

**PROPERTY INFORMATION**

Owner: AGATHA RENTALS LLC  
 Address: 5997 BURCHELL COURT  
 SAN JOSE, CA 95120

Site: FAIR PLAY / CVL03018  
 Address: 865' NORTH OF PROPERTY ACCESS OF PERRY CREEK ROAD  
 SOMERSET, CA 95684

Assessor's Parcel Number: 094-060-35-100  
 Height of Building/Tower: N/A

Title Report:  
 TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIRST AMERICAN  
 TITLE COMPANY REPORT NO. 5026900-5348921, DATED AS OF DECEMBER  
 2, 2016.

Legal Description:  
 PROPERTY SITUATED IN THE CITY OF SOMERSET, COUNTY OF EL DORADO,  
 STATE OF CALIFORNIA.

**FEMA FLOOD ZONE DESIGNATION** National Flood Insurance Program  
 County: EL DORADO Effective Date: SEPTEMBER 26, 2008  
 Community-Panel Number: 06017C-1025-E  
 The Flood Zone Designation for this site as plotted by scale is:  
 ZONE X (no shading) - Areas determined to be outside the 0.2% annual  
 chance floodplain.

**SURVEY DATA**  
 NAD 83 Datum:  
 Lat: N 38°36'12.67" Long: W 120°39'33.11"  
 Datum Base: NAD 83 Equipment Used: Topcon HiPerLite Receiver  
 (See Note 2)

Site Ground Elevation: 2301.3± AMSL (NAVD 88) AT GPS SITE LOCATION.  
 Basis of Elevations:  
 GLOBAL POSITIONING SYSTEM (GPS)  
 (SEE NOTE 2)

Basis of Bearings:  
 CALIFORNIA COORDINATES ZONE II (H'NAD83) WITH MONUMENTS FOUND AS  
 SHOWN UPON PARCEL MAP FILED IN BOOK 5 AT PAGE 152 IN THE RECORDS  
 OF EL DORADO COUNTY, AS SHOWN.  
 Date of Field Survey: JANUARY 17, 2017

**NOTES**

- This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
- The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Novstar Global Positioning System (GPS) and a Topcon HiPerLite Receiver. Topcon specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)
- Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
- Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

**SURVEYOR'S STATEMENT**

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

APN:	ASSESSOR'S PARCEL NUMBER	ASPHALT
CP:	CONTROL POINT	CONCRETE
EL:	ELEVATION	CONTROL POINT
FH:	FIRE HYDRANT	FOUND MONUMENT
FND:	FOUND	GPS POINT
HT:	HEIGHT	PARAPET/ROOF ELEVATIONS
MON:	MONUMENT	SPOT ELEVATION
(M-M)	MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
PP:	POWER POLE	
(TYP.)	TYPICAL	

DATE: JUNE 5, 2017  
 DRAWN BY: RO  
 FILE NO.: EPIC1704

**REVISIONS**

DATE	DESCRIPTION	INITIAL
01/19/17	90% ISSUE	RO
05/16/17	100% ISSUE	RO
05/17/17	CLIENT REDLINES	RO
06/05/17	LEASE & EASEMENT RE-DESIGN	RO

at&t  
 AT&T MOBILITY  
 5001 Executive Parkway  
 San Ramon, CA 94583

QUIET RIVER  
 Land Services Inc.  
 11501 Dublin Boulevard, Suite 200  
 Dublin, CA 94568  
 (925) 734-6788 Phone

**EXISTING SITE CONDITIONS**

**CVL03018**  
 FAIR PLAY  
 865' NORTH OF PROPERTY ACCESS  
 OF PERRY CREEK ROAD  
 SOMERSET, CA 95684

**C1**  
 OF 1 SHEET

Y:\EPIC1704\img\EPIC1704.dwg Jun. 05, 2017 - 7:50am mschwartz













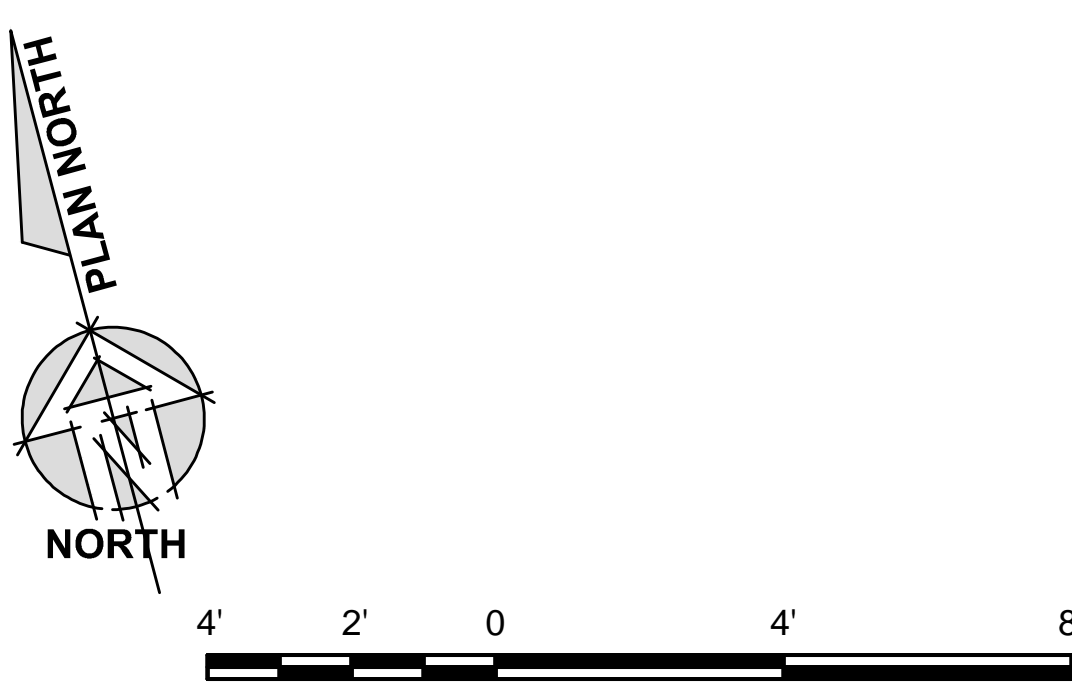
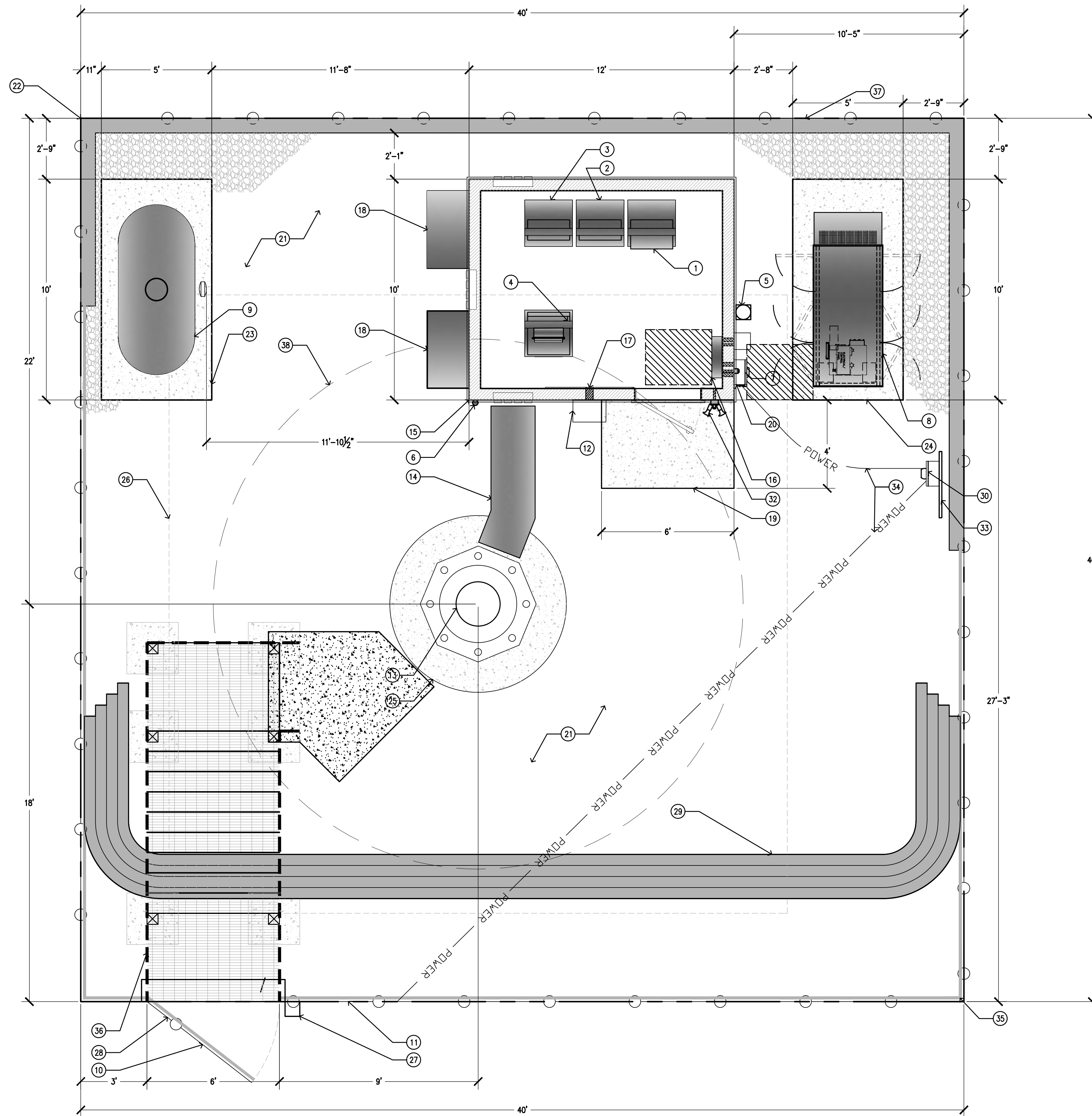






**KEYNOTES**


- 1 (P) RF RACK #1
- 2 (P) RF RACK #2
- 3 (P) POWER PLANT RACK W/ (2) STRING OF BATTERIES
- 4 (P) TELCO RACK
- 5 (P) 2A-20BC RATED FIRE EXTINGUISHER IN WEATHER RESISTANT CABINET
- 6 (P) GPS UNIT
- 7 (P) CAMLOCK GENERATOR INTERFACE
- 8 (P) 35KW LP PROPANE STANDBY GENERATOR
- 9 (P) 500 GAL LP PROPANE STORAGE TANK TO BE LEASED FROM SUBURBAN PROPANE
- 10 (P) 6'-0" WIDE ACCESS GATE
- 11 (P) 6'-0" CHAIN LINK FENCE W/ 3 STRAND ANTI CLIMB BARRIER AND GREEN VINYL SLATS
- 12 (P) 18"x18" TELCO PULL BOX BY AT&T MOBILITY
- 13 (P) 155'S MONOPINE W/ 7' BRANCH CROWN TO 152.5' OVER ALL HEIGHT
- 14 (P) ICE BRIDGE
- 15 (P) AT&T 10'x12' PRE-MANUFACTURED EQUIPMENT SHELTER
- 16 (P) 200A 42 CIRCUIT LOAD CENTER / AUTOMATIC & MANUAL TRANSFER SWITCH
- 17 (P) TELCO BACKBOARD
- 18 (P) 4 TON HVAC UNIT
- 19 (P) CONCRETE STOOP
- 20 (P) 200A MAIN DISCONNECT
- 21 (P) GRAVEL BED
- 22 (P) AT&T 40'x40' LEASE AREA
- 23 (P) 5'x10' SLAB
- 24 (P) 5'x10' SLAB
- 25 (P) TOWER CAISSON (DESIGN BY OTHERS)
- 26 (P) U/G TOWER MATT SLAB (DESIGN BY OTHERS)
- 27 (P) FIRE DEPARTMENT KNOX BOX
- 28 (P) CARRIER CONTACT SIGNAGE AT GATE
- 29 (P) STACKED BLOCK RETAINING WALL
- 30 (P) 200A ELECTRICAL METER WITH MAIN DISCONNECT ON (P) H-FRAME
- 31 NOT USED
- 32 (P) SHIELDED DOWN TILT LIGHT WITH MOTION SENSOR AND AUTO SHUTOFF TIMER PROVIDED WITH CABINET
- 33 (P) UTILITY H-FRAME
- 34 (P) UNDERGROUND UTILITY CONDUITS
- 35 (P) 880-13X 1.2LB PSF MIN. OR EQUIV. SOUND BLANKET AT INTERIOR SIDE OF FENCE
- 36 (P) STEEL ACCESS STEPS
- 37 (P) 4' HIGH MAX. RETAINING WALL
- 38 (P) 24' MAX BRANCH DIAMETER



1 EQUIPMENT ENCLOSURE PLAN - EXTERIOR SHELTER  
3/8"=1'-0"

SITE TYPE: MONOPINE/SHELTER


Issued For:  
**FAIR PLAY**  
~865 FEET NORTH OF  
PROPERTY ACCESS OF  
PERRY CREEK RD.  
APN: 094-060-35-100  
SOMERSET, CA 95684

PREPARED FOR  
  
2600 Camino Ramon, 4W850 N  
San Ramon, California 94583

  
EPIC  
WIRELESS GROUP

AT&T SITE NO: CVL03018  
PROJECT NO: 13787663  
DRAWN BY: CES  
CHECKED BY: CES

REV	DATE	DESCRIPTION
0	05/17/17	ZD 90%
0	05/19/17	ZD 100%
1	06/05/17	ZD 100% SITE REDESIGN
2	07/05/17	ZD 100% SHELTER REDESIGN
3	08/04/17	ZD 100% SHELTER REDESIGN2

Licensors:  


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

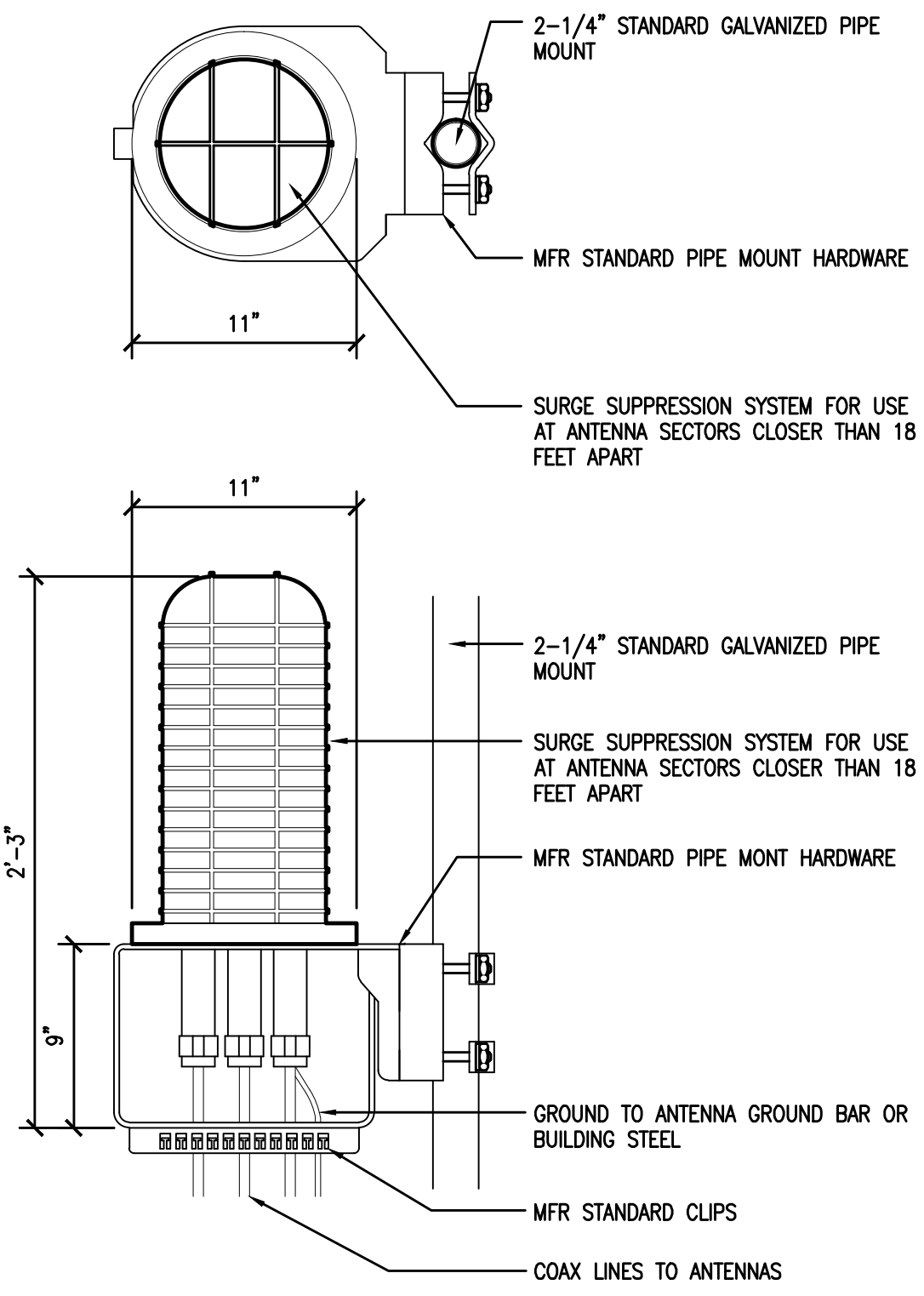
Engineer:  
**ADAPTIVE RE-USE ENGINEERING**  
Craig Horner, PE 84674  
214-407-3184  
3112 LEATHA WAY  
SACRAMENTO, CA 95821  
craigmhorner@yahoo.com

SHEET TITLE:  
**EQUIPMENT AREA PLAN**

SHEET NUMBER:  
**A-2**

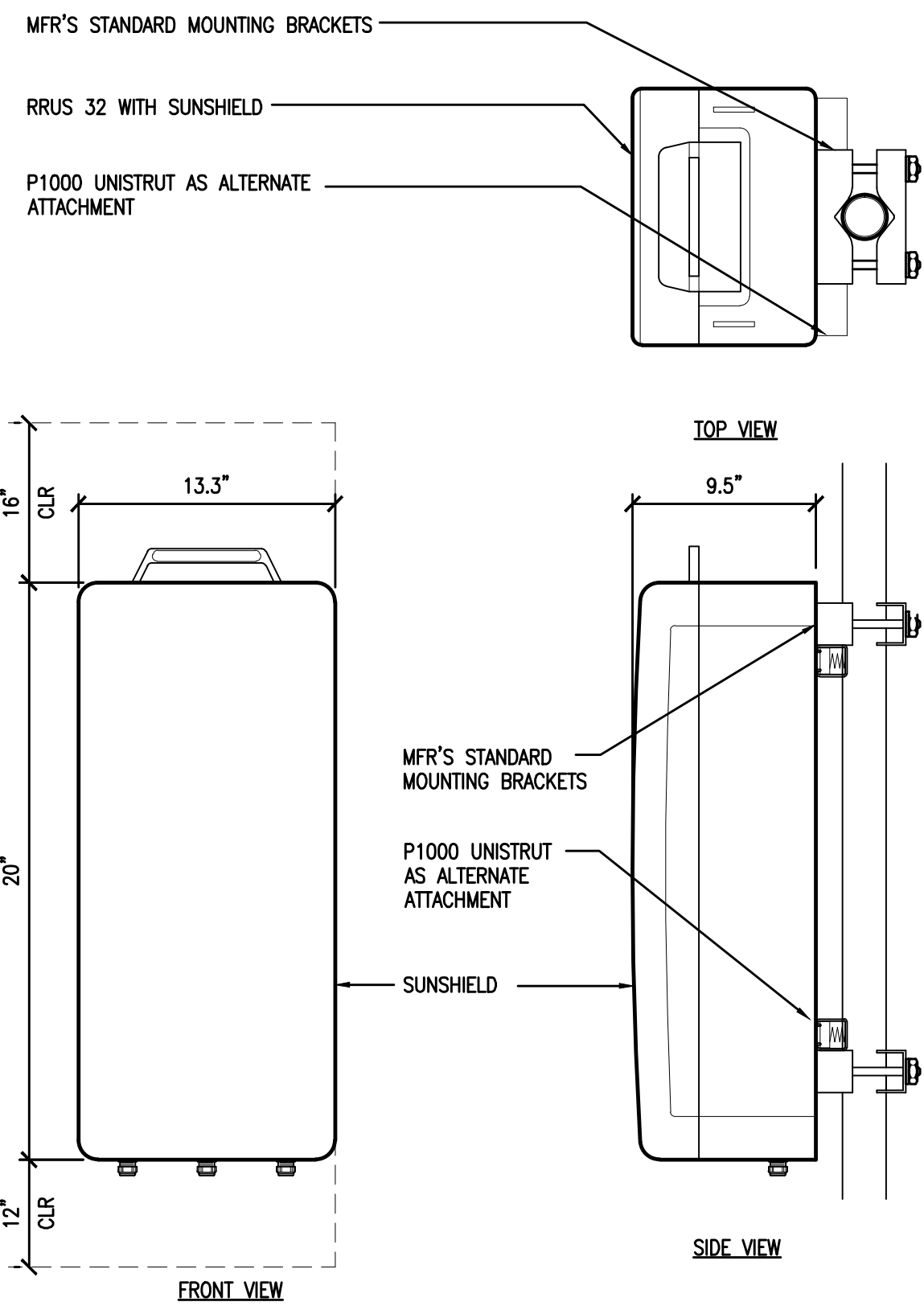


RAYCAP DC6-48-60-18-8F &  
DC6-48-60-0-8F SURGE SUPPRESSION  
SOLUTION  
COLOR: BLACK/SILVER  
DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE  
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



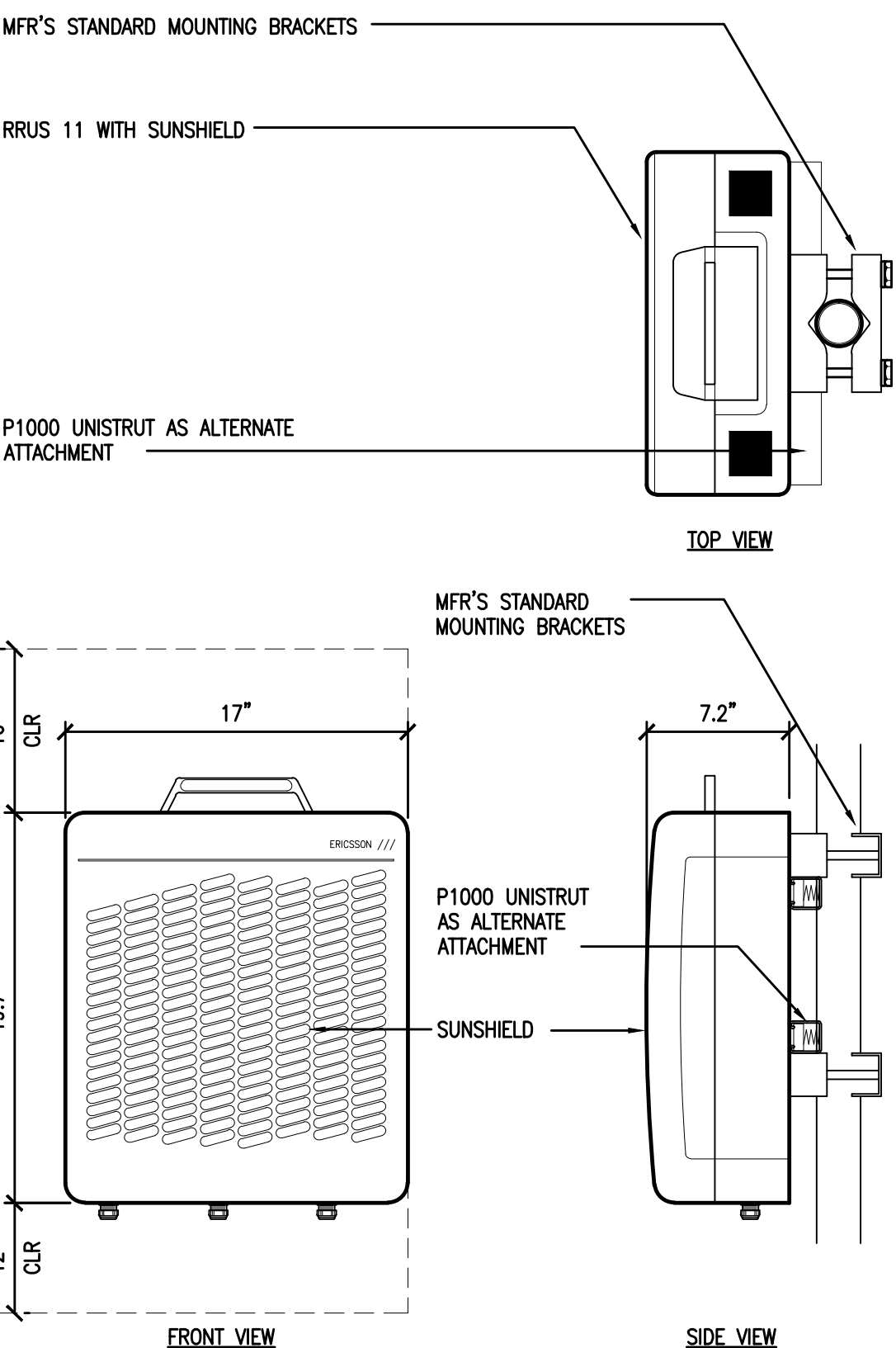
1 DC SURGE SUPPRESSION (SQUID)  
1 1/2"=1'-0"

ERICSSON WCS RRU-32  
MODEL: KRC161 423/1  
COLOR: WHITE  
DIMENSIONS: 29.9" TALL X 13.3" WIDE X 9.5" DEEP (INCLUDING SUNSHIELD)  
WEIGHT: +/- 77LBS. (INCLUDING MOUNTING HARDWARE)

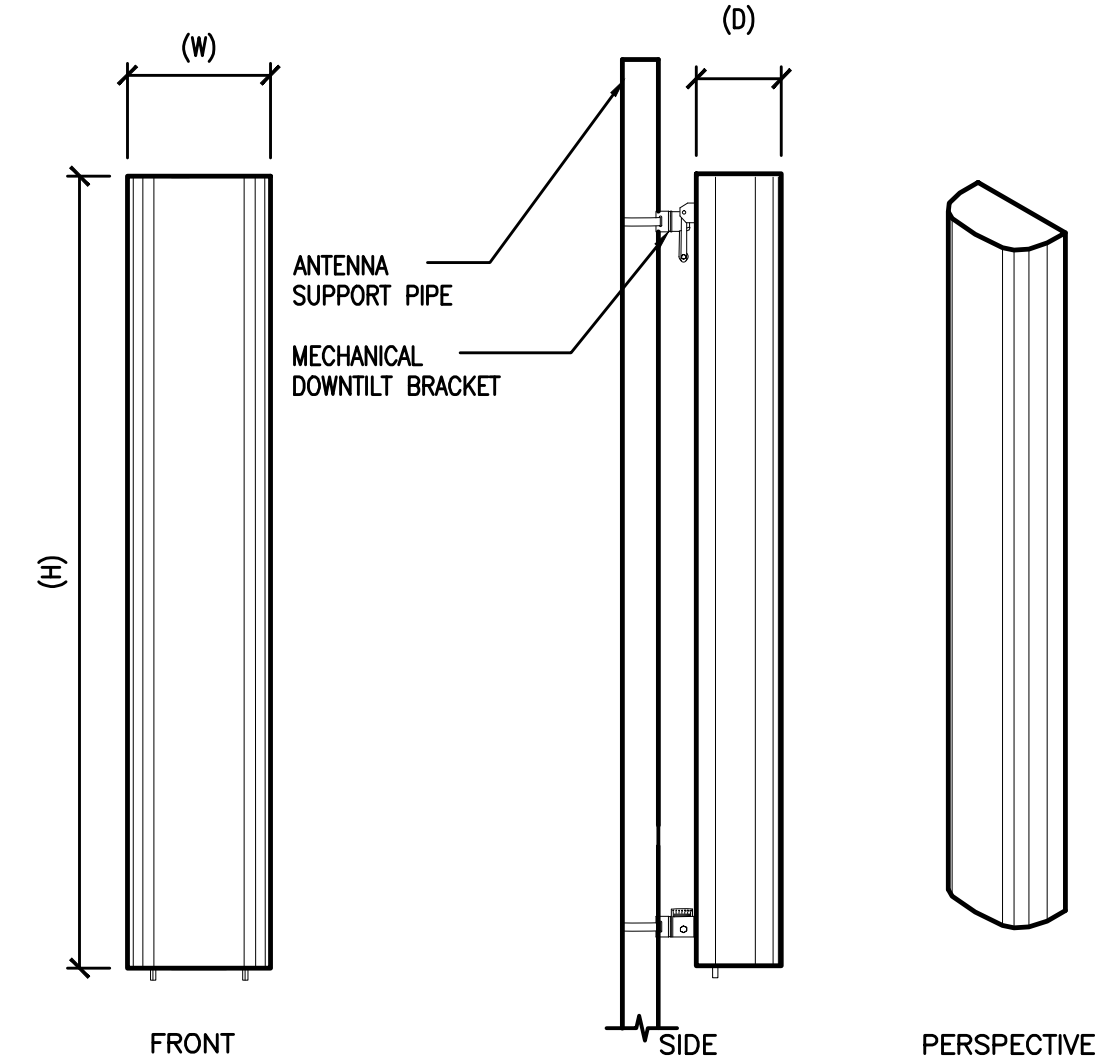


2 ERICSSON WCS RRU-32 REMOTE RADIO UNIT  
1 1/2"=1'-0"

ERICSSON RRU11 REMOTE RADIO UNIT  
COLOR: WHITE  
DIMENSIONS: 19.7" TALL X 17" WIDE X 7.2" DEEP (INCLUDING SUNSHIELD)  
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



3 ERICSSON RRU-11 REMOTE RADIO UNIT  
1 1/2"=1'-0"

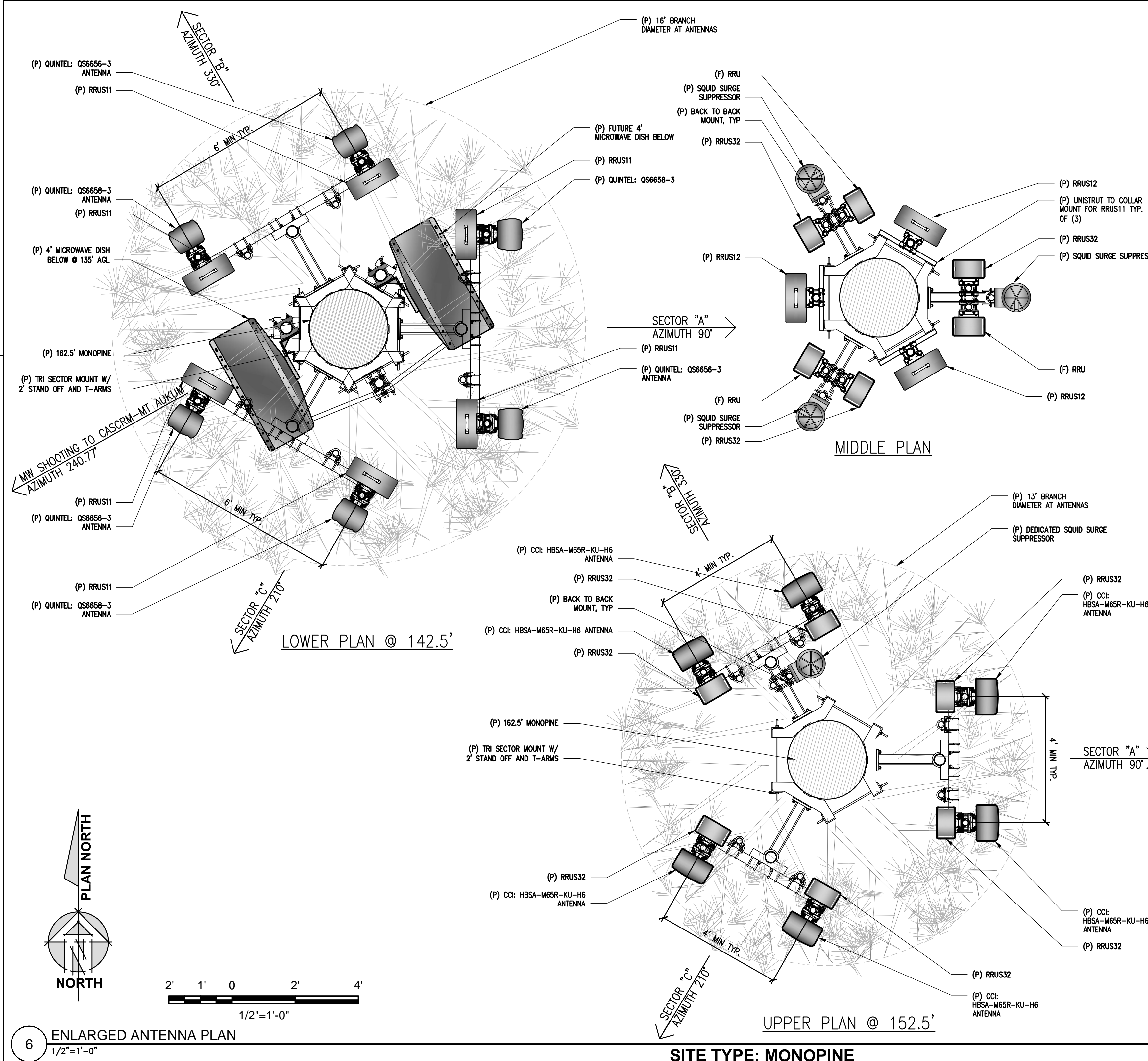


- ANTENNA = QUINTEL QS6656-3  
WIND AREA = 6 SQ.FT.  
WEIGHT = 65 LBS  
DIMENSIONS = 72" (H) x 12" (W) x 9.6" (D)
- ANTENNA = QUINTEL QS6658-3  
WIND AREA = 6 SQ.FT.  
WEIGHT = 77 LBS  
DIMENSIONS = 72" (H) x 12" (W) x 9.6" (D)
- ANTENNA = CCI HBSA-M65R-KU-H6  
WIND AREA = 6.5 SQ.FT.  
WEIGHT = 44.5 LBS  
DIMENSIONS = 68.1" (H) x 13.7" (W) x 8.5" (D)
- ANTENNA = CCI HBSA-M65R-KU-H6  
WIND AREA = 6.5 SQ.FT.  
WEIGHT = 45.6 LBS  
DIMENSIONS = 68.1" (H) x 13.7" (W) x 8.5" (D)

4 HEX ANTENNA SPEC  
3/4"=1'-0"

RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRU	TMA	FIBER LENGTH	CDAX LENGTH	FIBER NO.	
A L F H A	A1	90°	± 142.5'	(1) RRU11 (1) RRU32	N/A	± 170'	± N/A	TRUNK 1	
	A2	90°	± 142.5'	(2) RRU11 (1) RRU32	N/A	± 170'	± N/A	TRUNK 1	
	A3	90°	± 152.5'	(1) RRU32	N/A	± 180'	± N/A	TRUNK 4	
	A4	90°	± 152.5'	(1) RRU32	N/A	± 180'	± N/A	TRUNK 4	
B E T A	B1	330°	± 142.5'	(1) RRU11 (1) RRU32	N/A	± 170'	± N/A	TRUNK 2	
	B2	330°	± 142.5'	(2) RRU11 (1) RRU32	N/A	± 170'	± N/A	TRUNK 2	
	B3	330°	± 152.5'	(1) RRU32	N/A	± 180'	± N/A	TRUNK 4	
	B4	330°	± 152.5'	(1) RRU32	N/A	± 180'	± N/A	TRUNK 4	
G A M M A	C1	210°	± 142.5'	(1) RRU11 (1) RRU32	N/A	± 170'	± N/A	TRUNK 3	
	C2	210°	± 142.5'	(2) RRU11 (1) RRU32	N/A	± 170'	± N/A	TRUNK 3	
	C3	210°	± 152.5'	(1) RRU32	N/A	± 180'	± N/A	TRUNK 4	
	C4	210°	± 152.5'	(1) RRU32	N/A	± 180'	± N/A	TRUNK 4	
RF DATA SHEET v1.00.01 DATED 02/27/17									
MW SCHEDULE									
DIRECTION	DISH MODEL	NO./SIZE	AZIMUTH	RAD CENTER	RADIO TYPE	-	CABLE TYPE	CABLE LENGTH	FREQUENCY
SW	HPD4	(1) 4'	240.77°	± 135'	(4) TNU/2X 225/120X HP	N/A	CNT 400	± 185FT/DDU	11GHZ

5 RF WITH MW SCHEDULE  
NOT TO SCALE



6 ENLARGED ANTENNA PLAN  
1/2"=1'-0"

SITE TYPE: MONOPINE

Issued For:  
**FAIR PLAY**  
~865 FEET NORTH OF  
PROPERTY ACCESS OF  
PERRY CREEK RD.  
APN: 094-060-35-100  
SOMERSET, CA 95684

PREPARED FOR  
**at&t**  
2600 Camino Ramon, 4W850 N  
San Ramon, California 94583

**EPIC**  
WIRELESS GROUP

AT&T SITE NO: CVL03018  
PROJECT NO: 13787663  
DRAWN BY: CES  
CHECKED BY: CES

REV	DATE	DESCRIPTION
0	05/17/17	ZD 90%
0	05/19/17	ZD 100%
1	06/05/17	ZD 100% SITE REDESIGN
2	07/05/17	ZD 100% SHELTER REDESIGN
3	08/04/17	ZD 100% SHELTER REDESIGN

Licensor:  
**CRAIG M. HORNER**  
No. 84674  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY  
PERSON, UNLESS THEY ARE ACTING  
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PROFESSIONAL ENGINEER, TO ALTER THIS  
DOCUMENT.

Engineer:  
**ADAPTIVE RE-USE  
ENGINEERING**  
Craig Horner, PE 84674  
214-407-3184  
3112 LEATHA WAY  
SACRAMENTO, CA 95821  
craigmhorner@yahoo.com

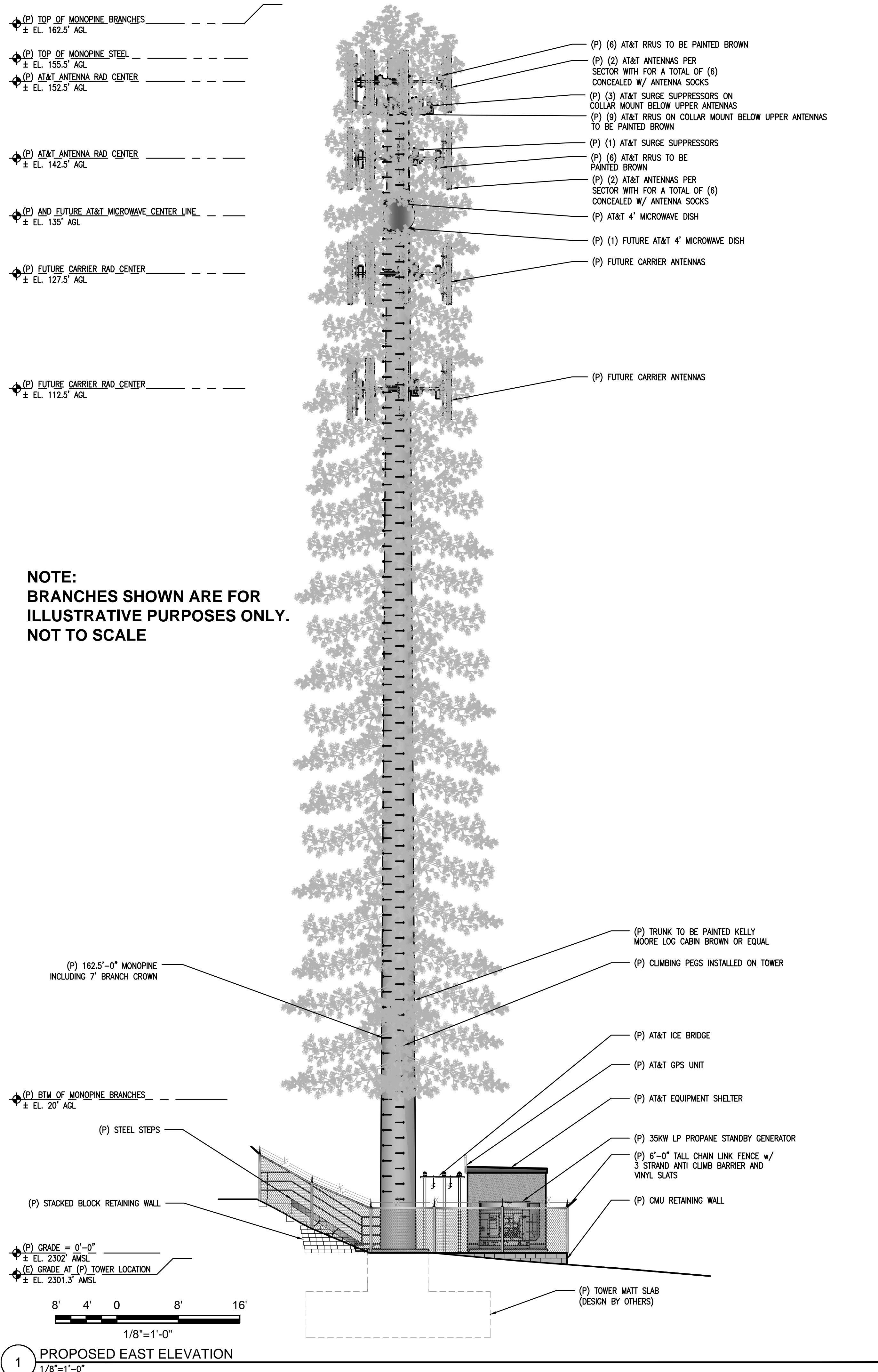
SHEET TITLE:  
**ANTENNA PLAN &  
DETAILS**

SHEET NUMBER:  
**A-3**



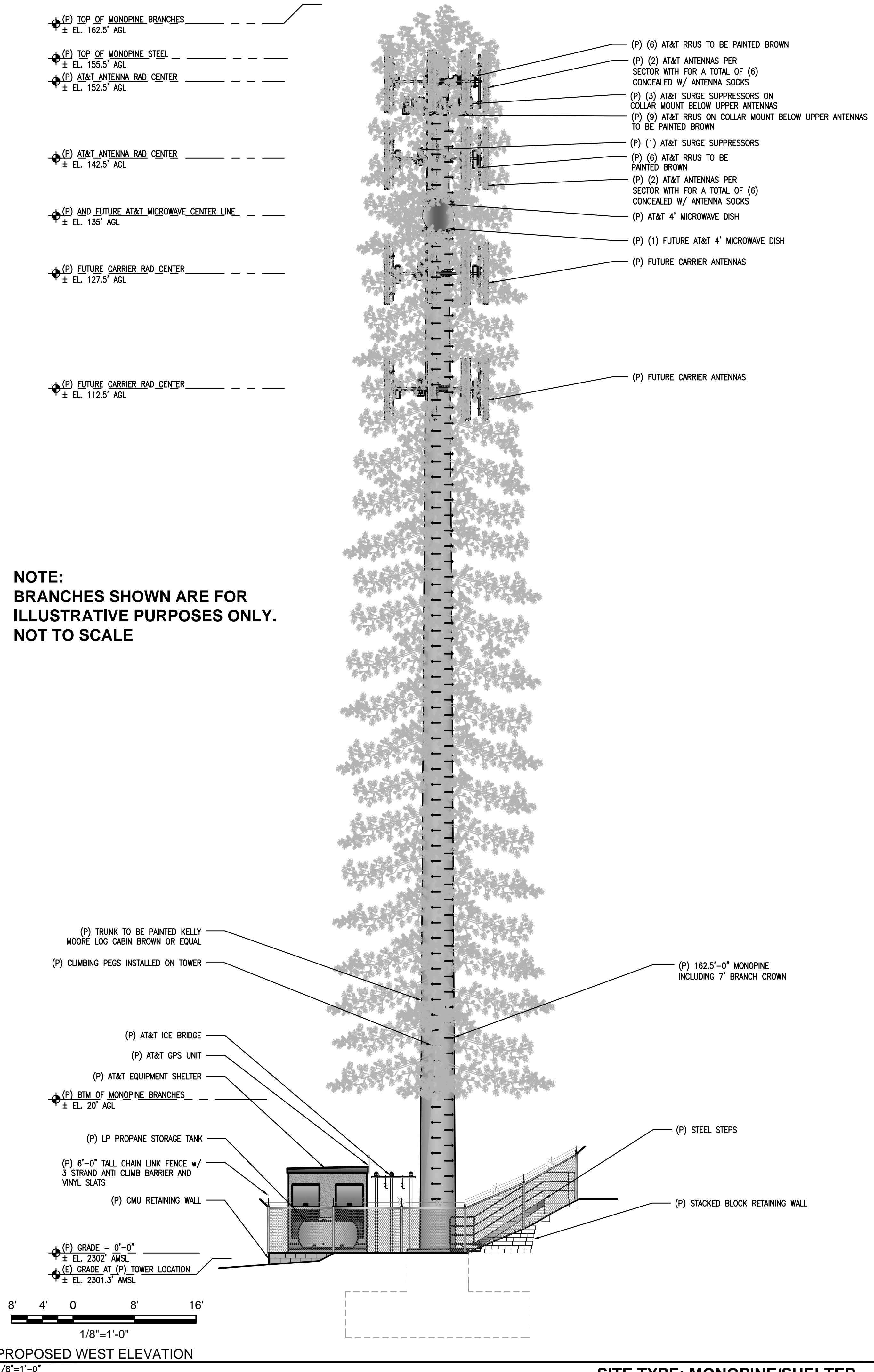






**NOTE:**  
BRANCHES SHOWN ARE FOR  
ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE

1 PROPOSED EAST ELEVATION  
1/8"=1'-0"



**NOTE:**  
BRANCHES SHOWN ARE FOR  
ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE

2 PROPOSED WEST ELEVATION  
1/8"=1'-0"

SITE TYPE: MONOPINE/SHELTER

Issued For:  
**FAIR PLAY**  
~865 FEET NORTH OF  
PROPERTY ACCESS OF  
PERRY CREEK RD.  
APN: 094-060-35-100  
SOMERSET, CA 95684

PREPARED FOR  
  
2600 Camino Ramon, 4W850 N  
San Ramon, California 94583

WIRELESS GROUP

AT&T SITE NO: CVL03018  
PROJECT NO: 13787663  
DRAWN BY: CES  
CHECKED BY: CES

REV	DATE	DESCRIPTION
0	05/17/17	ZD 90%
0	05/19/17	ZD 100%
1	06/05/17	ZD 100% SITE REDESIGN
2	07/05/17	ZD 100% SHELTER REDESIGN
3	08/04/17	ZD 100% SHELTER REDESIGN

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ENGINEERING**  
Craig Horner, PE 84674  
214-407-3184  
3112 LEATHA WAY  
SACRAMENTO, CA 95821  
craigmhorner@yahoo.com

SHEET TITLE:  
PROPOSED MONOPINE  
WEST - EAST ELEVATION

SHEET NUMBER:  
**A-4.2**



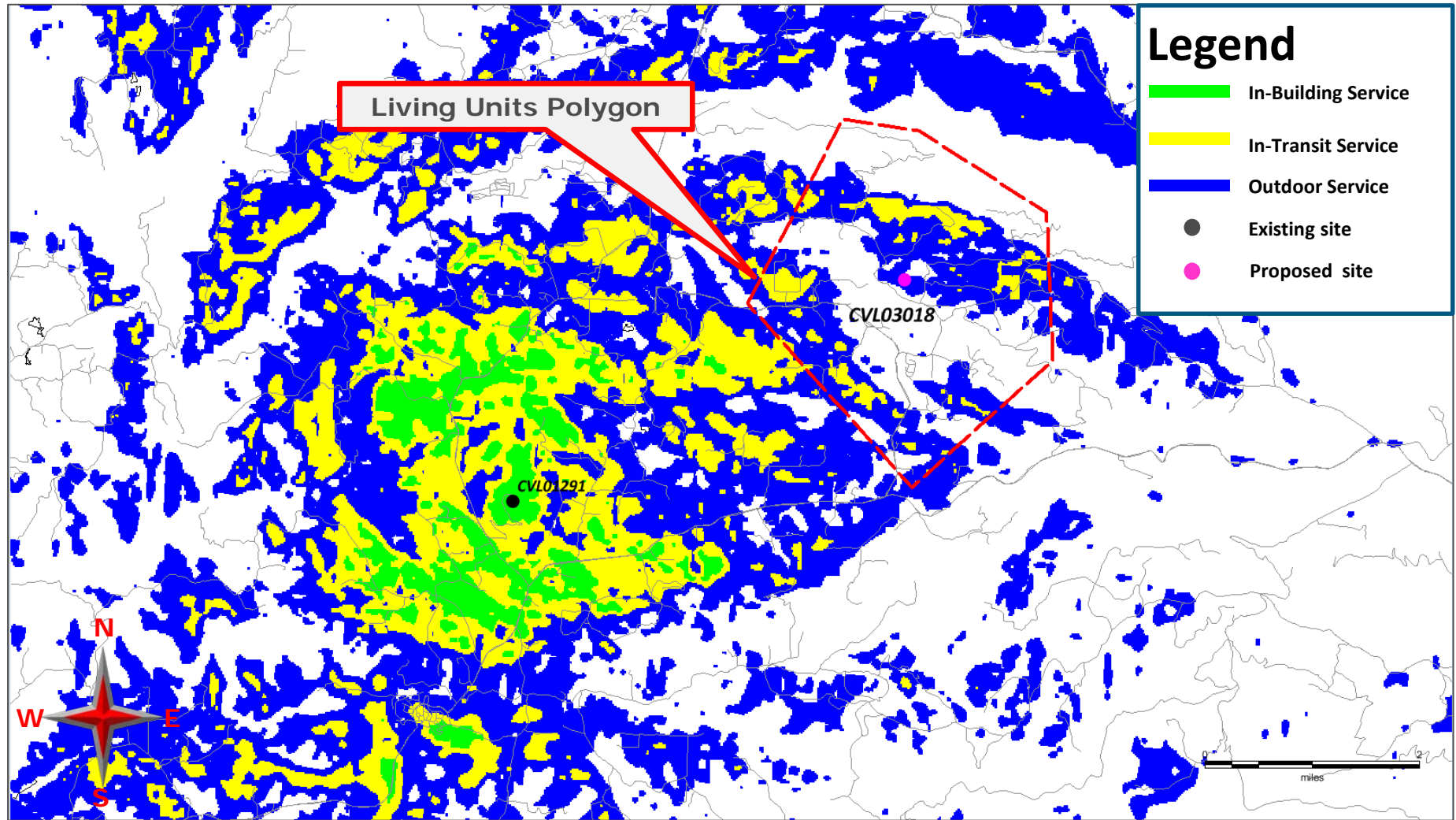
# CVL03018 Zoning Propagation Map

*March 8<sup>th</sup> , 2017*



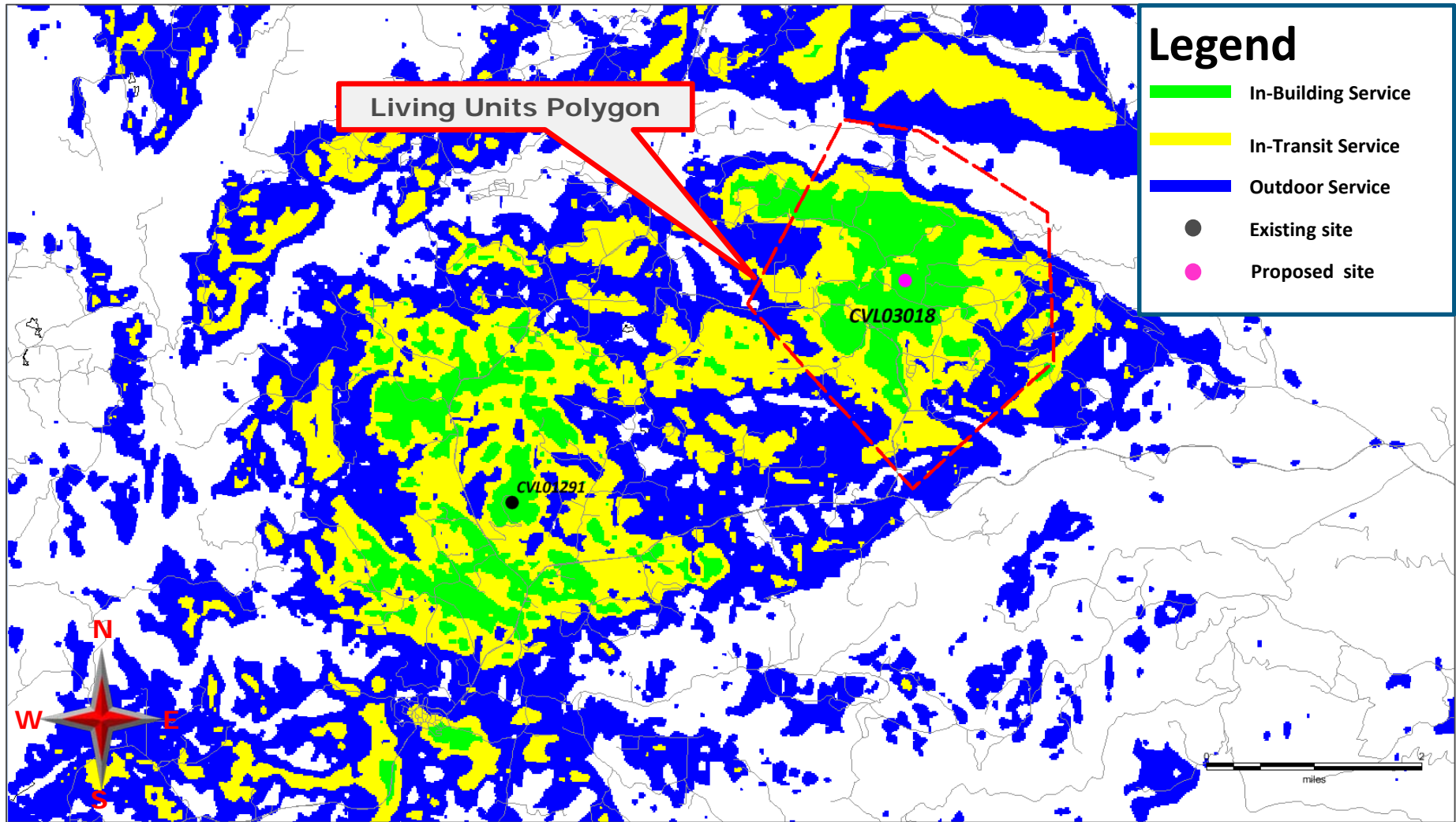


# Existing LTE 700 Coverage





# Existing LTE 700 Coverage With CVL03018 @ RC – 160ft Supports 480 LU's



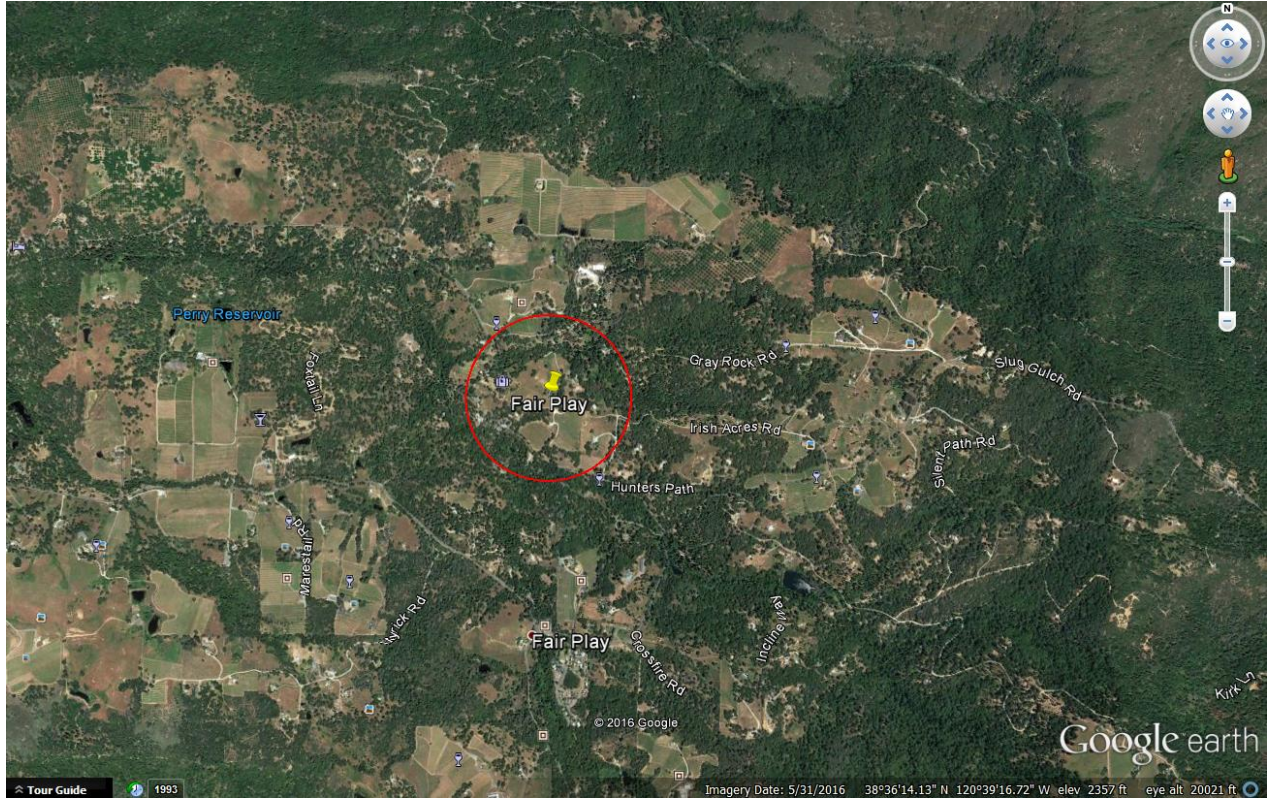




on Behalf of



### Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 40' x 40', 1,600 square foot enclosed compound (lease area). The compound will include a 162.5 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located adjacent to 7660 Perry Creek Rd, Somerset, within El Dorado County's jurisdiction in a 2.86 acre LA-20 zone. The site is approximately 1,095 feet north of Perry Creek and the area consists of vineyards, oak trees, evergreen trees, and rolling hills with rocky terrain.

AT&T's objective for the Fair Play site is to provide wireless hi-speed broadband internet to a minimum of 303 LU's and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the Fair Play community, surrounding the search ring, which is a relatively dense underserved areas. The site location's elevation is approximately 2,300 feet while the surrounding community's elevation averages around 3,250 feet, giving the homes within the community great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting and beating their FCC objective for this search ring by covering 480 homes; 177 more homes than their FCC obligation.

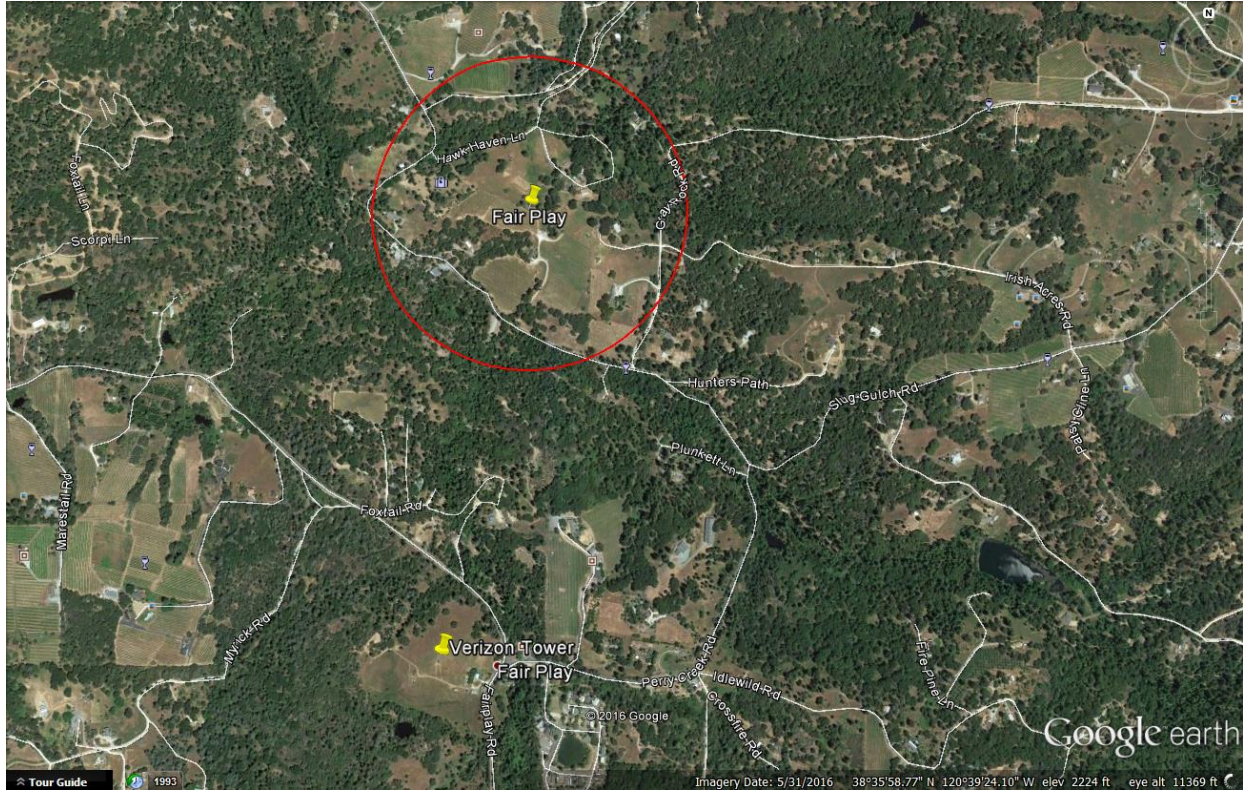




on Behalf of



**Potential Co-locations:**



The nearby recently approved Verizon Wireless Facility located at 7920 Fair Play Rd, Somerset, was initially considered for a co-location proposal. However, running the coverage simulation at the available antenna height of 66 feet, AT&T discovered that they would lose approximately 220 living units and only provide service to 260 LU's in Fair Play. This would have also resulted in AT&T failing to meet its FCC mandate for coverage for the Fair Play Community.

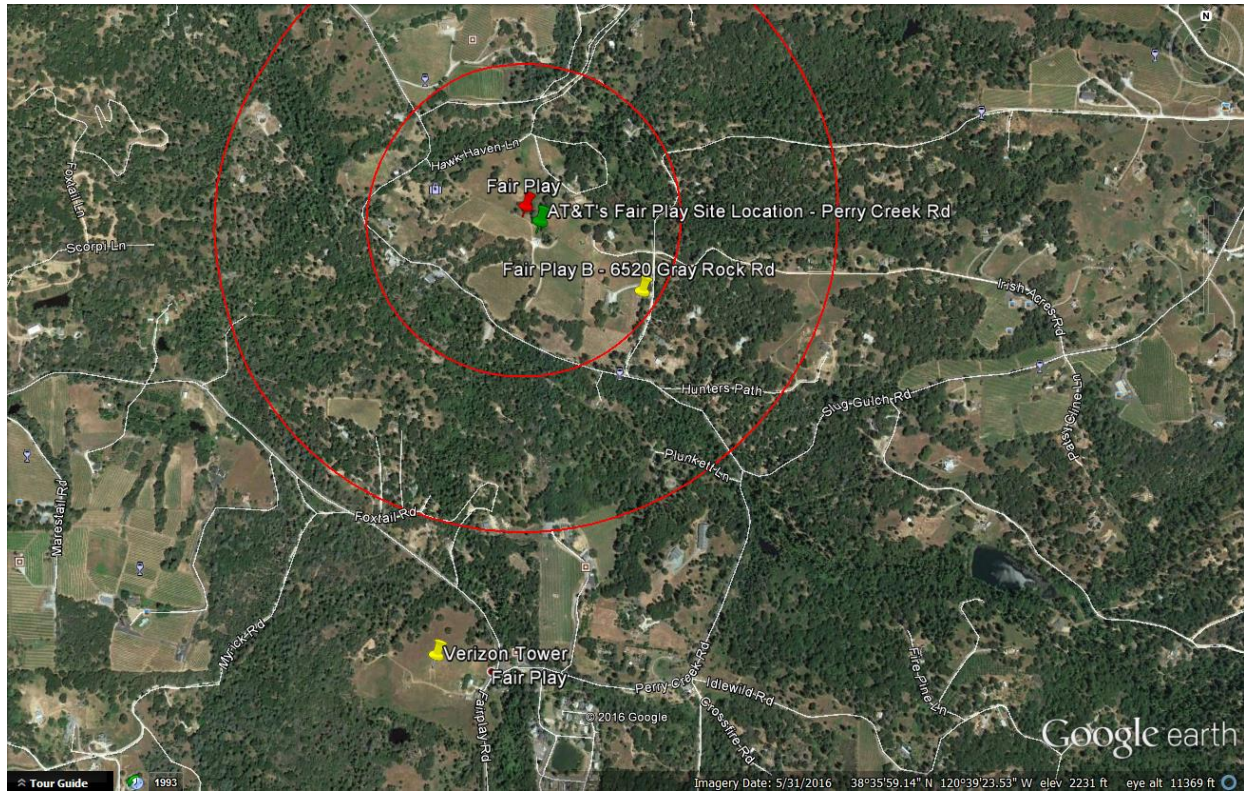




on Behalf of



**Alternative Site Analysis pursuant to 17.14.210 (B) (1):**



Above is a map showing the Search Ring (center is the red pin), Proposed Site (green pin) and the two alternative sites (yellow pins) that were considered for placement of the telecommunications facility. Each Alternative Site is discussed below:





on Behalf of



**Fair Play Alternative Candidate B:**

**Address: 6520 Gray Rock Rd, Somerset**

**Latitude/Longitude: 38.602131, -120.655992**

**Proposal – New Tower**



**Considerations:**

Candidate B is located approximately 1,035 feet south-east of the center of AT&T's search ring. The proposed tower would be located on a 8.27 acre, RL-10 zoned property owned by Robert and Mireille Lajoie. The property is located on Gray Rock Rd and the site was proposed on the east side of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded fewer LU's than the subject site located at Perry Creek Road (Subject Parcel).





on Behalf of



**Fair Play Alternative Candidate C:**

**7920 Fair Play Rd, Somerset, CA 95684**

**Latitude/Longitude: 38.593733, -**

**120.66215 Proposal – Co-Location**



**Considerations:**

The nearby recently approved Verizon Wireless Facility located at 7920 Fair Play Rd, Somerset, was initially considered for a co-location proposal. However, running the coverage simulation at the available antenna height of 66 feet, AT&T discovered that they would lose approximately 220 living units and only provide service to 260 LU's in Fair Play. This would have also resulted in AT&T failing to meet its FCC mandate for coverage for the Fair Play Community.





on Behalf of

**Actual View of the Proposed Location:**

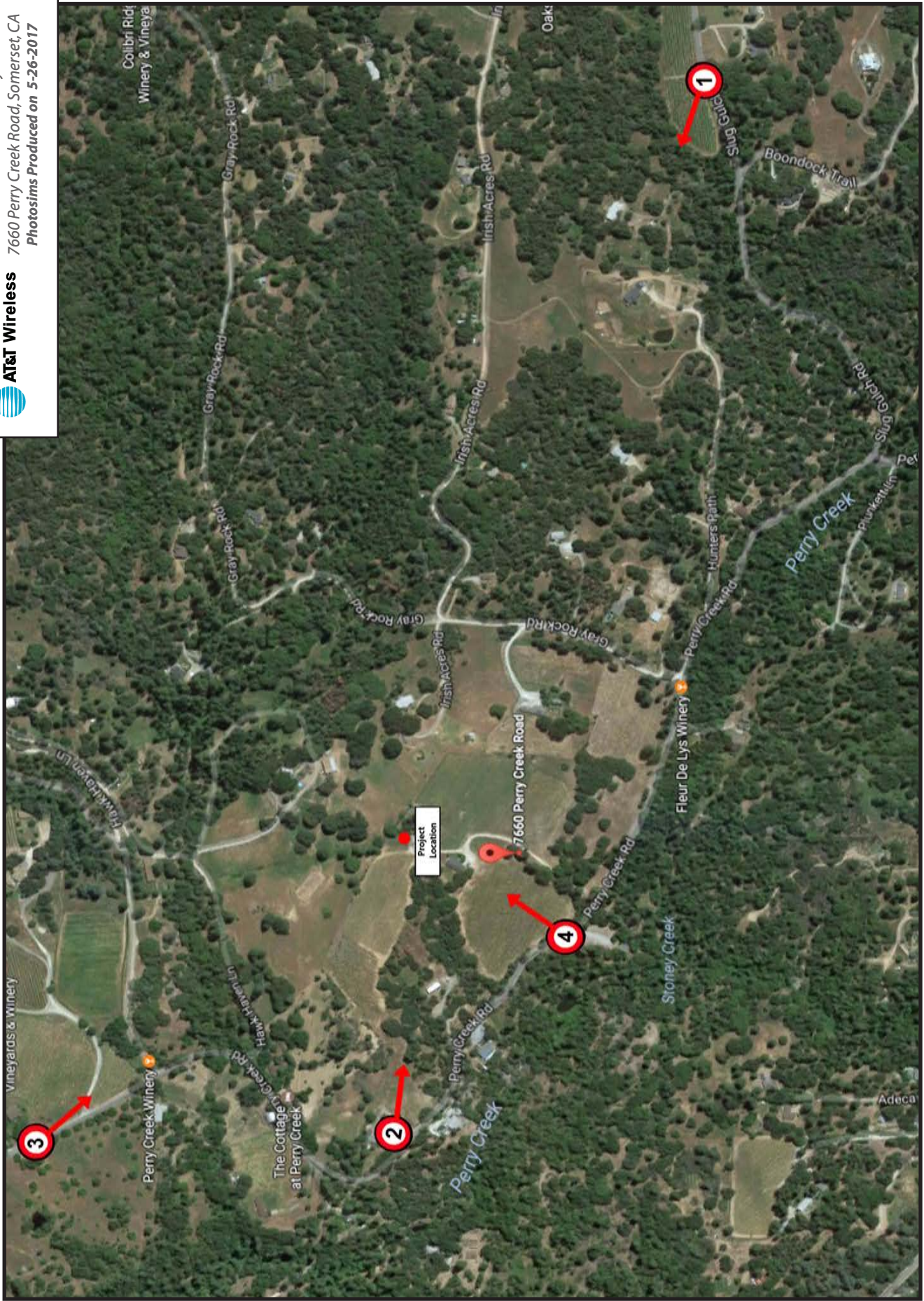
The proposed lease area is centrally located on the subject property. The site will not interfere with the existing use of the property. Access will be directly off of Perry Creek Rd. The site is elevated above the surrounding area and has great potential for line of site to the communities down below the subject parcel.







CVL03018 Fair Play  
7660 Perry Creek Road, Somerset, CA  
Photosims Produced on 5-26-2017





*Existing*



*Proposed*



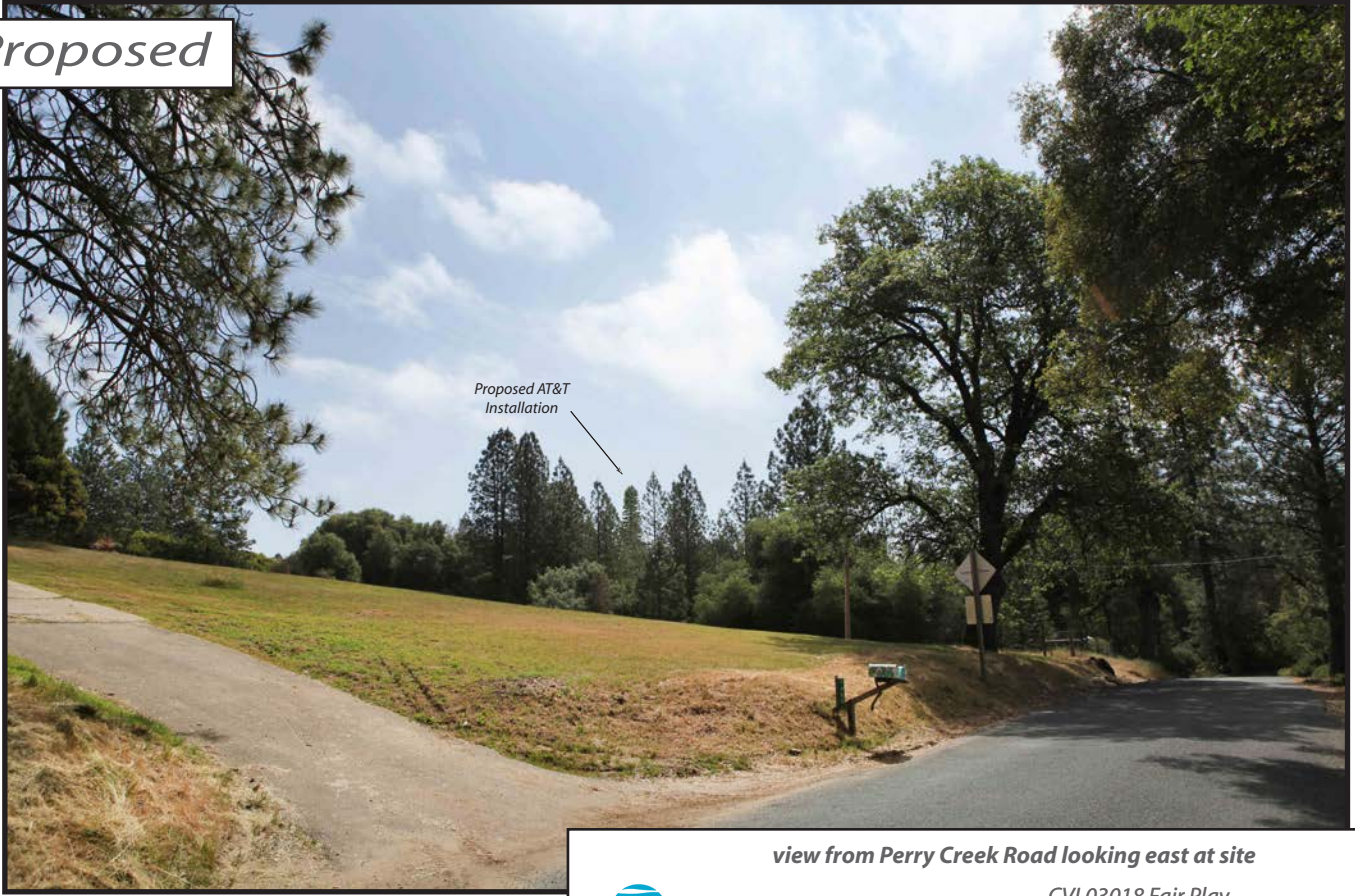
*view from Slug Gulch Road looking west at site*



*Existing*



*Proposed*



Proposed AT&T  
Installation

*view from Perry Creek Road looking east at site*



*Existing*



*Proposed*



view from Perry Creek Road looking southeast at site



CVL03018 Fair Play  
7660 Perry Creek Road, Somerset, CA  
Photosims Produced on 5-26-2017



*Existing*



*Proposed*



view from Perry Creek Road looking northeast at site



CVL03018 Fair Play  
7660 Perry Creek Road, Somerset, CA  
Photosims Produced on 5-26-2017