

**PLANNING COMMISSION STAFF REPORT**

<b>PROJECT TITLE</b>	Verizon Wireless "Palladio" Telecommunications Facility Conditional Use Permit
<b>PROPOSAL</b>	To consider a request for the approval of a Conditional Use Permit for the installation of an 80-foot-tall monopalm cellular facility and equipment enclosure.
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>APPLICANT</b>	Verizon Wireless c/o Epic Wireless
<b>OWNER</b>	Broadstone Land, LLC
<b>LOCATION</b>	204 Palladio Parkway, within the Palladio at Broadstone, southwest of the Palladio 16 Cinemas
<b>ZONING</b>	C-3 PD (General Commercial, Planned Development District)
<b>GENERAL PLAN DESIGNATIONS</b>	RCC (Regional Commercial)
<b>ADJACENT LAND USES AND ZONING</b>	North: Palladio at Broadstone; C-3 PD South: Kaiser Permanente; C-3 PD East: Palladio at Broadstone; C-3 PD West: Kaiser Permanente; C-3 PD
<b>SITE CHARACTERISTICS</b>	The site is sloped upward approximately 6.5 feet from Palladio Parkway to the Palladio 16 Cinemas.
<b>PREVIOUS ACTION</b>	None
<b>FUTURE ACTION</b>	Issuance of a building permit
<b>APPLICABLE CODES</b>	<u>FMC</u> 17.22, Commercial Land Use Zones <u>FMC</u> 17.60, Use Permits

## **ENVIRONMENTAL REVIEW**

An Initial Study and Mitigated Negative Declaration have been prepared for the project in accordance with California Environmental Quality Act (CEQA) Regulations.

## **ATTACHED REFERENCE MATERIAL**

1. Project Vicinity
2. Site Plans and Elevation, Dated March 25, 2016
3. Engineering Study
4. Proposed Colors and Materials
5. Photo-simulations
6. Initial Study, Mitigated Negative Declaration and Mitigation and Monitoring Program

## **PROJECT PLANNER**

Josh Kinkade, Assistant Planner

## **BACKGROUND**

Palladio at Broadstone is a mixed-use retail and entertainment center, which has been planned as an open-air, pedestrian-friendly, and high-quality environment. It contains a diversity of civic-scaled public spaces which create an environment focused on pedestrian amenities. The majority of the development is located along a curving main street, with major department stores at each end and a 16-screen movie theater complex near the center. Between the anchors there are a variety of high-quality fashion and lifestyle retailers along the length of the street. This row of shops is interrupted at regular intervals by a series of public open spaces, which are sized to accommodate civic functions.

Verizon Wireless, in an attempt to increase coverage in the vicinity of Palladio at Broadstone, proposes to install cellular equipment at Palladio. Initially, Verizon Wireless worked closely with the property owner to find a suitable location to co-locate cellular equipment on one of the existing buildings within the Palladio. The ideal location was the tall office building complex, whose rooftop was evaluated multiple times to find a location for the Verizon Wireless antennas and equipment that would be satisfactory to the property owner and met the needs of Verizon Engineers. However, the property owner did not want to make any changes to the appearance of the buildings due to concerns that changes to the architecture of the existing building would detract from the overall appearance. The applicant then requested to co-locate equipment within the existing clock tower in the Palladio. However, the property owner had already reserved that space for AT&T through a prior contract, and Verizon and AT&T cannot occupy the same location due to potential equipment interference. With no other feasible colocation sites identified, the applicant then proposed a new stand-alone tower at the Palladio, which is the subject of this report.

The proposed project site is located on the southwestern boundary of the Palladio behind the Palladio 16 Cinemas. Southeast of the project site is Palladio Parkway with the Kaiser Permanente Ambulatory Surgery building beyond. The project site is sloped upward approximately 6.5 feet from Palladio Parkway to the Palladio 16 Cinemas. On June 25, 2015, the applicant filed an application for a Conditional Use Permit for the installation of an 80-foot-tall monopalm cellular facility and equipment enclosure on the project site.

## **APPLICANT'S PROPOSAL**

The applicant, Verizon Wireless, is requesting approval of a Conditional Use Permit to construct an 80-foot-tall monopole cellular facility at 204 Palladio Parkway, located directly behind the Palladio 16 Cinemas within a 1,200-square-foot lease area. The proposed monopole includes eight antennas, three surge suppressors and 16 remote radio units (RRUs) on the tower. In order to mitigate aesthetic concerns, the applicant has proposed a design for the tower which camouflages the pole as a large palm (monopalm). The antenna array would be screened by artificial fronds. The proposal also includes outdoor equipment cabinets and an emergency standby diesel generator enclosed within an eight-foot-tall concrete masonry wall. The wall would be faced with stacked stone and topped with a 42-inch-tall black wrought iron fence.

In an attempt to match the existing tree canopy as close as possible, the applicant originally submitted an application for a monopine (false pine tree) to match some of the trees in the immediate vicinity of the project site. Upon review of this proposal, staff suggested that the applicant modify the proposal to make the tower a monopalm to match the palms seen throughout the Palladio. The applicant informed staff that the types of palms in the Palladio (Mexican Fan Palms) are a design that is no longer available from manufacturers due to safety issues with the branches. The applicant therefore proposed the closest available monopalm-style tree, the Canary Island Date Palm.

## **GENERAL PLAN AND ZONING CONFORMANCE**

The project is located in a Regional Commercial (RC) General Plan land use designation, and the zoning is General Commercial, Planned Development District (C-3 PD). With the approval of a Conditional Use Permit, telecommunications facilities are a permitted use in a General Commercial zoned area.

Pursuant to Folsom Municipal Code section 17.58.080, utility structures may be built and used to a height not more than 25 feet above the height limit established for the district in which the structures are located. Additional heights for public utility structures may be permitted upon approval of the Planning Commission. Pursuant to Folsom Municipal Code section 17.22.050, the height limit established for General Commercial C-3 zones, including the project location, is 50 feet. Therefore, Planning Commission approval is required for utility structures in the project location with heights exceeding 75 feet. The proposed monopalm is 80 feet tall. However, the pole itself is 75 feet tall, with the branches extending another five feet above the top of the pole, for a maximum height of 80 feet. Further, the branches would serve to shield the pole antennas and equipment from public view. Staff therefore concludes that the additional five feet of branches beyond what is allowed in the FMC is justified in this case.

## **ACCESS AND CIRCULATION**

Access to the proposed facility will be from a proposed variable width non-exclusive Verizon access and utility easement off of Palladio Parkway. Traffic generated by the project will be negligible as minimal trips by the service provider are anticipated. Staff has concluded that the proposal will not impact nearby roadways or on-site circulation.

## **ARCHITECTURE/DESIGN**

When reviewing personal communications facility projects, staff and the Planning Commission have primarily been concerned with the aesthetic impact of the proposal. The proposed 80-foot-tall monopalm and equipment enclosures are proposed to be located behind the Palladio 16 Cinemas and adjacent to the parking lot for the Kaiser Permanente Ambulatory Surgery building. The nearest residential properties to the site are over 1,000 feet away. Aesthetically, the monopalm will be visible from a distance from Iron Point Road looking northwest and Broadstone Parkway looking east. As shown in the attached photo-simulations (see Attachment 5), the monopalm will appear to be part of a canopy of existing Mexican Fan Palms throughout the interior streets of the mall as well as the streets surrounding the mall. These palms are currently approximately 30 to 35 feet tall and grow at a rate of two to three feet per year, with maximum heights between 80 and 100 feet. While the style of the monopalm proposed is for a Canary Island Date Palm, from a distance, it will be difficult to differentiate by passing motorists.

Along Palladio Parkway in the rear of the movie theater, the monopalm and equipment shelter will be highly visible. There are no other palms in the direct vicinity of the proposed monopalm, so the differences in palm varieties will not be as stark up close. The proposed monopalm includes a textured base to simulate a palm's trunk and false fronds colored green to simulate those of a Canary Island Date Palm that would partially shield the antennas and associated equipment at the top of the facility. Staff has conditioned that the applicant paint the proposed pole equipment to match the false fronds (Condition 13). The proposed equipment cabinet would be enclosed by an eight-foot-tall concrete masonry wall, faced with stacked stone and topped with a 42-inch-tall black wrought iron fence. Both the proposed wall and fence will utilize the same materials as the existing walls and fencing in the project vicinity along the rear of the Palladio 16 Cinemas.

## **ENVIRONMENTAL REVIEW**

An Initial Study and Mitigated Negative Declaration have been prepared for this project (Attachment 6). The Mitigated Negative Declaration includes mitigation measures which, when implemented, will reduce the identified impacts to a less than significant level. These mitigation measures have been included as conditions of approval for this project. A more detailed description of the potential impacts is provided within the Initial Study for this project, which is included as an attachment to this report. To date, no public comments were received during the Mitigated Negative Declaration public review period which started on July 1, 2016 and ended on July 20, 2016.

## **RECOMMENDATION/PLANNING COMMISSION ACTION**

**MOVE TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING FOR THE INSTALLATION OF AN UNMANNED 80-FOOT-TALL MONOPALM TELECOMMUNICATIONS FACILITY AND EQUIPMENT ENCLOSURE AT 204 PALLADIO PARKWAY, PER ATTACHMENT 6;**

AND

**MOVE TO APPROVE THE CONDITIONAL USE PERMIT FOR VERIZON WIRELESS (PN15-185) FOR AN UNMANNED 80-FOOT TALL MONOPALM**

TELECOMMUNICATIONS FACILITY AND EQUIPMENT ENCLOSURE AS ILLUSTRATED IN ATTACHMENTS 2 AND 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS (No. 1-18):

**GENERAL FINDINGS:**

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

**CEQA FINDINGS:**

- B. A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT IN ACCORDANCE WITH CEQA.
- C. THE PLANNING COMMISSION HAS CONSIDERED THE PROPOSED MITIGATED NEGATIVE DECLARATION BEFORE MAKING A DECISION REGARDING THE PROJECT.
- D. ON THE BASIS OF THE RECORD AS A WHOLE, THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
- E. THE MITIGATED NEGATIVE DECLARATION REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FOLSOM.
- F. THE MITIGATED NEGATIVE DECLARATION HAS DETERMINED THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES.

**CONDITIONAL USE PERMIT FINDING:**

- G. THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT THE PROJECT SITE WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY BECAUSE, AS CONDITIONED, THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

Submitted,



DAVID E. MILLER, AICP  
Public Works and Community Development Director

**CONDITIONS**

**See the attached table of conditions for which the following legend applies:**

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
<b>CDD</b>	Community Development Department	M	Prior to Approval of Final Map
(P)	Planning Division	G	Prior to Issuance of Grading Permit
(E)	Engineering Division	I	Prior to Approval of Improvement Plans
(B)	Building Division	B	Prior to Issuance of Building Permit
(L&L)	Landscape and Lighting Division	DC	During Construction
<b>RHD</b>	Redevelopment and Housing Department	O	Prior to Issuance of Occupancy Permit
<b>PWD</b>	Public Works Department	OG	On-going Requirement
<b>PRD</b>	<b>Park and Recreation Department</b>		
<b>FD</b>	<b>Fire Department</b>		
<b>PD</b>	<b>Police Department</b>		
<b>CAO</b>	<b>City Attorney's Office</b>		

**CONDITIONS OF APPROVAL FOR  
THE VERIZON WIRELESS "PALLADIO" TELECOMMUNICATIONS FACILITY  
CONDITIONAL USE PERMIT  
AT 204 PALLADIO PARKWAY (PN15-185)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans and building plans to the Community Development Department that substantially conform to the items referenced below:</p> <p>A. Site Plan and Elevations dated March 25, 2016            B. Photo Simulations, as provided by the applicant</p> <p>This Conditional Use Permit is approved for the installation of an 80-foot-tall monopalm cellular facility and equipment enclosure located at 204 Palladio Parkway. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CDD (P,E)
2.		<p>Building plans, and all civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CDD (P,E,B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (July 6, 2017). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CDD (P)

4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs.</li> <li>• The City defends the claim, action or proceeding in good faith.</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	<p>The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CAO
	<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>		
6.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CDD (P,E,B)
	<b>SITE DEVELOPMENT REQUIREMENTS</b>		
7.	Public and private improvements, including underground infrastructure and all on site improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> . All necessary easements shall be dedicated to the City.	I, B	CDD (P,E,B)
8.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). An Underground Service Alert call is required prior to construction, and the contractor must maintain GO 128 clearances from all SMUD facilities.	I	CDD (P,E)



9.	For any improvements constructed on private property that is not under the ownership or control of the owner/applicant, a right-of-entry, and if necessary a permanent easement, shall be obtained and provided to the City prior to approval of improvement plans.	I	CDD (P,E,B)
10.	The telecommunications facility shall comply with Section 608 (Stationary Storage Battery Systems) of the 2013 California Fire Code.	I, B	CDD (P,E,B) FD
11.	The applicant shall submit a City of Folsom Fire Department Statement of Intended Use form.	B	CDD (P,E,B) FD
	<b>CIRCULATION REQUIREMENT</b>		
12.	The applicant shall access the project site from Palladio Parkway.	I	CDD (P,E)
	<b>DESIGN REQUIREMENTS</b>		
13.	The proposed pole equipment shall be painted green to match the proposed false fronds to the satisfaction of the Community Development Department.	I, B	CDD (P,B)
	<b>NOISE REQUIREMENTS</b>		
14.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction work shall take place on Sundays. Construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CDD (P,E)
	<b>CULTURAL RESOURCES REQUIREMENTS</b>		
15.	In the event that buried historic resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The City-approved archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historic resources could consist of, but are not limited to: stone, wood, or shell artifacts, structural remains, privies, and/or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.	DC	CDD (P,E,B)

<p>In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and § 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <p>1) There shall be no further excavation or disturbance within a 100-foot radius of the potentially human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.</p> <p>2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission.</li> <li>• The descendant identified fails to make a recommendation.</li> </ul> <p>The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p>	<p>DC</p>	<p>CDD (P,E,B)</p>
--	-----------	--------------------

<b>GEOLOGY AND SOILS REQUIREMENTS</b>			
16.	In the event that paleontological resources or unique geologic features are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Paleontological resources or unique geologic features could consist of, but are not limited to, fossil remains such as bones, teeth, shells, leaves and wood. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.	DC	CDD (P,E,B)
	<b>CONDITIONAL USE PERMIT REQUIREMENT</b>		
17.	The operation and use of the proposed "Palladio" monopalm telecommunications facility shall be limited to those activities and elements described within the staff report and shown on the submitted plans. Any change or modification to the proposed use is subject to review and approval of a Conditional Use Permit Modification by the Planning Commission.	OG	CD (P)
	<b>OTHER AGENCY REQUIREMENTS</b>		
18.	The telecommunications facility shall comply with the current standards of the Federal Communication Commission for safe levels of public exposure to electromagnetic radiation and electromagnetic radiation fields.	I, B	CDD (E,B)

Attachment 1  
Project Vicinity



## Attachment 2

Site Plans and Elevations, Date March 25, 2016



VERIZON WIRELESS, 285 PARKSHORE DRIVE, FOLSOM, CA 95630

**PALLADIO**  
PROJECT LOCATION # 279042  
204 PALLADIO PKWY,  
FOLSOM, CA 95630



**ATM Engineering**  
Tim McFarland, SE  
2325 East Blithwell Street  
Folsom, CA 95680  
Phone: 916-934-3177  
Direct: 916-934-3177  
Email: timm@atmengineering.com

STAMP

DATE	DESCRIPTION	BY
11/27/14	008 70'S	0
04/17/15	008 70'S	0
08/09/15	008 70'S	0
10/19/15	008 70'S	0

ISSUE STATUS

TITLE SHEET	PROJECT INFORMATION
T-1	T-1

# verizon wireless

## PALLADIO

204 PALLADIO PKWY, FOLSOM, CA 95630

PS LOCATION # 279042

### PROJECT INFORMATION

**PROPERTY INFORMATION:**  
SITE NAME: PALLADIO  
SITE ADDRESS: 279042  
204 PALLADIO PKWY  
FOLSOM, CA 95630  
APN: 072-3080-028  
COUNTY: SACRAMENTO  
JURISDICTION: CITY OF FOLSOM  
ZONING: T1  
SETBACKS: TBD  
(P) USE: WIRELESS (TELECOMMUNICATION FACILITY (TELECOMMUNICATIONS (WIRELESS))  
(P) TOWER TYPE AND HT: 80' TALL VERIZON WIRELESS MONOPOL  
PROPERTY OWNER: COMPANY: BROUGHTON LAND LLC  
ADDRESS: 280 PALLADIO PARKWAY #10  
FOLSOM, CA 95630

**SITE MANAGER/DESIGN TEAM:**  
WIRELESS  
8700 ARBURN FOLSOM ROAD, SUITE 400  
FOLSOM, CA 95630  
CONTACT: BRETT EWING  
TELEPHONE: (916) 844-9374  
EMAIL: BRETT.EWING@VERIZONWIRELESS.NET

**LEASING/ZONING MANAGER:**  
EPIC WIRELESS  
8700 ARBURN FOLSOM ROAD, SUITE 400  
FOLSOM, CA 95630  
CONTACT: MANDY ANDERSON  
TELEPHONE: 530-258-2357  
EMAIL: MANDY.ANDERSON@EPICWIRELESS.NET

**PROPERTY OWNER:**  
BROUGHTON LAND LLC  
ADDRESS: 280 PALLADIO PARKWAY #10  
FOLSOM, CA 95630

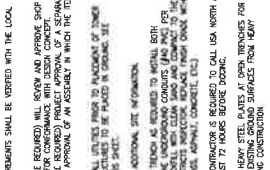
### PROJEC DESCRIPTION

PROPOSED (P) UNMANNED TELECOMMUNICATION SITE CONSISTING OF THE FOLLOWING:  
- VERIZON WIRELESS 1200 SQ FT 30'40" LEASE AREA  
(P) 80' TALL VERIZON WIRELESS MONOPOL  
(P) 100' TOWER  
(P) 100' DIAMETER (4) 100' DIAMETER (4) SECTOR SITES (NO COAX)  
(P) 100' DIAMETER (4) 100' DIAMETER (4) SECTOR SITES (NO COAX)  
(P) 100' DIAMETER (4) 100' DIAMETER (4) SECTOR SITES (NO COAX)  
(P) 100' DIAMETER (4) 100' DIAMETER (4) SECTOR SITES (NO COAX)  
- POWER METER W/ DISCONNECT & TELCO BOXES  
(P) 80' TALL VERIZON WIRELESS MONOPOL  
(P) 100' DIAMETER (4) 100' DIAMETER (4) SECTOR SITES (NO COAX)  
(P) 100' DIAMETER (4) 100' DIAMETER (4) SECTOR SITES (NO COAX)  
- FOLK AND PDS  
- POWER SUPPRESSORS: (2) TOWER MOUNTED & (2) AT EQUIPMENT

### SHEET INDEX

T-1	TITLE SHEET, PROJECT INFORMATION
C-1	SURVEY
C-2	SURVEY
A-1	OVERALL SITE PLAN & SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT PLAN & ANTENNA PLAN
A-4	ELEVATION
A-5	ELEVATION
A-6	ELEVATION
A-7	ELEVATION

### VICINITY MAP



### DIRECTIONS TO SITE FROM VERIZON

- FROM 285 PARKSHORE DR, FOLSOM, CA 95630
- TO: 204 PALLADIO PKWY, FOLSOM, CA 95630
- TAKE PARKSHORE DR TO BLUE BANNER DR
- TURN LEFT ONTO PARKSHORE DR TOWARD COOLIDGE DR
- TURN LEFT ONTO PALLADIO PKWY ON PARKSHORE DR
- TAKE RIGHT TOWARD PALLADIO PARKWAY
- TURN RIGHT ONTO BLUE BANNER RD
- TURN RIGHT ONTO PARKSHORE DR
- TURN LEFT ONTO BROWNSTONE PKWY

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R.
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.

### 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-303.4

## (P) GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPT. RECORDS FOR THE EXISTING UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPT. RECORDS FOR THE EXISTING UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- ALL EXISTING CONDITIONS (ELEVATIONS, UTILITIES, ETC.) SHALL BE LEFT IN PLACE UNLESS OTHERWISE NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPT. RECORDS FOR THE EXISTING UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- ALL EXISTING CONDITIONS (ELEVATIONS, UTILITIES, ETC.) SHALL BE LEFT IN PLACE UNLESS OTHERWISE NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPT. RECORDS FOR THE EXISTING UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- ALL EXISTING CONDITIONS (ELEVATIONS, UTILITIES, ETC.) SHALL BE LEFT IN PLACE UNLESS OTHERWISE NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPT. RECORDS FOR THE EXISTING UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- ALL EXISTING CONDITIONS (ELEVATIONS, UTILITIES, ETC.) SHALL BE LEFT IN PLACE UNLESS OTHERWISE NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPT. RECORDS FOR THE EXISTING UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY FIELD SURVEY PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.

### DIRECTIONS TO SITE FROM VERIZON

- FROM 285 PARKSHORE DR, FOLSOM, CA 95630
- TO: 204 PALLADIO PKWY, FOLSOM, CA 95630
- TAKE PARKSHORE DR TO BLUE BANNER DR
- TURN LEFT ONTO PARKSHORE DR TOWARD COOLIDGE DR
- TURN LEFT ONTO PALLADIO PKWY ON PARKSHORE DR
- TAKE RIGHT TOWARD PALLADIO PARKWAY
- TURN RIGHT ONTO BLUE BANNER RD
- TURN RIGHT ONTO PARKSHORE DR
- TURN LEFT ONTO BROWNSTONE PKWY

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R.
- 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
- 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.

### 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-303.4



VERIZON WIRELESS, 285 PARKSHORE DRIVE, FOLSOM, CA 95630

**PALLADIO**  
PROJECT LOCATION # 279042  
204 PALLADIO PKWY,  
FOLSOM, CA 95630



**ATM Engineering**  
Tim McFarland, SE  
2325 East Blithwell Street  
Folsom, CA 95680  
Phone: 916-934-3177  
Direct: 916-934-3177  
Email: timm@atmengineering.com

STAMP

DATE	DESCRIPTION	BY
11/27/14	008 70'S	0
04/17/15	008 70'S	0
08/09/15	008 70'S	0
10/19/15	008 70'S	0

ISSUE STATUS

TITLE SHEET	PROJECT INFORMATION
T-1	T-1

T-1









VERIZON WIRELESS 225 FARMHOUSE DRIVE, FOLSOM, CA 95630

**PALLADIO**  
 PS LOCATION #: 279042  
 204 PALLADIO PKWY,  
 FOLSOM, CA 95630



**ATM Engineering**  
 Tim McFarland, SE  
 2925 East Bidwell Street  
 Folsom, CA 95630  
 Phone: 916-8597300  
 Direct: 916-8545177  
 Email: tim@atmengineering.com

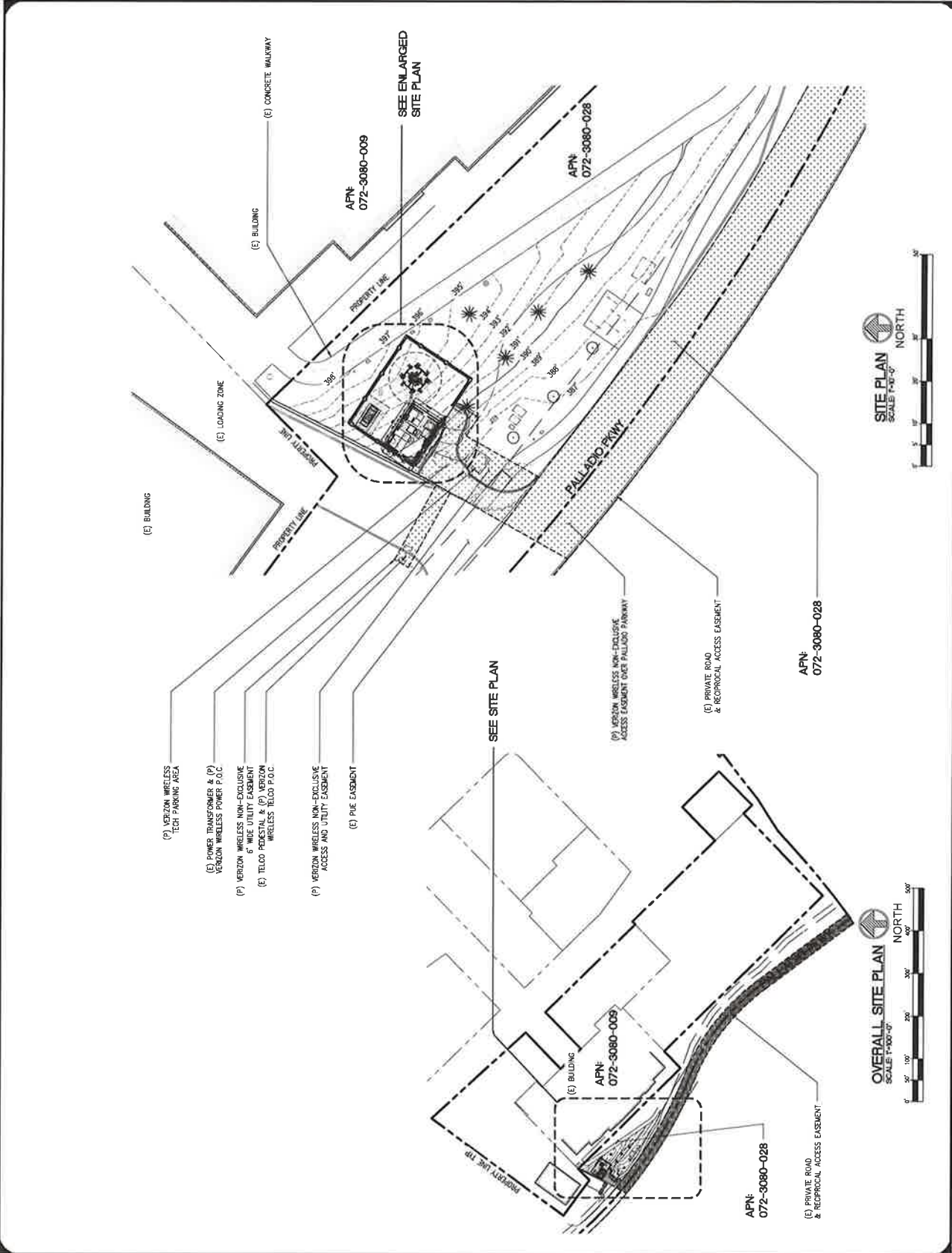
STAMP

**ISSUE STATUS**

NO.	DATE	DESCRIPTION	REV.
01	11/26/14	002 TO S	0
02	07/29/15	55% TO S	0
03	07/29/15	100% TO S	0
04	10/29/15	100% TO S	0
05	10/29/15	100% TO S	0
06	10/29/15	100% TO S	0
07	10/29/15	100% TO S	0
08	10/29/15	100% TO S	0
09	10/29/15	100% TO S	0
10	10/29/15	100% TO S	0
11	10/29/15	100% TO S	0
12	10/29/15	100% TO S	0
13	10/29/15	100% TO S	0
14	10/29/15	100% TO S	0
15	10/29/15	100% TO S	0
16	10/29/15	100% TO S	0
17	10/29/15	100% TO S	0
18	10/29/15	100% TO S	0
19	10/29/15	100% TO S	0
20	10/29/15	100% TO S	0

SHEET TITLE:  
 OVERALL SITE PLAN  
 & SITE PLAN

**A-1**



- (P) VERIZON WIRELESS TECH PARKING AREA
- (E) POWER TRANSFORMER & (P) VERIZON WIRELESS POWER P.O.C.
- (P) VERIZON WIRELESS NON-EXCLUSIVE 6" WIDE UTILITY EASEMENT
- (E) TELCO PEDESTAL & (P) VERIZON WIRELESS TELCO P.O.C.
- (P) VERIZON WIRELESS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
- (E) PIE EASEMENT

SEE SITE PLAN

**OVERALL SITE PLAN**  
 SCALE 1"=100'-0"  
 NORTH

**SITE PLAN**  
 SCALE 1"=10'-0"  
 NORTH

Verizon Wireless

VERIZON WIRELESS, 285 PARKSHORE DRIVE, FOLSOM, CA 95630

**PALLADIO**  
 PS LOCATION #: 279042  
 204 PALLADIO PKWY,  
 FOLSOM, CA 95630



**ATM Engineering**  
 Tim McFarland, SE  
 2535 East Blinnell Street  
 Folsom, CA 95630  
 Phone: 916-859-7390  
 Direct: 916-934-5177  
 Email: timm@atmengineering.com

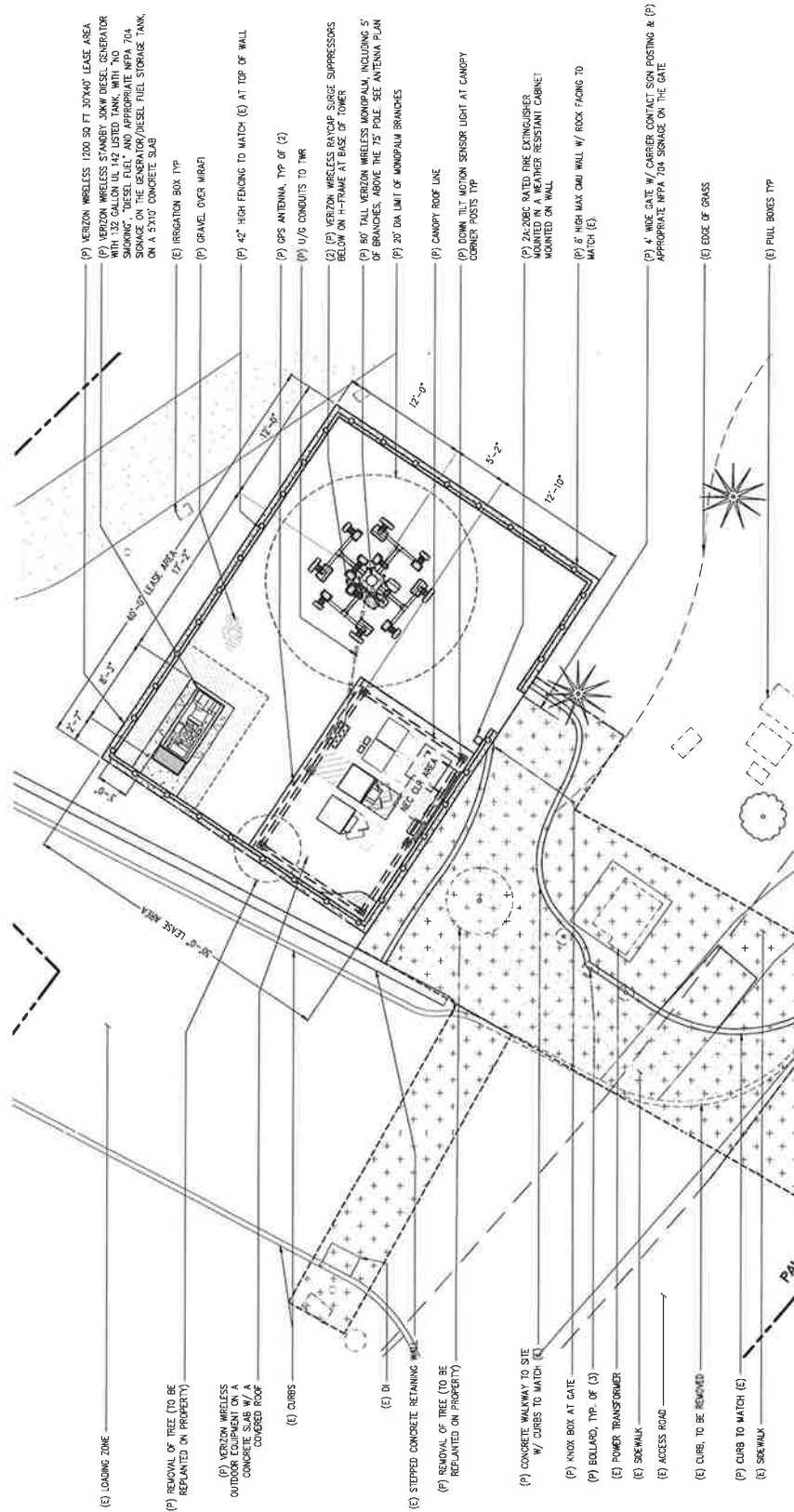
STAMP

**ISSUE STATUS**

NO.	DATE	DESCRIPTION	REV.
01	11/28/14	60% 2D'S	0
02	07/09/15	85% 2D'S	0
03	07/09/15	DOOR 20'S	0
04	11/23/14	DOOR 20'S	0

SHEET TITLE:  
 ENLARGED SITE PLAN

**A-2**



- (E) LOADING ZONE
- (P) REMOVAL OF TREE (TO BE REPLANTED ON PROPERTY)
- (E) VERIZON WIRELESS OUTDOOR ANTENNA W/ A CONCRETE SLAB W/ A COVERED ROOF
- (E) CURBS
- (E) DI
- (E) STEPPED CONCRETE RETAINING WALL
- (P) REMOVAL OF TREE (TO BE REPLANTED ON PROPERTY)
- (P) CONCRETE WALKWAY TO SITE W/ CURBS TO MATCH (E)
- (P) KNOX BOX AT GATE
- (P) BOLLARD, TOP OF (3)
- (E) POWER TRANSFORMER
- (E) SIDEWALK
- (E) ACCESS ROAD
- (E) CURB, TO BE REMOVED
- (P) CURB TO MATCH (E)
- (E) SIDEWALK
- (P) VERIZON WIRELESS 1000 SQ. FT. STORAGE LEASE AREA
- (P) VERIZON WIRELESS STORAGE AREA W/ DIESEL GENERATOR W/ 120 GALLON DIESEL TANK AND "DIESEL FUEL" AND APPROPRIATE NFPA 70A STORAGE ON THE GENERATOR/DIESEL FUEL STORAGE TANK, ON A 5'X10' CONCRETE SLAB
- (E) IRRIGATION BOX TYP
- (P) GRAVEL OVER MB&A
- (P) 4" HIGH FENCING TO MATCH (E) AT TOP OF WALL
- (P) OPS ANTENNA, TOP OF (2)
- (P) U/A CONDUITS TO TWR
- (2) VERIZON WIRELESS RAYCAP SURGE SUPPRESSORS BELOW ON H-FRAME AT BASE OF TOWER
- (P) 80' TALL VERIZON WIRELESS MONOPOL, INCLUDING 5' OF BRANCHES, ABOVE THE 75' POLE. SEE ANTENNA PLAN
- (P) 20" DIA LIMIT OF MONOPOL BRANCHES
- (P) CANOPY ROOF LINE
- (P) DOWN TILT MOTION SENSOR LIGHT AT CANOPY CORNER POSTS TYP
- (P) 2A-20BC RATED FIRE EXTINGUISHER MOUNTED IN A WEATHER RESISTANT CABINET
- (P) 8" HIGH MAX CURB WALL W/ ROCK FACING TO MATCH (E)
- (P) 4" WIDE GATE W/ CARRIER CONTACT SIGN POSTING & (P) APPROPRIATE NFPA 70A STORAGE ON THE GATE
- (E) EDGE OF GRASS
- (E) PULL BOXES TYP



**ATM Engineering**  
 Tim McFarland SE  
 2525 East Ridwell Street  
 Folsom, CA 95630  
 Phone: 916-859-7500  
 Direct: 916-554-3177  
 Email: timm@atmengineering.com

STAMP

**ISSUE STATUS**

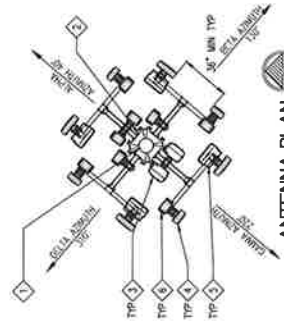
SNT	DATE	DESCRIPTION	REV
01	11/26/14	004 20'S	0
02	07/09/15	004 20'S	0
03	07/09/15	004 20'S	0
04	07/23/15	004 20'S	0
05	07/23/15	004 20'S	0

SHEET TITLE:  
 EQUIPMENT PLAN &  
 ANTENNA PLAN

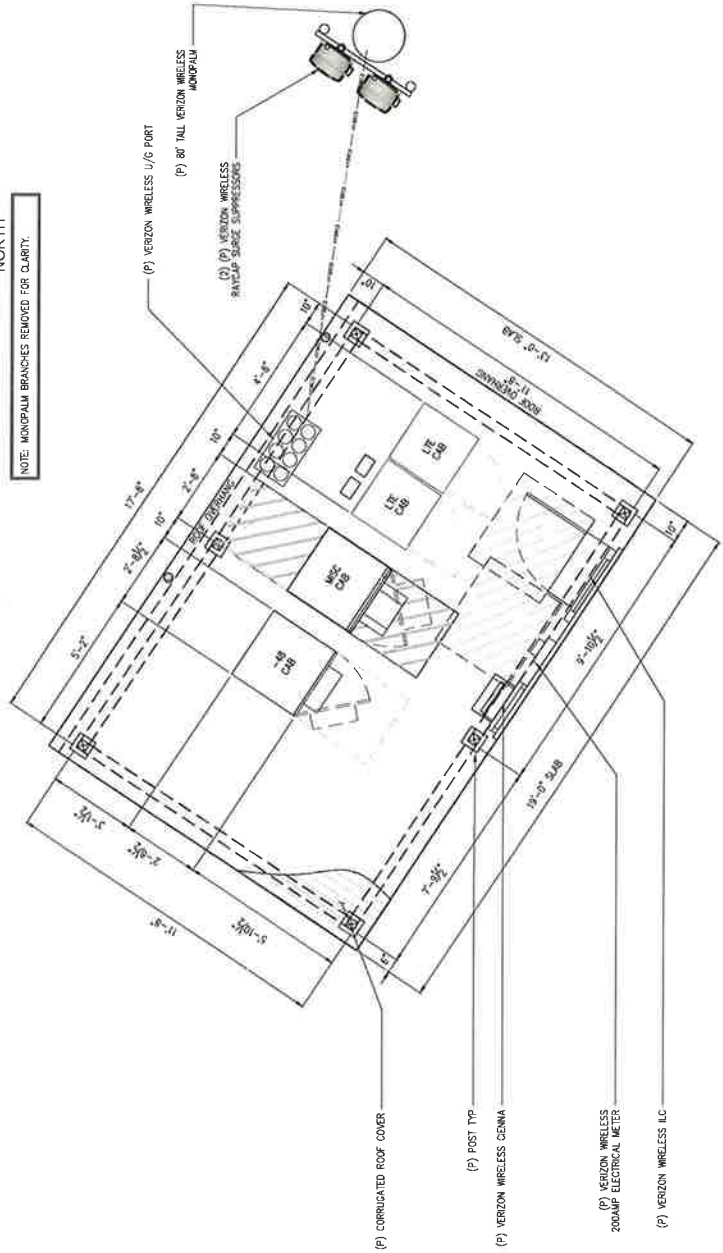
**A-3**

**ANTENNA PLAN KEY NOTES:**

- 1 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 2 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 3 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 4 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 5 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 6 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 7 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 8 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 9 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 10 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 11 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 12 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 13 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 14 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 15 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 16 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 17 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 18 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 19 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 20 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 21 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 22 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 23 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 24 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 25 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 26 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 27 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 28 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 29 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 30 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 31 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 32 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 33 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 34 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 35 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 36 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 37 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 38 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 39 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 40 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 41 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 42 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 43 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 44 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 45 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 46 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 47 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 48 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 49 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 50 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 51 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 52 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 53 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 54 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 55 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 56 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 57 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 58 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 59 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 60 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 61 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 62 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 63 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 64 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 65 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 66 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 67 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 68 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 69 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 70 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 71 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 72 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 73 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 74 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 75 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 76 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 77 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 78 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 79 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 80 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 81 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 82 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 83 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 84 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 85 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 86 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 87 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 88 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 89 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 90 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 91 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 92 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 93 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 94 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 95 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 96 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 97 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 98 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 99 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL
- 100 (P) (1) 80" TALL VERIZON WIRELESS MONOPOL

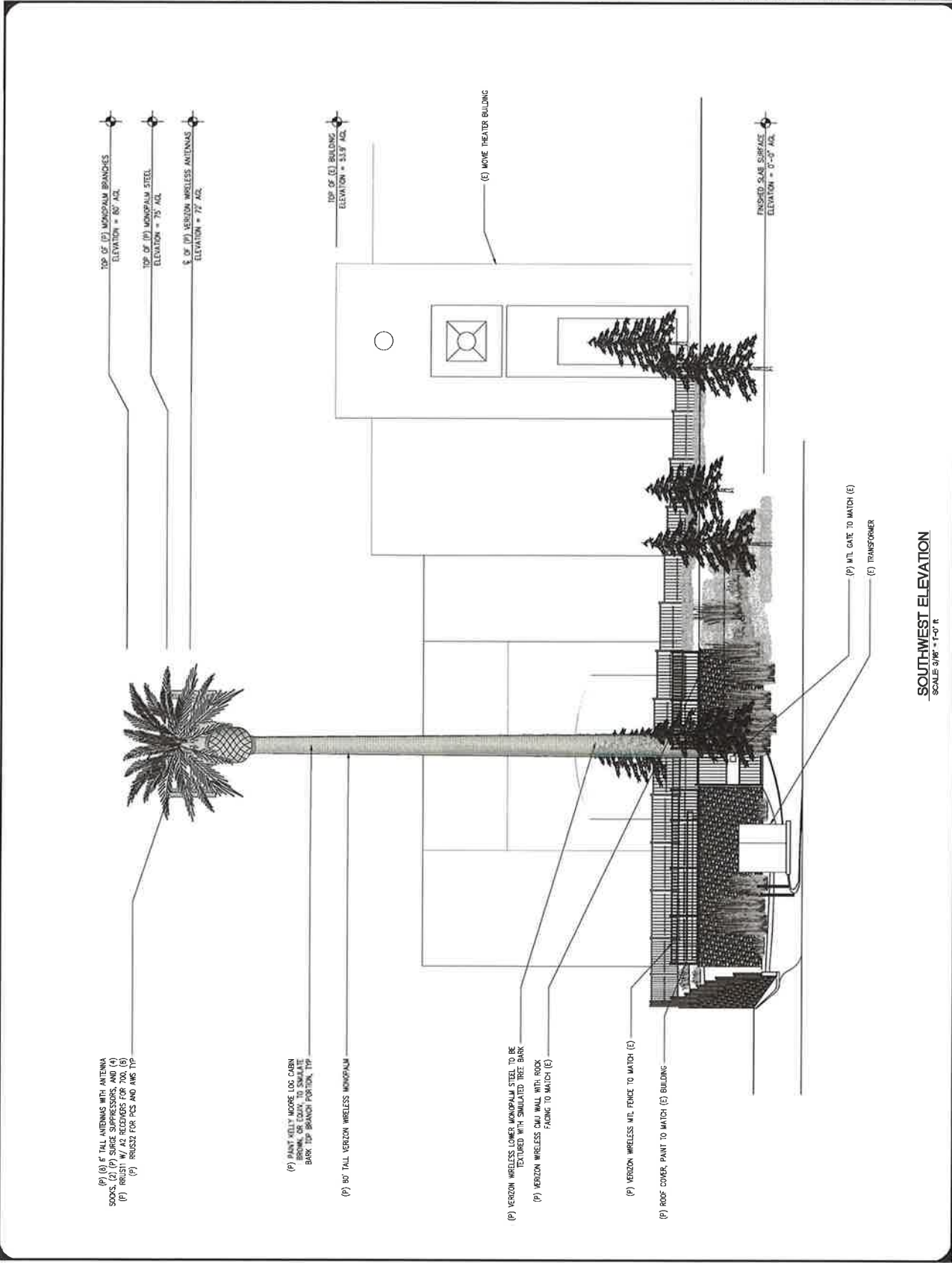


**ANTENNA PLAN**  
 SCALE 1/4"=1'-0"  
 NORTH  
 NOTE: MONOPOLM BRANCHES REMOVED FOR CLARITY.



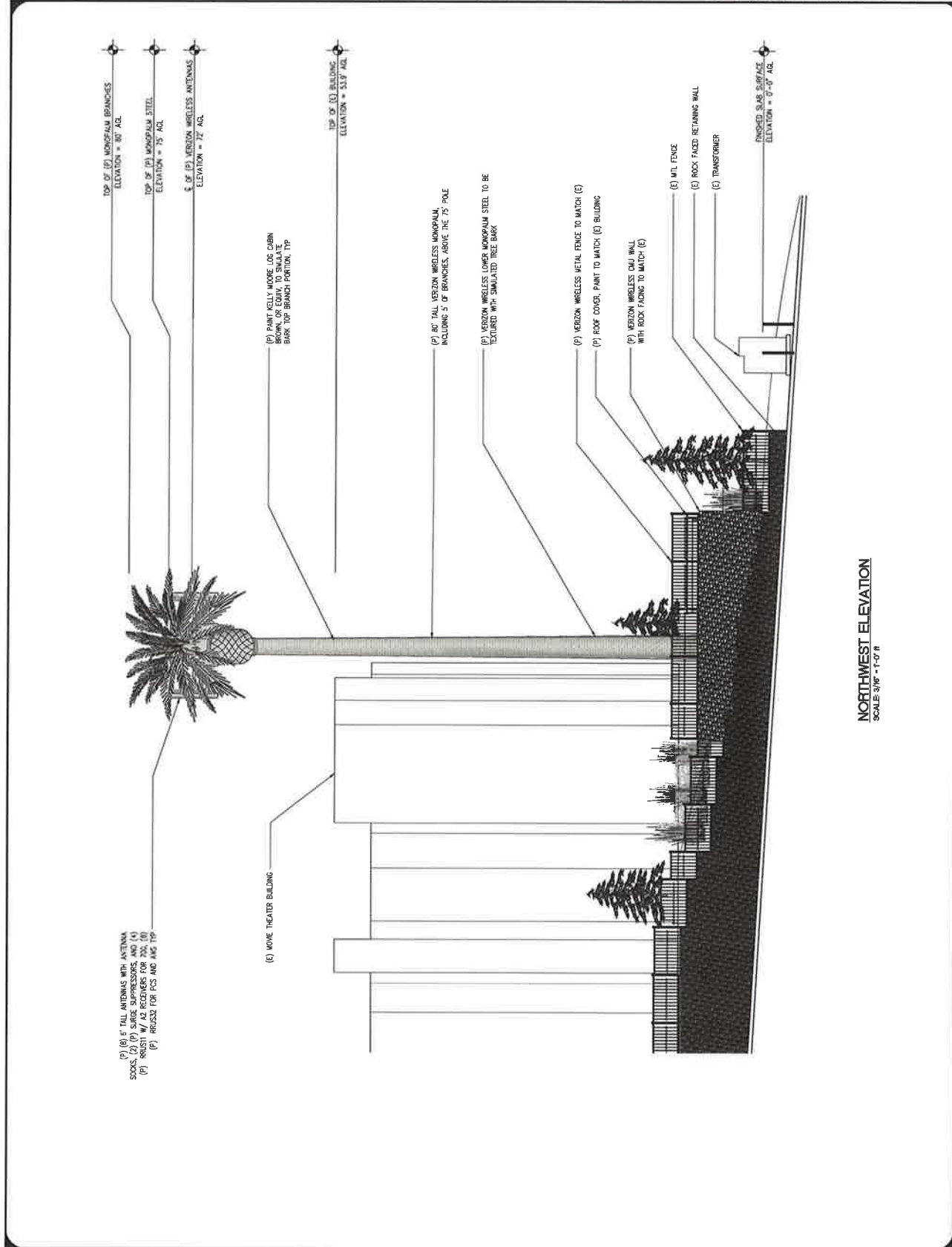
**EQUIPMENT PLAN**  
 SCALE 1/2"=1'-0"  
 NORTH

INT	DATE	DESCRIPTION	REV
	06/17/26/14	DATE 20'S	0
	04/10/25/15	DATE 20'S	0
	03/15/27/15	DATE 20'S	0
	04/10/27/16	DATE 20'S	0



**SOUTHWEST ELEVATION**  
 SCALE 3/8" = 1'-0" R

NO.	DATE	DESCRIPTION	REV.
1	11/26/14	50% 70% S	0
2	02/05/15	65% 70% S	0
3	03/09/15	100% 70% S	0
4	03/25/15	100% 70% S - INTERFERE	0



**NORTHWEST ELEVATION**  
 SCALE: 3/16" = 1'-0" H



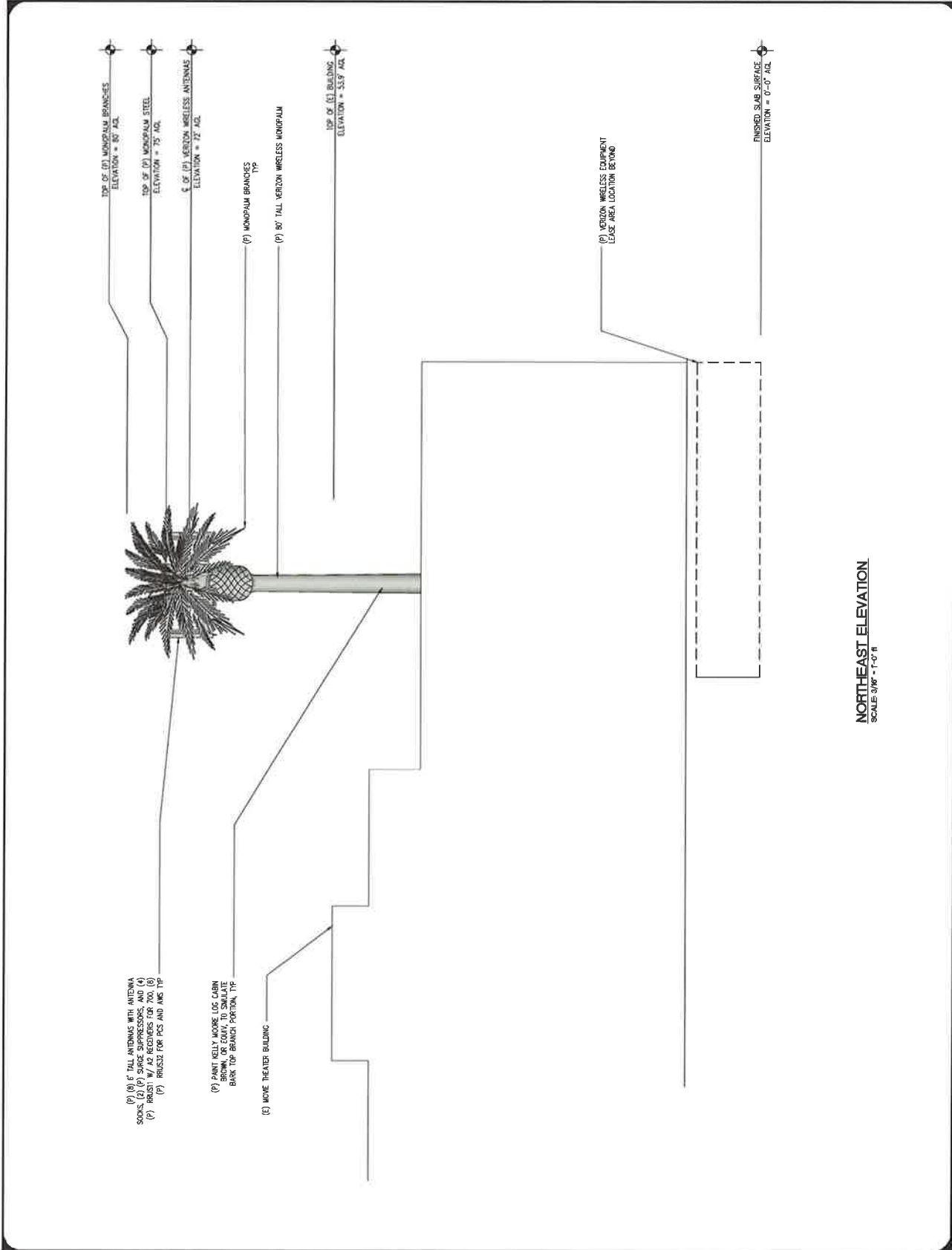
STAMP

**ISSUE STATUS**

INT.	DATE	DESCRIPTION	REV.
01	11/26/14	DATE 70'S	0
02	07/09/15	DATE 10'S	0
03	07/09/15	DATE 20'S	0
04	07/27/15	DATE 30'S-INTERIOR	0

SHEET TITLE:  
ELEVATION

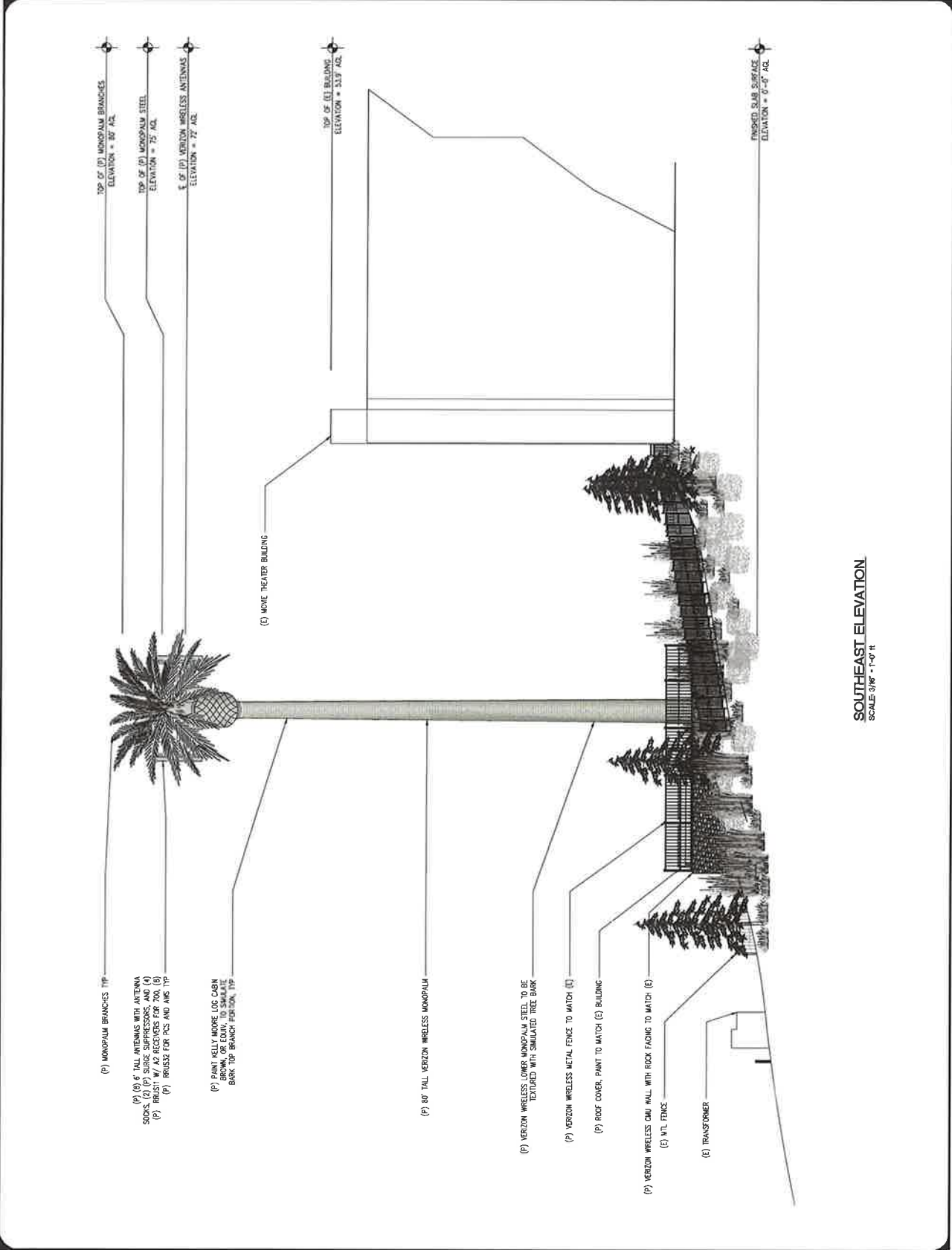
**A-6**



**NORTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ISSUE STATUS**

NO.	DATE	DESCRIPTION	REV
01	11/26/14	ISSUE 70'S	0
02	02/09/15	ISSUE 70'S	0
03	02/09/15	ISSUE 70'S	0
04	02/27/15	ISSUE 70'S	0



**SOUTHEAST ELEVATION**  
 SCALE 3/8" = 1'-0" H



Attachment 3  
Engineering Study

**Verizon Wireless • Proposed Base Station (Site No. 279039 “Palladio”)  
204 Palladio Parkway • Folsom, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 279039 “Palladio”) proposed to be located at 204 Palladio Parkway in Folsom, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on a tall pole to be located at 204 Palladio Parkway in Folsom. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the

**Verizon Wireless • Proposed Base Station (Site No. 279039 “Palladio”)  
204 Palladio Parkway • Folsom, California**

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

**Site and Facility Description**

Based upon information provided by Verizon, including zoning drawings by ATM Engineering, dated March 9, 2015, it is proposed to install eight Andrew Model SBNHH-1D65B directional panel antennas on a new 80-foot pole, configured to resemble a pine tree, to be sited behind the Palladio 16 Cinemas, located at 204 Palladio Parkway in Folsom. The antennas would employ up to 8° downtilt, would be mounted at an effective height of about 72 feet above ground, and would be oriented in pairs toward 40°T, 130°T, 220°T, and 310°T, to provide service in all directions. The maximum effective radiated power in any direction would be 13,450 watts, representing simultaneous operation at 4,620 watts for AWS, 4,210 watts for PCS, 2,600 watts for cellular, and 2,020 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.011 mW/cm<sup>2</sup>, which is 2.1% of the applicable public exposure limit. The maximum calculated level at any nearby building\* is 7.8% of the public exposure limit. There are no residences located within 1,000 feet of the antennas. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

---

\* Located at least 30 feet away, based on the drawings.

**Verizon Wireless • Proposed Base Station (Site No. 279039 "Palladio")  
204 Palladio Parkway • Folsom, California**

**No Recommended Mitigation Measures**

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 204 Palladio Parkway in Folsom, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



*Andrea L. Bright*  
Andrea L. Bright, P.E.  
707/996-5200

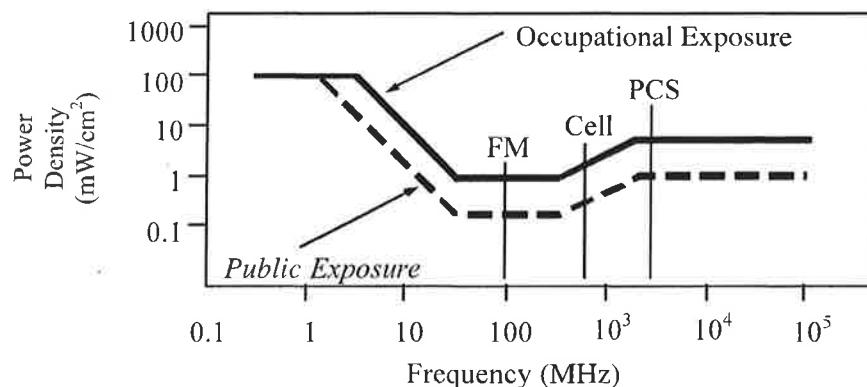
May 27, 2015

## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields ( <i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f <sup>2</sup>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	<i>f/300</i>	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

#### Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density  $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$ , in mW/cm<sup>2</sup>,

and for an aperture antenna, maximum power density  $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$ , in mW/cm<sup>2</sup>,

- where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and
- $P_{net}$  = net power input to the antenna, in watts,
- $D$  = distance from antenna, in meters,
- $h$  = aperture height of the antenna, in meters, and
- $\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

#### Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density  $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$ , in mW/cm<sup>2</sup>,

- where ERP = total ERP (all polarizations), in kilowatts,
- RFF = relative field factor at the direction to the actual point of calculation, and
- $D$  = distance from the center of radiation to the point of calculation, in meters.


The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



# Verizon XLTE Current Coverage

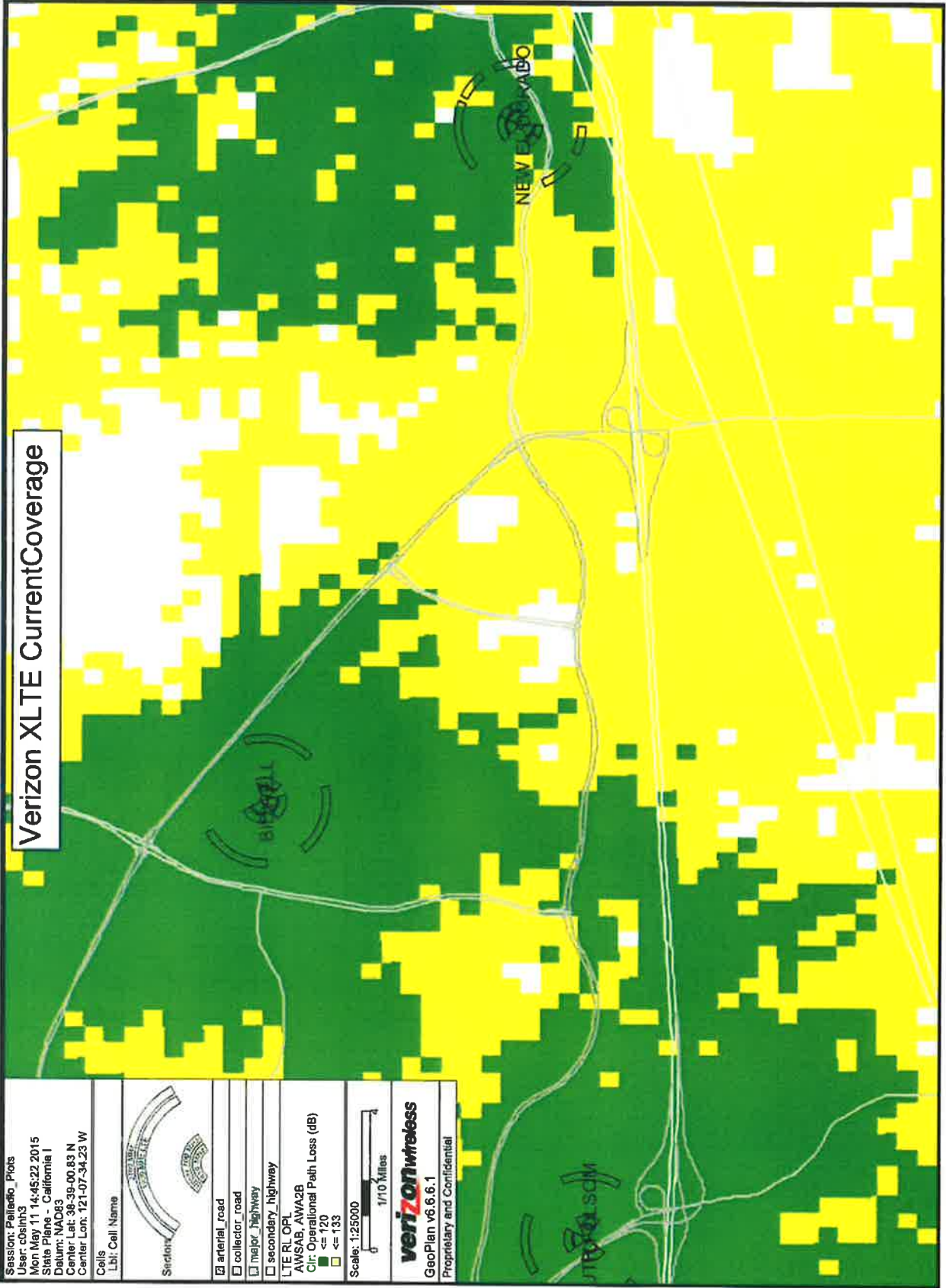
Session: Peilelec\_Plots  
 User: c0sinh3  
 Mon May 11 14:45:22 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-39-00.83 N  
 Center Lon: 121-07-34.23 W

Cells  
 Lbl: Cell Name



Scale: 1:25000


**verizon**  
 GeoPlan v6.6.6.1  
 Proprietary and Confidential



# Verizon XLTE After Coverage


Session: Palladio\_Plots  
 User: c5inrh3  
 Mon May 11 14:50:51 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-39-00.83 N  
 Center Lon: 121-07-34.23 W

Cells  
 Lbr: Cell Name

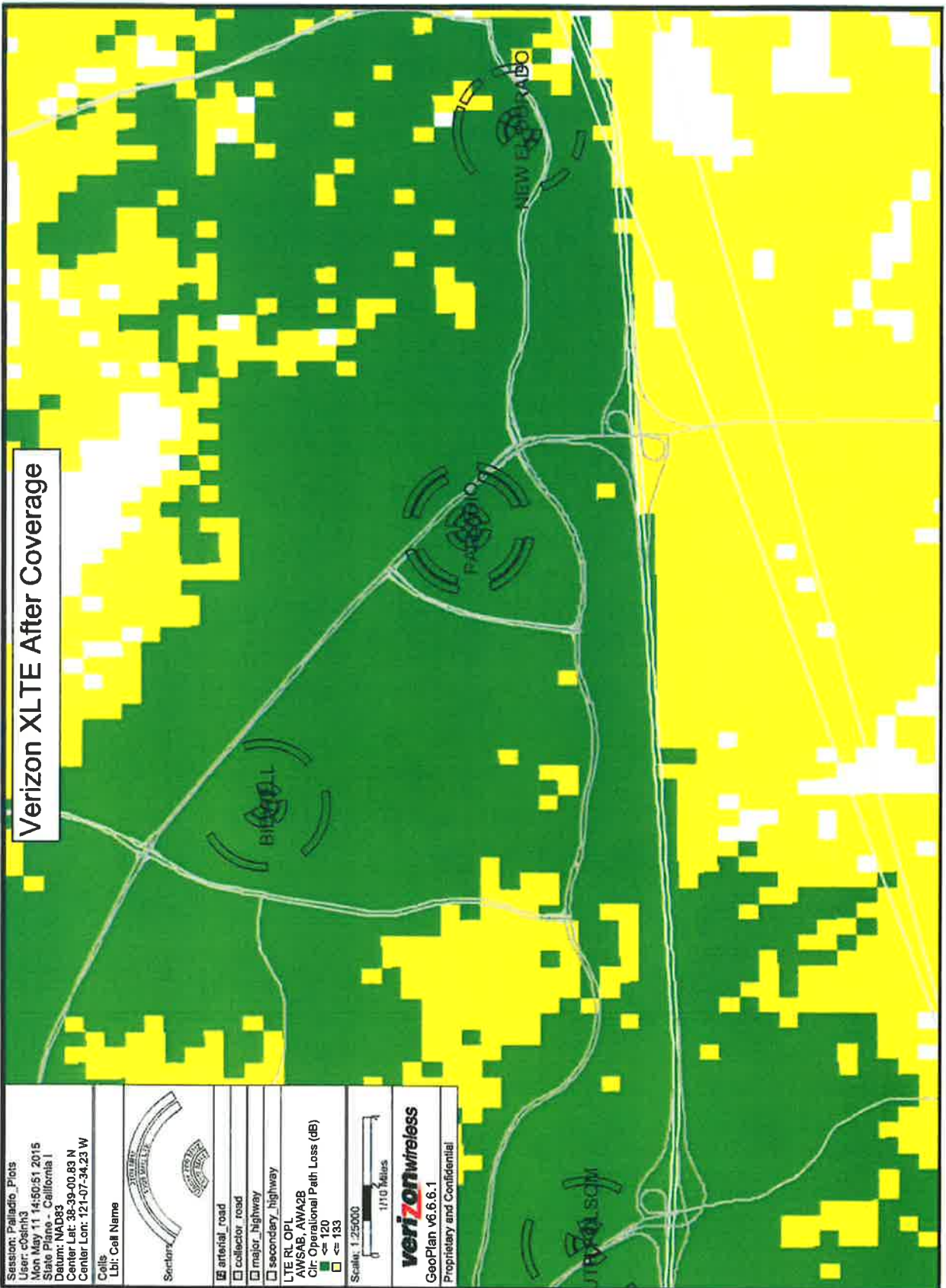
Sectors  


arterial\_road  
 collector\_road  
 major\_highway  
 secondary\_highway

LTE RL OPL  
 AWSAB, AWA2B  
 Cir: Operational Path Loss (dB)  
 <= 120  
 <= 133

Scale: 1:25000  


**verizonwireless**  
 GeoPlan v6.6.6.1  
 Proprietary and Confidential





# Verizon XLTE Coverage

Session: Palladio\_Plots  
 User: c0shh3  
 Mon May 11 14:52:03 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-39-00.83 N  
 Center Lon: 121-07-34.23 W

Cells  
 Lbr: Cell Name



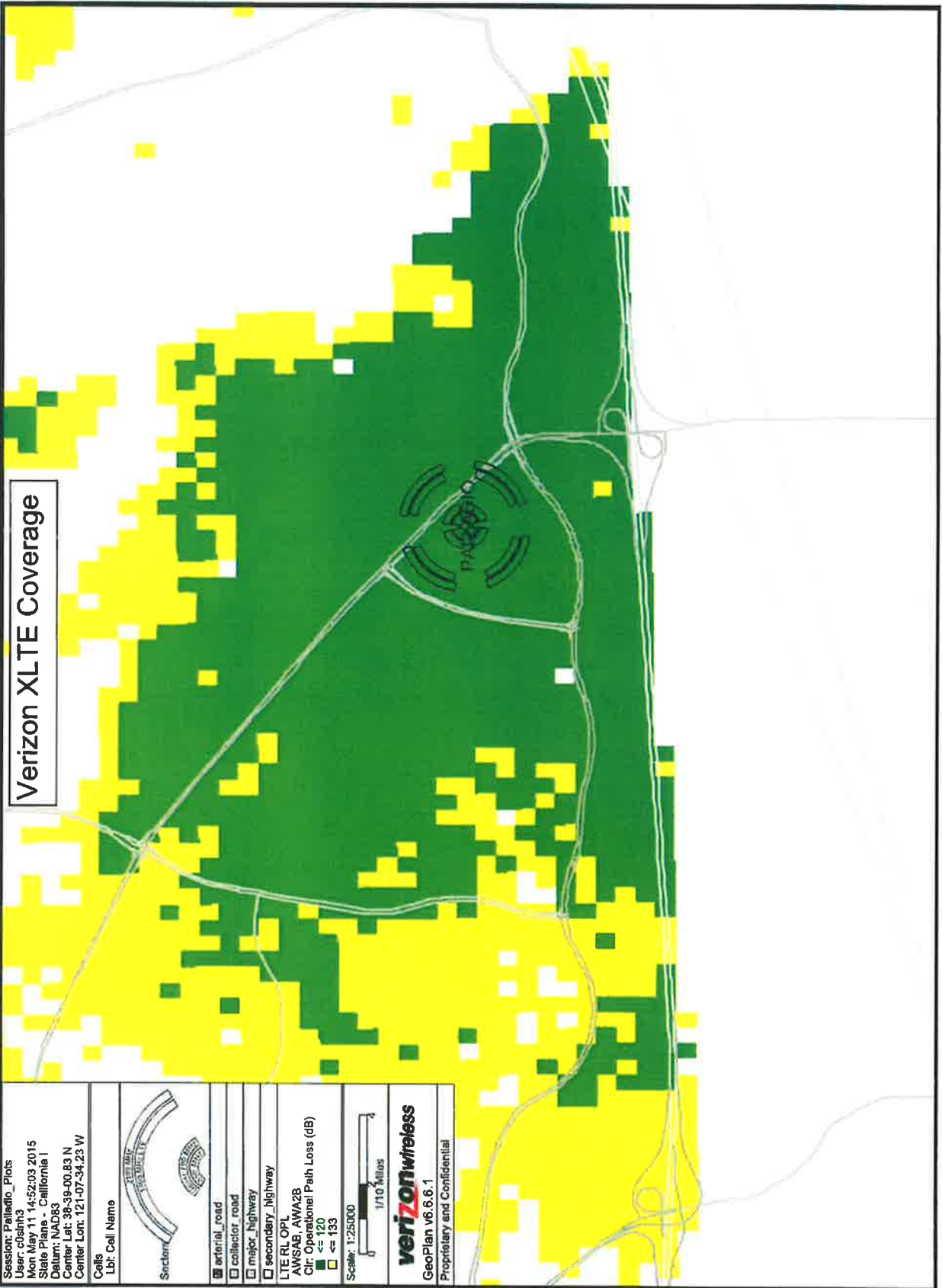
- arterial\_road
- collector\_road
- major\_highway
- secondary\_highway

LTE RL OPL  
 AWSAB, AWA2B  
 Clr: Operational Path Loss (dB)

- <= 120
- <= 133



**verizon**wireless  
 GeoPlan v6.6.6.1  
 Proprietary and Confidential



## Attachment 4

### Proposed Colors and Materials



## Attachment 5

### Photo-simulations

# Photo Simulation Aerial Map



*Existing*



*Proposed*



view from Iron Point Road looking northwest at site

**AdvanceSim**  
Photo Simulation Solutions  
Contact (925) 202-8507



279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016


*Existing*



*Proposed*



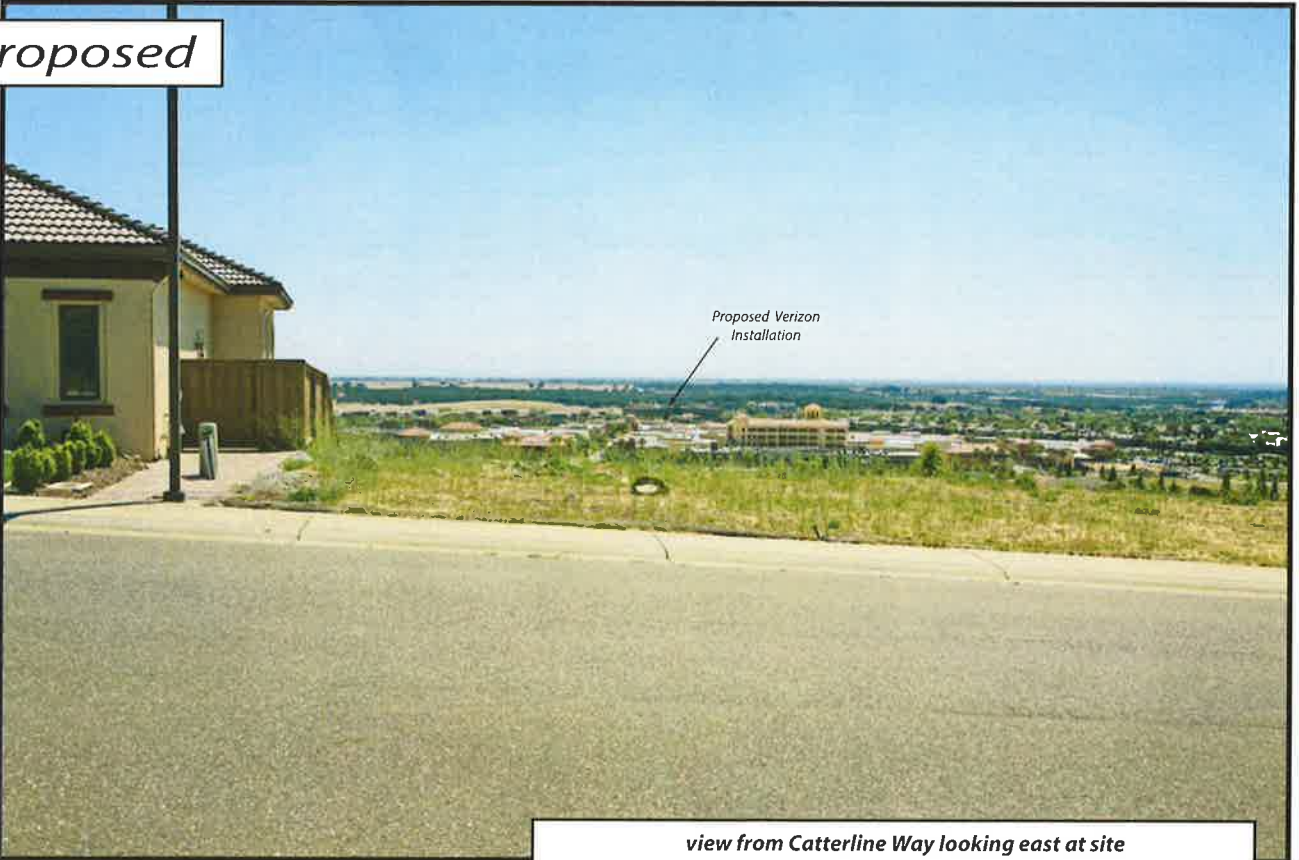
**view from Broadstone Parkway looking east at site**

 279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016

*Existing*



*Proposed*



*view from Catterline Way looking east at site*




*Existing*



*Proposed*



view from Palladio Parkway looking northeast at site



279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016

## Attachment 6

# Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program

## **Palladio Monopalm Project**

Draft Initial Study & Environmental Evaluation

June 2016

Prepared for:

**City of Folsom**  
**Community Development Department**

50 Natoma Street  
Folsom, CA 95630

Prepared by:

**HELIX Environmental Planning, Inc.**

11 Natoma Street, Suite 155  
Folsom, CA 95630



**Palladio Monopalm Project**

**Draft Initial Study  
and  
Environmental Evaluation**

*Prepared for:*

City of Folsom  
Community Development Department  
50 Natoma Street  
Folsom, CA 95630

*Prepared by:*

HELIX Environmental Planning, Inc.  
11 Natoma Street, Suite 155  
Folsom, CA 95630

**June 2016**



## ENVIRONMENTAL DETERMINATION

On the basis of the initial evaluation that follows:

- I find that the proposed project **WOULD NOT** have a significant effect on the environment.
- A **NEGATIVE DECLARATION** will be prepared.

- I find that although the proposed project could have a significant effect on the environment, the project impacts were adequately addressed in an earlier document or there will not be a significant effect in this case because revisions in the project have been made that will avoid or reduce any potential significant effects to a less than significant level. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- 

- I find that the proposed project **MAY** have a significant effect on the environment. An **ENVIRONMENTAL IMPACT REPORT** will be prepared.
- 

- 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 MMs 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.

- 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 MMs that are imposed upon the proposed project, nothing further is required.
- 

David E. Miller  
Signature

6/30/16  
Date

DAVID E. MILLER  
Printed Name





**PALLADIO MONOPALM PROJECT  
DRAFT INITIAL STUDY AND ENVIRONMENTAL EVALUATION**

**TABLE OF CONTENTS**

<u>Section</u>	<u>Page</u>
ENVIRONMENTAL DETERMINATION.....	iii
1.0 INTRODUCTION .....	3
2.0 PROJECT BACKGROUND .....	3
3.0 DESCRIPTION OF PROJECT .....	5
3.1 Project Location.....	5
3.2 Project Setting and Surrounding Land Uses .....	6
3.3 Project Characteristics .....	6
3.4 Construction and Phasing .....	7
3.5 City Regulation of Urban Development.....	11
4.0 PROJECT OBJECTIVES .....	11
5.0 REQUIRED APPROVALS.....	12
6.0 PREVIOUS RELEVANT ENVIRONMENTAL ANALYSIS .....	12
6.1 Tiering .....	12
6.2 Incorporation of the Folsom General Plan, East Area Facilities Plan, Broadstone II master plan, and Palladio EIRs by Reference.....	13
7.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED .....	14
8.0 EVALUATION OF ENVIRONMENTAL IMPACTS .....	15
8.1 Aesthetics.....	18
8.2 Agriculture and Forestry Resources .....	20
8.3 Air Quality .....	27
8.4 Biological Resources .....	32
8.5 Cultural Resources.....	40
8.6 Geology and Soils.....	44
8.7 Greenhouse Gas Emissions .....	47
8.8 Hazards and Hazardous Materials .....	51
8.9 Hydrology and Water Quality .....	56
8.10 Land Use and Planning .....	58
8.11 Mineral Resources .....	59
8.12 Noise.....	63
8.13 Population and Housing.....	64
8.14 Public Services .....	66
8.15 Recreation.....	67
8.16 Transportation/Traffic .....	69
8.17 Utilities and Service Systems .....	71
8.18 Mandatory Findings of Significance .....	73
8.19 Mitigation Monitoring and Reporting Program.....	73

9.0 INITIAL STUDY PREPARERS .....74  
 10.0 SUPPORTING INFORMATION SOURCES .....75

**LIST OF TABLES**

<b><u>No.</u></b>	<b><u>Title</u></b>	<b><u>Page No.</u></b>
1	Neighboring Land Uses .....	5
2	City of Folsom Municipal Code Regulating Construction and Development.....	9
3	Sacramento Valley Air Basin – Attainment Status.....	22
4	Summary of Annual Air Quality Data for Folsom Area Air Quality Monitoring Stations .....	23
5	Global Warming Potentials and Atmospheric Lifetimes.....	45
6	City of Folsom Municipal Code Sections Regulating the Effects on Hydrology and Water Quality from Urban Development .....	53

**LIST OF APPENDICES**

Appendix A	Figures 1–8
Appendix B	RF Electromagnetic Field Evaluation
Appendix C	Mitigation Monitoring and Reporting Program

**INITIAL STUDY AND  
ENVIRONMENTAL EVALUATION**

<b>Project Title:</b>	Palladio Monopalm Project
<b>Entitlements Requested:</b>	Conditional Use Permit
<b>Lead Agency Name and Address:</b>	City of Folsom Community Development Department 50 Natoma Street Folsom, CA 95630
<b>Contact Person and Phone Number</b>	Josh Kinkade, Assistant Planner (916) 355-7214
<b>Project Applicant:</b>	Epic Wireless Group 8700 Auburn Folsom Road, Suite 400 Granite Bay, CA 95746
<b>General Plan Designation:</b> Regional Commercial (RCC)	<b>Existing Zoning:</b> C-3 PD (General Commercial District – Planned Development)

---

This page left intentionally blank.

---

## 1.0 INTRODUCTION

This Initial Study addresses the proposed Palladio Monopalm Project (proposed project) and whether it may cause significant effects on the environment. These potential environmental effects are further evaluated to determine whether they were examined in the Folsom General Plan Environmental Impact Report (EIR; 1988) as amended by the EIR for the East Area Facilities Plan (1992). In particular, consistent with Public Resources Code (PRC) §21083.3, this Initial Study focuses on any effects on the environment which are specific to the proposed project, or to the parcel on which the project would be located, which were not analyzed as potentially significant effects in the General Plan EIR as amended by the EIR for the East Area Facilities Plan, or for which substantial new information shows that identified effects would be more significant than described in the previous EIRs. For additional information regarding the relationship between the proposed project and the previous EIRs, see Section 6 of this Initial Study.

The Initial Study is also intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means [§15152(b)(2)] of the California Environmental Quality Act (CEQA) Guidelines. If such revisions, conditions, or other means are identified, they will be identified as mitigation measures.

This Initial Study relies on State CEQA Guidelines Sections §§15064 and 15064.4 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an EIR.

## 2.0 PROJECT BACKGROUND

In 1991, the City Council certified the Broadstone Unit No. 2 Master Plan EIR for 805 acres of development, including this 116-acre site identified as a regional mall. The overall plan consisted of approximately 1,092 single-family units, 672 multifamily units, in addition to commercial and office development. The project site has been designated for development of a regional mall since the approval of the Broadstone Unit No. 2 Master Plan in 1991. The Master Plan EIR tiered of the City's previously certified East Area Facilities Plan EIR, and is a program EIR that evaluates the potentially significant effects of developing land uses pursuant to the proposed Broadstone Master Plan within the City of Folsom. Use of the Program EIR allowed the City to evaluate area-wide and cumulative impacts, where potential individual impacts caused by specific development projects within the Master Plan boundaries would require subsequent environmental analysis.

In 2003, a Tentative Parcel Map was approved on the site to allow for the future development of the regional mall. On December 15, 2004, the Planning Commission approved a Planned Development Permit, Conditional Use Permit, and Addendum to the Broadstone Unit No. 2 Master Plan EIR for development of a 930,000-square-foot regional commercial center and an 815,000-square-foot Kaiser Permanente Medical Center at the Broadstone Unit No. 2 Regional Mall site.

Subsequent to the 2004 approval of the Palladio regional commercial center and Kaiser Permanente Medical Center, the applicant made revisions to the site plan and building elevations. The most notable changes include: modification of the interior roadways, addition of a marketplace square, enhancement of the main street architectural theme, a reduction in the number of parking garages, relocation of the parking garages, and elimination of the two anchor tenant buildings. The changes to the site plan and building elevations are reflected in the subject application.

The following technical reports, quantified analysis and/or surveys were used in preparation of this Initial Study and are incorporated by reference:

- Cultural Resources records search and pedestrian survey, conducted by North Central Information Center and HELIX archaeologist on May 3, 2016 and April 16, 2016, respectively.

### 3.0 DESCRIPTION OF PROJECT

#### 3.1 PROJECT LOCATION

The project site consists of an approximately 30 foot by 40 foot (0.28 acre) site situated in southeastern City of Folsom in northeastern Sacramento County, California. The project site is located on the east side of Palladio Parkway between Iron Point Road and Via Fiori. The project site is located at 204 Palladio Parkway, and the project parcel is identified as Assessor's Parcel Number (APN) 072-3080-028. The project site is located within Section 8, Township 10 North, Range 8 East (Clarksville Base and Meridian, United States Geological Survey 7.5 minute "Clarksville Quadrangle"). Refer to **Figure 1** for the regional project location and **Figure 2** for the project vicinity (Appendix A).

#### 3.2 PROJECT SETTING AND SURROUNDING LAND USES

##### 3.2.1 Physical Landscape

The project site is currently developed as a landscaped area for a shopping center (Palladio at Broadstone) and is bound by Palladio Parkway to the west, additional landscaping to the south, a movie theater (Palladio 16 Cinemas) to the east, and retail shopping to the north. Further west across Palladio Parkway is an ambulatory surgery center. The more regional setting is primarily characterized by retail/commercial and residential development associated with built-out portions of Folsom to the west and east including single- and multi-family residential development and commercial business centers, as well as undeveloped parcels nearby the site and extensive undeveloped lands south of U.S. Highway 50. Neighboring land uses are summarized in **Table 1**.

<b>DIRECTION</b>	<b>LAND USE</b>
North	Commercial development, single-family development
East	Commercial development, undeveloped parcels, patchy single-family residential
South	Iron Point Road, commercial development, U.S. Highway 50, open space
West	Undeveloped parcels, single- and multi-family development.

With development of the shopping center, the project site has been landscaped with small shrubs and one pine tree. The site has a slight east-to-west slope, with the eastern end at approximately 396 feet above mean sea level (amsl) and the western end at 388 amsl. Terrain in the regional vicinity of the site is mostly flat. A pathway that exits the movie theater and leads to the sidewalk on Palladio Parkway is located adjacent to the east of the project site and a delivery driveway into the retail area is located adjacent to the north.

### 3.2.2 General Plan Land Use Designation and Zoning

The project site is within one APN, 072-3080-028. The General Plan currently identifies this APN as RCC (Regional Commercial), and the current zoning is C-3 PD (General Commercial District – Planned Development).

### 3.3 PROJECT CHARACTERISTICS

Epic Wireless Group proposes to install eight Andrew Model SBNHH-1D65B directional panel antennas on a new 80-foot pole, configured to resemble a palm tree (“monopalm”) at Site No. 279039. The antennas would be mounted at an effective height of about 72 feet above ground with a 6-foot height and would employ up to an 8° down-tilt, and would be oriented in pairs toward 40°T, 130°T, 220°T, and 310°T, to provide service in all directions. The branches of the monopalm would have an estimated diameter of 20 feet.

Additional proposed improvements include supporting equipment for the monopalm, including a wireless standby 30 kW diesel generator, four cabinets (two LTE cabinets, one miscellaneous cabinet, and one -48 cabinet), and a down-tilt motion sensor light. The generator would be placed on a 5-foot by 10-foot concrete slab. The cabinets would be covered with a canopy roof. The monopalm and ancillary equipment would be surrounded by an 8-foot high concrete masonry unit wall with 42-inch high security fencing, with a gate located on the western end of the site. A pathway would be constructed from this gate to the sidewalk on Palladio Parkway. For project surfaces not covered by the monopalm or supporting equipment, gravel would be laid over geotextiles to provide for weed suppression and drainage to existing shopping center drainage systems.

The maximum effective radiated power in any direction from the antennas would be 13,450 watts, representing simultaneous operation at 4,620 watts for Advanced Wireless Services (AWS), 4,210 watts for Personal Communications Services (PCS), 2,600 watts for cellular, and 2,020 watts for 700 megahertz (MHz) service. There are no other reported wireless telecommunications base stations at the site or nearby.

A 6-foot wide non-exclusive utility easement would also be created from the pathway to the northwest to an electrical box across the delivery driveway.

Refer to **Figures 3 and 4** in Appendix A for the proposed project site plan and elevation profiles.

### 3.4 CONSTRUCTION AND PHASING

Project construction would require removal of the existing landscaped area and relocation of the existing pine tree. Construction activities would take place during daytime hours between 7 a.m. and 6 p.m. on weekdays and between 8 a.m. and 5 p.m. on Saturdays, in accordance with Section 8.4.2.060 of the City’s Municipal Code (Noise Ordinance). No construction would take place on Sundays or holidays.



## **3.5 CITY REGULATION OF URBAN DEVELOPMENT**

### **3.5.1 General Plan**

The City of Folsom updated and adopted its current comprehensive General Plan in October 1988. The General Plan is a long-term planning document that guides growth and land development in the City. It provides the foundation for establishing community goals and supporting policies, and directs appropriate land uses for all land parcels within the City. As previously described, the General Plan land use designation for the project site is RCC, which allows for commercial services as a permitted land use; a cellular facility would be a commercial land use.

### **3.5.2 Zoning Ordinance**

Developed land uses in the City of Folsom are regulated specifically by the City's Zoning Code, in addition to the other adopted regulations and programs that apply to all proposed development within the City. In more detail than the General Plan, the Zoning Code regulates land uses on a parcel-by-parcel basis throughout the City. In order to achieve this regulation, the City assigns each parcel within the City to a zoning district, such as a district for single-family homes. Regulations for each district apply equally to all properties within the district. The project is zoned as C-3 PD, which would allow for a wireless telecommunication site as a permitted land use under this designation upon approval of a condition use permit.

## **3.6 OTHER CITY REGULATION OF URBAN DEVELOPMENT**

The City of Folsom further regulates urban development through standard construction conditions and through mitigation, building, and construction requirements set forth in the Folsom Municipal Code. Required of all projects constructed throughout the City, compliance with the requirements of the City's standard conditions and the provisions of the Municipal Code avoids or reduces many potential environmental effects. City procedures to minimize negative environmental effects and disruptions include an analysis of existing features, responsible agency and public input to the design process, engineering and design standards, and construction controls. The activities that mitigate typical environmental impacts to be implemented by the City during the project review, design, and construction phases are described in greater detail below.

### **3.6.1 Community Development Department Standard Construction Conditions**

The City's standard construction requirements are set forth in the City of Folsom, Community Development Standard Construction Specifications published in May 2004. A summary of these requirements is set forth below, and hereby incorporated by reference into the project description as though fully set forth herein. Copies of these documents may be reviewed at the City of Folsom, Community Development Department, 50 East Natoma Street; Folsom, California 95630.

The Community Development Department's standard construction specifications are required to be adhered to by any contractor constructing a public or private project within the City.

*Use of Pesticides* – Requires contractors to store, use, and apply a wide range of chemicals consistent with all local, state, and federal rules and regulations.

*Air Pollution Control* – Requires compliance with all Sacramento Metropolitan Air Quality Management District (SMAQMD) and City air pollution regulations.

*Water Pollution* – Requires compliance with City water pollution regulations, including National Pollutant Discharge Elimination System (NPDES) provisions.

*Noise Control* – Requires that all construction work comply with the Folsom Noise Ordinance (discussed further below), and that all construction vehicles be equipped with a muffler to control sound levels.

*Naturally Occurring Asbestos* – Requires compliance with all SMAQMD and City air pollution regulations, including preparation and implementation of an Asbestos Dust Mitigation Plan consistent with the requirements of Section 93105 of the State Government Code.

*Weekend, Holiday, and Night Work* – Prohibits construction work during evening hours, or on Sunday or holidays, to reduce noise and other construction nuisance effects.

*Public Convenience* – Regulates traffic through the work area, operations of existing traffic signals, roadway cuts for pipelines and cable installation, effects to adjacent property owners, and notification of adjacent property owners and businesses.

*Public Safety and Traffic Control* – Regulates signage and other traffic safety devices through work zones.

*Existing Utilities* – Regulates the relocation and protection of utilities.

*Preservation of Property* – Requires preservation of trees and shrubbery, and prohibits adverse effects to adjacent property and fixtures.

*Cultural Resources* – Requires that contractors stop work upon the discovery of unknown cultural or historic resources, and that an archaeologist be retained to evaluate the significance of the resource and to establish mitigation requirements, if necessary.

*Protection of Existing Trees* – Specifies measures necessary to protect both ornamental and native oak trees.

*Clearing and Grubbing* – Specifies protection standards for signs, mailboxes, underground structures, drainage facilities, sprinklers and lights, trees and shrubbery, and fencing. Also requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to control erosion and siltation of receiving waters.

*Reseeding* – Specifies seed mixes and methods for reseeding of graded areas.

### 3.7.2 City of Folsom Municipal Code

The City regulates many aspects of construction and development through requirements and ordinances established in the Folsom Municipal Code. These requirements are summarized in **Table 2**, and hereby incorporated by reference into the Project Description as though fully set forth herein. Copies of these documents may be reviewed at the City of Folsom, Office of the City Clerk, 50 East Natoma Street; Folsom, California 95630.

<b>Table 2 City of Folsom Municipal Code Regulating Construction and Development</b>		
<b>CODE SECTION</b>	<b>CODE NAME</b>	<b>EFFECT OF CODE</b>
8.42	Noise Control	Establishes interior and exterior noise standards that may not be exceeded within structures, including residences; establishes time periods for construction operations.
8.70	Stormwater Management and Discharge Control	Establishes conditions and requirements for the discharge of urban pollutants and sediments to the storm-drainage system; requires preparation and implementation of Stormwater Pollution Prevention Plans.
9.34	Hazardous Materials Disclosure	Defines hazardous materials; requires filing of a Hazardous Material Disclosure Form by businesses that manufacture, use, or store such materials.
9.35	Underground Storage of Hazardous Substances	Establishes standards for the construction and monitoring of facilities used for the underground storage of hazardous substances, and establishes a procedure for issuance of permits for the use of these facilities.
12.16	Tree Preservation	Regulates the cutting or modification of trees, including oaks and specified other trees; requires a Tree Permit prior to cutting or modification; establishes mitigation requirements for cut or damaged trees.
13.26	Water Conservation	Prohibits the wasteful use of water; establishes sustainable landscape requirements; defines water use restrictions.
14.19	Energy Code	Adopts the California Energy Code, 2010 Edition, published as Part 6, Title 24, C.C.R. to require energy efficiency standards for structures.
14.20	Green Building Standards Code	Adopts the California Green Building Standards Code (CALGreen Code), 2010 Edition, excluding Appendix Chapters A4 and A5, published as Part 11, Title 24, C.C.R. to promote and require the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices.

14.29	Grading Code	Requires a grading permit prior to the initiation of any grading, excavation, fill or dredging; establishes standards, conditions, and requirements for grading, erosion control, stormwater drainage, and revegetation.
14.32	Flood Damage Prevention	Restricts or prohibits uses that cause water or erosion hazards, or that result in damaging increases in erosion or in flood heights; requires that uses vulnerable to floods be protected against flood damage; controls the modification of floodways; regulates activities that may increase flood damage or that could divert floodwaters.

## 4.0 PROJECT OBJECTIVES

The objective of the proposed project is to develop a cellular facility with antennas and supporting equipment shelter in the City of Folsom. The objective of providing the cellular facility must be achieved while minimizing environmental impacts to the maximum extent practicable and while meeting the requirements of the General Plan, as amended.

## 5.0 REQUIRED APPROVALS

A listing and brief description of the regulatory permits and approvals required to implement the proposed project is provided below. This environmental document is intended to address the environmental impacts associated with all of the following decision actions and approvals:

- Conditional Use Permit

The City of Folsom has the following discretionary powers related to the proposed project:

- **Certification of the environmental document:** The Folsom City Council will act as the lead agency as defined by the California Environmental Quality Act (CEQA), and will have authority to determine if the environmental document is adequate under CEQA.
- **Approval of project:** The Folsom City Council will consider approval of the project and all entitlements as described above.

## 6.0 PREVIOUS RELEVANT ENVIRONMENTAL ANALYSIS

The EIR for the City of Folsom General Plan (1988) as amended by approval of the East Area Facilities Plan (1992) provides relevant policy guidance for this environmental analysis. Even though the site is not located within the boundaries of the East Area, the East Area Facilities Plan EIR was designed to update the EIR for the General Plan and the whole city. Thus, the East Area Facilities Plan EIR updated and revised the environmental conclusions of the General Plan EIR so that the East Area Facilities Plan EIR provides the foundation environmental document for evaluating development throughout this part of the City.

### 6.1 TIERING

“Tiering” refers to the relationship between a program-level EIR (where long-range programmatic cumulative impacts are the focus of the environmental analysis) and subsequent environmental analyses such as the subject document, which focus primarily on issues unique to a smaller project within the larger program or plan. Through tiering a subsequent environmental analysis can incorporate, by reference, discussion that summarizes general environmental data found in the program EIR that establishes cumulative impacts and mitigation measures, the planning context, and/or the regulatory background. These broad based issues need not be reevaluated subsequently, having been previously identified and evaluated at the program stage.

Tiering focuses the environmental review on the project-specific significant effects that were not examined in the prior environmental review, or that are susceptible to substantial reduction or avoidance by specific revisions in the project, by the imposition of conditions or by other means. Section 21093(b) of the Public Resources Code requires the tiering of environmental review whenever feasible, as determined by the Lead Agency.

In the case of the proposed project, this Initial Study tiers from the EIR for the City of Folsom General Plan as amended by approval of the East Area Facilities Plan. The Folsom General Plan, as amended, is a project that is related to the proposed project and, pursuant to §15152(a) of the State CEQA Guidelines, tiering of environmental documents is appropriate. State CEQA Guidelines §15152(e) specifically provides that:

“[w]hen tiering is used, the later EIRs or Negative Declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later [environmental document] should state that the Lead Agency is using the tiering concept and that the [environmental document] is being tiered with the earlier EIR.”

The above mentioned EIRs can be reviewed at the following location:

City of Folsom  
Community Development Department  
50 East Natoma Street  
Folsom, CA 95630  
Contact: Mr. Josh Kinkade, Assistant Planner  
(916) 355-7214

## **6.2 INCORPORATION OF THE FOLSOM GENERAL PLAN, EAST AREA FACILITIES PLAN, BROADSTONE II MASTER PLAN, AND PALLADIO EIRS BY REFERENCE**

The EIRs for the Folsom General Plan and the East Area Facilities Plan are comprehensive documents. In addition to these documents, the Broadstone II Master Plan EIR and Palladio Shopping Center FEIR Addendum are important in understanding the environmental analysis that has occurred to date with respect to development in the Folsom area, where these documents are hereby incorporated by reference pursuant to State CEQA Guidelines §15150.

## 7.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality/Greenhouse Gases       |
| <input type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" 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 |



## 8.0 EVALUATION OF ENVIRONMENTAL IMPACTS

Responses to the following questions and related discussion indicate if the proposed project will have, or will potentially have a significant adverse impact on the environment, either individually or cumulatively with other projects. All phases of project planning, implementation, and operation are considered. Mandatory Findings of Significance are located in Section XVIII below.

### 8.1 AESTHETICS

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
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) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

#### 8.1.1 Environmental Setting

The project site is landscaped with a pine tree, shrubs, and grass. The project site is bound by a movie theater to the east, delivery driveway and retail shopping to the north, Palladio Parkway and an ambulatory surgery center to the west, and additional landscaping to the south. Areas further west of the project site are undeveloped for approximately 700 feet before a multi-family residential complex begins off Broadstone Parkway. Areas further to the east consist of the shopping center, undeveloped parcels, and single-family residential development. Areas north of the site consist of the shopping centers and single-family residential development. Areas to the south include another shopping center and U.S. Highway 50, south of which is largely undeveloped.

The most prominent aesthetic features of the area are the shopping center buildings and parking garages. The adjacent movie theater reaches approximately 54 feet in height. Adjacent trees to the project reach heights of approximately 20 feet. Palm trees line the entryways to the shopping center, the ambulatory surgery center, and north end of the Palladio Parkway and Iron Point Road intersection; palm tree heights appear to be approximately 30 to 50 feet. The open space and undeveloped parcels are largely covered in scattered grasses.

Four photosimulations of the proposed monopalm are included as **Figures 5** through **8**. **Figure 5** represents the view from Iron Point Road looking northwest at the project site. **Figure 6** shows the view of the project site from Broadstone Parkway looking east. **Figure 7** represents the view of the project site from a higher vantage point on Catterline Way, looking east at the site. The final simulation, **Figure 8**, is a close-up from Palladio Parkway, looking northeast at the project site.

### **8.1.2 Evaluation of Aesthetics**

#### **Question A: Less than Significant Impact**

A scenic vista is defined as a viewpoint that provides expansive view of a highly valued landscape for the benefit of the general public. Neither the project site nor the surrounding areas are considered to be scenic vistas due to the existing development and suburban environment typical of the area. Further, neither the project site, nor views to or from the project site, have been designated an important scenic resource by the City of Folsom or any other public agency.

The monopalm has been designed to resemble a palm tree to hide the mechanical equipment underneath and blend in with the existing palm trees of the area. As shown in **Figures 5** through **8**, at vantage points in the surrounding area the monopalm would be consistent with the existing views that contain scattered palm trees and commercial and residential development. Therefore, construction of the proposed project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant, and no mitigation would be necessary.

#### **Question B: No Impact**

There are no state or locally designated scenic highways in the vicinity of the proposed project (Caltrans 2015). Implementation of the proposed would not adversely affect scenic resources within a designated scenic highway. No impact would occur, and no mitigation would be necessary.

#### **Question C: Less than Significant Impact**

The existing visual character of the area surrounding the project site is primarily defined by development areas interspersed with undeveloped areas. Existing trees in the area include palm trees along entryways and public streets. As shown in **Figures 5** through **8** (Appendix A), the project's monopalm would be visible from Iron Point Road, Broadstone Parkway, and Palladio Parkway, and slightly visible from Catterline Way. The monopalm may be visible from Highway 50 at a distance of 0.4 mile (approximately twice as far from the project as Iron Point Road). Given the project's palm tree design and the distance from most of these roads to the monopalm, the monopalm would be largely indistinguishable as a man-made feature from

surrounding palm trees and its visual intrusiveness would not be substantial. The monopalm may appear more prominent than surrounding palm trees due to its increased height; however, at farther distances, this height distance is not pronounced. The monopalm would be located in a shopping center with a high bulk and density, which includes buildings over a 30-acre area that reach heights as high as 5-stories. Therefore, the monopalm would be consistent with existing views from Palladio Parkway that look east towards the shopping center, where the monopalm would be most prominent. In addition, similar to a palm tree, the monopalm would have a narrow profile that would not substantially affect views of nearby open space and hill sides.

Construction of the project would require the relocation of one pine tree to an adjacent area. By relocating the pine tree to an adjacent area, the project would maintain the existing visual character of the pine trees off Palladio Parkway. Development of the supporting equipment, such as the cabinets and emergency generator, would include a canopy over the cabinets and an 8-foot high concrete masonry unit wall around the equipment and the monopalm. These features would lessen the visual change from the addition of the equipment. In addition, the project site is in the rear of the shopping center, where various supporting electrical equipment currently exist (e.g., transformers and electrical boxes).

Although the proposed project would alter the existing visual character of the site and the surrounding area, the proposed project is consistent with typical commercial development. The proposed project is consistent with the overall suburban character and ongoing development in the vicinity through its visual similarity with existing palm trees in the vicinity, and is expected to integrate into the existing and planned development of the area. A less than significant impact to visual character and quality would occur, and no mitigation would be necessary.

#### **Question D: Less than Significant Impact**

Existing sources of light in the area include street lighting and external lighting from the shopping center. The project would be down-tilt, motion-sensor lighting near the cabinets. Any new lighting associated with development within the project area would be subject to City standard practices regarding night lighting that would be made a condition of approval of the Conditional Use Permit. Consistent with the City's practices, the lighting shall be sited and designed to avoid light spillage and glare on adjacent properties, with timers or photo-electric cells for turning the lights on and off within one-half hour after dusk and one-half hour prior to dawn. Therefore, impacts from lighting would be less than significant, and no mitigation would be necessary.

The monopalm branches and trunk would be painted to imitate the colors of a palm tree; these colors would not be substantially reflective. Supporting equipment would be covered by canopy and surrounding by a concrete wall. Therefore, glare impacts would be less than significant, and no mitigation would be necessary.

## 8.2 AGRICULTURE AND FORESTRY RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agriculture Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on 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:

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 non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

12220(g)), timberland (as defined by Public Resources Code Section 4526 (g)), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

### 8.2.1 Environmental Setting

No agricultural activities or timber management occur on the project site or in adjacent areas and the site is not designated for agricultural or timberland uses. The California Important Farmlands Map prepared for Sacramento County by the California Resources Agency classifies the project site as urban and built up land (California Department of Conservation 2015). Land to the west that surrounds the ambulatory surgery center is classified as grazing land.

The Natural Resources Conservation Service (NRCS) soil survey report generated for the project site (NRCS 2016) indicates that no Prime or Unique Farmland or Farmland of Statewide Importance occurs on the project site.

### 8.2.2 Evaluation of Agriculture and Forestry Services

#### Questions A, B, E: No Impact

Because no important agricultural resources or activities exist on the project site, no impact would occur, and no mitigation would be necessary.

#### Questions C, D, E: No Impact

Because no portion of the City or the project site are zoned for forest land, timberland, or zoned Timberland Production, no impact would occur, and no mitigation would be necessary.

### 8.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 8.3.1 Environmental Setting

The climate in the Folsom area is characterized by hot, dry summers and cold, rainy winters. During summer's longer daylight hours, plentiful sunshine provides the energy needed to fuel photochemical reactions between Oxides of Nitrogen ( $\text{NO}_x$ ) and Reactive Organic Gasses (ROG), which result in Ozone ( $\text{O}_3$ ) formation. High concentrations of  $\text{O}_3$  are reached in the Folsom area due to intense heat, strong and low morning inversions, greatly restricted vertical mixing during the day, and daytime subsidence that strengthens the inversion layer. At this time, the greatest pollution problem in the Folsom area is from  $\text{NO}_x$ .

The City of Folsom lies within the eastern edge of the Sacramento Valley Air Basin (SVAB). The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for implementing emissions standards and other requirements of federal and state laws in the project area. As required by the California Clean Air Act (CCAA), SMAQMD has published various air quality planning documents as discussed below to address requirements to bring the District into compliance with the federal and state ambient air quality standards. The Air Quality Attainment Plans are incorporated into the State Implementation Plan, which is subsequently submitted to the U.S. Environmental Protection Agency (EPA), the federal agency that administrates the Federal Clean Air Act of 1970, as amended in 1990.

Ambient air quality is described in terms of compliance with state and national standards, and the levels of air pollutant concentrations considered safe, to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards (CAAQS), and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An "attainment" designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A "nonattainment" designation indicates that a pollutant concentration violated the standard at least once.

The EPA designates areas for ozone ( $\text{O}_3$ ), carbon monoxide (CO), and nitrogen dioxide ( $\text{NO}_2$ ) as either "Does not meet the primary standards", "Cannot be classified", or "Better than national standards". For sulfur dioxide ( $\text{SO}_2$ ), areas are designated as "Does not meet the primary standards", "Does not meet the secondary standards", "Cannot be classified", or "Better than national standards". The area air quality attainment status of the SVAB, including the City of Folsom, is shown in **Table 3**.

**Table 3  
Sacramento Air Basin – Attainment Status**

<b>POLLUTANT</b>	<b>STATE OF CALIFORNIA ATTAINMENT STATUS</b>	<b>FEDERAL ATTAINMENT STATUS</b>
Ozone	Nonattainment	Nonattainment
Suspended Particulate Matter (PM <sub>10</sub> )	Nonattainment	Attainment
Fine Particulate Matter (PM <sub>2.5</sub> )	Attainment	Nonattainment
Carbon Monoxide	Attainment	Attainment/Unclassified
Nitrogen Dioxide	Attainment	Attainment/Unclassified
Lead	Attainment	Attainment/Unclassified
Sulfur Dioxide	Attainment	Attainment/Unclassified
Sulfates	Attainment	No Federal Standard
Hydrogen Sulfide	Unclassified	No Federal Standard
Visibility Reducing Particles	Unclassified	No Federal Standard

Sources: California Air Resources Board Area Designations. State Area Designations and Maps. Reviewed January 9, 2015. Accessed at <http://www.arb.ca.gov/desig/changes.htm#reports> on December 14, 2015.

U.S. Environmental Protection Agency Nonattainment Areas for Criteria Pollutants. Accessed at <http://www.epa.gov/airquality/greenbk/anc12.html> on December 14, 2015.

The Sacramento County/Sacramento Metropolitan Area portion of the SVAB is currently in nonattainment for federal and/or state ozone, PM<sub>10</sub> and PM<sub>2.5</sub> standards. Concentrations of all other pollutants meet state and federal standards.

Ozone is not emitted directly into the environment, but is generated from complex chemical reactions between ROG, or non-methane hydrocarbons, and NO<sub>x</sub> that occur in the presence of sunlight. ROG and NO<sub>x</sub> generators in Sacramento County include motor vehicles, recreational boats, other transportation sources, and industrial processes. PM<sub>10</sub> and PM<sub>2.5</sub> arise from a variety of sources, including road dust, diesel exhaust, fuel combustion, tire and brake wear, construction operations and windblown dust.

### **8.3.2 Air Quality Monitoring**

CARB’s air quality monitoring network provides information on ambient concentrations of air pollutants in the SVAB. SMAQMD operates a monitoring station in Folsom, where the air quality data for ozone and PM<sub>2.5</sub> were obtained. Other data are reported from one additional location in Sacramento County. **Table 4** compares a three-year summary of the highest annual criteria air pollutant emissions collected at these monitoring stations with applicable CAAQS, which are more stringent than the corresponding NAAQS. The pollutants ozone, PM<sub>2.5</sub>, and PM<sub>10</sub> are expected to be fairly representative of the project site, due to the regional nature of these pollutants.



**Table 4**  
**Summary of Annual Air Quality Data for Folsom Area**  
**Air Quality Monitoring Stations**

<b>POLLUTANT</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<i>Ozone (O3) 1-hour: Monitoring location: Folsom – East Natoma Street</i>			
Maximum Concentration (ppm)	0.14	0.100	0.114
Days Exceeding State Standard (1-hr avg. 0.09 ppm)	5	7	3
<i>Ozone (O3) 8-hour: Monitoring location: Folsom – East Natoma Street</i>			
Maximum Concentration (ppm)	0.087	0.085	0.093
Days Exceeding State Standard (8-hr avg. 0.070 ppm)	17	35	11
Days Exceeding National Standard (8-hr avg. 0.075 ppm)	6	14	5
<i>PM10: Monitoring location: Sacramento – Branch Center Road 2</i>			
Maximum State 24-Hour Concentration (µg/m <sup>3</sup> )	63.0	46.0	35.0
Days Exceeding State Standard (Daily Standard 50 µg/m <sup>3</sup> )	1	0	*
Maximum Federal 24-Hour Concentration (µg/m <sup>3</sup> )	59.0	45.0	35.0
Days Exceeding Federal Standard (Daily Standard 150 µg/m <sup>3</sup> )	0	0	*
<i>PM2.5: Monitoring location: Folsom – East Natoma Street</i>			
Maximum National 24-Hour Concentration (µg/m <sup>3</sup> )	*	*	*
Days Exceeding National 2006 Standard (Daily Standard 35 µg/m <sup>3</sup> )	*	*	*

\*Insufficient data to determine the value

Source: California Air Resources Board, Air Quality Data and Statistics. Accessed at: <http://www.arb.ca.gov/adam/index.html> on April 26, 2016.

As indicated in **Table 4**, ozone and PM<sub>10</sub> standards have been exceeded in Folsom over the past three years. Although no data are available for PM<sub>2.5</sub> at the Folsom monitoring station, data collected regionally at the Sacramento Health Department monitoring site on Stockton Boulevard in Sacramento show that there have been exceedances for this pollutant as well over the last five years.

### **Air Quality Attainment Planning**

In order to work towards attainment for ozone, PM<sub>10</sub> and PM<sub>2.5</sub>, the EPA Office of Air Quality Planning & Standards requires that each state containing nonattainment areas develop a written plan for cleaning the air in those areas. The plans developed are called State Implementation Plans (SIP). Through these plans, states outline efforts they will make to try to correct the levels of air pollution and bring their areas back into attainment. The status of air quality attainment planning for the Sacramento area is:

- The Sacramento region was classified by the EPA as a “serious” nonattainment area on June 15, 2004 for the federal 8-hour ozone standard, with an attainment deadline of June 15, 2013. Emission reductions needed to achieve the air quality standard were identified using an air quality modeling analysis. An evaluation of proposed control

measures and associated VOC and NO<sub>x</sub> emission reductions concluded that no set of feasible controls were available to provide the needed emission reductions before the attainment deadline year. Given the magnitude of the shortfall in emission reductions, and the schedule for implementing new control measures, the earliest possible attainment demonstration year for the Sacramento region is determined to be the “severe” area deadline of 2019. Section 181(b)(3) of the Clean Air Act permits a state to request that the EPA reclassify a nonattainment area to a higher classification and extend the time allowed for attainment. This process is appropriate for areas that must rely on longer-term strategies to achieve the emission reductions needed for attainment. The EPA approved this request on May 5, 2010.

- In March 2002, the EPA officially determined that Sacramento County had attained the PM<sub>10</sub> standards. In November 2010, the SMAQMD formally requested that the EPA redesignate Sacramento County from nonattainment to attainment for PM<sub>10</sub>. The EPA approved this request effective October 28, 2013. The SMAQMD additionally adopted a PM<sub>10</sub> Maintenance Plan. The plan establishes PM<sub>10</sub> Motor Vehicle Emission Budgets.
- The EPA Administrator signed the SMAQMD’s final PM<sub>2.5</sub> nonattainment designations for Sacramento on October 8, 2009. In October 2013, the SMAQMD formally requested that the EPA redesignate Sacramento County from nonattainment to attainment for PM<sub>2.5</sub>. The EPA has not acted on this redesignation request as of the date of this Initial Study.

### **8.3.3 Evaluation of Air Quality**

While the final determination of whether or not a project has a significant effect is within the purview of the lead agency pursuant to CEQA Guidelines Section 15064(b), SMAQMD recommends that its air pollution thresholds be used to determine the significance of project emissions. The criteria pollutant thresholds and various assessment recommendations are contained in SMAQMD’s Guide to Air Quality Assessment in Sacramento County (2009, revised), and are discussed under the checklist questions below.

#### **Questions A, B, C: Less than Significant Impact**

In accordance with SMAQMD’s Guide, construction-generated NO<sub>x</sub> and operational-generated ROG and NO<sub>x</sub> (all ozone precursors) are used to determine consistency with the Ozone Attainment Plan. The Guide states:

*By exceeding the District’s mass emission thresholds for operational emissions of ROG or NO<sub>x</sub>, the project would be considered to conflict with or obstruct implementation of the District’s air quality planning efforts.*

## Regional Emissions

### *Operational Emissions*

Operation of the proposed project would not result in a population increase and would not generate new vehicle trips beyond occasional maintenance activities, and would therefore produce negligible emissions. Although the project includes a diesel generator, it would only be used as a back-up power supply, and would therefore produce negligible emissions. No other emissions would be associated with the operation of the proposed project. Therefore, the project would not exceed SMAQMD's mass emissions thresholds for operational emissions of ROG or NO<sub>x</sub>. Therefore, operational impacts to regional air quality would be less than significant and no mitigation would be necessary.

### *Construction Emissions*

Construction activities would be temporary and would likely only last several weeks or months. In addition, given the small footprint of the site (30 foot by 40 foot), limited construction equipment would be necessary for construction tasks. Therefore, construction would not produce emissions that would exceed SMAQMD construction thresholds for NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction impacts to regional air quality would be less than significant and no mitigation would be necessary.

## Local Emissions

### *Operational Emissions*

The primary pollutant of localized concern is mobile-source CO. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed, and delay. Long-distance transport of CO is extremely limited because it disperses rapidly with distance from the source under normal meteorological conditions. Under specific meteorological conditions and traffic conditions, CO concentrations at receptors located near roadway intersections may reach unhealthy levels, when combined with background CO levels. The SMAQMD's two-tiered screening criteria identifies when a project has the potential to contribute to a CO hotspot and if CO dispersion modeling is necessary. According to the first screening tier, the proposed project will result in a less-than-significant impact to air quality for local CO if:

1. Traffic generated by the proposed project will not result in deterioration of intersection level of service (LOS) to LOS E or F; and
2. The project will not contribute additional traffic to an intersection that already operates at LOS E or F.

The project would only be expected to generate occasional maintenance trips and would therefore not result in the deterioration of an intersection's LOS. Impacts from operational emissions to regional air quality would be less than significant.

### *Construction Emissions*

As stated in the SMAQMD's Guide, a project would result in less than significant PM<sub>10</sub> (and, therefore, PM<sub>2.5</sub>) emissions if:

1. The project would implement all the Basic Construction Emission Control Practices; and
2. The maximum daily disturbed area would not exceed 15 acres.

The project site is approximately 0.28 acres, much less than the 15-acre limit. Furthermore, the proposed project incorporates the Basic Construction Emission Control Practices, as recommended by the SMAQMD. As such, the project meets the two criteria above, and impacts related to construction-generated PM<sub>10</sub> and PM<sub>2.5</sub> emissions would be less than significant.

### Cumulative Net Increase

Given the project's minimal construction and operational emissions, the proposed project would not result in a cumulatively considerable net increase for a criteria pollutant for which the region is in non-attainment for and impacts would be less than significant.

### **Questions D, E: Less than Significant Impact**

Sensitive receptors in the vicinity of the project include nearby single- and multi-family residents, located approximately 0.25 mile west of the project site. Other than emissions from occasional maintenance trips and the emergency generator, no other air emissions or odors would be released during operation of the proposed facility. Normal activities associated with operation of the facility would not result in the release of any odors or toxic substances into the air. Similarly, emissions of criteria air pollutants during project construction would be expected to be less than significant. Thus, overall air emissions would not expose sensitive receptors to substantial air pollutant concentrations or create objectionable odors. Impacts would be less than significant and no mitigation would be necessary.

## 8.4 BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant 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 type="checkbox"/>	<input checked="" 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any applicable policies protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

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?

	□	□	□	■
--	---	---	---	---

### 8.4.1 Environmental Setting

The project site is a landscaped area that is surrounded by development, containing ornamental vegetation such as shrubs, grasses, and one pine tree. Land uses in the general area of the project site transition from dense retail/commercial development to undeveloped areas, then to residential or additional retail/commercial development.

### 8.4.2 Regulatory Framework Related to Biological Resources

The City of Folsom regulates urban development through standard construction conditions and through mitigation, building, and construction requirements set forth in the Folsom Municipal Code. Required of all projects constructed in the City, compliance with the requirements of the City's standard conditions and the provisions of the Municipal Code avoids or reduces many potential environmental effects. No Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan has been approved for the City of Folsom.

### State and Federal Endangered Species Acts

Special status species are protected by state and federal laws. The California Endangered Species Act (CESA; California Fish and Game Code Sections 2050 to 2097) protects species listed as threatened and endangered from harm or harassment. This law is similar to the Federal Endangered Species Act of 1973 (FESA; 16 USC 1531 *et seq.*) which protects federally threatened or endangered species (50 CFR 17.11, and 17.12; listed species) from take. Both laws include a process for issuance of permits for incidental take of listed species through consultation with the agency having jurisdiction over the protected species. Incidental take is take resulting as an unintended consequence of an otherwise lawful action.

### California Code of Regulations and California Fish and Game Code

The official listing of endangered and threatened animals and plants is contained in the California Code of Regulations Title 14 § 670.5. A state candidate species is one that the California Fish and Game Code has formally noticed as being under review by CDFW for inclusion on the state list pursuant to Sections 2074.2 and 2075.5 of the California Fish and Game Code. CDFW also designates Species of Special Concern that are not currently listed or candidate species.

Legal protection is also provided for wildlife species in California that are identified as “fully protected animals.” These species are protected under Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fishes) of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species at any time. Incidental take of fully protected species is not permitted except in conjunction with an approved Natural Community Conservation Plan that provides adequate coverage to the fully protected species (California Fish and Game Code Section 2835).

### **California Native Plant Protection Act**

The California Native Plant Protection Act of 1977 (California Fish and Game Code Sections 1900 to 1913) requires all state agencies to use their authority to implement programs to conserve endangered and otherwise rare species of native plants. Provisions of the act prohibit the taking of listed plants from the wild and require notification of CDFW at least 10 days in advance of any change in land use other than changing from one agricultural use to another, which allows CDFW to salvage listed plants that would otherwise be destroyed.

### **Nesting and Migratory Birds**

Nesting birds are protected by state and federal laws. California Fish and Game Code (§3503, 3503.5, and 3800) prohibits the possession, incidental take, or needless destruction of any bird nests or eggs; Fish and Game Code §3511 designates certain bird species, including all raptors, “fully protected”, making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. Under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USF §703-711), migratory bird species and their nests and eggs that are on the federal list (50 CFR §10.13) are protected from injury or death, and project-related disturbance must be reduced or eliminated during the nesting cycle.

### **City of Folsom Tree Preservation Ordinance**

Requirements related to biological resources include protection of existing trees, and specify measures necessary to protect native oaks and ornamental trees. Chapter 12.16 of the Folsom Municipal Code, the Tree Preservation Ordinance, regulates the cutting or modification of protected trees. Protected trees include:

- Native oak trees with a diameter of 6 inches or larger for single trunk trees and 20 inches or greater combined diameter for multi-trunk trees;
- Heritage oak trees - native oaks with a single trunk diameter of 19 inches or greater or a multi-trunk diameter of 38 inches or greater;
- Landmark trees identified individually by the City Council through resolution as being a significant community benefit; and
- Street trees within the tree maintenance strip.

The Tree Preservation Ordinance requires a Tree Permit prior to cutting or modification of a protected tree, and establishes mitigation requirements for cut or damaged protected trees (City of Folsom 2000). Actions regulated by the Tree Preservation Ordinance include:

- Removal of a Protected Tree;
- Pruning/trimming of a Protected Tree;
- Grading or trenching within the Protected Zone of a Protected Tree.

### **Jurisdictional Waters**

Any person, firm, or agency planning to alter or work in the waters of the U.S. (WOUS), including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA). Section 401 of the CWA requires an applicant for a federal license or permit under Section 404 to also obtain a state certification that the discharge complies with other provisions of the CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California. The extent of USACE jurisdiction under the CWA is determined by USACE according to published definitions that are informed by statute, regulatory practice, and judicial rulings.

Waters of the State are protected by state laws including Section 1600 *et seq.* of the California Fish and Game Code, and the Porter-Cologne Water Quality Control Act. Waters of the State generally have a broader definition than WOUS. Alteration of a lake or stream as defined in the California Fish and Game Code requires the execution of a Streambed Alteration Agreement with CDFW. Actions that would result in a discharge of pollutants into waters of the State must be permitted by the RWQCB pursuant to Porter-Cologne.

#### **8.4.3 Biological Communities/Land Cover Types**

The habitat type on the project site is considered “Developed.” Developed land is land that has been built upon or otherwise modified to the point that it no longer naturally supports vegetation. Developed land includes irrigated landscaping.

#### **8.4.4 Wildlife**

As the project is located on developed land, no special-status wildlife species would be expected to occur on the project site.

#### **8.4.5 Protected Trees**

There are no native oak trees in the project site. The only trees in the project site is a pine tree, which does not qualify as protected under the City of Folsom Tree Preservation Ordinance. The tree will be relocated in an adjacent area.

#### **8.4.6 Evaluation of Biological Resources**

### **Question A: No Impact**

As described above, the project site is considered developed land with only ornamental, landscaped vegetation present. This type of vegetation would not be expected to support species identified as a candidate, sensitive, or special status in local or regional plans, policies, or



regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). Therefore, modification of this area would result in no impacts to sensitive species during construction and operation, and no mitigation would be necessary.

**Question B: No Impact**

The project site is developed with ornamental vegetation and no sensitive vegetation occurs on or adjacent to the site. No impacts to sensitive habitat would occur and no mitigation would be necessary.

**Question C: No Impact**

No riparian habitat or wetlands occur within or immediately adjacent to the project site. As such, no direct impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act are anticipated and no mitigation would be necessary.

**Question D: No Impact**

The project site is located within a developed area of a large shopping center that does not function as part of a wildlife movement corridor. The project site does not contain any resources or suitable habitat that would support wildlife movement or a nursery site, such as trees. No impacts would occur.

**Question E: No Impact**

A single pine tree is located within the project development footprint, which would be relocated upon construction. This pine tree does not qualify under the following City of Folsom Tree Preservation Ordinance criteria for protection:

- Native oak trees with a diameter of 6 inches or larger for single trunk trees and 20 inches or greater combined diameter for multi-trunk trees;
- Heritage oak trees - native oaks with a single trunk diameter of 19 inches or greater or a multi-trunk diameter of 38 inches or greater;
- Landmark trees identified individually by the City Council through resolution as being a significant community benefit;
- Street trees within the tree maintenance strip.

As the pine tree does not meet the ordinance criteria, no impacts would occur.

**Question F: No Impact**

No Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan has been approved for the City of Folsom. Therefore, no impacts to an existing adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would occur, and no mitigation would be necessary.

## 8.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 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 Section 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 formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 8.5.1 Environmental Setting

#### Regulatory Setting

State and federal legislation requires the protection of historical and cultural resources. In 1971, President's Executive Order No. 11593 required that all federal agencies initiate procedures to preserve and maintain cultural resources by nomination and inclusion on the National Register of Historic Places. In 1980, the Governor's Executive Order No. B-64-80 required that state agencies inventory all "significant historic and cultural sites, structures, and objects under their jurisdiction which are over 50 years of age and which may qualify for listing on the National Register of Historic Places." Section 15064.5(b)(1) of the CEQA Guidelines specifies that projects that cause "...physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired" shall be found to have a significant impact on the environment. For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project could impact a resource, it must be determined whether the resource is an historical resource, which is defined as a resource that:

(A) is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and,

(B) Meets any of the following criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the

distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may be likely to yield, information important in prehistory or history. The City of Folsom Standard Construction Specifications were developed and approved by the City of Folsom in May 2004 and updated in December 2014. They include Article 11 - Cultural Resources, which provides direction on actions to be taken in the event that materials are discovered that may ultimately be identified as a historical or archaeological resource, or human remains (City of Folsom 2014).

## **Cultural Background**

Following is a brief summary providing a context in which to understand the background and relevance of resources that may occur in the general project area. This section is not intended to be a comprehensive review of the current resources available; rather, it serves as a general overview. Further details can be found in ethnographic studies, mission records, and major published sources

### *Southern Maidu*

At the time of European contact, the Southern Maidu tribe of California Native Americans, previously referred to as the Nisenan, occupied the project vicinity. The Southern Maidu occupied the drainages of the Yuba, Bear, and American rivers and the lower drainages of the Feather River, bounded by the west bank of the Sacramento River to the west, the crest of the Sierra Nevada to the east, a few miles south of the American River to the south. The northern boundary is not well established due to the Southern Maidu's linguistic similarity with neighboring groups, but extended somewhere between the Feather and Yuba rivers (Kroeber 1925; Wilson and Towne 1978).

The Southern Maidu constructed villages on natural rises along streams and rivers ranging in size from three to fifty houses. The houses were typically dome or conical shaped and covered with earth, tule mats, or grasses, and major villages contained a semi-subterranean dance house structure covered by earth, tule, and brush (Wilson and Towne 1978). The Southern Maidu subsistence base varied and included gathering seeds and seasonal plant resources, hunting, and fishing. The Southern Maidu were not dependent on one staple, as their territory provided abundant year-round sources of different food. Acorns were a primary food source and were stored in granaries, in addition to buckeye nuts, digger and sugar pine nuts, and hazelnuts. Ethnographic reports indicate the Southern Maidu obtained large game such as deer, antelope, tule elk, mountain lions, and black bears, by game drives, snares, decoys, deadfalls, and bows and arrows. Rabbits and other small game were hunted with sticks, blunted arrows, traps, snares, nets, fire, and rodent hooks.

The Southern Maidu political organization was centered on the tribelet and each village was governed by a headman who served as an advisor and whose position was typically passed on patrilineally, although some chiefs were chosen by the villagers (Beals 1933; Wilson and Towne 1978). Very little contact existed for the Southern Maidu outside of their tribelet area, and outside contact was typically only for ceremonies, trade, and warfare (Beals 1933). Southern Maidu disposed of their dead by cremation and then burial, usually on the morning after the

person died. The deceased person's property would be burned and their house moved or destroyed. After the cremation, the bones and ashes would be gathered and buried in the village cemetery. When a death occurred away from the person's village, they would be cremated where they died and their remains returned to their village to be buried (Wilson and Towne 1978).

## **Historic Background**

The history of the northern Central Valley and Sierra Nevada foothills can be divided into several periods of influence; pertinent historic periods are briefly summarized below.

### *Spanish Period*

The arrival and expansion of the Spanish did not have a significant effect on the Southern Maidu way of life, as contact with the Spanish was limited, and only in the southern edge of their territory. Spanish exploration of the greater Southern Maidu territory occurred when José Canizares explored the adjacent Plains Miwok territory in 1776. There is no recorded history of any Southern Maidu being removed and forced into the Spanish Mission system as neophytes, unlike their Miwok neighbors (Wilson and Towne 1978). There are numerous accounts of neophytes fleeing the missions, and a series of "Indian Wars" broke out when the Spanish tried to return them to the missions (Johnson 1978). The Southern Maidu received some of the escaped mission neophytes and felt pressure on their southern borders from displaced Miwok villages.

### *Mexican Period*

With the declaration of Mexican independence in 1821, Spanish control of Alta California ended, although little change actually occurred. Political change did not take place until mission secularization in 1834, when Native Americans were released from missionary control and the mission lands were granted to private individuals. Shoup and Milliken (1999) state that mission secularization exposed Native Americans to further exploitation by outside interests, often forcing them into a marginal existence as laborers for large ranchos. Following mission secularization, the Mexican population grew as the native population continued to decline. Anglo-American settlers began to arrive in Alta California during this period and often married into Mexican families, becoming Mexican citizens, which made them eligible to receive land grants. In 1846, on the eve of the U.S.-Mexican War (1846 to 1848), the estimated population of Alta California was 8,000 non-natives and 10,000 Native Americans. However, these estimates have been debated. Cook (1976) suggests the Native American population was 100,000 in 1850; the U.S. Census of 1880 reports the Native American population as 20,385.

### *European Expansion*

Jedediah Smith was the first to explore the Central Valley in 1828, but other fur-trapping expeditions soon followed. In the late 1820s, American trappers, as well as ones from the Hudson's Bay Company, began establishing camps in the Southern Maidu territory to trap beavers, an occupation that was said to have been peaceful (Wilson and Towne 1978). During this period, Native American populations were declining rapidly, due to an influx of Euro-American diseases. In 1832, a party of trappers from the Hudson's Bay Company, led by John

Work, traveled down the Sacramento River unintentionally spreading a malaria epidemic to Native Californians. This epidemic wiped out much of the Southern Maidu, and survivors moved into the hills. Four years later, a smallpox epidemic decimated local populations, and it is estimated that up to 75 percent of the Southern Maidu population died (Cook 1955).

After the upheaval of the Bear Flag Revolt in 1846, John Sutter sent James Marshall to construct a sawmill in the Sierra Nevada foothills at Coloma in 1847 (Severson 1973). In January of 1848, Marshall discovered gold near the Southern Maidu village of “Culloma”, (Coloma) which marked the start of the Gold Rush. The influx of miners and entrepreneurs increased the population of California, not including Native Californians, from 14,000 to 224,000 in just four years. This, in turn, stimulated commercial growth in the Sacramento Valley as eager entrepreneurs set up businesses to support the miners and mining operations. When the Gold Rush was over, many miners settled in the area and established farms, ranches, and lumber mills.

### *City of Folsom*

The City of Folsom’s history can be traced back to 1847 when William Leidesdorff traveled to the Sacramento area to see the 35,000 acres he had purchased years earlier. Following Leidesdorff’s death in 1848, US Army Captain Joseph Folsom purchased the land from Leidesdorff’s heirs and with the help of Theodore Judah established a town site near the Negro Bar mining spot on the American River. Naming the town Granite City, the original plans were for a railroad terminus although at that time there were no railroad trains in northern California. Folsom died before the first railroad arrived in 1856 but the name of the town was changed Granite City to “Folsom” in his honor.

The town soon began to prosper with new hotels and businesses but the real boost to local economy came with the establishment of Folsom Prison in 1880 and the Folsom Powerhouse in 1895. Plans for Folsom Prison moved forward when the wealthy, Robert Livermore family offered to donate land in exchange for prison labor to build a hydro-electric dam across the American River to power a sawmill. Although the sawmill was never established, the family soon realized that force of the dammed water could be used to provide power to Sacramento and in 1895, Folsom made history when the first long-distance transmission of electricity spanned 22 miles from Folsom to Sacramento.

As Folsom continued to grow in size, bridges were constructed across the American River including the Truss Bridge in 1895 and the Rainbow Bridge in 1919. In 1945, the City of Folsom was incorporated and in 1955, Folsom Dam was constructed to provide hydroelectric power and recreation for the burgeoning local population. In the mid-1960s, Johnny Cash made the City of Folsom famous with his hit single “Folsom Prison Blues” coinciding with a time when the city’s economy was centered around the prison. A huge economic boom came to Folsom in 1984 when Intel opened its vast campus and established itself as the largest private employer in the Sacramento area. In the 1990s, Folsom grew rapidly as a suburb community to Sacramento and it continues to grow today as an upscale community.

### **8.5.2 Record Searches and Pedestrian Survey Results**

This section describes the existing cultural resource setting and potential effects from project implementation on the project site and its surrounding area. The results are based on a record

search at the North Central Information Center on May 3, 2016 and a pedestrian field survey conducted on April 16, 2016. This section assesses potential impacts related to historic resources, archaeological resources, and human remains.

### **North Central Information Center Record Search**

To determine the presence of cultural and historical resources within the project area and a 0.5-mile radius, staff at the North Central Information Center (NCIC) conducted a record search on May 3, 2016. To identify any historic properties or resources, the current inventories of the National Register of Historic Places (NR), the California Register of Historic Resources (CRHR), the California Historical Landmarks (CHL) list, the California Points of Historical Interest list, the California State Historic Resources Inventory (HRI) for Sacramento County, and the Archaeological Determinations of Eligibility (ADOE), were reviewed. Historic maps were also examined to gain insights into past developments and changes within the project area and its surroundings.

The NCIC results indicate that 21 historic resources and one pre-contact bedrock milling feature have been recorded within the 0.5-mile search radius. The majority of the historic resources are related to mining tailings and quarries but also include foundations and structures, ceramic scatters and dump sites, roads, dams, the Sacramento Valley railroad grade, and water conveyance systems.

The project area is within, P-34-000335, the Folsom Mining District, which is a broadly defined historic district covering much of the Folsom and Sacramento area. Thirteen reports have been prepared within the search radius and three of the reports (003830, 004481, and 11408) included the project area. Copies of the detail sheets for the resources and the reports within the 0.5-mile record search radius are available upon request.

### **Pedestrian Survey**

On April 16, 2016, HELIX Senior Archaeologist, Carrie Wills, MA, RPA, conducted a pedestrian survey of the project site. Since the entire project area was covered with grass, landscape elements, buildings, and roads, there was no visible ground surface except for a few small places in between plants. Therefore, ground surface visibility was predominantly non-existent. In addition, the proposed cellular facility will be installed in previously disturbed, fill material; no native soil will be disturbed.

Review of historic topographical maps dating back to 1906 and historic aerials dating back to 1952 indicate that structures have never been present within the project area.

No pre-contact or historic resources or sites were discovered during the course of the field survey.

### **8.5.3 Evaluation of Cultural Resources**

#### **Question A: No Impact**

Review of historic aerials and topographic maps dating back to 1952 and 1906, respectively, indicate that no structures were ever present within the project site. In addition, it is anticipated that the proposed cellular facility would be installed within previously disturbed fill material (not native soils). Therefore, no impact is anticipated to historic resources from the installation of the proposed monopalm and equipment shelter within fill material. Still, it is always possible that ground-disturbing activities during construction may uncover previously unknown, buried historic resources, necessitating the need for mitigation as outlined in Mitigation Measure CUL-1.

Standard Construction Specifications have been developed and approved by the City of Folsom on May 25, 2004. They include Article 11 – Cultural Resources, which provides direction on actions to be taken in the event that materials are discovered that may ultimately be identified as a historical or archaeological resource or human remains (City of Folsom 2004).

**CUL-1** In the event that buried historic resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. A City-approved archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historic resources could consist of, but are not limited to: stone, wood, or shell artifacts, structural remains, privies, and/or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

#### **Question B: No Impact**

One pre-contact bedrock-milling feature was recorded within a 0.5-mile radius of the project area; therefore, the project area does not appear to be sensitive for Native American resources. The feature is over 1,800 feet east of the project area and would not be affected by project development. In addition, no pre-contact resources were discovered during the field survey within the project area. The proposed cellular facility would likely be installed entirely within previously disturbed fill material (not native soils). However, it is possible that subsurface excavation activities may encounter previously undiscovered archaeological resources. The implementation of standard cultural resource construction mitigation (Mitigation Measure CUL-2) would ensure that this impact is less than significant.

Standard Construction Specifications have been developed and approved by the City of Folsom on May 25, 2004. They include Article 11 – Cultural Resources, which provides direction on

actions to be taken in the event that materials are discovered that may ultimately be identified as a historical or archaeological resource or human remains (City of Folsom 2004).

**CUL-2** In the event that archaeological resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The City-approved archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to: excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to: stone, bone, wood, and/or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

### **Question C: No Impact**

No human remains are known to exist within the project area nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. However, if human remains are discovered, implementation of Mitigation Measure CUL-3 would reduce this potential impact to a less than significant level.

**CUL-3** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and § 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within a 100-foot radius of the potentially human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.



2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
- The descendant identified fails to make a recommendation.
- The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

### **Discussion of Tribal Cultural Resources**

Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

If there is a Tribal Cultural Resource within the project area that would sustain a significant impact, the consultation efforts between the City and the appointed Native American representative would provide reasonable mitigation measure(s) that may result in a less than significant impact.

On April 18, 2016, the City of Folsom provided a Notice of Opportunity to Consult to the Wilton Rancheria, the Ione Band of Miwok Indians, and the United Auburn Indian Community regarding the proposed project. In accordance with AB 52 and Section 21080.3.1(b) of the California Public Resources Code (PRC), the City was responding to specific requests from the tribes to be notified of projects in the City's jurisdiction that will be reviewed under CEQA. In the aforementioned letter, it was stated that in accordance with PRC Section 21080.3.1(b), each of the tribes was given 30 days from the receipt of the letter to either request or decline consultation in writing for this project. No response was received within this 30-day period.

## 8.6 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?

### **8.6.1 Environmental Setting**

#### **Geology**

The project area is at the base of the western Sierra Nevada foothills, and is underlain by metamorphic rocks.

The project site is not located within an Alquist-Priolo Study Zone (i.e., active faults). Several faults have been mapped in the vicinity of the project site; however, historical seismicity has been minor. Because no active faults are located on the project site and activity of faults mapped in the project vicinity has been minor, the potential for ground rupture due to faulting is considered negligible.

The Bear Mountain Fault, four miles east of Folsom, is a potentially active trace of the Foothills fault system. Although historic seismic activity has been minor, and no faults are located on the project site, a significant seismic event that could damage and destroy buildings and other structures could occur on the project site. The project area is within seismic risk Zone 3. A maximum credible earthquake (Richter scale magnitude 6.5) on the Bear Mountain Fault could cause groundshaking of modified Mercalli scale intensity VII or greater, and subsequently cause major damage to structures and injury to people.

#### **Soils**

Soils on the project site are mapped entirely as Auburn-Argonaut-rock outcrop complex, 8 to 30 percent slopes (Map Unit 110; NRCS 2016). This complex is characterized by a loamy, well-drained soil on hill slopes. The susceptibility of the soil to sheet and rill erode is moderate (K factor rating of 0.37).

#### **City Regulation of Geology and Soils**

The City of Folsom regulates the effects of soils and geological constraints on urban development primarily through enforcement of the California Building Code, which requires the implementation of engineering solutions for constraints to urban development posed by slopes, soils, and geology. The City has additionally adopted a Grading Code (FMC §14.29) that regulates grading citywide to control erosion, stormwater drainage, revegetation, and ground movement.

## **8.6.2 Evaluation of Geology and Soils**

### **Question A (i): No Impact**

The project site is not located within an Alquist-Priolo Study Zones (i.e., active faults); therefore, there would be no potential for impacts associated with rupture of a known earthquake fault and no mitigation would be required.

### **Question A (ii): Less than Significant Impact**

As described under Environmental Setting, the Bear Mountain Fault is located approximately 4 miles to the east and would be capable of causing an earthquake that would subject the project structures to strong seismic ground shaking.

Seismic hazards would be minimized by implementing seismic requirements specified by the California Building Code. Therefore, with implementation of these requirements, impacts from strong seismic ground shaking would be less than significant and no mitigation would be required.

### **Question A (iii): Less than Significant Impact**

The project site is mapped as Auburn-Argonaut-rock outcrop complex, which is underlain by relatively shallow bedrock, which reduces the danger from earthquake-induced liquefaction. In addition, liquefaction hazards would be minimized by implementing seismic requirements specified by the California Building Code. Therefore, with implementation of these requirements, impacts from liquefaction would be less than significant and no mitigation would be required.

### **Question A (iv): No Impact**

The project site is mapped as Auburn-Argonaut-rock outcrop complex, which is underlain by relatively shallow bedrock, which reduces the danger from earthquake-induced landsliding. In addition, due to the relatively flat topography of the project site, impacts associated with landslides are not anticipated and no mitigation would be required.

### **Question B: Less than Significant Impact**

The proposed area of disturbance would be approximately 1,200 sf and would include minor ground disturbance that would not result in substantial erosion or the loss of topsoil. Due to the small size of the proposed project and associated earthmoving activities, soil erosion impacts would be less than significant and no mitigation would be required.

### **Question C: Less than Significant Impact**

See responses to Questions A and B, above. The project site is not located in an area that would be significantly exposed to landslides, liquefaction, or other geologic hazards. In addition, geologic hazards would be minimized by implementing seismic requirements specified by the

California Building Code. Impacts would be less than significant and no mitigation would be required.

**Question D: Less than Significant Impact**

Argonaut soils, which underlay the site, have a high shrink-swell potential. However, the proposed project would be designed to meet seismic safety requirements specified in the California Building Code, including standards to minimize impacts from expansive soils. Therefore, impacts would be less than significant and no mitigation would be required.

**Question E: No Impact**

The proposed project would not require wastewater services and no on-site wastewater disposal would occur. No significant impacts from or to geophysical features or hazards would occur with implementation of the proposed project and no mitigation would be required.

**Question F: Less than Significant with Mitigation**

None of the previous analyses of the area have identified the project site as sensitive for paleontological resources or other geologically sensitive resources, nor have testing or ground disturbing activities performed to date uncovered any paleontological resources or geologically sensitive resources. While the likelihood encountering paleontological resources and other geologically sensitive resources is considered low, project-related ground disturbing activities could affect the integrity of a previously unknown paleontological or other geologically sensitive resource, resulting in a substantial change in the significance of the resource. Therefore, project development could result in potentially significant impacts to paleontological resources. Implementation of Mitigation Measure GEO-1 would reduce potentially significant impacts to less than significant.

**GEO-1**      Should paleontological or other geologically sensitive resources be identified during any phase of project development, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Folsom Community Development Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

## 8.7 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>

### 8.7.1 Environmental Setting

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, which is an average increase in the temperature of the atmosphere near the Earth's surface; this is attributed to an accumulation of greenhouse gas (GHG) emissions in the atmosphere. GHGs trap heat in the atmosphere which, in turn, increases the Earth's surface temperature. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through fossil fuel combustion in conjunction with other human activities appears to be closely associated with global warming.

GHGs, as defined under California's Assembly Bill 32 (AB 32), include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>).

General discussions on climate change often include water vapor, ozone, and aerosols in the GHG category. Water vapor and atmospheric ozone are not gases that are formed directly in the construction or operation of development projects, nor can they be controlled in these projects. Aerosols are not gases. While these elements have a role in climate change, they are not considered by either regulatory bodies, such as CARB, or climate change groups, such as the Climate Registry, as gases to be reported or analyzed for control. Therefore, no further discussion of water vapor, ozone, or aerosols is provided.

GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO<sub>2</sub>. For example, since CH<sub>4</sub> and N<sub>2</sub>O are approximately 25 and 298 times more powerful than CO<sub>2</sub>, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 25 and 298, respectively (CO<sub>2</sub> has a GWP of 1). Carbon dioxide equivalent (CO<sub>2</sub>e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO<sub>2</sub>e. The atmospheric lifetime and GWP of selected GHGs are summarized in **Table 5**.

<b>GREENHOUSE GAS</b>	<b>ATMOSPHERIC LIFETIME (years)</b>	<b>GLOBAL WARMING POTENTIAL (100-year time horizon)</b>
Carbon Dioxide (CO <sub>2</sub> )	50.0–200.0	1
Methane (CH <sub>4</sub> )	12.0	25
Nitrous Oxide (N <sub>2</sub> O)	114.0	298
HFC-134a	14	1,430
PFC: Tetrafluoromethane (CF <sub>4</sub> )	50,000.0	7,390
PFC: Hexafluoroethane (C <sub>2</sub> F <sub>6</sub> )	10,000.0	12,200
Sulfur Hexafluoride (SF <sub>6</sub> )	3,200.0	22,800

HFC: hydrofluorocarbons; PFC: perfluorocarbons  
Source: IPCC 2007.

### **Regulatory Framework Relating to Greenhouse Gas Emissions**

Assembly Bill 32, the California Global Warming Solutions Act of 2006, recognizes that California is a source of substantial amounts of GHG emissions. The statute states that:

Global warming poses a serious threat to the economic wellbeing, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to help avert these potential consequences, AB 32 established a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels, with further reductions to follow (CARB 2011).

## **8.7.2 Evaluation of Greenhouse Gas Emissions**

### **Questions A, B: Less than Significant Impact**

The project involves the installation of an 80-foot monopalm and supporting equipment shelter on a developed (landscaped) site. This amount of equipment would not generate substantial operational GHG emissions. The project would generate a negligible amount of greenhouse gas emissions during construction and as a result of infrequent maintenance vehicle trips and standby generator operations. Therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions, or result in significant global climate change impacts. Impacts would be less than significant and no mitigation would be required.



## 8.8 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 Section 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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 8.8.1 Environmental Setting

The project site is currently developed as a landscaped area within a shopping center and has no past land uses associated with potentially hazardous sites. The school nearest to the project site is Gold Ridge Elementary, located approximately 0.6 mile to the west.

### 8.8.2 Evaluation of Hazards and Hazardous Materials

#### Questions A, B: Less than Significant Impact

The proposed project would install wireless telecommunication antennas on a monopalm 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). A base station evaluation was performed for the project site to determine compliance with FCC guidelines for limiting human exposure to RF electromagnetic fields and is included as Appendix B (Hammett & Edison, Inc. 2015). A base station evaluation calculates the level of RF radiation emitted from a cellular tower using FCC established methodologies. According to the base station evaluation, the maximum RF exposure at ground level would be 0.011 megawatts per centimeters squared (mW/cm<sup>2</sup>). This level of exposure is 2.1 percent of the applicable public exposure limit. The maximum calculated level at any nearby building (approximately 30 feet away) is 7.8 percent of the public exposure limit. The evaluation concludes that the proposed project would comply with FCC standards for limiting public exposure to RF frequencies. Impacts due to RF exposure would be less than significant.

The proposed project also involves the storage of a 132-gallon diesel fuel tank, used to power a standby generator in the event of a power outage. The transport, storage, and use of diesel fuel

could result in a hazard to the public in the event of upset or accident conditions. A Hazardous Materials Business Plan (HMBP) would be prepared in compliance with the California Health and Safety Code, section 25503.5. Therefore, with preparation of the plan impacts from the generator would be less than significant.

During the project construction period, hazardous substances used to maintain and operate construction equipment (such as fuel, lubricants, etc.) could be present; however, it is not expected that large-scale staging and equipment/materials storage would be necessary. The routine transport, use, and disposal of hazardous materials are subject to local, state, and federal regulations to minimize risk and exposure. With adherence to applicable regulations, impacts from construction would be less than significant.

#### **Question C: No Impact**

The school nearest to the project site is Gold Ridge Elementary, located approximately 0.6 mile to the west of the project site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur and no mitigation would be necessary.

#### **Question D: No Impact**

The project site is not included on the lists of hazardous materials sites compiled by Sacramento County pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control 2015), and no significant hazard to the public or environment would result with project implementation. Thus, no impact would occur, and no mitigation would be necessary.

#### **Questions E, F: No Impact**

The project site is not located in an Airport Land Use Plan area, and no public or private airfields are within two miles of the project site; therefore, the project would not result in a safety hazard for people residing or working in the project area. No impact would occur, and no mitigation would be necessary.

#### **Question G: No Impact**

Consistent with the City's Multi-Hazard Emergency Management Plan, the City of Folsom maintains pre-designated emergency evacuation routes along major streets and thoroughfares (City of Folsom 2005). No aspect of the proposed project would modify these streets or preclude their continued use as an emergency evacuation route. The proposed project would not result in an increased concentration of large numbers of persons in any at-risk location, and the proposed project would not have a significant impact on any emergency plans. Thus, no significant impact would occur, and no mitigation would be necessary.

**Question H: Less than Significant Impact**

The project site is located in the City of Folsom, and it is provided urban levels of fire protection by the City. Therefore, the proposed project would not increase the risk of wildland fires. No significant impact would occur, and no mitigation would be necessary.

## 8.9 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 8.9.1 Environmental Setting

The project site has been developed a landscaped area of a shopping center, and reflects a history of past hydrologic manipulation. Precipitation and irrigation are the sources of water for the project site. Runoff from the site would drain to existing shopping center or Palladio Parkway drainage.

Federal Emergency Management Agency (FEMA) flood insurance rate maps were reviewed for the project's proximity to a 100-year floodplain. The proposed project is on FEMA panel 06067C0140H effective 8/16/2012. The project site is not located within a 100-year floodplain.

### 8.9.2 Regulatory Framework Relating to Hydrology and Water Quality

The City is a signatory to the Sacramento Countywide National Pollutant Discharge Elimination Program (NPDES) permit for the control of pollutants in urban stormwater. Since 1990, the City has been a partner in the Sacramento Stormwater Quality Partnership, along with the County of Sacramento and the Cities of Sacramento, Citrus Heights, Elk Grove, Galt, and Rancho Cordova. These agencies are implementing a comprehensive program involving public outreach, construction and industrial controls (i.e., BMPs), water quality monitoring, and other activities designed to protect area creeks and rivers. This program would be unchanged by the proposed project, and the project would be required to implement all appropriate program requirements.

In addition to these activities, the City maintains the following requirements and programs to reduce the potential impacts of urban development on stormwater quality and quantity, erosion and sediment control, flood protection, and water use. These regulations and requirements would be unchanged by the proposed project.

Standard construction conditions required by the City include:

- *Water Pollution* – requires compliance with City water pollution regulations, including NPDES provisions.
- *Clearing and Grubbing* – specifies protection standards for signs, mailboxes, underground structures, drainage facilities, sprinklers and lights, trees and shrubbery, and fencing. Also requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to control erosion and siltation of receiving waters.
- *Reseeding* – specifies seed mixes and methods for reseeded of graded areas.

Additionally, the City enforces the following requirements of the Folsom Municipal Code as presented in **Table 6**.

<b>Table 6</b> <b>City of Folsom Municipal Code Sections Regulating the Effects on Hydrology and Water Quality from Urban Development</b>		
<b>CODE SECTION</b>	<b>CODE NAME</b>	<b>EFFECT OF CODE</b>
8.70	Stormwater Management and Discharge Control	Establishes conditions and requirements for the discharge of urban pollutants and sediments to the storm-drainage system; requires preparation and implementation of Stormwater Pollution Prevention Plans.
13.26	Water Conservation	Prohibits the wasteful use of water; establishes sustainable landscape requirements; defines water use restrictions.

**Table 6 (continued)**  
**City of Folsom Municipal Code Sections Regulating the Effects on Hydrology and Water Quality from Urban Development**

<b>CODE SECTION</b>	<b>CODE NAME</b>	<b>EFFECT OF CODE</b>
14.20	Green Building Standards Code	Adopts the California Green Building Standards Code (CALGreen Code), 2010 Edition, excluding Appendix Chapters A4 and A5, published as Part 11, Title 24, C.C.R. to promote and require the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices.
14.29	Grading Code	Requires a grading permit prior to the initiation of any grading, excavation, fill or dredging; establishes standards, conditions, and requirements for grading, erosion control, stormwater drainage, and revegetation.
14.32	Flood Damage Prevention	Restricts or prohibits uses that cause water or erosion hazards, or that result in damaging increases in erosion or in flood heights; requires that uses vulnerable to floods be protected against flood damage; controls the modification of floodways; regulates activities that may increase flood damage or that could divert floodwaters.
14.33	Hillside Development	Regulates urban development on hillsides and ridges to protect property against losses from erosion, ground movement and flooding; to protect significant natural features; and to provide for functional and visually pleasing development of the city's hillsides by establishing procedures and standards for the siting and design of physical improvements and site grading.

Source: Folsom Municipal Code

### **8.9.3 Evaluation of Hydrology and Water Quality**

#### **Questions A, C, D, E, F: Less than Significant Impact**

The project site is a landscaped area. Implementation of the proposed project may alter the existing drainage patterns on the project site through introduction of impervious surfaces such as the monopalm, supporting equipment on concrete slabs, canopy roof covering the cabinets, and concrete pathway to the site from the existing sidewalk on Palladio Parkway. In addition, surfaces not covered by equipment would be underlain by gravel over geotextiles that would direct drainage to nearby landscapes areas and the existing shopping center drainage.

An increase in impervious surfaces may result in an increase in the total volume and peak discharges of stormwater runoff; however, due to the small nature of the site (0.28 acres) and the small area on which would be developed with impervious surfaces, this would have a small effect on the overall drainage in the area. In addition, the slight increase in runoff that may be



produced would not produce contamination or sediment conveyance that would violate water quality standards. Therefore, impacts to water quality, drainage, and runoff would be less than significant and no mitigation would be necessary.

#### **Question B: Less than Significant Impact**

Implementation of the proposed project would not result in the use of groundwater, because domestic water in Folsom is provided solely by a surface water source (Folsom Lake). While the proposed project would result in additional impervious surfaces on the site, the project size and small developed space would have a minimal effect on the existing groundwater infiltration in the shopping center. Storm water generated at the project site would flow to off-site drainage areas. Therefore, the proposed project would not substantially interfere with groundwater recharge. No significant impacts would occur, and no mitigation would be necessary.

#### **Questions G, H: No Impact**

Because the project site is located outside of a 100-year floodplain, development of the proposed project would not place persons or structures at risk from flood hazards, nor would it interfere with existing floodway capacity. Thus, no impacts would occur and no mitigation would be necessary.

#### **Question I: Less than Significant Impact**

The proposed project would not expose new development to inundation in the event of the failure of a dam. Should either of the City's two main dams (Folsom Lake and Mormon Island) fail, failure would most likely occur with adequate warning to evacuate any maintenance workers who may be on site. Impacts would be less than significant and no mitigation would be necessary.

#### **Question J: Less than Significant Impact**

The City of Folsom is located approximately 95 miles from the Pacific Ocean, at elevations ranging from approximately 140 to 828 feet amsl. Because of this, there would be no possibility of inundation by tsunami. The City is located adjacent to Folsom Lake, a reservoir of the American River impounded by a main dam on the river channel and wing dikes. Areas of the City adjacent to the wing dikes could be adversely affected by a seiche as a result of an earthquake, either through sloshing within a full reservoir or by a massive landslide or earth movement into the lake. Although historic seismic activity has been minor, the potential for strong ground shaking is present and the possibility exists of a strong earthquake occurring when lake levels are high. This could create a large enough wave to overtop or breach the wing dikes although this is considered to be a remote possibility.

Mudslides and other forms of mass wasting occur on steep slopes in areas having susceptible soils or geology, typically as a result of an earthquake or high rainfall event. The proposed project would be located in a relatively flat plain and would not be susceptible to mudflows.

In summary, there would be no potentially significant effect from inundation by seiche, tsunami, or mudflow and no mitigation would be necessary.

## 8.10 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8.10.1 Environmental Setting

Land use in the project area is regulated by the City of Folsom through the various plans and ordinances adopted by the City. These include the City of Folsom General Plan and the City of Folsom Municipal Code, including the Zoning Code. The General Plan currently identifies the project site as RCC (Regional Commercial), and the current zoning is C-3 PD (General Commercial District – Planned Development).

### 8.10.2 Evaluation of Land Use and Planning

#### Question A: No Impact

The project site is currently developed as a landscaped area of a shopping center. Redevelopment of the area to a cellular facility would not physically divide an established community. Therefore, there would be no impact and no mitigation would be required.

**Question B: Less than Significant Impact**

The Zoning Code identifies C-3 PD as a general commercial zone appropriate for heavy commercial activities, with a Planned Development overlay. The use of the site for a cellular facility would be consistent with the C-3 zoning upon approval of a Conditional Use Permit. The use of the site as a cellular facility would be consistent with the General Plan's land use designation of Regional Commercial. As a result, potential impacts would be less than significant and no mitigation would be necessary.

**Question C: No Impact**

No Habitat Conservation Plan or Natural Community Conservation Plan has been approved for the project area. Implementation of the proposed project would not conflict with any conservation plan. No impact would occur and no mitigation would be necessary.

## 8.11 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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"/>

### 8.11.1 Environmental Setting

The Folsom area regional geologic structure is defined by the predominantly northwest- to southeast-trending belt of metamorphic rocks and the strike-slip faults that bound them. The structural trend influences the orientation of the feeder canyons into the main canyons of the North and South Forks of the American River. This trend is interrupted where the granodiorite plutons outcrop (north and west of Folsom Lake) and where the metamorphic rocks are blanketed by younger sedimentary layers (west of Folsom Dam) (CGS 2006). The four primary rock divisions found in the area are: ultramafic intrusive, metamorphic, granodiorite intrusive, and volcanic mud flows (Geotechnical Consultants, Inc. 2003).

The presence of mineral resources within the City has led to a long history of gold extraction, primarily placer gold. No areas of the City are currently designated for mineral resource extraction.

### 8.11.2 Evaluation of Mineral Resources

#### Questions A, B: No Impact

The proposed project is not located in a zone of known mineral or aggregate resources. No active mining operations are present on or near the site. Implementation of the project would not interfere with the extraction of any known mineral resources. Thus, no impacts would result, and no mitigation would be necessary.

**8.12 NOISE**

Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8.12.1 Environmental Setting

The predominant existing noise sources in the vicinity of the proposed project site are vehicles on adjacent streets. No commercial airports are located within two miles of the project site, though occasional overflights and associated noise occur from aircraft landing at Sacramento Mather Airport Air Force Base or McClellan Air Force Base (located approximately 11 miles southwest and 15 miles west of the project site, respectively).

### 8.12.2 Regulatory Framework

#### Noise Element

The City of Folsom General Plan Noise Element establishes land use compatibility criteria for transportation noise sources such as roadways. For these sources, the City establishes a noise level criterion of 60 dBA  $L_{DN}/CNEL$ <sup>1</sup> or less in outdoor activity areas of noise-sensitive land uses, and 45 dBA  $L_{DN}/CNEL$  or less for interior noise levels of noise-sensitive land uses. As the project site would not contain people outside of an occasional maintenance worker, it would not be considered a noise-sensitive land use.

#### Noise Ordinance

For stationary noise sources, the City has adopted a Noise Ordinance as Section 8.42 of the Folsom Municipal Code (City of Folsom 2011). The Noise Ordinance establishes hourly noise level performance standards that are most commonly quantified in terms of the one-hour average noise level ( $L_{EQ}$ ). Using the limits specified in Table 8.42.040 of the Noise Ordinance, noise levels generated by the project would be significant if they exceeded 50 dBA  $L_{EQ}$  from 7 a.m. to 10 p.m. and 45 dBA  $L_{EQ}$  from 10 p.m. to 7 a.m. at the following land uses: single- or multiple-family residence, school, church, hospital or public library.

The City has also established Standard Construction Specifications as published in May 2004 (City of Folsom 2004). The standard construction specifications are required to be adhered to by any contractor constructing a public or private project within the City. Standards regarding the noise environment are summarized below.

- *Noise Control* – Requires that all construction work comply with the City Noise Ordinance, and that all construction vehicles be equipped with a muffler to control sound levels.
- *Weekend, Holiday, and Night Work* – Prohibits construction work during evening hours, or on Sunday or holidays, to reduce noise and other construction nuisance effects.

---

<sup>1</sup> The Community Noise Equivalent Level (CNEL) is a 24-hour average, where noise levels during the evening hours of 7:00 p.m. to 10:00 p.m. have an added 5 dBA weighting, and sound levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. have an added 10 dBA weighting. Similarly, the Day-Night sound level ( $L_{DN}$ ) is a 24-hour average with an added 10 dBA weighting on the same nighttime hours but no added weighting on the evening hours.

### 8.12.3 Evaluation of Noise

#### Question A: Less than Significant Impact

##### Construction Noise

Construction of the project would generate elevated noise levels. The magnitude of the impact would depend on the type of construction activity, equipment, duration of each construction phase, distance between the noise source and receiver, and any intervening structures.

Construction of the monopalm and supporting equipment shelter may require the use of construction equipment such as a crane and a cement mixer. For modeling purposes using the Roadway Construction Noise Model, at the nearest building sites, these pieces of equipment were assumed to be in operation for 40 percent of an 8-hour construction day. Based on these assumptions, the highest impact level for a crane at 50 feet would be 75.6 dBA  $L_{EQ}$  and with a cement truck would be 77.4 dBA  $L_{EQ}$ .

Construction noise would be regulated by Section 8.4.2.060 of the City's Municipal Code (Noise Ordinance), which states that construction activities are exempt from noise standards if they take place during daytime hours between 7 a.m. and 6 p.m. on weekdays and between 8 a.m. and 5 p.m. on Saturdays, with no Sunday or Holiday work permitted. Project construction would only occur during these exempted hours. Therefore, construction noise impacts are less than significant and no mitigation would be required.

##### Operational Noise

The closest noise-sensitive land uses to the project site would be the ambulatory surgery center, the building for which would be located approximately 225 feet from the proposed project. The project component most likely to generate audible exterior noise would be the 30 kW standby generator. This device would only be expected to generate noise during emergencies or occasional testing. A potential model is the Kohler 30REOZJC-VER, which would generate a noise level of 65 A-weighted decibels (dBA) at 23 feet (Kohler 2009). Assuming a 5 dBA reduction from the 8-foot high concrete masonry wall surrounding the project site, the generator would generate a noise level of 45 dBA at the ambulatory surgery center. This would not exceed Noise Ordinance's limits; impacts would be less than significant and no mitigation would be required.

#### Question B: Less than Significant Impact

The proposed project does not include components that would result in excessive groundborne vibration. While equipment in use during construction may result in minimal amounts of groundborne vibration, these effects would be temporary and not excessive. Therefore, less than significant impacts associated with groundborne vibration would occur and no mitigation would be necessary.

#### Question C: Less than Significant Impact

See Question A. Operational noise from the project (emergency generator) would not exceed the City's significance thresholds. No mitigation measures are required.

**Question D: Less than Significant Impact**

See Question A. Construction of the proposed project would not exceed the City's applicable thresholds and impacts would be less than significant. No mitigation measures are required.

**Question E, F: No Impact**

Since the project site is not located in an area for which an Airport Land Use Compatibility Plan has been prepared, and no public or private airfields are within two miles of the project area, the proposed project would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, no impact would occur and no mitigation would be necessary.



### 8.13 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 8.13.1 Evaluation of Population and Housing

##### Question A: No Impact

The proposed project would install a cellular facility in an existing shopping center. The project would not add new homes or businesses or extend existing roads or other infrastructure in a manner that promotes additional growth. The project would not directly or indirectly induce population growth and no impact would result, and no mitigation would be required.

##### Questions B, C: No Impact

The proposed project would redevelop a landscaped area into a cellular facility. There are no existing residences on the project site; therefore, neither housing units nor people would be displaced, and no replacement housing would be required. No impact would occur and no mitigation would be necessary.

## 8.14 PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

### 8.14.1 Environmental Setting

The proposed project is in an area currently served by urban levels of utilities and services. Public services provided by the City of Folsom in the project area include fire, police, school, library, and park services. The shopping center the site is located in is served by all public utilities including domestic water, wastewater treatment, and stormwater utilities.

The City of Folsom Fire Department provides fire protection services. There are four stations within the City of Folsom. Station 37 is nearest to the project site. It is located at 70 Clarksville Road (near East Bidwell and Clarksville), approximately 0.7 miles northwest of the project site.

The Sacramento Municipal Utilities District (SMUD) would supply electricity to the project site. The City of Folsom has a program of maintaining and upgrading existing utility and public services within the City. Similarly, all private utilities maintain and upgrade their systems as necessary for public convenience and necessity, and as technology changes.

### 8.14.2 Evaluation of Public Services

#### Question A: Less than Significant Impact

Due to the small amount of development located on the project site, 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. A less than significant impact related to fire protection services would occur and no mitigation would be required.

**Question B: No Impact**

Proposed improvements would not result in additional demand for police protection services. As such, the proposed project would not result in the provision of or need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts. No impact related to police protection services would occur.

**Questions C, D, E: No Impact**

The proposed cellular facility would not increase the number of residents in the City, 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 to these services and no mitigation would be required.

**8.15 RECREATION**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Project-level Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) 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) 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"/>

**8.15.1 Environmental Setting**

The Folsom Parks and Recreation Department provides and maintains a full range of recreational activities and park facilities for the community.

**8.15.2 Evaluation of Recreation**

**Questions A, B: No Impact**

The proposed cellular facility 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.

## 8.16 TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a 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"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **8.16.1 Environmental Setting**

#### **Parking and Access**

Parking for maintenance vehicles would be provided off the delivery driveway adjacent to the north of the project. Access would be provided using a concrete pathway.

### **8.16.2 Evaluation of Transportation/Traffic**

#### **Questions A, B: Less than Significant Impact**

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 that would result in only occasional vehicle trips. As such, average daily trip additions to surrounding roadways would be negligible and level of service standards would not be exceeded. In addition, due to the negligible trip additions, 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 and no mitigation would be required.

#### **Question C: No Impact**

No private or public airports are located within the City of Folsom. The nearest public airfields are the Mather Airport, located approximately 11 miles southwest of the project site, and the Cameron Airpark located approximately 7.6 miles east of the project site. The proposed project would not result in modification to any air travel route. There would be no impact and no mitigation would be required.

#### **Question D: No Impact**

The proposed project does not include any design features that would create a hazard, such as sharp turns in the access road. Therefore, no impact would result and no mitigation would be required.

#### **Question E: No Impact**

The proposed project would not interfere with emergency access routes. No impact would occur and no mitigation would be necessary.

#### **Question F: No Impact**

The proposed project and installation of a cellular facility in a landscaped area would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, no impact would occur and no mitigation would be necessary.

**8.17 UTILITIES AND SERVICE SYSTEMS**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Project-level Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **8.17.1 Environmental Setting**

As a cellular facility, the project would not require water or wastewater connections. Electricity would be provided by the Sacramento Municipal Utilities District (SMUD).

### **8.17.2 Evaluation of Utilities and Service Systems**

#### **Questions A, B, D, E (Water and Wastewater): No Impact**

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. No impact related to these utilities and service systems would occur and no mitigation would be required.

#### **Question C: No Impact**

The project site is a landscaped area. Implementation of the proposed project may alter the existing drainage patterns on the project site through introduction of impervious surfaces such as the monopalm, supporting equipment on concrete slabs, canopy roof covering the cabinets, and concrete walkway to the site from the existing sidewalk on Palladio Parkway. In addition, surfaces not covered by equipment would be underlain by gravel over geotextiles that would direct drainage to nearby landscapes areas and the existing shopping center drainage. An increase in impervious surfaces may result in an increase in the total volume and peak discharges of stormwater runoff; however, due to the small nature of the site (0.28 acres) and the small area on which would be developed with impervious surfaces, this would have a minimal effect on the overall drainage in the area. No new drainage facilities or expansion of existing facilities would be required. No impacts would occur and no mitigation would be necessary.

#### **Questions F and G: No Impact**

The City of Folsom provides solid waste, recycling, and hazardous materials collection services to its residential and business communities. The installation of a cellular facility would generate a minimal amount of construction waste and no ongoing operational waste. After processing, solid waste is taken to the Kiefer Landfill, the primary municipal solid waste disposal facility in Sacramento County. The landfill facility sits on a site of 1,084 acres in the community of Sloughhouse. Currently 250 acres, the State permitted landfill is 660 acres in size, and is of sufficient capacity to accommodate the solid waste disposal needs of the City of Folsom. Because the landfill serving the project area is of sufficient capacity to accommodate solid waste needs, there is no impact and no mitigation would be necessary.



**8.18 MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur. Where prior to commencement of the environmental analysis a project proponent agrees to MMs or project modifications that would avoid any significant effect on the environment or would mitigate the significant environmental effect, a lead agency need not prepare an EIR solely because without mitigation the environmental effects would have been significant (per Section 15065 of the State CEQA Guidelines):

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Question A: No Impact**

No sensitive biological resources are present on-site. Therefore, operation of the proposed project would not result in impacts to a fish or wildlife species, or associated habitats. No impact would occur and no mitigation would be necessary. The preceding analysis indicates that the proposed project has the potential to adversely affect cultural resources. See Section 8.5 of this Initial Study for discussion of the proposed project’s potential impacts on this environmental issue area. With implementation of the mitigation measures identified and compliance with City programs and requirements identified in this report, impacts would be reduced to a less than significant level. No significant or potentially significant impacts would remain.

**Question B: Less than Significant Impact**

While the project would indirectly contribute to cumulative impacts associated with increased urban development in the city and region, these impacts have previously been evaluated by the City and considered in development of the City’s General Plan as set forth in this Initial Study. The project would not prompt additional work or future projects, nor would it have any adverse impacts that would reasonably be expected to be cumulatively considerable when viewed in combination with other current projects or probable future projects. Therefore, impacts would be less than significant and no mitigation would be required.

**Question C: Less than Significant Impact**

Because of site conditions, existing City regulations, and regulation of potential environmental impacts by other agencies, the proposed project would not have the potential to cause substantial adverse effects on human beings as demonstrated in the detailed evaluation contained in this Initial Study.

## **8.19 MITIGATION MONITORING AND REPORTING PROGRAM**

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared by the City per Section 15097 of the CEQA Guidelines and is presented in Appendix C.

## 9.0 INITIAL STUDY PREPARERS

### City of Folsom

David Miller, AICP, Director of Public Works and Community Development Department

Scott Johnson, AICP, Planning Manager

Josh Kinkade, Assistant Planner

### HELIX Environmental Planning, Inc.

Robert Edgerton, AICP CEP, Project Manager

David Claycomb, AICP, Quality Assurance/Quality Control

Carrie Wills, Senior Archaeologist

Bill Vosti, Environmental Planner

Jameson Honeycutt, Environmental Planner

Noosheen Pouya, GIS Specialist/Environmental Planner

## 10.0 SUPPORTING INFORMATION SOURCES

Beals, R.L. 1933. *Ethnology of the Nisenan*. Published in *American Archaeology and Ethnology* 31. University of California Press, Berkeley.

California Air Resources Board (CARB).

2016. Air Quality Data and Statistics. Accessed on April 26, 2016 at <<http://www.arb.ca.gov/adam/index.html>>.

2015. State Area Designations and Maps. Accessed on December 14, 2015 at <<http://www.arb.ca.gov/desig/changes.htm#reports>>.

2011. *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document*. Sacramento, CA: CARB. <[http://www.arb.ca.gov/cc/scopingplan/document/final\\_supplement\\_to\\_sp\\_fed.pdf](http://www.arb.ca.gov/cc/scopingplan/document/final_supplement_to_sp_fed.pdf)>

California Building Standards Commission. 2013. California Building Code, California Code of Regulations, Title 24, Part 2, Chapter 12, Section 1203.3.

California Department of Conservation. 2015. California Important Farmland Finder. Accessed October 28, 2015 at <<http://maps.conservation.ca.gov/ciff/ciff.html>>.

California Department of Fish and Game (CDFG). 1994. Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California. November 1994.

2000. Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley.

California Department of Fish and Wildlife (CDFW). 2016. California Natural Diversity Data Base (CNDDDB). RareFind 5 Database Program. Accessed on March 9, 2016 at <<http://www.dfg.ca.gov/biogeodata/cnddb/>>.

California Department of Toxic Substances Control. 2015. EnviroStor Hazardous Waste and Substances Site List. Accessed October 30, 2015 at <<http://www.envirostor.dtsc.ca.gov/public/>>.

California Department of Transportation (Caltrans).

2016. Map of Officially Designated Scenic Highways in Sacramento County. Accessed April 26, 2016 at <[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)>.

California Native Plant Society (CNPS). 2016. Inventory of Rare and Endangered Plants (online edition, v8-02). Clarksville topographic quadrangle (3812161). California Native Plant Society. Sacramento, CA. Accessed March 9, 2016 at <<http://www.rareplants.cnps.org/>>.

Cook, Sherburne F.

1976. *The Population of the California Indians 1769-1970*. University of California Press. Berkeley, California.

1955. "The Aboriginal Population of the San Joaquin Valley, California". *Anthropological Records* 16:31–80. University of California, Berkeley.

Federal Communications Commission (FCC) 1999. *Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields*, OEC Bulletin 56. Fourth Edition. August. Accessed at: [http://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet56/oet56e4.pdf](http://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet56/oet56e4.pdf)

Folsom, City of.

2015a. City of Folsom Municipal Code. Accessed at < <http://www.codepublishing.com/CA/Folsom/> >

2015b. Folsom Zoning Code. Accessed at < <http://www.codepublishing.com/CA/Folsom/#!/Folsom17/Folsom17.html> >.

2015c. Department of Parks and Recreation Parks and Facilities Locations Map. Accessed at [http://www.folsom.ca.us/depts/parks\\_n\\_recreation/default.asp](http://www.folsom.ca.us/depts/parks_n_recreation/default.asp).

2004. City of Folsom Standard Construction Specifications. Amended May 25, 2004.

2005. Multi-Hazard Emergency Plan. August 1997 and May 2005.

2000. Folsom Municipal Code, Chapter 12.16 Tree Preservation Ordinance. Folsom, California.

1988. Folsom General Plan. Adopted October 31, 1988.

Hammett & Edison, Inc. 2015. Verizon Wireless Proposed Base Station (Site No. 279039 "Palladio"), 204 Palladio Parkway Folsom, California. Statement of Hammett & Edison, Inc., Consulting Engineers. May 27.

Intergovernmental Panel on Climate Change (IPCC). 2007. *Climate Change 2007: The Physical Science Basis*. Contribution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change. Intergovernmental Panel on Climate Change, Cambridge, United Kingdom and New York, NY, USA: Cambridge University Press, 2007, 996.

Johnson, Patti, J., 1978. *Handbook of North American Indians*, Vol. 8: California. Washington, DC. Smithsonian Institution.

Kohler. 2009. Model: 30REOZJC-VER.

Kroeber, A.L. 1925. Handbook of the Indians of California. Bulletin 78. Bureau of American Ethnology. Washington, DC. Smithsonian Institution.

Natural Resources Conservation Service, United States Department of Agriculture (NRCS). 2016. Accessed April 26, 2016 at <<http://websoilsurvey.nrcs.usda.gov>>.

Sacramento Metropolitan Air Quality Management District (SMAQMD). 2009, revised 2011. Guide for Air Quality Assessment in Sacramento County. Accessed on March 14, 2013 at <<http://airquality.org/ceqa/index.shtml>>.

Severson, T. 1973. Sacramento: An Illustrated History. California Historical Society, Sacramento, CA.

Shoup, L.H., and R.T. Milliken. 1999. Inigo of Rancho Posolmi: the Life and Times of a Mission Indian. Novato. Ballena Press.

United States Environmental Protection Agency (EPA). 2015. Nonattainment areas for criteria pollutants. Accessed on December 14, 2015 at <<http://www.epa.gov/air/oaqps/greenbk/ancl2.html>>.

Wilson, Norman L. and Arlean H. Towne. 1978. "Nisenan" In *Handbook of North American Indians*, Vol. 8: California, edited by R.F. Heizer, 387-397. Washington, DC. Smithsonian Institution.







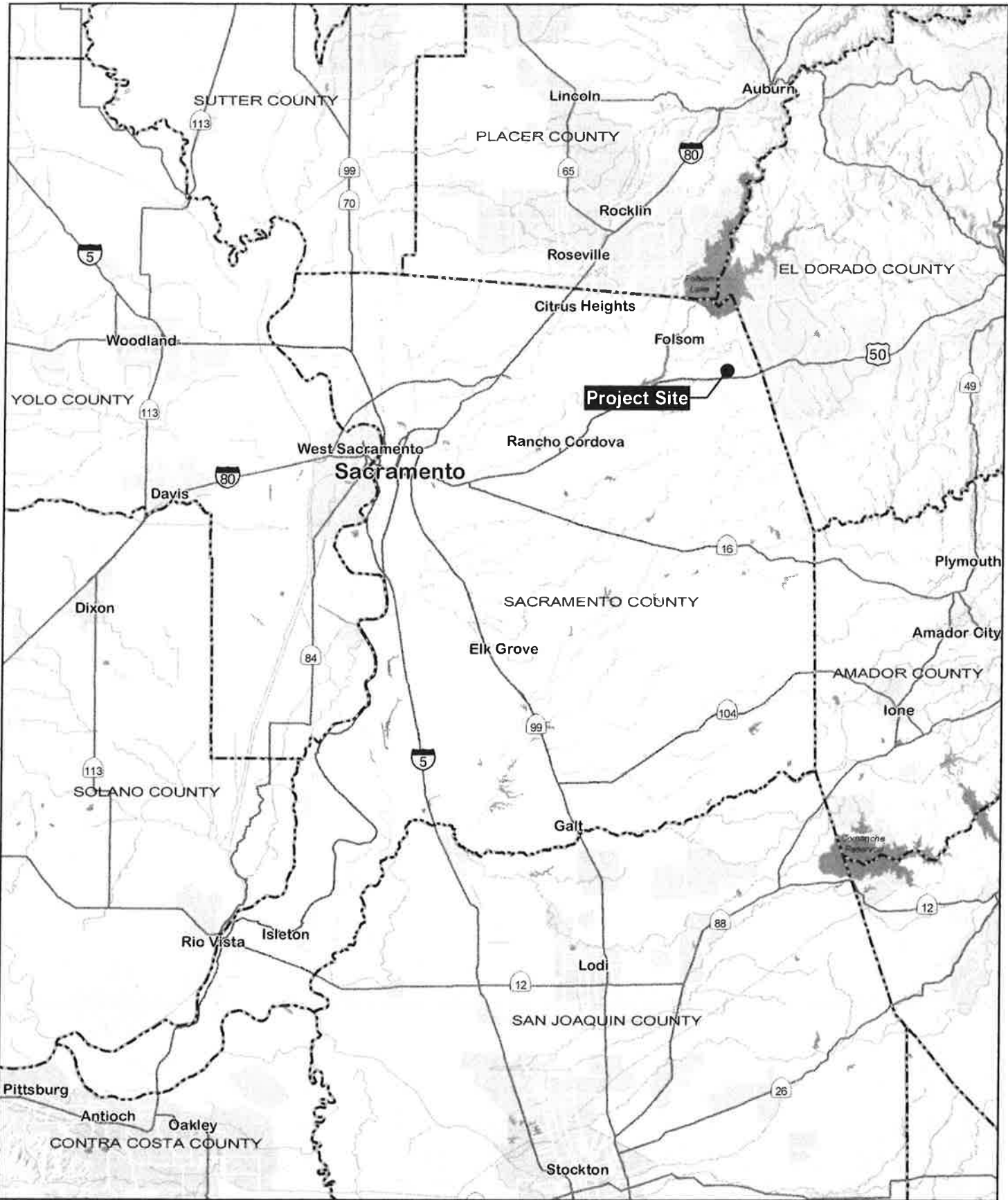
Appendix A

Figures 1-8





S:\PROJECTS\COF-ALL\_Folsom\COF-15\_PalladioMonopalm\GIS\MXD\Figure1\RegionalMap\_PalladioMonopalm\_20160426.mxd COF-15 4/26/2016 - NooshierP



# Regional Location Map

PALLADIO MONOPALM PROJECT

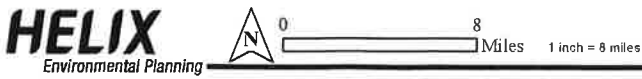


Figure 1





## Project Vicinity Map

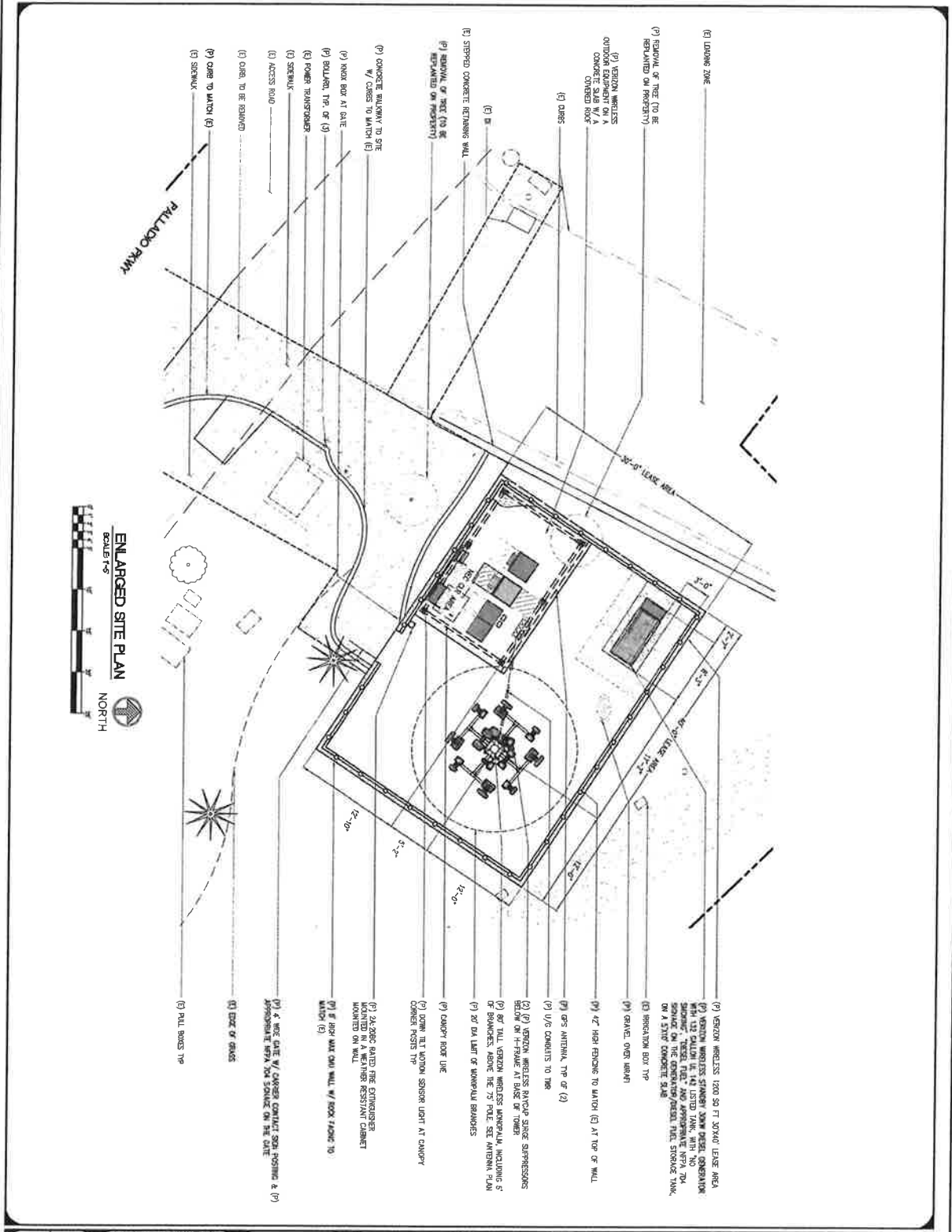
PALLADIO MONOPALM PROJECT

Figure 2





Source: ATM Engineering 2016

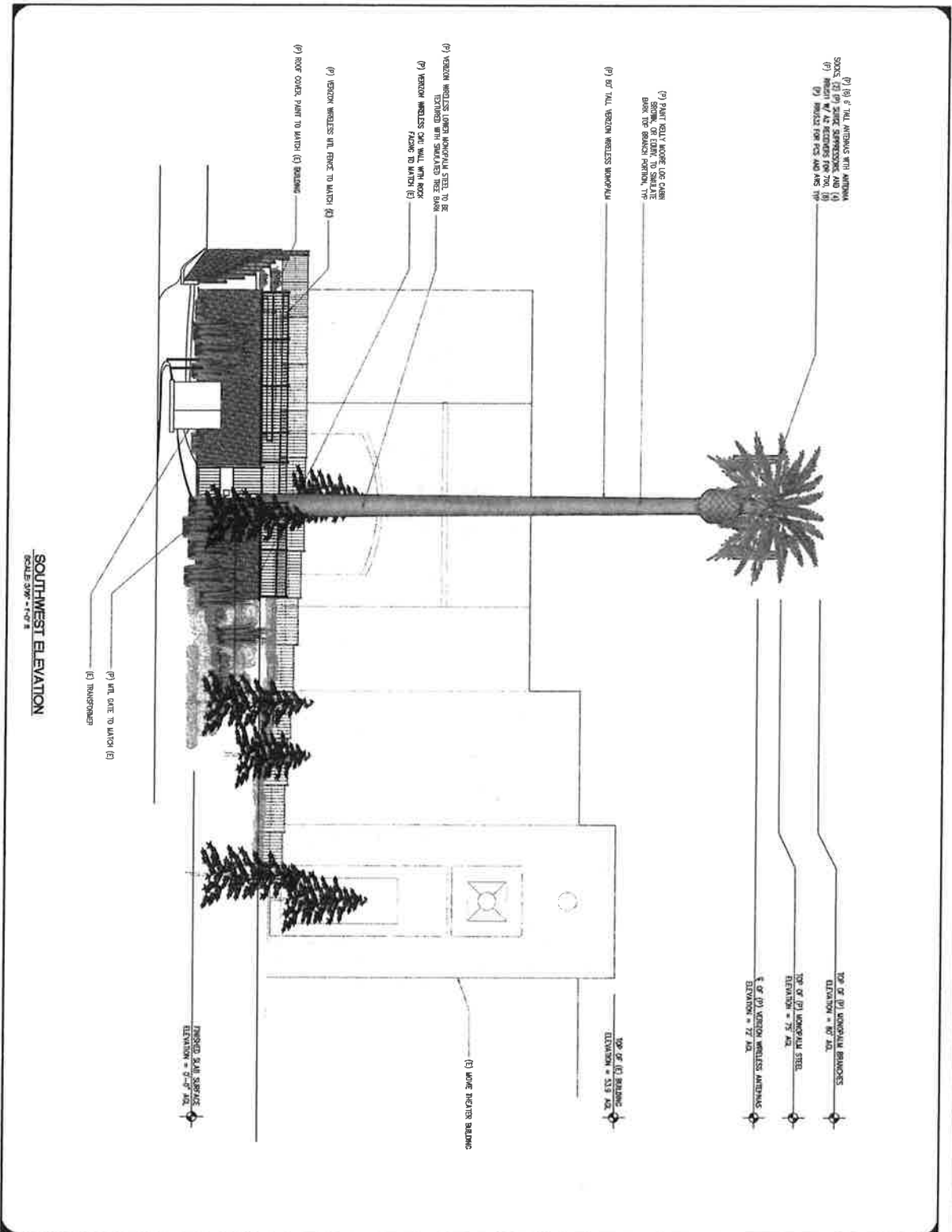


<p><b>ATM Engineering</b>                  714 McFarland, SE                  2255 Bear Bluffe Street                  Folsom, CA 95610                  Phone: 916-839-1700                  Direct: 916-834-1177                  Email: atm@atmengineering.com</p> <p style="text-align: center;">STAMP</p>	<p><b>PALLADIO</b>                  PS LOCATION #: 279042                  204 PALLADIO PKWY.,                  FOLSOM, CA 95630</p>	<p style="font-size: small;">VERIZON WIRELESS, 205 PARKSIDE DRIVE, FOLSOM, CA 95630</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>11/29/14</td> <td>ISSUE 001</td> <td>0</td> </tr> <tr> <td>02</td> <td>07/24/15</td> <td>ISSUE 002</td> <td>0</td> </tr> <tr> <td>03</td> <td>03/29/15</td> <td>ISSUE 003</td> <td>0</td> </tr> <tr> <td>04</td> <td>09/01/15</td> <td>ISSUE 004</td> <td>0</td> </tr> <tr> <td>05</td> <td>09/01/15</td> <td>ISSUE 005</td> <td>0</td> </tr> <tr> <td>06</td> <td>09/01/15</td> <td>ISSUE 006</td> <td>0</td> </tr> <tr> <td>07</td> <td>09/01/15</td> <td>ISSUE 007</td> <td>0</td> </tr> <tr> <td>08</td> <td>09/01/15</td> <td>ISSUE 008</td> <td>0</td> </tr> <tr> <td>09</td> <td>09/01/15</td> <td>ISSUE 009</td> <td>0</td> </tr> <tr> <td>10</td> <td>09/01/15</td> <td>ISSUE 010</td> <td>0</td> </tr> </tbody> </table> <p>ISSUE STATUS</p> <p>SHEET TITLE                  ENLARGED SITE PLAN</p> <p style="font-size: large; font-weight: bold;">A-2</p>	REV.	DATE	DESCRIPTION	BY	01	11/29/14	ISSUE 001	0	02	07/24/15	ISSUE 002	0	03	03/29/15	ISSUE 003	0	04	09/01/15	ISSUE 004	0	05	09/01/15	ISSUE 005	0	06	09/01/15	ISSUE 006	0	07	09/01/15	ISSUE 007	0	08	09/01/15	ISSUE 008	0	09	09/01/15	ISSUE 009	0	10	09/01/15	ISSUE 010	0
REV.	DATE	DESCRIPTION	BY																																												
01	11/29/14	ISSUE 001	0																																												
02	07/24/15	ISSUE 002	0																																												
03	03/29/15	ISSUE 003	0																																												
04	09/01/15	ISSUE 004	0																																												
05	09/01/15	ISSUE 005	0																																												
06	09/01/15	ISSUE 006	0																																												
07	09/01/15	ISSUE 007	0																																												
08	09/01/15	ISSUE 008	0																																												
09	09/01/15	ISSUE 009	0																																												
10	09/01/15	ISSUE 010	0																																												







Source: ATM Engineering 2016



**SOUTHWEST ELEVATION**

SCALE: 3/8" = 1'-0"

 <p>VERIZON WIRELESS, 255 PARKSIDE DRIVE, FOLSOM, CA 95630</p>	<p><b>PALLADIO</b></p> <p>PS LOCATION #: 279042                  204 PALLADIO PKWY,                  FOLSOM, CA 95630</p>	 <p><b>EPIC</b>                  WIRELESS GROUP INC</p>	<p><b>ATM Engineering</b></p> <p>Tim McPardic, SE                  2025 Bell Blvd Street                  Folsom, CA 95630                  Phone: 916.453.7100                  Direct: 916.914.5177                  Email: tim@atmengineering.com</p>	<p><b>ISSUE STATUS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>2</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>3</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>4</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>5</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>6</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>7</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>8</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>9</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> <tr> <td>10</td> <td>05/02/16</td> <td>ISSUE FOR PERMITS</td> <td>ATM</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	05/02/16	ISSUE FOR PERMITS	ATM	2	05/02/16	ISSUE FOR PERMITS	ATM	3	05/02/16	ISSUE FOR PERMITS	ATM	4	05/02/16	ISSUE FOR PERMITS	ATM	5	05/02/16	ISSUE FOR PERMITS	ATM	6	05/02/16	ISSUE FOR PERMITS	ATM	7	05/02/16	ISSUE FOR PERMITS	ATM	8	05/02/16	ISSUE FOR PERMITS	ATM	9	05/02/16	ISSUE FOR PERMITS	ATM	10	05/02/16	ISSUE FOR PERMITS	ATM	<p><b>Stamp</b></p> <p>SHEET TITLE                  ELEVATION  <b>A-4</b></p>
NO.	DATE	DESCRIPTION	BY																																														
1	05/02/16	ISSUE FOR PERMITS	ATM																																														
2	05/02/16	ISSUE FOR PERMITS	ATM																																														
3	05/02/16	ISSUE FOR PERMITS	ATM																																														
4	05/02/16	ISSUE FOR PERMITS	ATM																																														
5	05/02/16	ISSUE FOR PERMITS	ATM																																														
6	05/02/16	ISSUE FOR PERMITS	ATM																																														
7	05/02/16	ISSUE FOR PERMITS	ATM																																														
8	05/02/16	ISSUE FOR PERMITS	ATM																																														
9	05/02/16	ISSUE FOR PERMITS	ATM																																														
10	05/02/16	ISSUE FOR PERMITS	ATM																																														



Existing



Proposed



view from Iron Point Road looking northwest at site



279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016



S:\PROJECTS\CFE\ALL\_Folsom\CFE-15\_Palladio Monopalm\Figures\04 - CFE-15 04/26/16 - NP

Source: Advance Sim 2016

# Visual Simulation 1

Palladio Monopalm Project

Figure 5



Existing



Proposed



view from Broadstone Parkway looking east at site

**AdvanceSim**  
Photo Simulation Solutions  
Contact: (925) 202-4507



279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016

## Visual Simulation 2

Palladio Monopalm Project

Figure 6

S:\PROJECTS\2016\2016-ALL\_Visuals\COPY-15\_Palladio Monopalm\Figures\01 - COP-15 04/26/16 - NP

Source: Advance Sim 2016



Existing



Proposed



view from Catterline Way looking east at site

**AdvanceSim**  
Photo Simulation Solutions  
Contact (925) 202-8507



279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016

S:\PROJECTS\COFF-ALL\_Palladio Monopalm\Figures\cid - COFF-15 04/26/16 - NP

Source: Advance Sim 2016

### Visual Simulation 3

Palladio Monopalm Project





Existing



Proposed



Proposed veranda installation

view from Palladio Parkway looking northeast at site

AdvanceSim  
Photo Simulation Solutions  
Contact (925) 202-8507



279042 Palladio  
204 Palladio Parkway, Folsom, CA  
Photosims Produced on 2-9-2016

## Visual Simulation 4

Palladio Monopalm Project

Figure 8

X:\PROJECTS\COPF-ALL\_Folsom\COPF-15\_PalladioMonopalm\Figures\04 COP-15 042616-NP

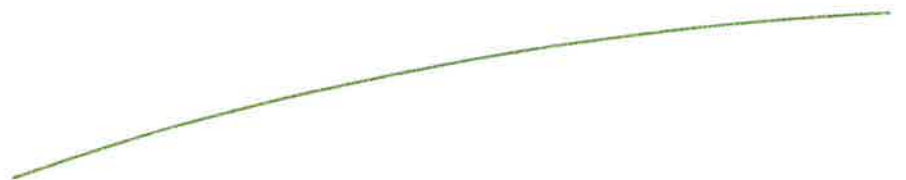
Source: Advance Sim 2016





Appendix B

RE Electromagnetic Field Evaluation





**Verizon Wireless • Proposed Base Station (Site No. 279039 “Palladio”)  
204 Palladio Parkway • Folsom, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 279039 “Palladio”) proposed to be located at 204 Palladio Parkway in Folsom, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

Verizon proposes to install directional panel antennas on a tall pole to be located at 204 Palladio Parkway in Folsom. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

**Prevailing Exposure Standards**

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the

**Verizon Wireless • Proposed Base Station (Site No. 279039 “Palladio”)  
204 Palladio Parkway • Folsom, California**

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

**Computer Modeling Method**

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

**Site and Facility Description**

Based upon information provided by Verizon, including zoning drawings by ATM Engineering, dated March 9, 2015, it is proposed to install eight Andrew Model SBNHH-1D65B directional panel antennas on a new 80-foot pole, configured to resemble a pine tree, to be sited behind the Palladio 16 Cinemas, located at 204 Palladio Parkway in Folsom. The antennas would employ up to 8° downtilt, would be mounted at an effective height of about 72 feet above ground, and would be oriented in pairs toward 40°T, 130°T, 220°T, and 310°T, to provide service in all directions. The maximum effective radiated power in any direction would be 13,450 watts, representing simultaneous operation at 4,620 watts for AWS, 4,210 watts for PCS, 2,600 watts for cellular, and 2,020 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

**Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.011 mW/cm<sup>2</sup>, which is 2.1% of the applicable public exposure limit. The maximum calculated level at any nearby building\* is 7.8% of the public exposure limit. There are no residences located within 1,000 feet of the antennas. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

---

\* Located at least 30 feet away, based on the drawings.

**Verizon Wireless • Proposed Base Station (Site No. 279039 "Palladio")  
204 Palladio Parkway • Folsom, California**

**No Recommended Mitigation Measures**

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 204 Palladio Parkway in Folsom, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



*Andrea L. Bright*  
\_\_\_\_\_  
Andrea L. Bright, P.E.  
707/996-5200

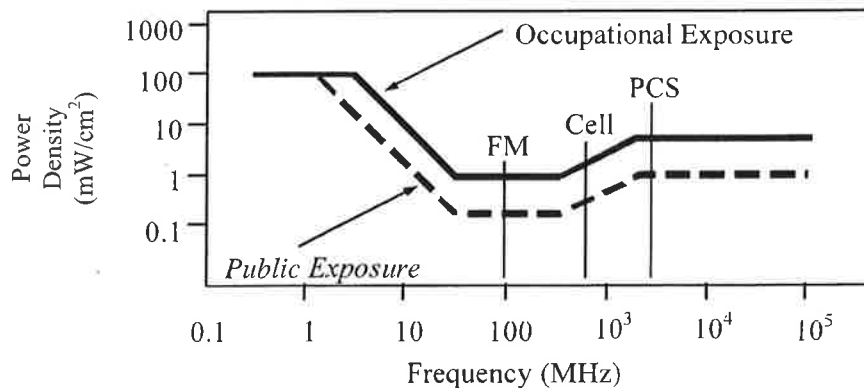
May 27, 2015

## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields ( <i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f <sup>2</sup>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	<i>f/300</i>	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

#### Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density  $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$ , in mW/cm<sup>2</sup>,

and for an aperture antenna, maximum power density  $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$ , in mW/cm<sup>2</sup>,

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and

$P_{net}$  = net power input to the antenna, in watts,

$D$  = distance from antenna, in meters,

$h$  = aperture height of the antenna, in meters, and

$\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

#### Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density  $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$ , in mW/cm<sup>2</sup>,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

$D$  = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ( $1.6 \times 1.6 = 2.56$ ). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.







Appendix C

Mitigation Monitoring and  
Reporting Program





# MITIGATION MONITORING AND REPORTING PROGRAM

## PALLADIO MONOPALM PROJECT

**Purpose of Mitigation Monitoring and Reporting Program:** The California Environmental Quality Act (CEQA), Public Resources Code Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon completing findings. CEQA stipulates that “the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This MMRP has been prepared in compliance with Section 21081.6 of CEQA to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the project, as required. A table (attached) has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, the responsible person/agency for implementing the measure, and space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Initial Study and Mitigated Negative Declaration.

The City of Folsom (City) is the lead agency for the project under CEQA and shall administer and implement the MMRP. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City shall rely on information provided by the project site observers / monitors (e.g., construction manager, project manager, biologist, archaeologist, etc.) as accurate and up-to-date and shall provide personnel to field check mitigation measure status, as required.

**Project Description:** The project site consists of an approximately 30 foot by 40 foot (0.28 acre) site situated in southeastern City of Folsom in northeastern Sacramento County, California. The project site is located on the east side of Palladio Parkway between Iron Point Road and Via Fiori. The project site is located at 204 Palladio Parkway, and the project parcel is identified as Assessor’s Parcel Number (APN) 072-3080-028. The project site is located within Section 8, Township 10 North, Range 8 East (Clarksville Base and Meridian, United States Geological Survey 7.5 minute “Clarksville Quadrangle”). Additional proposed improvements include supporting equipment for the monopalm, including a wireless standby 30 kW diesel generator, four cabinets (two LTE cabinets, one miscellaneous cabinet, and one -48 cabinet), and a down-tilt motion sensor light.

Entitlements for the proposed project consist of a Conditional Use Permit.

This page intentionally left blank.

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST FOR THE  
PALLADIO MONOPALM PROJECT**

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p><b>CULTURAL RESOURCES</b></p> <p><b>Mitigation Measure CUL-1: Avoid and minimize impacts to previously unknown historic resources.</b></p> <p>In the event that buried historic resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The City-approved archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historic resources could consist of, but are not limited to: stone, wood, or shell artifacts, structural remains, privies, and/or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	<p>Prior to and during construction – this mitigation measure shall be included in all construction documents for implementation during construction.</p>	<p>City of Folsom Planning Department and Archeologist or Qualified Cultural Resource Monitor and Construction Contractor</p>		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p><b>Mitigation Measure CUL-2: Avoid and minimize impacts to previously unknown archaeological resources.</b></p> <p>In the event that archaeological resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The City-approved archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to: excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to: stone, bone, wood, and/or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	<p>Prior to and during construction – this mitigation measure shall be included in all construction documents for implementation during construction.</p>	<p>City of Folsom Planning Department and Archeologist or Qualified Cultural Resource Monitor and Construction Contractor</p>		



Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<p><b>Mitigation Measure CUL-3: Avoid and minimize impacts related to accidental discovery of human remains.</b></p> <p>In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and § 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <p>1) There shall be no further excavation or disturbance within a 100-foot radius of the potentially human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.</p> <p>2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission.</li> <li>• The descendant identified fails to make a recommendation.</li> <li>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul>	<p>Prior to and during construction – this mitigation measure shall be included in all construction documents for implementation during construction.</p>	<p>City of Folsom Planning Department and Archeologist or Qualified Cultural Resource Monitor and Construction Contractor</p>		

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
<b>GEOLOGY AND SOILS</b>				
<p><b>Mitigation Measure GEO-01: Avoid and minimize impacts to previously unknown paleontological resources or unique geologic features.</b></p> <p>It is always possible that ground-disturbing activities during project development may uncover previously unknown paleontological resources or unique geologic features. In the event that paleontological resources or unique geologic features are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Paleontological resources or unique geologic features could consist of, but are not limited to, fossil remains such as bones, teeth, shells, leaves and wood. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	<p>Prior to and during construction – this mitigation measure shall be included in all construction documents for implementation during construction.</p>	<p>City of Folsom Planning Department and Archeologist or Qualified Cultural Resource Monitor and Construction Contractor</p>		