

RECEIVED
PLANNING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP23-0009

ASSESSOR'S PARCEL NO.(s) 121-040-026-000

PROJECT NAME/REQUEST: (Describe proposed use) New Site Build Unmanned Telecommunications Facility

Install New 110' Faux Water Tank Wireless Facility within 31'x35' Lease Area. Install Shelter, Generator, and associated equipment inside Lease Area. Install Antennas, RRU's, and Surge Suppressors on Tower (inside Water Tank enclosure). Add CSD's logo on outside of Faux

Water Tank.
APPLICANT/AGENT Jared Kearsley/co 51 Wireless.net c/o AT&T Wireless

Mailing Address 4930 Pacific Street, Rocklin, CA 95677
P.O. Box or Street City State & Zip

Phone (209) 968-4315 EMAIL: Jared.Kearsley@51wireless.net

PROPERTY OWNER El Dorado Hills Community Service District / Attn: Mark Hornstra

Mailing Address 1021 Harvard Way, El Dorado Hills, CA 95762
P.O. Box or Street City State & Zip

Phone () 916-643-4372 EMAIL: mhornstra@edhcsd.org

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Precision Design & Drafting, Inc.

Mailing Address 11765 Atwood Rd, Suite 20, Auburn, CA 95603
P.O. Box or Street City State & Zip

Phone (530) 823-6546 EMAIL: Bret@PDND.com

LOCATION: The property is located on the East side of El Dorado Hills Blvd
N / E / W / S street or road

50 feet miles East of the intersection with Olson Ln
N / E / W / S major street or road

in the El Dorado Hills area. PROPERTY SIZE 45 acres
acreage / square footage

X Jared Kearsley signature of property owner or authorized agent Date 12/12/2022 3/29/23

FOR OFFICE USE ONLY

Date 3-29-23 Fee \$ 2983 Receipt # 45815 Rec'd by hwr Census

Zoning OS GPD AP Supervisor Dist 1 Sec 1 Twn 9N Rng 8E

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

CUP23-0009



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CONDITIONAL/MINOR USE PERMIT

PURPOSE

Within each zone district there are land uses permitted by right and land uses permitted only by approval of a minor or conditional use permit. Land uses which are permitted by right are typically authorized by issuance of a building permit or business license. Those uses which are permitted only by the use permit process are those which are not typically found in the applicable zoning district and may be injurious to the neighborhood if not properly controlled. However, the use permit may be approved after public notice, public hearing, and subject to conditions which may limit or control the use.

Minor Use Permit. A Minor Use Permit is a process for reviewing uses and activities that are typically compatible with other allowed uses within a zone but due to their nature require consideration of site design and adjacent uses. Minor Use Permits provide for a discretionary review of minor projects or uses that are allowed, but do not meet the standards for administrative review. Unless the project incorporates standards or conditions that are capable of mitigating potentially significant environmental impacts to a level less than significant or is determined to be exempt from CEQA, it will be processed as a Conditional Use Permit.

A Minor Use Permit shall also be necessary for permitting oak tree/oak woodland removal in association with ministerial development (e.g., building or grading permits) where replacement planting or Oak Woodlands conservation (i.e. retention) is requested (either on-site or off-site), in accordance with Section 130.39.060.D (Mitigation – Oak Woodland Removal) of the Zoning Ordinance.

Conditional Use Permit. The determination for a Conditional Use Permit shall be made by the Director based on the nature of the application and the policy issues raised by the project.

REQUIRED FINDINGS

In accordance with Section 130.52.020 and 130.52.021 of the Zoning Ordinance, the following findings must be made by the Zoning Administrator or Planning Commission before the Minor/conditional use permit can be approved:

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

CUP23-0009

PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for consultation and recommendation.
3. Assigned planner and representative from Transportation Division perform site visit and meet on-site with the applicant/agent, if necessary.
4. Draft environmental document is prepared and conditions of approval are drafted (or recommendation for denial is proposed).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental impacts, or where those impacts can be mitigated to a less than significant level, respectively. However, if the project *will* have significant environmental impacts that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the more costly EIR process. The applicant has the right to appeal the decision to require an EIR to the Board of Supervisors.

5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and potential hearing date(s).

NOTE: This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled when the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Categorically Exempt from CEQA review.
7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Zoning Administrator or Planning Commission where a final decision is made unless appealed by the applicant or affected party
9. An appeal may be filed by either the applicant or affected party within ten working days after decision (see Appeal process below).

TIMING

Steps 1 through 5 are typically completed within 60 days. The remaining steps are more flexible depending on the complexity of the application. Most applications will reach public hearing in four months. If appealed, an additional 30 days is required for the Board of Supervisors to hear the matter.

HEARING

Applications must be heard by either the Zoning Administrator (minor use permit applications) or the Planning Commission (conditional use permit applications), depending on the complexity of the application. More complex applications are typically heard by the Planning Commission. All public hearings are advertised in a local newspaper and notice is mailed to all property owners within a minimum 1,000-foot radius of the subject property.

APPEALS

If an appeal is made, the matter is heard at a public hearing of the Planning Commission or Board of Supervisors, depending on whether a minor or conditional use permit, with notice given as described above. Said appeal is usually heard 30 days after Zoning Administrator or Planning Commission decision.

FEES

Current application fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at www.edcgov.us/Government/planning/Pages/fees.aspx.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application before a decision has been made, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project. This fee that increases annually, less \$50.00 processing fee, is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.00 processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Development Services Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Development Services Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, limited hours of operation, etc.

If your application involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Services has an informational document on commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at **(530) 621-5355** for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at **(530) 621-5355**.



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2850 Fairlane Court, Placerville, CA 95667

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

Conditional/Minor Use Permit

REQUIRED SUBMITTAL INFORMATION

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

FORMS AND MAPS REQUIRED

- | Check (✓)
Applicant County | | |
|-------------------------------|-----|--|
| <u> X </u> _____ | 1) | Application form, completed and signed. |
| <u> X </u> _____ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <u> X </u> _____ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <u> X </u> _____ | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <u> X </u> _____ | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <u> X </u> _____ | 6) | Environmental Questionnaire form, completed and signed. |
| <u> X </u> _____ | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <u> X </u> _____ | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <u> X </u> _____ | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| <u> N/A </u> _____ | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

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FORMS AND MAPS REQUIRED

Check (√)

Applicant County

- N/A _____ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
- N/A _____ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:
- a) Percolation rate and location of test on 4.5 acres or smaller
 - b) Depth of soil and location of test
 - c) Depth of groundwater and location of test
 - d) Direction and percent of slope of the ground
 - e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - f) Identify the area to be used for sewage disposal
 - g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- X _____ 13) Preceding parcel map, final map, or record of survey, if any exists.
- X _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- N/A _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- N/A _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- N/A _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

- N/A _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- X _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- N/A _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

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

N/A - No Oaks will be removed as part of this Project.

Check (√)
Applicant County

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

SITE PLAN REQUIREMENTS

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

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

Check (√)
Applicant County

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

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

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

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

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

N/A - NO LANDSCAPING PROPOSED.

Check (√)

Applicant County

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

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

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

Check (√)

Applicant County

- 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- 2) Drainage improvements, culverts, drains, etc.
- 3) Limits of cut and fill. _____

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

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

Check (√)

Applicant County

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

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

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



2023 MAR 29 PM 1:54

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PLANNING DEPARTMENT

51 Wireless, LLC
c/o AT&T Mobility
5001 Executive Parkway
San Ramon, CA 94583

**LETTER OF AUTHORIZATION
FOR PLANNING/ZONING AND BUILDING PERMIT
APPLICATION AND PROCESSING PURPOSES**

Date: December 12, 2022
Assessor's Parcel Number: 121-040-026-000
Property Owner: El Dorado Hills Community Service District, Attn: Mark Hornstra
Applicant: 51 Wireless, LLC / Jared Kearsley c/o AT&T Mobility
AT&T Site ID and Nam: CVL05830 / Bowman
Project Description: AT&T New Site Build

To Whom It May Concern:

I hereby authorize Jared Kearsley of 51 Wireless on behalf of AT&T; and their respective employees, agents and contractors, to individually file, and complete all applications, and all forms, necessary for the required permitting related to the new site build of the wireless communications facility located on the property owned by El Dorado Hills Community Service District.

Sincerely,

By: Thani A. Jovan
Print Name: KEVIN LOEWEN
Title: GENERAL MANAGER
Date: 3/27/2023

CUP23-0009



EL DORADO COUNTY PLANNING SERVICES

REQUIRED SUBMITTAL INFORMATION

for

SUPPLEMENTAL SUBMITTAL INFORMATION FOR WIRELESS FACILITIES

For Special Use Permit

The following supplemental information must be provided with all applications for wireless facilities. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (√) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

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

Check
(√)

Applicant County

- 1) Provide manufactures specifications or noise studies on any proposed back up generator and or air conditioning unit(s) noise levels at the facility to property lines pursuant to General Plan Policy 6.5.

http://edcgov.us/Government/Planning/AdoptedGeneralPlan\6_health-safety.aspx

- 2) Provide a copy of the Hazardous Materials Questionnaire available at the El Dorado County Environmental Management Department that indicates the fuel source and containment measures for any proposed back-up generator. Indicate the power source for the facility including batteries and or solar panels.

- 3) Provide an EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. Include the dimensional size, number and type of towers, microwave dishes and antennae on the plans and in the EMF/RF report. The report shall address the proposed facility's EMF/RF energy emissions as well as addressing existing wireless facilities EMF/RF energy emissions to ensure compliance with FCC EMF/RF regulations. Express power density in milliwatts per square centimeter (mW/cm²).

- 4) Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure.

- 5) Provide information that shows and lists alternative site locations that have been reviewed pursuant to Zoning Ordinance Chapter 17.14.210 (B) (1).

http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx

- 6) Provide information identifying the school district and any homeowners association established by CC&Rs which involve the property on which the proposed facility is to be located, pursuant to Zoning Ordinance Chapter 17.14.210 (J).

http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx

- 7) Provide information describing the co-location capability of the proposed tower.

Check
(√)

Applicant

County

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

COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT

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

**Hazardous Materials Statement
Solid Waste/Hazardous Materials Division (SW/HM)**

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PLANNING DEPARTMENT

2023 MAR 29 PM 1:57

Owners Name: El Dorado Hills CSD	Date: 3/23/23	Time:
Operators Name: AT&T	Business Lic. or Permit/Plan Check :	
Facility/Business Name: AT&T	Phone: 209-968-4315	
Physical Address: 3321 El Dorado Blvd, El Dorado Hills, CA 95762	Mailing Address: 4930 Pacific Street, Rocklin, CA 95677	

Brief Business Description:
Install Unmanned Wireless Facility with emergency backup generator

with Diesel Fuel Belly-Tank

Please answer Yes or No to the following questions:

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

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

If your facility will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:

Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.

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

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

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

Applicant: *Jared Kearsley* Date: 3/23/2023

SW/HM Approval:	Date:
-----------------	-------

CUP23-0009

205-11154-08

Recording requested by and when recorded, mail deed and tax statements to:

Mr. Wayne Lowery
General Manager
El Dorado Hills Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2007-0054967-00

Acct 6-PLACER TITLE CO
Thursday, AUG 23, 2007 12:44:19
Ttl Pd \$0.00 Nbr-0001017582
KMV/C1/1-B

2023 MAR 29 PM 1:57
RECEIVED
PLANNING DEPARTMENT

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

Documentary Transfer Tax: \$ 0
Exemption: Revenue and Tax Code § 11911
Explanation: _____
Assessor's Parcel No. _____

undersigned
Signature of Declarant or Agent Determining Tax

OPEN SPACE DEDICATION GRANT DEED

PCOS
FILED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SERRANO ASSOCIATES, LLC, a Delaware limited liability company ("Developer"), hereby dedicates and grants to the EL DORADO HILLS COMMUNITY SERVICES DISTRICT ("EDHCSD"), a political subdivision of the state of California, for passive open space purposes only (which includes continued utilization of open space for archery range purposes), consistent with Government Code section 66477 and the provisions of the El Dorado Hills Specific Plan and Development Agreement, the real property in the County of El Dorado, State of California (the Property), described in Exhibit "A" and depicted in Exhibit "B", each of which is attached hereto and incorporated herein.

SERRANO ASSOCIATES, LLC, expressly reserves unto itself, a perpetual easement over, under and across the above-described property for purposes of completing the development of portions of the adjacent Serrano project owned by Serrano Associates, including without limitation, for stockpiling materials, installing or relocating overhead and underground utilities, widening or improving adjacent roadways, installing sound walls and/or frontage landscaping and other, similar construction operations necessary to the development of adjacent parcels, provided that such activities do not unreasonably interfere with the EDHCSD's use of the property for open space purposes, and further provided that Developer shall be obligated to restore the Property to its previous condition upon conclusion of any construction operations. Included within this reservation are such construction easements and permanent utility easements, in locations determined by Grantor, as may be necessary to accomplish the activities described hereinabove. Serrano Associates understands and agrees that it shall be obligated to provide EDHCSD with a minimum of thirty (30) calendar days notice, prior to exercising its rights under the perpetual easement to provide EDHCSD a sufficient amount of time to make any necessary arrangements for relocation of activities being conducted on such Property.

Developer and EDHCSD acknowledge that adjacent properties owned by Developer will be developed for residential use. Any buffers which may be required by El Dorado County or other authority between such future residential development and the Open Space/Archery

C:\Documents and Settings\Abrown\Local Settings\Temporary Internet Files\OLK11\agmt open space dedication grant deed v4.doc 1

CUP23-0009

054967

Range shall be created wholly upon the Property and EDHCSD shall modify or remove active archery range operations as necessary to maintain such buffers.

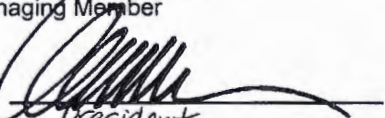
In the event EDHCSD no longer wishes to own the Property or utilizes the Property for any use other than open space, ownership of the Property shall revert to Developer, who shall offer to dedicate the Property to the County of El Dorado, subject to the same restrictions and reversionary interest outlined above and consistent with the El Dorado Hills Specific Plan.

DATED this 21st day of August, 2007.

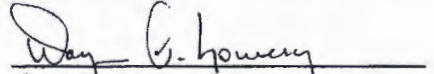
SERRANO ASSOCIATES, LLC, a Delaware limited liability company

By: Parker Development Company,
A California corporation,
Managing Member

7/16
8/20/07

By: 
Its: President

EL DORADO HILLS COMMUNITY SERVICES DISTRICT, a municipal corporation

By: 
Its: General Manager

054967

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of EL Dorado) ss.

On August 21, 2007 before me, Florence Tanner, Notary Public
Name and Title of Officer (e.g., "Jane Dod, Notary Public")

Personally appeared William R. Parker
Name of Signer

- personally known to me
proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Florence Tanner
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

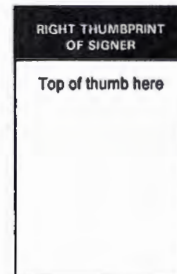
Title or Type of Document: Open Space Dedication Grant Deed

Document Date: 8-21-07 Number of Pages: Two

Signer Other Than Named Above: El Dorado Hills Community Service District
Capacity Claimed by Signer

Signer's Name: William R. Parker

- Individual
Corporate Officer - Title(s): President
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other: LLC member



Signer is Representing: Serrano Associates, LLC

054967

State of California

County of El Dorado } SS.

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

On August 22, 2007 Date, before me, Kristie S. Downey, Notary Public, Printed Name of Notary Public,

personally appeared Wayne A. Lowery Printed Name(s) of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
 - form(s) of identification _____
 - credible witness(es) _____

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

WITNESS my hand and official seal.



Kristie S. Downey
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Open Space Dedication Grant Deed

containing 5 pages, and dated 8-21-07.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: General Manager

representing: El Dorado Hills Community Services District
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> Other	

054967

EXHIBIT "A"

CSD GRANT

All that real property situated in the County of El Dorado, State of California, being a portion of Lot R as shown on the Plat of "El Dorado Hills Specific Plan, Unit No. 1", filed in Book H of Maps, Page 78, in the Recorder's office of said county, described as follows:

Beginning at the northwest corner of said Lot R; thence from said point of beginning along the north boundary of said Lot R North 89°06'44" East 670.72 feet; thence across said Lot R the following two courses and distances: (1) South 25°37'25" East 137.68 feet and (2) South 03°33'40" East 112.81 feet to a point on the east boundary of said Lot R; thence along said east boundary of Lot R the following seven courses and distances: (1) South 18°21'49" West 163.74 feet, (2) South 04°52'53" West 185.00 feet, (3) South 08°09'14" East 195.00 feet, (4) South 11°43'26" East 805.00 feet, (5) South 10°48'06" East 395.00 feet, (6) South 23°28'28" East 215.00 feet, and (7) South 10°35'28" East 153.52 feet; thence across said Lot R South 81°31'39" West 921.84 feet to a point on the west boundary of said Lot R; thence along said west boundary the following four courses and distances: (1) North 10°34'10" West 916.91 feet, (2) Along a non-tangent curve to the right having a radius of 1947.00 feet and a chord that bears North 05°30'53" West 382.90 feet, (3) North 00°42'24" East 683.10 feet, and (4) Along a curve to the right having a radius of 1947.00 feet and a chord that bears North 07°27'18" East 457.58 feet to the point of beginning.

Containing 45.00 acres.

End of Description



Prepared by:
R.E.Y. Engineers, Inc.

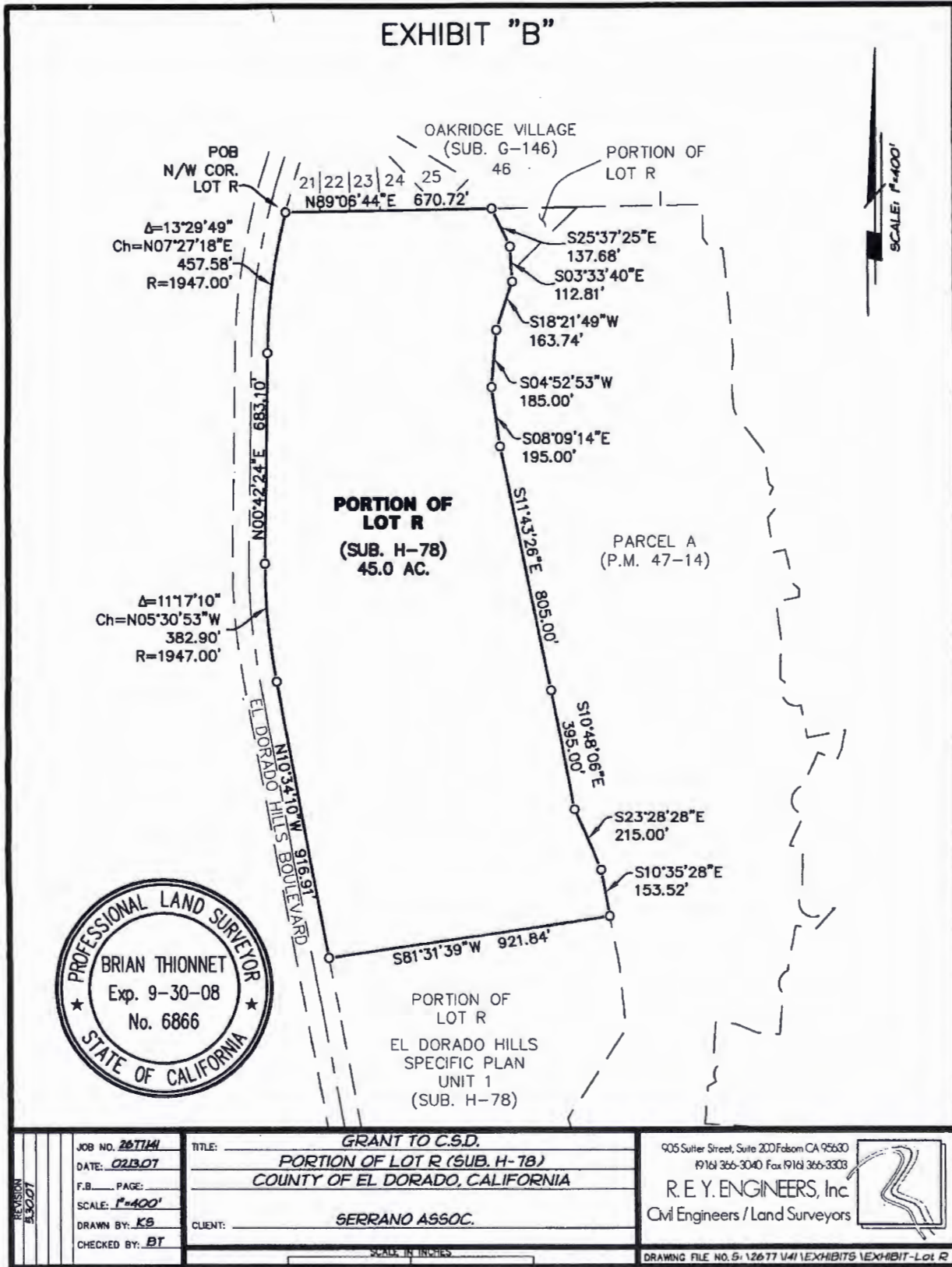
Brian Thionnet 6/14/07

Brian Thionnet Date
P.L.S. 6866

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054967

EXHIBIT "B"



054967

WHEN RECORDED RETURN TO:

Dianna Hillyer
El Dorado Hills Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762

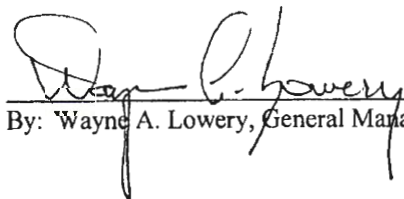
Space above the line for recorder's use

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property described in the attached Open Space Dedication Grant Deed (portion of Lot R a.k.a. Archery Range) from SERRANO ASSOCIATES, LLC, a Delaware limited liability company (successor in interest to Serrano Partners, formerly known as EL Dorado Hills Development Company), to the EL DORADO HILLS COMMUNITY SERVICES DISTRICT, a political subdivision of the County of El Dorado, State of California, is hereby accepted by order of the Board of Directors pursuant to a motion duly made and adopted on August 9, 2007; and the Secretary to the Board is hereby directed to sign and record same.

Dated this 22nd day of August, 2007.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT



By: Wayne A. Lowery, General Manager/Secretary to the Board

OS dedic grt d

054967

State of California

County of El Dorado } SS.

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

On August 22, 2007, before me, Kristie S. Downey, Notary Public
Date Printed Name of Notary Public

personally appeared Wayne A. Lowery
Printed Name(s) of Signer(s)

- personally known to me - or -
- proved to me on the basis of satisfactory evidence:
 - form(s) of identification _____
 - credible witness(es) _____

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

WITNESS my hand and official seal.



Kristie S. Downey
Signature of Notary Public

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Certificate of Acceptance

containing 1 page(s), and dated August 22, 2007.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: General Manager

representing: El Dorado Hills Community Services District
Name(s) of Person(s) or Entity(ies) Signer is Representing

08/23/2007, 20070054967

Additional Information	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> Other	



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title AT&T Wireless Facility CVL05830 Lead Agency _____

Name of Owner El Dorado Hills Community Service Dist. Telephone (916) 643-4372 (Mark Hornstra)

Address 1021 Harvard Way, El Dorado Hills, CA 95762

Name of Applicant 51 Wireless, LLC c/o AT&T Wireless Telephone 209-968-4315

Address 4930 Pacific Street, Rocklin, CA 95677

Project Location 3321 El Dorado Blvd, El Dorado Hills, CA 95762

Assessor's Parcel Number(s) 121-040-026-000 Acreage 45 Zoning OS

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

1. Type of project and description: Install New 110' Faux Water Tank Wireless Facility within 31'x35' Lease Area. Install Shelter, Generator, and associated equipment inside Lease Area. Install Antennas, RRU's, and Surge Supsressors on Tower (inside Water Tank enclosure). Add CSD's logo on outside of Faux Water Tank.

2. What is the number of units/parcels proposed? 1 Wireless Telecommunication Facility

GEOLOGY AND SOILS

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

80 0 to 10% 20 11 to 15% 16 to 20% 21 to 29% over 30%

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

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

DRAINAGE AND HYDROLOGY

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

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Grass - 75%; Oak Trees - 25%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills Fire
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Fire Station 85 - 2,000 feet from Site
15. What is the distance to the nearest fire station? 2,000 feet
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? During: Typical construction noise from earth moving equipment and concrete trucks.
After Construction: Generator. The Generator meets the county's noise ordinance standards.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? Minimally from the emergency Generator

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated? N/A
22. What is the water use (residential, agricultural, industrial or commercial)? N/A (Unmanned Facility)

AESTHETICS

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

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) See attached CHRIS Report

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: N/A - Unmanned Facility
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? N/A

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No - Unmanned Facility
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? Yes - Expanded AT&T Wireless Services and E-911 Services
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
Yes - Expanded AT&T Wireless Services and E-911 Services

31. Will the project require the extension of existing public utility lines? Yes, however, all underground Utilities will be used.
If so, identify and give distances: 1,530 feet

GENERAL

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

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
Diesel fuel for the Emergency Standby Generator.

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

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

36. Will the project displace any community residents? No.

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

MITIGATION MEASURES (attached additional sheets if necessary)

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

Form Completed by: Jared Kearsley  Date: 3/23/2023



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

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

Transportation Impact Study (TIS) – Initial Determination

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

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

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

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

2023 MAR 29 PM 1:56
RECEIVED
PLANNING DEPARTMENT

Applicant Information:

Name: Jared Kearsley / 51 Wireless, LLC c/o AT&T Phone #: 209-968-4315
Address: 4930 Pacific St, Rocklin, CA 95677 Email: jared.kearsley@51wireless.net

Project Information:

Name of Project: AT&T Faux Water Tank Tower Planning Number: _____
Project Location: 3321 El Dorado Blvd, El Dorado Hills, CA 95762 Bldg Size: 1,085 sq ft. lease area
APN(s): 121-040-026-000 Project Planner: _____
Number of units: _____

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

Install New 110' Faux Water Tank Wireless Facility within 31'x35' Lease Area.
Install Shelter, Generator, and associated equipment inside Lease Area. Install Antennas, RRU's, and Surge Suppressors on Tower (inside Water Tank enclosure). Add CSD's logo on outside of Faux Water Tank. (Unmanned Facility)

PLEASE ATTACH A PROJECT SITE PLAN

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

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

Rev 5/19/2022

CUP23-0009



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

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

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

TO BE COMPLETED BY COUNTY STAFF:

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

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

County Staff Determination:

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

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

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date



2023 MAR 29 PM 2:00
RECEIVED
PLANNING DEPARTMENT



on Behalf of

PROJECT SUPPORT STATEMENT

AT&T PROJECT NAME: FirstNet

DEVELOPMENT APPLICATION FOR AT&T SITE "Bowman & El Dorado Hills CSD"

AT&T SITE NUMBER: CVL05830

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

JARED KEARSLEY; 209-968-4315; Jared.Kearsley@51wireless.net

PROPERTY OWNER: El Dorado Hills Community Service District

(916) 643-4372

APN: 121-040-026

3321 El Dorado Hills Blvd, El Dorado Hills, CA 95762

- **PROJECT'S BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
- **OPERATIONAL STATEMENT**
- **FIRE SUPPRESSION SYSTEM**

CUP23-0009



on Behalf of

FirstNet Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) on APN 121-040-026-000 in the unincorporated area of El Dorado Hills, CA located in El Dorado County in order to provide FirstNet services in the coverage area and to service a significant gap in LTE coverage for AT&T's customers in El Dorado Hills, CA. This proposed facility will vastly improve 4G, 5G, LTE services within this portion of El Dorado County and El Dorado Hills, CA. Additionally, this tower will provide valuable FirstNet services which include, but are not limited to: a designated spectrum (Band 14) at which provides subscribed first responder agencies more enhanced and secure communications not only within the city limits but also interjurisdictional as well.

AT&T has chosen the least intrusive viable site location that will fill this significant gap in coverage and bring vital FirstNet services to this part of El Dorado Hills and El Dorado County, CA. Four (4) other candidates/locations were investigated before selecting the CSD/Bowman property as AT&T's primary preferred candidate.

An initial desktop analysis was conducted examining a few parcels within the search ring provided to us by AT&T's engineering division, the Water Tank property, Fire Station (Verizon Site), and St. Stephen's Lutheran Church (T-Mobile Site). These options appeared to be the obvious option from the far, however, after much due diligence the locations became infeasible. After researching the sites, a few issues arose at which will be discussed in the Alternative Site Analysis.

After AT&T discovered that the three properties weren't viable, they began looking at other areas within the Search Ring for a new tower site.

Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 31' x 35' (approx. 1,085 square foot) enclosed compound [lease area]. The compound will include an 110' Faux Water Tank Tower, one equipment shelter, and one 30KW standby Diesel Generator with a 190-gallon belly tank. This facility will be located at 3321 El Dorado Hills Blvd within El Dorado County's jurisdiction on a 45-acre OS zoned property.

AT&T's objective for the Bowman CSD site is to fill a significant mobility coverage gap in the service area as well as provide FirstNet services for First Responders. The site's elevation is approximately 840' feet while the surrounding communities is rolling hills. After running a coverage simulation at the site location, AT&T is anticipating a drastic improvement to their network and for their customers.

The site location is the least intrusive option in the area given its existing OS usage and not near dwellings. The Faux Water Tank design will provide architectural features that is ideal for this area of El Dorado Hills. The fenced compound will screen all ground equipment from the public right-of-way and nearby parcels.

Potential Co-locations:



There are (2) potential Co-location opportunities in the near vicinity of the provided Search Ring that our firm investigated; however, as described above the Fire Station is not a viable option for an AT&T Collocation. The Fire Department turned down the idea of AT&T installing their equipment on the Fire Station Property and would no longer entertain the idea.



The Second Collocation that was investigated was the St. Stephen's Lutheran Church where T-Mobile has a stealthed facility. After further research, there is no additional space within the T-Mobile Stealthed Facility. Furthermore, installing a free-standing structure was not an option due to restrictive CC&R's that does not allow such free-standing structures but only attached structures to the church. For these reasons, this candidate was disqualified as a viable candidate.

Alternative Site Analysis:



Above is a map showing the Search Ring (Yellow Pin), Proposed Site (Bowman CSD) (Green Pin) and the alternative sites that were considered for placement of the telecommunications facility (Red Pins). Each non-collocation Alternative Sites are further discussed below:

on Behalf of

El Dorado Irrigation District:

3340 Patterson Way, El Dorado Hills, CA 95762

Latitude/Longitude: 38.670990, -121.086371 (NAD83)

Proposal – Raw Land Build on Water Tank or Free-Standing Tower



Considerations:

We worked with the Water District on a conceptual design idea, however, after further internal discussion with the District's management, the District rejected the idea of leasing space, either on the tank or on the ground, for a WTF. They expressed some historical concern from the nearby community and did not want to increase the level of concern by leasing space to AT&T for a WTF. This location was ideal from coverage standpoint, however, without lease rights AT&T cannot consider this property as a viable option. Additionally, the tower would have been placed near dwellings at which could have caused potential concerns.

Pacific States Development, Inc.:

Patterson Way, El Dorado Hills, CA 95762

Latitude/Longitude: 38.670579, -121.085561 (NAD83)

Proposal – Raw Land Build for New Tower



Considerations:

Candidate B was disqualified after speaking to the property owner about leasing space to AT&T for a new tower installation. The property owner expressed concern and stated that they once had an approved CUP for an AT&T WTF, however, the CC&R's restricted the use of the property and could not legally install said WTF. For this reason, this candidate was deemed disqualified.

Actual View of the Proposed Location:

Bowman / El Dorado Hills CSD:

3321 El Dorado Hills Blvd, El Dorado Hills, CA 95762

Latitude/Longitude: 38.67331, -121.07544 (NAD83)

Proposal – Raw Land Build for New Faux Water Tank Tower



Considerations:

Candidate Bowman/CSD is on the east side of AT&T's Search Ring. The area is a cleared-out area where they don't use the property for archery. Utilities are located on the street and will be trenched up to the site. A Faux Water Tank design has been chosen to fit in with the area and provide a historical feel. The Antennae equipment will be fully concealed from the public's view. This property was the least intrusive location, and the least intrusive design is proposed in order to fill AT&T's significant gap in coverage.

on Behalf of

Operation Statement:

This project is an AT&T Mobility unmanned Telecommunication Wireless Facility. It will consist of the following:

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. INSTALL A (P) AT&T 3 1' X 35' FENCED LEASE AREA (1085' SQ. FT.) & BRING POWER & TELCO UTILITIES TO SITE.
2. IMPROVE A SECTION OF (E) UPGRADE GRAVEL ACCESS ROAD, AS SHOWN, FOR ACCESS TO SITE.
3. INSTALL A (P) 110'-0" TALL FAUX WATER TANK TOWER. (P) ANTENNA RAD CENTERS @ 103', 105', & 106'-10"
4. INSTALL A (P) AT&T APPROVED PRE-MANUFACTURED (SATN-70) EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT WITHIN AT&T LEASE AREA.
5. INSTALL A 30KW AC DIESEL STANDBY GENERATOR WITH LEVEL 2 ACOUSTIC ENCLOSURE & ATTACHED 190 GAL CAPACITY UL142 BELLY TANK.
6. INSTALL CHAIN LINK FENCING W/ 10' WIDE DBL. SITE ACCESS GATE.
7. INSTALL (9) PROPOSED AT&T ANTENNAS, (6) FUTURE AT&T ANTENNAS, & (12) RRU's
8. INSTALL (9) DC POWER TRUNKS & (3) FIBER TRUNKS
9. INSTALL (1) DC50 SURGE SUPPRESSORS AT EQUIPMENT.
10. INSTALL AN ICE BRIDGE.
11. INSTALL (1) GPS UNIT.
12. INSTALL (8) 190AH BATTERIES
13. INSTALL (16) MOD-G 7' X 7' PRECAST FOUNDATION BLOCKS FOR ABOVE GROUND FOUNDATION

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month. A 15-foot-wide access route exists directly from El Dorado Hills Blvd which is also used for Bowman's Access. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for routine maintenance purposes limited to Monday through Friday between 8:00am and 5:00pm and during emergency power outages.

The tower will be built to provide co-location opportunities for future carriers or public safety entities.

Fire Suppression System:

A 15-foot-wide access route exists directly from El Dorado Hills Blvd. A Fire Department Knox Box will be located at the Facility's access gate and the Property's access gate. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the exterior wall of the proposed shelter. A hammerhead turn around will be installed at the site.

Conclusion:

Candidate Bowman/CSD, APN 121-040-026, meets and exceeds the AT&T's coverage and capacity objectives for this area of El Dorado Hills and El Dorado County, CA while also providing El Dorado County and the area of El Dorado Hills with the Nation's first ever FirstNet services for our first responders. The Faux Water Tank design has been chosen to fit in with the historical nature of the area. Overall, this site location is the least impactful and least visually intrusive location within the Search Ring that fills AT&T's gap in coverage and capacity.



on Behalf of



Jared Kearsley

Jared Kearsley

51 Wireless, LLC.

Loomis, CA 95650

209-968-4315

Jared.Kearsley@51wireless.net



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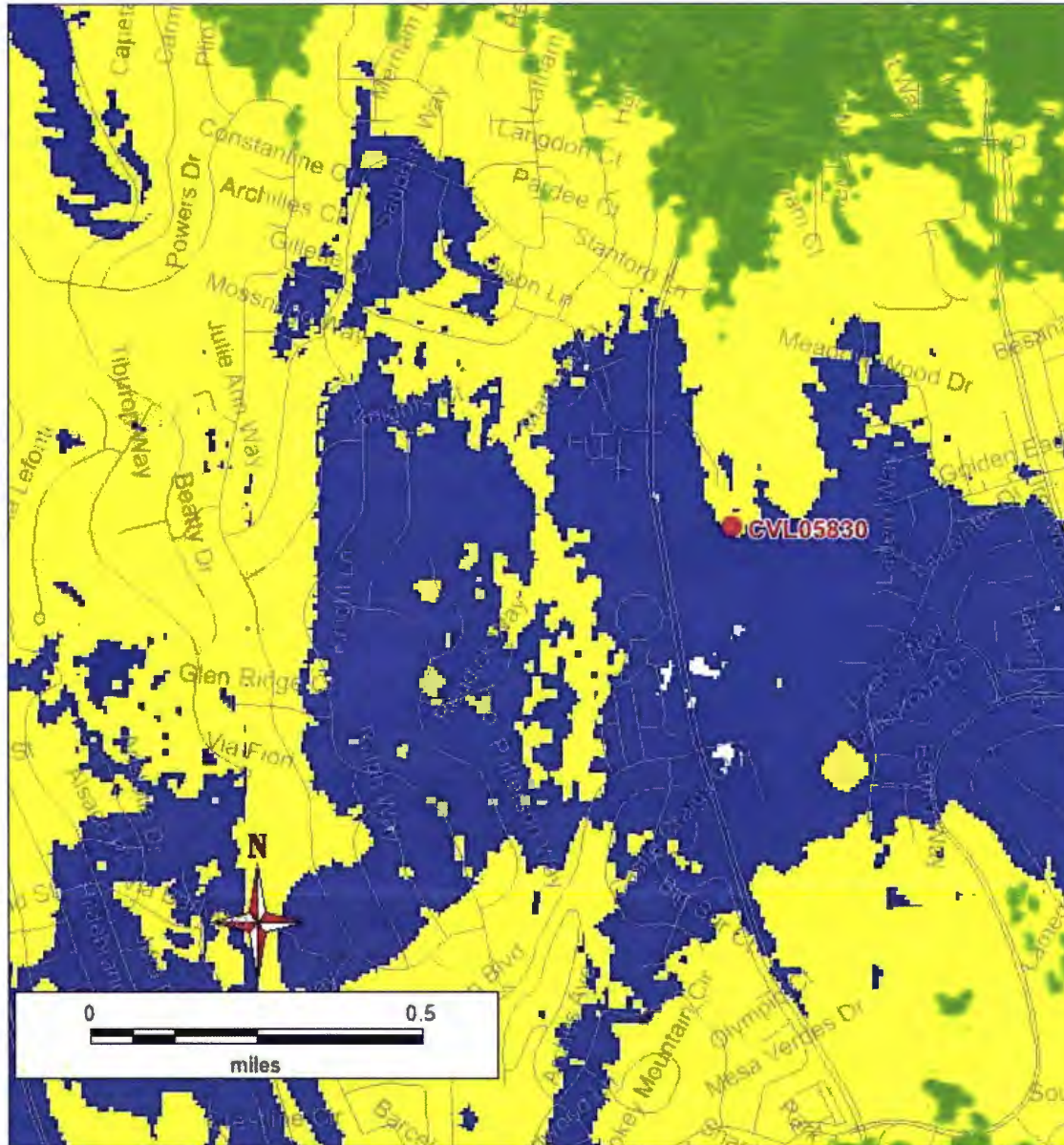
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PLANNING DEPARTMENT

CVL05830 Zoning Propagation Map

December 23, 2022

CUP23-0009

Existing LTE 700 Coverage

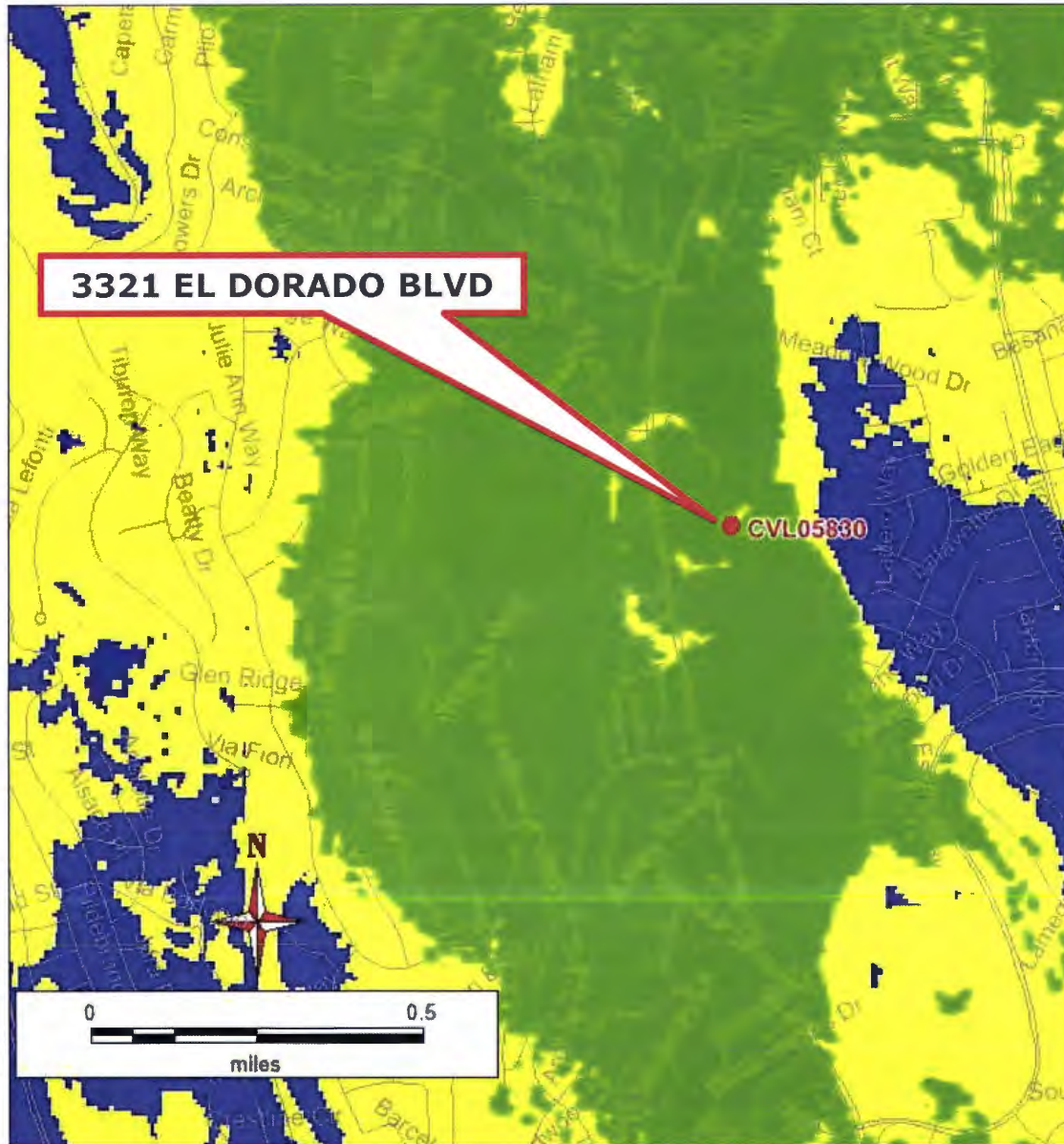


Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site

December 23, 2022

Proposed LTE 700 Coverage (RC = 105')



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site

December 23, 2022

GENERAL CONSTRUCTION NOTES

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CAREFUL REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, FIRING, FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYORS MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. IF ANY DISCREPANCY IS FOUND BETWEEN THE CAREFUL ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY, THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE UNCOVERED/ DISRUPTED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC. SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. NOTES PER A/E/T SPECIFICATIONS.

APPLICABLE CODES, REGULATIONS, AND STANDARDS

- SUBCONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (A/E/T) FOR THE LOCATION.
- THE EDITION OF THE A/E/T ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTORS WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARD:
 - AMERICAN CONCRETE INSTITUTE (ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
 - INSTITUTION FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE (1998) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT
 - (SEE CASE 1), RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C" AND "HIGH SYSTEM EXPOSURE)
- TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS AND TELECORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (IEEE83- PHYSICAL PROTECTION
 - TELECORDIA GR-347 CENTRAL OFFICE POWER WIRING
 - TELECORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 - TELECORDIA GR-1505 COAXIAL CABLE CONNECTIONS
- ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
- FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	E.O.	EQUAL	OPNG.	OPENING
ABV.	ABOVE	DP.	EXPANSION	PC	PRECAST CONCRETE
ACCA	ANTENNA CABLE COVER ASSEMBLY	DP.	EXISTING	PCS	PERSONAL COMMUNICATION SERVICES
ADOL	ADDITIONAL	DCT.	EXTERIOR	PLY.	PLYWOOD
A.F.F.	ABOVE FINISHED FLOOR	PAD.	FABRICATION(OR)	POP	POINT OF FEED
A.F.G.	ABOVE FINISHED GRADE	P.F.	FRESH FLOOR	PPC	POWER PROTECTION CABINET
ALUM.	ALUMINUM	P.G.	FRESH GRADE	PRG	PRIMARY RACK CABINET
ALT.	ALTERNATE	FINL	(FINISHED)	P.S.F.	FOUNDS PER SQUARE FOOT
ANT.	ANTENNA	FLR.	FLOOR	P.S.I.	FOUNDS PER SQUARE INCH
APPROX.	(APPROXIMATELY)	FDL.	FOUNDATION	P.T.	PRESSURE TREATED
ARCH.	ARCHITECTURAL	F.O.C.	FACE OF CONCRETE	PWR.	POWER (CABINET)
AWG.	AMERICAN WIRE GAUGE	F.O.M.	FACE OF MASONRY	QTY.	QUANTITY
BLDG.	BUILDING	F.O.S.	FACE OF STUD	RAD.	RADIUS
BLK.	BLOCK	F.O.W.	FACE OF WALL	REF.	REFERENCE
BLSG.	BLOCKING	F.S.	FRESH SURFACE	RFN.	REINFORCING
BM.	BEAM	FT.(')	FOOT (FEET)	RGZ.	RIGID GALVANIZED STEEL
BLJ.	BOUNDARY HALING	FTG.	FOOTING	SCD.	SCHEDULE
BTOM.	BASE THINNED COPPER WIRE	G.	GROWTH (CABINET)	SFT.	SHEET
B.O.P.	BOTTOM OF FOOTING	GA.	GAUGE	SM.	SIMILAR
BU	BACK-UP CABINET	GL.	GALVANIZED	SPC.	SPECIFICATIONS
CAB.	CABINET	G.P.I.	GROUND FAULT CIRCUIT INTERRUPTER	SQL.	SQUARE
CAI.	CANTILEVERED	GLS.	GLUE LAMINATED BEAM	S.S.	STAINLESS STEEL
CAST.	CAST IN PLACE	GPS	GLOBAL POSITIONING SYSTEM	STD.	STANDARD
CLG.	CEILING	GRND.	GROUND	STL.	STEEL
CLR.	CLEAR	HDR.	HANGER	STRUC.	STRUCTURAL
COL.	COLUMN	HGT.	HEIGHT	TEMP.	TEMPORARY
CONC.	CONCRETE	IGB.	ISOLATED COPPER GROUND BUS	THK.	THICKNESS
CONN.	CONNECTION(OR)	IN. (')	INCHES	T.N.	TOP OF ANTENNA
CONSTR.	CONSTRUCTION	INT.	INTERIOR	T.O.C.	TOP OF CURB
CONT.	CONTINUOUS	LAG.	LAG BOLTS	T.O.F.	TOP OF FOUNDATION
DBL.	DOUBLE	L.F.	LINEAR FEET (FOOT)	T.O.S.	TOP OF STEEL
DEPT.	DEPARTMENT	L.	LENGTH	TYP.	TYPICAL
D.F.T.	DOUBLE END	MAS.	MASONRY	U.G.	UNDER GROUND
DIA.	DIAMETER	MAX.	MAXIMUM	U.L.	UNDERWRITERS LABORATORY
DIA.	DIAGONAL	MCH.	MACHINE BOLT	UNLD.	UNLESS NOTED OTHERWISE
DIR.	DIRECTION	MFL.	MECHANICAL	V.L.P.	VERIFY IN FIELD
DWG.	DRAWING(S)	MFR.	MANUFACTURER	W.	WIRE (NOTES)
DWL.	DOWEL(S)	MNL.	MINIMUM	WO.	WOOD
DA.	DASH	MSC.	MISCELLANEOUS	W.P.	WEATHERPROOF
EL.	ELEVATION	NEL.	NET	WT.	WEIGHT
ELEC.	ELECTRICAL	NEW	NEW	W.F.	WATER
ELEV.	ELEVATION	NO.	NUMBER	W.P.	WATER
EMT.	ELECTRICAL METALLIC TUBING	NO. (P)	NUMBER	WT.	WEIGHT
E.M.	ELECTRICAL METALLIC TUBING	N.T.S.	NOT TO SCALE	W.	WOOD
ENG.	ENGINEER	O.C.	ON CENTER	W.	WOOD

SYMBOLS LEGEND

	BLDG SECTION		GROUT OR PLASTER
	WALL SECTION		(B) BRICK
	DETAIL		(M) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		FLYWOOD
	PROPERTY LINE		SAND
	CENTER LINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(S) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	OFFICE LINE		TELEPHONE CONDUIT
			POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(A) ANTENNA
			(R) RR
			(S) DC SURGE SUPPRESSION
			(A) ANTENNA
			(R) RR
			(E) EQUIPMENT

Issued For
BOWMAN
 3321 EL DORADO BLVD
 EL DORADO HILLS, CA
 95762

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

WIRELESS GROUP LLC
 Connecting a Wireless World
 855 COOLIDGE DRIVE
 SUITE 100
 FOLSOM, CA 95630

AT&T SITE NO: CV105830
 PROJECT NO: PROJ #
 DRAWN BY: SR
 CHECKED BY: JR

NO.	DATE	DESCRIPTION
1	11/16/2002	201416
2	12/13/2002	201409
3	1/22/2003	201416
4	1/22/2003	201406
5	2/26/2003	201416
6	3/14/2003	201416

License:

 I, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM AN ACTIVE LICENSEE IN THE STATE OF CALIFORNIA.
 PROFESSIONAL ENGINEER - 1711 ALTA BLVD
 SACRAMENTO, CA 95833

Engineer:

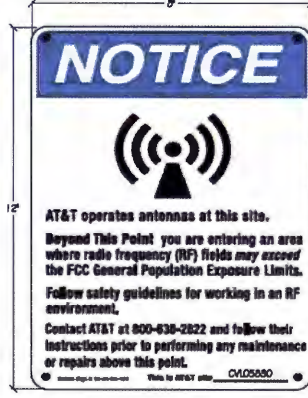
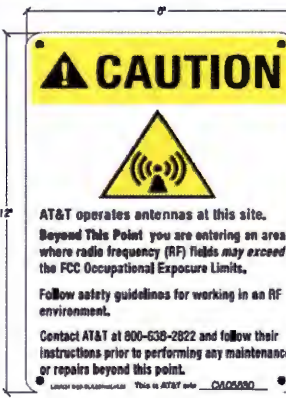
Precision Design
 11184 ANAHEIM AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92816

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

SIGNAGE & STRIPING INFORMATION

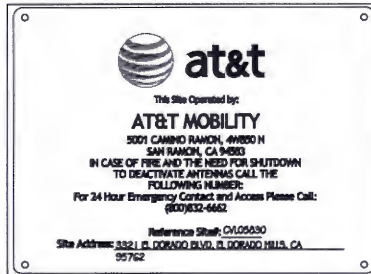
1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVENTING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITES DAF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LEADER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mmW/m² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mW/m². IF THE BOTTOM OF THE ANTENNA IS MOUNTED 2) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
3. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE CORRIDOR) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE DAF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE CORRIDOR) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE DAF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE CORRIDOR) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE DAF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLICURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI Z39.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS, THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION).
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE IN PADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED WITH PADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION,



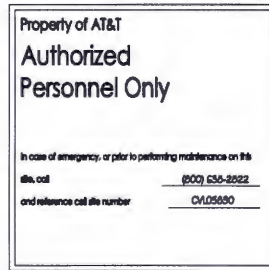
1 CAUTION & WARNING SIGN
NTS

2 NOTICE SIGN
NTS

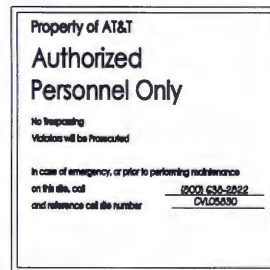
- NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH AT&T WIRELESS DOCUMENT #05-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
 2. CONTRACTOR SHALL CONTACT AT&T RF/PC FOR INFORMATION ON MFL LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE



4 FENCED COMPOUND SIGNAGE
NTS



5 CABINET DOOR SIGNAGE
NTS



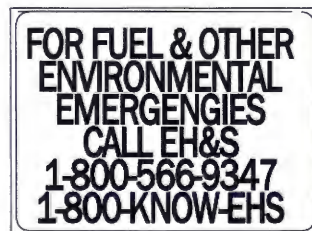
6 GATE SIGNAGE
NTS



8 FENCED COMPOUND SIGN
NTS



9 DOOR/EQUIPMENT SIGN
NTS



10 YELLOW EH&S SIGN
NTS



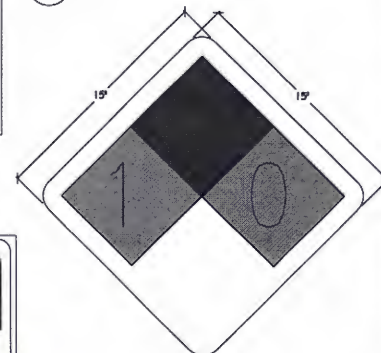
11 FUEL TYPE SIGN
NTS



3 FCC ASR SIGNAGE
NTS



7 NFFPA BATTERY ACID SIGNAGE
NTS



12 NFFPA DIESEL FUEL SIGNAGE
NTS

Issued For:

BOWMAN

3321 EL DORADO BLVD
EL DORADO HILLS, CA
95762

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

EPC
WIRELESS GROUP LLC
Consulting & Wireless World

805 COOLIDGE DRIVE,
FOLSOM, CA 95630

AT&T SITE NO: CVL05830
PROJECT NO: PROJ #
DRAWN BY: SR
CHECKED BY: JR

REV	DATE	DESCRIPTION
A	11/16/2002	20 100%
B	12/13/2002	20 100%
C	12/22/2002	20 100%
D	1/27/2003	20 100%
E	3/26/2003	20 100%
F	3/14/2003	20 100%

Licensee:

PRECISION PROFESSIONAL SERVICES
JAMES A. MCGUIRE
C 69851
CIVIL
STATE OF CALIFORNIA

Engineer:

Precision Design
Engineering, Inc.
1178 Alameda Street, Suite 200, Oakland, CA 94612

SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER:
GN-2

Lease Area Description
 All that certain lease area being a portion of Lot "B" as is shown on that certain Subdivision Map Recorded in Book "H" of Maps at Page 78, Official Records of El Dorado County, being located in the City of El Dorado Hills, State of California, also being a portion of the Southwest quarter of Section 35, Township 10 North, Range 8 East M.D.B. & M. being more particularly described as follows:

Commencing at a found 3/4" capped iron pipe monument stamped RCE 20462, set at the Southerly terminus of that certain El Dorado Hills Boulevard right of way tangent labeled "N 00°22'21" E 883.10" as is shown in the above referenced map from which a similar monument bears South 09°40'54" East 2177.15 feet; thence from said point of commencement South 44°34'39" East 880.13 feet to the true point of beginning; thence from said point of beginning South 29°33'49" East 35.00 feet; thence South 60°26'11" West 31.00 feet; thence North 29°33'49" West 35.00 feet; thence North 60°26'11" East 31.00 feet to the true point of beginning.

Together with a non-exclusive easement for access purposes fifteen feet in width the centerline of which is described as follows: beginning at a point which bears North 60°26'11" East 7.50 feet from the most Easterly corner of the above described lease area and running thence North 29°33'49" West 112.67 feet; thence North 22°47'39" West 121.82 feet; thence through a tangent curve to the left having a central radius of 100.00 feet and running through an arc distance of 16.59 feet; thence tangent to the last curve North 32°21'28" West 54.52 feet; thence through a tangent curve to the right having a central radius of 100.00 feet and running through an arc distance of 36.15 feet; thence tangent to the last curve North 11°38'40" West 53.15 feet; thence North 09°00'32" West 57.28 feet; thence North 04°51'05" West 57.32 feet; thence through a tangent curve to the left having a central radius of 100.00 feet and running through an arc distance of 62.23 feet; thence tangent to the last curve North 40°30'14" West 77.50 feet; thence through a tangent curve to the right having a central radius of 100.00 feet and running through an arc distance of 27.18 feet; thence tangent to the last curve North 24°50'43" West 123.02 feet; thence through a tangent curve to the left having a central radius of 100.00 feet and running through an arc distance of 34.07 feet; thence tangent to the last curve North 44°26'58" West 188.84 feet; thence through a tangent curve to the left having a central radius of 82.50 feet and running through an arc distance of 141.77 feet; thence tangent to the last curve South 05°35'23" West 37.98 feet; thence through a tangent curve to the right having a central radius of 20.44 feet and running through an arc distance of 64.21 feet; thence tangent to the last curve North 05°35'23" East 53.01 feet; thence North 02°14'08" West 39.44 feet; thence through a tangent curve to the left having a central radius of 30.00 feet and running through an arc distance of 45.60 feet; thence tangent to the last curve North 85°19'40" West 25.8 feet more or less to the public right of way.

Also together with an easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears South 07°26'11" West 3.00 feet from the most Northerly corner of the above described lease area and running thence North 29°33'49" West 77.87 feet; thence through a tangent curve to the right having a central radius of 112.50 feet and running through an arc distance of 13.29 feet; thence tangent to the last curve North 22°47'39" West 121.82 feet; thence through a tangent curve to the left having a central radius of 87.50 feet and running through an arc distance of 14.61 feet; thence tangent to the last curve North 32°21'28" West 54.52 feet; thence through a tangent curve to the right having a central radius of 112.50 feet and running through an arc distance of 40.67 feet; thence tangent to the last curve North 11°38'40" West 53.15 feet; thence North 09°00'32" West 58.03 feet; thence North 04°51'05" West 63.78 feet; thence North 69°13'01" West 86.33 feet; thence North 78°23'47" West 385.67 feet more or less to the public right of way.

Gell Engineering
 Engineering • Surveying • Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 • Fax: (530) 823-1309
 A.T. & T. Mobility
 Project No./Name: CVL05630 / Bowman EDCSD
 Project Site Location: 3321 El Dorado Hills Boulevard
 El Dorado Hills, CA 95762
 Date of Observation: 09-08-22
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Four Water Tank/Tower
 Coordinates
 Latitude: N 38° 40' 23.87" (NAD83) N 38° 40' 24.22" (NAD27)
 Longitude: W 121° 04' 31.82" (NAD83) W 121° 04' 27.82" (NAD27)
 ELEVATION of Ground at Structure (NAVD88) 836.5' AMSL
 CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of these elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91-003, and that they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Gell California RCE 14803

DATE OF SURVEY: 09-08-22
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GELL, R.C.E. 14803
 LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.
 N.G.V.D. 1928 CORRECTION: SUBTRACT 2.62' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1'
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 121-040-026-000
 OWNER(S): EL DORADO HILLS COMMUNITY SERVICES DIST.
 1021 HARVARD WAY
 EL DORADO HILLS, CA 95762

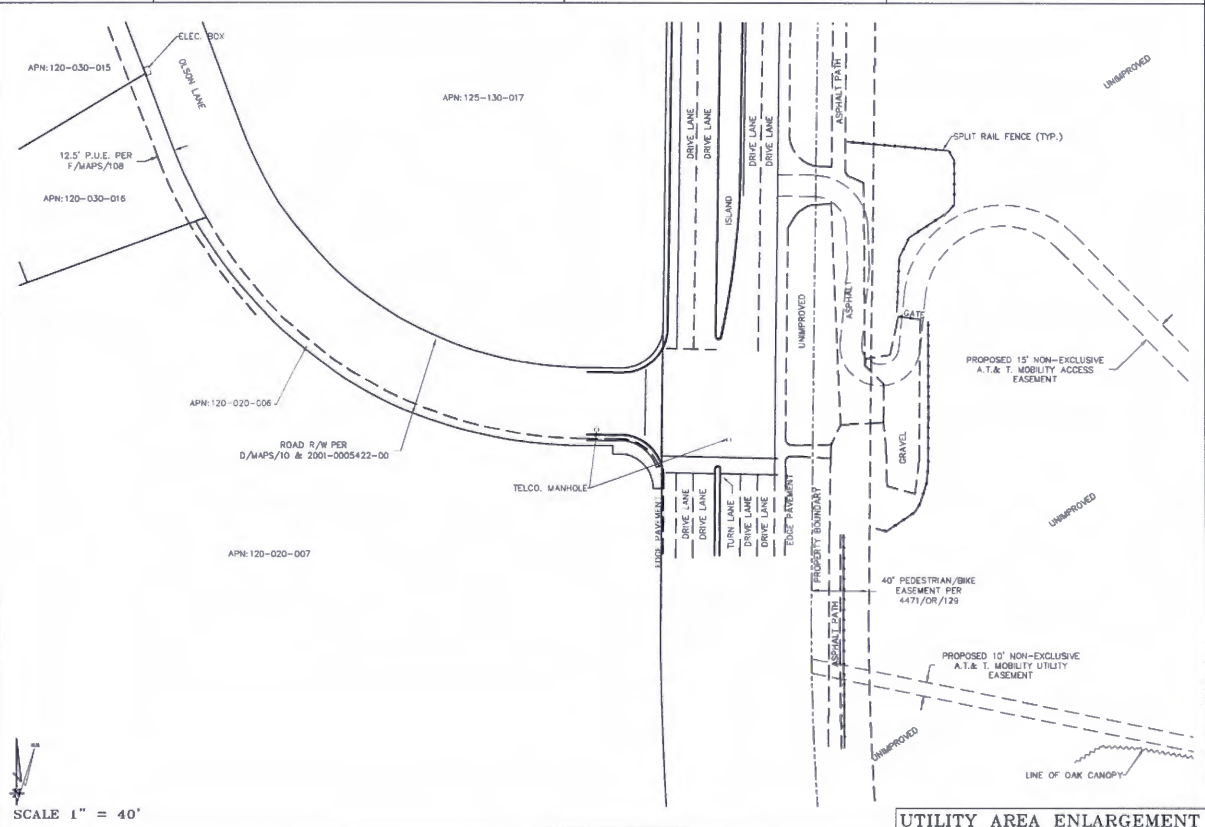
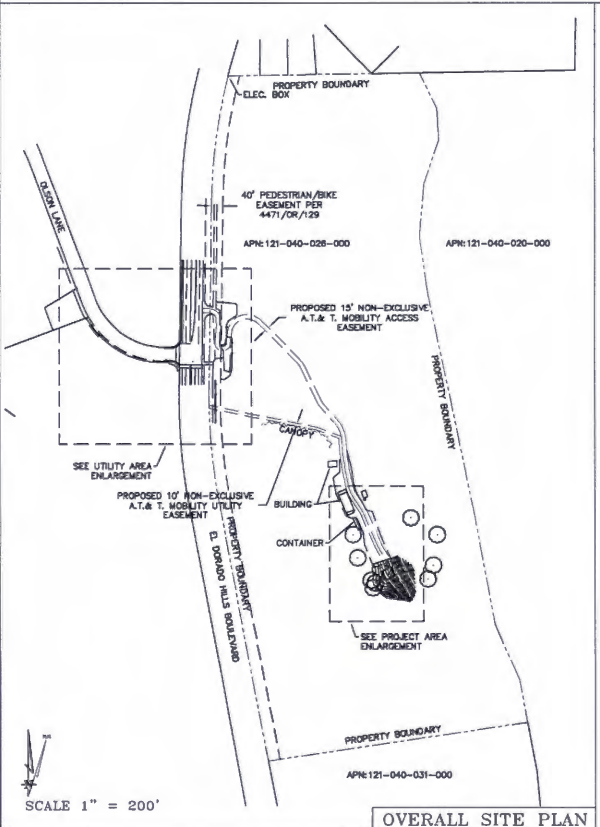


DEPT	APPROVED	DATE
ASC		
INT		
EE		
OPS		
EV		

Surveyor: GELL ENGINEERING
 PROFESSIONAL ENGINEER - SURVEYING
 License No. 50488
 State of California
 State Seal No. 14803

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GELL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GELL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GELL ENGINEERING WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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



CVL05630
 BOWMAN EDCSD
 3321 EL DORADO HILLS
 3321 EL DORADO HILLS
 EL DORADO HILLS, CA 95762
 PLOT PLAN AND
 SITE TOPOGRAPHY

DATE	BY	DESCRIPTION
09-08-22	KG	DRAWING SUBMITTED
09-08-22	KG	EASEMENT MOD.
09-08-22	KG	LEASE AREA MOD.
09-08-22	KG	LEASE AREA MOD.

C-1

EROSION AND SEDIMENT CONTROL NOTES

BEST MANAGEMENT PRACTICES TABLE			
BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. THE GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAS REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
FIBER ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	2:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLIFIED SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON

2. PHASES OF GRADING

INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.

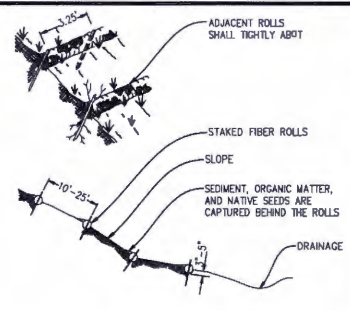
ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.

FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.

- THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs, AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:** PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE:** PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING, STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - CONCRETE WASTE:** PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:** PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:** PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH GRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT:** PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

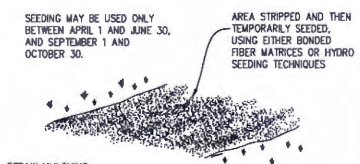
FIBER ROLL NOTES

- REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING FIBER ROLLS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINNY SEASON.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
- FIBER ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 5 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1X2 2X3" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL TIGHTLY ABUT.
- CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. FIBER ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE FIBER ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE FIBER ROLL.
- CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE FIBER ROLL.

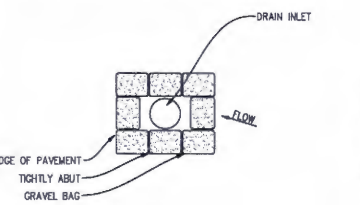


3 SPACING DETAIL

NO SCALE

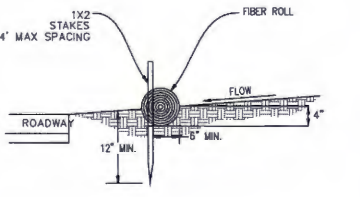


1. FOR AREAS OF SITE WITH LESS THAN 30% SLOPE: 2-3 BALES OF STRAW EQUALS 2-INCHES OF STRAW MULCH OVER 1000 SQUARE FEET.
2. MULCH SHALL BE WEED FREE STRAW.



1 DRAIN INLET DETAIL

NO SCALE



2 FIBER ROLL DETAIL

NO SCALE

NAME	SEEDING MIXTURES		
	PROPORTIONS BY WEIGHT	% PURITY	% GERMINATION
REDDTOP (AGROSTIS ALBA)	10%	92	90
ANNUAL RYE (LOLIUM MULTIFLORUM)	40%	98	90
CHEWINGS FESCUE (FETUCA RUBRA COMMUTATA)	40%	97	80
WHITE DUTCH CLOVER (TRIFOLIUM PEPENS)	40%	98	90

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

4 TEMP SEEDING & MULCHING

NO SCALE



5 MATTING/ROLLED EROSION CONTROL PRODUCTS

NO SCALE

Issued For:

BOWMAN

3321 EL DORADO BLVD
EL DORADO HILLS, CA
95762

PREPARED FOR:

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

WIRELESS GROUP LLC
Consulting & Wireless Parts

805 COOLIDGE DRIVE
FOLSOM, CA 95630

AT&T SITE NO: CVL05830
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CHECKED BY: JR

REV	DATE	DESCRIPTION
A	12/18/2002	RD 100%
C	1/22/2003	RD 100%
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E	2/04/2003	RD 100%
F	3/14/2003	RD 100%

Licensee:

PRECISION DESIGN
C 69691
Civil Engineering

1. I, A DECLARATION OF LAW FOR ANY PERSON, UNLESS THE Y ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS CONTRACT IS UNLAWFUL.

Engineer:

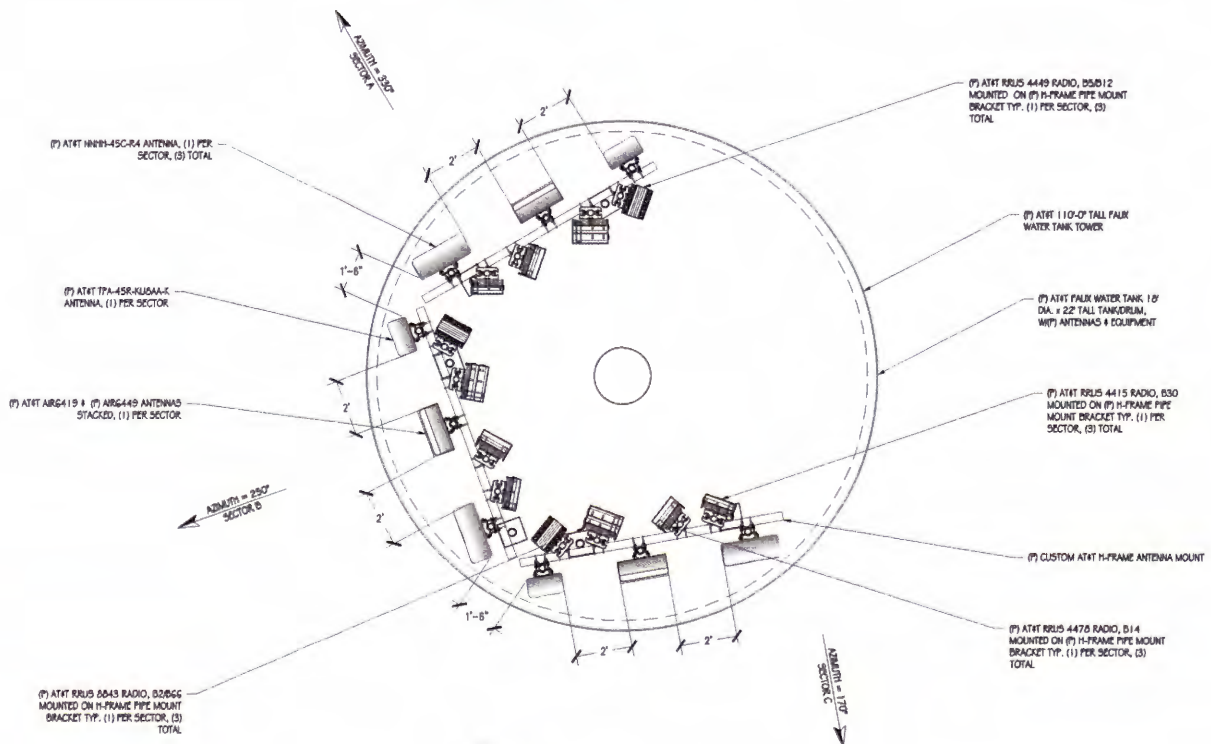
PRECISION DESIGN
Shirley Inc.
11188 ANNEVILLE ROAD, SUITE 200, CA 94601

SHEET TITLE:
EROSION CONTROL NOTES & DETAILS

SHEET NUMBER:
C-4

NOTE:
AT&T CURRENTLY REQUIRES THAT ALL ANTENNAS HAVE A MINIMUM OF 36" CLEAR BETWEEN ANTENNA EDGES HORIZONTALLY WHEN INSTALLED. CONTRACTOR SHALL INSTALL NEW ANTENNAS TO COMPLY WITH THIS REQUIREMENT. IF THIS CANNOT BE ACCOMPLISHED DUE TO EXISTING FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER FOR A REMEDY.

NOTE: ANTENNAS TO BE INSTALLED W/ AT LEAST 3' BETWEEN ANTENNA FACE & FIBER SCREEN



ANTENNA PLAN @ ±105'
1/2" = 1'-0"

RF SCHEDULE							RFDS VERSION: 2.00	RFDS REVISION DATE: 1/23/23
SECTOR	NEW ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	NEW RRUS MODEL NO.	TECHNOLOGY	FIBER LENGTH	FIBER NO	
A	A1 TPA-45R-KJMAA-K		±105'-0"	4449 DSDB12 RADIO, 8843 B2B6GA RADIO,	LTE 700, 5G 850, LTE 1900, 5G 1900, LTE AWS, 5G AWS			
	A2 (P) AIRG419 + (P) AIRG449 STACKED	95°	±103'-0" ±100'-10"	4478 B14 RADIO, 4415 B25 RADIO	5G CBAND, 5G DOD	±90' 0"	TRUNK 1	
	A3 WARE1-45C-RA		±105'-0"	4449 DSDB12 RADIO, 8843 B2B6GA RADIO,	LTE 700, LTE 1900			
B	B1 TPA-45R-KJMAA-K		±105'-0"	4449 DSDB12 RADIO, 8843 B2B6GA RADIO,	LTE 700, 5G 850, LTE 1900, 5G 1900, LTE AWS, 5G AWS			
	B2 (P) AIRG419 + (P) AIRG449 STACKED	250°	±103'-0" ±100'-10"	4478 B14 RADIO, 4415 B25 RADIO	5G CBAND, 5G DOD	±90' 0"	TRUNK 2	
	B3 WARE1-45C-RA		±105'-0"	4449 DSDB12 RADIO, 8843 B2B6GA RADIO,	LTE 700, LTE 1900			
C	C1 TPA-45R-KJMAA-K		±105'-0"	4478 B14 RADIO, 4415 B25 RADIO	5G CBAND, 5G DOD	±90' 0"	TRUNK 3	
	C2 (P) AIRG419 + (P) AIRG449 STACKED	170°	±103'-0" ±100'-10"	4449 DSDB12 RADIO, 8843 B2B6GA RADIO,	LTE 700, 5G 850, LTE 1900, 5G 1900, LTE AWS, 5G AWS	±90' 0"	TRUNK 3	
	C3 WARE1-45C-RA		±105'-0"	4478 B14 RADIO, 4415 B25 RADIO	LTE 700, LTE 1900			

Issued For:
BOWMAN
3321 EL DORADO BLVD
EL DORADO HILLS, CA
95762

PREPARED FOR
at&t
500 Executive Parkway
San Ramon, California 94583

Vendor:
epic
WIRELESS GROUP LLC
Connecting a Wireless World
805 COOLIDGE DRIVE,
SUITE 100
FOLSOM, CA 95630

AT&T SITE NO: CVID5830
PROJECT NO: PROJ #
DRAWN BY: SR
CHECKED BY: JR

REV	DATE	DESCRIPTION
10/07/2022	JD/KPL	
11/16/2022	JD/KPL	
A	12/13/2022	20 100%
B	12/29/2022	20 100%
C	1/3/2023	20 100%
D	1/27/2023	20 100%
E	2/06/2023	20 100%
F	3/16/2023	20 100%

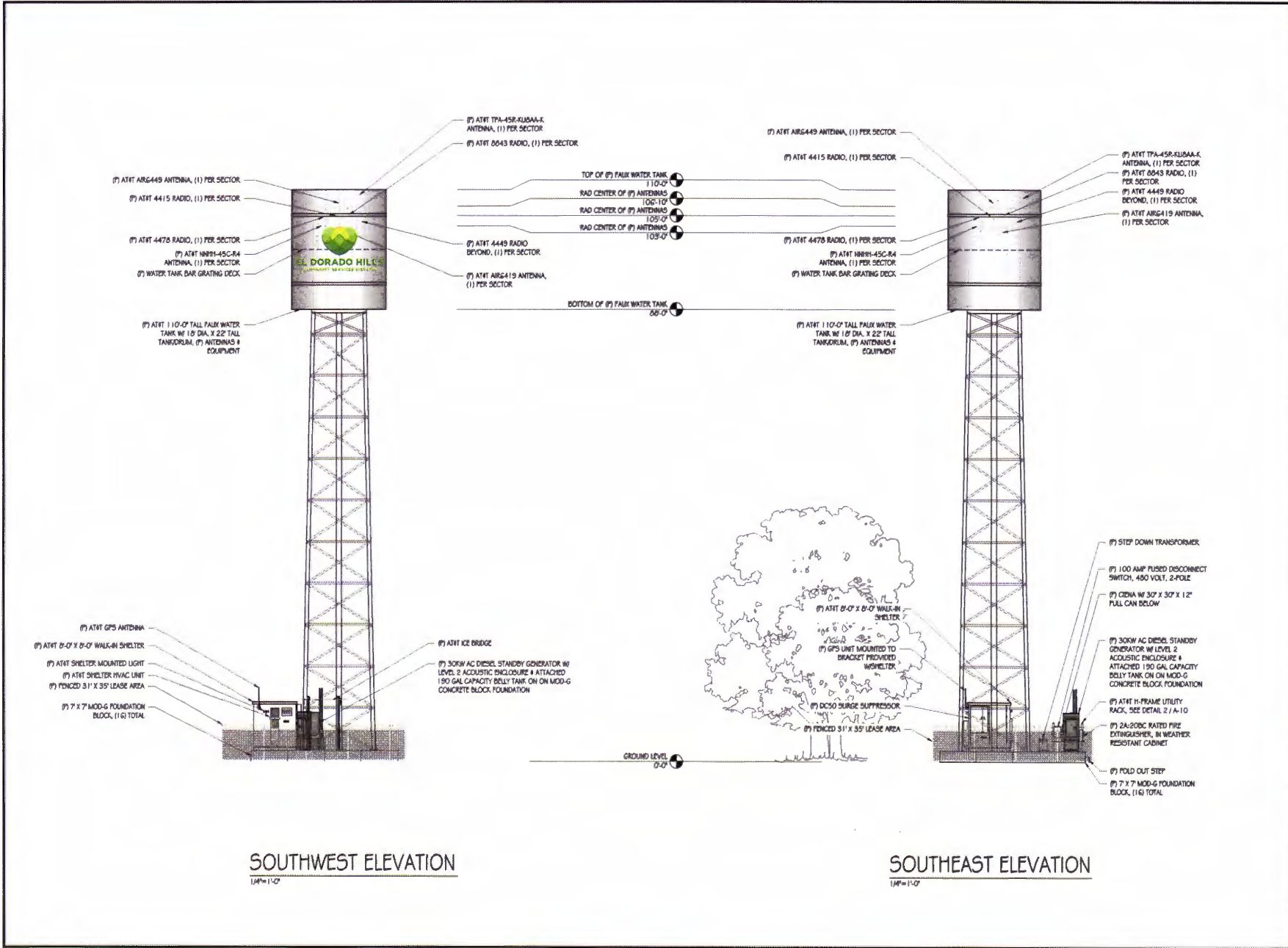


THIS IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. DO ALTER THIS DOCUMENT.

Engineer:
Precision Design
Drafting, Inc.
11788 Highway 99, Suite 100, Folsom, CA 95630

SHEET TITLE:
ANTENNA PLAN

SHEET NUMBER:
A-3



SOUTHWEST ELEVATION
1/4"=1'-0"

SOUTHEAST ELEVATION
1/4"=1'-0"

Issued For
BOWMAN
3321 EL DORADO BLVD
EL DORADO HILLS, CA
95762

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:
EPC
WIRELESS GROUP LLC
Consulting & Wireless World
805 COOLIDGE DRIVE,
SUITE 100
FOULDM, CA 95630

AT&T SITE NO: CVL05B30
PROJECT NO: PROJ #
DRAWN BY: SR
CHECKED BY: JR

REV	DATE	DESCRIPTION
1	10/07/2022	2D 100%
2	11/16/2022	2D 100%
A	12/13/2022	2D 100%
B	12/29/2022	2D 100%
C	1/30/2023	2D 100%
D	1/27/2023	2D 100%
E	2/04/2023	2D 100%
F	3/16/2023	2D 100%

License:
PROFESSIONAL ENGINEER
WALTER A. MCGUIRE
C 68891
CIVIL
STATE OF CALIFORNIA

THIS A SEPARATE LAW FOR EACH PERSON WHOSE NAME IS LISTED. ENGINEER'S SIGNATURE IS REQUIRED FOR EACH AND SEPARATE PROFESSIONAL ENGINEER TO ALTER THE DOCUMENT.

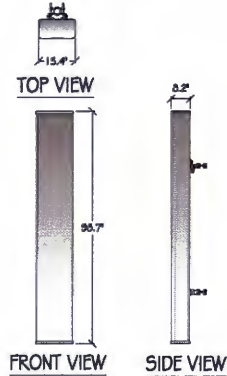
Engineer:
PRECISION DESIGN
Drafting, INC.
11785 AMADOR ST. SUITE 201 SACRAMENTO, CA 95828

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

TPA-45R-KU8AA-K

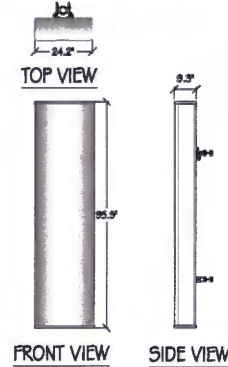
WIND AREA: 14.5 SQ FT
 WEIGHT: 67.6 LBS W/O MOUNTS
 DIMENSIONS: 90.7" TALL X 15.4" WIDE X 0.2" DEEP
 RF CONNECTORS: (12) 4.3-10 FEMALE



2 ANTENNA DETAIL
 1/2"=1"

COMMSCOPE NNHH-45C-R4

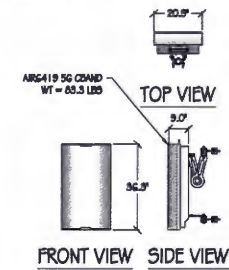
WIND AREA: 9.90 SQ FT
 WEIGHT: 134.46 LB W/O MOUNTS
 DIMENSIONS: 95.549" TALL X 25.197" WIDE X 9.252" DEEP
 RF CONNECTORS: (4) 4.3-10 FEMALE



2 ANTENNA DETAIL
 1/2"=1"

ERICSSON AIR6419

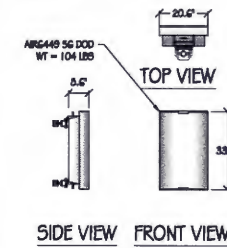
WIND AREA: 5.27 SQ FT
 WEIGHT: 253.3 LBS W/O MOUNTS
 DIMENSIONS: 56.3" TALL X 20.9" WIDE X 9.0" DEEP



3 (F) ANTENNA DETAIL
 1/2"=1"

ERICSSON AIR6449

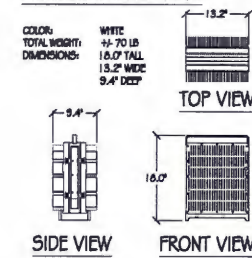
WIND AREA: 4.74 SQ FT
 WEIGHT: 2104 LBS W/O MOUNTS
 DIMENSIONS: 53.1" TALL X 20.6" WIDE X 6.6" DEEP



4 (F) ANTENNA DETAIL
 1/2"=1"

ERICSSON RRU5-4449

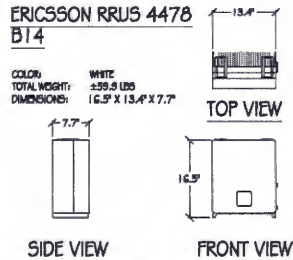
COLOR: WHITE
 TOTAL WEIGHT: +/- 70 LB
 DIMENSIONS: 18.0" TALL X 13.2" WIDE X 9.4" DEEP



5 RRU5 4449 DETAIL
 1"=1"

ERICSSON RRU5 4478 B14

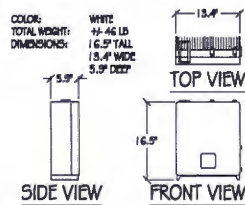
COLOR: WHITE
 TOTAL WEIGHT: 259.9 LBS
 DIMENSIONS: 16.5" X 13.4" X 7.7"



6 RRU5 4478 B14 DETAIL
 1"=1"

ERICSSON RADIO 4415

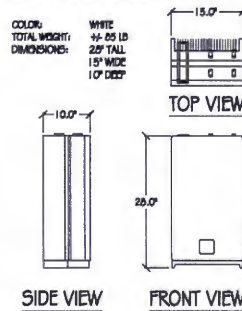
COLOR: WHITE
 TOTAL WEIGHT: +/- 46 LB
 DIMENSIONS: 16.5" TALL X 13.4" WIDE X 5.3" DEEP



7 RADIO 4415 DETAIL
 1"=1"

ERICSSON RRU5-8843

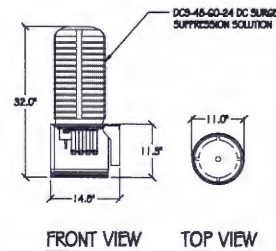
COLOR: WHITE
 TOTAL WEIGHT: +/- 65 LB
 DIMENSIONS: 22" TALL X 15" WIDE X 10" DEEP



8 RRU5-8843 DETAIL
 1"=1"

RAYCAP DC9-48-60-24

DIMENSIONS: Ø11.0" X 84.0" TALL
 NORMAL OPERATING VOLTAGE: 48 VDC
 NORMAL DISCHARGE CURRENT: 20 IA @20 IAS
 MAX DISCHARGE CURRENT: 60 IA @20 IAS
 MAX CONTINUOUS OPERATING VOLTAGE: 75 VDC
 VOLTAGE PROTECTION RATING: 400 V
 TOTAL WEIGHT: 32.0 LBS



9 DC9 DETAIL
 1"=1"

Issued For
BOWMAN
 3321 EL DORADO BLVD
 EL DORADO HILLS, CA
 95762

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

 855 COOLIDGE DRIVE,
 SUITE 100
 FOLSOM, CA 95630

AT&T SITE NO: CVL05830
 PROJECT NO: PROJ #
 DRAWN BY: SR
 CHECKED BY: JR

REV	DATE	DESCRIPTION
A	12/13/2002	20 100%
B	12/29/2002	20 100%
C	12/29/2002	20 100%
D	1/27/2003	20 100%
E	2/26/2003	20 100%
F	3/14/2003	20 100%

Licensee:

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 PRECISION DESIGN, INC. AND IS TO BE
 RETURNED TO THE COMPANY IF NOT
 RETURNED TO THE COMPANY BY THE USER
 WITHIN THE TIME FRAME SPECIFIED
 THEREIN.

Engineer:

 1100 WASHINGTON STREET, SUITE 100
 FOLSOM, CA 95630

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-6

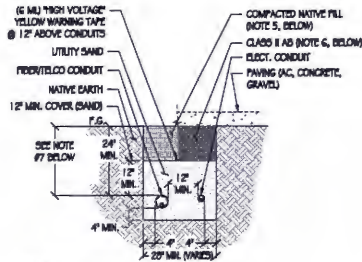
BOWMAN
3321 EL DORADO BLVD
EL DORADO HILLS, CA
95742

PREPARED FOR
atat
5801 Escondido Parkway
San Ramon, California 94583

WIRELESS GROUP LLC
Creating a Wireless World
10000 BUCKLE DRIVE
FOLSOM, CA 95660

AREA SITE NO.: CV10880
PROJECT NO.: PROJ.#
DRAWN BY: SR
CHECKED BY: JR

NO.	DATE	DESCRIPTION
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3	12/22/08	
4	01/02/09	
5	01/22/09	
6	02/03/09	
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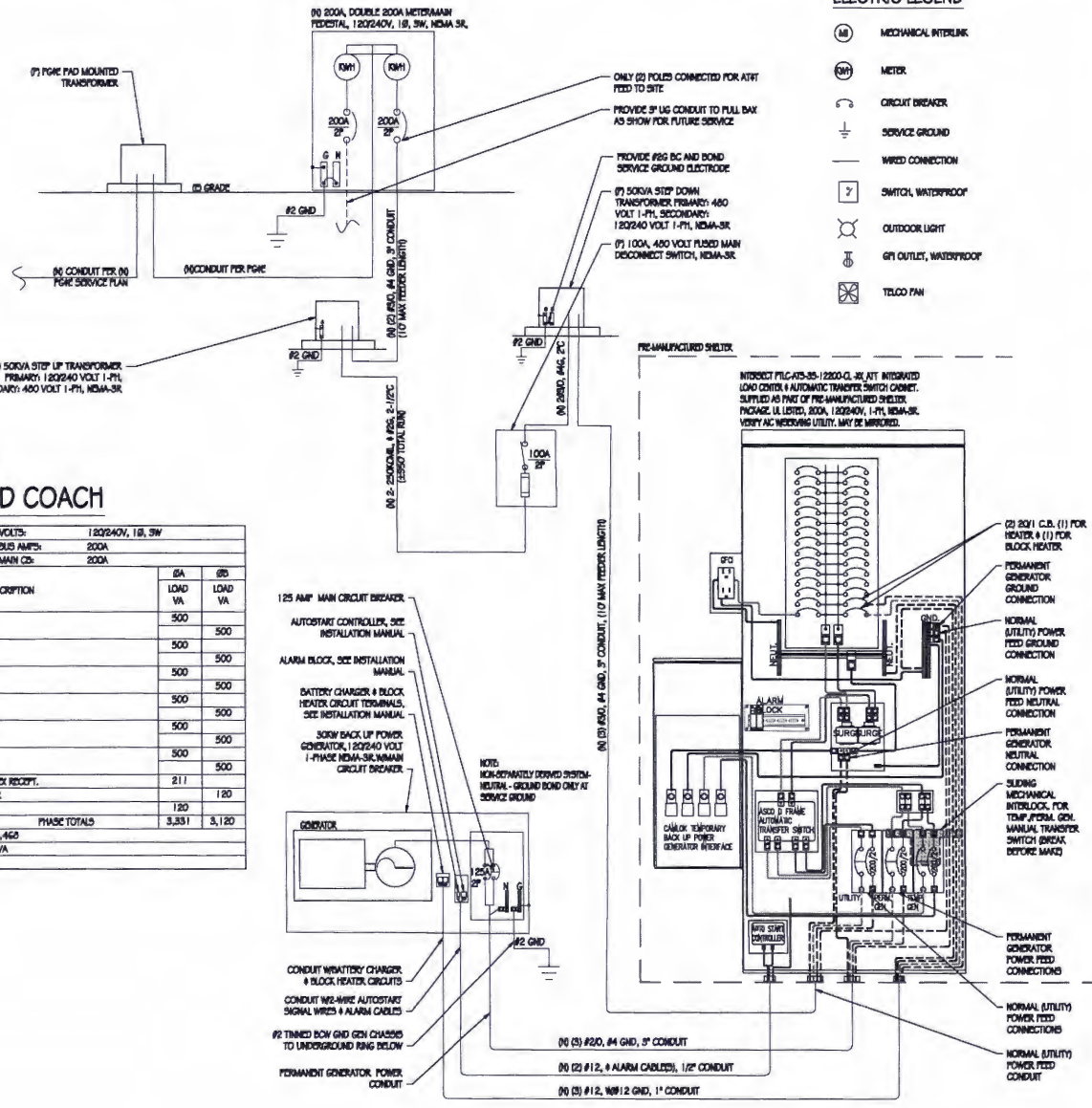
NOTES:

- CALL BEFORE YOU DIG
- CONTACT SERVICE UTILITIES
- VERIFY ALL TRENCHING REQUIREMENTS WITH CLIENT & BUILDING OFFICIAL
- RESURFACE GRADE TO ORIGINAL CONDITION OR BETTER
- TRENCHING BY UN-PAVED AREAS, REMOVE EXISTING MATERIAL TO 1/2\"/>

UTILITY TRENCH DETAIL
1/4\"/>

**120/240V PANELBOARD
SUPPLIED WITH PRE-MANUFACTURED COACH**

NAMEPLATE	FED-1	SC LEVEL	LG#	VOLTS	120/240V, 1Ø, 3W
LOCATION :	CELLULAR EQUIPMENT SITE			BUS AMPS:	200A
MOUNTING :	EQUIPMENT RACK			MAIN CB:	200A
ISA	IB			LOAD VA	LOAD VA
500	500	Y	RECTIFIER #1	500	500
500	500	Y	RECTIFIER #2	500	500
500	500	Y	RECTIFIER #3	500	500
500	500	Y	RECTIFIER #7	500	500
500	500	Y	RECTIFIER #8	500	500
500	500	Y	RECTIFIER #9	500	500
1524	1524		HVAC	211	120
120			GFCI		120
4,704	4,524		PHASE TOTALS	3,331	3,120
TOTAL VA = 15,679		TOTAL CONTINUOUS VA = 12,211		TOTAL NON-CONTINUOUS VA = 3,468	
125% CONTINUOUS LOADS = 15,264VA		125% CONTINUOUS LOADS + NON-CONTINUOUS = 15,264VA + 3,468VA = 18,732VA			
TOTAL AMPS = 78A					



Issued For:

BOWMAN
3321 EL DORADO BLVD
EL DORADO HILLS, CA
95762

PREPARED FOR:

at&t
500 Executive Parkway
San Ramon, California 94583

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

855 COOLIDGE DRIVE,
SUITE 100
FOLSOM, CA 95630

AT&T SITE NO: CVL05830
PROJECT NO: PROJ #
DRAWN BY: SR
CHECKED BY: JR

REV	DATE	DESCRIPTION

Licensor:

PRECISION DESIGN
Engineering Inc.
11755 North 21st Street, Suite 100
CA 95630

Engineer:

PRECISION DESIGN
Engineering Inc.
11755 North 21st Street, Suite 100
CA 95630

SHEET TITLE:
ONE-LINE DIAGRAM

SHEET NUMBER:
E-2

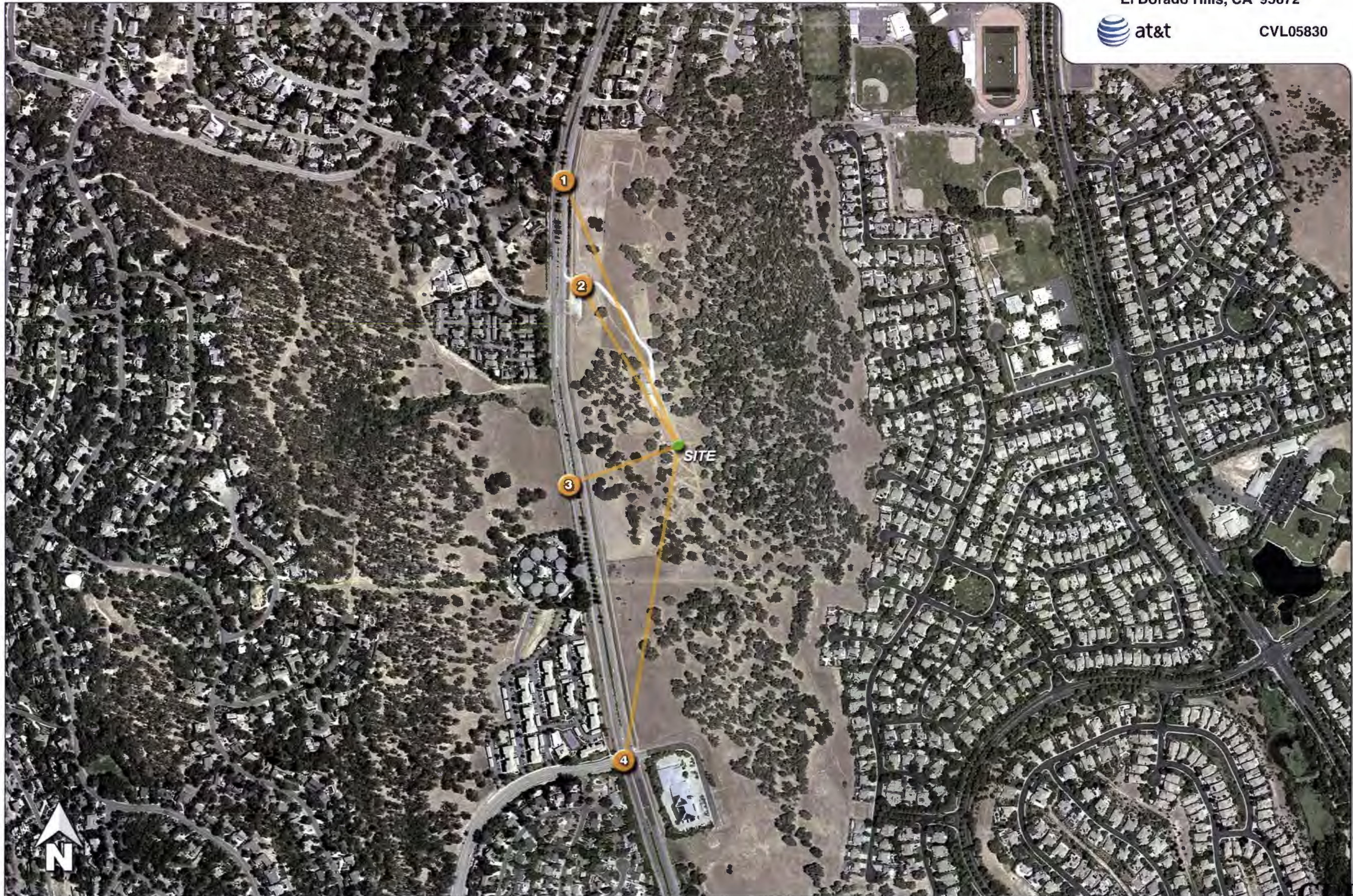
Aerial photograph showing the viewpoints for the photosimulations.

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El Dorado Hills, CA 95672



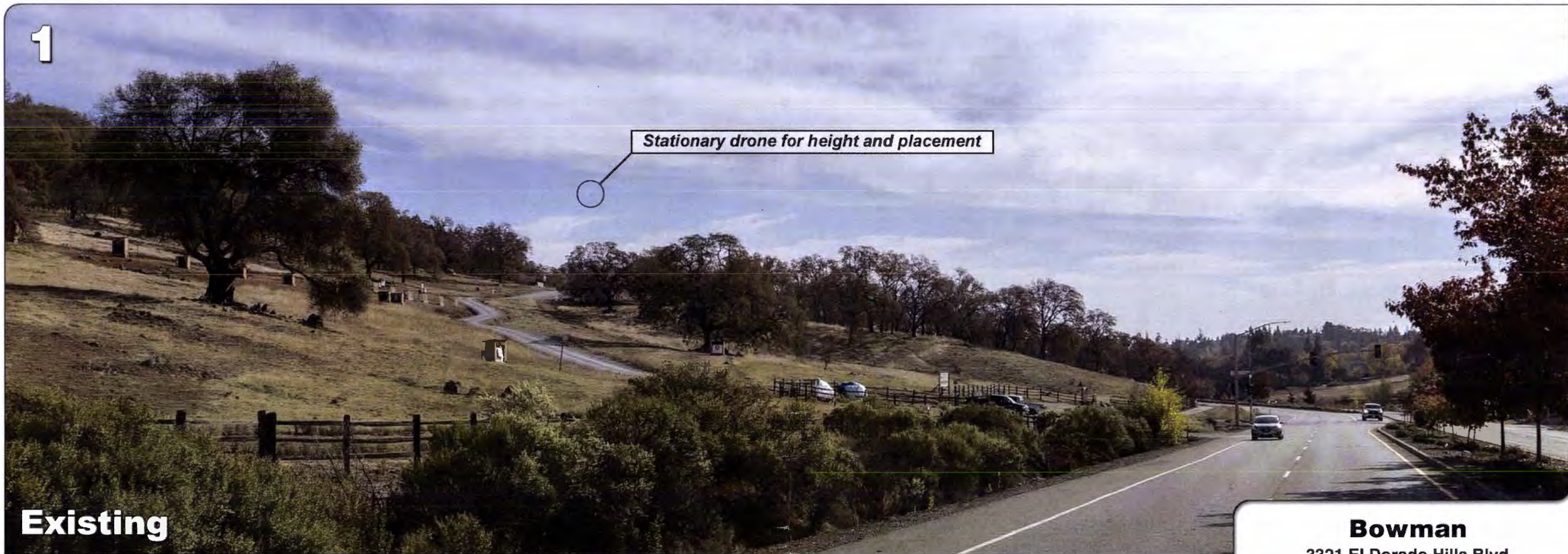
CVL05830



2023 MAR 29 PM 2:00
RECEIVED
PLANNING DEPARTMENT

CUP23-0009

1



Existing

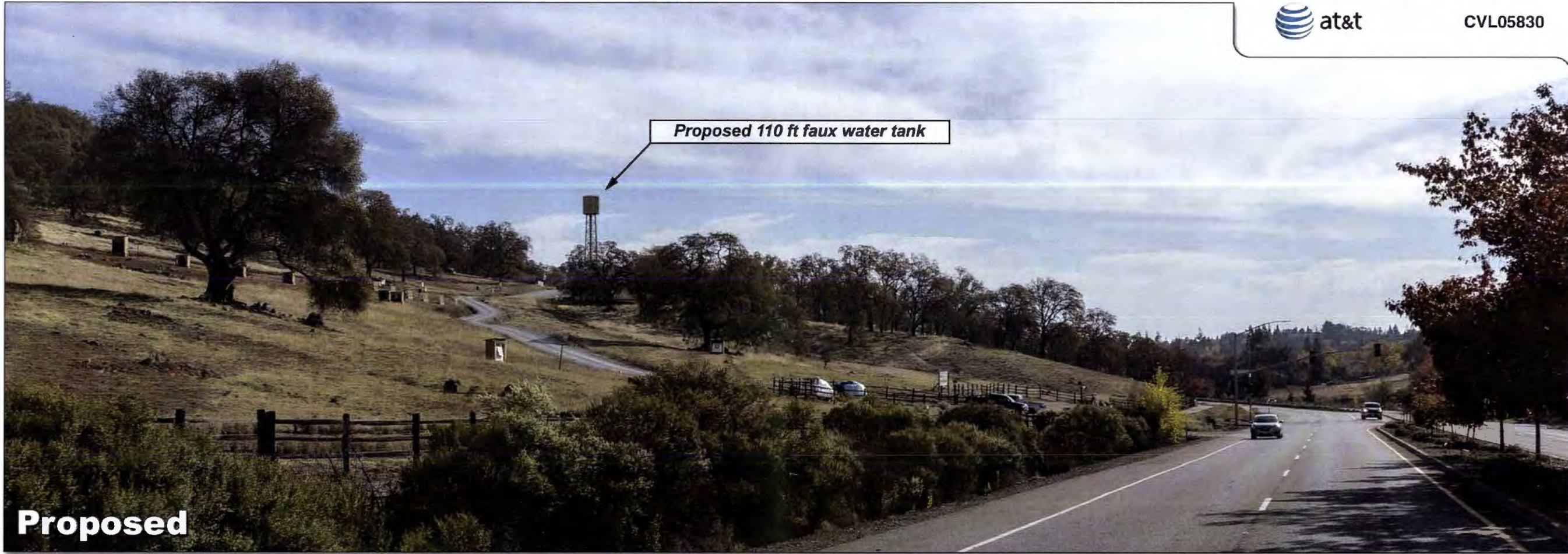
Photosimulation of the view looking southeast from El Dorado Hills Blvd.

Bowman

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El Dorado Hills, CA 95672

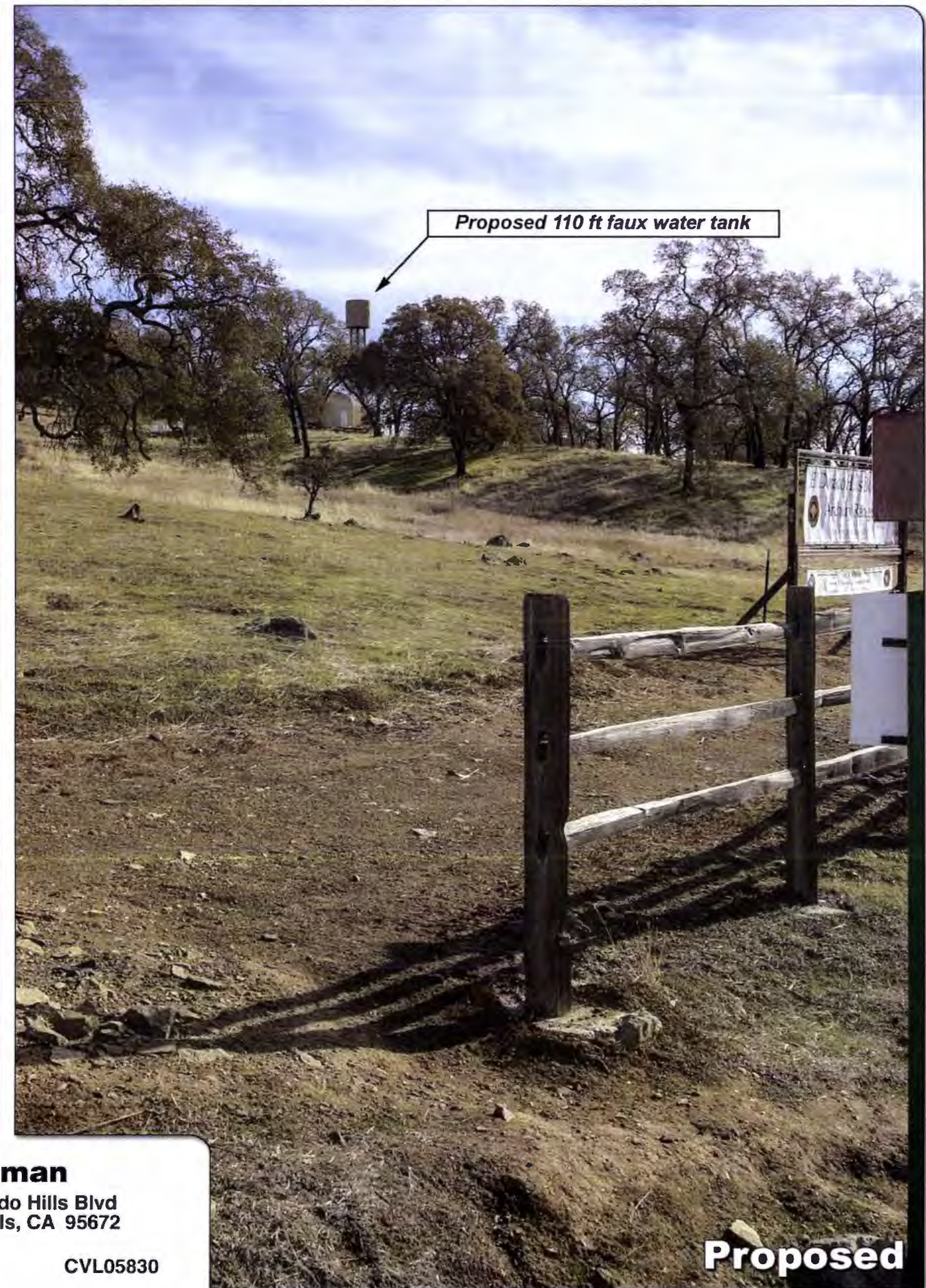
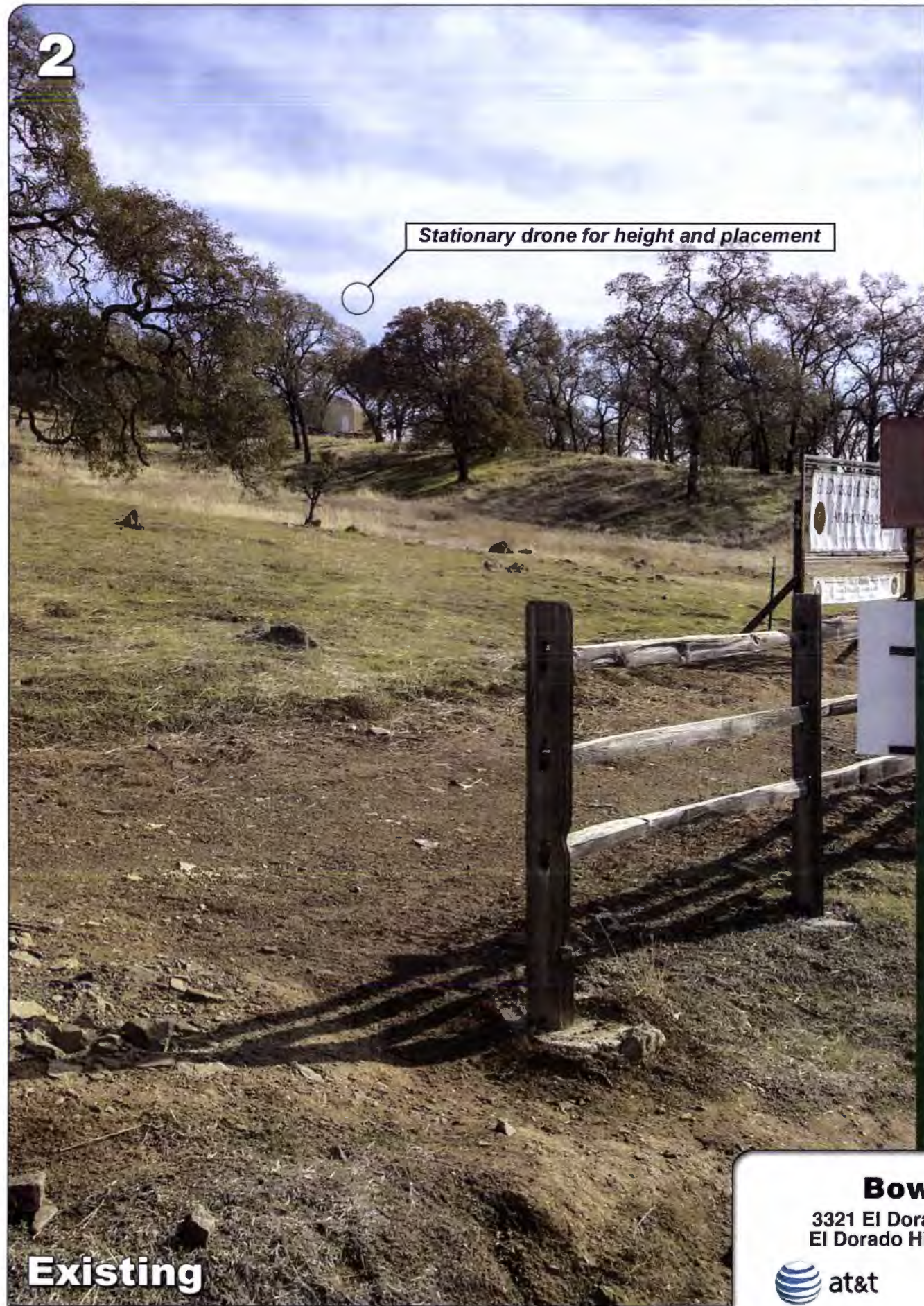


CVL05830



Proposed

Photosimulation of the view looking southeast, up the hill, from the access gate and parking area for the Archery Range.



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El Dorado Hills, CA 95672



CVL05830

3

Stationary drone for height and placement



Existing

Photosimulation of the view looking east from the nearest point along El Dorado Hills Blvd.

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El Dorado Hills, CA 95672



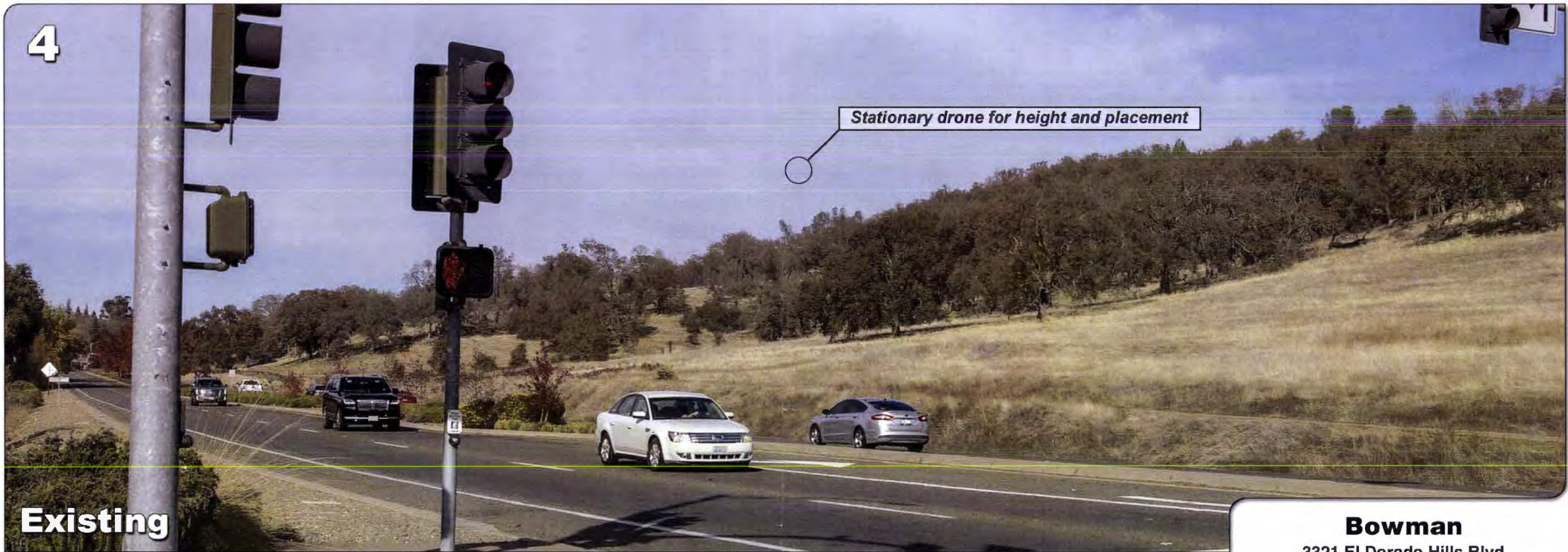
CVL05830

Proposed 110 ft faux water tank



Proposed

4



Existing

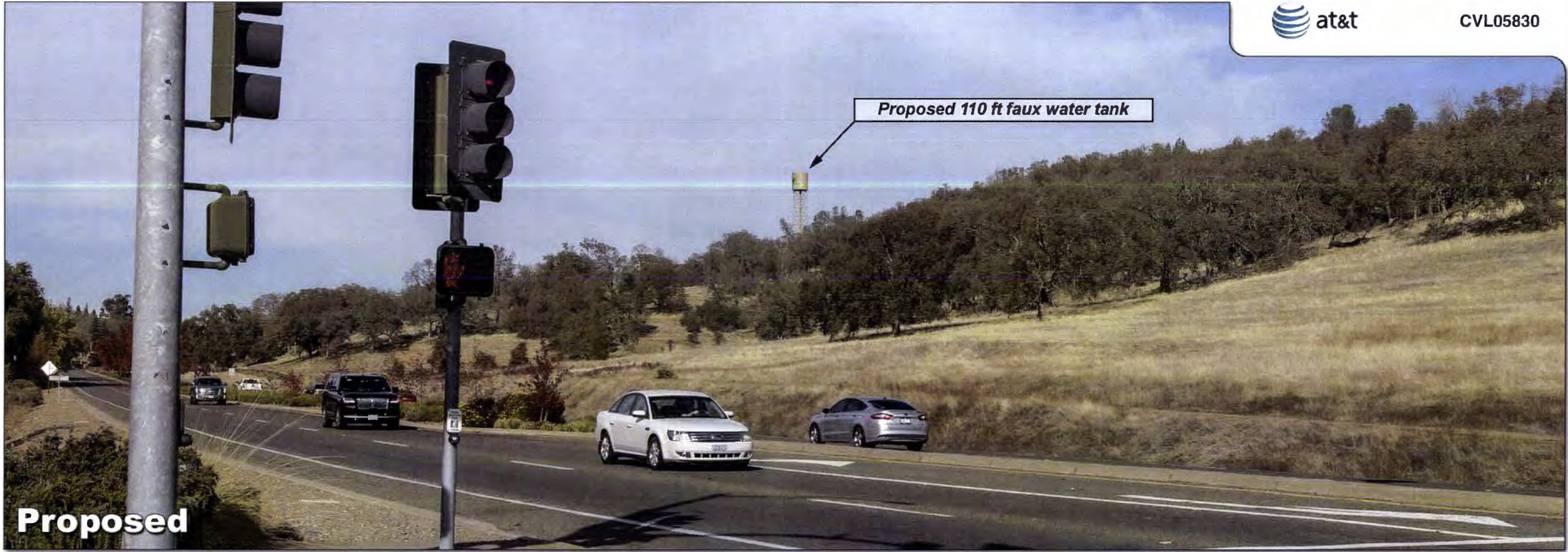
Photosimulation of the view looking north from Wilson Blvd at El Dorado Hills Blvd, across from the fire station.

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El Dorado Hills, CA 95672



CVL05830



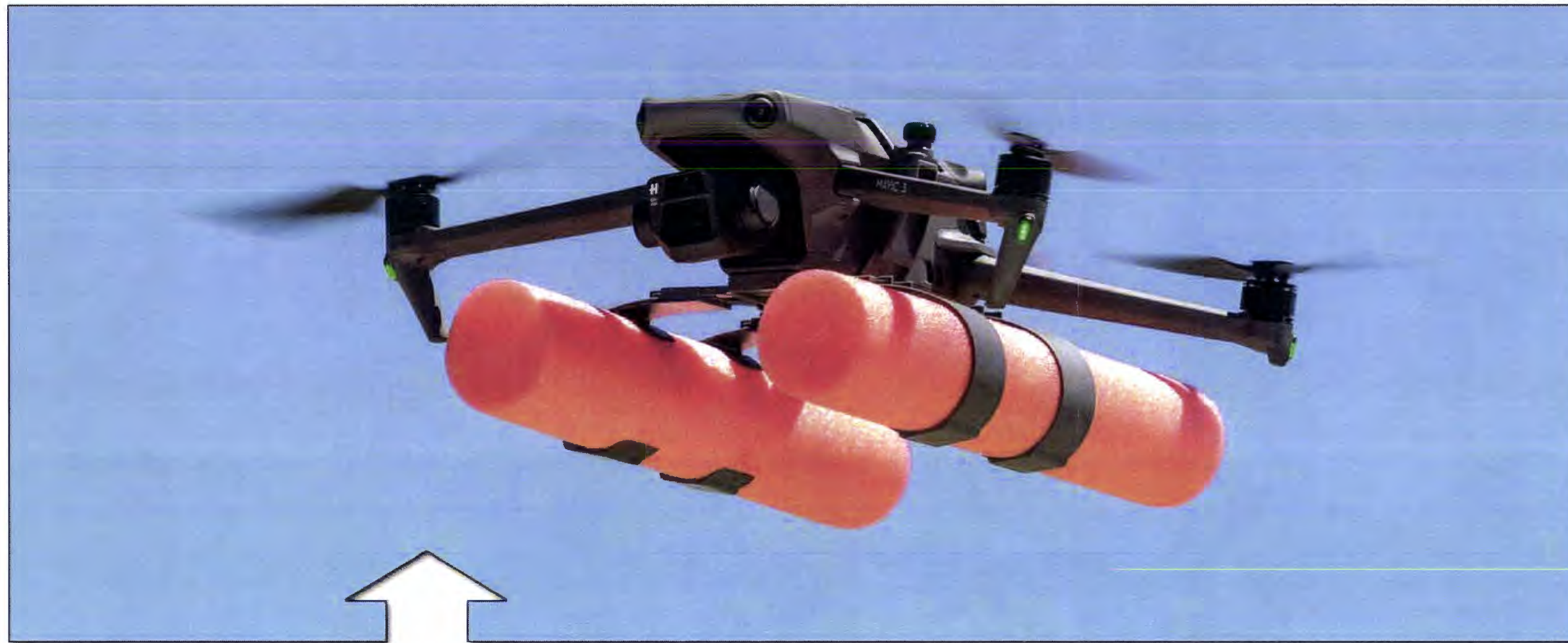
Proposed

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El Dorado Hills, CA 95672



CVL05830



The drone used for scale and placement.



Flight controller screen during all site photography.

Drone locked in place.



This number shows the height above grade relative to the tower base location.

0.0 mph
H 115 ft

0.0 mph
D 44 ft

4K 60 00:26:33 S 1/2000 F 2.8^A
Norm WB 5200K ISO 200 EV 0.0