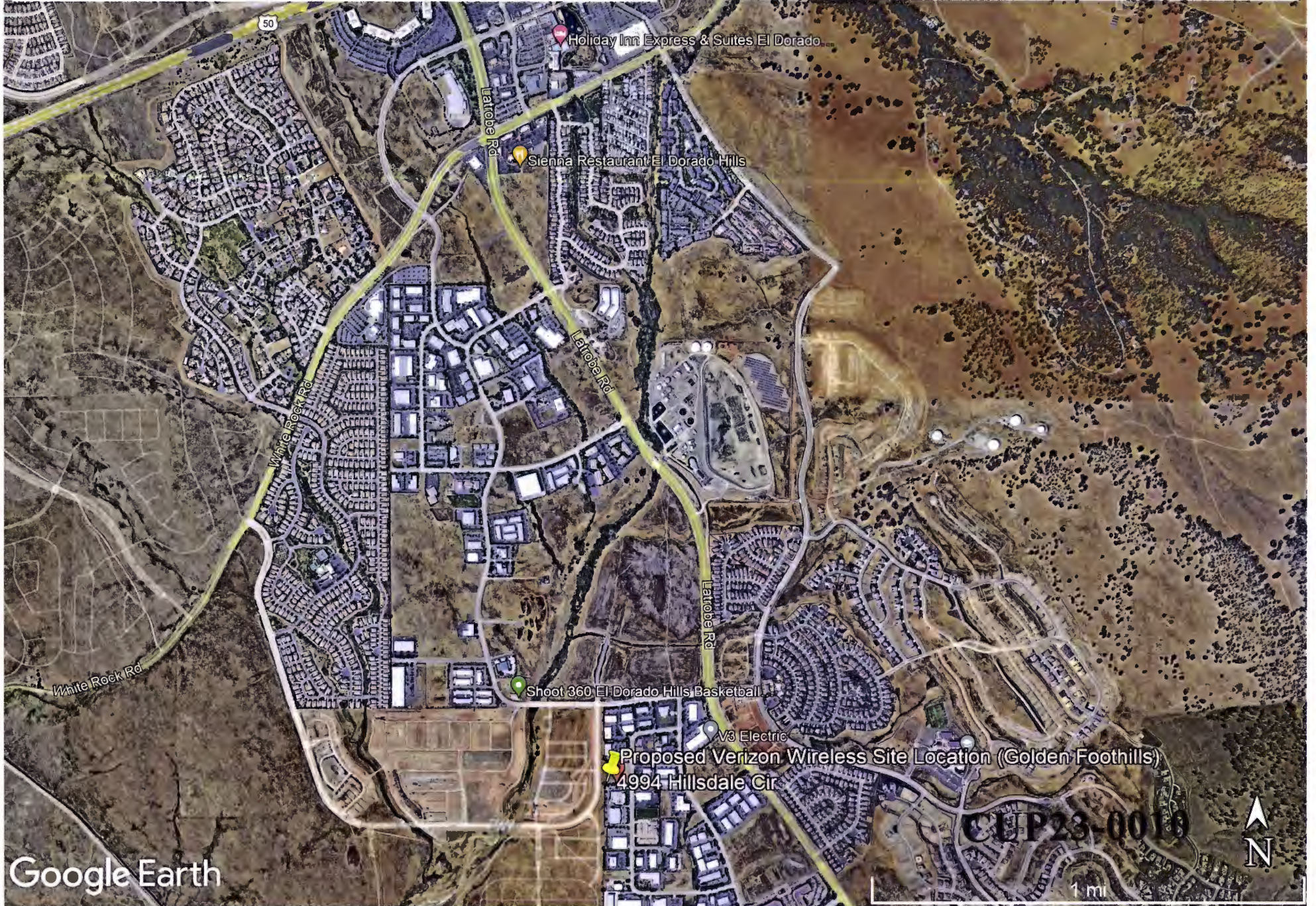
4994 Hillside Circle

Proposed Verizon Wireless Telecommunications Facility (Golden Foothills)

Legend

 Proposed Verizon Wireless Site Location (Golden Foothills)

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Google Earth

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OCT 19 2022

CREDIT CARD TRANSMITTAL FORM
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SUBMIT FORM IN TRIPLICATE

Date: 10/14/22

Project: North Central Information Center Contact Name: Paul Rendes

Campus Zip or Address: 6000 J St., MS 6100, Sacramento, CA 958 Telephone Number: (916) 278-6217

Is this credit card transmittal repaying an advance? _____ Advance#: _____

Please deposit the attached credit card payments as follows:

Account Title: North Central Information Center

Account Number: 9914 Object Code: 6006

PAYER	PURPOSE	AMOUNT
Jeff T. Lienert	ELD-22-114	\$175.00
		Total includes \$25 processing fee

UEI BUSINESS SERVICES
6000 J ST
SACRAMENTO, CA. 95819
916-278-7376

SALE

REF#: 00000001

Batch #: 122

10/19/22

12:48:31

AVS: Z

CVV2: M

APPR CODE: 04959G

Trace: 1

VISA

Manual CNP

*****7819

/

AMOUNT

\$175.00

APPROVED

X

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS
AND/OR SERVICES IN THE AMOUNT OF THE
TOTAL SHOWN HEREON

THANK YOU

MERCHANT COPY

175.00

AMT _____ ACCT _____ OBJ _____

AMT _____ ACCT _____ OBJ _____

DEPOSITED BY _____ DATE _____

OCT 14 2022

PR

Complete this section and submit this form in triplicate.
One signed original and 2 copies of original ok.

Per signature below, instructions were read prior to filling out form and amounts verified.

Prepared By (Print): Paul Rendes

(Sign) PR Date: 10/14/2022

Approved By (Print): _____

(Sign) _____ Date: _____

CUP23-0010