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EL DORADO COUNTY
PLANNING AND BUILDING 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 # CUP23-0011

ASSESSOR'S PARCEL NO.(s) 126-070-010

PROJECT NAME/REQUEST: (Describe proposed use) New freestanding, stealthed, wireless telecommunications facility and associated ground equipment, including emergency backup generator.

APPLICANT/AGENT Kevin Gallagher, Complete Wireless Consulting Inc., on behalf of Verizon Wireless

Mailing Address 2009 V St, Sacramento, CA 95818
P.O. Box or Street | City | State & Zip

Phone (916) 204-8995 EMAIL: kgallagher@completewireless.ne4t

PROPERTY OWNER Malcolm Dixon LLC, Vicki Scanlon

Mailing Address
P.O. Box or Street | City | State & Zip

Phone (907) 277-4330 EMAIL:

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Eric Camp, Camp & Associates, Inc.

Mailing Address 19515 N. Creek Pkwy, Ste 200, Bothell, WA 98011
P.O. Box or Street | City | State & Zip

Phone (425) 740-6392 EMAIL:

LOCATION: The property is located on the S side of Malcolm Dixon Road
N / E / W / S | street or road

4,000 (feet) / miles W of the intersection with Green Valley Rd
N / E / W / S | major street or road

in the Arroyo Vista area. PROPERTY SIZE 5.05 acres
acreage / square footage

X Kevin Gallagher Digitally signed by Kevin Gallagher DN: cn=Kevin Gallagher, o=Complete Wireless Consulting, ou, email=kgallagher@completewireless.net, c=US Date: 2023.04.11 Date 4/11/23
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 4/17/23 Fee $ 2,883.00 Receipt # Rec'd by ADP Census

Zoning RE-5 GPD LDR Supervisor Dist 4 Sec 13 Twn 10 Rng 8

ACTION BY ____ PLANNING COMMISSION
____ ZONING ADMINISTRATOR

Hearing Date

Approved Denied
findings and/or conditions attached

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Approved Denied
findings and/or conditions attached

APPEAL:
Approved Denied

Revised 11/2017

CUP23-0011

COMPLETE
Wireless Consulting, Inc.

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

April 13th, 2023

Via Courier, with copy via Email

Planning Services Department
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Re: Verizon Wireless Conditional Use Permit Application, 1495 Malcolm Dixon Rd, El Dorado Hills, CA 95762 (APN 126-070-010); Site Name: Green Valley Rd

This package is intended as a formal application for a permit for the above referenced Verizon Wireless telecommunications facility. Please find enclosed the following materials:

1. Application & Enviro. Questionnaire
2. Supplemental Cell Tower Application
3. Project Support Statement
4. Grant Deed
5. Letter of Authorization
6. Parcel Map
7. Photo Simulations (x7)
8. Coverage Maps
9. Radio Frequency (RF) Study
10. Noise Study
11. Site Plans & Elevations x5 + reduction
12. Check for $1,000 CUP fee deposit

As a freestanding wireless facility, Verizon believes the 150-day FCC shot clock applies.

I can be reached at 916-764-2632 or by email if you would like to discuss. In addition to the hard copies, soft copies have been sent via email.

Sincerely,

Kevin Gallagher
KGallagher@completewireless.net

Enclosures

CUP23-0011

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		
x		1)	Application form, completed and signed.
x		2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
x		3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
x		4)	A copy of official Assessor's map, showing the property outlined in red.
x		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. Sheet T-1.0
x		6)	Environmental Questionnaire form, completed and signed.
x		7)	Provide name, mailing address and phone number of all property owners and their agents.
		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.
N/A, categorically exempt			
		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".
N/A, unnammed facility			
		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.
N/A			

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FORMS AND MAPS REQUIRED

Check (√)

Applicant County

N/A ____ 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.

N/A ____ 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

N/A ____ 13) Preceding parcel map, final map, or record of survey, if any exists.

N/A ____ 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)

N/A ____ 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.)

N/A ____ 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.

N/A ____ 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.)

x 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.

N/A 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.

N/A 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 N/A

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

x _____ 1) Project name (if applicable).

x _____ 2) Name, address of applicant and designer (if applicable).

x ____ 3) Date, north arrow, and scale.

x ____ 4) Entire parcel of land showing perimeter with dimensions.

x ____ 5) All roads, alleys, streets, and their names.

x ____ 6) Location of easements, their purpose and width.

x ____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).

N/A ____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).

N/A ____ 9) Trash and litter storage or collection areas, and propane tank location(s).

N/A ____ 10) Total gross square footage of proposed buildings.

x ____ 11) Proposed/existing fences or walls.

x ____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).

N/A ____ 13) Pedestrian walkways, courtyards, etc. (if proposed).

N/A ____ 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) .

N/A ____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).

N/A ____ 16) Existing/proposed fire hydrants.

N/A ____ 17) Tentative subdivision or parcel map (if applicable).

N/A ____ 18) Public uses (schools, parks, etc.)

N/A ____ 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).

N/A ____ 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).

N/A ____ 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		
N/A	____	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).
N/A	____	2)	Note quantity/type of trees to be removed.
N/A	____	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.
N/A	____	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.
N/A	____	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		
N/A	____	1)	Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
N/A	____	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		
x	____	1)	Building design, elevations of all sides.
N/A	____	2)	Exterior materials, finishes, and colors.
N/A	____	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

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EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title: Verizon Wireless Green Valley Rd — Lead Agency: El Dorado County Planning Services

Name of Owner: Malcolm Dixon LLC — Telephone: _____

Address: _____

Name of Applicant: Complete Wireless on behalf of Verizon Wireless — Telephone: 916-764-2632

Address: 2009 V St, Sacramento, CA 95818 ATTN: Kevin Gallagher

Project Location: 1495 Malcolm Dixon Rd, El Dorado Hills, CA

Assessor's Parcel Number(s): 126-070-010 — Acreage: 5.05 — Zoning: RE-5

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: New Freestanding Wireless telecommunications facility. Categorically exempt from CEQA as a class 3 small structure.

2. What is the number of units/parcels proposed? N/A

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories: TBD, soils test to be completed for BP

☐ 0 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

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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? _____ Name of the water body? _____
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? If so, in what way? No
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:

12. How many trees of 6-inch diameter will be removed when this project is implemented?

_____

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado County Fire Protection District
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? TBD
15. What is the distance to the nearest fire station? 1.8 Miles, El Dorado Hills FS 84
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? No
    If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? HVAC equipment and emergency backup generator. Noise Study enclosed.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No. Emergency backup generator to be run during power outages and for brief testing periods only.

WATER QUALITY

21. Is the proposed water source ☐ public or ☐ private, ☐ treated or ☐ untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? N/A

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No. Photo simulations of project enclosed.

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district
Name of district: N/A, no sewage produced by facility.

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

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)

MITIGATION MEASURES (attached additional sheets if necessary)

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

Form Completed by: Kevin Gallagher Date: 4/11/23

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

EL DORADO COUNTY PLANNING SERVICES

REQUIRED SUBMITTAL INFORMATION

for

SUPPLEMENTAL SUBMITTAL INFORMATION FOR WIRELESS FACILITIES

For Special Use Permit

The following supplemental information must be provided with all applications for wireless facilities. **If all the 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 information. **All plans and maps MUST be folded to 8½" x 11".**

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		
[x]	[ ]	1)	Provide manufactures specifications or noise studies on any proposed back up generator and or air conditioning unit(s) noise levels at the facility to property lines pursuant to General Plan Policy 6.5. http://edcgov.us/Government/Planning/AdoptedGeneralPlan\6_health-safety.aspx
[x]	[ ]	2)	Provide a copy of the Hazardous Materials Questionnaire available at the El Dorado County Environmental Management Department that indicates the fuel source and containment measures for any proposed back-up generator. Indicate the power source for the facility including batteries and or solar panels.
[x]	[ ]	3)	Provide an EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. Include the dimensional size, number and type of towers, microwave dishes and antennae on the plans and in the EMF/RF report. The report shall address the proposed facility's EMF/RF energy emissions as well as addressing existing wireless facilities EMF/RF energy emissions to ensure compliance with FCC EMF/RF regulations. Express power density in milliwatts per square centimeter (mW/cm^2).
[x]	[ ]	4)	Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure. See site plans.
[x]	[ ]	5)	Provide information that shows and lists alternative site locations that have been reviewed pursuant to Zoning Ordinance Chapter 17.14.210 (B) (1). http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx
[ ] N/A	[ ]	6)	Provide information identifying the school district and any homeowners association established by CC&Rs which involve the property on which the proposed facility is to be located, pursuant to Zoning Ordinance Chapter 17.14.210 (J). http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx
[x]	[ ]	7)	Provide information describing the co-location capability of the proposed tower.

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Check (√) Applicant	County		
[x]	[ ]	8)	Provide seven (7) color copies of Visual Simulations.
[x]	[ ]	9)	Indicate a fire district approved turn around at project site.
[x]	[ ]	10)	Indicate the facility setbacks to property lines and or road easements. Describe and justify any requested setback waivers.
[x]	[ ]	11)	Indicate if the facility will be underground or above ground and if the utilities will be underground or above ground. Indicate the distance and cubic yards of material removed and replaced for utility trenching.
[x]	[ ]	12)	Indicate any lighting to be used and if any timers or motion detector controlled lights will be utilized and type of light shielding.
[x]	[ ]	13)	Provide information on paint and colors proposed to be used on the facility and support structure.
[x]	[ ]	14)	Provide information on the type of camouflage techniques to be used on the facility and support structure (s) and show how you will address the elimination of all reflective surfaces.
[x]	[ ]	15)	Identify and list all tree and plant species type and size that will be removed and replaced for the new facility if applicable.
[ ] N/A	[ ]	16)	Provide a landscaping plan and temporary irrigation system for the facility if vegetation is to be used to screen the facility.
[x]	[ ]	17)	Provide a title report or deed identifying legal access.

COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT

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

Hazardous Materials Statement

Solid Waste/Hazardous Materials Division (SW/HM)

Owners Name: Malcolm Dixon LLC	**Date:** 4/11/23	**Time:**
Operators Name: Verizon Wireless	**Business Lic. or Permit/Plan Check #:**	
Facility/Business Name: Verizon Wireless Green Valley Rd Cell Site	**Phone:** 916-764-2632	
Physical Address: 1495 Malcolm Dixon Rd, El Dorado County	**Mailing Address:** Verizon Wireless, C/O Complete Wireless Consulting 2009 V St, Sacramento, CA 95818	

Brief Business Description: New freestanding Verizon Wireless telecommunications facility with emergency backup diesel generator

Please answer Yes or No to the following questions:

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

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

If your facility will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:
Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.

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

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

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

Applicant: Kevin Gallagher Digitally signed by Kevin Gallagher DN: cn=Kevin Gallagher, o=Complete Wireless Consulting, ou, email=kgallagher@completewireless.net, c=US Date: 2023.04.11 18:35:53 -07'00' **Date:** 4/11/23

SW/HM Approval:	**Date:**

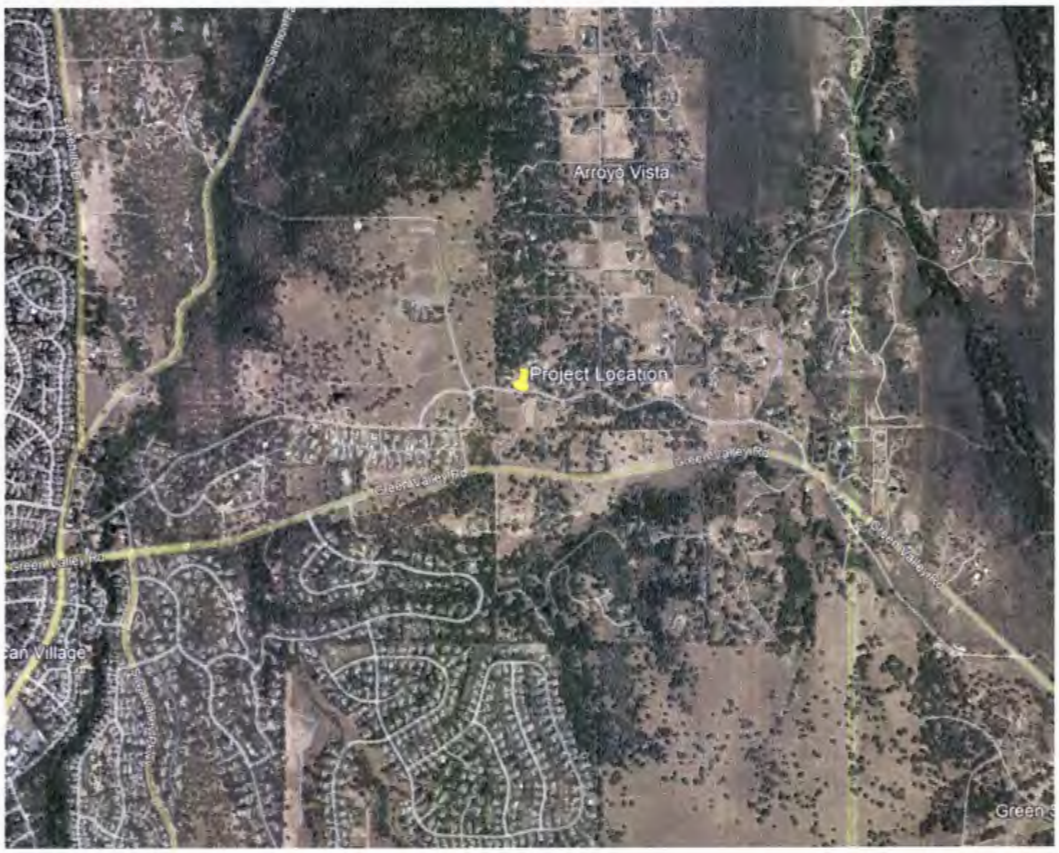
VERIZON WIRELESS
PROJECT SUPPORT STATEMENT

Site Name: Green Valley Rd
Site Address: 1495 Malcolm Dixon Rd, El Dorado Hills, CA
APN: 126-070-010

INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless and data services continues to grow across California. Access to the wireless network has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions to respond to high levels of wireless network traffic and increased user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon network for future and potential customers. The facility proposal is designed to comply with all wireless communications guidelines set forth by El Dorado County.

This is a proposal for a new, freestanding wireless telecommunications facility on the above referenced parcel in unincorporated El Dorado County in order to fill a significant coverage gap, particularly in the residential neighborhoods along Green Valley Road, east of El Dorado Hills Boulevard. The proposed facility is the least intrusive means for Verizon to close a significant gap in network coverage.



Location

The project is located on a 5.05 acre parcel that is bisected by Malcom Dixon Road, a public right of way. The parcel is zoned Residential Estate (RE-5) and is surrounded by similarly zoned parcels. The site would be access off of Malcom Dixon Road via a new driveway.

Project Location

Design and Aesthetic Impacts

The proposed facility is located in a spread out, residential area, and has been sited to minimize the aesthetic impact as much as possible while still providing coverage to the surrounding area. The facility has placed in an existing cluster of mature trees on the property, while trees to the north, south, east, and west help screen more distant views and provide the monopine something to blend with.

Verizon is proposing a new, freestanding 108' tall "monopine" style stealth telecommunications facility. Panel antennas would be installed at 94' up the pole, with the remaining height needed for a faux

"crown" to adequately conceal the antennas and maintain silhouette mimicking a natural pine tree. The facility has been designed at the minimum functioning height to fill the existing coverage gap.

The monopine would be placed within a 40' by 40' compound surrounded by a 6' tall chain link fence topped with barbed wire. Ground equipment would include multiple outdoor equipment cabinets and a 30 kW diesel emergency backup generator and fuel tank. The facility would be accessed off of a new 55' long driveway off Mason Dixon Road. Utilities would be brought underground from an existing public utility pole. A full description of the proposed facility can be found in the site plans enclosed with this application, and a full set of photo simulations has been enclosed with the application materials.

View from Mason Dixon Road, looking southeast:

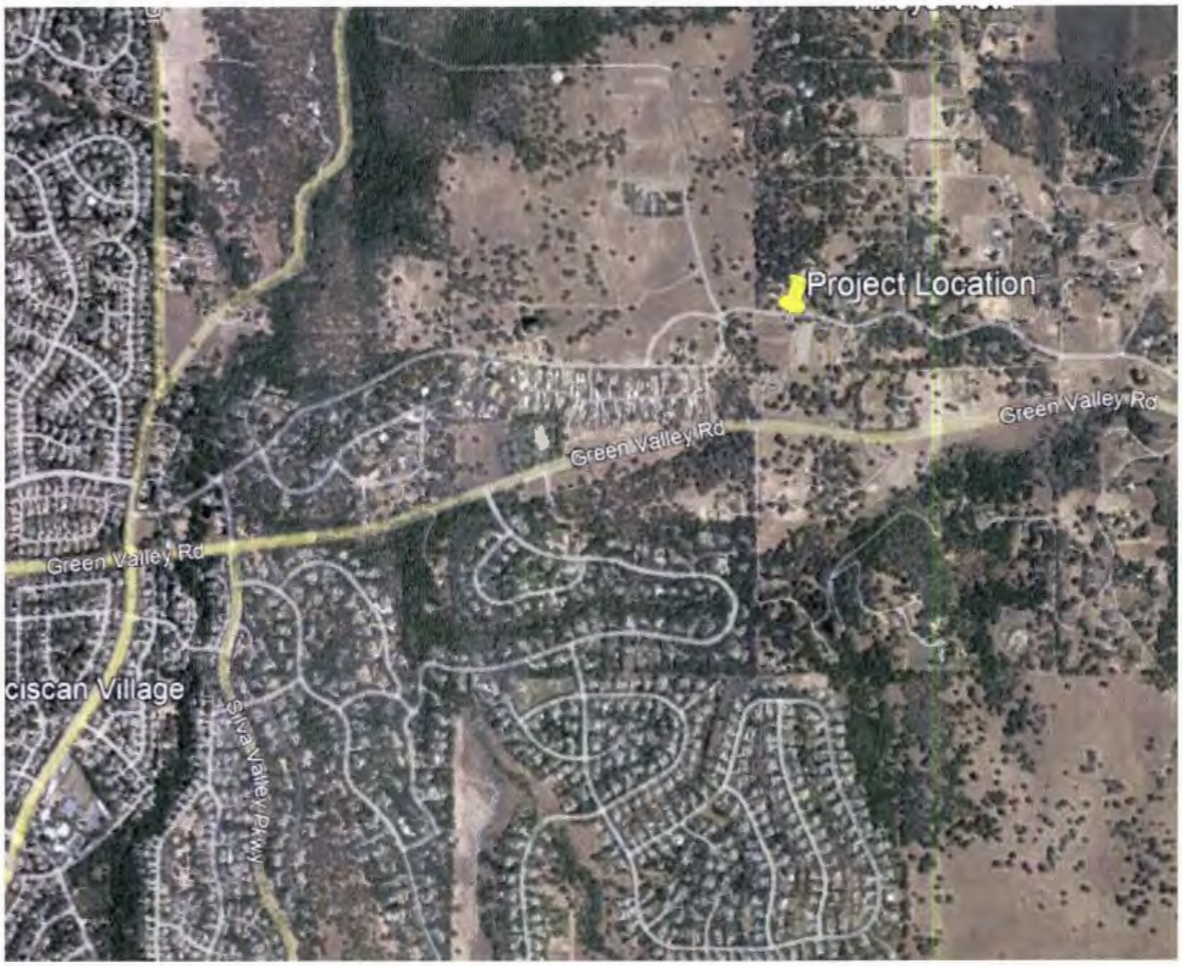
View Mason Dixon Road, looking west:

DESCRIPTION OF COVERAGE AREA

The objective of the proposed facility is to improve coverage and capacity in the surrounding area, particularly in the residential neighborhoods along Green Valley Road, east of El Dorado Hills Boulevard (see coverage maps on following pages). To achieve this service objective, Verizon identified a potential candidate "Search Area." A Search Area is an area on a map that is determined by Verizon's Radio Frequency Engineer (RF engineer). The area identifies the geographic area within which the proposed telecommunications site must be located to satisfy the intended service objective. In creating the Search Ring, the RF engineer considers many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc. The search area provides initial search parameters - not all locations within the search area will ultimately be suitable for filling the coverage gap.

Existing and proposed coverage maps for LTE and AWS coverage are shown on the following four pages– higher resolution maps have also been included with the application materials. Green areas signify reliable in-building coverage, yellow areas signify reliable in-vehicle coverage, red areas signify outdoor coverage, and grey areas signify poor coverage.

Approximate Search Area



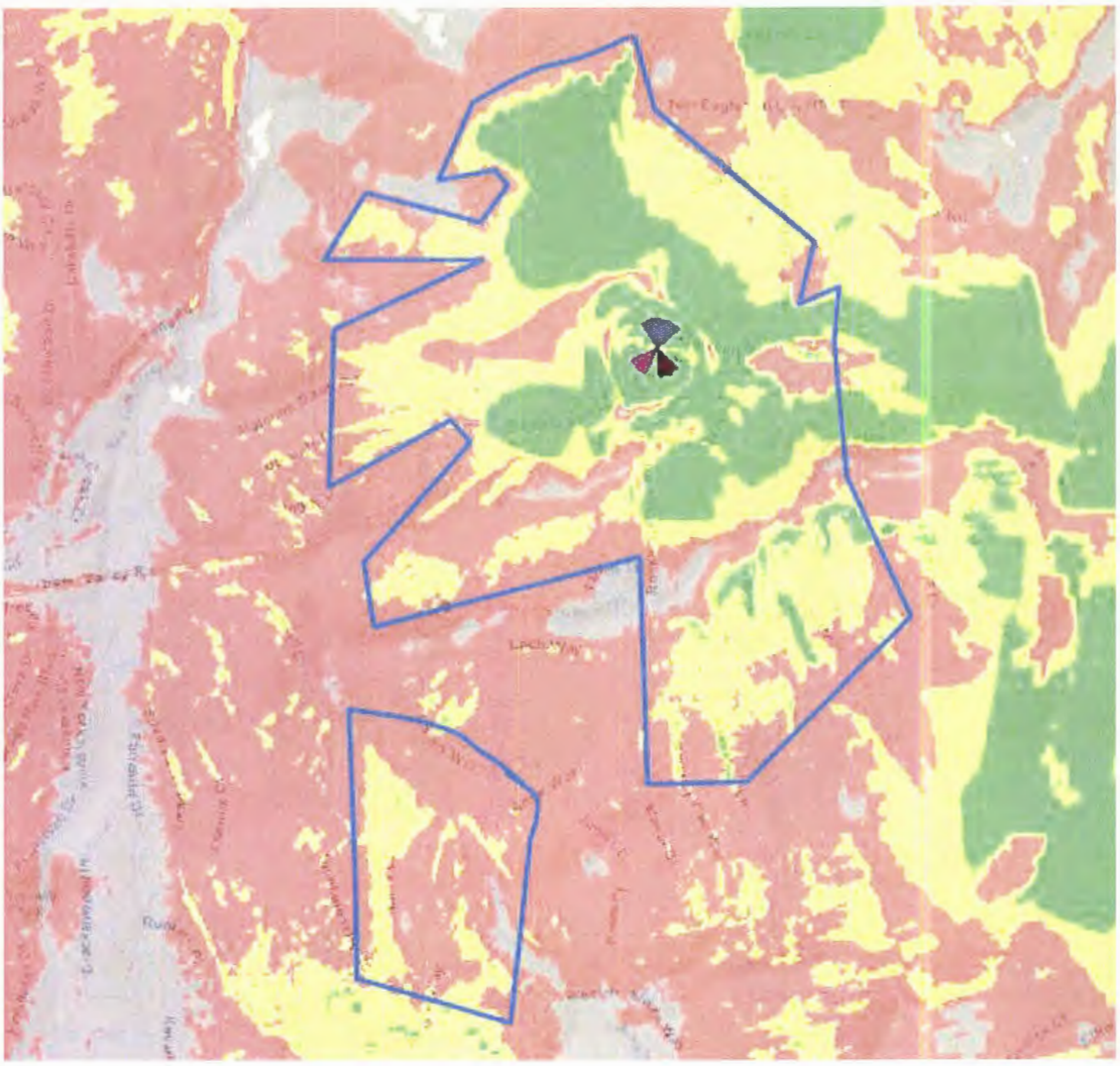
Verizon Wireless Site: Green Valley Rd
1495 Malcolm Dixon Rd (APN 126-070-010))

Existing Coverage (AWS)

-75 dBm (In-Building)
-85 dBm (In Vehicle)
-95 dBm (Outdoor)
-105 dBm (Poor)

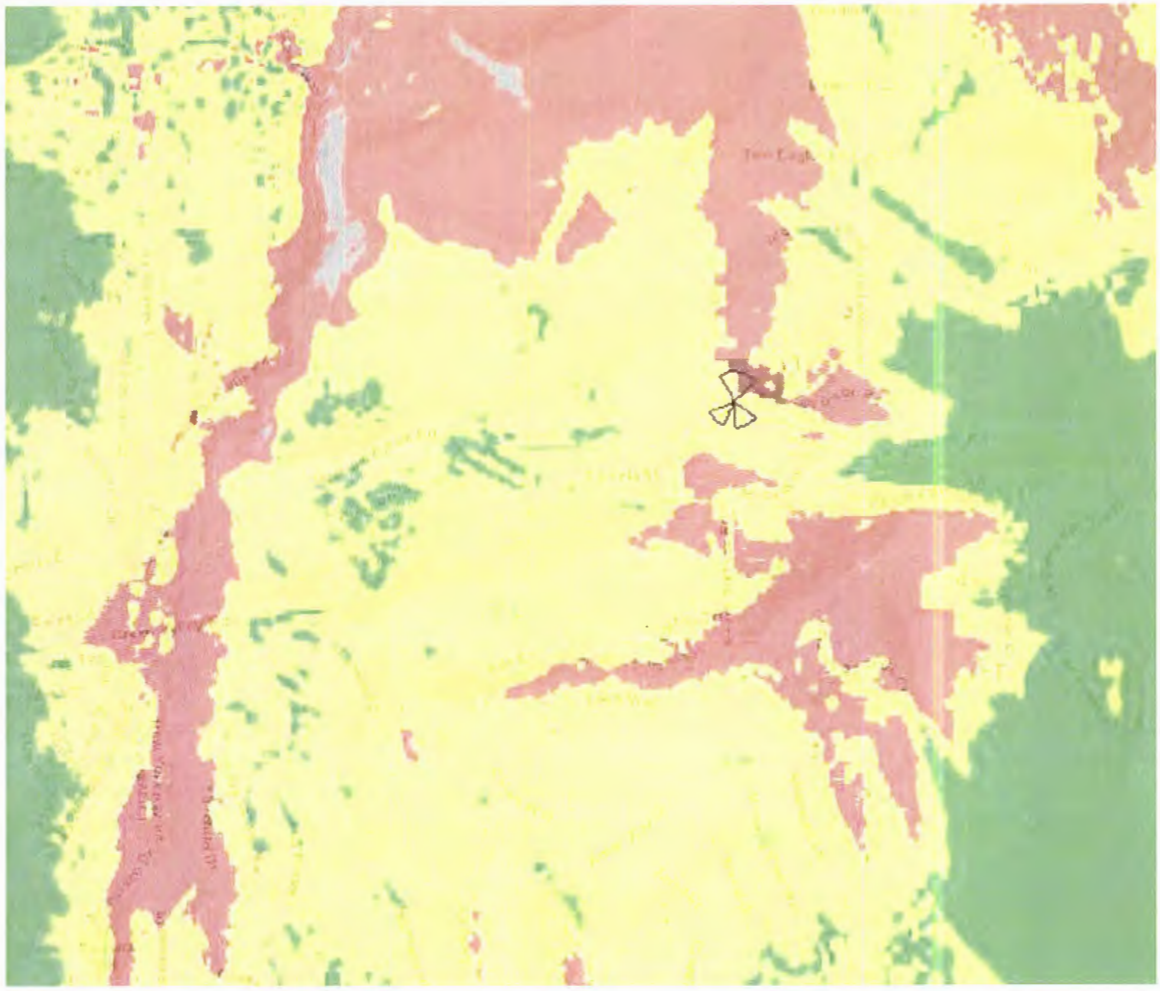
Verizon Wireless Site: Green Valley Rd
1495 Malcolm Dixon Rd (APN 126-070-010))

Coverage with Proposed Facility (AWS)



-75 dBm (In-Building)
-85 dBm (In Vehicle)
-95 dBm (Outdoor)
-105 dBm (Poor)

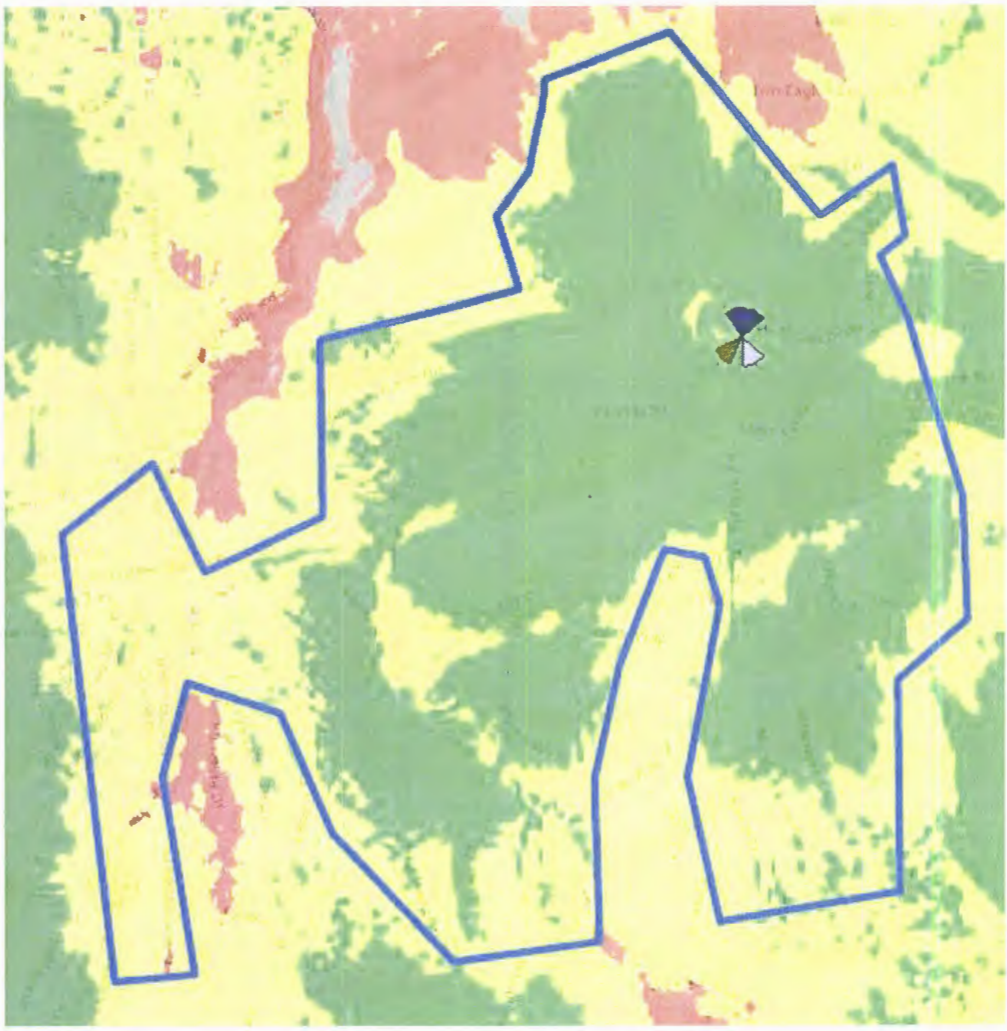
Existing Coverage (700 LTE)



-75 dBm (In-Building)
-85 dBm (In Vehicle)
-95 dBm (Outdoor)
-105 dBm (Poor)

Verizon Wireless Site: Green Valley Rd
1495 Malcolm Dixon Rd (APN 126-070-010))

Proposed Coverage with Green Valley Rd Facility (700 LTE)



-75 dBm (In-Building)
-85 dBm (In Vehicle)
-95 dBm (Outdoor)
-105 dBm (Poor)

ALTERNATE SITES ANALYSIS

Verizon Wireless strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. Part of this involves seeking properties in areas with substandard wireless coverage that provide the ability to meet community needs, zoning standards, and engineering requirements.

In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: a willing landlord, compliance with local zoning requirements, topography, existing structures, colocation opportunities, available utilities, and road access. Verizon conducted an exhaustive search for alternative sites, after which it determined that the proposed site on Riebli Road is the best available location for a wireless telecommunications facility to meet the desired coverage objective.

A dozen locations were explored as part of the due diligence process for this project, including one colocation.

- ATC Colocation – 1668 Arroyo Vista Way, El Dorado Hills: The facility, located to the north, was too close to an existing Verizon facility and would not be able to fill the coverage gap.
- APN 126-100-025: A property containing an El Dorado Irrigation District water tank. The property was too far from the target area to fill the coverage gap.
- APN 102-190-026, APN 126-160-022, 1265 Malcolm Dixon Rd, 1681 Lovers Lane, and 1540 Green Valley Rd, : Unable to fill the coverage gap due to location and elevation.
- 2025 Arroyo Vista
- 1731 Malcolm Dixon Rd: Partially blocked by terrain. Unscreened from Green Valley Road and neighboring residences. Property owner unresponsive to Verizon proposals.
- 1732 Malcolm Dixon Rd: Partially blocked by terrain. Unscreened from Green Valley road. Property owner unresponsive to Verizon proposals.
- 1460 Malcom Dixon Rd: Several hundred feet West/Southwest of the proposed facility. Directly across the street from the Pamela Street subdivision.

After this thorough investigation, Verizon concluded the proposed location is the least intrusive, viable means of filling the existing coverage gap and improving service in the area.

ADDITIONAL INFORMATION

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility if local power systems are offline.

Maintenance

Verizon installs standby generators and backup batteries at all its cell sites. The batteries play a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes and will only be tested during the daytime. Back-up generators allow Verizon's sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, a small sign indicating the facility owner and a 24-hour emergency telephone number will be provided on site.

Parking & Traffic

The facility is unmanned and will operate 24 hours a day, seven days a week. A technician will occasionally visit the facility to service the equipment, approximately once a month. There will no other visitors or guests associated with the facility.

Construction Schedule

The construction of the facility will follow all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon's FCC license. An RF report verifying compliance with FCC guidelines is included with this submittal.

Environmental Assessment

The project is categorically exempt under CEQA as a Class III small structure. A study verifying compliance with FCC EME regulations has been included as part of this application.

Airports

There are no airports or airstrips within five miles of the proposed facility.

Water Usage

As the facility is unmanned and no landscaping is proposed, there will be no impact on water usage on the property.

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

20199000110500003
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2019-0001105-00
Acct 8001-Old Republic Title Co.
Friday, JAN 11, 2019 14:14:45
Ttl Pd $98.00 Nbr-0001983473
MMF/C1/1-3

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 2121040091
APN: 126-070-010-100

When Recorded Mail Document and Tax Statements to:

Malcolm Dixon LLC
3931 Dora Ave.
Anchorage, AK 99516

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is $0.00 R&T Code 11925 - same party
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Vicki Jan Scanlon, a married woman as her sole and separate property

hereby GRANT(S) to
Malcolm Dixon LLC, a California limited liability company

that property in Unincorporated area of El Dorado County, State of California, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Date: January 10, 2019

Vicki Jan Scanlon

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 Sacramento

On 1-10-2019 before me, M. De Vera a Notary Public, personally appeared Vicki Jan Scanlon, 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: _____

Name: M. De Vera
(Typed or Printed)

(Seal)

M. DE VERA
Comm. #2183930
Notary Public - California
Sacramento County
Comm. Expires Feb 19, 2021

ORDER NO. : 2121040091

EXHIBIT A

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

PARCEL ONE:

The West hall of the South half of the West half of the Southwest quarter of the Southwest quarter of Section 13, Township 10, North, Range 8 East, M.D.M.

PARCEL TWO:

Together with a non-exclusive right of way for roadway and utility purposes over the East 30 feet of the West half of Southwest quarter of Southwest quarter of Southwest quarter of Section 13, Township 10 North, Range 8 East, M.D.M., North of the North line of Malcolm Dixon Road.

APN: 126-070-010-000

Site Name: Verizon Wireless – Malcom Dixon Road

LETTER OF AUTHORIZATION

This authorization is not a commitment of any kind. All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use. Verizon Wireless agrees to be responsible for all costs related to the governmental approvals for this project.

Authorized Signature: _____

Print Name: Malcolm Dixon LLC by Vicki J Scanlon

Title:

Company (if applicable): Malcolm Dixon LLC

Phone number: 907-227-4330

Dated: 10/26/2022

Assessor's Parcel Number: 126-070-010-000

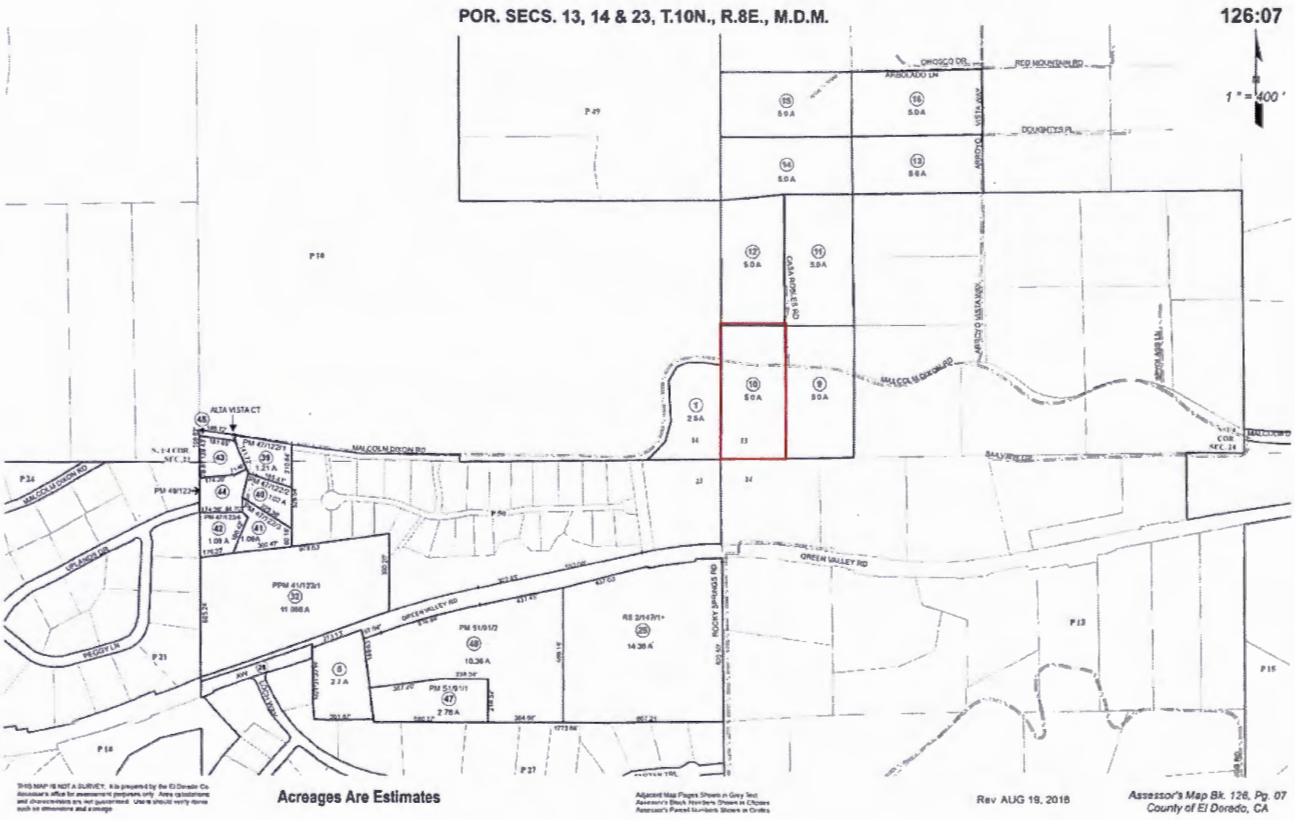
Property Address: 1495 Malcolm Dixon Rd, El Dorado Hills, Ca 95762

CUP23-0011

First American

myFirstAm® Tax Map

1460 Malcolm Dixon Rd, El Dorado Hills, CA 95762



Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Tax Map **1460 Malcolm Dixon Rd, El Dorado Hills, CA 95762** **10/20/2022**

CUP23-0011

verizon

705217 Green Valley Rd
1495 Malcolm Dixon Road, El Dorado Hills, CA
Photosims Produced on 2-2-2023

RECEIVED

APR 28 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

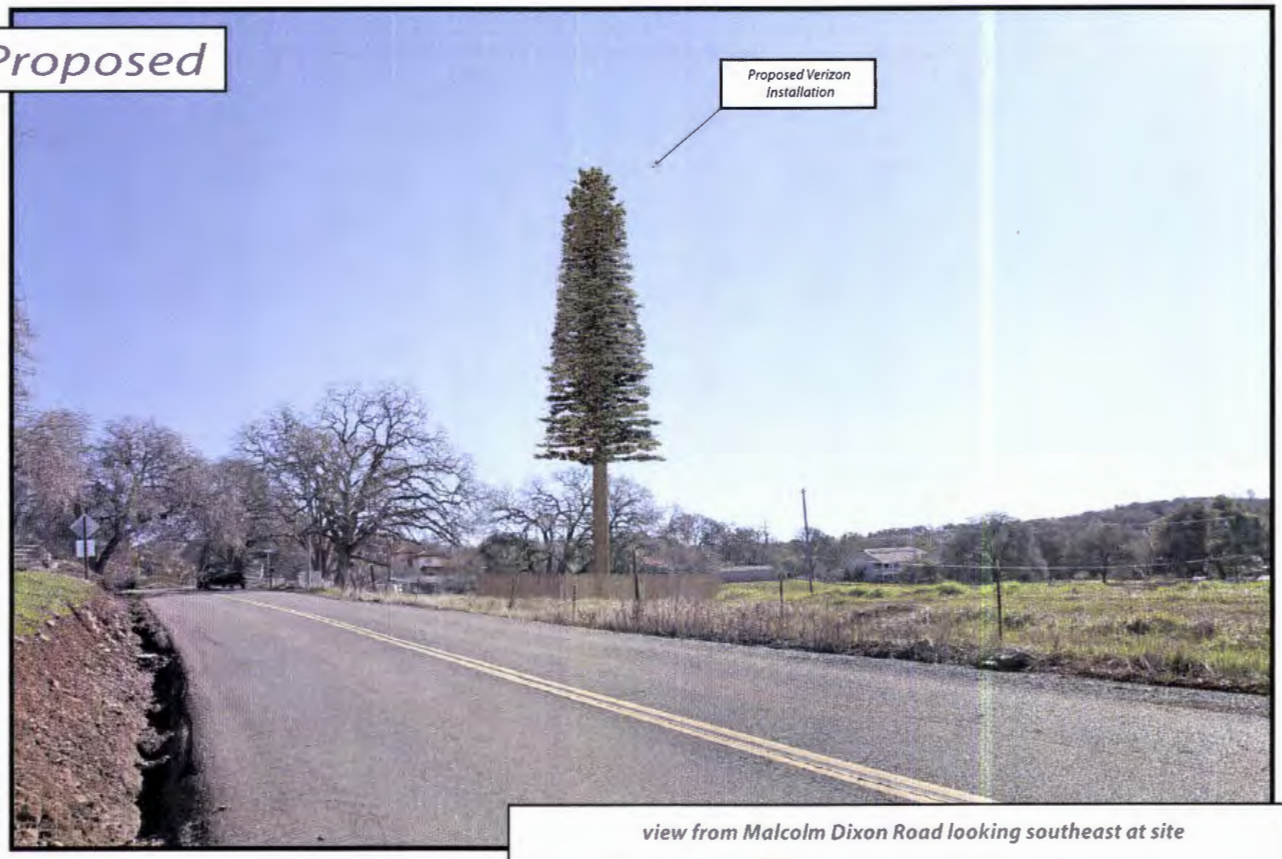
AdvanceSim
Contact (925) 202-8507

CUP23-0011

Shot Point Map

Existing

Proposed



view from Malcolm Dixon Road looking southeast at site

verizon

705217 Green Valley Rd
1495 Malcolm Dixon Road, El Dorado Hills, CA
Photosims Produced on 2-2-2023

AdvanceSim

Contact: 925) 202-8507

Existing

Proposed

AdvanceSim
Contact (925) 202-850

view from Malcolm Dixon Road looking west at site

verizon

705217 Green Valley Rd
1495 Malcolm Dixon Road, El Dorado Hills, CA
Photosims Produced on 2-2-2023

Existing

Proposed

view from Green Valley Road looking north at site

verizon

705217 Green Valley Rd
1495 Malcolm Dixon Road, El Dorado Hills, CA
Photosims Produced on 2-2-2023

AdvanceSim

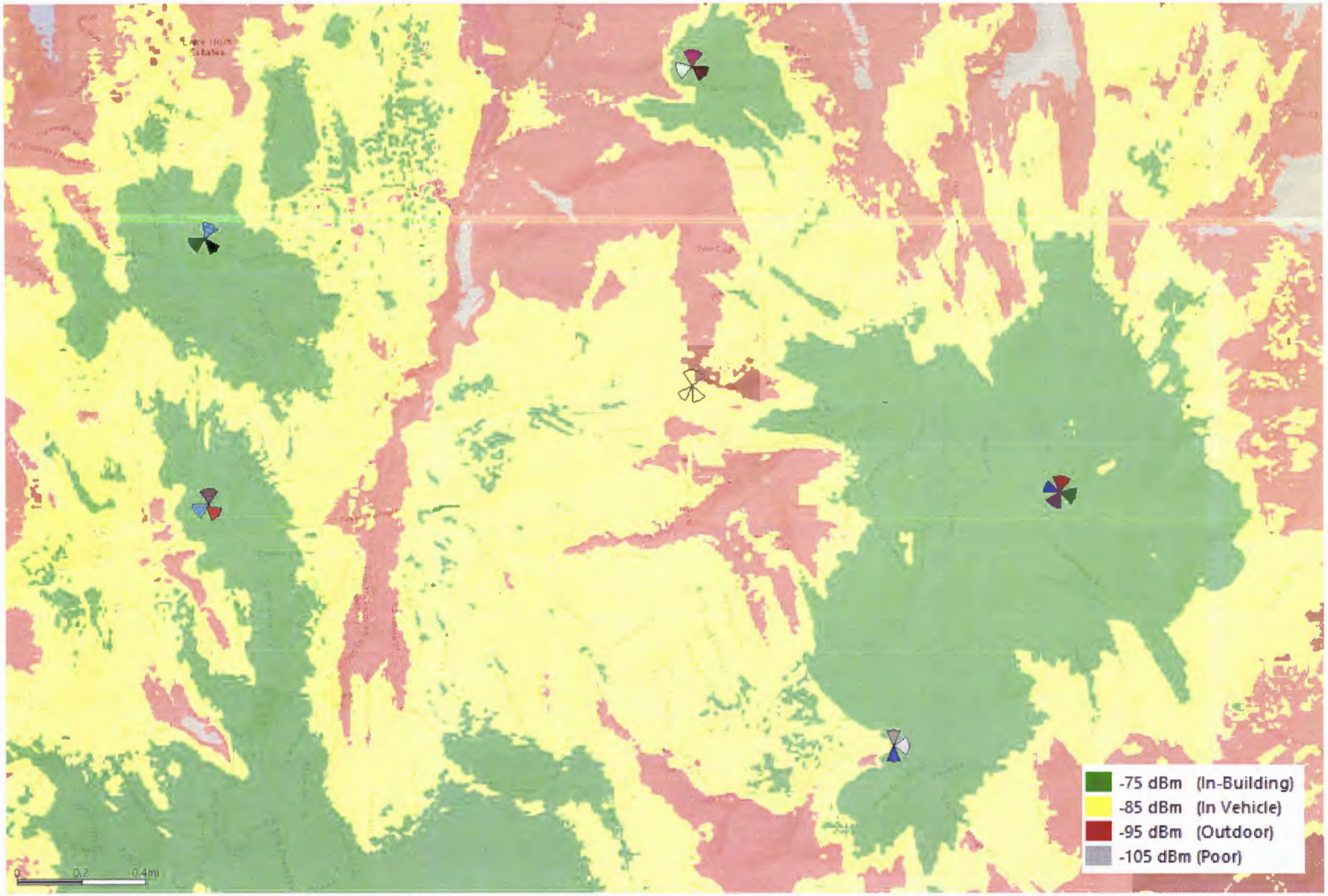
Contact (925) 207 850/

LTE 700 COVERAGE

verizon

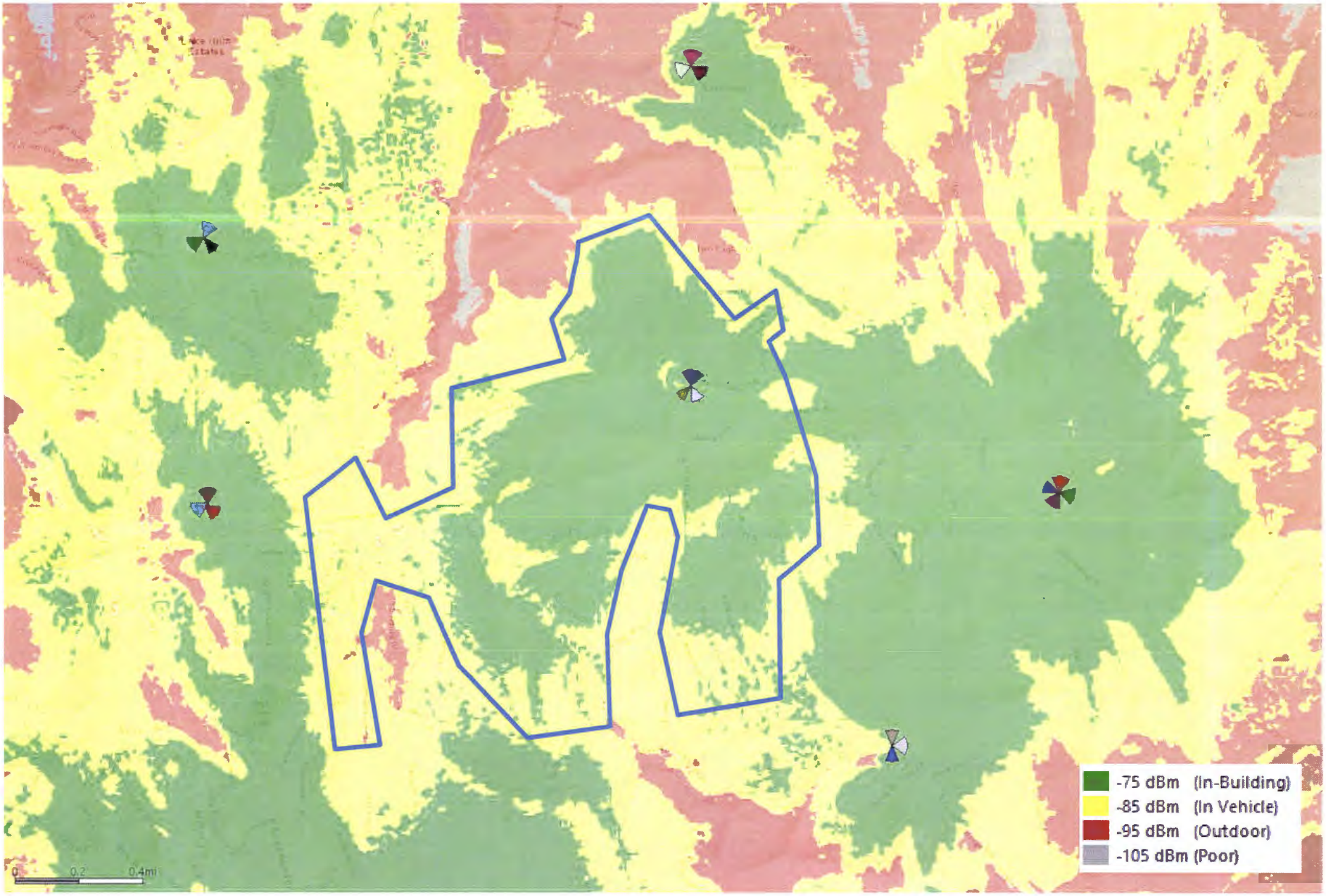
CUP23-0011

Existing 700 Coverage



verizon

700 Coverage With Green Valley Rd

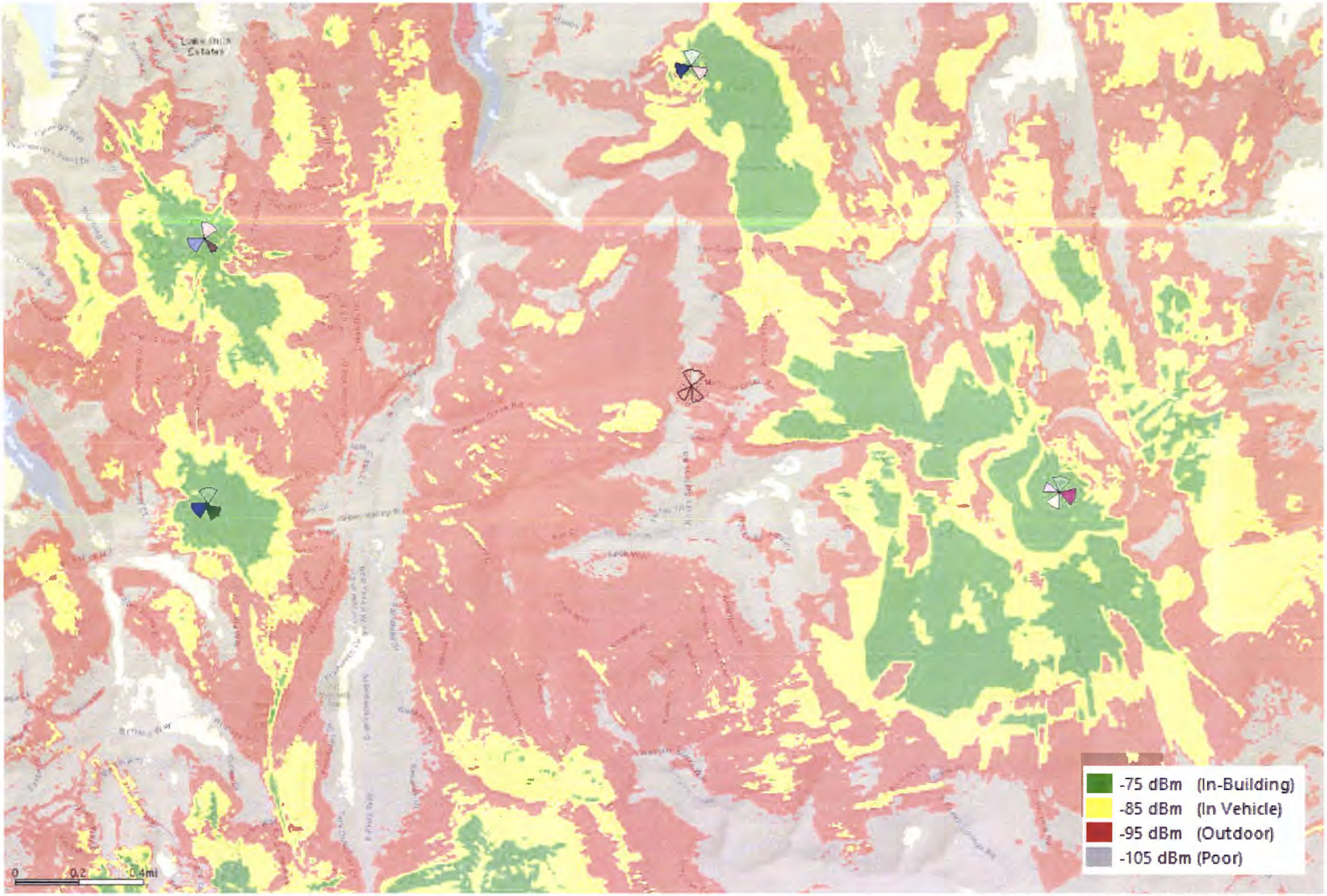


verizon

AWS COVERAGE

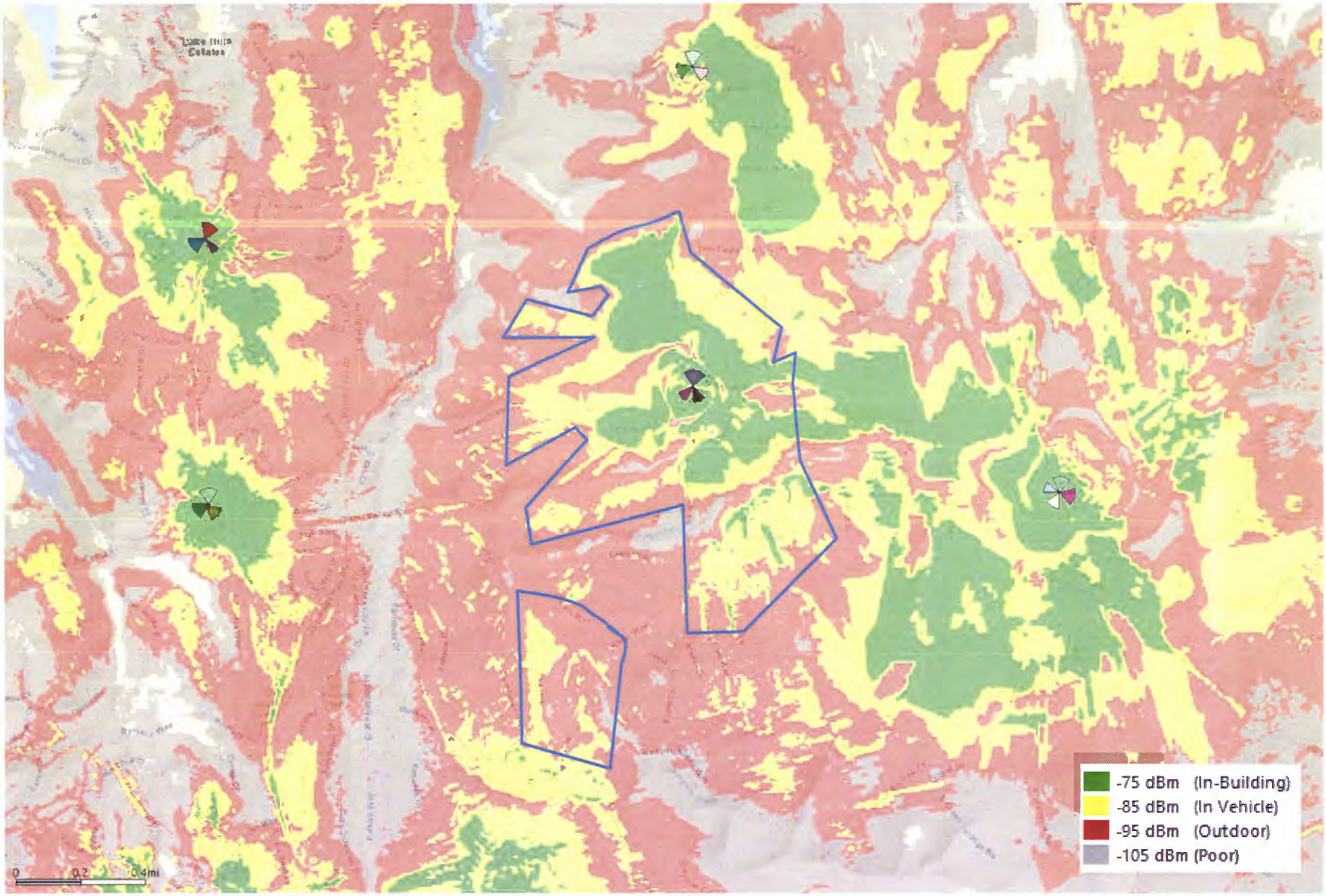
verizon

Existing AWS Coverage



verizon

AWS Coverage With Green Valley Rd



verizon

Dtech communications

YOUR RF SAFETY PARTNER

RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

PRE-Activation

Prepared for Verizon

Site Name: Green Valley Rd
Site ID: 705217
Site Type: Monopine

Located at:

1495 Malcolm Dixon Rd
El Dorado Hills, CA 95762
Latitude: 38.715733 / Longitude: -121.058642

Report Date: 3/24/2023
Report By: Christopher Stollar, P.E.

Based on FCC Rules and Regulations, Verizon is compliant.

CUP23-0011

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC ("Dtech") has been retained by Complete Wireless Consulting, contractors to Verizon, to determine whether its wireless communications facility complies with the Federal Communications Commission ("FCC") Radio Frequency ("RF") Safety. This report contains a computer-simulated analysis of the Electromagnetic Fields ("EMF") exposure resulting from the facility. The analysis also includes assessment of existing wireless carriers on site, where information is provided. The table below summarizes the results at a glance:

Table 1: EMF Summary

Verizon	Summary
Access Type	Gate
Access to antennas locked	Optional
RF Sign(s) @ access point(s)	NA
RF Sign(s) @ antennas	NA
Barrier(s) @ sectors	NA
Max EMF simulated level for Verizon on Ground	0.6% General Population
Min Clearance Distance from Face of Verizon's Antennas	90 Feet

2.0 SITE DESCRIPTION

The wireless telecommunication facility is located on the ground. The facility consists of 1 wireless carrier(s) or operator(s): Verizon. The antennas are typically grouped into sectors pointing in different directions to achieve the desired areas of coverage. Verizon's antennas are mounted on a monopine tower.

2.1 Site Map

2.2 Antenna Inventory

The table below reflects the technical specifications provided by our clients and/or gathered from physical field surveys where applicable. This final configuration, including power settings and antenna orientations must be maintained to remain in compliance with FCC guidelines. For co-locators or nearby transmitters, conservative estimates are used for purposes of a cumulative study where information is not provided or available.

Table 2: Site Technical Specifications

Antenna ID	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Total ERP (Watts)	Bottom Tip Height Above Ground (Z) (ft)	Bottom Tip Height Antenna Level (Z) (ft)
A1	Verizon	Commscope	NHH-85C-R2B	Panel	746	10	82	8.0	13.2	80	1663	90.0	0.0
A1	Verizon	Commscope	NHH-85C-R2B	Panel	880	10	83	8.0	13.1	80	1644	90.0	0.0
A1	Verizon	Commscope	NHH-85C-R2B	Panel	1965	10	78	8.0	15.2	160	5311	90.0	0.0
A2	Verizon	Commscope	NHH-85C-R2B	Panel	746	10	82	8.0	13.2	80	1663	90.0	0.0
A2	Verizon	Commscope	NHH-85C-R2B	Panel	880	10	83	8.0	13.1	80	1644	90.0	0.0
A2	Verizon	Commscope	NHH-85C-R2B	Panel	2120	10	78	8.0	15.6	160	5756	90.0	0.0
A3	Verizon	Ericsson	AIR6449	Panel	3700	10	11	2.8	23.6	320	72487	95.3	0.0
B1	Verizon	Ericsson	AIR6449	Panel	3700	130	11	2.8	23.6	320	72487	95.3	0.0
B2	Verizon	Commscope	NHH-45C-R2B	Panel	746	155	48	8.0	15.3	80	2735	90.0	0.0
B2	Verizon	Commscope	NHH-45C-R2B	Panel	880	155	43	8.0	16.1	80	3289	90.0	0.0
B2	Verizon	Commscope	NHH-45C-R2B	Panel	1965	155	38	8.0	17.4	160	8732	90.0	0.0
B3	Verizon	Commscope	NHH-45C-R2B	Panel	746	155	48	8.0	15.3	80	2735	90.0	0.0
B3	Verizon	Commscope	NHH-45C-R2B	Panel	880	155	43	8.0	16.1	80	3289	90.0	0.0
B3	Verizon	Commscope	NHH-45C-R2B	Panel	2120	155	42	8.0	17.7	160	9465	90.0	0.0
C1	Verizon	Commscope	NHH-45C-R2B	Panel	746	225	48	8.0	15.4	80	2786	90.0	0.0
C1	Verizon	Commscope	NHH-45C-R2B	Panel	880	225	43	8.0	16.2	80	3334	90.0	0.0
C1	Verizon	Commscope	NHH-45C-R2B	Panel	1965	225	38	8.0	17.4	160	8732	90.0	0.0
C2	Verizon	Commscope	NHH-45C-R2B	Panel	746	225	48	8.0	15.4	80	2786	90.0	0.0
C2	Verizon	Commscope	NHH-45C-R2B	Panel	880	225	43	8.0	16.2	80	3334	90.0	0.0
C2	Verizon	Commscope	NHH-45C-R2B	Panel	2120	225	42	8.0	17.7	160	9465	90.0	0.0
C3	Verizon	Ericsson	AIR6449	Panel	3700	250	11	2.8	23.6	320	72487	95.3	0.0

3.0 ANALYSIS

3.1 Emission Predictions

Figure 1: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

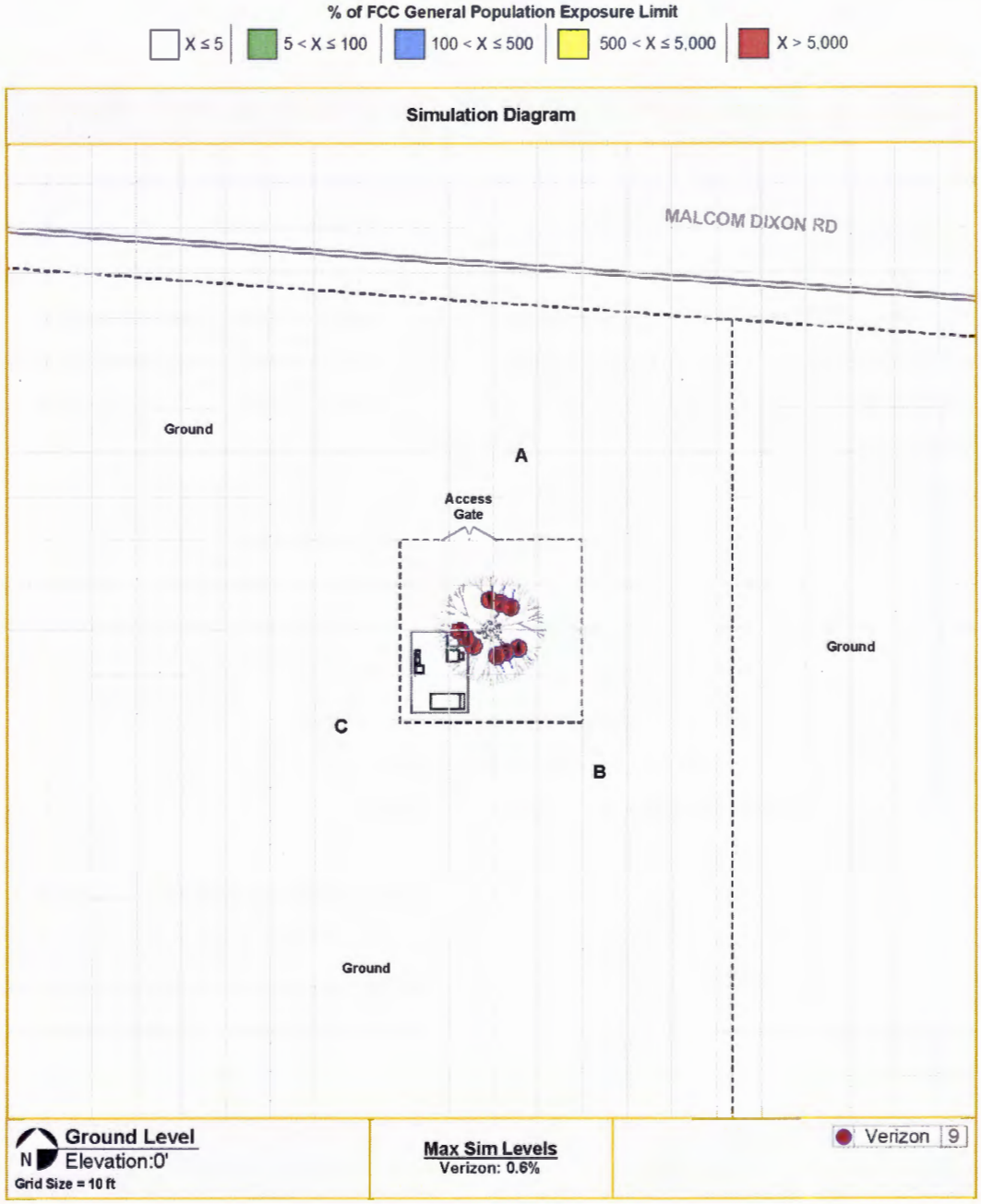
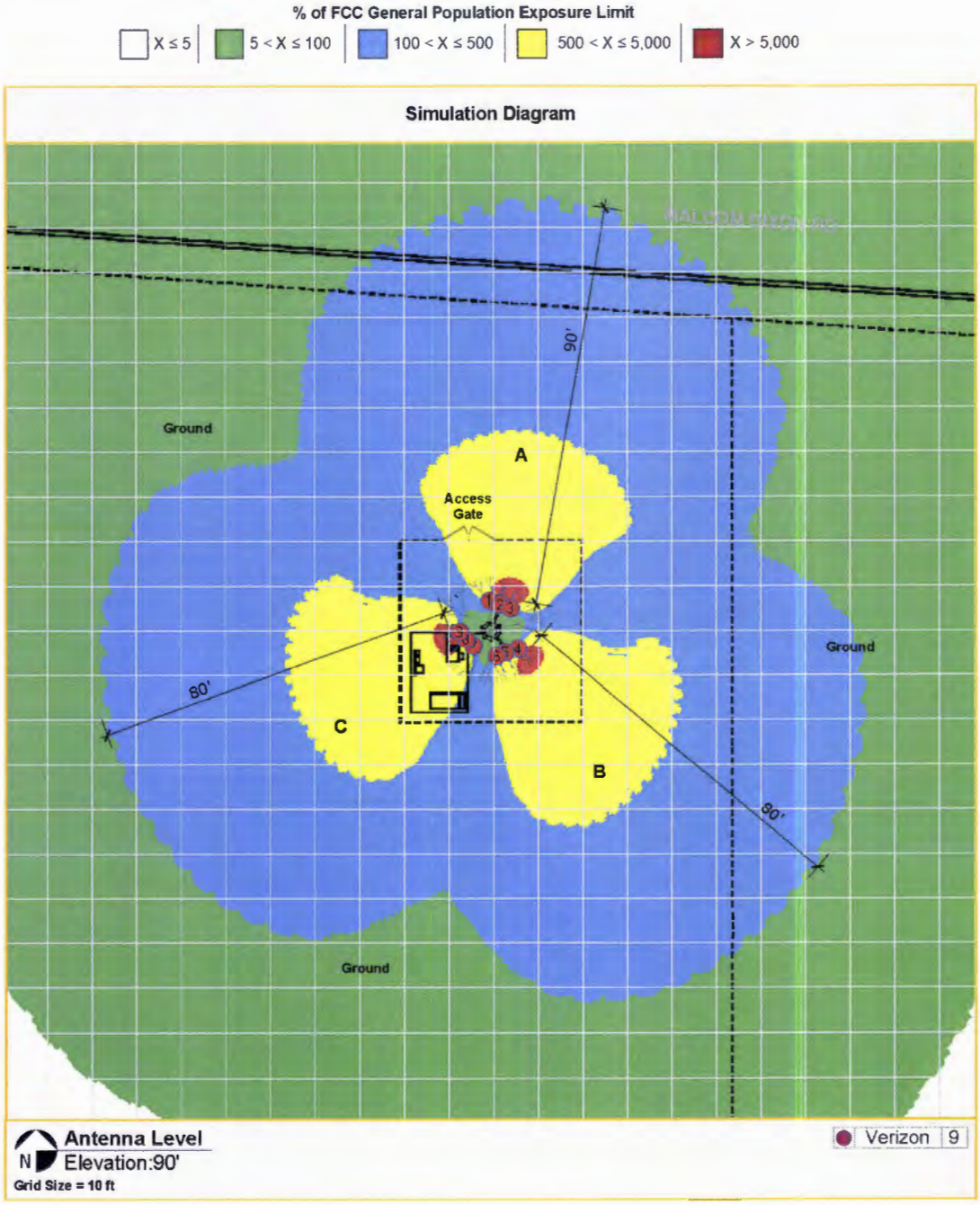


Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.



4.0 CONCLUSION

4.1 Results

For a typical 6-foot person standing in accessible areas on the ground, calculations for Verizon's site resulted in exposure levels below the FCC's most stringent General Population MPE Limits (see figure 1).

At antenna elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antenna(s) (see figure 2). The overexposed (red, yellow and blue) areas extend 90-feet from the front face of the Verizon antenna(s). From the provided drawings, there are no other buildings or surrounding structures within 90-feet of the Verizon antenna(s). Beyond 90-feet, exposure levels are predicted to be below the FCC's most stringent General Population MPE Limits.

The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that Verizon employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them.

4.2 Recommendation(s)

Further actions are not required.

4.3 Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.

Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 3: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm^2)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm^2)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded. A result higher than 100% exceeds the FCC's General Population MPE Limits.

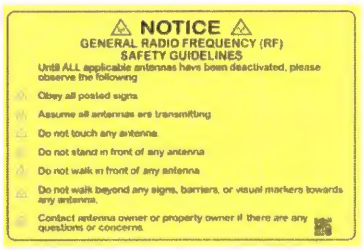
Dtech uses an industry standard power density prediction computer Model[1] to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. In addition, lower interiors (if applicable), were analyzed 10-feet below roof level with a 10dB deck attenuation. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits.

Appendix C: Limitations

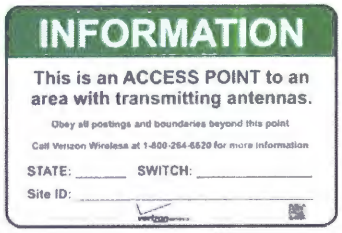
The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

[1] Roofmaster(tm)

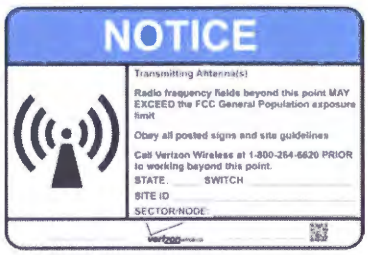
Appendix D: Sample Verizon[2] RF Advisory Signs



GUIDELINES Sign

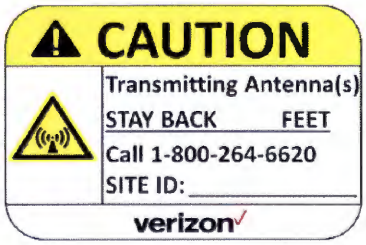


NOC INFORMATION Sign



NOTICE Sign

CAUTION Sign



CAUTION Stay-Back Sign

WARNING Sign

[2] The above signage is for reference only. Actual signs may be updated in accordance to Verizon RF policy

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APR 28 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Environmental Noise Assessment

Green Valley Road Verizon Cellular Facility

El Dorado County, California

BAC Job # 2023-009

Prepared For:

Complete Wireless Consulting

Attn: Steve Proo
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet, Principal Consultant

March 22, 2023

BOLLARD
Acoustical Consultants

CUP23-0011

Introduction

The Green Valley Road Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 1495 Malcolm Dixon Road in El Dorado County, California (APN: 126-070-010). The outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project site location with aerial imagery is shown in Figure 1. The studied site drawings are dated January 13, 2023.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following assessment addresses daily noise production and exposure associated with operation of the project emergency generator and outdoor equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

El Dorado County General Plan Noise Element

The El Dorado County General Plan Noise Element establishes acceptable noise level exposure for noise-sensitive land uses affected by non-transportation noise sources, such as those proposed by the project. The General Plan noise level standards have been reproduced and are provided below in Table 1.

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

Noise Level Descriptor (dB)	Daytime (7 a.m. – 7 p.m.)		Evening (7 p.m. – 10 p.m.)		Nighttime (10 p.m. – 7 a.m.)	
	Community	Rural	Community	Rural	Community	Rural
Hourly average, L_{eq}	55	50	50	45	45	40
Maximum level, L_{max}	70	60	60	55	55	50

Notes:
-Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of 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 (e.g., caretaker dwellings).
-The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
-In Community areas the exterior noise level standard shall be applied to the property line of the receiving property.
-In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

Source: El Dorado County General Plan, Noise Element, Table 6-2

Legend

- Proposed Verizon Cellular Equipment Lease Area (Approximate)
- # Existing Noise-Sensitive Receivers (Residences)

N

Scale (Feet)

0 75 150

Green Valley Rd Verizon Cellular Facility

El Dorado County, California

Proposed Cellular Facility Lease Area
& Nearby Existing Residences

Figure 1

BOLLARD Acoustical Consultants

The nearest existing noise-sensitive uses have been identified as residences. According to the El Dorado County Land Use Diagram (dated December 4, 2015), the project parcel and adjacent parcels are not located within a Community Region. As a result, the noise level standards applicable to noise-sensitive uses located within Rural Areas (Table 1) have been applied to project equipment noise exposure and assessed at a point 100 feet away from the nearest existing residences. Compliance with the County's noise level criteria at the closest residences would ensure compliance at residences located farther away.

Project Noise Generation

As discussed previously, there are two project noise sources which are considered in this evaluation: the equipment cabinet cooling systems and the emergency diesel generator. The evaluation of potential noise impacts associated with the operation of each noise source is evaluated separately as follows:

Equipment Cabinet Noise Source and Reference Noise Levels

The project proposes the installation of two (2) equipment cabinets within the equipment lease area shown in Figure 1. Based on the provided enlarged site plan, the cabinets assumed for the project are two (2) Charles Industries 48V Power Plants. The equipment cabinet model and reference noise level is provided in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.

Table 2
Reference Noise Level Data of Proposed Equipment Cabinets

Equipment	Number of Cabinets	Reference Noise Level (dB)	Reference Distance (ft)
Charles Industries 48V Power Plant	2	60	5
Note: Manufacturer specification sheets provided as Appendix C.			

Generator Noise Source and Reference Noise Level

The project also proposes the installation of an emergency standby diesel generator within the lease area to maintain cellular service during emergency power outages. Based on the project site plans, the generator assumed for the project is a Generac Industrial Power Systems Model SD030. It is further assumed that the proposed generator will be equipped with the Level 2 Acoustic Enclosure resulting in a reference noise level of 68 dB at a distance of 23 feet. The manufacturer's noise level data specification sheet for the proposed generator and acoustical enclosure is provided as Appendix D.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. According to the project applicant, testing of the generator would occur twice per month on weekdays only, during daytime hours, for a duration of approximately 15 minutes. The emergency generator would not operate at night, except during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment.

Predicted Facility Noise Levels at Nearby Existing Noise-Sensitive Uses

Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at nearby existing noise-sensitive uses (residences) was calculated and the results of those calculations are presented in Table 3. The nearby residences are identified as Receivers 1-5 in Figure 1.

Table 3
Project Equipment Noise Exposure at Nearby Existing Noise-Sensitive Uses

Receiver[1]	Distance from Equipment Lease Area[2]	Predicted Equipment Noise Levels (dBA)	
		Cabinets, L_{eq}	Generator, L_{max}
1 – Residence	130	35	53
2 – Residence	150	33	52
3 – Residence	190	31	50
4 – Residence	450	24	42
5 – Residence	400	25	43

[1] Receiver locations are shown in Figure 1.
[2] Distances scaled from proposed lease area to a point 100 feet from receivers (residences).

Source: Bollard Acoustical Consultants, Inc. 2023.

Because the proposed equipment cabinets could potentially be in operation continuously during nighttime hours, the operation of the cabinets would be subject to the El Dorado County General Plan *nighttime* hourly average noise level standard of 40 dB L_{eq} applicable to noise-sensitive uses located with Rural Areas (Table 1). As indicated in Table 3, predicted equipment cabinet noise levels ranging from 24 to 35 dB L_{eq} at nearby existing noise-sensitive receivers (residences) would satisfy the applicable General Plan 40 dB L_{eq} nighttime noise level limit. As a result, no further consideration of equipment cabinet noise mitigation measures would be warranted for the project.

Because the project generator would only operate during daytime hours for brief periods required for testing and maintenance (i.e., approximately 15 minutes), and because generator noise is assumed to be exempt during emergency operations, noise from generator would be subject to the El Dorado County General Plan *daytime* maximum noise level limit of 60 dB L_{max} applicable to noise-sensitive uses located with Rural Areas (Table 1). As shown in Table 3, predicted generator noise levels ranging from 42 to 53 dB L_{max} at nearby existing noise-sensitive receivers (residences) would satisfy the applicable General Plan 60 dB L_{max} daytime noise level standard. As a result, no further consideration of emergency generator noise mitigation measures would be warranted for the project.

Conclusions

Project-related equipment noise exposure is expected to satisfy the applicable El Dorado County noise level criteria at the nearest noise-sensitive uses (existing residences). As a result, no further consideration of equipment noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Green Valley Road Verizon Cellular Facility in El Dorado County, California. Please contact BAC at (530) 537-2328 or info@bacnoise.com with any questions or requests for additional information.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

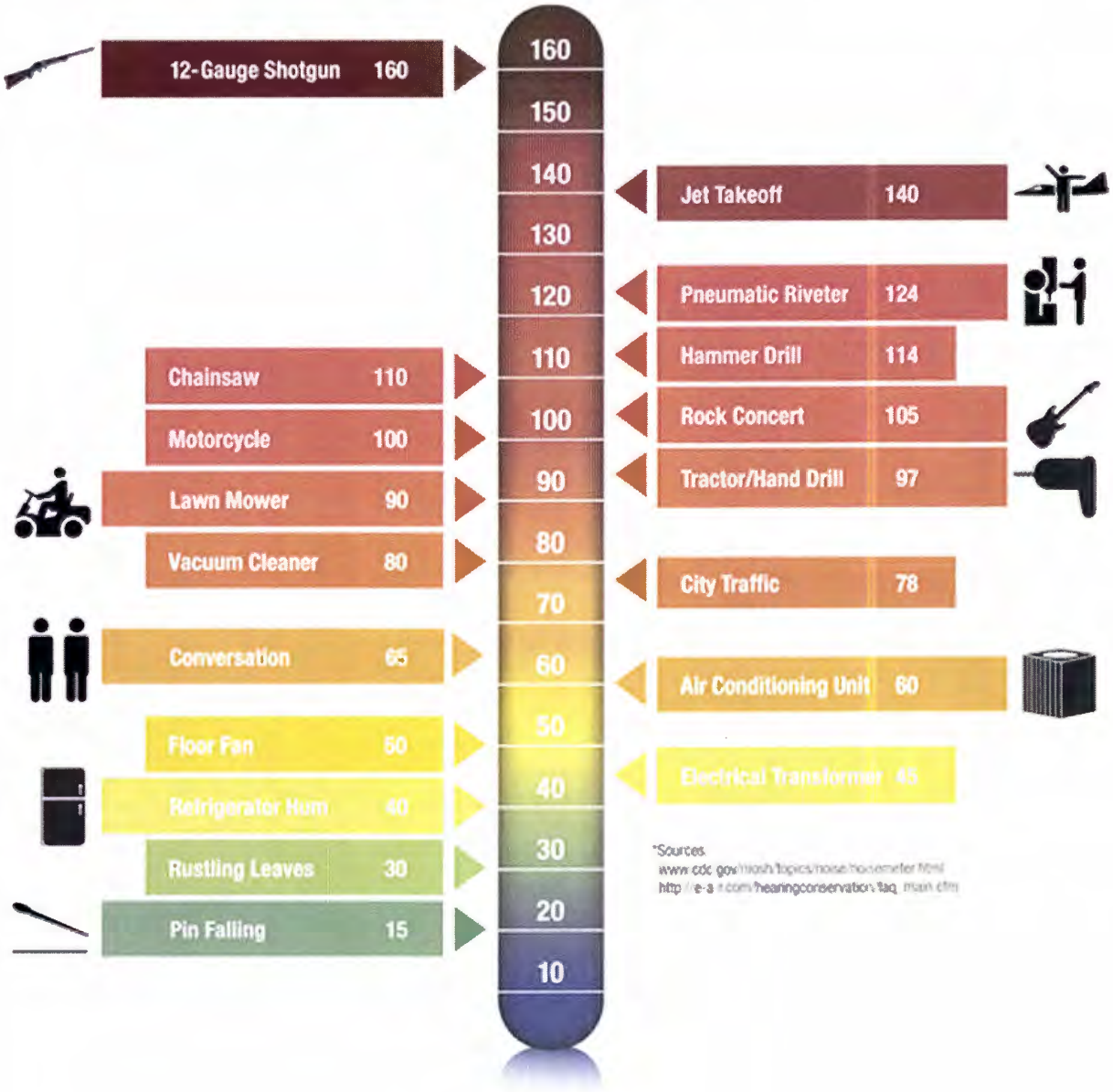
RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

Appendix B

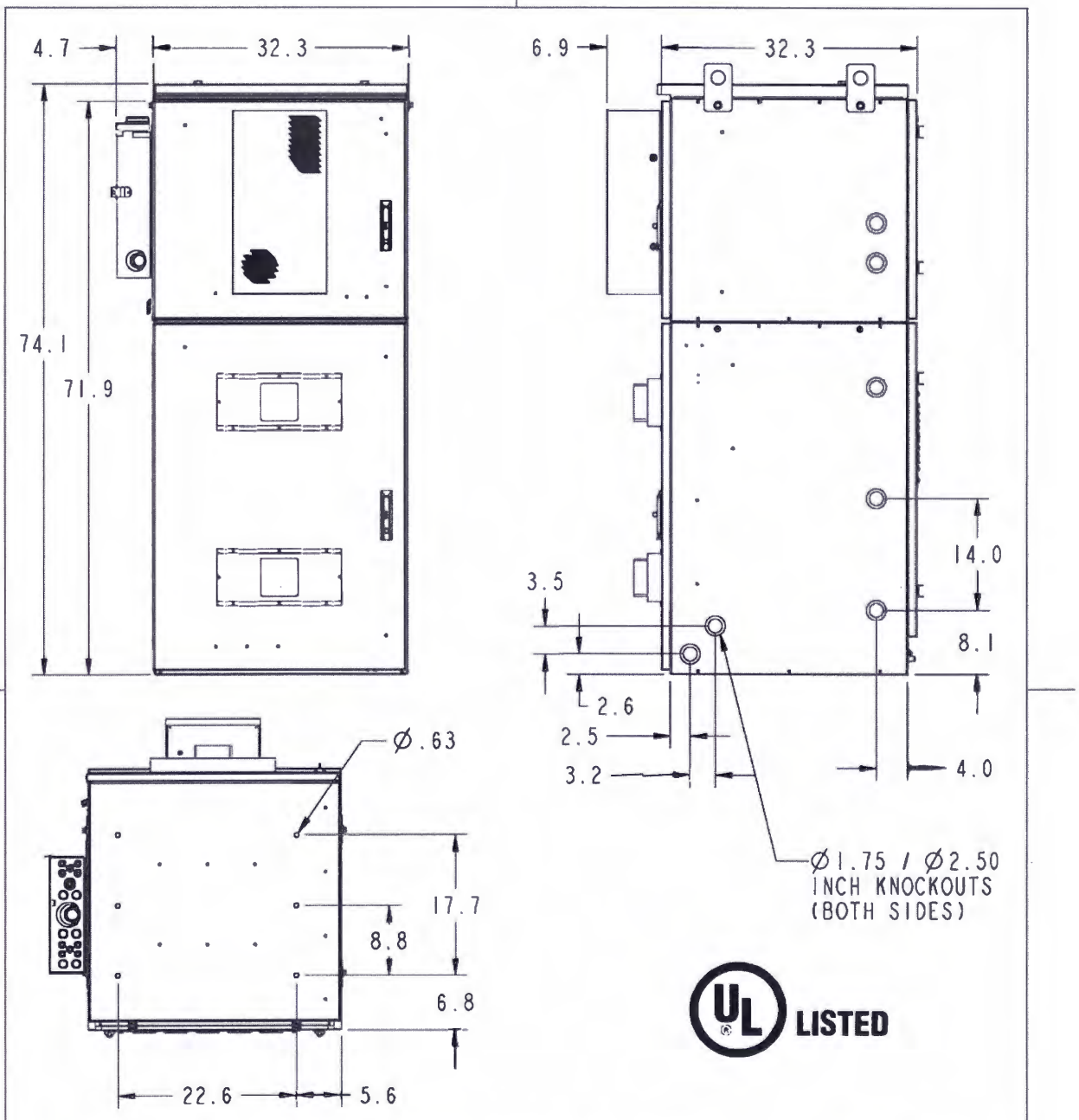
Typical A-Weighted Sound Levels of Common Noise Sources

Decibel Scale (dBA)*



*Sources
www.cdc.gov/niosh/topics/noise/noisemeter.html
http://e-a-r.com/hearingconservation/faq_main.cfm

Appendix C



UL LISTED

WEIGHT WITH BATTERIES:
2296 LBS.
NorthStar NSB-170FT batteries at 128 lbs each, Qty 12

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

CHARLES PART #
CUBE-SS4C215XC1

Charles Industries Ltd.
Telecommunications Group
Charles Center, 5600 Apollo Drive
Rolling Meadows, IL 60008
Telephone: 847-806-6300

Verizon Wireless
Large Site Support Enclosure

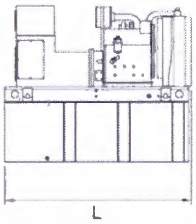
Appendix D

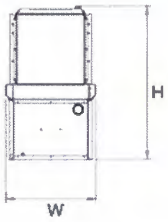
GENERAC | INDUSTRIAL POWER

30 kW Diesel

SD030

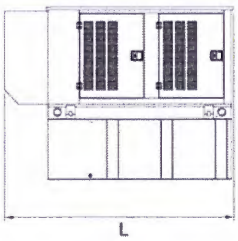
dimensions, weights and sound levels

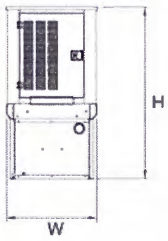




OPEN SET

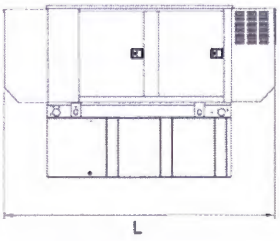
RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	

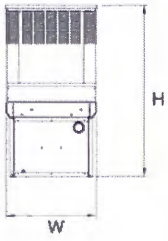




STANDARD ENCLOSURE

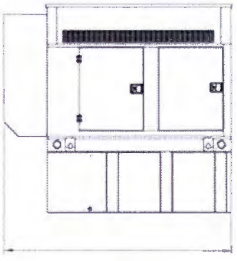
RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	

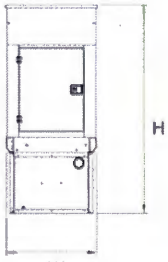




LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	





LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBA*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions

Tank Options

○	MDEQ	OPT
○	Florida DERM/DEP	OPT
○	Chicago Fire Code	OPT
○	IFC Certification	CALL
○	ULC	CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

CODE COMPLIANCE

CALIFORNIA STATE CODE COMPLIANCE:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ENERGY CODE COMMERCIAL (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

SHEET INDEX

SIGNATURE BLOCK

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
RF ENGINEER		
REAL ESTATE		
SITE ACQUISITION		
PROPERTY OWNER		
TOWER OWNER		

PROJECT SUMMARY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DR.
WALNUT CREEK, CA 94598

LEASING AGENT:
COMPLETE WIRELESS CONSULTING
2009 V STREET
SACRAMENTO, CA 95818
LEASING AGENT: MARK LePAGE
PHONE: 916-217-9219
EMAIL: MLepage@completewireless.com

PLANNING REPRESENTATIVE:
COMPLETE WIRELESS CONSULTING
2009 V STREET
SACRAMENTO, CA 95818
PLANNING REPRESENTATIVE: KEVIN GALLAGHER
PHONE: 916-764-2632
EMAIL: kgallagher@completewireless.com

DESIGN CONSULTANT:
CAMP & ASSOCIATES INC.
19515 N. CREEK PKWY, SUITE 220
BOTHELL, WA 98011
CONTACT: ERIC CAMP
PHONE: 425-740-6392

LEGAL DESCRIPTION:
SEE ZD-1.0

SITE NAME: GREEN VALLEY RD

SITE ADDRESS: 1495 MALCOM DIXON RD
EL DORADO HILLS
CA, 95762

LAND OWNER: MALCOM DIXON CA LLC
3931 DORA AVENUE
ANCHORAGE, AK 99516-4052

STRUCTURE OWNER: VERIZON WIRELESS

JURISDICTION: EL DORADO COUNTY

PARCEL NUMBER: 126-070-010

ZONING: RE-5

OCCUPANCY: U

CONSTRUCTION TYPE: V-B

PROJECT DESCRIPTION:
SCOPE OF WORK:
PROPOSED 40'X40' LEASE AREA W/ FENCE
PROPOSED EQUIPMENT CABINETS AND GENERATOR
PROPOSED UTILITIES TO SITE
PROPOSED MONOPINE W/ ANTENNAS AND ASSOCIATED EQUIPMENT
PROPOSED ACCESS ROAD

verizon

GREEN VALLEY RD

(NEW BUILD)
PSL No: 705217
SITE ID: 617091157
1495 MALCOM DIXON RD
EL DORADO HILLS CA, 95762
LAT: 38.715660° N LONG: 121.058195° W
ELEVATION: ±866.5 AMSL

AREA MAP

AERIAL VIEW

RECEIVED
APR 28 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CUP23-0011

verizon
COMPLETE

GREEN VALLEY RD
(NEW BUILD)
1495 MALCOM DIXON RD
EL DORADO HILLS
CA, 95762

CAMP+ ASSOCIATES
19515 N. CREEK PKWY, SUITE 220
BOTHELL, WA 98011
PHONE: (425) 740-6392
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC
PREPARED BY: JAC
APPROVED BY: EJC

YK	2/23/23	ISSUED FOR PERMIT
YK	2/20/23	ISSUED FOR PRELIM REVIEW
JAC	1/13/22	ISSUED FOR PRELIM REVIEW
JAC	12/15/22	ISSUED FOR PRELIM REVIEW

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1.0

PROJECT NUMBER
617091157

DATE OF SURVEY: 12-02-22

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

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

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

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

FEMA FIRM ZONE "X" PER FIRM 06017C0725E DATED 09/26/2008

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.65' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 126-070-010

LANDLORD(S): MALCOLM DIXON CA LLC
3931 DORA AVENUE
ANCHORAGE, AK 99516-4052

Project Name: Green Valley Road

Project Site Location: 1495 Malcolm Dixon Road
El Dorado Hills, CA 95762
El Dorado County

Date of Observation: 12-02-22

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

Type of Antenna Mount: Proposed Free Standing Monopine

Coordinates

Latitude:	N 38°42'56.38" (NAD83)	N 38°42'56.73" (NAD27)
Longitude:	W 121°03'29.50" (NAD83)	W 121°03'25.70" (NAD27)
Latitude:	N 38.715860° (NAD83)	N 38.715758° (NAD27)
Longitude:	W 121.058195° (NAD83)	W 121.057140° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 866.5' AMSL

All that certain lease area being a portion of the real property in the unincorporated area, County of El Dorado, State of California, described as follows:

PARCEL ONE:

THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.

PARCEL TWO:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR ROADWAY AND UTILITY PURPOSES OVER THE EAST 30 FEET OF THE WEST HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M., NORTH OF THE NORTH LINE OF MALCOLM DIXON ROAD.

Said lease area being more particularly described as follows:

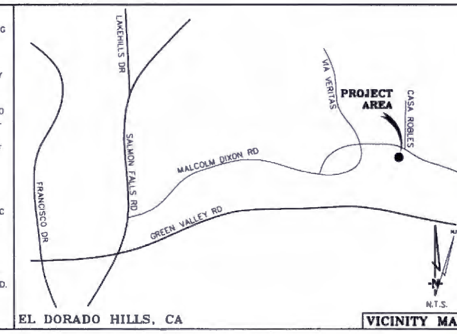
Commencing at the Northeast corner of the aforementioned WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; thence along the Easterly boundary thereof South 0°15'16" West, 256.43 feet; thence leaving said Easterly boundary North 89°44'44" West, 35.50 feet to the True Point of Beginning; thence from said point of beginning North 89°44'44" West, 20.00 feet to a point hereafter referred to as Point A; thence continuing North 89°44'44" West, along same line, 20.00 feet; thence South 0°15'16" West, 40.00 feet; thence South 89°44'44" East, 40.00 feet; thence North 0°15'16" East, 35.00 feet to a point hereafter referred to as Point B; thence continuing North 0°15'16" East, 5.00 feet to the point of beginning.

Together with an non-exclusive easement for access and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at the above described Point A and running thence North 14°49'44" West, 55.2 feet more or less to the Malcom Dixon Road right of way.

Also together with an non-exclusive easement for access and utility purposes, ten feet in width, the centerline of which is described as follows: Beginning at the above described Point B and running thence from said point of beginning South 89°44'44" East, 30.50 feet; thence North 0°15'16" East, 54.04 feet more or less to the Malcom Dixon Road right of way.

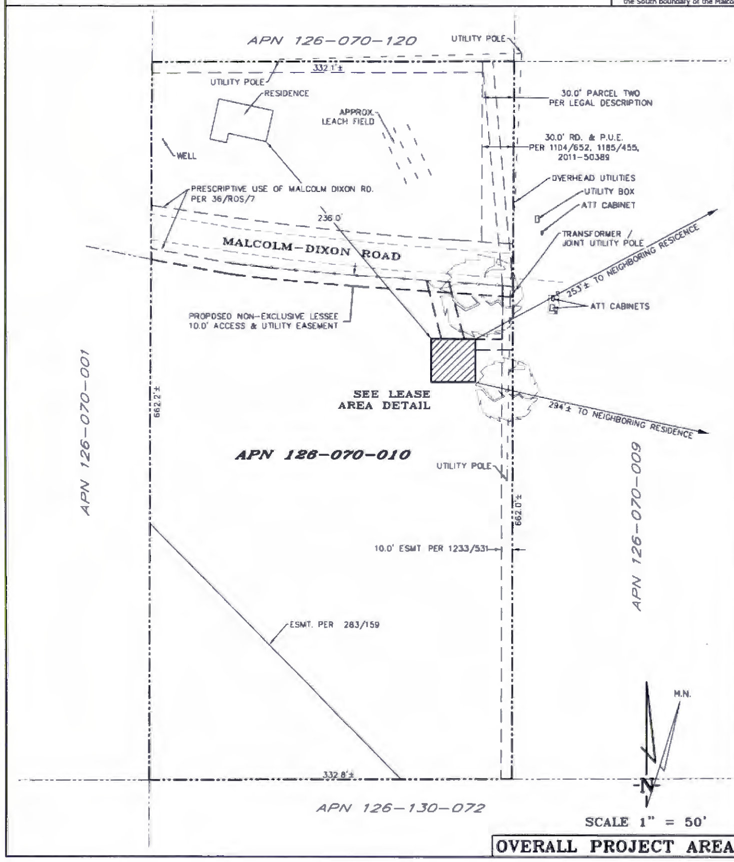
Also together with an non-exclusive easement for access and utility purposes, ten feet in width, parallel to and Southerly of the South boundary of the Malcom Dixon Road right of way.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



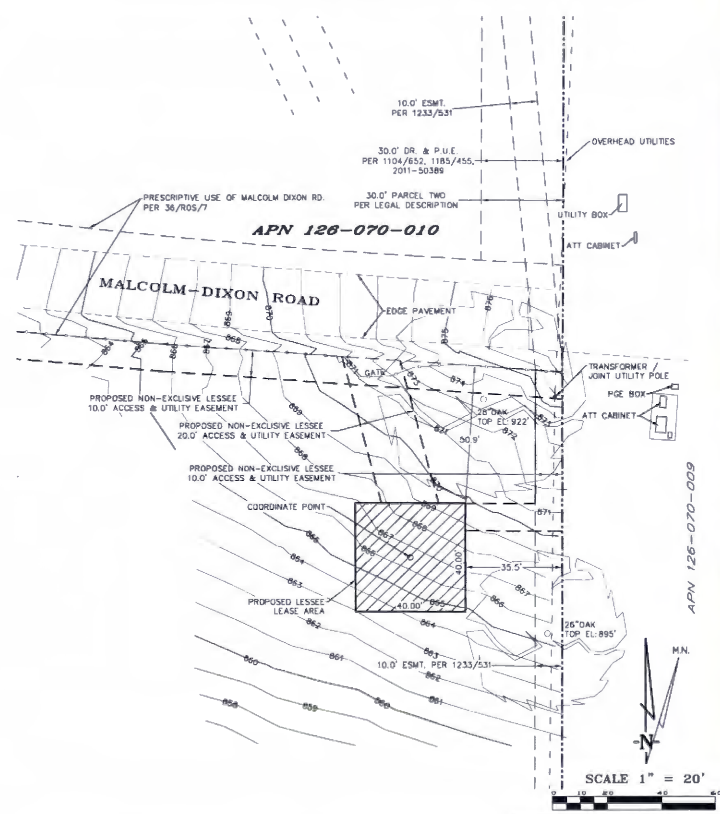
EL DORADO HILLS, CA

VICINITY MAP



SCALE 1" = 50'

OVERALL PROJECT AREA



SCALE 1" = 20'

LEASE AREA DETAIL

verizon

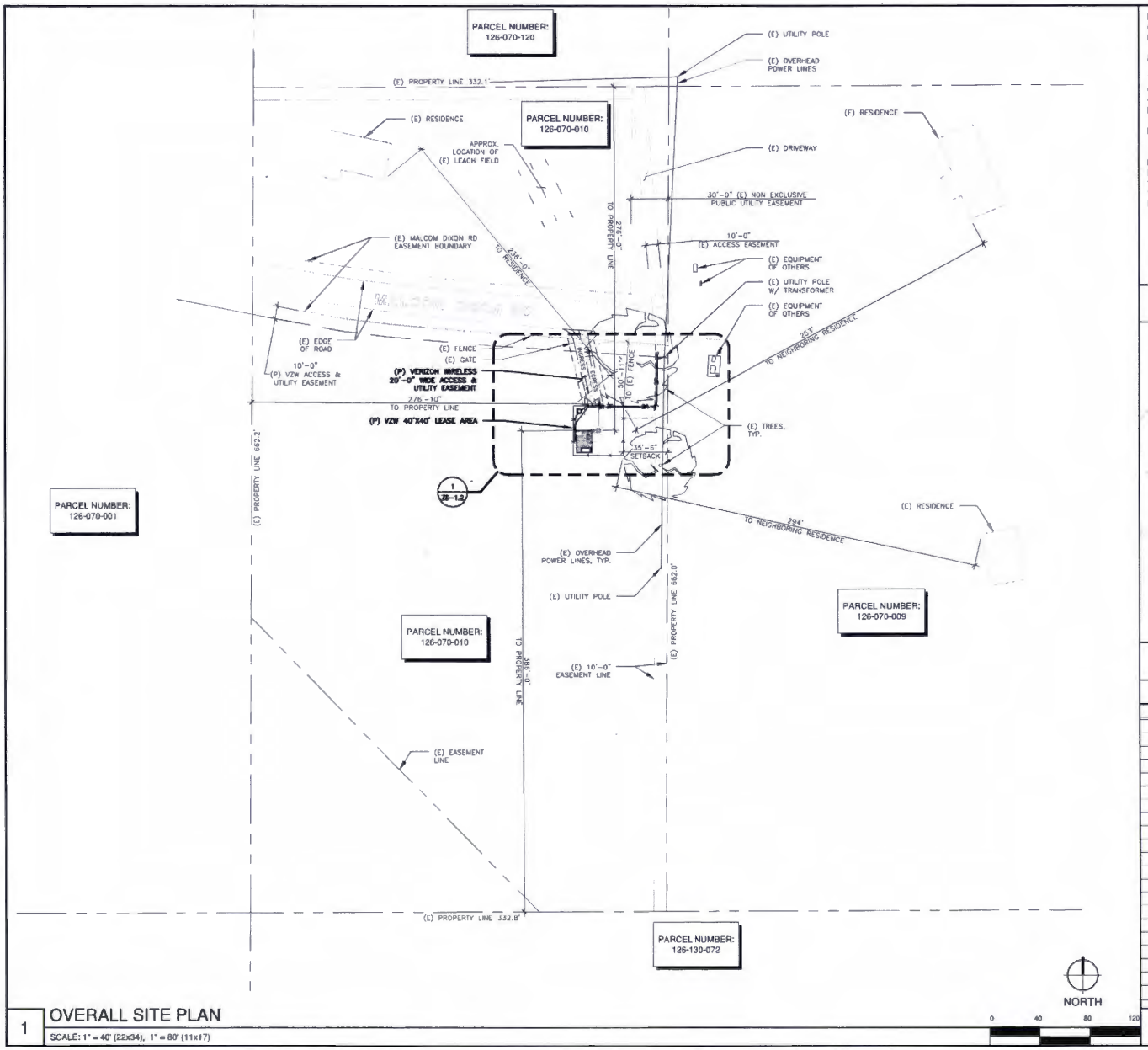
GEIL ENGINEERING

Green Valley Road
1495 Malcolm Dixon Road
El Dorado Hills, CA 95762

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
12-05-22	Preliminary Drawing	DG
02-16-23	Lease Desc. Added	DG

Sheet C-1



1 OVERALL SITE PLAN

SCALE: 1" = 40' (22x34), 1" = 80' (11x17)

REAL PROPERTY IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE WEST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.

PARCEL TWO:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR ROADWAY AND UTILITY PURPOSES OVER THE EAST 30 FEET OF THE WEST HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.M., NORTH OF THE NORTH LINE OF MALCOM DIXON ROAD.

2 LEGAL DESCRIPTION

3 VICINITY MAP

LEGEND

EXISTING		NEW
SAS	SANITARY SEWER	SAS
STS	STORM SEWER	STS
W	WATER MAIN	W
	SANITARY MANHOLE ELEVATIONS	
	STORM STRUCTURE ELEVATIONS	
	PROPERTY LINE & R.O.W.	
	SURFACE DRAINAGE	
	LIGHT STANDARD	
	STREET LIGHT	
672.75	SPOT ELEVATION	672.75
672	CONTOUR	672
G	GAS MAIN	G
	MANHOLE	
	CATCH BASIN	
	FIRE HYDRANT	
	EASEMENT LINE	
X	FENCE	X
UE/UT	BURIED UTILITY	UE/UT
	UTILITY POLE	
OE/OT	OVERHEAD UTILITY LINE	OE/OT
	BUILDING	

4 LEGEND

verizon

COMPLETE Wireless Consulting, Inc.

GREEN VALLEY RD

(NEW BUILD)
1495 MALCOM DIXON RD
EL DORADO HILLS
CA, 95762

CAMP+ ASSOCIATES
19515 N. CREEK PKWY, SUITE 220
BOTHELL, WA 98011
PHONE: (425) 740-6332
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: JAC

APPROVED BY: EJC

YK	2/23/23	ISSUED FOR PERMIT
YK	2/20/23	ISSUED FOR PRELIM REVIEW
JAC	1/13/22	ISSUED FOR PRELIM REVIEW
JAC	12/15/22	ISSUED FOR PRELIM REVIEW

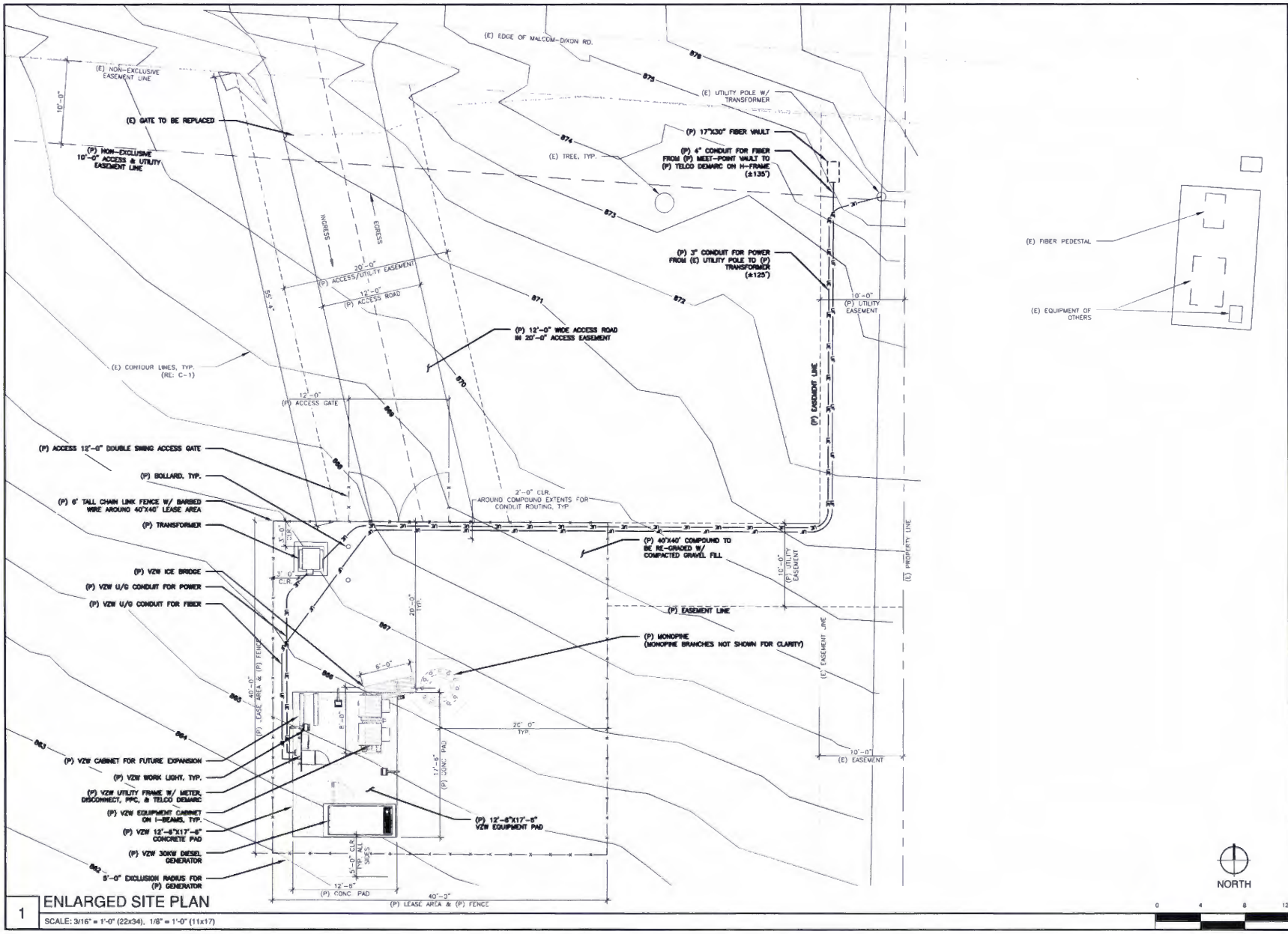
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
ZD-1.0

PROJECT NUMBER
617091157



1 ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)

verizon

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EL DORADO HILLS
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CAMP+ ASSOCIATES
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PHONE: (425) 740-6392
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PROJECT MANAGER: EJC

PREPARED BY: JAC

APPROVED BY: EJC

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YK	2/20/23	ISSUED FOR PRELIM. REVIEW
JAC	1/13/22	ISSUED FOR PRELIM. REVIEW
JAC	12/15/22	ISSUED FOR PRELIM. REVIEW

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
ENLARGED SITE PLAN

SHEET NUMBER
ZD-1.1

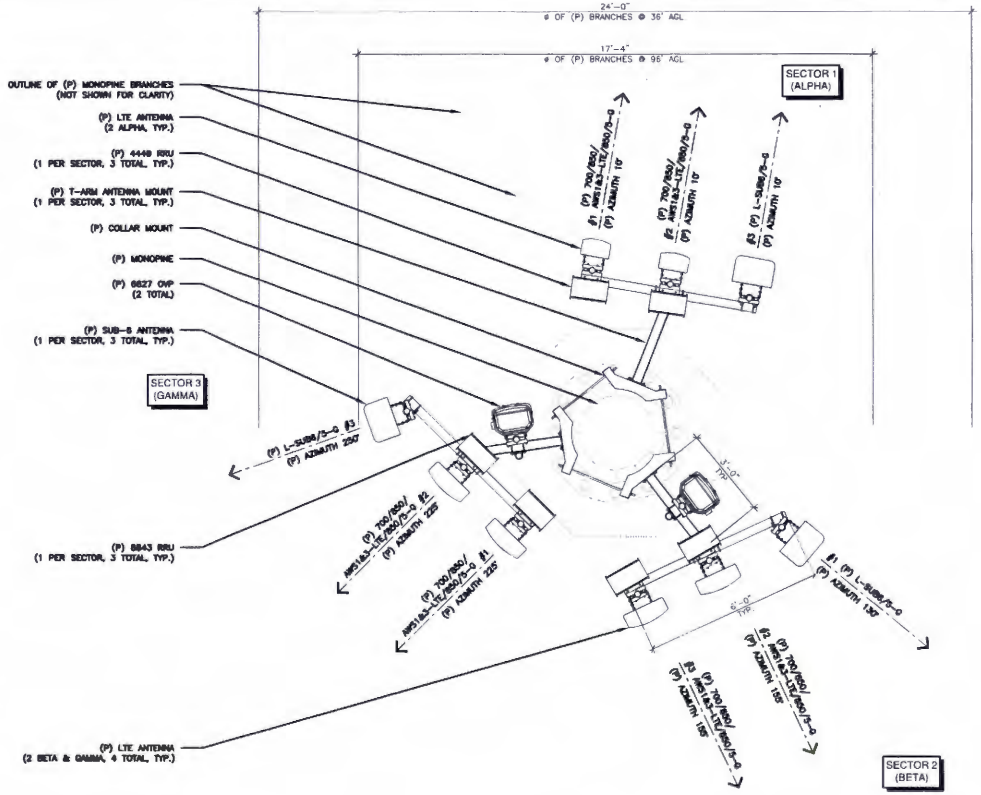
PROJECT NUMBER
617091157

GENERAL NOTES

1. VERIFY EACH COAXIAL CABLE LENGTH, DIAMETER, ROUTING, AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDER.
2. THE MAXIMUM COAXIAL CABLE LENGTH HAS BEEN ESTIMATED WITH CORRESPONDING CABLE DIAMETER ON THE TABLE TO THE RIGHT. THIS CABLE LENGTH IS APPROXIMATE AND IS TO BE USED FOR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTHS MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED.
3. TAG ALL MAIN CABLES AT TWO (2) LOCATIONS:
   A – AT ANTENNAS
   B – INSIDE EQUIPMENT ROOM / CABINET NEAR THE WAVEGUIDE ENTRY PORT.
4. EACH COAX SHALL BE SUPPORTED USING EXISTING ROUTE.

PROPOSED ANTENNA / COAX SCHEDULE (PRELIMINARY - SUBJECT TO CHANGE)

SECTOR	POSITION	ANTENNA TYPE	ANTENNA CENTERLINE (±)	ANTENNA SIZE (±)	AZIMUTH	MECHANICAL DOWNTILT	NUMBER/TYPE RUNS	LENGTH
1 (ALPHA)	1	(P) 700/850/AWS1&3-LTE/850/5G	94'-0"	8'-0"	10°	0°	(2) (P) 6X12 HYBRID CABLE SHARED ALL SECTORS	±120'
1 (ALPHA)	2	(P) 700/850/AWS1&3-LTE/850/5G	94'-0"	8'-0"	10°	0°		
1 (ALPHA)	3	(P) L-SUB6/5-G	96'-8"	2'-7"	10°	0°		
2 (BETA)	1	(P) L-SUB6/5-G	96'-8"	2'-7"	130°	0°		
2 (BETA)	2	(P) 700/850/AWS1&3-LTE/850/5G	94'-0"	8'-0"	155°	0°		
2 (BETA)	3	(P) 700/850/AWS1&3-LTE/850/5G	94'-0"	8'-0"	155°	0°		
3 (GAMMA)	1	(P) 700/850/AWS1&3-LTE/850/5G	94'-0"	8'-0"	225°	0°		
3 (GAMMA)	2	(P) 700/850/AWS1&3-LTE/850/5G	94'-0"	8'-0"	225°	0°		
3 (GAMMA)	3	(P) L-SUB6/5-G	96'-8"	2'-7"	250°	0°		



NORTH

1 PROPOSED ANTENNA PLAN

SCALE: 1/2" = 1'-0" (22x34), 1/4" = 1'-0" (11x17)

0 2 4 8

verizon

COMPLETE

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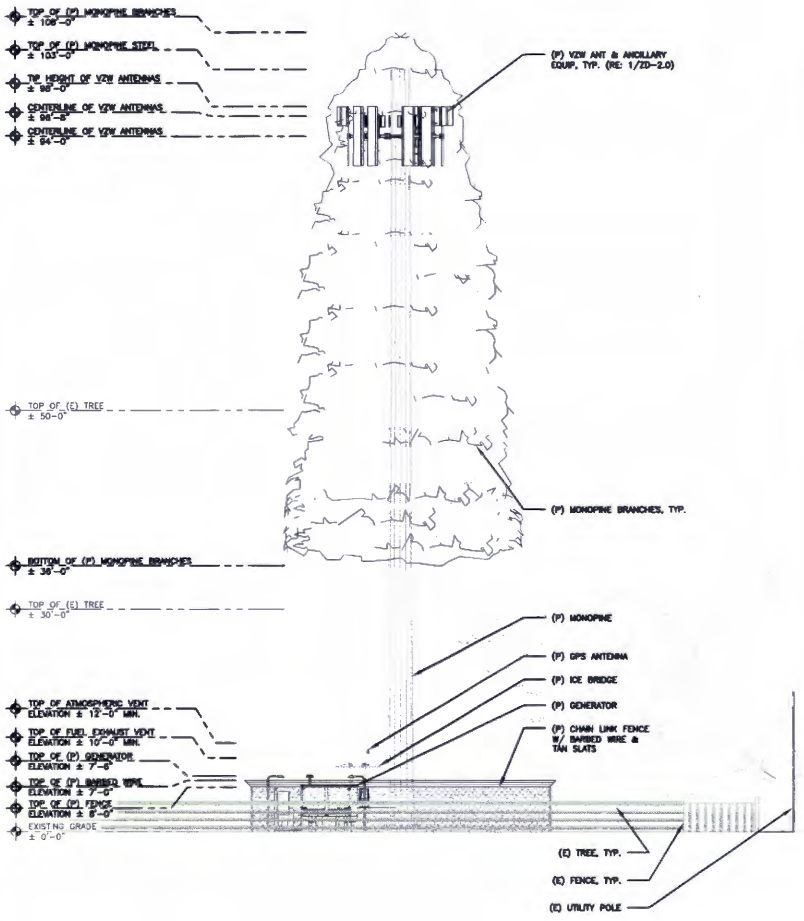
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
ANTENNA PLAN & SCHEDULE

SHEET NUMBER
ZD-2.0

PROJECT NUMBER
617091157



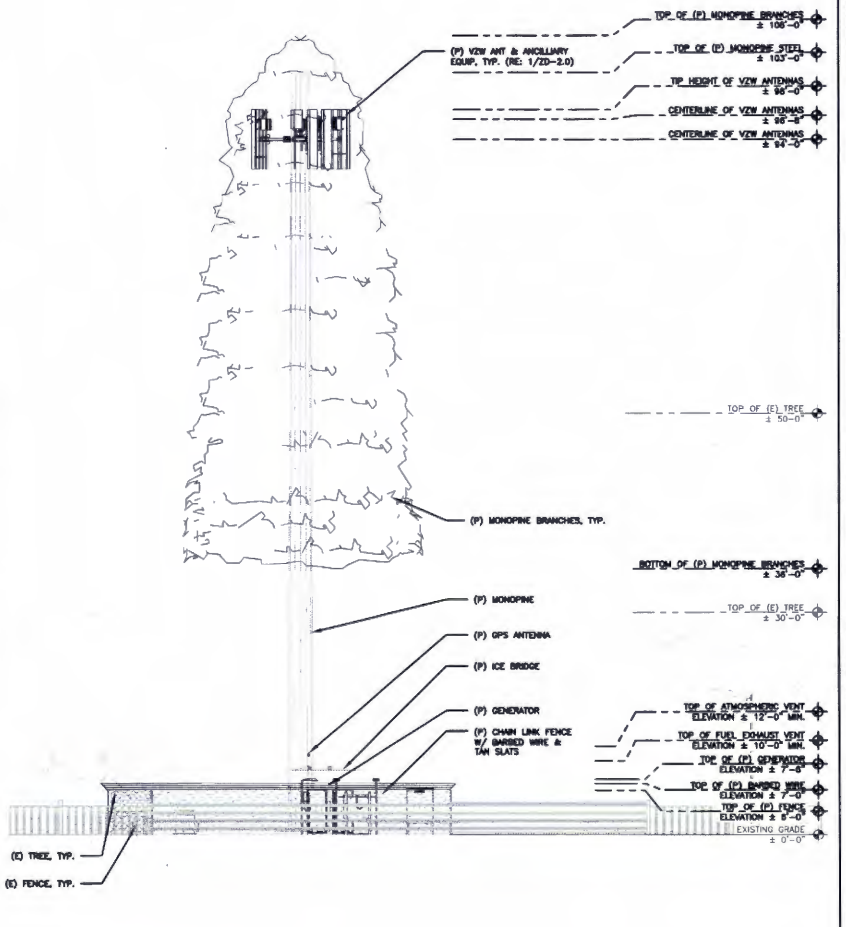
1 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

0 8 16 24

NOTE:

1. STRUCTURE TO BE ENGINEERED FOR AT LEAST ONE ADDITIONAL CARRIER.
2. PANEL ANTENNAS TO BE PAINTED FLAT BROWN AND UTILIZE NEEDLE SOCKS
3. POLE TO BE PAINTED FLAT BROWN
4. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BRANCHES ARE NOT TO SCALE. (3) BRANCHES PER L.F. MINIMUM



2 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

0 8 16 24

verizon

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JAC	12/15/22	ISSUED FOR PRELIM REVIEW

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
PROPOSED ELEVATIONS

SHEET NUMBER
ZD-3.0

PROJECT NUMBER
617091157

VZW

200A MAIN CIRCUIT BREAKER

120 / 240 VOLT, 1 PHASE, 3 WIRE

NEMA 3R 22K AMPERE INTERRUPTING CAPACITY

PANEL TYPE: PROVIDED WITH INTEGRATED LOAD CENTER
PANEL MOUNTING: INTERNAL

NOTE:

DESCRIPTION	TOTAL (VA)	BREAKER A / P	CCT	PH	CCT	BREAKER A / P	TOTAL (VA)	DESCRIPTION
RECEPTICALS	720	20 / 1	1	A	2	30 /	1200	RECTIFIER
LIGHTING	842	20 / 1	3	B	4	/ 2		------
BLOCK HEATER	1200	20 / 1	5	A	6	30 /	1200	RECTIFIER
BATT CHARGER	900	20 / 1	7	B	8	/ 2		------
PDU RECEPT.	180	20 / 1	9	A	10	30 /	1200	RECTIFIER
GEN. RECEPT.	180	20 / 1	11	B	12	/ 2		------
SPACE		/	13	A	14	30 /	1200	RECTIFIER
SPACE		/	15	B	16	/ 2		------
SPACE		/	17	A	18	/		SPACE
SPACE		/	19	B	20	/		SPACE
SPACE		/	21	A	22	/		SPACE
SPACE		/	23	B	24	/		SPACE
SPACE		/	25	B	26	/		SPACE
SPACE		/	27	A	28	/		SPACE
SPACE		/	29	B	30	/		SPACE

PANEL LOADING SUMMARY

LOAD TYPE	CONNECTED LOAD		POWER FACTOR	KVA	LOAD FACTOR		NEC CALCULATED LOAD
LIGHTING:							
INCANDESCENT	0.0	KW @	100% =		0.0 @ 100%	=	0.0 KVA
LED	0.8	KW @	99% =		0.81 @ 125%	=	1.0 KVA
RECEPTACLES							
FIRST 10 KW	1.1	KW @	100% =		1.1 @ 100%	=	1.1 KVA
REMAINDER	0.0	KW @	100% =		0.0 @ 50%	=	0.0 KVA
MOTORS							
LARGEST	0.0	KW @	80% =		0.0 @ 125%	=	0.0 KVA
REMAINDER	0.0	KW @	80% =		0.0 @ 100%	=	0.0 KVA
OTHER	1.7	KW @	100% =		1.7 @ 100%	=	1.7 KVA
CONT/MISC/US	9.6	KW @	95% =		10.1 @ 125%	=	12.6 KVA
TOTAL	13.2	KW		14.3 KVA			16.4 KVA

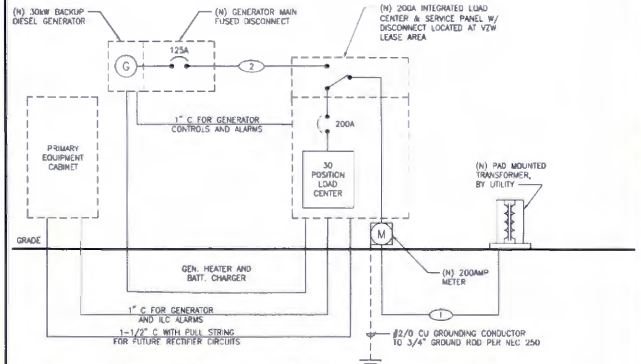
MINIMUM PANEL AMPACITY = 68 AMPERES

PHASE "A" 6.9 KW A 105% PHASE
PHASE "B" 6.3 KW B 94% BALANCE

FEEDER SCHEDULE

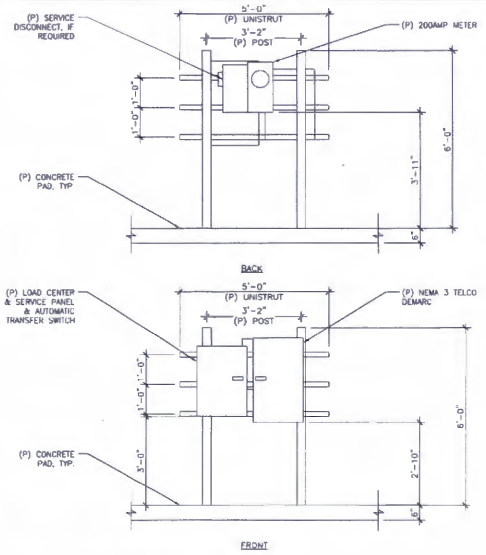
1. (3 #3/0 & 1 #6) 2" C
2. (3 #10 AWG & 1 #6G) 1-1/2" C

ALL NEW CONDUCTORS SHALL BE COPPER WITH XHHW INSULATION



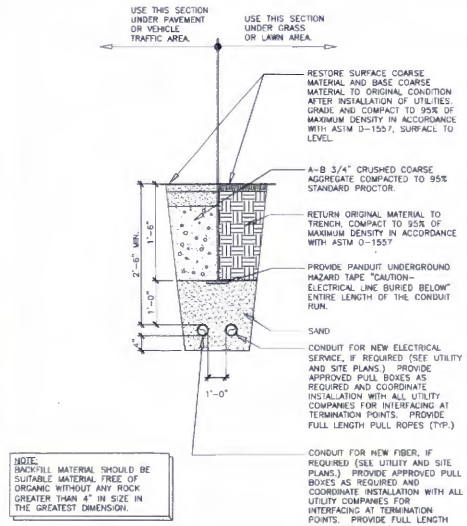
1 ONE-LINE DIAGRAM AND PANEL SCHEDULE

SCALE: NO SCALE



2 UTILITY H-FRAME ELEVATION

SCALE: NO SCALE



NOTE:
BACKFILL MATERIAL SHOULD BE SUITABLE MATERIAL FREE OF ORGANIC WITHOUT ANY ROCK GREATER THAN 4" IN SIZE IN THE GREATEST DIMENSION.

3 TRENCH DETAIL

SCALE: NO SCALE

1. INSTALLATION OF SECONDARY POWER AND CONNECTION TO METER SHALL BE COMPLETED IN COMPLIANCE WITH NATIONAL ELECTRIC CODE, NFPA 70, AND THE STATE OF CALIFORNIA LAWS, RULES AND REGULATIONS FOR INSTALLING ELECTRIC WIRES & EQUIPMENT, ALL LATEST ISSUE, AND WITH SPECIFICATIONS PER A.S.T.M. B 231, B 400, I.C.E.A. S651-401, I.C.E.A. P81-570, & LOCAL PUD.
2. PROVIDE A METER BASE PER LOCAL UTILITY STANDARDS. MOUNT ON SIDE OF OWNER FURNISHED BACK BOARD.
3. UNDERGROUND CONDUIT SHALL BE RIGID POLYVINYL CHLORIDE CONDUIT: SCHEDULE 40, TYPE 1, CONFORMING TO UL ARTICLE 651: WESTERN PLASTICS OR CARLON MANUFACTURER. COUPLINGS SHALL BE SLIP-ON, SOLVENT SEALED T PIPE. SOLVENT, WESTERN TYPE COMPATIBLE WITH PVC DUCT. ALL BENDS SHALL BE "WIDE SWEEP" TYPE WITH A 24" MINIMUM RADIUS. ALL CONDUIT UNDER ROADS SHALL BE RGS, (OR PVC ENCASED IN 8"x18" RED CONCRETE DUCTBANK).
4. CONDUIT USED INDOORS SHALL BE E.M.T., AND RIGID GALVANIZED STEEL FOR OUTDOORS. COUPLINGS SHALL BE RIGID STEEL AND COMPRESSION TYPE FOR E.M.T. SET SCREW FITTINGS ARE NOT PERMITTED. FOR ALL STUBS UPS, USE RIGID GALVANIZED STEEL CONDUIT.
5. WIRE AND CABLE SHALL BE OF THE TYPE AND SIZE AS REQUIRED BY NEC. THERE WILL BE NO SPLICES ALLOWED. PROVIDE HOPE PULLING HAND HOLES AS NEEDED.
6. CONTRACTOR SHALL PROVIDE TEST OF THE GROUNDING SYSTEM BY CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. GROUNDING SYSTEM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS. ALL ABOVE GRADE INTERIOR GROUNDING CONNECTORS SHALL BE DOUBLE-LUG COMPRESSION TYPE. ALL BELOW GRADE AND EXPOSED EXTERIOR GROUNDING CONNECTIONS TO PERMANENT EQUIPMENT AND FIXED BUILDING ELEMENTS SHALL BE CADWELD TYPE. CARE SHALL BE TAKEN TO REVIEW CONNECTION LOCATIONS AND MATERIAL TYPES TO AVOID POSSIBLE GALVANIC CORROSION. ALL EXPOSED GROUNDING CONNECTIONS TO BE COATED WITH ANTI-CORROSIVE AGENT SUCH AS "NO-OXY", "NOALOX" OR "PENETROX". VERIFY PRODUCT WITH PROJECT MANAGER. ALL BOLTS, WASHERS AND NUTS USED ON GROUNDING CONNECTIONS SHALL BE STAINLESS STEEL
7. ALL EXTERIOR GROUND BARS SHALL BE COATED WITH ANTI-CORROSIVE AGENT SUCH AS LPS-3 OR AS PER NOTE 6 ABOVE.
8. ALL JUNCTION AND OUTLET BOXES TO BE LABELED WITH KROY TAPE, OR EQUAL, DESIGNATING ALL CIRCUIT NUMBERS CONTAINED IN EACH BOX.
9. CONTRACTOR TO ENSURE ILC PROVIDED WITH (2) INTERNAL TVSS.
10. CONTRACTOR SHALL COORDINATE WITH SITE SURVEY TO LOCATE EXISTING UNDERGROUND UTILITIES. WHEREVER POTENTIAL CONFLICTS/ INTERFERENCES EXIST, HAND EXCAVATE TO AVOID DAMAGE. CONTACT ALL UTILITIES TO LOCATE UNDERGROUND PIPING IN PUBLIC ROW.
11. VERIFY THAT A.I.C. OF THE UTILITY DOES NOT EXCEED THE A.I.C. RATING OF THE PROVIDED EQUIPMENT SHELTER PACKAGE. IF OVER 10KAIC, PROVIDE FUSIBLE SERVICE ENTRANCE SWITCH AND CONFIRM LOWERING OF AIC TO ACCEPTABLE LEVELS.
12. UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
13. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

4 GENERAL NOTES

NOT TO SCALE

ABBREVIATIONS

A	AMPERES	KVA	KILOWATT
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BAR
BCW	BARE COPPER WIRE	MCB	MAIN CIRCUIT BREAKER
CGB	COLLECTION GROUND BAR	PCS	PERSONAL COMMUNICATION SYSTEM
C	CIRCUIT	P	POLE
CU	COPPER	PUD	PUBLIC UTILITIES DISTRICT
DWG	DRAWING	RGS	RIGID GALVANIZED STEEL
EMT	ELECTRICAL METALLIC TUBING	RWY	RACEWAY
GEN	GENERATOR	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	V	VOLTS
IGR	INTERIOR GROUND RING (HALO)	VA	VOLT AMPS
IMC	INTERMEDIATE METALLIC CONDUIT	W	WIRE

--UE-- UNDERGROUND RACEWAY	GROUND CONDUCTOR
FUSED DISCONNECT	PANELBOARD
TRANSFORMER	FUSED DISCONNECT
FEEDER KEY	LOCAL DISCONNECT
GROUND	GROUND ROD
PANELBOARD	EXOTHERMIC WELD
METER	COMPRESSION TYPE CONNECTION
ELECTRICAL EQUIPMENT ENCLOSURE	TEST WELL
ELECTRICAL SERVICE WEATHERHEAD	AUTOMATIC TRANSFER SWITCH
TELEPHONE SERVICE WEATHERHEAD	STAND-BY GENERATOR

5 ABBREVIATIONS & LEGEND

NOT TO SCALE

verizon

COMPLETE

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YK	2/20/23	ISSUED FOR PRELIM REVIEW
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JAC	12/15/22	ISSUED FOR PRELIM REVIEW

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
ONE-LINE DIAGRAM, PANEL SCHEDULE, & DETAILS

SHEET NUMBER
E-1.0

PROJECT NUMBER
617091157