

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: September 13, 2022**

ITEM 2 Request for a Use Permit (UP-22;6-1) to install a 100-foot-tall monopine design wireless communication tower with 12 panel antennae, 9 remote radio units, 1 microwave antenna, and associated tower and ground equipment (APN 031-060-040).

Applicant: Epic Wireless Group, LLC on behalf of Verizon Wireless (Jeff Lienert: Representative)

Supervisorial District: 3

Location: 25119 State Highway 88 Pioneer, CA 95666

A. General Plan Designation: I, Industrial

B. Present Zoning: M, Manufacturing

C. Acreage Involved: 8.60

D. Description: The Applicant is requesting a Use Permit for the installation of a 100-foot-tall monopine design wireless communication tower for the purpose of improving internet and cellular communication service in the Pioneer area. County Code requires a Use Permit for communication towers in excess of 50 feet. The proposed tower location is approximately 0.55 miles north and 1.9 miles south of the nearest approved communication towers. The base of the proposed tower will be at elevation 3,155 feet MSL, placing the top of the tower at elevation 3,255 feet MSL. Pursuant to County Code Section 19.48.150 (Wireless Service Facilities) such facilities shall not exceed existing tree lines along a skyline by more than 15 feet.

E. TAC Review and Recommendation: The Amador County Technical Advisory Committee (TAC) reviewed this application at their July 7, 2022 meeting and found the application complete. A final TAC meeting was held on August 4, 2022 at which time TAC completed the CEQA Initial Study and prepared a recommendation to the Planning Commission.

The TAC members have no technical objections to the Planning Commission approving this Use Permit subject to the Mitigation Measures, Conditions of Approval, and Findings included in the staff report.

G. Planning Commission Action: The first action before the Planning Commission should be to determine if the proposed Mitigated Negative Declaration prepared by staff adequately identifies and mitigates the project's potential impacts. Once the Commission makes a decision on the Mitigated Negative Declaration, a decision on the project and proposed conditions (or as amended) can then be made.

H. Recommended Findings

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the “M” zoning district at this location;
2. The approval of the Use Permit is sanctioned by County Code Section 19.48.150 (Wireless Service Facilities) and is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.
3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission’s independent judgment and analysis.



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
 810 Court Street • Jackson, CA 95642-2132
 Telephone: (209) 223-6380
 Website: www.amadorgov.org
 E-mail: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:



1. Complete the following:

Name of Applicant Verizon Wireless

Mailing Address Epic Wireless Group, 605 Coolidge Drive, Suite 100, Folsom, CA 95630

Verizon wireless communications facility at 25119 State Hwy 88, Pioneer, CA

Phone Number (916) 505-3683 (Jeff Lienert, Agent for Verizon Wireless) (Email: jeff.lienert@epicwireless.net)

Assessor Parcel Number 031-060-040-000

Use Permit Applied For:

- Private Academic School
 Private Nonprofit Recreational Facility
 Public Building and Use(s)
 Airport, Heliport
 Cemetery
 Radio, Television Transmission Tower
 Club, Lodge, Fraternal Organization
 Dump, Garbage Disposal Site
 Church
 OTHER _____



2. Attach a letter explaining the purpose and need for the Use Permit.



3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).



4. If Applicant is not the property owner, a consent letter must be attached.



5. Assessor Plat Map (can be obtained from the County Surveyor's Office).



6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.



7. Planning Department Filing Fee: \$ 1,829.00
 Environmental Health Review Fee: \$ 480.00
 Public Works Agency Review Fee: \$ 500.00
 Amador Fire Protection District Fee: \$ 176.00



8. Complete an Environmental Information Form.



9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: Verizon wireless communications facility

Date Filed: _____ File No. _____

Applicant/

Developer Applicant: Verizon / Agent: Jeff Lienert Landowner Don and Debra McCoon

Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630 Address 3641 Apple Blossom Lane, Turlock, CA 95382

Phone No. (916) 505-3683 Phone No. (209) 620-4250

Assessor Parcel Number(s) 031-060-040-000

Existing Zoning District M

Existing General Plan Manufacturing

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies Building Permit - Amador County Building Department.

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 5/27/2022

DocuSigned by:

80E8722885EP480...
 (Signature)

For Epic Wireless Group on behalf of Verizon

INDEMNIFICATION

Project: Verizon wireless communications facility at 25119 State Hwy 88, Pioneer, CA

In consideration of the County’s processing and consideration of the application for the discretionary land use approval identified above (the “Project”) the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the “County”) to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys’ fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County’s defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

DocuSigned by:

96EB7228B5EF450...
Signature

Owner (if different than Applicant):

DocuSigned by:

477ED277B2D2474...
Signature

Project Description for Environmental Information Form

Site Address: 25119 State Highway 88, Pioneer, CA 95666
Property Owner: Donald D. McCoon & Debra L. McCoon, Trustees of the McCoon 2004
Revocable Trust, dated August 12, 2004
Assessor's Parcel #: 031-060-040-000
Zoning: M (Manufacturing)
Property Size: 8.6-acres
Property Square Feet: 374,616 sf

The subject property is an 8.6-acre (374,616 square feet) parcel of land zoned M (Manufacturing). The project involves a new 30' x 30' unmanned, fenced communication site compound (900 square feet). Verizon will construct a new 100' monopine tower (faux pine tree with branches extending above to 105' AGL and below to 40' AGL). Verizon will mount up to twelve (12) panel antennas and nine (9) remote radio units (RRU) on the monopine at a centerline of 96' AGL along with one (1) 4' microwave antenna at 87'-11" AGL. Verizon will install a new 8' x 13' concrete slab on the ground (within the lease area) adjacent to the monopine tower. Three (3) cabinets and a sun shade roof cover will be mounted to the 8' x 13' slab. In addition, Verizon will install a new 300-gallon 30kW diesel generator on a new 10' x 5' concrete slab, also within the 30' x 30' lease area. The proposed generator will be used as a source of back-up power in the event of a power outage and/or emergency situation. The Verizon facility will have permanent power with a new 200-amp service that will be routed to the site from an overhead line beginning at State Highway 88. The overhead route will extend from State Highway 88, running overhead roughly 75' to the north and then it will run underground in a new conduit, the remainder of the way to the site, approximately 810' to the 30' x 30' lease area. Along the same utility route Verizon will also bring in fiber, running from State Highway 88 to the 30' x 30' lease area, within a new underground conduit. Within the lease area power and fiber facilities will be mounted to a new utility frame. And a new ground mounted PG&E transformer will be mounted to a new 52" x 50" preformed concrete pad with safety bollards surrounding, situated on the southeast exterior of the 30' x 30' lease area. The 30' x 30' lease area will be enclosed with a new 6'-0" tall chain link fence with green privacy slats.

The proposed lease area is fairly well setback from neighboring properties with it situated 86'-3" south of the north property line; 119'-8" west of the east property line; 150'-6" north of the south property line; and 359' east of the west property line.

There is ample space for 3 to 4 service vehicles to park around the 30' x 30' lease area and no parking improvements are required. The proposed facility does not require water or sewage.

The construction schedule will be set following the issuance of a building permit and the estimated construction timeline is 45 to 60-days. There is no incremental development and it will not be built in multiple phases and there are no associated projects.

A conditional use permit is required for a wireless communications facility pursuant to the Amador County Zoning Code.

29. Describe Project Site: The Project Site is located at 25119 State Highway 88 in Pioneer, Amador County, California approximately 15 miles northeast of Jackson and 0.5 miles south of State Highway 88. The project site is sited on a south facing slope above Highway 88 that has been cut with a level pad. The subject property is characterized by second and third growth conifers, oak trees, and chaparral. The pad appears to have been improved for a future building site, perhaps for a residence. Review of historic maps and aerial images indicates that the project site was situated in an area know historically for both gold mining and timber harvesting that occurred from the mid-19th century through the 1940s.

The project site is located at an elevation of approximately 3,150' above mean sea level. The topography of the Subject Property is characterized by moderately steep south-facing slope mixed with conifer and oaks. The underlying rock at the Project Site is classified as Weathered volcanic residuum weathered from volcanic rock. Soils are classified as CcE Cohasset very cobbly loam moderately deep with 16-51% slopes.

The Subject Property consists of an approximately 8.6- acre parcel that is a predominantly undeveloped, partially tree-covered and sloped parcel with slightly leveled area on the elevated north side. The subject property is characterized by second and third growth conifers, oak trees, and chaparral. The topography of the Subject Property is characterized by moderately steep south-facing slope mixed conifer and oaks above State Highway 88 that has been cut with a level pad. One small seasonal drainage is located south of the project site paralleling State Highway 88 which is forested in oaks, conifers, and chaparral. Improvements are minimal and include a small wooden building (less than 500 square feet) near the center-west side of the parcel with adjacent small recreational vehicle (RV), an unpaved access road extending through the near-center of the parcel, and a concrete pad with electric service pedestal on the north side of the site that appeared to be an unused RV or mobile home pad. A concrete utility box, a remnant from previous on-site septic tank assembly, is on the site along with a fallen utility pole approximately 70 feet from the concrete pad. An old, empty metal AST, likely used for water storage, is on the northeast side. In addition, there is an approximate 80 square foot, rectangular-shaped feature at approximately 1-foot deep with dilapidated wood shoring just southwest of the access road. The use of this feature is not known but it is situated in the location of a former mine tunnel as shown on the 1949 and 1973 topographic maps. The Subject Property is located within the Sierra Nevada physiographic province that is characterized by a huge, tilted block of crystalline rock. Embedded in the granite and related plutonic rocks of the mountains are metamorphosed sedimentary and volcanic rocks of Ordovician to Late Jurassic age. The uplift that formed the Sierra Nevada probably took place between Late Jurassic and Late Cretaceous time. According to the EDR Physical Setting Summary Addendum, the soils at the Subject Property are defined as Cohasset very cobbly loam Aiken loam. This well-drained soil exhibits moderate infiltration rates and is characterized by very cobbly loam and cobbly clay loam to a depth of 29 to 44 inches below surface grade (bgs) where bedrock may be encountered.

30. Describe surrounding properties: (Subject property is Aerial #1, following page.)

Much of the area was formerly prospected for gold, silver and other resources and it is possible that buried mining features remain on or adjacent to the Subject Property. The Subject Property is bound to the north by a wooded approximate 16.5-acre parcel that appeared to be undeveloped. The Subject Property is bound to the south by State Highway 88, also known as Carson Pass Highway, followed by an approximate 23-acre parcel owned at 25270 State Highway 88. The site appeared to be an old plant nursery with possible greenhouses further south of the highway along with a warehouse and a few other structures. This was also formerly a cedar/lumber mill site. The Subject Property is bound to the east by a warehouse/commercial building and contractor storage yard at 25181 State Highway 88. The Subject Property is bound to the west by farmland.

North: Aerial #2 - APN 031-040-015. No site address available. Zoned M. No structures.

East: Aerial #3 - APN 031-060-041. 25181 State Hwy 88, Pioneer, CA. Zoned X.
4,240 SF Industrial Building.

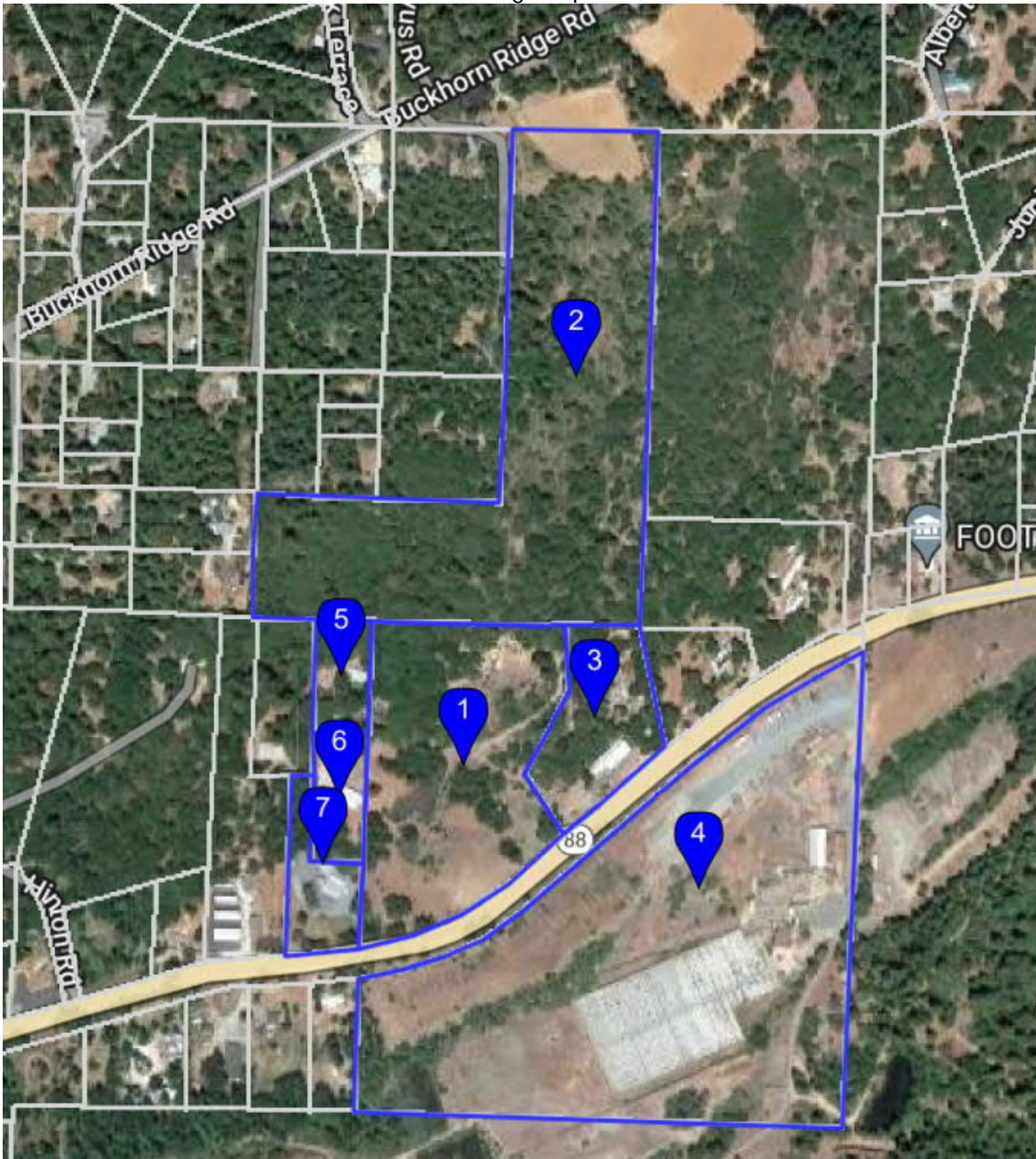
South: Hwy 88 and then Aerial #4 - APN 031-060-041 beyond (25181 State Hwy 88, Pioneer, CA).
Zoned M. Industrial Building 1 = 135,176 SF. Industrial Building 2 = 16,259 SF. Industrial
Building 3 = 4,000 SF.

West: Aerial #5 - APN 031-060-028. 25029 State Hwy 88, Pioneer, CA. Zoned R1.
1,248 SF Residential structure.

Aerial #6 - APN 031-060-029. 25025 State Hwy 88, Pioneer, CA. Zoned R1.
2,160 SF residential structure and 750 SF garage.

Aerial #7 APN 031-060-032. 25041 State Hwy 88, Pioneer, CA. Zoned R1.
1,512 SF residential structure and 616 SF garage.

Surrounding Properties:



31. Describe known mine shafts, air shafts, open hazardous excavations, etc: Topographic maps dated 1949 and 1973 identified a mine tunnel on the northeast side of the Subject Property. Much of the area was formerly prospected for gold, silver and other resources and it is possible that buried mining features remain on or adjacent to the Subject Property. The assumed small-scale mining activities are unlikely to represent an environmental concern. In addition, the area of the proposed lease pad is at/adjacent to bedrock outcroppings and would not likely be impacted by historical mining activities. Concrete septic tanks were reportedly assembled/manufactured for a short period of time on the north side of the site and it is possible that the small building (<500 square feet) was moved onto the site at that time to support those operations, per the owner's recollection.

(Photos Attached)



1. View looking north at the cutbank above the project site.



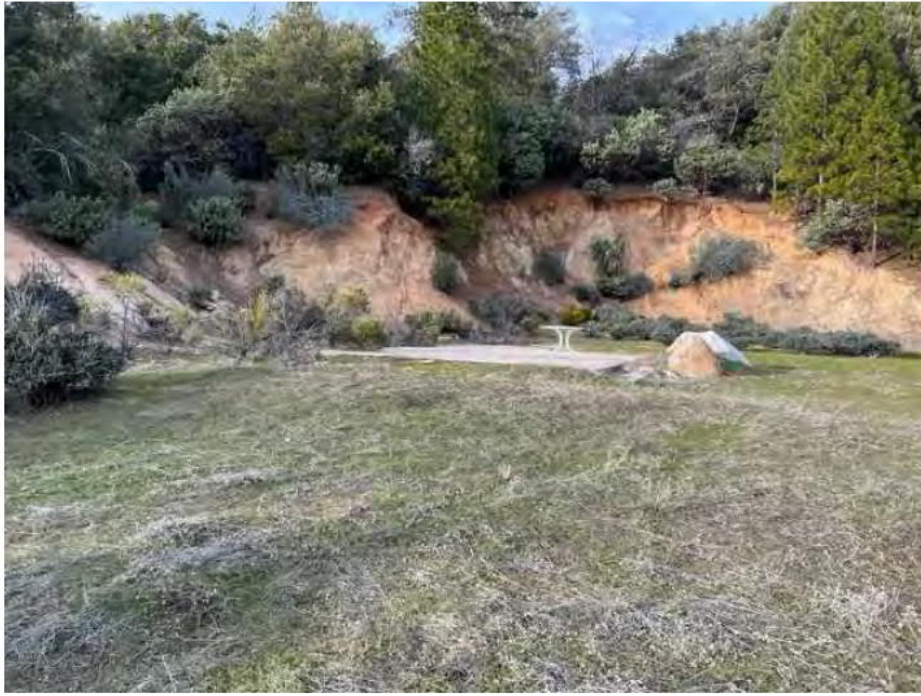
2. View looking south from the project site.



3. View looking east from the project site.



4. View looking west from the project site.



5. View looking north towards the project site.



6. View looking south at a contemporary (2011) concrete foundation southeast of the project site.



7. View looking east at modern building materials southeast of the project site.



8. View looking east at the top of the access road.



9. View looking west down the access road.



10. View looking north towards the project site in the distance from the access road.



11. View looking south down the access road towards State Highway 88.



12. View looking northwest from the bottom of the access road and State Highway 88.

Project Narrative

Site #: 421803
Site Address: 25119 State Highway 88, Pioneer, CA 95666
Property Owner: Donald D. McCoon & Debra L. McCoon, Trustees of the McCoon 2004 Revocable Trust, dated August 12, 2004
Assessor's Parcel #: 031-060-040-000
Zoning: M (Manufacturing)

The geographic area Verizon is proposing to improve service is situated along Highway 88 located in the remote rural community of Pioneer, CA, in the Sierra Nevada Mountains. The area varies topographically with many high peaks and valleys which limit the usefulness of many properties in the search area that suffer from low elevation and poor line-of-site to the intended coverage area. In addition the region is well forested with a mix of both oaks and pines. Properties in the area are predominantly rural residential.

In order to expand coverage in Amador County Verizon is proposing to build a new wireless communications facility at 25119 State Highway 88 in Pioneer, CA. The project consists of a new 30' x 30' overall Verizon lease area (900 square feet). Verizon will locate its wireless communications facility within the new 30' x 30' lease area. Verizon will construct a new 100' monopine tower (faux pine tree with branches extending above to 105' AGL and below to 40' AGL). Verizon will mount up to twelve (12) panel antennas and nine (9) remote radio units (RRU) on the monopine at a centerline of 96' AGL along with one (1) 4' microwave antenna at 87'-11" AGL. Verizon will install a new 8' x 13' concrete slab on the ground (within the lease area) adjacent to the monopine tower. Three (3) cabinets and a sun shade roof cover will be mounted to the 8' x 13' slab. In addition, Verizon will install a new 300-gallon 30kW diesel generator on a new 10' x 5' concrete slab, also within the 30' x 30' lease area. The proposed generator will be used as a source of back-up power in the event of a power outage and/or emergency situation. The Verizon facility will have permanent power with a new 200-amp service that will be routed to the site from an overhead line beginning at State Highway 88. The overhead route will extend from State Highway 88, running overhead roughly 75' to the north and then it will run underground in a new conduit, the remainder of the way to the site, approximately 810' to the 30' x 30' lease area. Along the same utility route Verizon will also bring in fiber, running from State Highway 88 to the 30' x 30' lease area, within a new underground conduit. Within the lease area power and fiber facilities will be mounted to a new utility frame. And a new ground mounted PG&E transformer will be mounted to a new 52" x 50" preformed concrete pad with safety bollards surrounding, situated on the southeast exterior of the 30' x 30' lease area. The 30' x 30' lease area will be enclosed with a new 6'-0" tall chain link fence with green privacy slats.

The proposed lease area is fairly well setback from neighboring properties with it situated 86'-3" south of the north property line; 119'-8" west of the east property line; 150'-6" north of the south property line; and 359' east of the west property line.

The proposed monopine tower features antenna space for future collocations by others. Antenna space for future users is identified respectively on the elevation sheet of the plans with future antenna centerlines designated on the tower at 79'-9" and 66'-9" AGL.



**LETTER OF AUTHORIZATION
TO FILE PERMIT APPLICATIONS**

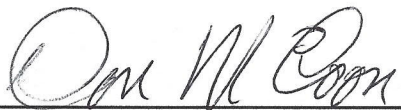
TO: AMADOR COUNTY

RE: APPLICATION FOR ZONING AND BUILDING PERMITS

Donald D. McCoon & Debra L. McCoon, Trustees Of The McCoon 2004 Revocable Trust, dated August 12, 2004, as owner of the below-described property, do hereby appoint Verizon Wireless and its employees, agents and contractors, as agents for the purpose of consummating any application and obtaining any and all governmental permits and approvals to construct, maintain and operate mobile/wireless communications facilities on the below-described property. The undersigned understand that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of permits or approvals.

Site Address: 25119 State Hwy 88, Pioneer, CA 95666
Assessor's Parcel Number: 031-060-040

Signature of Property Owner:

By: 
Name: Donald D. McCoon
Date: MAY 7, 2022

POR. E. 1/2 SEC. 29, T. 7N., R. 13E., M.D.B. & M.

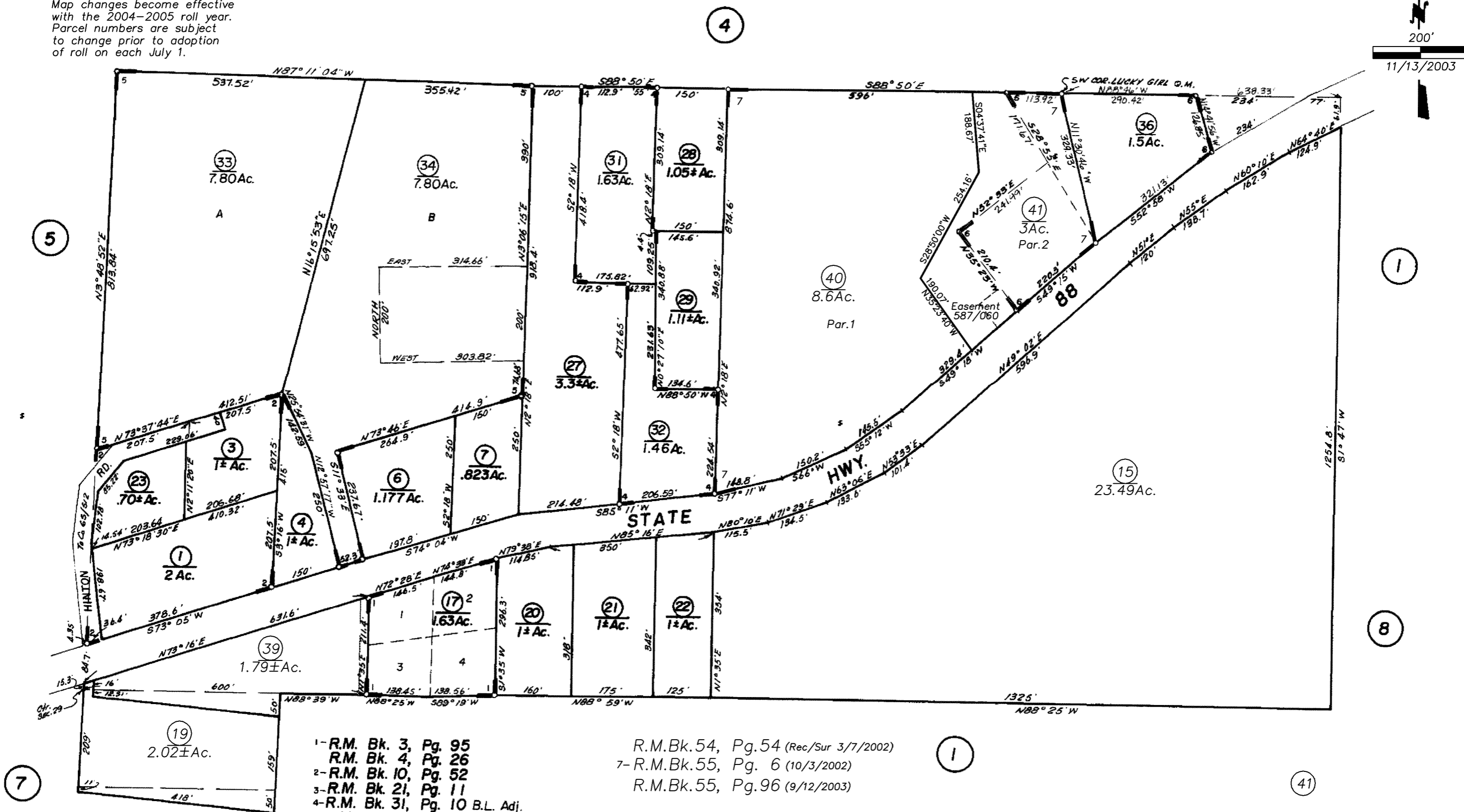
31-06

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

200'

11/13/2003



- 1- R.M. Bk. 3, Pg. 95
- 2- R.M. Bk. 10, Pg. 52
- 3- R.M. Bk. 21, Pg. 11
- 4- R.M. Bk. 31, Pg. 10 B.L. Adj.
- 5- R.M. Bk. 40, Pg. 76
- 6- R.M. Bk. 45, Pg. 33 (1/30/91)

- 7- R.M. Bk. 54, Pg. 54 (Rec/Sur 3/7/2002)
- 8- R.M. Bk. 55, Pg. 6 (10/3/2002)
- 9- R.M. Bk. 55, Pg. 96 (9/12/2003)

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 31, Pg. 06
County of Amador, Calif.



DEFENDER RIDGE

25119 STATE HIGHWAY 88, PIONEER, CA 95666
LOCATION NUMBER: 421803

VERIZON WIRELESS EQUIPMENT ENGINEER:	PROPERTY OWNER:
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION:	EPIC WIRELESS GROUP INC – LEASING
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
VERIZON WIRELESS REAL ESTATE:	EPIC WIRELESS GROUP INC – ZONING
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____
VERIZON WIRELESS RF ENGINEER:	EPIC WIRELESS GROUP INC – CONSTRUCTION
SIGNATURE _____ DATE _____	SIGNATURE _____ DATE _____

DEFENDER RIDGE

421803
25119 STATE HIGHWAY 88
PIONEER, CA 95666



Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941

THIS PLAN AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. Copyright © 2019, Streamline Engineering and Design, Inc. All Rights Reserved.

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.
	09/22/21	ZD 90%	-
	10/28/21	ZD 100%	C.C.
	11/11/21	CLIENT REV	C.C.
	06/15/22	CLIENT REV	S.B.D.
	-	-	-
	-	-	-

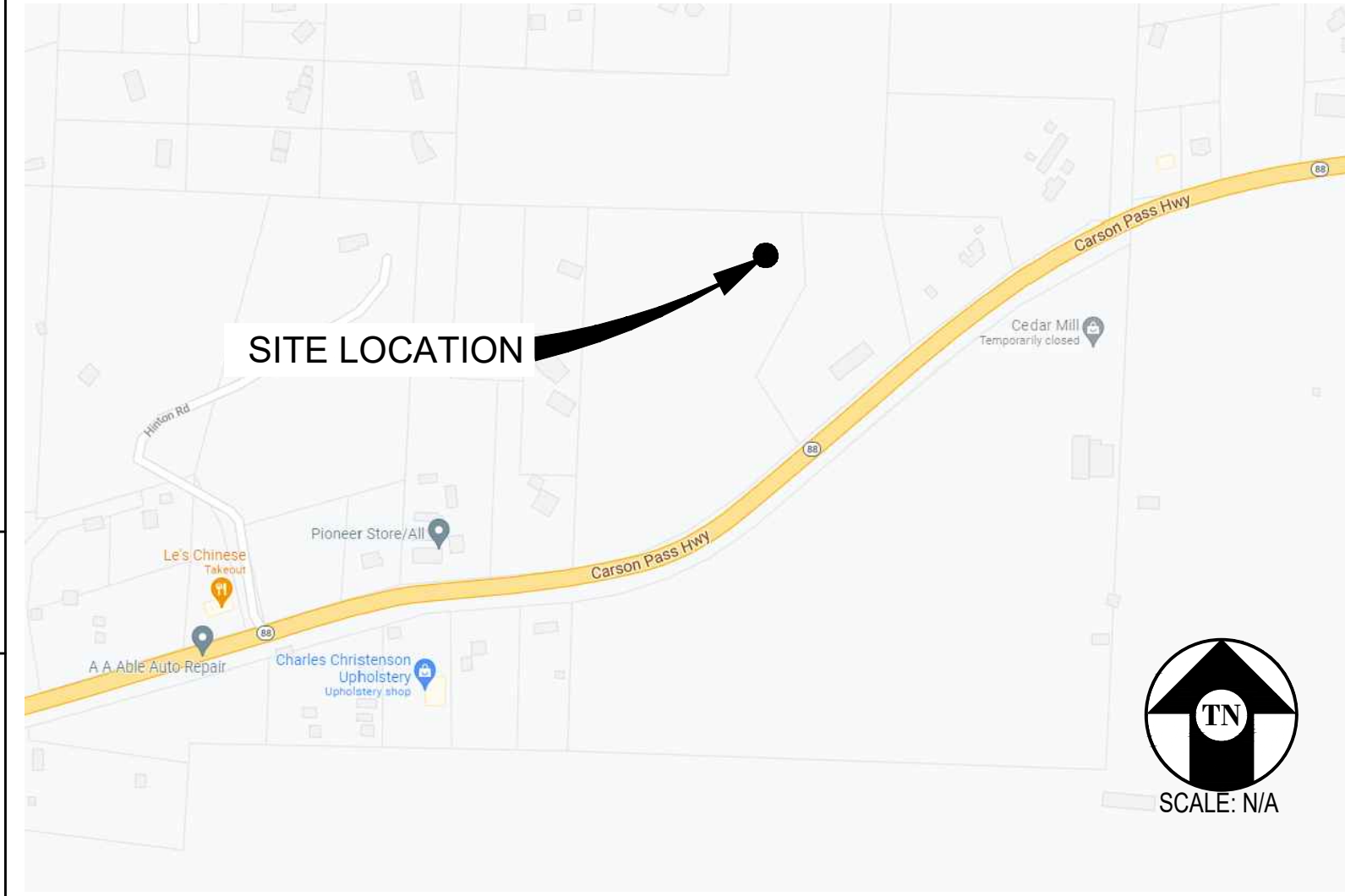
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

SHEET TITLE:
TITLE SHEET
SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
(P) 30'-0" X 30'-0" (900 SQ FT) LEASE AREA
(P) MONOPINE
(12) (P) ANTENNAS
(1) (P) 4'-0" MW DISH
(9) (P) RADIOS @ ANTENNAS
(4) (P) RAYCAP 6627 SURGE SUPPRESSORS, (2) @ EQUIPMENT & (2) @ ANTENNAS
(2) (P) 12X24 HYBRID CABLES & (1) (P) MW DISH
(1) (P) 30KW DIESEL GENERATOR ON 300 GALLON UL 142 RATED FUEL TANK
(P) UTILITIES TO (P) SITE LOCATION

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

PROJECT INFORMATION

SITE NAME:	DEFENDER RIDGE	SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630
SITE #:	421803	LEASING CONTACT:	ATTN: SARA KING (916) 296-2011 SARA.KING@EPICWIRELESS.NET
COUNTY:	AMADOR	ZONING CONTACT:	ATTN: SARA KING (916) 296-2011 SARA.KING@EPICWIRELESS.NET
JURISDICTION:	AMADOR COUNTY	CONSTRUCTION CONTACT:	ATTN: JOE ZAGAR (916) 747-5758 JOE.ZAGAR@EPICWIRELESS.NET
APN:	031-060-040		
SITE ADDRESS:	25119 STATE HIGHWAY 88 PIONEER, CA 95666		
CURRENT ZONING:	M (MANUFACTURING)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 38° 26' 07.04" NAD 83		
LONGITUDE:	W 120° 33' 43.27" NAD 83		
PROPERTY OWNER:	MCCOON 2004 REVOCABLE TRUST 3641 APPLE BLOSSOM LANE TURLOCK, CA 95382 ATTN: DON MCCOON (209) 620-4250 DDMCCOON@SBCGLOBAL.NET		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		

DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
TO: 25119 STATE HIGHWAY 88, PIONEER, CA 95666

- START OUT GOING NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD. 0.12 MILES
- TURN RIGHT ONTO OAK GROVE RD. 0.43 MILES
- TURN LEFT ONTO YGNACIO VALLEY RD. 4.14 MILES
- YGNACIO VALLEY RD BECOMES KIRKER PASS RD. 4.88 MILES
- KIRKER PASS RD BECOMES RAILROAD AVE. 1.68 MILES
- MERGE ONTO CA-4 E. 6.97 MILES
- MERGE ONTO CA-160 N VIA EXIT 30 TOWARD SACRAMENTO/RIO VISTA. 13.63 MILES
- TURN RIGHT ONTO STATE HIGHWAY 12/CA-12. CONTINUE TO FOLLOW CA-12. 15.84 MILES
- TURN LEFT TO TAKE THE I-5 RAMP TOWARD SACRAMENTO. 0.01 MILES
- MERGE ONTO I-5 N. 4.90 MILES
- TAKE THE PELTIER RD EXIT, EXIT 490. 0.24 MILES
- TURN RIGHT ONTO W PELTIER RD/COUNTY HWY-J12. CONTINUE TO FOLLOW COUNTY HWY-J12. 19.39 MILES
- TURN LEFT ONTO STATE ROUTE 88/CA-88. CONTINUE TO FOLLOW CA-88. 21.25 MILES
- TURN LEFT ONTO E STATE HIGHWAY 88/CA-88. 15.56 MILES

END AT: 25119 STATE HIGHWAY 88, PIONEER, CA 95666
ESTIMATED TIME: 2 HOURS 17 MINUTES ESTIMATED DISTANCE: 109 MILES

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-3.2	ELEVATIONS	-
A-4.1	DETAILS	-

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless

Project Name: Defender Ridge

Project Site Location: 25119 State Hwy 88
Pioneer, CA 95666
Amador County

Date of Observation: 09-01-21

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

Type of Antenna Mount: Proposed Monopine

Coordinates (Proposed Tower Location)
Latitude: N 38° 26' 07.04" (NAD83) N 38° 26' 07.36" (NAD27)
Longitude: W 120° 33' 43.27" (NAD83) W 120° 33' 39.53" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 3152.5' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

Lease Area Description

All that certain lease area being a portion that certain Adjusted Irmer Parcel 1 as is shown on that certain Record of Survey filed for record at Book 55 of Maps and Plots at Page 6, Amador County Records, being located in the County of Amador, State of California, and being a portion of the NE 1/4 of Section 29, Township 7 North, Range 13 East, M.D.B.& M., being more particularly described as follows:

Commencing at a 3/4" Rebar with cap stamped PLS 3570 set along the Southeast corner of the above referenced Parcel 1 as is shown on the above referenced map, from which a 1" Iron Pipe monument bears North 49°18'00" East 145.00 feet and North 49°15'00" East 220.30 feet; thence from said point of commencement North 15°16'05" West 462.54 feet to the True Point of Beginning; thence from said point of beginning North 09°26'56" East 30.00 feet; thence North 80°33'04" West 30.00 feet; thence South 09°26'56" West 30.00 feet; thence South 80°33'04" East 30.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access and utility purposes fifteen feet in width, the centerline of which is more particularly described as follows: Beginning at a point which bears South 09°26'56" West 7.50 feet from the Southwest corner of the above described lease area; thence from said point of beginning South 80°33'04" East 37.45 feet; thence through a tangent curve to the left having a radius of 20.00 feet through an arc distance of 22.40 feet; thence tangent to the last curve North 35°16'25" East 20.07 feet; thence through a tangent curve to the right having a radius of 25.00 feet through an arc distance of 43.63 feet; thence tangent to the last curve South 44°43'33" East 8.48 feet; thence through a tangent curve to the right having a radius of 100.00 feet through an arc distance of 181.19 feet; thence tangent to the last curve South 59°05'27" West 87.75 feet; thence South 61°12'24" West 82.70 feet; thence through a tangent curve to the left having a radius of 28.00 feet through an arc distance of 61.71 feet; thence tangent to the last curve South 64°34'50" East 125.56 feet to a point hereafter defined as Point "A"; thence continuing South 64°34'50" East 58.73 feet; thence through a tangent curve to the left having a radius of 110.00 feet through an arc distance of 34.18 feet; thence tangent to the last curve South 82°22'56" East 45.97 feet; thence through a tangent curve to the left having a radius of 20.00 feet through an arc distance of 13.31 feet; thence tangent to the last curve North 59°28'55" East 0.16 feet; thence through a tangent curve to the right having a radius of 20.00 feet through an arc distance of 27.86 feet; thence tangent to the last curve South 40°42'00" East 4.41 feet more or less to the public right of way more commonly known as State Hwy 88.

Also together with a non-exclusive easement for utility purposes ten feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence South 07°21'14" West 150.01 feet; thence South 11°51'41" East 63.0 feet more or less to the public right of way more commonly known as State Hwy 88.

DATE OF SURVEY: 09-01-21

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

LOCATED IN THE COUNTY OF AMADOR, 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.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.76' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

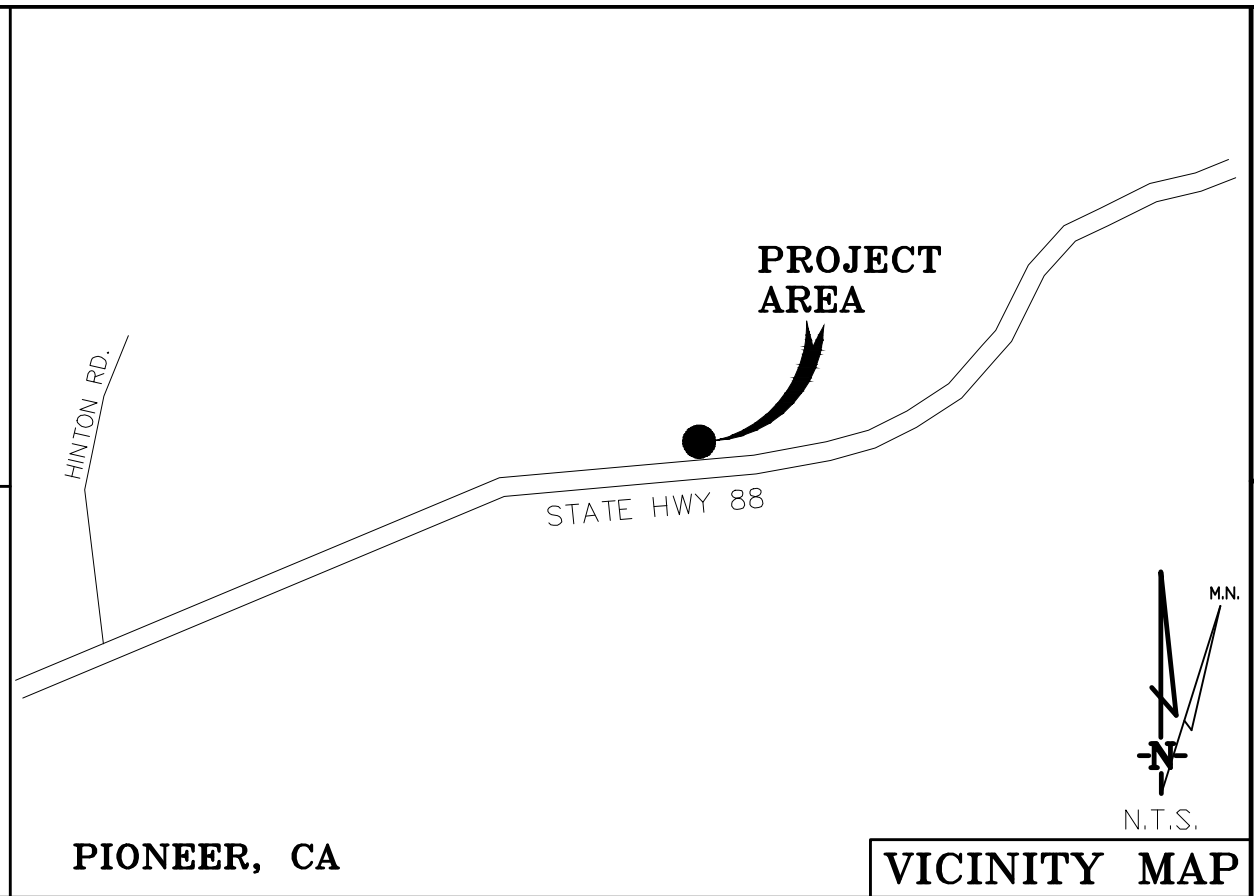
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 031-060-040

OWNER(S): MCCOON 2004 REVOCABLE TRUST
3641 APPLE BLOSSOM LANE
TURLOCK, CA 95382

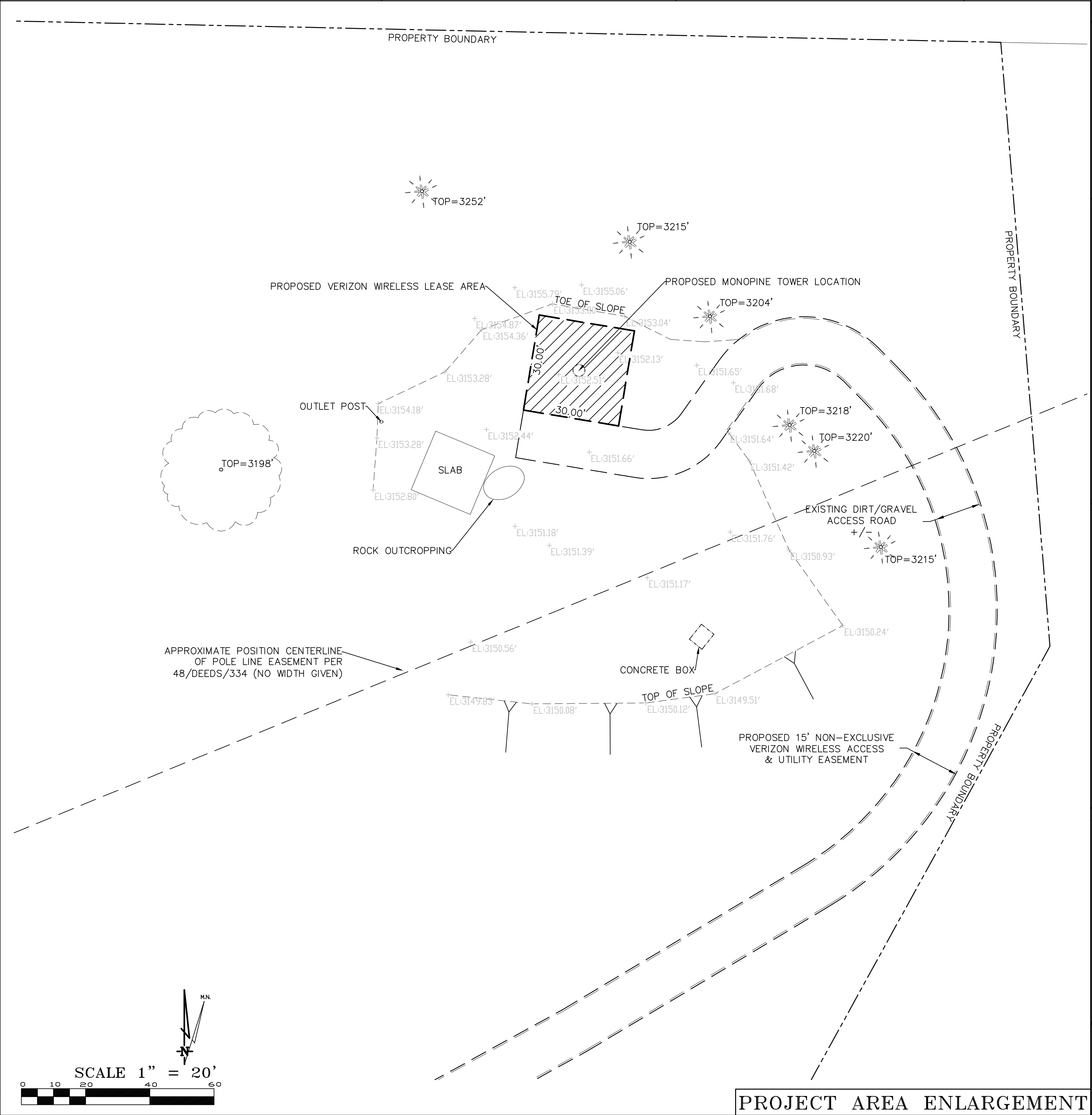
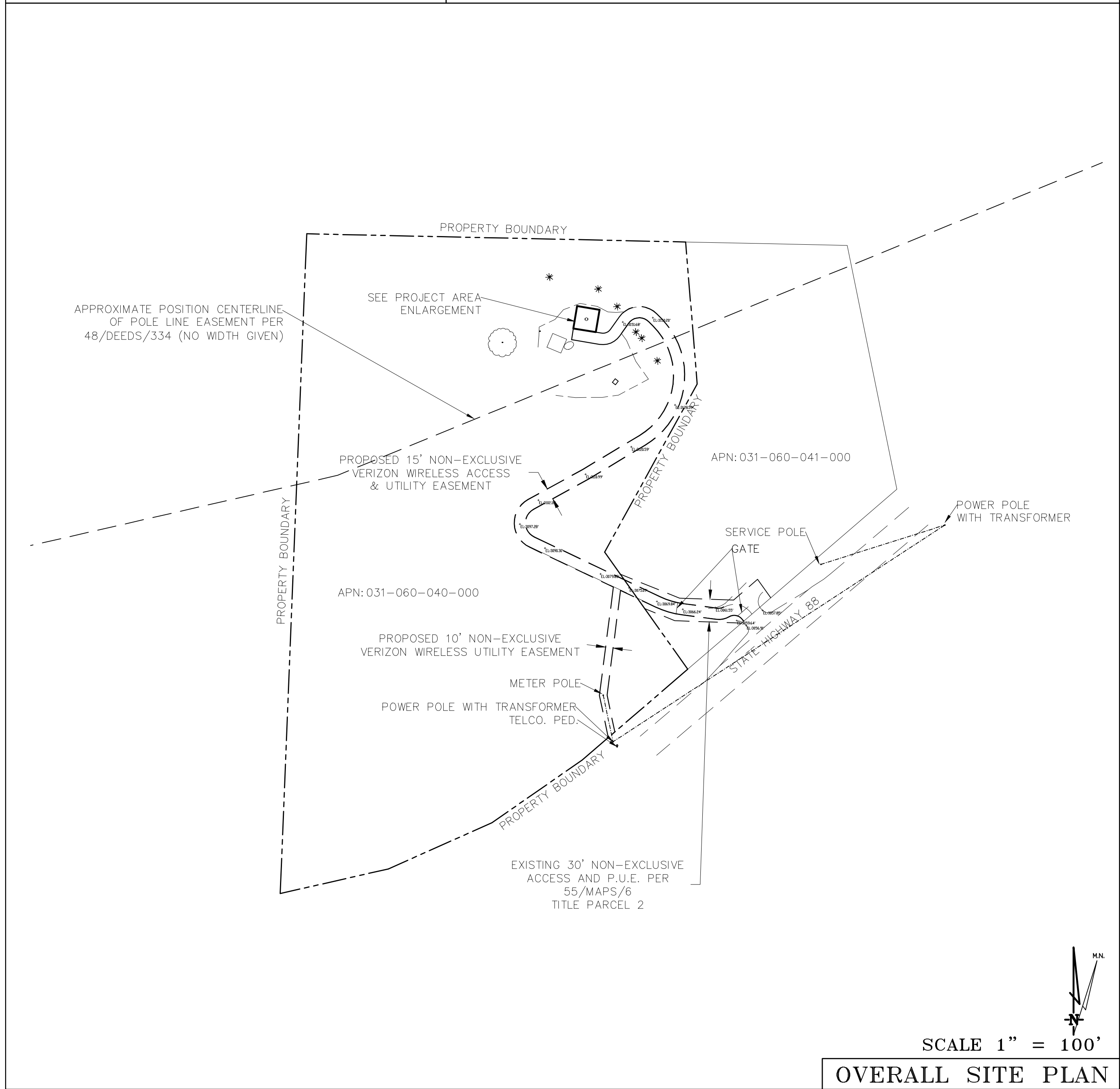
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES 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.



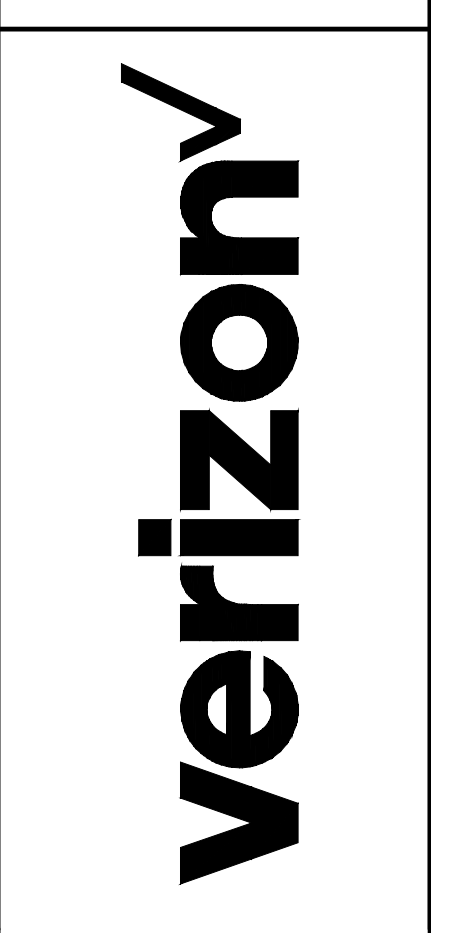
DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309



REVISIONS

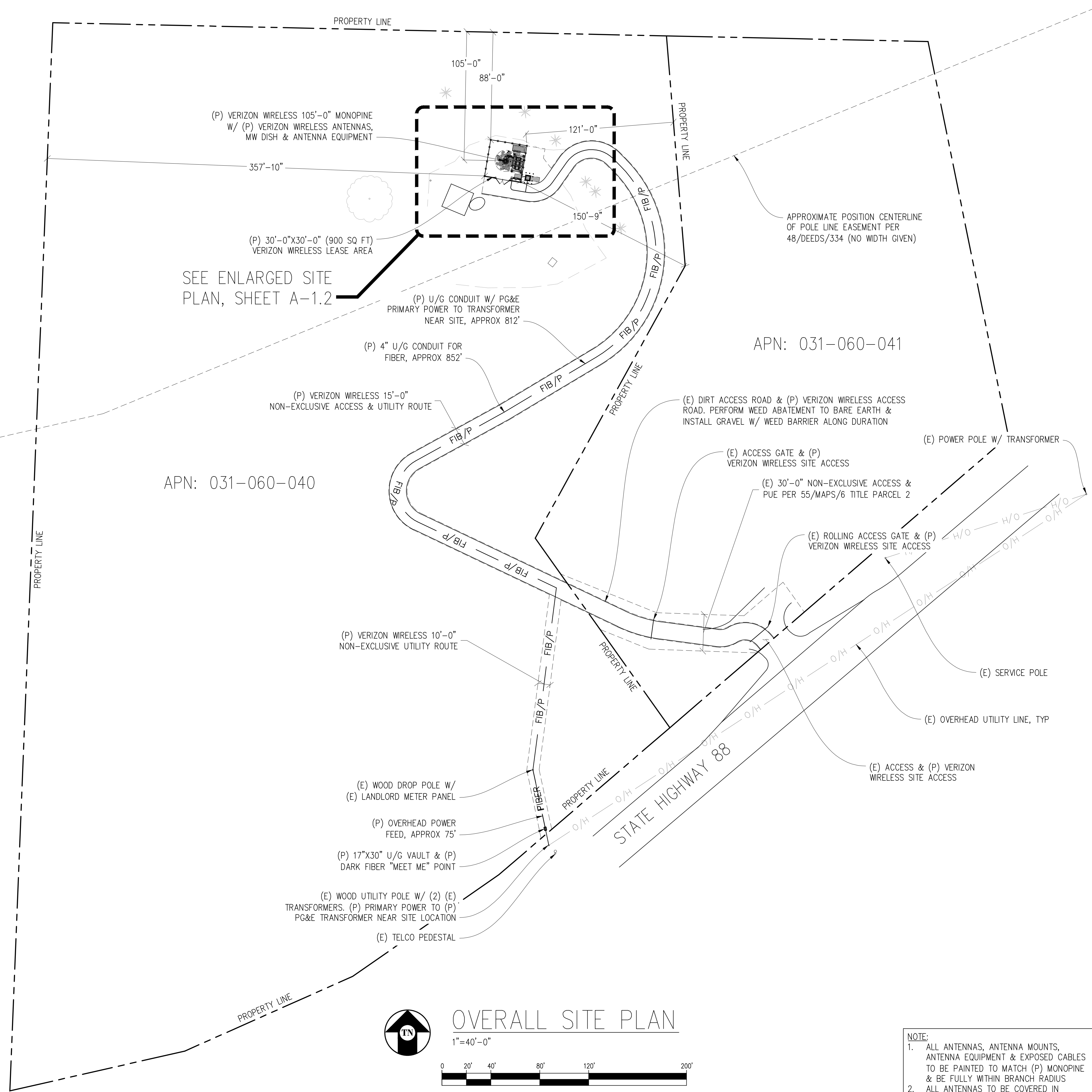
REV	DATE	DESCRIPTION
05-02-21		DRAWING SUBMITTAL
06-15-22		LEASE AREA MOD.



DEFENDER RIDGE
25119 STATE HWY 88
PIONEER, CA 95666
PLOT PLAN AND
SITE TOPOGRAPHY

Sheet

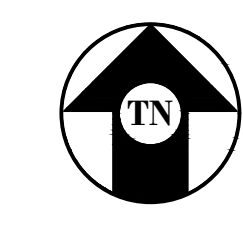
C-1



SEE ENLARGED SITE PLAN, SHEET A-1.2

APN: 031-060-041

APN: 031-060-040



OVERALL SITE PLAN
1"=40'-0"



NOTE:
 1. ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN BRANCH RADIUS
 2. ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS

DEFENDER RIDGE

 421803
 25119 STATE HIGHWAY 88
 PIONEER, CA 95666



Streamline Engineering
and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorensen Phone: 916-660-1930
 E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941
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 KEVIN R. SORENSEN
 S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	09/22/21	ZD 90%	-
	10/28/21	ZD 100%	C.C.
	11/11/21	CLIENT REV	C.C.
	06/15/22	CLIENT REV	S.B.D.
	-	-	-
	-	-	-

DRAWN BY: -
 CHECKED BY: J. GRAY
 APPROVED BY: -
 DATE: 06/15/22

SHEET TITLE:
 OVERALL
 SITE PLAN
SHEET NUMBER:
 A-1.1

DEFENDER RIDGE

421803
25119 STATE HIGHWAY 88
PIONEER, CA 95666



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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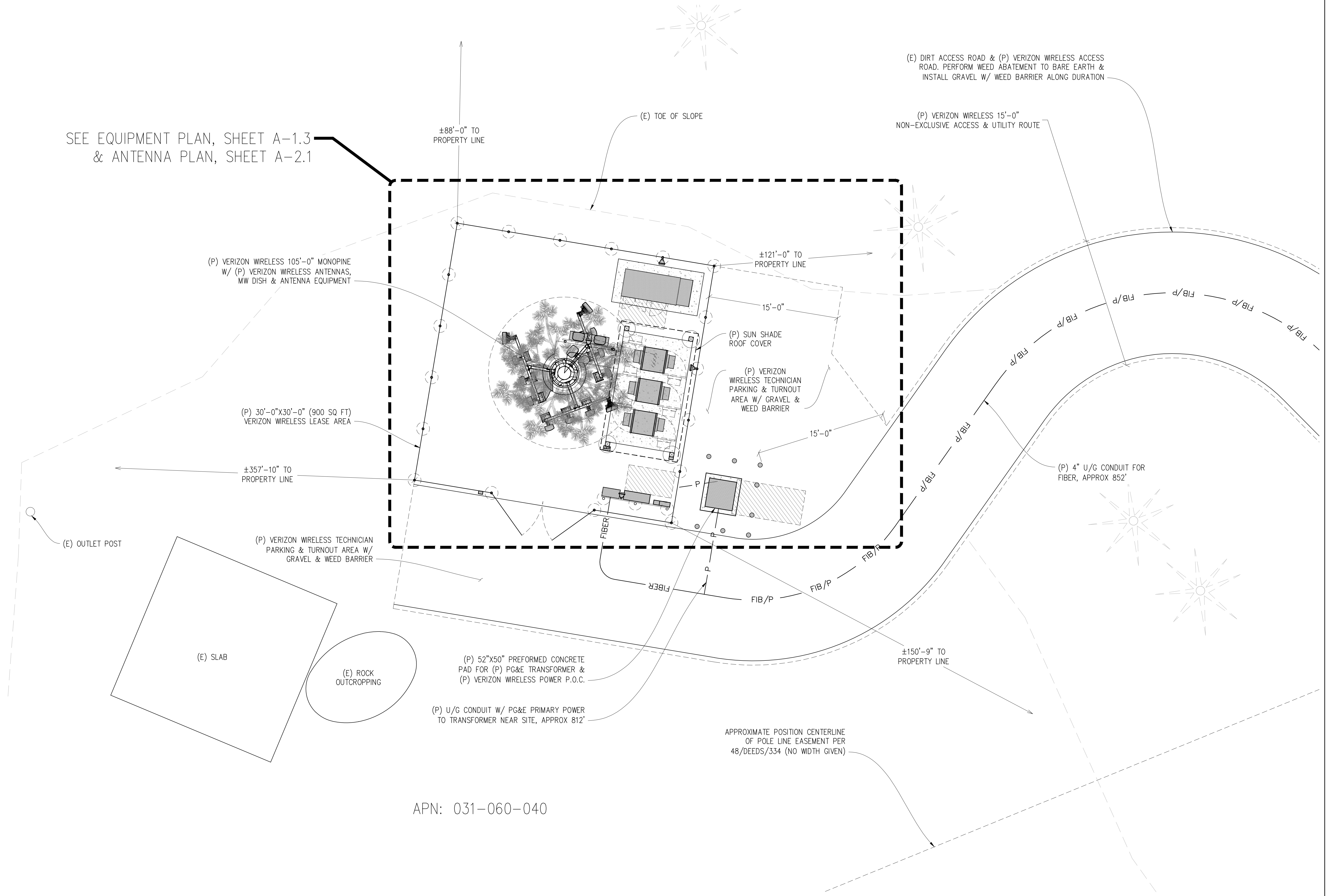
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	11/11/21	CLIENT REV	C.C.
	06/15/22	CLIENT REV	S.B.D.
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CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

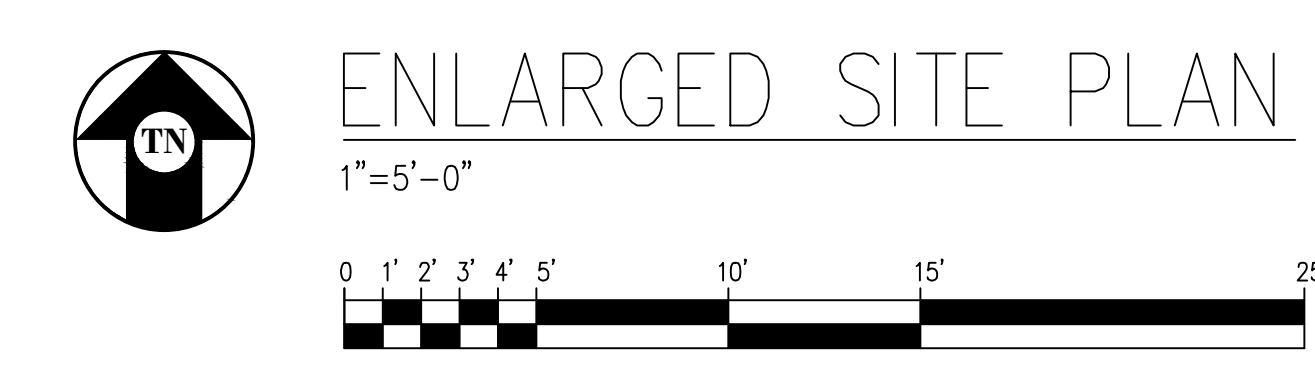
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ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2

SEE EQUIPMENT PLAN, SHEET A-1.3
& ANTENNA PLAN, SHEET A-2.1



APN: 031-060-040



NOTE:

- ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN BRANCH RADIUS
- ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS

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Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941

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	10/28/21	ZD 100%	C.C.
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	06/15/22	CLIENT REV	S.B.D.
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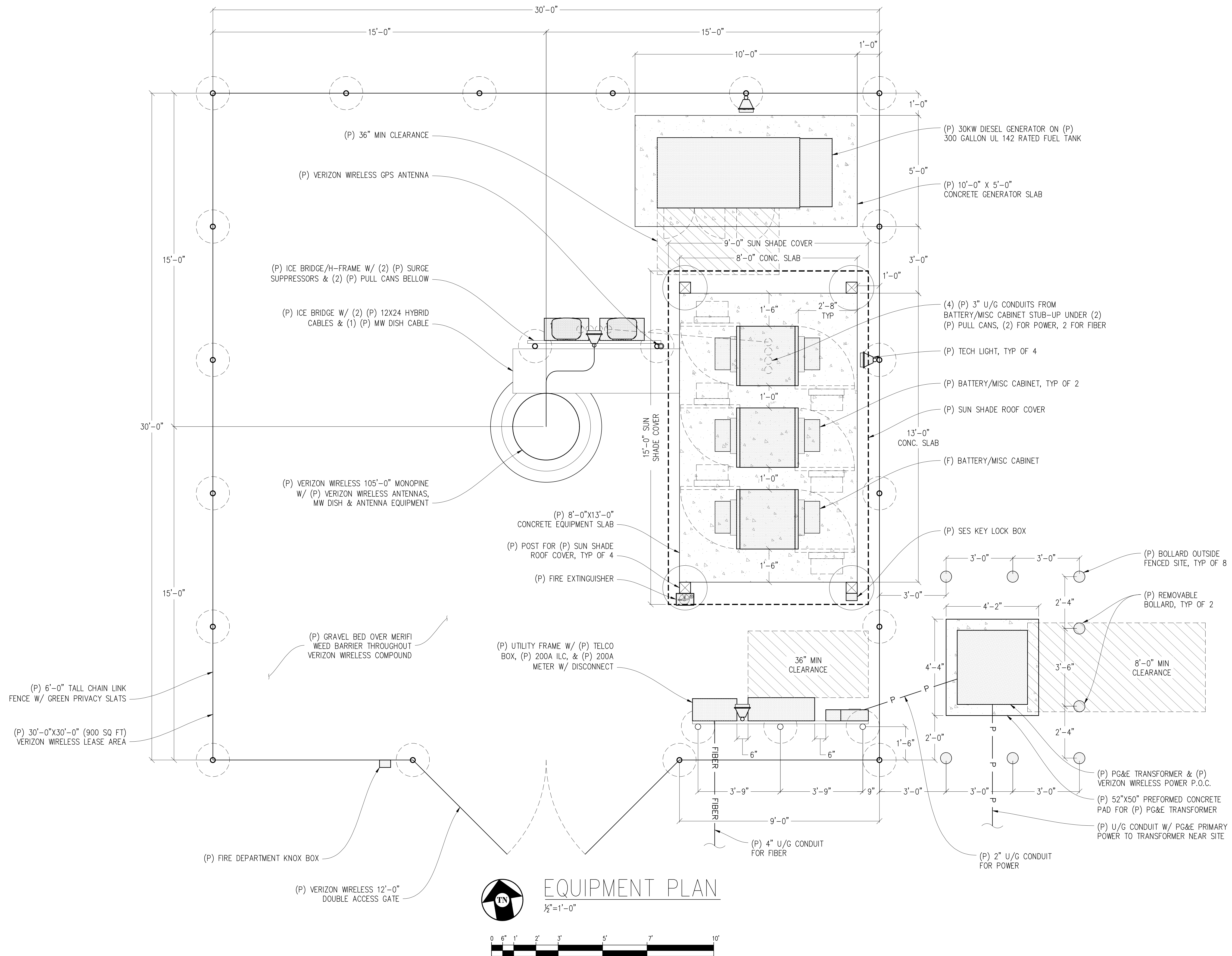
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.3



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	09/22/21	ZD 90%	-
	10/28/21	ZD 100%	C.C.
	11/11/21	CLIENT REV	C.C.
	06/15/22	CLIENT REV	S.B.D.
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CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

SHEET TITLE:

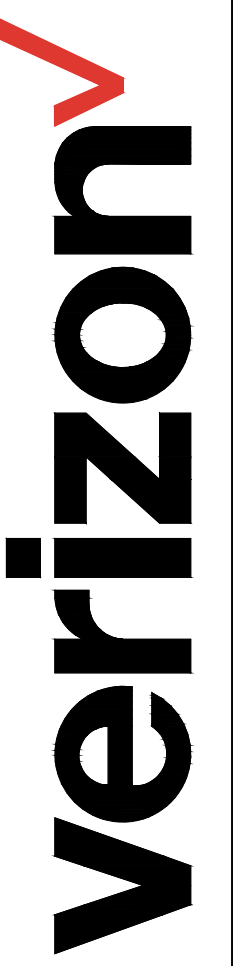
EQUIPMENT PLAN

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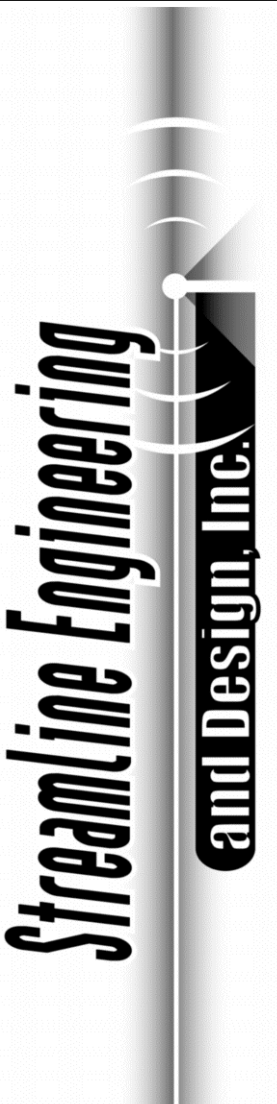
A-1.3

DEFENDER RIDGE

421803
25119 STATE HIGHWAY 88
PIONEER, CA 95666



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



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	-	-	-

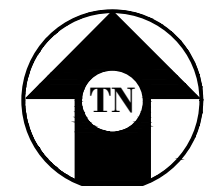
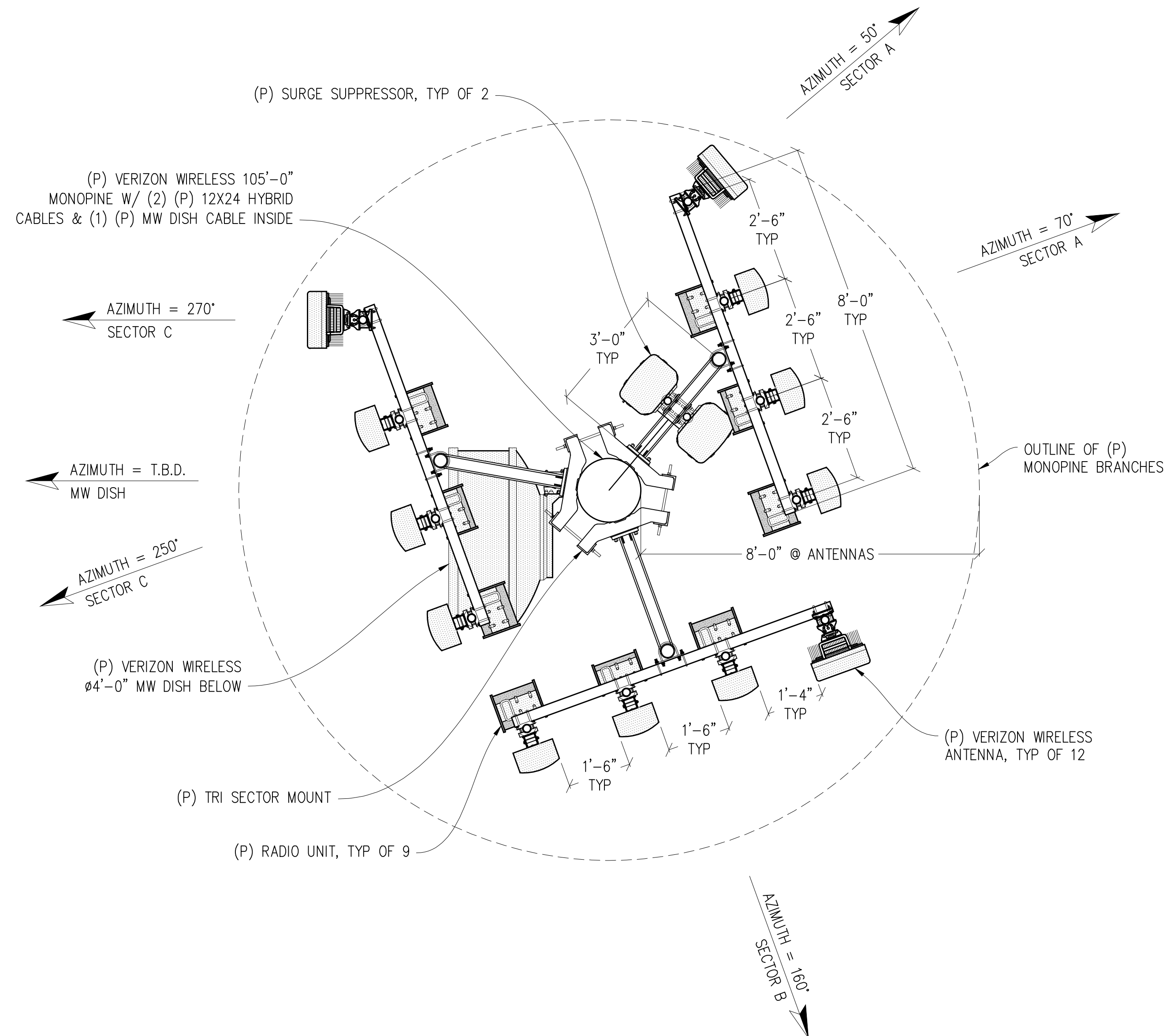
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CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.1



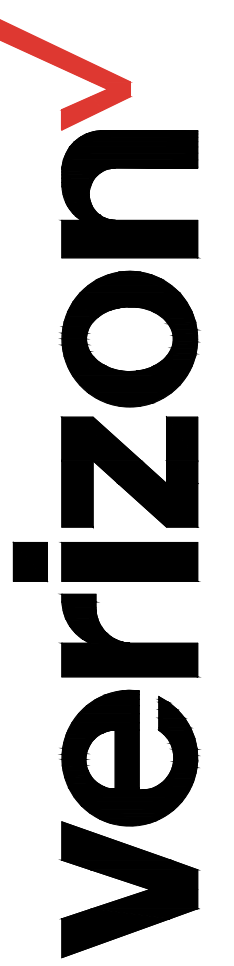
ANTENNA PLAN

1/2"=1'-0"

- NOTE:**
- ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN BRANCH RADIUS
 - ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS

DEFENDER RIDGE

421803
25119 STATE HIGHWAY 88
PIONEER, CA 95666



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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	06/15/22	CLIENT REV	S.B.D.
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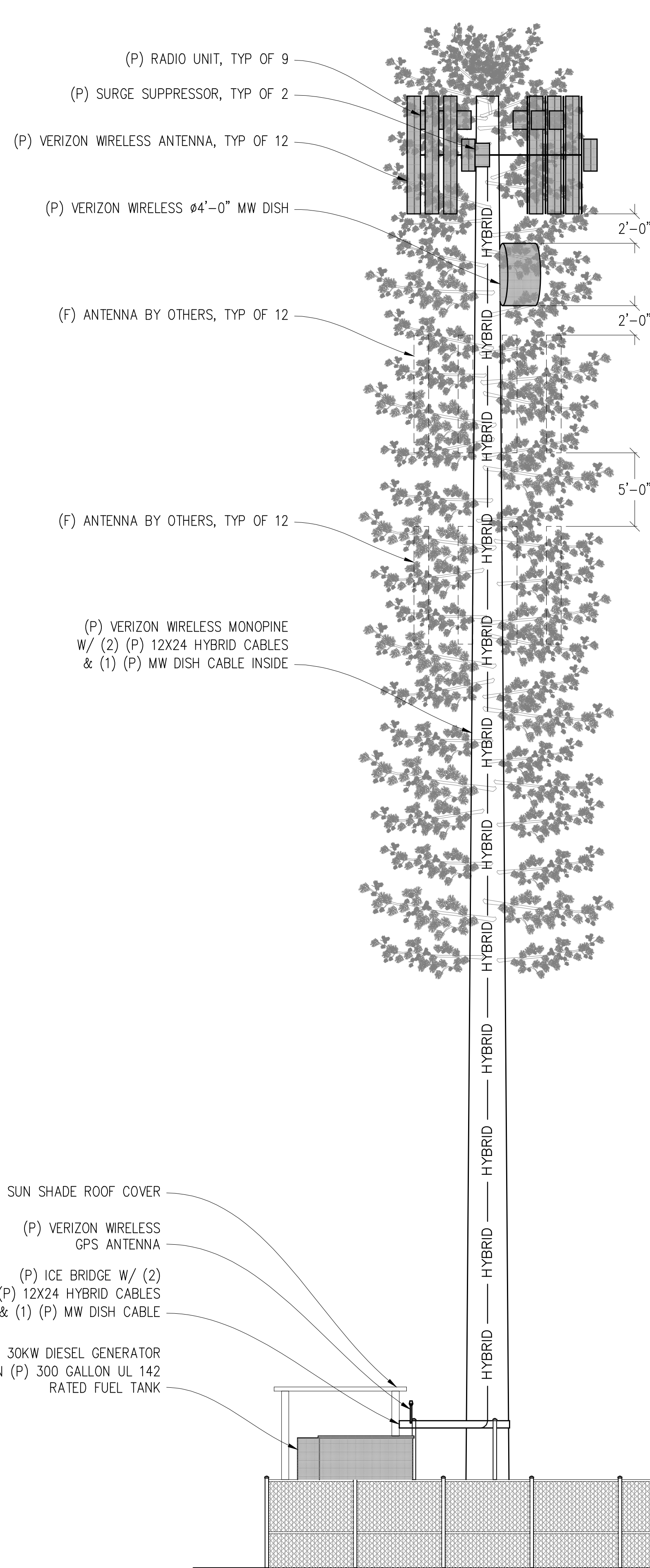
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CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3.1



NORTH ELEVATION

3/16"=1'-0"



EAST ELEVATION

3/16"=1'-0"

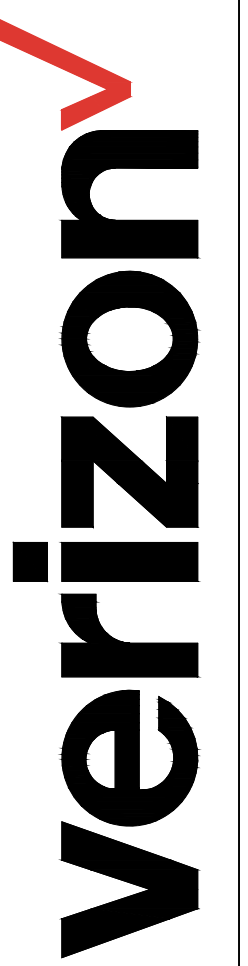
- TOP OF (P) MONOPINE BRANCHES
±105'-0" A.G.L.
- TOP OF (P) MONOPINE & TOP OF (P) VERIZON WIRELESS ANTENNAS
±100'-0" A.G.L.
- CENTER OF (P) VERIZON WIRELESS ANTENNAS
±96'-0" A.G.L.
- CENTER OF (P) VERIZON WIRELESS MW DISH
±87'-11" A.G.L.
- CENTER OF (F) ANTENNAS BY OTHERS
±79'-9" A.G.L.
- CENTER OF (F) ANTENNAS BY OTHERS
±66'-9" A.G.L.
- BOTTOM OF (P) MONOPINE BRANCHES
±40'-0" A.G.L.

NOTE:
1. ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN BRANCH RADIUS
2. ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS

● GROUND LEVEL
0'-0" (3152.5' AMSL)

DEFENDER RIDGE

421803
25119 STATE HIGHWAY 88
PIONEER, CA 95666



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WALNUT CREEK, CA 94598

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Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941

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CONSTRUCTION

KEVIN R. SORENSON
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	09/22/21	ZD 90%	-
	10/28/21	ZD 100%	C.C.
	11/11/21	CLIENT REV	C.C.
	06/15/22	CLIENT REV	S.B.D.
	-	-	-
	-	-	-

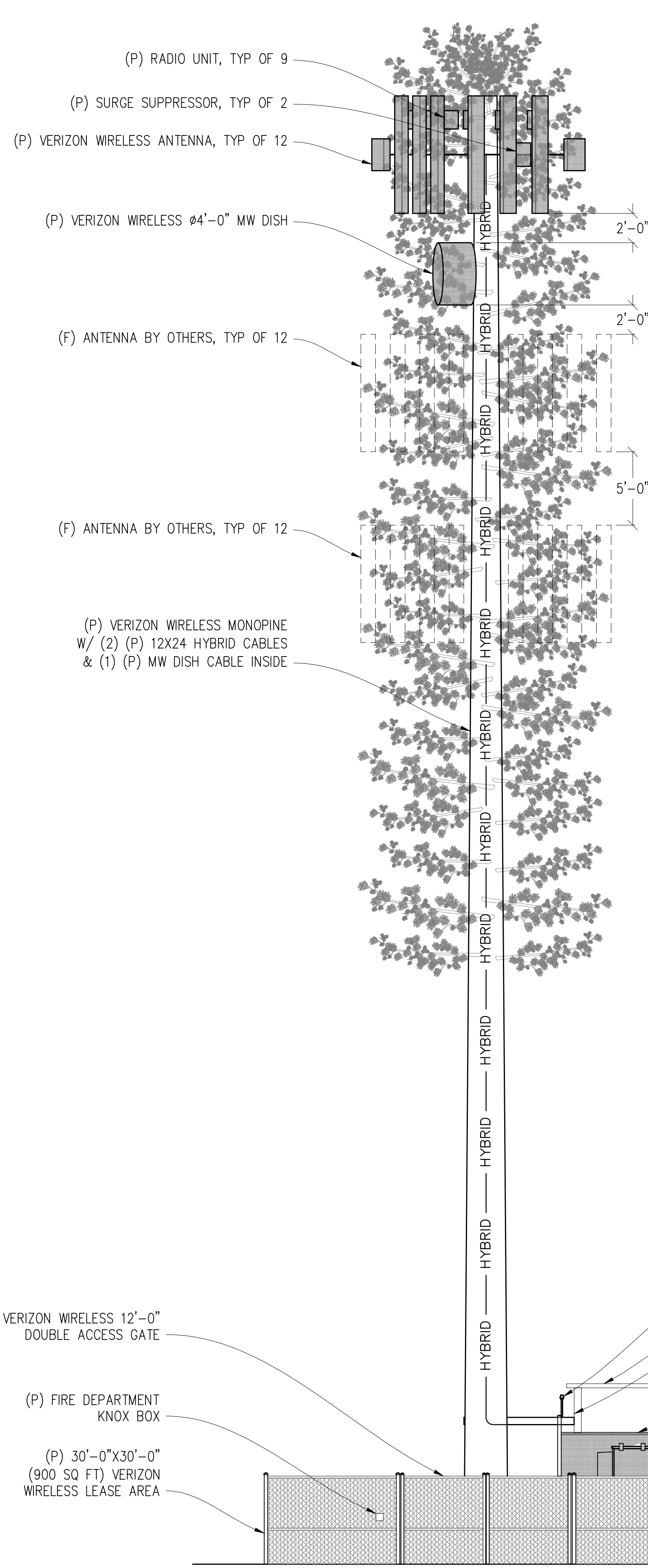
DRAWN BY: -
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 06/15/22

SHEET TITLE:

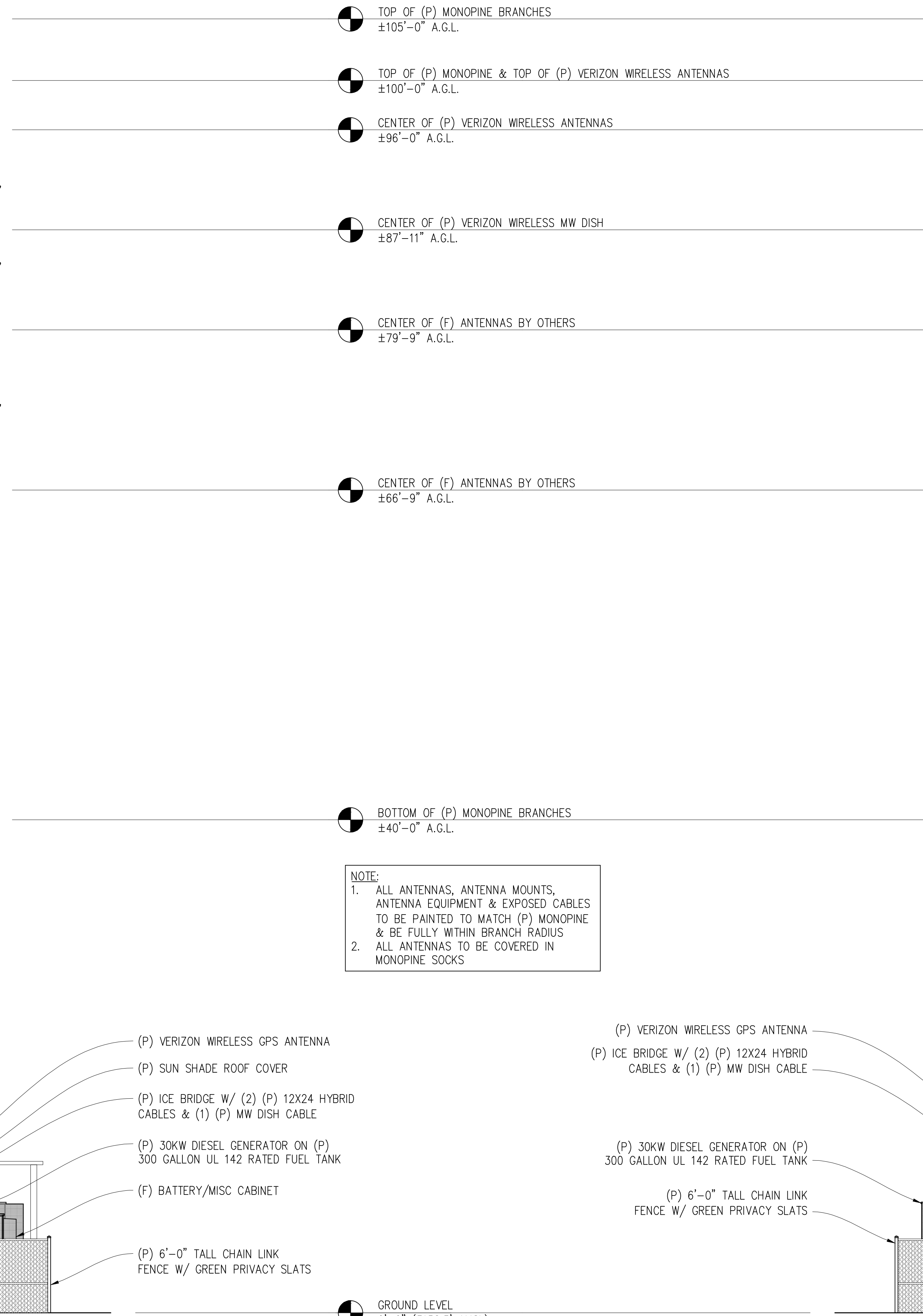
ELEVATIONS

SHEET NUMBER:

A-3.2



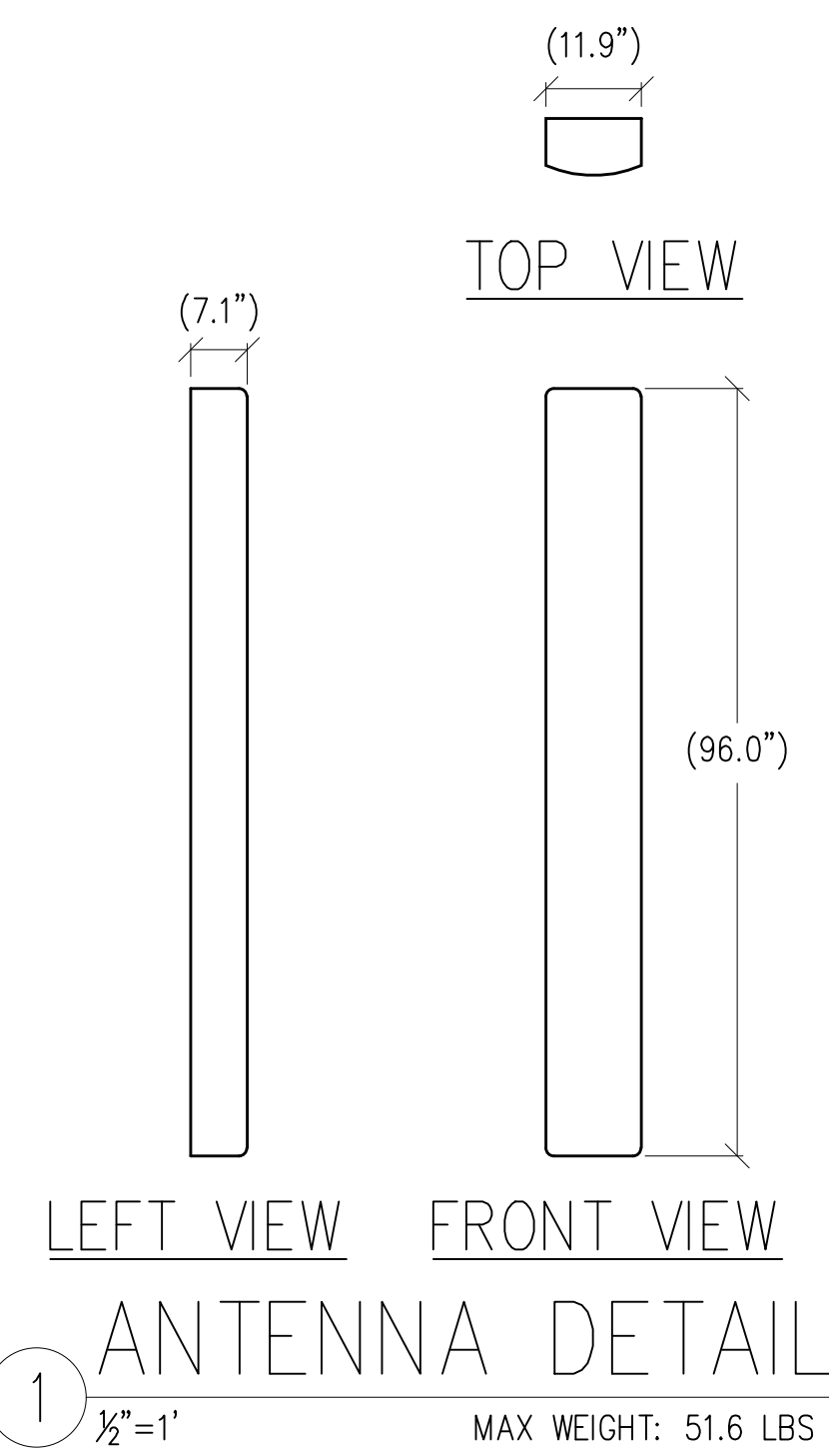
SOUTH ELEVATION
3/16"=1'-0"



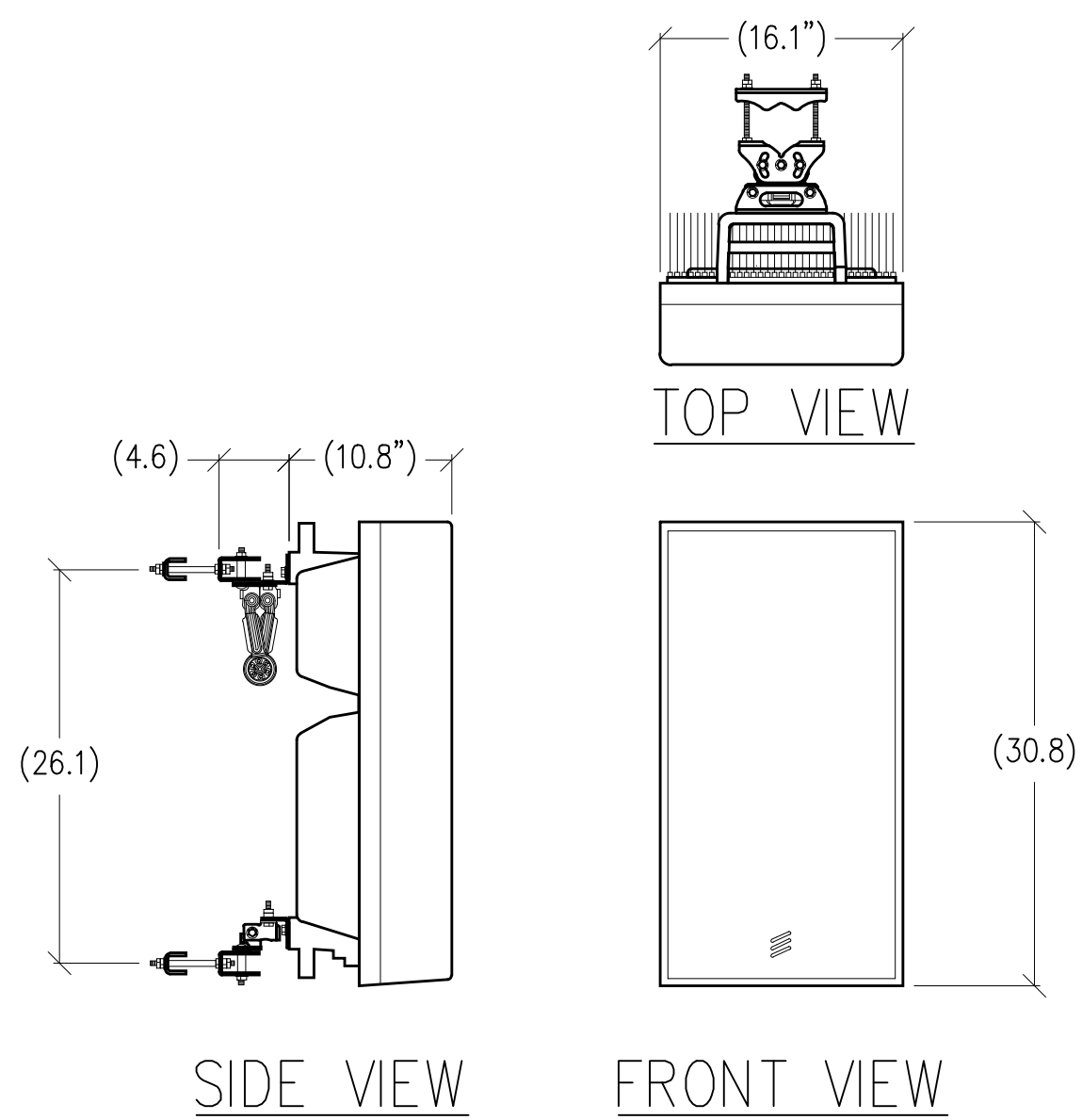
WEST ELEVATION
3/16"=1'-0"

- TOP OF (P) MONOPINE BRANCHES
±105'-0" A.G.L.
- TOP OF (P) MONOPINE & TOP OF (P) VERIZON WIRELESS ANTENNAS
±100'-0" A.G.L.
- CENTER OF (P) VERIZON WIRELESS ANTENNAS
±96'-0" A.G.L.
- CENTER OF (P) VERIZON WIRELESS MW DISH
±87'-11" A.G.L.
- CENTER OF (F) ANTENNAS BY OTHERS
±79'-9" A.G.L.
- CENTER OF (F) ANTENNAS BY OTHERS
±66'-9" A.G.L.
- BOTTOM OF (P) MONOPINE BRANCHES
±40'-0" A.G.L.
- GROUND LEVEL
0'-0" (3152.5' AMSL)

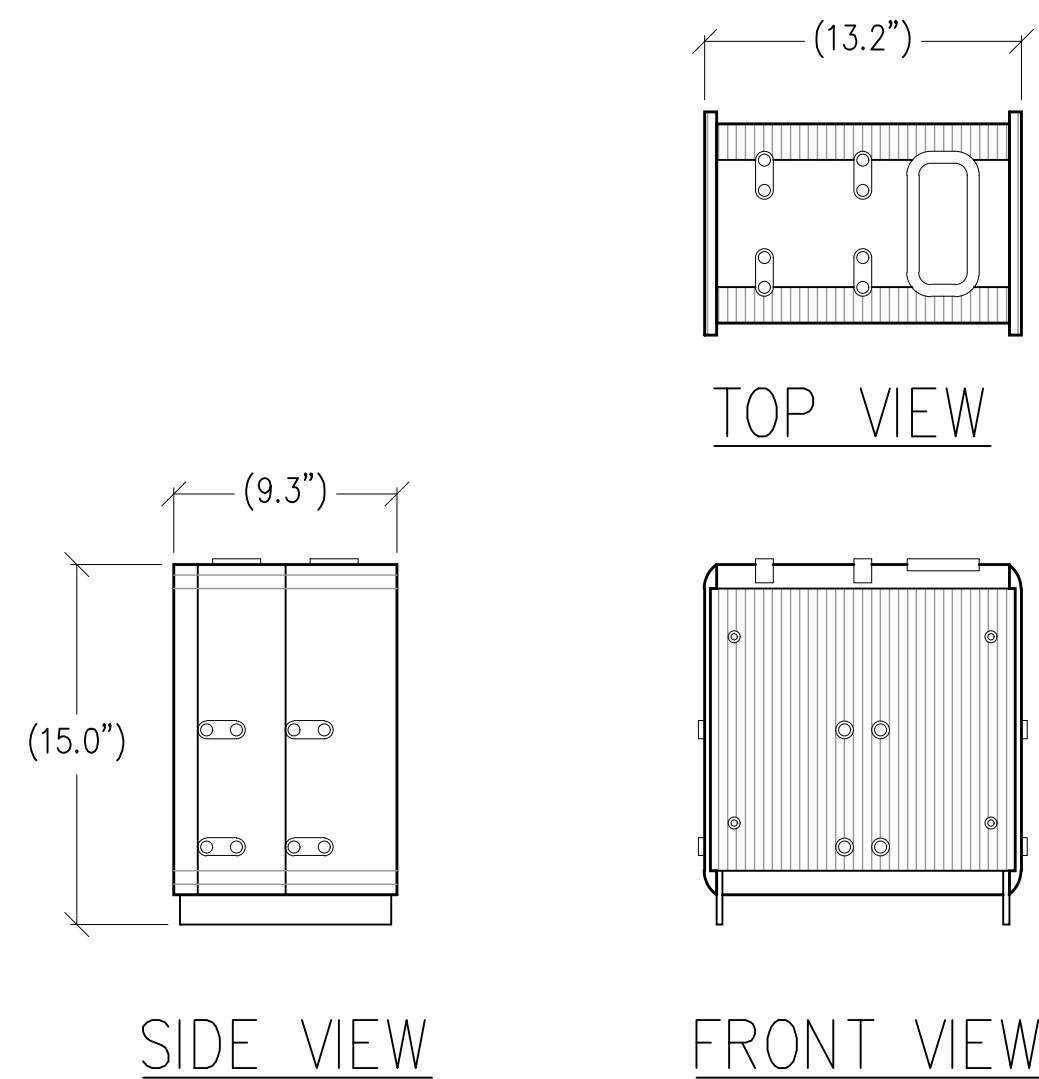
NOTE:
1. ALL ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN BRANCH RADIUS
2. ALL ANTENNAS TO BE COVERED IN MONOPINE SOCKS



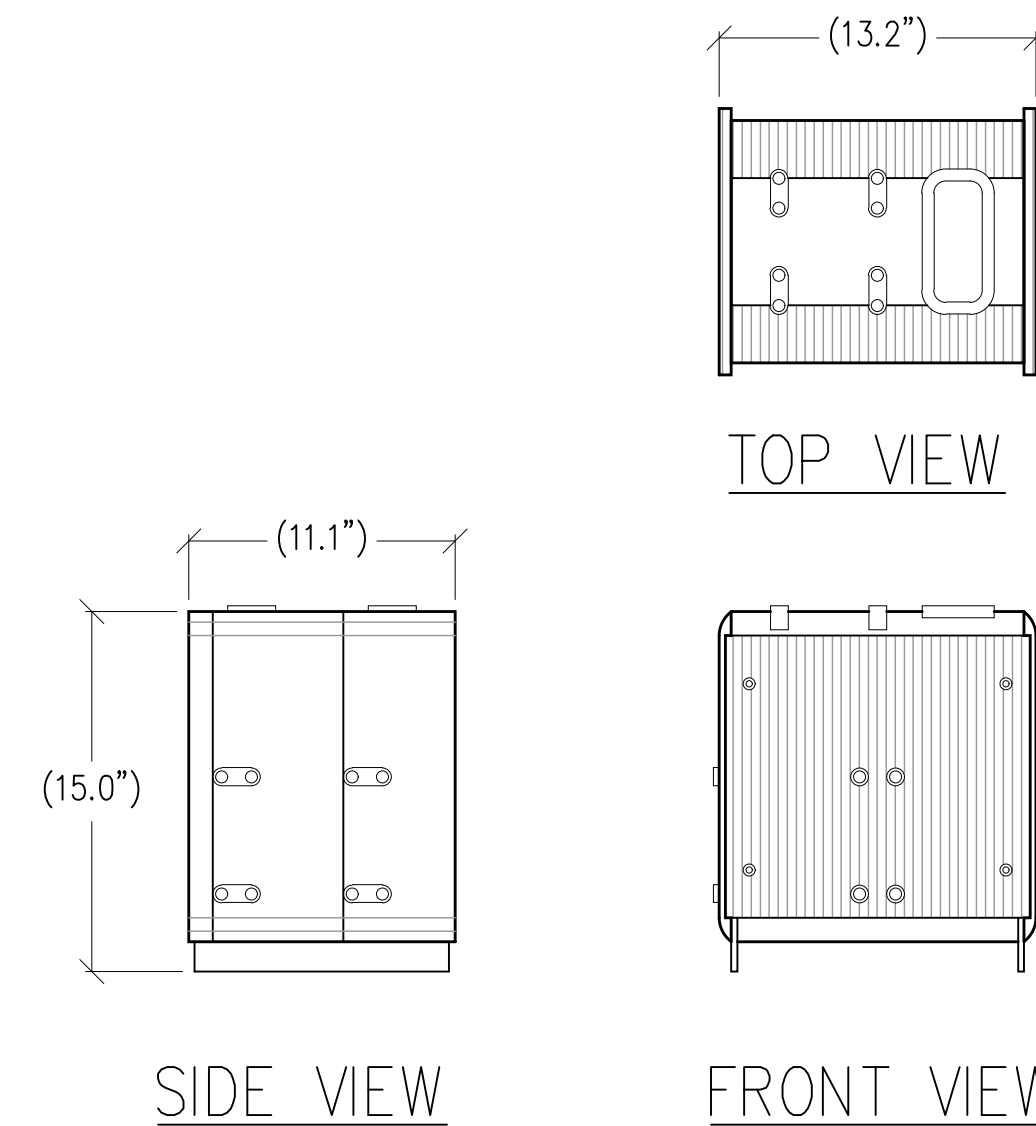
1 ANTENNA DETAIL
 1/2"=1' MAX WEIGHT: 51.6 LBS



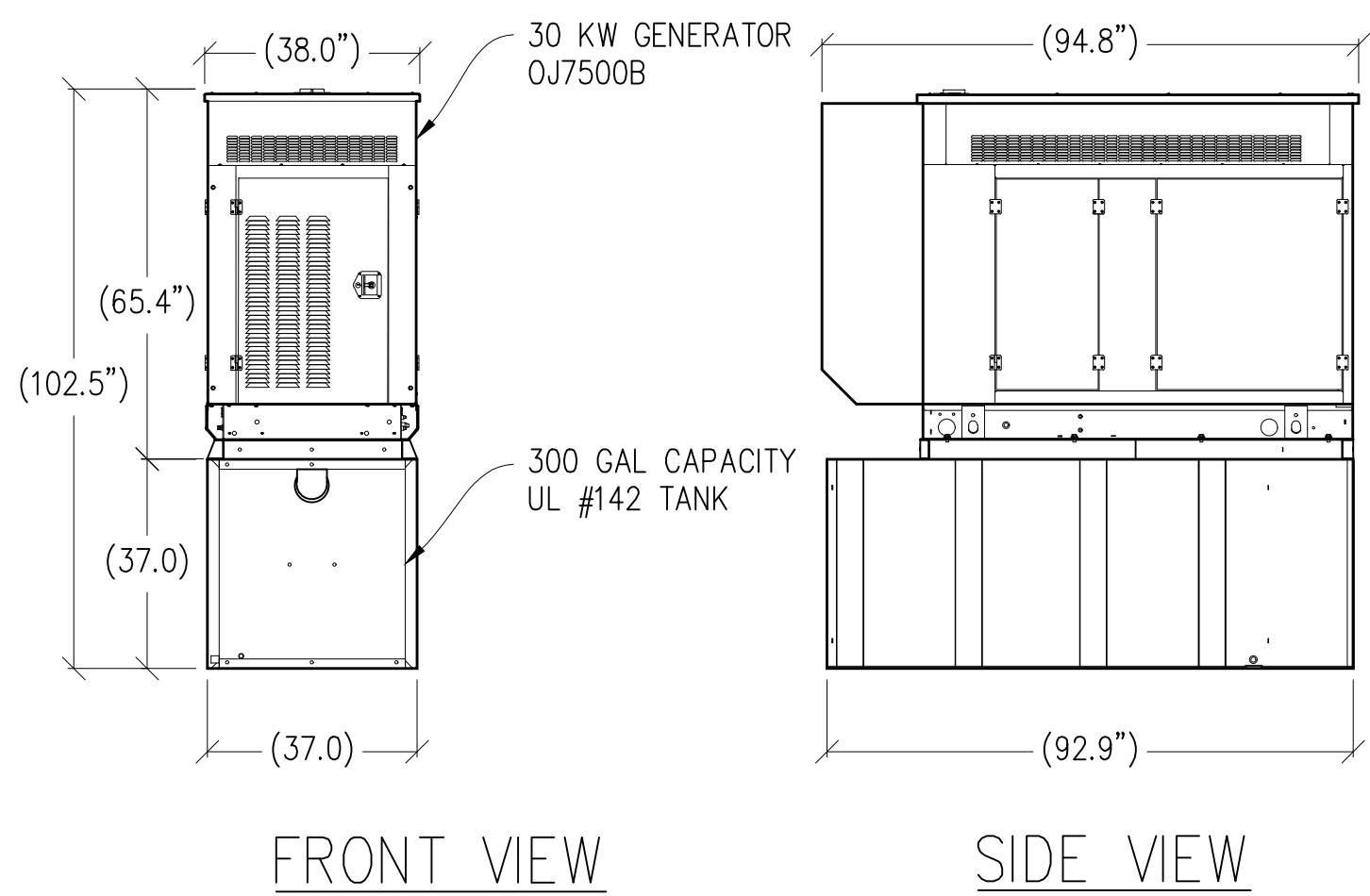
2 ANTENNA DETAIL
 1"=1'-0" MAX WEIGHT W/ MOUNT: 101.1 LBS



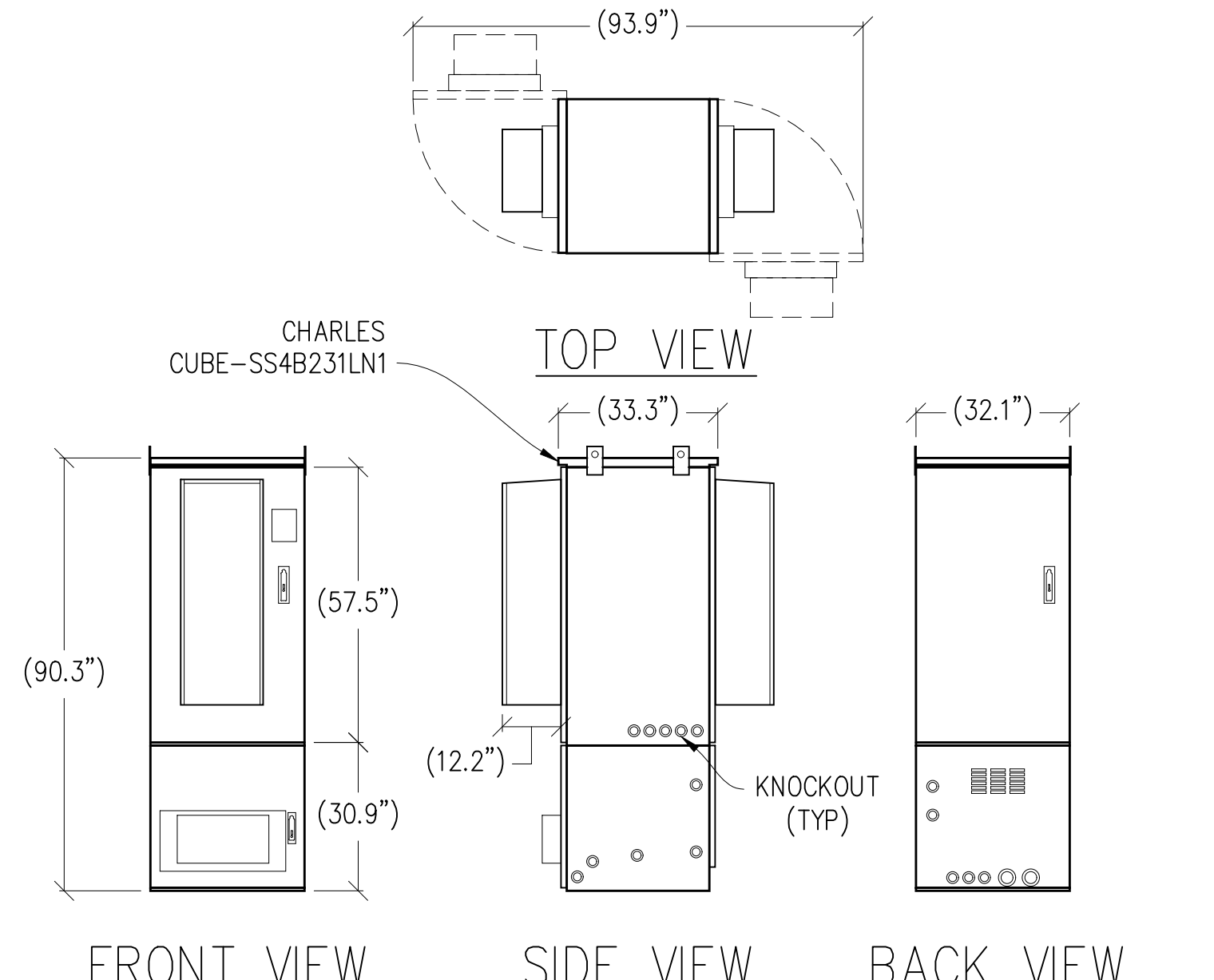
3 RADIO 4449 DETAIL
 1 1/2"=1'-0" MAX WEIGHT: 70 LBS



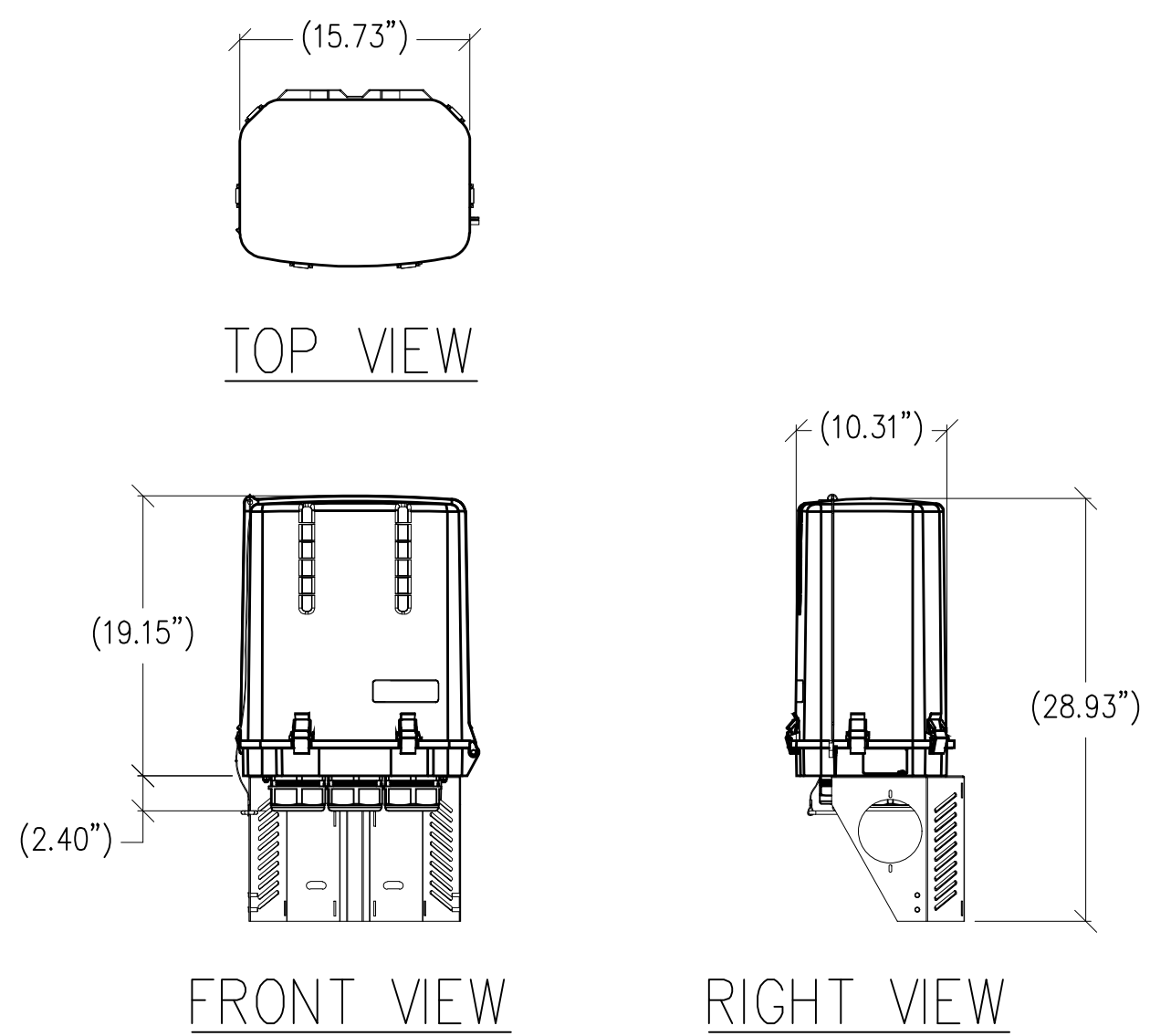
4 RADIO 8843 DETAIL
 1 1/2"=1'-0" MAX WEIGHT: 75 LBS



5 30KW GENERATOR DETAIL
 3/8"=1'-0" MAX WEIGHT: 3,119 LBS



6 BATTERY/MISC CABINET DETAIL
 3/8"=1'-0" MAX. WEIGHT: 2,500 LBS



7 SURGE PROTECTION BOX
 1"=1'-0" MAX WEIGHT: 32.0 LBS

DEFENDER RIDGE

421803
 25119 STATE HIGHWAY 88
 PIONEER, CA 95666



2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

Streamline Engineering
 and Design, Inc.

8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorensen Phone: 916-660-1930
 E-Mail: kevin@streamlineengineering.com Fax: 916-660-1941

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	-	-	-

DRAWN BY: -
 CHECKED BY: J. GRAY
 APPROVED BY: -
 DATE: 06/15/22

SHEET TITLE:
 DETAILS
 SHEET NUMBER:
A-4.1

Alternate Site and Network Analysis

Initial properties identified and reviewed with the Planning Department on March 25, 2021 are listed below. Based on feedback we received from the Planning Department it was determined only two of these properties (14870 Joyce Road and 25119 State Highway 88) would be eligible to apply for a conditional use permit.

1. 25119 State Highway 88, Pioneer, CA
APN: 031-060-040-000
Zoned: M
Comment: This candidate is the proposed site location.
2. 24540 Defender Grade Road, Pioneer, CA 95666
APN: 031-310-009-000
Zoned: R-1
Comment: Based on the zoning designation this property is not eligible for a conditional use permit.
3. 14870 Joyce Road, Pioneer, CA 95666 (Eligible Location)
APN: 031-010-013-000
Zoned: R1-A
Comment: This is an eligible location; however, the subject property has a residential zoning designation and we considered this to be a less preferred zone district than the proposed site location which is in a Manufacturing zoning district. Furthermore, the property owner was unresponsive to lease proposal inquiries.
4. 24538 Defender Grade Road, Pioneer, CA 95666
APN: 031-060-040-000
Zoned: T-2
Comment: Based on the zoning designation this property is not eligible for a conditional use permit.
5. 25259 State Highway 88, Pioneer, CA 95666
APN: 031-040-065
Zoned: R-1
Comment: Based on the zoning designation this property is not eligible for a conditional use permit.
6. 25400 Highway 88, Pioneer, CA 95666
APN: 031-010-117
Comments: This location was pursued but ultimately determined there were significant zoning challenges and eliminated from consideration.
7. 15451 Pioneer Creek Road, Pioneer, CA 95666
APN: 031-010-113

Comments: At one time a tower company (Horizon Towers) proposed building a new tower at this location; however, the Horizon proposal fell through and furthermore this location does not meet the Verizon radio frequency coverage objective.

8. 24144 Highway 88, Pioneer, CA

Comments: This location was evaluated but does not meet the Verizon radio frequency coverage objective.

9. 25100 Buckhorn Ridge Road, Pioneer, CA 95666

APN: 023-070-025.

Comments: This location was discussed with Amador County officials who operate the park by leasing space from the BLM. They confirmed the County would not be able to sublease space to Verizon as their agreement with the BLM stipulates that the space cannot be used for any sort of profit gaining enterprise and only for non-profit public good use.

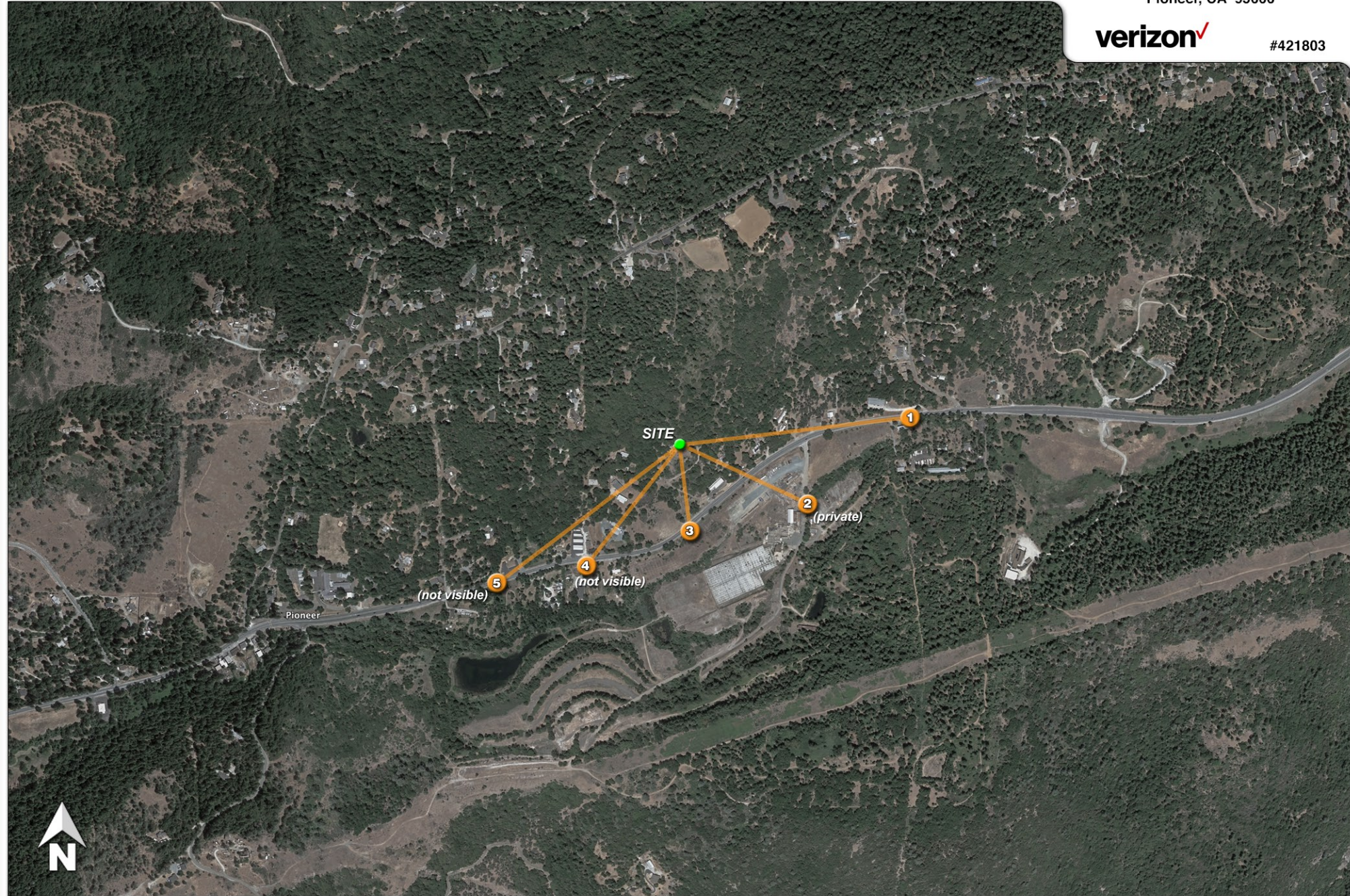
Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666



#421803

Aerial photograph showing the viewpoints for the photosimulations.



1



Existing

Photosimulation of the view looking west from in front of Kinechli's Collision, alongside Hwy 88.

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666

verizon✓

#421803



Proposed monopine

Proposed

2



Existing

Photosimulation of the view looking northwest from the property across the street, beyond a locked gate. Not a public view.

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666

verizon✓

#421803



Proposed monopine

Proposed

3



Existing

Photosimulation of the view looking north from across Hwy 88, at the nearest and clearest view from the highway.

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666

verizon[✓]

#421803



Proposed monopine

Proposed

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666



#421803

Photosimulation of the view looking northeast from Hwy 88, across the street from the Pioneer All-Stor.

4

*Location of the proposed monopine,
not tall enough to be visible to motorists
over the existing tree canopy.*

Existing and Proposed (no visible change)

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666



#421803

Photosimulation of the view looking east-northeast from Hwy 88 approaching the area, in front of Le's Chinese Restaurant.

5

Location of the proposed monopine,
not tall enough to be visible to motorists
over the existing tree canopy.



Existing and Proposed (no visible change)

This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666



#421803

Photograph from a drone at the proposed top of monopine location,
looking to the east from 105 ft above ground level.

EAST
▼

6

Hwy 88 at Knechtli's Auto Body Shop
Photosimulation provided from here

PG&E Staging Area (private)
Photosimulation provided from here

This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666



#421803

Photograph from a drone at the proposed top of monopine location,
looking to the south from 105 ft above ground level.



Nearest & clearest view from Hwy 88
Photosimulation provided from here

This is a line-of-sight graphic which indicates which locations are visible from the top of the monopine.
Only locations that have a direct line of sight toward the monopine can be seen in this view.
If a specific location is not visible, then from that location the monopine will not be visible.

Defender Ridge

25119 State Hwy 88
Pioneer, CA 95666



#421803

Photograph from a drone at the proposed top of monopine location,
looking to the southwest from 105 ft above ground level.

SOUTHWEST

8

Location of Le's Chinese Restaurant
Photo provided from here

Location of Pioneer Stor-All
Photo provided from here



Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name:	Defender Ridge	Site Structure Type:	Monopole
Address:	25119 State Highway 88	Latitude:	38.435239
	Pioneer, CA 95666	Longitude:	-120.562022
Report Date:	May 20, 2022	Project:	New Build

Compliance Statement

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

Certification

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

General Summary

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

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

Table 1: FCC Limits

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

f=Frequency (MHz)

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

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

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

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

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

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

Analysis

Verizon Wireless proposes the following installation at this location:

- INSTALL (12) (P) ANTENNAS
- INSTALL (1) (P) 4'-0" MW DISH
- INSTALL (9) (P) RADIOS @ ANTENNAS

The antennas will be mounted on a 105-foot Monopole with centerlines 96 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 7.9265% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 3.986% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	Verizon	COMMSCOPE	NHH-65C-R2B 04DT	700	70	0	65	8	40	2	0	13.58	1824	2993	96
1	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	850	70	0	62	8	40	2	0	13.53	1803	2959	96
1	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	1900	70	0	66	8	40	4	0	15.17	5262	8632	96
2	Verizon	COMMSCOPE	NHH-65C-R2B 04DT	700	70	0	65	8	40	2	0	13.58	1824	2993	96
2	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	850	70	0	62	8	40	2	0	13.53	1803	2959	96
2	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	2100	70	0	62	8	40	4	0	15.82	6111	10026	96
3	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	2100	70	0	62	8	40	4	0	15.82	6111	10026	96
4	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	50	0	11	2.8	320	1	0	23.55	72469	118891	96
5	Verizon	COMMSCOPE	NHH-65C-R2B 05DT	700	160	0	65	8	40	2	0	13.58	1824	2993	96
5	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	850	160	0	62	8	40	2	0	13.53	1803	2959	96
5	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	1900	160	0	66	8	40	4	0	15.17	5262	8632	96
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6	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	850	160	0	62	8	40	2	0	13.53	1803	2959	96
6	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	2100	160	0	62	8	40	4	0	15.82	6111	10026	96
7	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	2100	160	0	62	8	40	4	0	15.82	6111	10026	96
8	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	160	0	11	2.8	320	1	0	23.55	72469	118891	96
9	Verizon	COMMSCOPE	NHH-65C-R2B 04DT	700	250	0	65	8	40	2	0	13.58	1824	2993	96
9	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	850	250	0	62	8	40	2	0	13.53	1803	2959	96
9	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	1900	250	0	66	8	40	4	0	15.17	5262	8632	96
10	Verizon	COMMSCOPE	NHH-65C-R2B 04DT	700	250	0	65	8	40	2	0	13.58	1824	2993	96
10	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	850	250	0	62	8	40	2	0	13.53	1803	2959	96
10	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	2100	250	0	62	8	40	4	0	15.82	6111	10026	96
11	Verizon	COMMSCOPE	NHH-65C-R2B 00DT	2100	250	0	62	8	40	4	0	15.82	6111	10026	96
12	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	3700	270	0	11	2.8	320	1	0	23.55	72469	118891	96
13	Verizon	ANDREW	VHLP2-18	18000	90	0	2.1	2	0.2	1	0	37	1002	1644	87.9

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



June 3, 2022

Epic Wireless Group LLC

**RE: Oak Woodland Survey
Proposed Verizon New Site Build Tower & Compound
Verizon Site Number: 421803 / Verizon Site Name: Defender Ridge
25119 State Highway 88, Pioneer, Amador County, California 95666
GE²G Project # 311610**

Geist Engineering and Environmental Group, Inc. (GE²G), completed an Oak Woodland Survey for the above listed proposed Verizon Wireless undertaking on APN 031-060-040 (Property) by Mr. Chuck Beatty, Reregister Professional Forester (RFP) #2316. Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands.

Executive Summary:

- On the May 20th, 2022, Mr. Chuck Beatty, RPF visited and conducted an evaluation of the property.
- The oak woodlands on the property are composed of a mix of Interior Live Oak and Valley Oak. Their diameters range from 4" Diameter at breast height (DBH) to 12" DBH. There is one large (36" DBH) Valley Oak near the south boundary of the property. Their spacing is variable, since there are California Black Oak trees interspersed with the two Oak Woodland species. The Valley Oak trees are more widely spaced.
- The estimated number of Live Oak trees per acre on the forested portion of the property is approximately 50-60 trees per acre. The Valley Oaks are less dense, perhaps in the 15-20 trees per acre range. The property is approximately 49% oak woodland.

Findings:

- The proposed project does not appear to present a risk of diminishing that amount of native oak crown cover, even if some additional clearing were to be done around the clearing in the north and along the sides of the existing road.
- Mr. Chuck Beatty, RPF concluded that the impact of this proposed project would not have a significant impact on oak woodlands.

Recommendation:

- If the design significantly changes please advise so we may review and consult.

If there are any inquiries or would like any additional information, please contact me at (510) 238-8851, or sgeist@geistenvironmental.com.

Sincerely,


Stephen Geist, President,
Geist Engineering and Environmental Group, Inc.

Attached: Oak Woodland Survey as completed by Mr. Chuck Beatty, Reregister Professional Forester (RFP) #2316, dated May 22, 2022

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

Mr. Chuck Beatty, Director
Planning Department, County of Amador
810 Court Street
Jackson, CA 95642

22-May 2022

Re: McCoon property, APN 031-060-040

Dear Mr. Beatty,

At the request of Mr. Steve Geist of Geist Environmental, I conducted an inspection of the property referenced above. I was told by Mr. Geist that the property is proposed to be used to build a Verizon cellular telephone repeater tower. I received drawings of the proposed project showing me the location of the proposed tower and the approximate size of the area to be utilized by Verizon. Mr. Geist indicated that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcel. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "... oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), which is common in Amador County, is a Group B species and it is commonly found at the elevation of this parcel, along with Interior Live Oak (*Quercus wislizenii*) which is subject to PRC 21083.4.

On the 20th of May, 2022, I visited the McCoon property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that the area around these parcels could qualify as an "Oak Woodland", as defined by the Fish & Game Code. I walked the gravel road that ascends to the north end of the property and found the cleared area that Mr. Geist indicated would be the location of the Verizon tower. The existing cleared area is approximately 0.7 acre. Mr. Geist indicated that that area might be enlarged slightly to accommodate the cranes that will be used to construct the tower. He also told me that the access road on the east side of the property would be widened somewhat for equipment access. The clearing cannot be enlarged much to the north because of the proximity to the property line and the steep slope on that side of the clearing. I took all of this into account when I conducted my evaluation.

The oak woodlands on the McCoon property are composed of a mix of Interior Live Oak and Valley Oak (*Quercus lobata*). Their diameters range from 4" DBH to 12" DBH. There is one large (36" DBH) Valley oak near the south boundary of the property. Their spacing is variable, since there are California Black Oak trees interspersed with the two Oak Woodland species. In some cases, the spacing is dense because the Live Oak trees are in groups that originated from

the cutting of one larger tree many years ago. In this case, the sprouts from the cut root crown have resulted in a group of 6-8 trees with a crown coverage area of 40 feet. The Valley Oak trees are more widely spaced out, since that tree is more dependent upon ground water and does not do well with the competition of neighbors. Without an intensive inventory, I can only estimate that the number of Live Oak trees per acre on the forested portion of the property is approximately 50-60 trees per acre. The Valley Oaks are less dense, perhaps in the 15-20 trees per acre range. The attached map shows the area covered in Oak Woodland as being mostly in the northern portion of the property. By my estimate, the property is approximately 49% oak woodland. The proposed project does not appear to present a risk of diminishing that amount of native oak crown cover, even if some additional clearing were to be done around the clearing in the north and along the sides of the existing road..

Therefore, I conclude that the impact of this proposed project would not have a significant impact on oak woodlands.

I have attached an Assessor Parcel Map and a topographic map showing the approximate location of the McCoon parcel and the estimated Oak Woodland boundary..

If you have any questions, please feel free to call.

Sincerely,

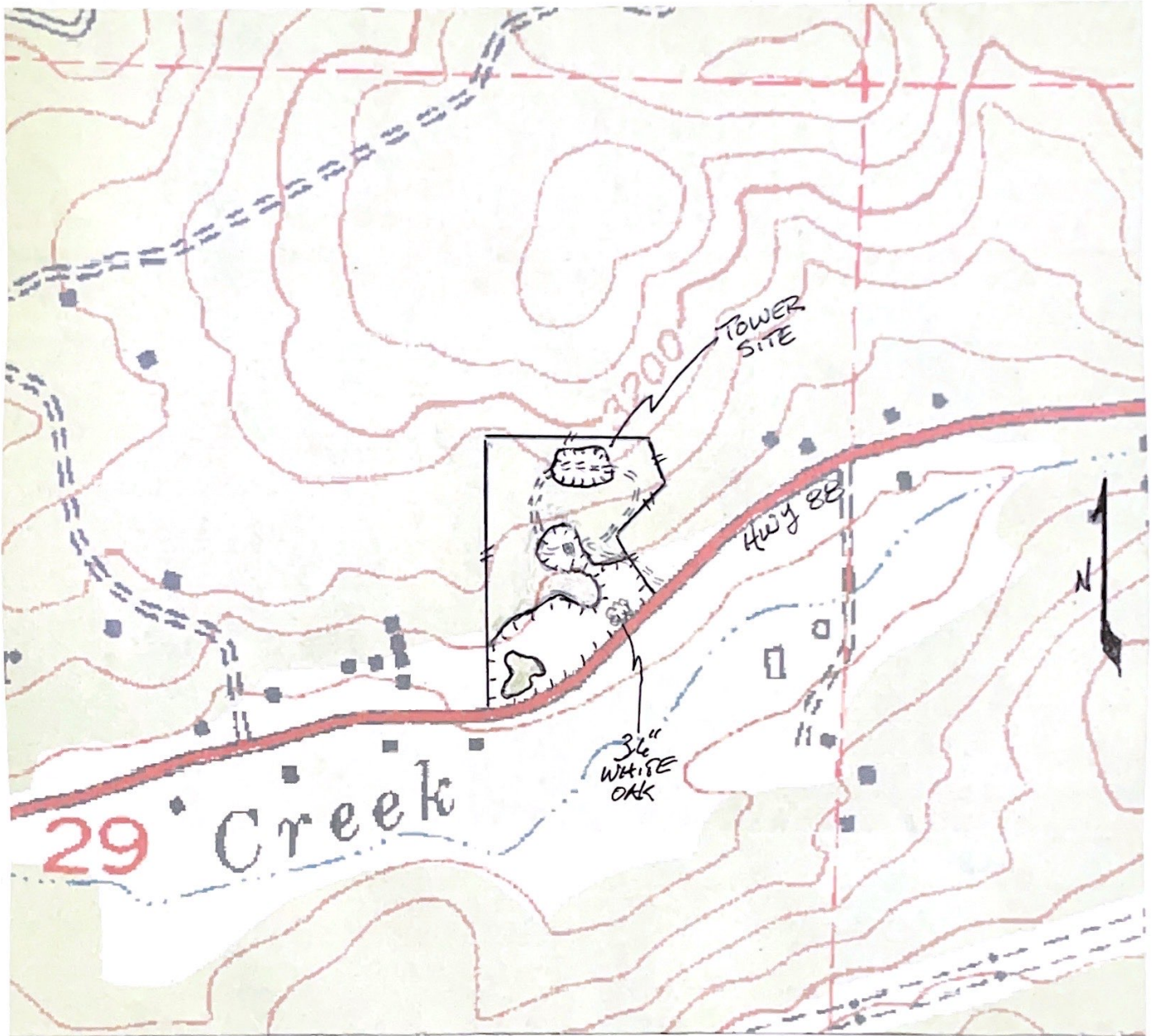
A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon, Registered Professional Forester #2316

attachments

McCoon/Verizon Oak Woodland Evaluation

Township 7 North, Range 13 East, Section 29, MDB&M
West Point 7.5' Quadrangle
Amador County



—+— McCoon Property Boundary

- - - Existing road

Oak Woodland

Non-Oak Woodland

Approximate proposed Tower

Tow
SITE

Approximate Scale

0 518 ft.

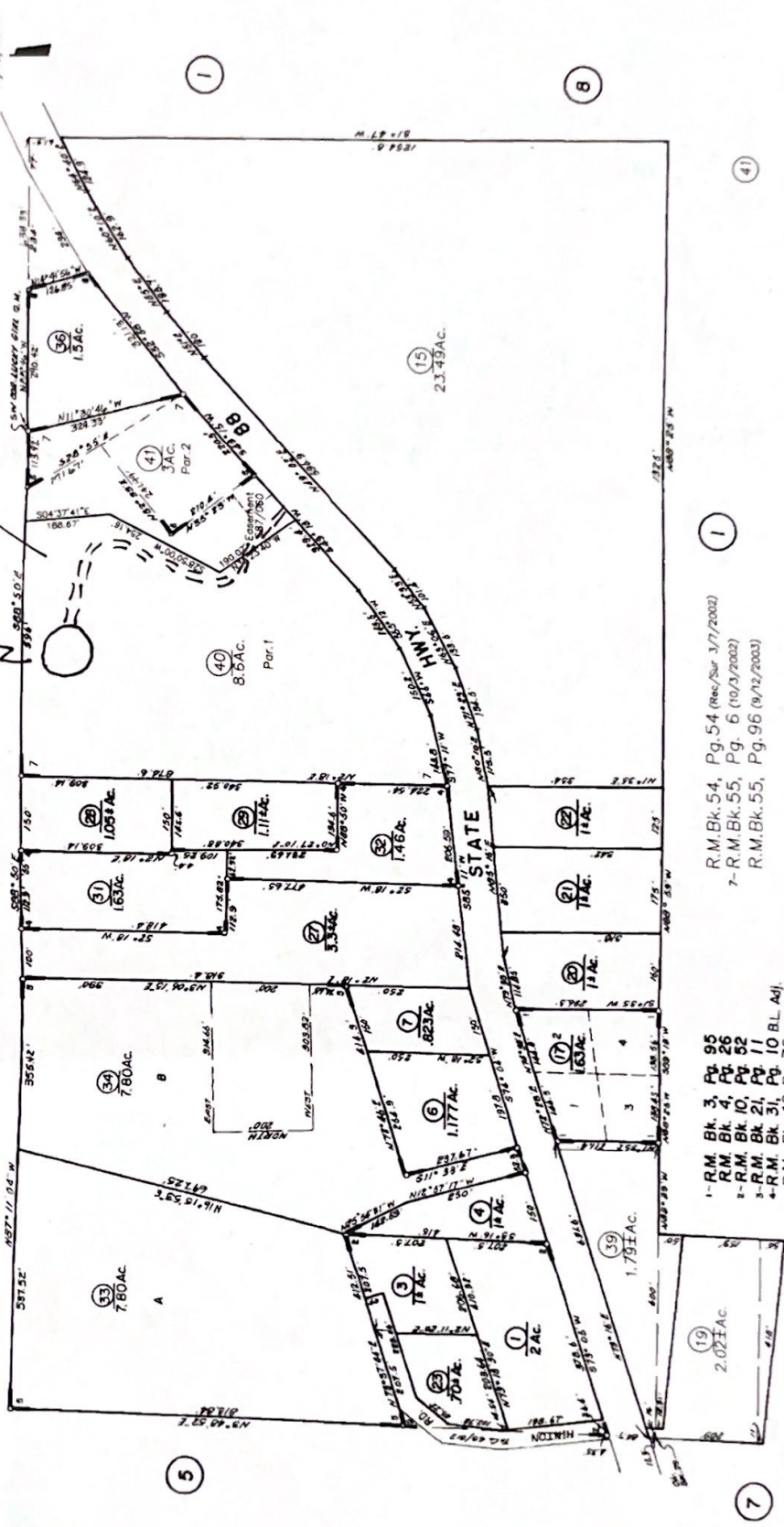
McCoon/Verizon Oak Woodland Evaluation
 Township 7 North, Range 13 East, Section 29, MDB&M
 West Point 7.5' Quadrangle
 Amador County

31-06



McCoon
TOWER (APPROX) SITE

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- 1- R.M. Bk. 3, Pg. 95
- 2- R.M. Bk. 4, Pg. 26
- 3- R.M. Bk. 10, Pg. 52
- 4- R.M. Bk. 21, Pg. 11
- 5- R.M. Bk. 31, Pg. 10 B.L. Adj.
- 6- R.M. Bk. 40, Pg. 75
- 7- R.M. Bk. 45, Pg. 33 (1/15/2011)

- 8- R.M. Bk. 54, Pg. 54 (Rec/Sur. 3/7/2002)
- 9- R.M. Bk. 55, Pg. 6 (10/3/2002)
- 10- R.M. Bk. 55, Pg. 96 (8/12/2003)

NOTE—Assessor's Block Numbers Shown in Ellipses,
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 31, Pg. 06
 County of Amador, Calif.

CONDITIONS OF APPROVAL **AND MITIGATION MONITORING PROGRAM**

UP-22;6-1 100' Monopine Wireless Telecommunications Facility W/Ancillary Equipment

APPLICANT: Epic Wireless (Representative: Jeff Lienert)

PHONE: 916-505-3683

PROJECT LOCATION: 25119 State Highway 88 Pioneer, CA 95666

PROJECT DESCRIPTION: Request for a Use Permit (UP-22;6-1) to install a 100-foot-tall monopine design wireless communication tower with 12 panel antennae, 9 remote radio units, 1 microwave antenna, and associated tower and ground equipment (APN 031-060-040).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: Information concerning this project can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

FISH AND GAME FEES:

1. ***No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.***

CONDITIONS OF APPROVAL

2. ***This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use shall commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.***
3. ***The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.***

4. ***Prior to the issuance of a building permit***, the permittee shall provide an engineer's estimated cost for removal of the monopole and ancillary equipment and shall provide a performance bond in the amount of 100% of the County's estimated cost of removal for the wireless service facility and other equipment, including administrative costs. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
5. The wireless service facility shall be removed when it becomes no longer necessary or not in use for a six month period. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
6. The permittee shall acquire all necessary building permits for all facilities and any other related equipment. **THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.**
7. Construction and location shall be substantially the same as shown on the approved project description. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.**
8. The wireless service facility shall have a minimum building setback from all property lines and public road rights-of-way equal to the height of the facility. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.**
9. Any security lighting for the ground facilities shall be shielded and directed in such a manner so as not to direct light onto neighboring properties/buildings/roadways. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
10. Any proposed generator shall be constructed and insulated such that it will not exceed the Noise Element Guidelines of the Amador County General Plan at the project parcel's boundary. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
11. Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit. **ENVIRONMENTAL HEALTH SHALL MONITOR THIS CONDITION.**
12. The permittee shall submit proof to the Planning Department that all FCC and FAA regulations for wireless service facilities have been researched and complied with according to their requirements, including but not limited to, that the facility shall not emit harmful rays, noxious odors, heat, excessive noise or pollutants. The facilities shall not interfere with radio, television or phone transmissions, and will not interfere with the operation of household appliances, door openers, or other machinery in the area. If public complaints occur, the burden of proof in fulfilling this condition shall be upon the permittee. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
13. Any future co-location shall comply with County Code Section 19.48.150. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
14. In the event a fire denudes the surrounding canopy such that the tower exceeds the remaining tree line by 20 feet, that portion above 20 feet shall be painted white, an FAA approved aviation warning light shall be installed atop the tower, and the monopine tower shall have the branches removed and be converted to a monopole. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

MITIGATION MONITORING PROGRAM

15. **AES-1 Monopine Design.** The proposed wireless tower will be constructed as a monopine tower to match the surrounding character of the area. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
16. **BIO-1 Ground Disturbance Timing for Nesting Birds.** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist, shall be demarcated with bright orange construction fencing. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
17. **CULTR-1 Historic, archaeological or paleontological resources.** During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the Amador County Technical Advisory Committee. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.

When a discretionary project will involve subsurface impacts in highly sensitive areas, a qualified archaeologist will monitor ground-disturbing activities, and will have the authority to halt construction until the resource can be evaluated and mitigated if necessary. Native American monitors will be invited to attend. Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:

- a. Determine if an investigation of cause of death is required;
- b. Determine if the remains are most likely that of Native American origin, and if so suspected:, the coroner shall notify the NAHC within 24 hours of making his or her determination.
- c. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
- d. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
- e. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.

- f. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

18. **TRI-1 Tribal Cultural Resources.** If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required.

<p style="text-align: center;">Chairperson Amador County Planning Commission</p>	<p style="text-align: center;">Date</p>
<p style="text-align: center;">Applicant</p>	<p style="text-align: center;">Date</p>

- | | |
|--|---|
| <ul style="list-style-type: none"> (1) Applicant (2) Amador Air District (3) Building Department (4) Environmental Health Department (5) Transportation and Public Works Department | <ul style="list-style-type: none"> (6) Waste Management Department (7) Amador Fire Protection District (8) CA Department of Fish and Wildlife (9) Planning Department |
|--|---|

PUBLIC REVIEW DRAFT
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

FOR

UP-22;6-1 Epic Wireless
Monopine Telecommunications Tower

July 2022

Prepared by:
Ruslan Bratan
Amador County
Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380

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Project Description:

Project Title:	Use Permit 22;6-1 Epic Wireless
Lead Agency Name and Address:	Amador County Planning Commission 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Ruslan Bratan, Planner II 209-233-6380
Project Location:	25119 State Highway 88 Pioneer, CA 95666
Project Sponsor's Name and Address:	Epic Wireless 605 Coolidge Drive Suite 100 Folsom, CA 95630
General Plan Designation(s):	Industrial (I)
Zoning:	Manufacturing (M)

Background and Description of Project:

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review the Telecommunication Facility (the Project) submitted by Epic Wireless. The Project includes construction of a 100-foot, unmanned, monopine design, wireless telecommunication tower with associated tower and ground equipment.

This environmental review document provides an assessment of the potential impacts caused by the physical changes resulting from development of the Project.

Project Components

Description of project:

1. Wireless Telecommunication Tower with Associated Tower and Ground Equipment

In accordance with Section 19.48.150 of the Zoning Ordinance, this special use permit request would allow the construction of a wireless telecommunications facility consisting of: a 100-foot faux monopine tower with twelve panel antennas, nine remote radio units, and one microwave antenna within a 30- by 30-foot lease area enclosed with a 6-foot chain link fence with green privacy slats. A 30 kw (40 HP) diesel standby generator containing a 300 gallon fuel tank would be placed within the lease area.

2. Access

Access to the wireless communications facility will be through a proposed 15-foot wide non-exclusive access and utility easement.

3. Utilities

Electricity is anticipated to be provided to the Project site by Pacific Gas & Electric (PG&E).

Regional and local Setting

The Project Site is located at 25119 State Highway 88 in Pioneer, Amador County, California approximately 15 miles northeast of Jackson and 0.5 miles south of State Highway 88. The project site is sited on a south facing slope above Highway 88 that has been cut with a level pad.

Existing Site Character

Surrounding land uses and setting:

The Subject Property consists of an approximately 8.6 acre parcel that is a predominantly undeveloped, partially tree-covered and sloped parcel with slightly leveled area on the elevated north side. The topography of the subject property is characterized by moderately steep south-facing slope mixed conifer and oaks above State Highway 88 that has been cut with a level pad. Improvements are minimal and include a small wooden building near the center-west side of the parcel with adjacent small recreational vehicle (RV), an unpaved access road extending through the near-center of the parcel, and a concrete pad with electric service pedestal on the north side of the site.

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

FIGURE 1: PROJECT REGIONAL LOCATION

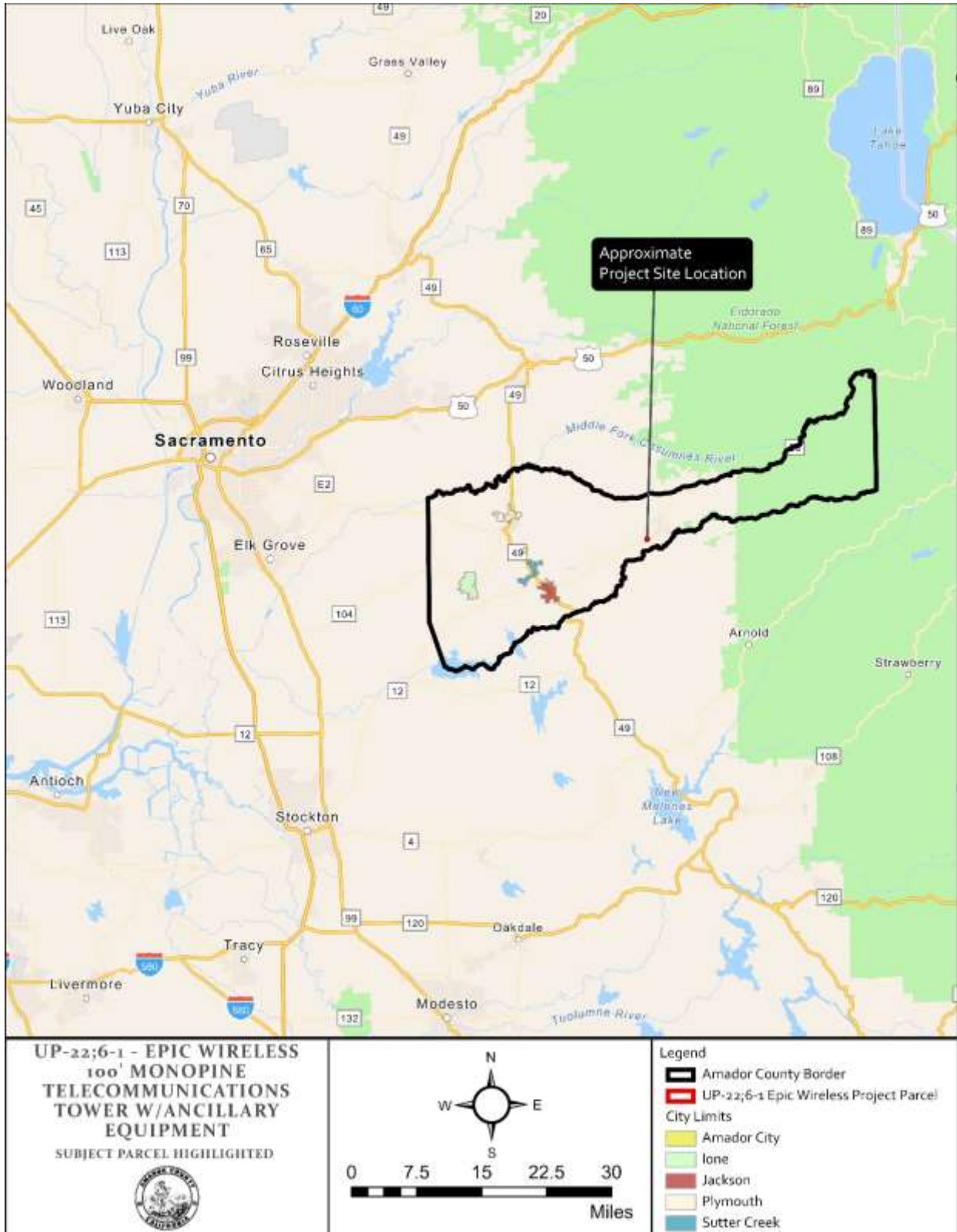


FIGURE 2: PROJECT VICINITY



FIGURE 3: PROJECT LOCATION – AERIAL



FIGURE 4: GENERAL PLAN LAND USES

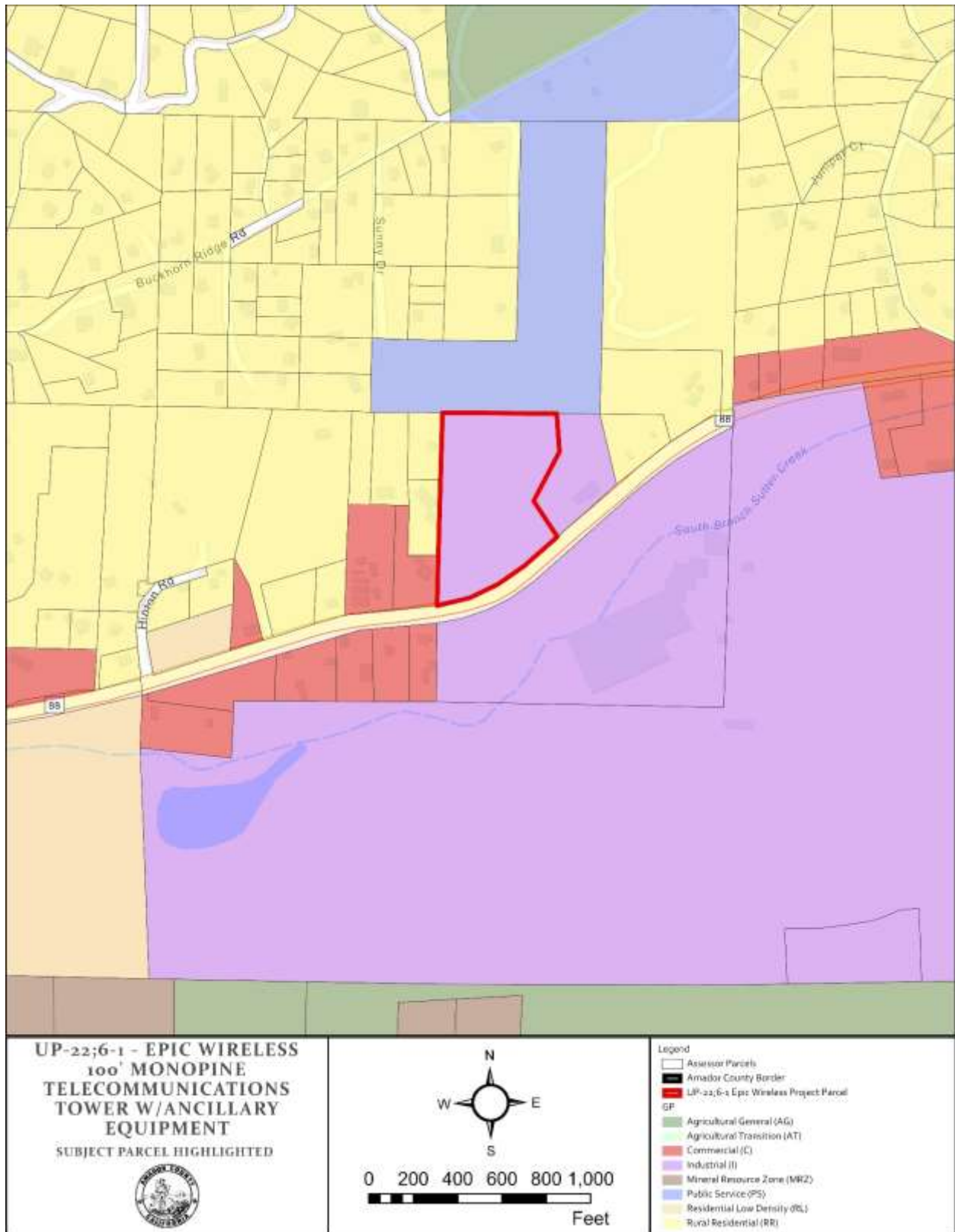


FIGURE 5: ZONING DESIGNATIONS

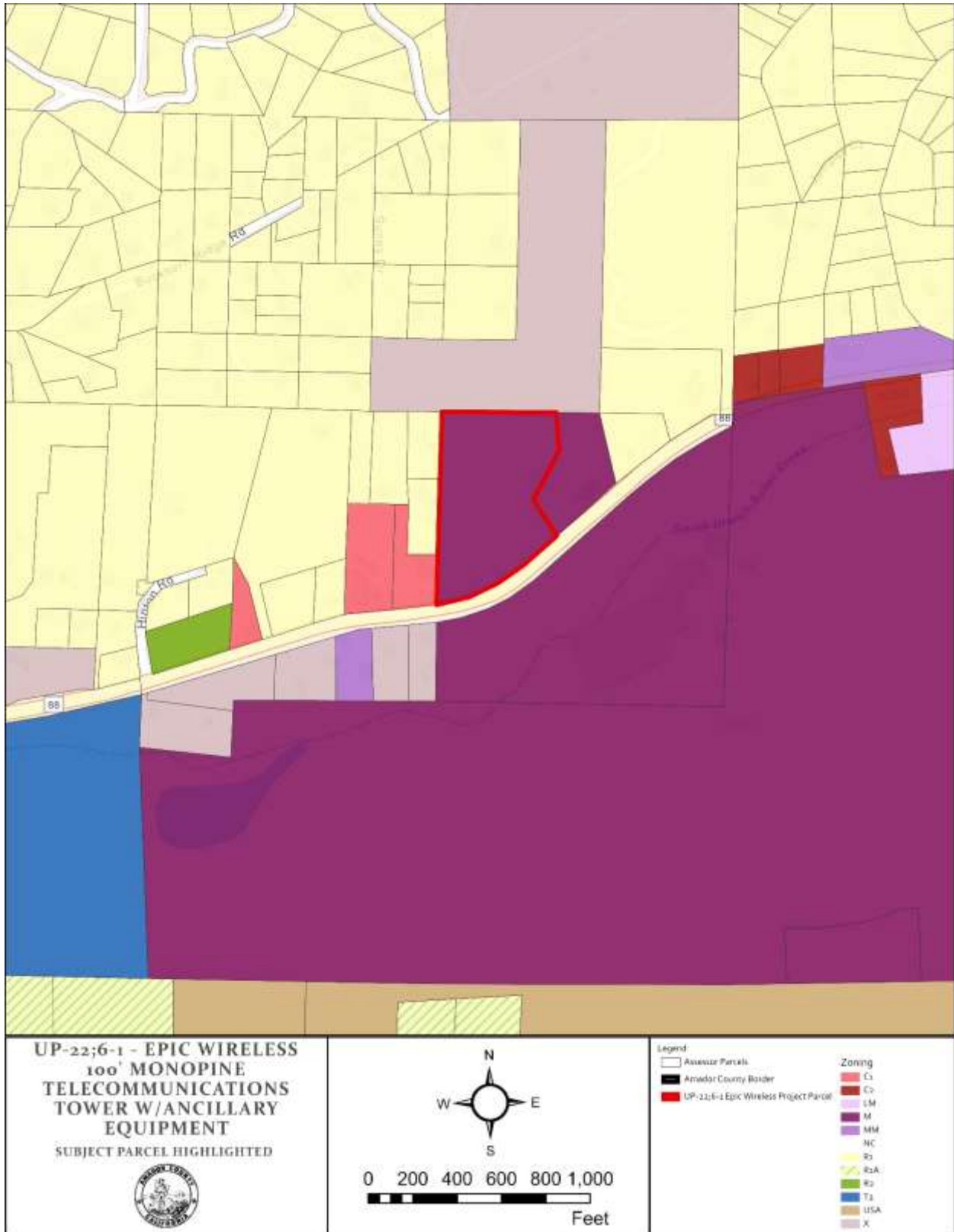
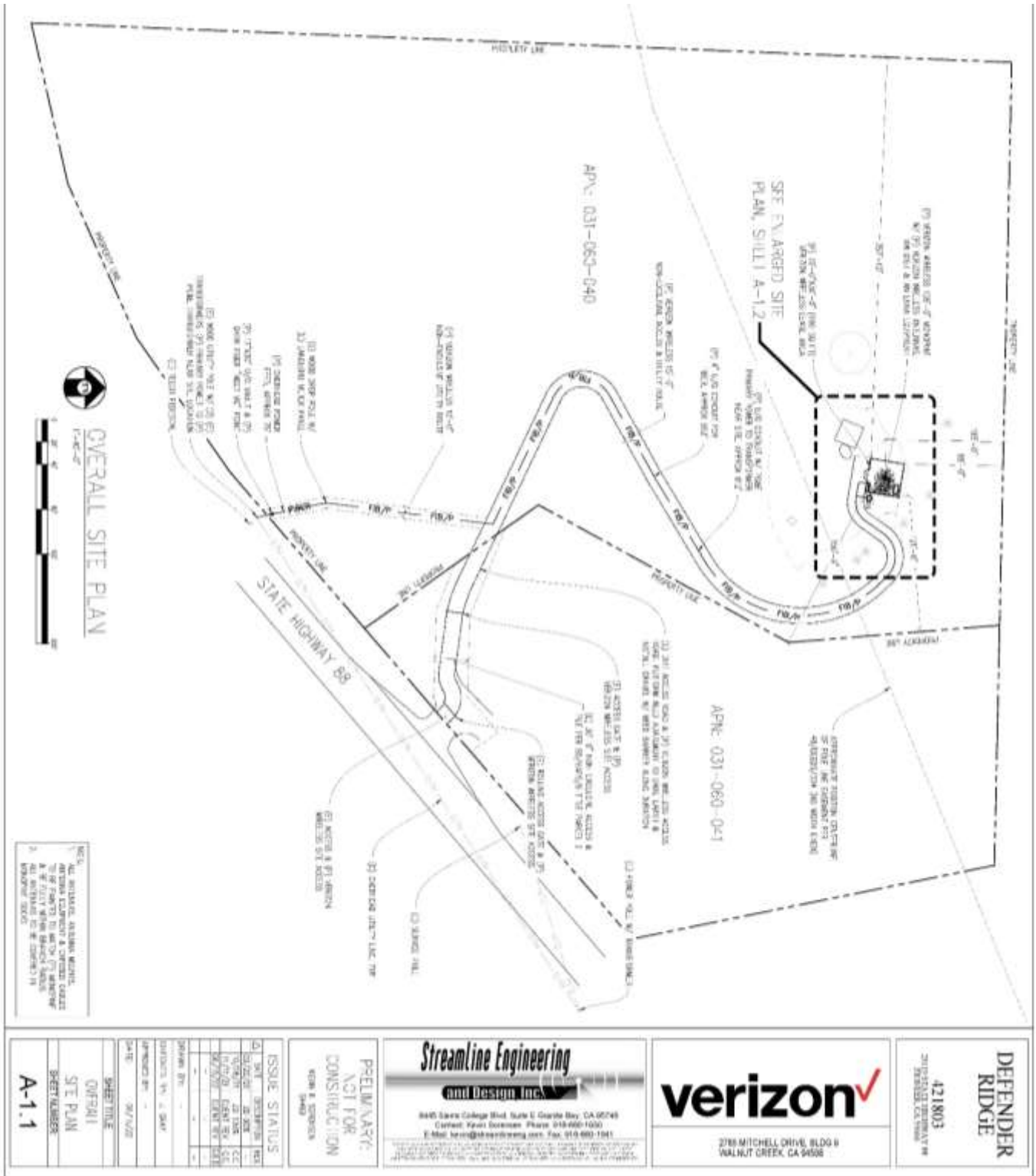


FIGURE 6: Project Parcel Detail



Environmental Checklist – Initial Study

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A. Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **less than significant impact**.
- B. Scenic Highways: The project is not located along a scenic highway. Therefore, there is **no impact**.
- C. While there are no officially designated scenic vistas in the project area, certain short-range views would change for nearby property owners and members of the traveling public. Additionally, County code section 19.48.150 section K states that at the time any permittee obtains a permit for a wireless service facility, they shall provide a performance bond in the amount of one hundred percent of the county’s estimated cost for removal of the facility. This ensures a mechanism for removal of tower should it become abandoned. Since the proposed location is not in a designated scenic vista, and because the changes would be mitigated by constructing the wireless tower as a monopine tower to fit the surrounding character of the area, the impacts are considered **less than significant with mitigation AES-1 incorporated**.
- D. Existing sources of light and glare in the project vicinity include vehicle headlights from the members of the public traveling along Highway 88. The proposed project would not include any lighting. The lack of frequent travelers into the project site, height of the tower location, and distance away from any members of the public will result in **no impact** to new sources of substantial light or glare.

Mitigation Measures

AES-1 Monopine Design. The proposed wireless tower shall be constructed as a monopine tower to match the surrounding character of the area.

Source: Amador County Planning Department, Amador County General Plan and Final Environmental Impact Report (FEIR).

<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

Discussion:

- A. Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as “Other Land” on the Amador County Important Farmland 2016 map, published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.
- B. The parcel is not included in a Williamson Act contract, therefore there is **no impact**.
- C. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore **no impacts will occur**.
- E. The project area is within an area designated as “Other Land”. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is a **no impact** to farmland or forest land through this project.

Source: Amador County Important Farmland Map, 2016; Amador County General Plan; Planning Department; CA Public Resources Code; California Department of Conservation.

Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A. As stated on its website, Amador Air District (AAD) is a Special District governed by the Amador County Air District Board. The primary goal of the District is to protect public health by managing the county's air quality through educating the public and enforcement of District rules and California Air Resources Control Board - Air Toxic Control Measures that result in the reduction of air pollutants and contaminants. While there are minimal sources that impact air quality within the District, Amador County does experience air quality impacts from the Central Valley through transport pollutants. The most visible impacts to air quality within the District are a result of open burning of vegetation as conducted by individual property owners, industry, and state agencies for purposes of reducing wild land fire hazards.

Operation of the proposed project would not result in a population increase and would not generate new vehicle trips beyond a monthly maintenance check. Although the project includes a diesel generator, it would only be used as a back-up power supply, and would therefore produce negligible emissions. The proposed generator power is below the threshold for a permit from the Amador Air District. No other emissions would be associated with the operation of the proposed project. Construction-related ground disturbance would last approximately 8-12 weeks between the hours of 8am and 5pm, Monday thru Friday. Therefore, the proposed impacts would be **less than significant**.

B. Operational emissions generated would be limited to one to two vehicle trip per month for project site maintenance. Therefore, the proposed project would not generate substantial operational or long-term emissions. Construction of the proposed project would generate temporary emissions associated with construction equipment. As discussed above, both operational and construction emissions generated by the proposed project would be minimal. Therefore, the proposed project would not violate any air quality standards or cumulatively contribute to the net increase of PM10 or ozone in the region. Impacts would be **less than significant**.

C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptors includes several scattered dwellings approximately 400 feet west of the proposed tower. While construction would take place within the vicinity of sensitive receptors, construction emissions would be limited. In addition, the proposed construction period would be brief, lasting eight to twelve weeks, with minimal ground-disturbing activities lasting only three to five days. Therefore, the small amount of emissions generated and the short duration of the construction period would not expose sensitive receptors to substantial pollutant concentrations. Operational emissions would be limited to infrequent maintenance vehicle trips and emergency operation of a back-up generator, both of which would produce negligible emissions. Impacts to sensitive receptors would be **less than significant**.

D. The proposed project includes the installation of a cellular tower on an 8.6 acre parcel. The project would not generate any objectionable odors. **No impact** would result.

Source: Amador Air District, Amador Planning Department, Amador County General Plan EIR.

Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A Per General Plan Mitigation Measure 4.4-1b: Special-Status Species Protection, when considering discretionary development proposals, the County, through CEQA reviews, will require assessments of potential habitat for special-status species on proposed projects sites, and avoidance or substantial reduction of impacts to that habitat through feasible alternatives or mitigation measures, including compensatory mitigation where unavoidable losses of occupied habitat would occur.

Mitigation measures will be developed consistent with applicable state and federal requirements. For those species for which published mitigation guidance exists (such as valley elderberry longhorn beetle, burrowing owl, and Swainson’s hawk), developed mitigation measures will follow the guidance provided in these publications or provide a similar level of protection. If previous published guidance does not exist, mitigation will be developed in consultation with the appropriate agencies (USFWS for federally listed plant, wildlife and fish species; NMFS for listed anadromous fish species; CCDFW for state listed species, species of special concern and CRPR-ranked species). The County will require project applicants to obtain any required take permits prior to project implementation.

The US Fish & Wildlife Office’s Information for Planning and Conservation (IPaC) database and the California Natural Diversity Database (CNDDDB QuickView) were employed to determine if any special status animal species

or habitats occur on the project site or in the project area. The IPaC Resource Report identified habitat potential for the following endangered species within the project area:

California red-legged frog (*Rana draytonii*); Delta smelt (*Hypomesus transpacificus*); Monarch Butterfly (*Danaus plexippus*); Bald eagle (*Haliaeetus leucocephalus*); Black Swift (*Cypseloides niger*); Black-throated Gray Warbler (*Dendroica nigrescens*); Cassin's Finch (*Carpodacus cassinii*); Lawrence's Goldfinch (*Carduelis lawrencei*); Oak titmouse (*Baeolophus inornatus*); Olive-sided Flycatcher (*Contopus cooperi*); and Wrentit (*Chamaea fasciata*). The project location does not contain critical habitat.

The pre-existing conditions shall not be introduced to substantial change by the small lease area (30x30), therefore there is a **less than significant impact** to the above listed species

B Natural communities of concern (i.e. riparian, wetlands, and oak woodlands) are considered sensitive under CEQA and may be regulated by the CDFW pursuant to Section 1602 of the California Fish and Game Code. Riparian communities and wetlands may also be regulated by the United States Army Corps of Engineers and/or Regional Water Quality Control Board if the community is determined to be waters of the United States, or waters of the State. No natural communities of concern occur within the project site; therefore, there is no impact. Therefore, there are **no impacts**.

C General Plan Mitigation Measure 4.4-5 requires project applicants to conduct wetland delineations according to USACE standards and submit the delineations to the USACE for verification. Based on the verified delineation, project applicants will quantify impacts to wetlands and other waters of the United States resulting from their proposed projects. A permit from the USACE will be required for any activity resulting in impacts of "fill" of wetlands and other waters of the United States. If projects require activities that result in impacts to wetlands and other waters of the United States, the County during discretionary project review will require project applicants to obtain all necessary permits under Section 404 of the CWA, and implement compensatory mitigation consistent with USACE and EPA's April 10, 2008 Final Rule for Compensatory Mitigation for Losses of Aquatic Resources (33 CFR Parts 325 and 332 and 40 CFR Part 230), including preparation of a wetland mitigation plan if required. The wetland mitigation plan will include ecological performance standards, based on the best available science that can be assessed in a practicable manner. Performance standards must be based on attributes that are objective and verifiable. The County will require project applicants to commit to replace, restore, or enhance on a "no-net-loss" basis (in accordance with USACE Section 404 no-net-loss requirements) the acreage of all wetlands and other waters of the United States that would be removed, lost, and/or degraded by discretionary projects. The County will require similar mitigation for loss of non-jurisdictional wetlands and waters that are waters of the state and have value as biological resources. For Section 404 mitigation, in accordance with the Final Rule, mitigation banks (e.g., Cosumnes Floodplain Mitigation Bank) will be given preference over other types of mitigation because much of the risk and uncertainty regarding mitigation success is alleviated by the fact that mitigation bank wetlands must be established and demonstrating functionality before credits can be sold. The Final Rule also establishes a preference for compensating losses of aquatic resources within the same watershed as the impact site. A combination of mitigation bank credits and permittee-responsible on and off-site mitigation may be used as needed to fully offset project impacts on wetlands and other waters of the United States and waters of the state. Project applicants that obtain a Section 404 permit will also be required to obtain certification from the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the CWA. If the project involves work on the bed or bank of a river, stream or lake, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the Fish and Game Code will also be needed, which will include mitigation measures required by CDFW. The County will require project applicants to obtain all needed permits prior to project implementation, and to abide by the conditions of the permits, including all mitigation requirements.

Though the National Wetlands Inventory, indicates the surrounding project area has scattered freshwater emergent wetlands, and Riverine there are no noted species from the National Wetland Inventory located in the project site, therefore there is **no impact**.

D Movement of Fish and Wildlife: There is no major impact on the migratory thoroughfare of any fish and wildlife. Migratory birds potentially found in the project area include the Bald Eagle (*Haliaeetus leucocephalus*), Golden Eagle (*Aquila chrysaetos*), Lewis's Woodpecker (*Melanerpes lewis*), Rufous Hummingbird (*Selasphorus rufus*), and Willow Flycatcher (*Empidonax traillii*). The California Red-legged Frog (*Rana draytonii*), Tiger Salamander (*Ambystoma californiense*), and Delta Smelt (*Hypomesus transpacificus*) also have a potential suitable habitat area within the 9-quadrangle area surrounding the project, but the site is small enough as to not greatly affect movement of these species.

The construction of new communication tower creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. Communications towers are estimated to kill 4-5 million birds per year, which violates the spirit and the intent of the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712) and related Code of Federal Regulations designed to implement the MBTA. Some of the species affected are also protected under the Endangered Species Act and Bald and Golden Eagle Act. Interim guidelines were developed by Fish and Wildlife Service personnel from research conducted in several eastern, midwestern, and southern states, and have been refined through Regional review. They are based on the best information available at this time, and are the most prudent and effective measures for avoiding bird strikes at towers. Some of the guidelines are:

- New facilities should be collocated on existing towers or other existing structures.
- Towers should be less than 200 feet above ground level
- Towers should be freestanding (i.e., no guy wires)
- Towers and attendant facilities should be sited, designed and constructed so as to avoid or minimize habitat loss within and adjacent to the tower "footprint".
- New towers should be designed structurally and electrically to accommodate the applicant/licensee's antennas and antennas for at least two additional users (minimum of three users for each tower structure).
- Security lighting for on-ground facilities and equipment should be down-shielded to keep light within the boundaries of the site.
- Towers no longer in use or determined to be obsolete should be removed within 12 months of cessation of use.

The project is consistent with the U.S. Fish and Wildlife Service interim guidelines because the proposed 100-foot tower is less than 200 feet in height and no guy wires are necessary. The footprint of the proposed lease area would not encroach onto any environmentally sensitive habitat. Although the proposed project will be in a relatively small area of the project site, there is the potential for impact to the nesting of migratory birds in the project area. Mitigation measure BIO-1 requires a nesting bird preconstruction survey prior to project construction. As there is suitable habitat in the project area for some or all of the above species, Mitigation Measure BIO-1 is needed in order to ensure that project impacts are **less than significant with mitigation incorporated**.

E The proposed project would not conflict with local policies adopted for the protection biological resources. A **no impact** would occur.

F Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

Mitigation Measures

Bio-1 Ground Disturbance Timing for Nesting Birds. To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist, shall be demarcated with bright orange construction fencing. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest.

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, National Wetland Inventory, Planning Department

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Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

A-C A review of Exhibit 4.5-2, Cultural Resource Sensitivity, of the Amador County General Plan Final EIR indicates the site is in an area identified as having high cultural resource sensitivity. Per Mitigation Measure 4.5-1b of the EIR, the County will require applicants for discretionary projects that could have significant adverse impacts to prehistoric or historic-era archaeological resources to assess impacts and provide mitigation as part of the CEQA process, and consistent with the requirements of CEQA Guidelines Section 15126.4(b)(3) and Public Resources Code Section 21083.2, or equivalent County regulation. These regulations generally require consultation with appropriate agencies, the Native American Heritage Commission, knowledgeable and Native American groups and individuals, new and updated record searches conducted by the North Central Information Center and federal and incorporated local agencies within and in the vicinity of the project site, repositories of historic archives including local historical societies, and individuals, significance determinations by qualified professionals, and avoidance of resources if feasible. If avoidance is not feasible, recovery, documentation and recordation of resources is required prior to project implementation, and copies of the documentation are forwarded to the NCIC.

A Cultural Resources Study was prepared for this project by EBI Consulting (prepared by Dana E. Supernowicz) which included background research and on-site inspection of the property. Background research included inspection of the files within the California Office of Historic Preservation Built Environment Resource Database (BERD) managed by the California Historic Resources Information System (CHRIS), County archives, planning department documents, and related historical maps, aerials and articles.

The Archeologists recommendations states that the Area of Potential Effect-Direct Effects for the proposed project is low for the presence of significant precontact and/or historical archaeological resources due largely to the fact that the project lease area is located on a cut pad with over 20' (6.1m) in depth of soils displacement. No archaeological materials were identified during pedestrian survey. No Historic Properties were identified by this survey effort in the Area of Potential Effect-Direct Effects.

In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed. Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains therefore there is **a less than significant impact with mitigation incorporated.**

Source: Cultural Resources Survey Defender Ridge – EBI Consulting; Planning Department; North Central Information Center, California State University, Stanislaus; Amador County General Plan Environmental Impact Report.

Mitigation Measures

CULTR-1

During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the Amador County Technical Advisory Committee. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.

When a discretionary project will involve subsurface impacts in highly sensitive areas, a qualified archaeologist will monitor ground-disturbing activities, and will have the authority to halt construction until the resource can be evaluated and mitigated if necessary. Native American monitors will be invited to attend. Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code,. The coroner shall, within two working days:

1. Determine if an investigation of cause of death is required;
2. Determine if the remains are most likely that of Native American origin, and if so suspected;, the coroner shall notify the NAHC within 24 hours of making his or her determination.
3. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
4. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
5. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
6. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Chapter 6. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A. The proposed project is for a wireless communication facility consisting of a monopine cell tower and associated ground and tower equipment. The project would be designed and constructed in compliance with the existing land use and zoning designations of the subject property, as found in the County’s GP 2016 Update and Zoning Ordinance. Overall, the construction and operation of this proposed project would not require the creation of a new source of energy construction.

During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials; however, the duration is limited due to the type of construction, and the area of construction is minimal. Compliance with local, State, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy.

During operation of the wireless communication facility, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. The operation of a wireless communication facility with associated ground and tower equipment would be consistent with State and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. Therefore, there is **less than significant impact**.

B. Many of the state and federal regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicles Miles Traveled. Future development will need to comply with Title 24 and CalGreen building code standards at the time of construction. Therefore, the proposed project would implement energy reduction design features and comply with the most recent energy building standards if future construction were to take place and would not result in wasteful or inefficient use of nonrenewable energy sources. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County Planning Department, Amador County Energy Action Plan.

Chapter 7. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A1. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.

- A2-4 Property in Amador County located below the 6,000' elevation is designated as an Earthquake Intensity Damage Zone I, Minor to Moderate, which does not require special considerations in accordance with the Uniform Building Code or the Amador County General Plan, Safety, Seismic Safety Element Pursuant to Section 622 of the Public Resources Code (Chapter 7.5 Earthquake Fault Zoning). The State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Standard grading and erosion control techniques during grading activities would minimize the potential for erosion resulting in a **less than significant** impact.

- B. The potential construction activities could result in a land disturbance of less than one acre and therefore are not expected to require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board prior to construction. Grading Permits are reviewed and approved by the County in accordance with

Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion resulting to a **less than significant** impact.

- C. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion. At this time, **there are no impacts.**
- D. According to the Natural Resources Conservation Service (NRCS, 2017, the project site is located in an area with: Cohasset very cobbly loam (CbE), with 16 to 51 percent slopes. See Figure 7 below. The project area is well drained with a high runoff class, but standard grading and erosion control techniques during grading activities would minimize the potential for erosion. At this time, **there are no impacts.**

FIGURE 7: Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AQI	Percent of AQI
CbE	Cohasset very cobbly loam, 16 to 51 percent slopes	8.7	100.0%
Totals for Area of Interest		8.7	100.0%



- E. The project would not require the use of a sewer system, nor the use of septic tanks. **No impact would result.**
- F. The project is not near a unique geologic feature that could be significantly impacted as a result of this project. The proposed project would not destroy or greatly impact any known unique geological site or feature. The project site does not propose additional uses or development inconsistent with current uses of the property. **No impact would result.**

Sources: Soil Survey-Amador County; Planning Department; Environmental Health Department; National Cooperative Soil Survey; Amador County General Plan EIR, California Geologic Survey; Alquist-Priolo Earthquake Fault Zones Maps.

Chapter 8. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

A-B. This project involves the installation of a cellular antenna tower on an existing site and would not generate substantial operational emissions. The project would generate a negligible amount of greenhouse gas emissions during construction and as a result of infrequent maintenance vehicle trips and back-up generator operations. A 30 kW (40 HP) AC diesel standby generator containing a 300 gallon fuel tank would be placed within the lease area. Although the project includes a diesel generator, it would only be used as a back-up power supply, and would therefore produce negligible emissions. The proposed generator power is below the threshold for a permit from the Amador Air District. No other emissions would be associated with the operation of the proposed project. Therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy, or result in significant global climate change impacts. Impacts would be **less than significant**.

Sources: Amador County General Plan, Amador Air District, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan- California Air Resources Board (CARB), Amador County General Plan EIR.

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

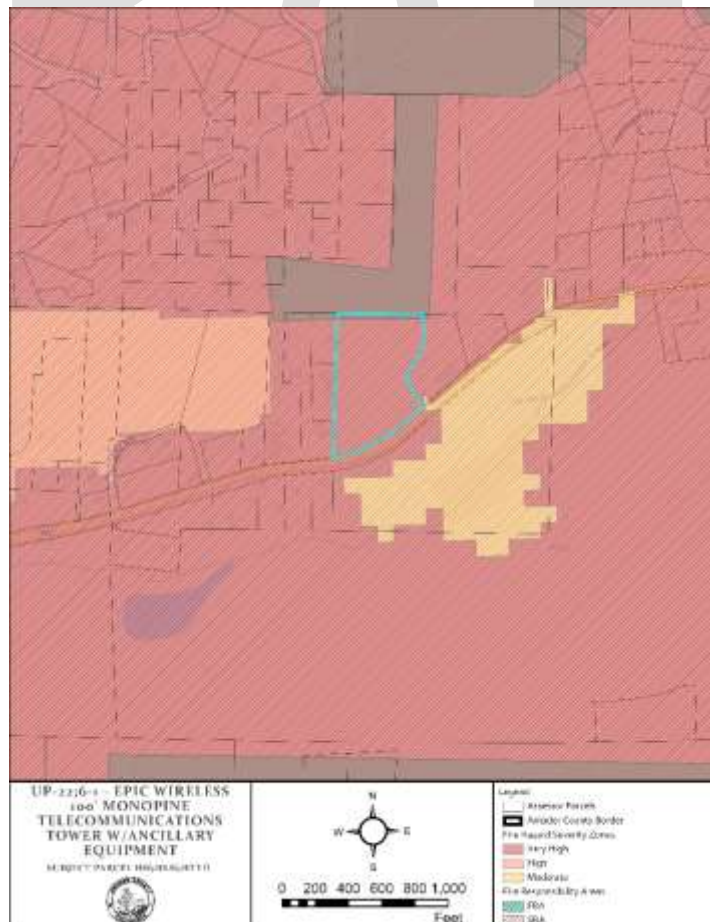
Discussion:

A-B. Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations. In the event of an accidental release, construction personal who are experienced in containing accidental releases of hazardous materials will likely be present to contain and treat affected areas in the event a spill occurs. If a larger spill were to occur, construction personal would generally be on hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility.

The proposed project includes a standby diesel generator with a 132-gallon belly tank. Though this quantity exceeds the hazardous materials threshold requiring oversight by the local CUPA, risk to public health and the environment are low based on the type of material, volume and location of the facility. The proposed project would install a cellular tower, which would emit radiofrequency (RF) energy, a type of electromagnetic energy. RF radiation can be harmful if radiation levels are high enough to heat biological tissue and raise body temperatures. Effects from high levels of RF radiation could cause health problems, such as cataracts or temporary sterility in men (Federal Communications Commission [FCC], 1999). The evaluation concludes that the proposed project would comply with FCC standards for limiting public exposure to RF frequencies (Hammett & Edison, 2011). Impacts due to RF exposure would be **less than significant**.

- C. No schools are located within ¼ mile of the site. Therefore, schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D. The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In July 2022, Amador County staff searched the following databases for known hazardous materials contamination at the project site:
- Superfund Enterprise Management System (SEMS) database
 - Department of Toxic Substances Control’s Envirostor database for cleanup sites and hazardous waste permitted facilities
 - Geotracker search for leaking underground fuel tanks
- The project site does not appear on any of the above lists, nor are there any hazardous material contamination sites anywhere near around the site. As such there would be **no impacts**.
- E. No public or private use airports have been identified to be located within the vicinity of the project site. The proposed project is located outside the compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site.
- F. The proposed project is an unmanned facility, so no evacuation and/or emergency response plans are necessary. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service so there would be **less than significant impact**.
- G. The project site is located in a non-urbanized area and is within a moderate fire hazard zone, according to CAL FIRE’s Fire Hazard Severity Zone map for Amador County (2007). **There is less than significant impact** related to risk of wildland fires.

FIGURE 8: Fire Hazard Severity Map



Chapter 10. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;				
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv) impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A The proposed project would install a cellular antenna tower on a vacant portion of an existing residential property. Construction of the proposed project would include an approximate 900 square foot graded pad which would increase the impermeable surfaces on-site, resulting in a slight increase in urban storm water runoff. The graded pad would be a minor increase in ground coverage and would not produce contamination or sediment conveyance that would violate water quality standards. Therefore, impacts to water quality or waste discharge would be **less than significant**

- B The project is unlikely to significantly impact groundwater supplies via extraction or the creation of extensive hard surfaces as the proposed project would not require the use of, or otherwise interfere with, groundwater supplies. **There are no impacts** to groundwater.

- C An equipment shelter is proposed within the 900 square foot fenced lease area. The 15-foot wide access easement will not create any significant impact to drainage patterns or create significant amount of runoff. The proposed project would require a minimal amount of ground disturbance. The minor amount of site disturbance would not alter absorption rates or drainage patterns. The proposed project would require a minimal amount of ground disturbance, totaling 900 square feet. The minor amount of site disturbance would not alter absorption rates or drainage patterns. Therefore, **impacts would be less than significant.**

- D The project site has an approximate elevation of 3,155 feet above sea level and the additional 100 foot height of the tower indicate that it will not be subject to inundation by seiche, tsunami, or mudflow. The project site falls within Zone X, which is determined to be outside designated floodplains, as mapped by the Federal Emergency Management Agency (2010). The project will not expose significant risk of loss, injury, or death to people or structures, nor is it located near a levee or a dam. **No impact** would result.
- E Amador County does not have a water quality control plan or sustainable groundwater management plan. **No impact** would result.

Sources: Environmental Health Department; Public Works Agency.

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Chapter 11. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A The surrounding parcels range in size from 1 acre to over 16 acres in size with various residential and commercial uses. The project site is located on the northern side of an 8.6 acre property. It is bordered by vacant BLM land to the north, commercial use to the east, and residential uses to the west. Currently, the subject parcel is not developed. The proposed project would include the installation of a cellular antenna tower and would not divide an established community. This project will not result in any physical barriers that will divide the existing community. **No impact** would result

B The project parcel is designated by the General Plan as Industrial and is zoned M (Manufacturing). Section 19.48.150 of the Zoning Ordinance requires new telecommunication facilities to have a minimum building setback from all property lines and public road rights-of-way equal to the height of the facility. The proposed 100-foot tower is located approximately 105 feet from the north property line, 121 feet from the east property line and 357 feet from the west property line. The proposed tower meets the required setback so **no impact** would result with the zoning ordinance.

Sources: Amador County General Plan and General Plan EIR, Amador County Municipal Codes, Amador County GIS

Chapter 12. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A & B General Plan Mitigation Measure 4.6-8b, Development Project Evaluation, requires the County to evaluate development proposals for compatibility with nearby mineral extraction activities and mapped resources to reduce or avoid the loss of mineral resource availability.

This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. Mineral resources are separately referenced in the deed to the property, therefore any separate ownership or mineral rights shall remain unaffected by this project. The California Geological Survey (CGS) has classified the project site as not being located in any Mineral Resource Zone. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. Though there are known mineral resources in the vicinity, there are no known resources on this parcel. There are no proposed structures or changes in use, therefore there is **no impact** to any mineral resources.

Sources: Planning Department, Amador County General Plan and General Plan EIR.

Chapter 13. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A Uses associated with this project would not create a significant increase in ambient noise levels established in the local general plan, other than temporary construction noise. Operation of the proposed project may generate a small amount of noise associated with the low frequency “hum” of the cell tower. The allowable exterior noise limits for utilities is 75 decibels per the Amador County General Plan Land Use Compatibility for Community Noise Environments table N-3. Noise levels generated during normal operation would not exceed applicable noise standards established in the General Plan. **Impacts would be less than significant.**
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration or noise or use construction activities that would have such effects. No structures are proposed that would require heavy footings where the use of heavy pile drivers would be required. **Impacts would be less than significant.**
- C The project is not located within two miles of any active private or public airstrip. **No impact** would result.

Source: Planning Department.

Chapter 14. POPULATION AND HOUSING - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A & B The proposed project would not result in the loss of existing housing, or cause a significant increase in the local population that would displace existing residents, necessitating the construction of additional housing. The proposed project would not take away the potential of housing construction on the project parcel. At this time, **there are no impacts.**

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Chapter 15. PUBLIC SERVICES - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- A. Fire protection services in Amador County are provided by CalFire/Amador Fire Protection District. The project site is currently served by the Amador Fire Protection District. The nearest fire station is Station 112 located at 23770 Van De Hei Ranch Rd, Pioneer, CA 95666. The project site is approximately 1.5 miles (driving distance) from the fire station. Proposed improvements would not result in significant additional demand for fire protection services. As such, the proposed project would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. **No impact** related to fire protection services would occur.
- B. The project site is currently served by the Amador County Sheriff's Department. The nearest police station is located at 700 Court Street in Jackson. The project site is located approximately 15.2 miles (driving distance) from the sheriff's station. The proposed project would not result in additional demand for sheriff protection services. **No impact** related to police protection services would occur.
- C-E. The proposed cell tower installation project would not increase the number of residents in the County, as the project does not include residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services. As such, the proposed project would result in **no impacts** on these public services.

Source: Amador Fire Protection District, Sheriff's Office, Amador County Unified School District, Recreation Agency, Planning Department

Chapter 16. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A&B The proposed cell tower installation project would not generate population that would increase demand for parks or recreational facilities. Thus, the proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities. Therefore, the proposed project would have **no impact** on recreational facilities.

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Chapter 17. TRANSPORTATION / TRAFFIC - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. The General Plan Mitigation Measure 4.14.1 requires the County to evaluate discretionary development proposals for their impact on traffic and transportation infrastructure and provision of alternative transportation, and requires applicants/ developments to pay into the traffic mitigation fee program(s) to mitigate impacts to roadways. The County will require future projects to conduct traffic studies (following Amador County Transportation Commission guidance). The purpose of these traffic studies will be to identify and mitigate any cumulative or project impacts (roadways below the County’s standard of Level of Service “C”, or LOS C, for rural roadways and LOS D for roadways in urban and developing areas) beyond the limits of the mitigation fee program(s). Projects will be required to pay a “fair share” of those improvements that would be required to mitigate impacts outside the established mitigation fee program(s). The objective of this program(s) is to substantially reduce or avoid traffic impacts, including cumulative impacts, of development which would occur to implement the General Plan. Measurement of Circulation System effectiveness: The effectiveness of the County Circulation Element is measured by a project’s impact to LOS criteria adopted for roadways within Amador County. The project does not conflict with any plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. Level of Service Standards: The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County. The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any additional congestion at any intersections. The proposed facility would require periodic maintenance, involving about one to two vehicle trips per month. As such, level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts would be **less than significant**.
- B. The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). **No impact** would result.
- C. The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. The proposed project would be consistent with surrounding uses. Therefore, **no impact** would result.
- D. The project will not increase hazards to existing roads or incompatible uses due to the project site being in an unused corner of an 8.6 acre parcel. Impacts would be **less than significant**.

Chapter 18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Tribal cultural resources” are defined as (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

These may include non-unique archaeological resources previously subject to limited review under CEQA. Assembly Bill 52, which became effective in July 2015, requires the lead agency (in this case, Amador County) to begin consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification and requests the consultation (Public Resources Code Section 21080.3.1[b]).

- A. As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Lone Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit any materials referencing tribal cultural resources affected by this project. **Mitigation Measure TRI-1** addresses potential discovery Tribal Cultural Resources on this site, rendering impacts **less than significant with mitigation incorporated.**

Mitigation Measure

TRI-1 If during the AB 52 consultation process information is provided that identifies tribal cultural resources, an additional Cultural Resources Study or EIR may be required.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places.

Chapter 19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A-C The proposed project would not require any water or wastewater service. Therefore, the project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **no impact** related to these utilities and service systems would occur.
- D-E The installation of a cellular tower would generate a minimal amount of construction waste. Currently there are no active landfills in the county, however, the Aces Waste Services has a transfer station in Pine Grove which has sufficient capacity to accommodate the additional solid waste. In addition, the proposed project would comply with federal, state, and local regulations regarding solid waste. Impacts would be **less than significant**.

Source: Amador County General Plan and General Plan EIR; Environmental Health Department; Planning Department

Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- A There would be no lane closures involved in the proposed project that would constrict emergency access or interfere with an emergency evacuation plan. There is **no impact**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. In 2017, the state of California adopted an Emergency Plan, which outlines how the state would respond in an event of natural or man-made disaster. The project would not interfere with this plan. The project is not anticipated to affect existing emergency access or access to nearby uses. All new development under the plan would be required to comply with County standards for the provision and maintenance of emergency access. Therefore, there is a **less than significant impact**.
- C The project would require the installation and maintenance of associated infrastructure that may exacerbate fire risk. Conforming to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Codes will result in a **less than significant impact**.
- D The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in a Very High Fire Risk Zone and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The nearest fire station is located at 23770 Van De Hei Ranch Rd, Pioneer, CA 95666, approximately 1.5 miles from the project site, and therefore will not require any increased fire protection due to the project's change in use. There is a **less than significant impact**.

Source: Amador County Planning, Amador County Office of Emergency Services.

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A Impacts to Aesthetics, Biological, Cultural, and Tribal Cultural Resources would be significant unless mitigated. Therefore, Mitigation Measures AES-1, BIO-1, CULTR-1, and TRI-1 are required of the project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to the chapters mentioned above. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would not be greatly impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts with Mitigation Incorporated."

Implementing of the biological mitigation measures during potential construction would reduce impacts to wildlife, plants, and water resources. Potential construction would not result in impacts to fish or wildlife species, or associated habitats. If construction occurs during the nesting season. Mitigation Measure BIO-1 would reduce these impacts to less than significant to nesting birds.

Due to the limited ground disturbance, the proposed project would not be expected to impact any cultural or historic resources with Mitigation Measures CULTR-1 and TRI-1 incorporated.

With implementation of the aforementioned Mitigation Measures, impacts would be **less than significant with mitigation incorporated**.

B No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and I or probable future projects. No cumulative impacts would be occur. The intent of the project is to improve cellular coverage for existing and future wireless customers. The proposed project is consistent with the Amador County General Plan. **Impacts would be less than significant.**

- C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. However, the proposed project has the potential to cause both temporary and future impacts to the area by project-related impacts relating to Aesthetics, Biological Resources and Cultural and Tribal Resources. With implementation of mitigation measures included in this Initial Study, these impacts would be effectively mitigated to a **less than significant level**.

SOURCE: Chapters 1 through 20 of this Initial Study.

REFERENCES Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Air Resources Board; California Department of Conservation; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Cultural Resources Survey Defender Ridge – EBI Consulting; Planning Department; North Central Information Center; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; Amador Fire Protection District; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.

copy

ENDORSED
FILED

AUG 09 2022

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By M. MORRIS Deputy

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: UP-22;6-1 Epic Wireless – 100’ Monopine

LEAD AGENCY: Amador County Planning Commission

PROJECT LOCATION: 25119 State Highway 88 Pioneer, CA 95666

PROJECT DESCRIPTION: Request for a Use Permit (UP-22;6-1) to install a 100-foot-tall monopine design wireless communication tower with 12 panel antennae, 9 remote radio units, 1 microwave antenna, and associated tower and ground equipment (APN 031-060-040).

MITIATED NEGATIVE DECLARATION: A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning departments web site at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from August 9, 2022 until 5:00 pm on September 13, 2022. Comments may also be sent by fax to (209)257-6254 or by email to planning@amadorgov.org.

PUBLIC HEARING: The Amador County Planning Commission will conduct a public hearing on the matter on September 13, 2022 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. UP-22;6-1 Epic Wireless – 100’ Monopine.



Ruslan Bratan, Planner

August 9 2022
Date:

File No. _____
Posted On 08/09/2022

Posting Removed _____

- | | |
|---|----------------------|
| 1. Notice of Intent (NOI). | Initial
<u>RB</u> |
| 2. GIS List. <u>600</u> ft. Plus <u>email</u>
<small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>RB</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | <u>RB</u> |
| 4. Project Applicant and Representative(s), if applicable. | <u>RB</u> |
| 5. Checked Project file cover for agency distribution. | <u>RB</u> |
| 6. Checked inside file for special requests for notification. | <u>RB</u> |
| 7. Checked old notification list for additional notification. | <u>RB</u> |
| 8. Other – Specify:

_____ | |

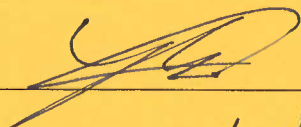
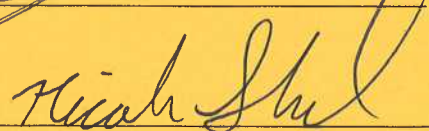
AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding UP-22, 6-1 Epic Wireless by placing copies in 24 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on August 9 2021 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on August 9 2021

Signed 
Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME AND DESCRIPTION: Request for a Use Permit (UP-22;6-1) to install a 100-foot-tall monopine design wireless communication tower with 12 panel antennae, 9 remote radio units, 1 microwave antenna, and associated tower and ground equipment (APN 031-060-040).

PROPERTY OWNERS: Don and Debra McCoon/Epic Wireless (Jeff Lienert – Representative)
SUPERVISORIAL DISTRICT: 3
LOCATION: 25119 State Highway 88 Pioneer, CA 95666

NOTE: SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration. The required environmental review and comment period for this project will commence on August 9, 2022 and ends on September 13, 2022.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on September 13, 2022 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US
+1 346 248 7799 US

+1 301 715 8592 US
+1 312 626 6799 US

+1 929 205 6099 US
+1 253 215 8782 US

Meeting ID: 537 512 8983

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

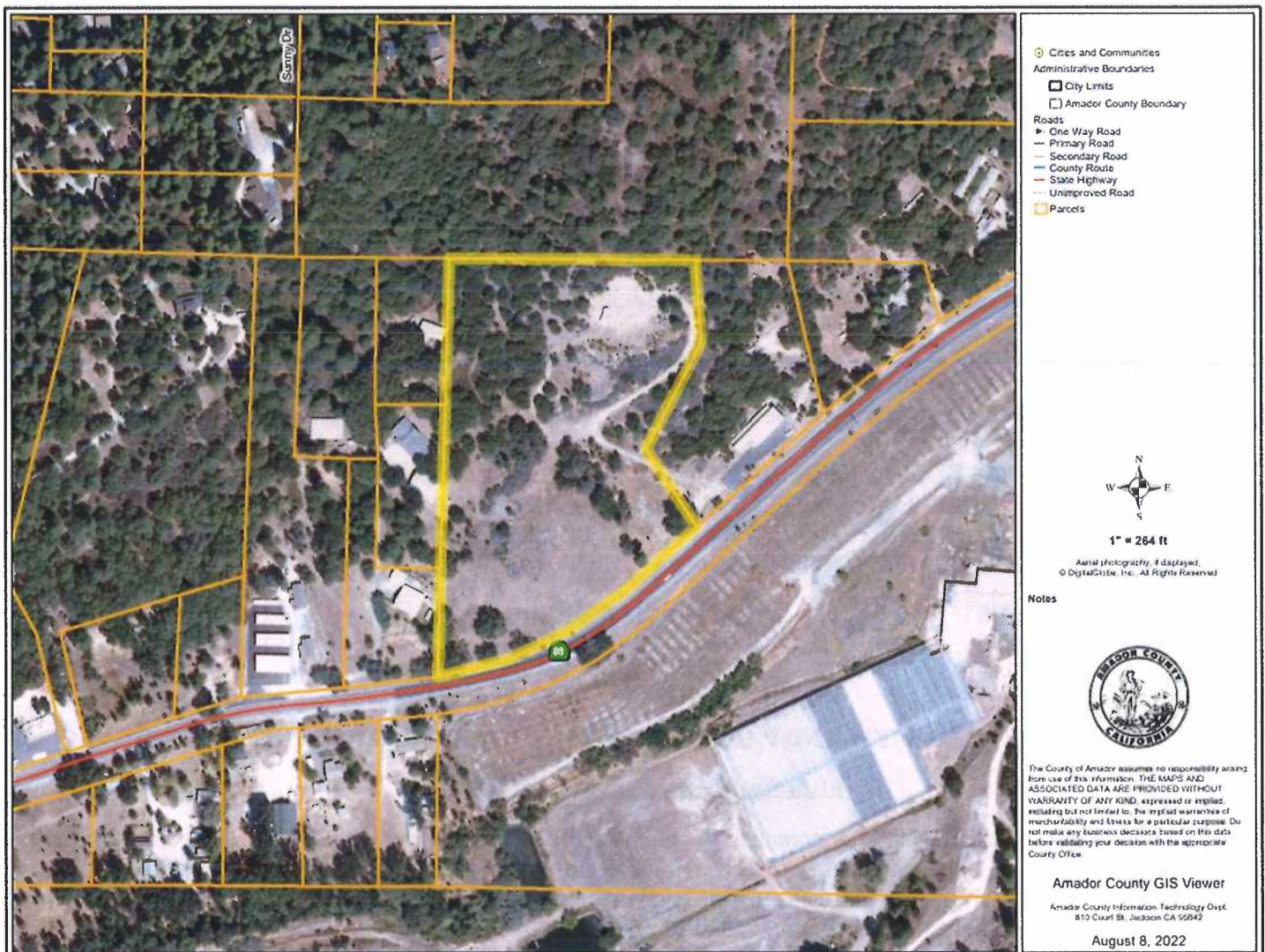
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be made as early as possible, and at least two business days before the start of the meeting.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: August 9, 2022

SUBJECT AREA HIGHLIGHTED IN YELLOW



COMMENTS



Ruslan Bratan <rbratan@amadorgov.org>

Verizon/UP-22;6-1

Ruslan Bratan <rbratan@amadorgov.org>
To: Michelle Opalenik <mopalenik@amadorgov.org>
Cc: Krista Ruesel <kruesel@amadorgov.org>

Thu, Jul 7, 2022 at 2:13 PM

Received, thank you Michelle!

Ruslan Bratan

Planner | Amador County Planning Department

810 Court Street, Jackson, CA 95642

rbratan@amadorgov.org | (209) 223-6332

On Thu, Jul 7, 2022 at 1:47 PM Michelle Opalenik <mopalenik@amadorgov.org> wrote:

Knowing I may not be here for the Environmental Review/Planning Commission stages of this project, Here is my proposed condition for this UP:

Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit. ENVIRONMENTAL HEALTH SHALL MONITOR THIS CONDITION

Michelle

--

Michelle Opalenik

Michelle Opalenik, Director
Amador County Environmental Health Department
810 Court Street
Jackson, CA 95642
(209) 223-6439
(209) 223-6536 (Direct)



Planning Department <planning@amadorgov.org>

TAC Project Referral - UP-22;6-1 Epic Wireless - 100' Monopine Design Wireless Communication Tower w/Ancillary Equipment - Environmental Review

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, Jul 27, 2022 at 1:02 PM

To: Amador County Planning Department <planning@amadorgov.org>

Cc: Stacy Powrozek <spowrozek@amadorgov.org>

CFD annexation condition applies.

Thank you,

Nicole

Amador Fire Protection District

[810 Court Street](#)

[Jackson, CA 95642](#)

209-223-6391-phone

209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."

[Quoted text hidden]

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dot.ca.gov



August 03, 2022

Ruslan Bratan
Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95642

AMA-88-PM 30.06
Epic Wireless
Use Permit (UP-22.6)

Hello Ruslan,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Verizon wireless Communications Facility Use Permit (UP-22.6). The proposed project involves installing a new 100-foot-tall monopine design wireless communication tower with 12-panel antennae, nine (9) remote radio units, one (1) microwave antenna, and associated tower and ground equipment.

The proposed project is located at 25119 State Route (SR) 88 in Pioneer on Assessor Parcel Number 031-060-040.

Caltrans has the following comments:

Hydrology

There are two state-owned culverts located near the project site. One culvert is located on SR 88 at PM 29.99. Inlet coordinates are 38.43320, -120.56306. The second culvert is located on SR 88 at PM 30.12. Inlet coordinates are 38.43410, -120.56135.

The property owner needs to ensure these culverts are not damaged during the construction of this project.

Outdoor Advertising

It is important to note that any advertising structure visible to the National Highway System (NHS) is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial copy visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and

5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <http://www.dot.ca.gov/trafficops/oda/>.

Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

Encroachment Permits

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any question or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,



Gregoria Ponce', Chief
Office of Rural Planning