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PLANNING DEPARTMENT



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP 22-0007

ASSESSOR'S PARCEL NO.(s) 083-420-015-000

PROJECT NAME/REQUEST: (Describe proposed use) AT&T CVL02483 / New Cell Site located on the rooftop of an existing building.

APPLICANT/AGENT Tom Johnson / TSJ Consulting Inc

Mailing Address 27128 Paseo Espada #A-1521, San Juan Capistrano, Ca. 92675  
P.O. Box or Street City State & Zip

Phone ( 925 ) 785-3727 EMAIL: tom@tsjconsultinginc.com

PROPERTY OWNER Claude Malcolm

Mailing Address 3031 Alhambra Drive, Cameron Park, CA. 95682  
P.O. Box or Street City State & Zip

Phone ( 916 ) 989-5544 EMAIL: cmalcolm@sbdglobal.net

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT Connell Design Group

Mailing Address 27128 Paseo Espada #A-1521, San Juan Capistrano, Ca. 92675  
P.O. Box or Street City State & Zip

Phone ( 949 ) 306-4644 EMAIL: dconnell@connelldesigngroup.com

LOCATION: The property is located on the West side of Alhambra Drive  
N / E / W / S street or road

                     feet/miles of the intersection with                       
N / E / W / S major street or road

in the Cameron Park area. PROPERTY SIZE                      acreage / square footage

X Tom Johnson Date 7/5/2022  
F95F6E69E0C7420... signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date 7/11/22 Fee \$ 2883.00 Receipt # R40455 Rec'd by PLBD Census                     

Zoning CG-DC GPD C Supervisor Dist 2 Sec                      Twn                      Rng                     

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                     

Revised 11/2017

# CUP22-0007



**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

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

Date Received by Transportation Planning: \_\_\_\_\_

**Applicant Information:**

Name: Tom Johnson  
Address: 27128 Paseo Espada #A-1521, San Juan Capistrano, Ca. 92675

Phone #: 925-785-3727  
Email: tom@tsjconsultinginc.com

**Project Information:**

Name of Project: AT&T CVL02483  
Project Location: 3031 Alhambra Drive, Cameron Park  
APN(s): 083-420-015-000

Planning Number: CUP 22-0007  
Bldg Size: \_\_\_\_\_  
Project Planner: \_\_\_\_\_  
Number of units: \_\_\_\_\_

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

Wireless Communications facility installation. New Antennas and supporting radio equipment within an existing building.

**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

**CUP22-0007**

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# 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:

- 4 or less single family homes
- 4 or less multi-family units
- 2,000 square feet or less for shopping center
- 6,000 square feet or less for general office
- 12,000 square feet or less for industrial
- 12,000 square feet or less for church
- 50,000 square feet or less for warehouse
- 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



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### Letter of Authorization

I do hereby authorize AT&T Mobility and its authorized agent, TSJ Consulting Inc., to secure any permits or entitlements with the jurisdiction associated with the installation of a wireless communications facility on the property described below. By signing this authorization, this does not constitute an agreement between both parties that this request can be constructed or any approval by Landlord for Tenant to proceed with this work. This authorization is merely an approval to proceed with obtaining the necessary entitlements for the proposed work:

Project Name: AT&T Site CVL02483

Address: 3031 Alhambra Drive  
Cameron Park, Ca. 95682

APN: 083-420-015-000

Signature: *Claude W. Malccon*

Name & Title: CLAUDE W. MALCCON / OWNER

**COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT**  
 2850 FAIRLANE COURT, PLACERVILLE, CA 95667 (530) 621-5300  
 3368 LAKE TAHOE BLVD. #303, SOUTH LAKE TAHOE, CA 96150 (530) 573-3450

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

Owners Name: <i>Claude Malcolm</i>	Date: <i>6-1-22</i>	Time:
Operators Name: <i>AT&amp;T Mobility</i>	Business Lic. or Permit/Plan Check #:	
Facility/Business Name:	Phone: <i>925-785-3727</i>	
Physical Address: <i>3031 Alhambra Dr.</i>	Mailing Address: <i>29128 Paseo Espada # A-1521</i>	
<i>Cameron Park, CA. 95682</i>	<i>San Juan Capistrano, CA. 92675</i>	
Brief Business Description: <i>Installation of a new wireless communications facility</i>		

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

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

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

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

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

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

Applicant: *Tom [Signature]* Date: *6-1-22*

SW/HM Approval: \_\_\_\_\_ Date: \_\_\_\_\_

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**NOTICE OF TRANSMITTAL** RECEIVED  
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**DATE:** June 1, 2022  
**TO:** El Dorado County- Planning Department  
**FROM:** Tom Johnson  
**RE:** 3031 Alhambra Drive- Permit Submittal

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**PURPOSE:**

Hello,

Attached is a new planning application for review intake. Please route for invoice issuance and let me know if you have any questions.

Regards,

Tom Johnson  
925-785-3727  
tom@tsjconsultinginc.com

**LeahRae Rogers**

---

**From:** Tom Johnson <Tom@tsjconsultinginc.com>  
**Sent:** Monday, June 6, 2022 3:25 PM  
**To:** LeahRae Rogers  
**Subject:** AT&T Site CVL02483- Planning Fee  
**Attachments:** CVL02483- Planning Fee Check Request 6-6-22.docx

[EXTERNAL SENDER] - Watch for Phishing Attack

Hi LeahRae,

Please see below. This is our invoice for the planning review fees on this site. Can you please have this application check issued.

Regards,

*Tom Johnson*

President  
TSJ Consulting Inc.  
27128 Paseo Espada #A-1521  
San Juan Capistrano, Ca. 92675  
Mobile: (925) 785-3727  
Email: [tom@tsjconsultinginc.com](mailto:tom@tsjconsultinginc.com)

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**From:** Bianca Dinkler <bianca.dinkler@edcgov.us>  
**Sent:** Monday, June 6, 2022 2:58 PM  
**To:** Tom Johnson <Tom@tsjconsultinginc.com>  
**Subject:** Conditional Use Permit ~ Application Fee

Good afternoon Tom,

Thank you for submitting an application for a Conditional Use Permit for a new wireless communication tower proposed at 3031 Alhambra Drive in Cameron Park, CA (AT&T Site CVL02483).

The fee for a Conditional Use Permit is: **\$2883.00** and is a Time & Materials/billable project so please be sure to include a signed Agreement for Payment form.

Planning Applications (Agreement for Payment):  
[https://www.edcgov.us/Government/planning/Pages/applications\\_and\\_forms.aspx](https://www.edcgov.us/Government/planning/Pages/applications_and_forms.aspx)

Combined Fees (Conditional Use Permit \$2883.00):  
<https://www.edcgov.us/Government/planning/Pages/fees.aspx>

Please make the check payable to: El Dorado County and mail to my attention. Once we receive this payment we can establish an official project # and email you a copy of the receipt.

Thank you,

Bianca

--

**Bianca Dinkler**  
Associate Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
[Bianca.Dinkler@edcgov.us](mailto:Bianca.Dinkler@edcgov.us)  
(530) 621-5355 Main | (530) 621-5875 Direct

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2022-11-10 10:00 AM  
Bianca.Dinkler@edcgov.us





# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

- |       |       |     |  |
|-------|-------|-----|--|
| ✓     | _____ | 1)  | Application form, completed and signed.  |
| ✓     | _____ | 2)  | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.   |
| ✓     | _____ | 3)  | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.  |
| ✓     | _____ | 4)  | A copy of official Assessor's map, showing the property outlined in red.   |
| ✓     | _____ | 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.   |
| ✓     | _____ | 6)  | Environmental Questionnaire form, completed and signed.  |
| _____ | _____ | 7)  | Provide name, mailing address and phone number of all property owners and their agents.  |
| _____ | _____ | 8)  | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| _____ | _____ | 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".  |
| _____ | _____ | 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

- \_\_\_\_\_ 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.
  
- \_\_\_\_\_ 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
  
- \_\_\_\_\_ 13) Preceding parcel map, final map, or record of survey, if any exists.
  
- \_\_\_\_\_ 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)
  
- \_\_\_\_\_ 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.)
  
- \_\_\_\_\_ 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.
  
- \_\_\_\_\_ 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.)

- 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.
- 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.
- 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).

Check (√)  
Applicant County

N/A

- 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

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

- 3) Date, north arrow, and scale.
- 4) Entire parcel of land showing perimeter with dimensions.
- 5) All roads, alleys, streets, and their names.
- 6) Location of easements, their purpose and width.
- 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
- 9) Trash and litter storage or collection areas, and propane tank location(s).
- 10) Total gross square footage of proposed buildings.
- 11) Proposed/existing fences or walls.
- 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- 13) Pedestrian walkways, courtyards, etc. (if proposed).
- 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) .
- 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- 16) Existing/proposed fire hydrants.
- 17) Tentative subdivision or parcel map (if applicable).
- 18) Public uses (schools, parks, etc.)
- 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).
- 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).
- 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

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

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

Check (√)  
Applicant County

- \_\_\_\_\_ 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).

N/A

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. \_\_\_\_\_

N/A

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

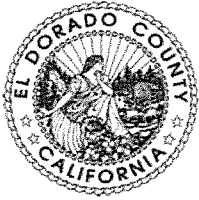
(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

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.**



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

## EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

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2022 JUL 11 PM 1:15

File Number \_\_\_\_\_

Date Filed \_\_\_\_\_

Project Title CVL02483- Cameron Park Airport Lead Agency \_\_\_\_\_

Name of Owner Claude Malcolm Telephone 916-989-5544

Address 3031 Alhambra Drive, Cameron Park, CA. 95682

Name of Applicant AT&T Mobility Telephone 925-785-3727

Address 27128 Paseo Espada #A-1521, San Juan Capistrano, Ca. 92675

Project Location 3031 Alhambra Drive, Cameron Park, CA. 95682

Assessor's Parcel Number(s) 083-420-015-000 Acreage \_\_\_\_\_ Zoning \_\_\_\_\_

**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.

- Type of project and description:  
Installation of a new wireless communications facility on the rooftop of an existing building.
- What is the number of units/parcels proposed? \_\_\_\_\_

### **GEOLOGY AND SOILS**

- Identify the percentage of land in the following slope categories:  
 0 to 10%   
  11 to 15%   
  16 to 20%   
  21 to 29%   
  over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
- 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?  
\_\_\_\_\_ Name of the water body? \_\_\_\_\_
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?  
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Limited, property is developed with a commercial building.
12. How many trees of 6-inch diameter will be removed when this project is implemented?  
None

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? \_\_\_\_\_
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant at the street
15. What is the distance to the nearest fire station? \_\_\_\_\_
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? Yes  
If so, how far? 100'
19. What types of noise would be created by the establishment of this land use, both during and after construction? No noise after construction.



**AIR QUALITY**

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

**WATER QUALITY**

21. Is the proposed water source  public or  private,  treated or  untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? \_\_\_\_\_

**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.) No

**SEWAGE**

25. What is the proposed method of sewage disposal?  septic system  sanitation district  
Name of district: \_\_\_\_\_
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

**TRANSPORTATION**

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

**GROWTH-INDUCING IMPACTS**

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? No  
If so, identify and give distances: \_\_\_\_\_

**GENERAL**

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

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?  
No

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

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

36. Will the project displace any community residents? No

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

**MITIGATION MEASURES** (attached additional sheets if necessary)

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

Form Completed by: Tom Johnson Date: 05/31/22



REQUIRED SUBMITTAL INFORMATION

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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		
N/A	<input type="checkbox"/>	<input type="checkbox"/>	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. <a href="http://edcgov.us/Government/Planning/AdoptedGeneralPlan\6_health-safety.aspx">http://edcgov.us/Government/Planning/AdoptedGeneralPlan\6_health-safety.aspx</a>
N/A	<input type="checkbox"/>	<input type="checkbox"/>	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.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Provide an EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. Include the dimensional size, number and type of towers, microwave dishes and antennae on the plans and in the EMF/RF report. The report shall address the proposed facility's EMF/RF energy emissions as well as addressing existing wireless facilities EMF/RF energy emissions to ensure compliance with FCC EMF/RF regulations. Express power density in milliwatts per square centimeter (mW/cm <sup>2</sup> ).
N/A	<input type="checkbox"/>	<input type="checkbox"/>	4) Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5) Provide information that shows and lists alternative site locations that have been reviewed pursuant to Zoning Ordinance Chapter 17.14.210 (B) (1). <a href="http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx">http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx</a>
N/A	<input type="checkbox"/>	<input type="checkbox"/>	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). <a href="http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx">http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx</a>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.   |
| N/A | <input type="checkbox"/>            | <input type="checkbox"/> | 9) Indicate a fire district approved turn around at project site.  |
| N/A | <input 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. |
| N/A | <input 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.                              |
| N/A | <input 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.   |
| N/A | <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.   |

# Wireless Telecommunication Facility

2022 JUL 11 PM 1:16

SITE:

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**AT&T Site CVL02483  
Cameron Park Airport**



**Address:**

**3031 Alhambra Drive  
Cameron Park, Ca. 95682**

**REPRESENTATIVE:**

*Tom Johnson*

*TSJ Consulting Inc.*

*27128 Paseo Espada #A-1521*

*San Juan Capistrano, CA. 92675*

*Phone: 925-785-3727*

*tom@tsjconsultinginc.com*

**CUP22-0007**

**Introduction:**

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility (“AT&T”) is a registered public utility, licensed and regulated by the California Public Utilities Commission and the Federal Communications Commission (“FCC”). As a public utility, AT&T Mobility is mandated by the FCC to provide wireless communication services throughout California. AT&T is dedicated to providing customers with wireless technology designed to enrich their lives as their mobility is increasing. AT&T’s vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. AT&T is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks. The network performance goals include providing the best quality, lowest level of blocking, easy access to the network and continuous drop-free connections.

AT&T's wireless network is based on LTE technology. These technologies are wireless communication standards that require reusing specific frequencies across defined frequency bands. Due to the need for frequency reuse, LTE require numerous sites to provide customers with suitable signal strength to deliver services. These sites are typically built on existing buildings, lattice towers and freestanding poles in order to provide a network of sites that provide seamless coverage over an area.

In addition to these 4G wireless service gap issues; AT&T is in the process of deploying its 5G LTE service in the County with the goal of providing the most advanced personal wireless experience available to residents. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services. 5G is capable of delivering speeds up to 10 times faster than industry-average 4G speeds. 5G technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you’ve sent the request. Lower latency helps to improve the quality of personal wireless services. What's more this uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.

Efforts are currently underway in the County to establish the required infrastructure. AT&T is currently seeking the review and approval of a Minor Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility in this Commerical zoned property (“Proposed Facility”).

**Background:**

AT&T serves millions of voice and data customers across the United States. Wireless communications continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: smartphones, tablets, e-readers and notebook computers. Wireless communications provide voice, e-mail, texting and high-speed internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by AT&T uses state of the art digital technology. The benefits include call privacy and security, improved voice quality, high-speed data, texting, video conferencing, visual voicemail, and an expanded menu of affordable products and services for personal and professional communications needs.

The Proposed Facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires.

Like other carriers in the industry, AT&T is working diligently to respond to the customer demand for mobile services, by expanding services to its customers from where they have historically used mobile phones, while traveling in the vehicle at their offices to where they are demanding more and more service in the residential communities, in-building coverage in their homes.

AT&T is requesting the review and the approval of a permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility ("WTF"). The project is proposed to close a significant service coverage gap and enhance personal wireless services in the area surrounding the site. AT&T's service coverage area in the County must be improved to handle the growing number of voice calls and wireless data usage. To remain competitive, AT&T must improve services in the areas where consumers are increasingly using their phones and data services.

**The project consists of:**

Installation of a new stealth structure located atop the roof and within a new screened enclosure that will accommodate 12 antennas and supporting radios. There will also be some antennas mounted to the façade of the building. AT&T will also have a room within the building that will be for the radio equipment.

Once constructed and operational, the Proposed Facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will service the facility on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur about once a month during normal working hours. Beyond this intermittent service, AT&T requires 24-hour access to the

Proposed Facility to ensure that technical support is immediately available if and when warranted.

### **Overview of Site Design/Location Criteria**

The network of AT&T cell sites throughout the region is "location dependent," meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit AT&T from providing uninterrupted or reliable service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed location, AT&T network deployment personnel have selected the Proposed Facility because it meets the technical objectives of RF engineering and provides the best site option with regard to other key criteria including, but not limited to, accessibility, utility connections, zoning compatibility, minimal or no visual impact, liability and risk assessment, site acquisition, maintenance and construction costs.

### **Description of Coverage Area**

AT&T's objective in locating a WCF at this site is to provide improved in-building and in-transit wireless coverage. The Proposed Facility is needed to close a significant service coverage gap in personal wireless service and provide improved coverage in the Cameron Park Airport neighborhood. The Proposed Facility will improve coverage to the surrounding commercial and residential areas that are present within this zone.

### **Site Development Standards and General Plan**

The location, size, design, and operating characteristics of the Proposed Facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The Proposed Facility will be unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The Proposed Facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of WTFs are based on technical requirements such as network



design criteria, service area, elevations, topography, heights of nearby structures, alignment with neighboring sites and customer demand.

The Proposed Facility will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This Proposed Facility will operate in full compliance with applicable state and federal laws, including the Telecommunications Act of 1996.

### **Regulating Agencies**

AT&T is regulated by the FCC and is authorized to operate in the frequencies established for PCS operators. AT&T's WTFs operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). As explained in the RF engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, submitted with this Application, the Proposed Facility will operate well within all applicable FCC public exposure limits.

### **Alternative Analysis.**

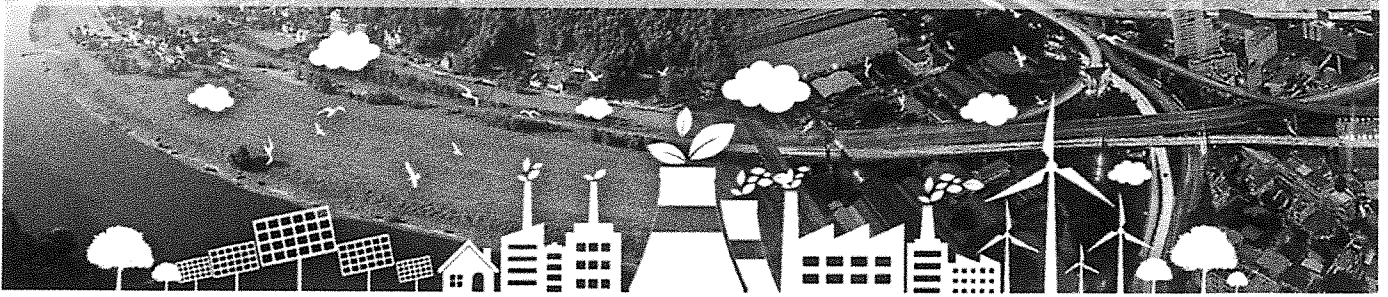
The following alternatives were evaluated when locating this project.

- 1) 3381 Mira Loma Drive- Unable to obtain Landlord interest
- 2) 1010 Camerado Dr- Verizon is located on this rooftop and after further review there is not sufficient space for an additional carrier.
- 3) 3161 Cameron Park Drive- Unable to obtain Landlord interest.
- 4) 970 Camerado Drive- Unable to obtain Landlord interest.
- 5) 3027 Alhambra Drive- There is an existing slimline pole on this property that could not be used to accommodate AT&T.

Please feel free to contact me if you have any questions.

Regards,

Tom Johnson  
TSJ Consulting Inc.  
925-785-3727  
tom@tsjconsultinginc.com



# We love being your national partner

<b>For the benefit of:</b> TSJ Consulting Inc.			
<b>Issue Date:</b> December 28, 2021		<b>Our Order No.:</b> 36170946	
<b>County:</b> El Dorado		<b>State:</b> CA	
<b>Address:</b> , CA			
<b>Customer Ref. No.:</b> AT&T CVL02483			

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### Post Closing Team

Contact for all recording and policy needs

• sms-postclosing@fnf.com

### Closing Team

Contact for all escrow and closing needs and support

• sms-closing@fnf.com

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• elaine.bishop@fnf.com

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• Title Commitments • Title Insurance • Recordings • Closing • Payoffs



7130 Glen Forest Drive, Suite 300  
Richmond, VA 23226  
Phone: (866)552-0129  
Email: sms-commercial@fnf.com

## REPORT OF TITLE

For the benefit of: TSJ Consulting Inc.

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Issue Date:	December 28, 2021	Our Order No.:	36170946
County:	El Dorado	State:	California
Address:	, CA		
Customer Ref. No.:	AT&T CVL02483		

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**Scope of Search:** Beginning **March 8, 1978** and extending through **November 18, 2021**, a search of the land records for the jurisdiction where the property is located was conducted and we have reported below what was found regarding taxes; deeds; mortgages; easements and right of ways; covenants and restrictions; judgments, liens and UCCs; and, other matters commonly recorded or filed in the local land records.

**Vested Owner:** Claude W. Malcolm

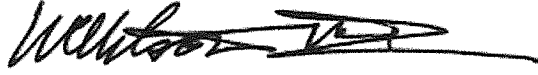
**Search disclosed the following:**

[CLICK HERE TO ACCESS DOCUMENT IMAGES](#)

1. Taxes  
Type of Tax: County  
Calendar year: 2021/2022  
Amount: \$0.00  
Parcel ID #: 083-420-015-000  
Paid through: 2021/2022  
Assessment: \$0.00 (total = land and improvements, if any)
2. Matters as shown and noted on Plat recorded in Plat Book D, Page 78.
3. Matters as shown and noted on Plat recorded in Plat Book F, Page 150A.
4. Grant and Relinquishment to Easement in favor of Fred Caron set forth in instrument recorded on June 24, 1993 in Deed Book 4047, Page 485.
5. Matters as shown and noted on Plat recorded in Instrument No. 2001-0022377-00.
6. Matters as shown and noted on Plat recorded in Instrument No. 2001-0028867-00.
7. Matters as shown and noted on Plat recorded in Instrument No. 2009-0017041-00.
8. Deed of Trust with Assignment of Rents from Claude W. Malcolm, Grantor(s), to Placer Title Company, Trustee(s), in favor of Gregory C. Currivan Irrevocable Trust dated May 19, 1998, dated February 13, 2013, and recorded March 4, 2013 in Instrument No. 2013-0011065-00, in the original amount of \$250,000.00.

**REPORT OF TITLE**  
(continued)

FIDELITY NATIONAL TITLE INSURANCE COMPANY

A handwritten signature in black ink, appearing to read "W. Wilson", is written over a horizontal line.

Authorized Signature

**END OF REPORT**

**EXHIBIT "A"**  
Legal Description

Property located in El Dorado County, California

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

Lot A, as shown on that certain Map entitled "Airport Shops", filed in the Office of the County Recorder of El Dorado County, State of California, on June 23, 1982, in Book F, at Page 150, Official Records.

AND BEING a portion of the property conveyed to Claude W. Malcolm, an unmarried man from Charles Smith, an unmarried man by Grant Deed dated January 26, 2016 and recorded February 3, 2016 in Instrument No. 2016-0004189-00.

Tax Parcel No. 083-420-015-000

## DEED CHAIN

- A. Type of Deed: Corporation Grant Deed  
From: Smith and Gabbert Inc., a California corporation  
To: Executive Builders Incorporated, a California corporation  
Dated: February 15, 1978  
Recorded on: March 8, 1978  
Recorded in: Deed Book 1605, Page 252
- B. Type of Deed: Corporation Grant Deed  
From: Smith and Gabbert Inc., a California corporation  
To: Executive Builders Inc., a California corporation  
Dated: March 2, 1978  
Recorded on: April 6, 1978  
Recorded in: Deed Book 1615, Page 449
- C. Type of Deed: Corporation Grant Deed  
From: Executive Builders, Inc., a California corporation, who acquired title as Executive Builders Incorporated, a California corporation  
To: Equipage Corporation, N.V., a Netherlands Antilles corporation  
Dated: May 18, 1982  
Recorded on: May 21, 1982  
Recorded in: Deed Book 2076, Page 400
- D. Type of Deed: Quitclaim Deed  
From: El Dorado Irrigation District, an Irrigation district  
To: Equipage Corporation, N.V., a Netherlands Antilles corporation  
Dated: September 25, 1985  
Recorded on: October 7, 1985  
Recorded in: Deed Book 2489, Page 762
- E. Type of Deed: Trustee's Deed Upon Sale  
From: T.D. Service Company  
To: Westamerica Bank, N.A.  
Dated: August 16, 1994  
Recorded on: August 23, 1994  
Recorded in: Deed Book 4329, Page 351
- F. Type of Deed: Grant Deed  
From: Westamerica Bank, N.A.  
To: Timothy F. Steurer, a married man as his sole and separate property, as to an undivided 50% interest, Rodrick L. Johnson, Trustee of the R. J. Johnson Family Trust dated March 23, 1995  
Dated: September 26, 1997  
Recorded on: September 29, 1997  
Recorded in: Deed Book 5002, Page 759
- G. Type of Deed: Quitclaim Deed  
From: Janice L. Steurer, wife of the grantee  
To: Timothy F. Steurer, a married man as his sole and separate property  
Dated: September 26, 1997  
Recorded on: September 29, 1997  
Recorded in: Deed Book 5002, Page 761
- H. Type of Deed: Grant Deed  
From: Roderick L. Johnson, as Trustee of the R. J. Johnson Family Trust dated March 23, 1995, as to an undivided 50% interest and Timothy F. Steurer, a married man as his sole and separate property as to an undivided 50% interest  
To: William V. Norberg and Alice F. Norberg, Trustees of the William V. Norberg and Place P. Norberg 1992 Revocable Trust

## DEED CHAIN

- Dated: June 28, 2002  
Recorded on: July 12, 2002  
Recorded in: Instrument No. 2002-0050773-00
- I. Type of Deed: Grant Deed  
From: William V. Norberg and Alice F. Norberg 1992 Revocable Trust  
To: Oscar Benavidez and Celia Benavidez, as Trustees of the Benavidez Family Trust dated June 11, 2002  
Dated: July 16, 2003  
Recorded on: July 22, 2003  
Recorded in: Instrument No. 2003-0073397-00
- J. Type of Deed: Trustee's Deed Upon Sale  
From: Assured Lender Services, Inc., as Trustee  
To: The Bank of New York, its successors and assigns, as indenture trustee under the Indenture dated as of November 1, 2003, relating to CNL Commercial Mortgage Loan Trust 2003-2  
Dated: June 26, 2012  
Recorded on: July 2, 2012  
Recorded in: Instrument No. 2012-0032109-00
- K. Type of Deed: Grant Deed  
From: The Bank of New York Mellon f/k/a The Bank of New York, as Indenture Trustee for CNL Commercial Mortgage Loan Trust 2003-2, by Ocwen Loan Servicing, LLC, as Attorney-in-Fact  
To: Claude W. Malcolm, an unmarried man  
Dated: February 14, 2013  
Recorded on: March 4, 2013  
Recorded in: Instrument No. 2013-0011064-00
- L. Type of Deed: Grant Deed  
From: Claude W. Malcolm, an unmarried man  
To: Claude W. Malcolm, an unmarried man, as to a 75% interest and David A. Morris, an unmarried man, as to a 25% interest  
Dated: April 16, 2013  
Recorded on: June 21, 2013  
Recorded in: Instrument No. 2013-0032345-00
- M. Type of Deed: Grant Deed  
From: David A. Morris, an unmarried man, his undivided 25% interest  
To: Charles Smith, an unmarried man, as to an undivided 25% interest  
Dated: April 7, 2014  
Recorded on: April 9, 2014  
Recorded in: Instrument No. 2014-0013090-00
- N. Type of Deed: Grant Deed  
From: Charles Smith, an undivided man  
To: Claude W. Malcom, an unmarried man  
Dated: January 26, 2016  
Recorded on: February 3, 2016  
Recorded in: Instrument No. 2016-0004189-00

### LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.





7130 Glen Forest Drive, Suite 300  
Richmond, VA 23226  
Phone: (866)552-0129  
Email: sms-commercial@fnf.com

## ADDITIONAL INFORMATION

THIS INFORMATION IS PROVIDED AS A CONVENIENCE AND COURTESY AND IS NOT CONSIDERED TO BE PART OF THE TITLE PRODUCT.

**The following real estate tax information deemed reliable and is provided for informational purposes only.**

Real Estate Tax Type: County  
Taxes are Paid: Semi-Annual  
Due Date(s): November 1st, February 1st  
Tax Authority Name: El Dorado County Treasurer/Tax Collector  
Phone: 530-621-5800

### Additional notes regarding taxes, documents and/or special recordation requirements:

- First page of all documents must meet formatting requirements. If not, coversheet must be attached to avoid rejection. PIN # must be included on all documents.
- Preliminary Change of Ownership form must be completed and signed by both parties if property is being transferred (deeds, leases, easements, etc.).
- Transfer Tax Statement is required on all conveyance documents.

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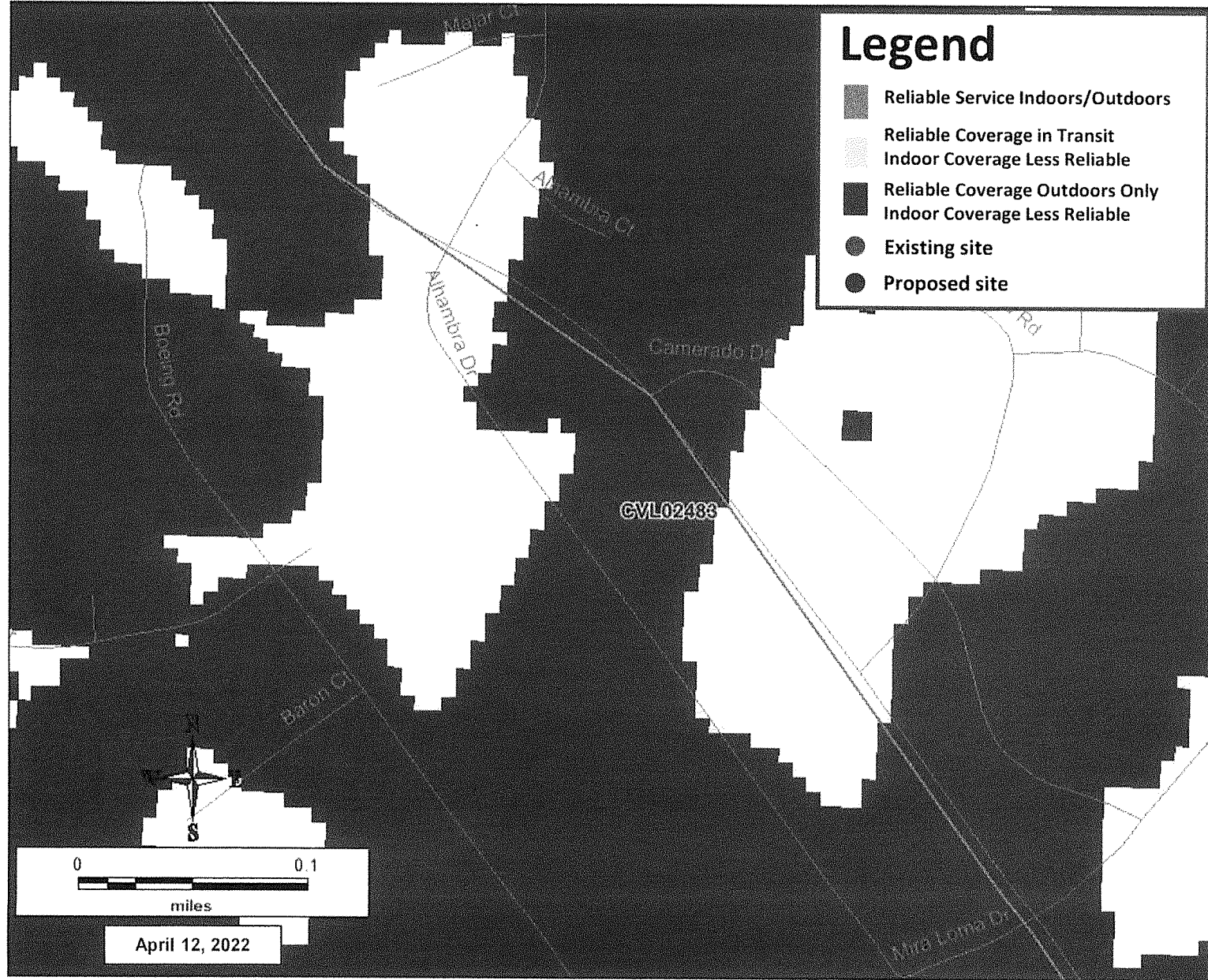
RECEIVED  
PLANNING DEPARTMENT

# CVL02483 Propagation Maps

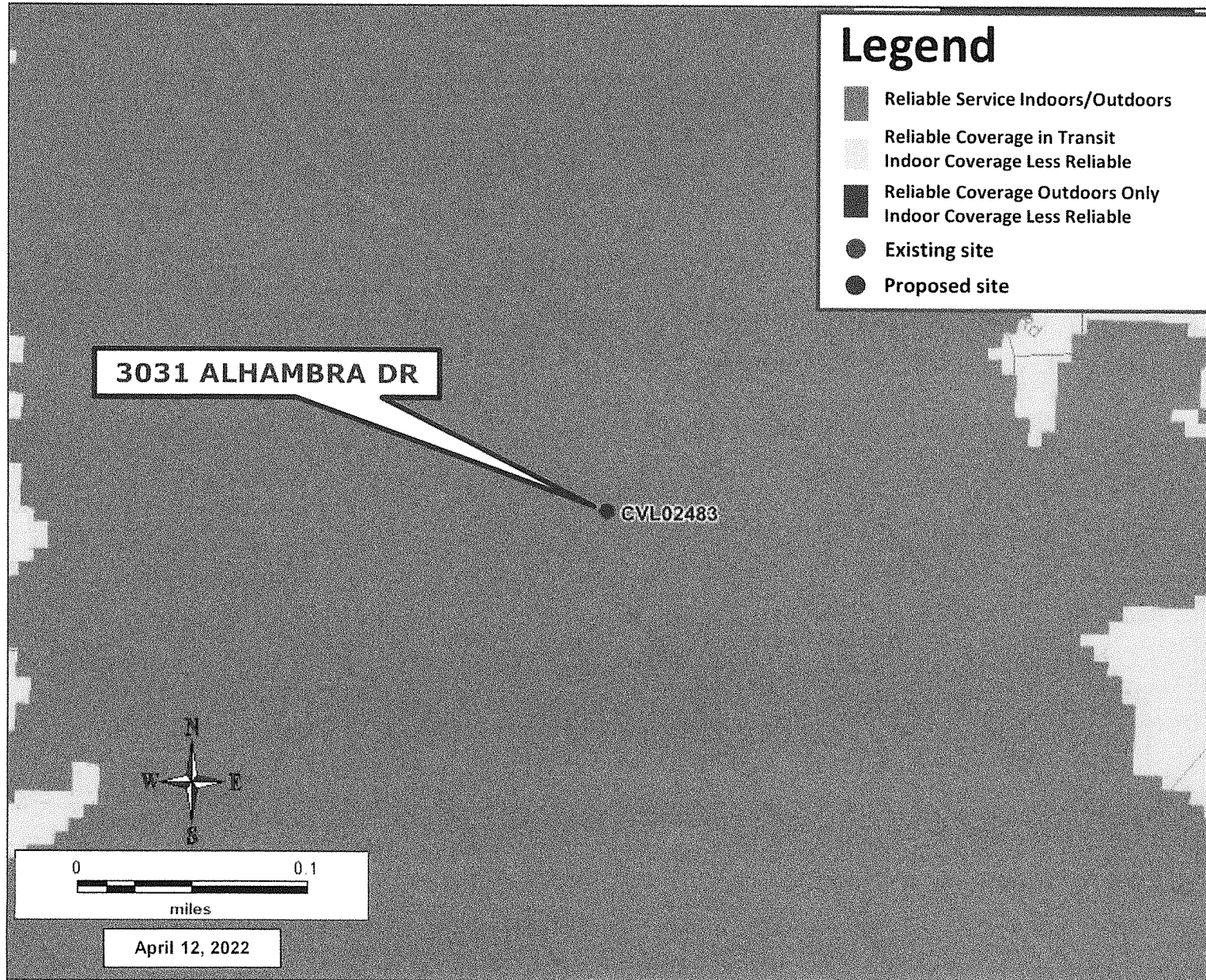
April 12, 2022

CUP22-0007

# Existing LTE 700 Coverage



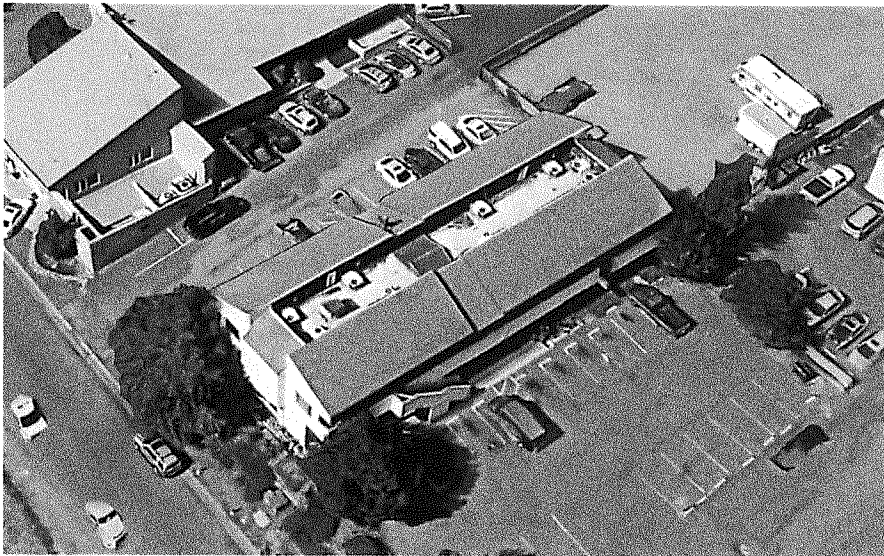
# Proposed LTE 700 Coverage (RC = 28')



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PLANNING DEPARTMENT

# ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT



Site Name: Cameron Park Airport  
Site ID: CVL02483  
USID: 314838  
FA Location: 15549740  
PACE #: MRSFR079471

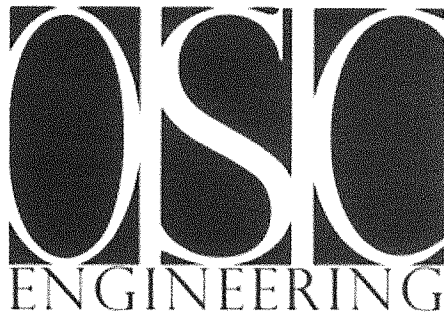
Site Type: Rooftop

Location: 3031 Alhambra Court  
Shingle Springs, CA 95682

Latitude (NAD83): 38.6872140  
Longitude (NAD83): -120.9893940

Report Completed: May 26, 2022  
AT&T M-RFSC Casey Chan

Prepared By:



CUP22-0007

Prepared for: AT&T Mobility  
c/o Qualtek  
1150 Ballena Boulevard  
Suite #259  
Alameda, CA 94501

## **Site Compliance Conclusion**

***The AT&T site CVL02483 located at 3031 Alhambra Court Shingle Springs, CA 95682 will comply with FCC Guidelines.***

## **Executive Summary**

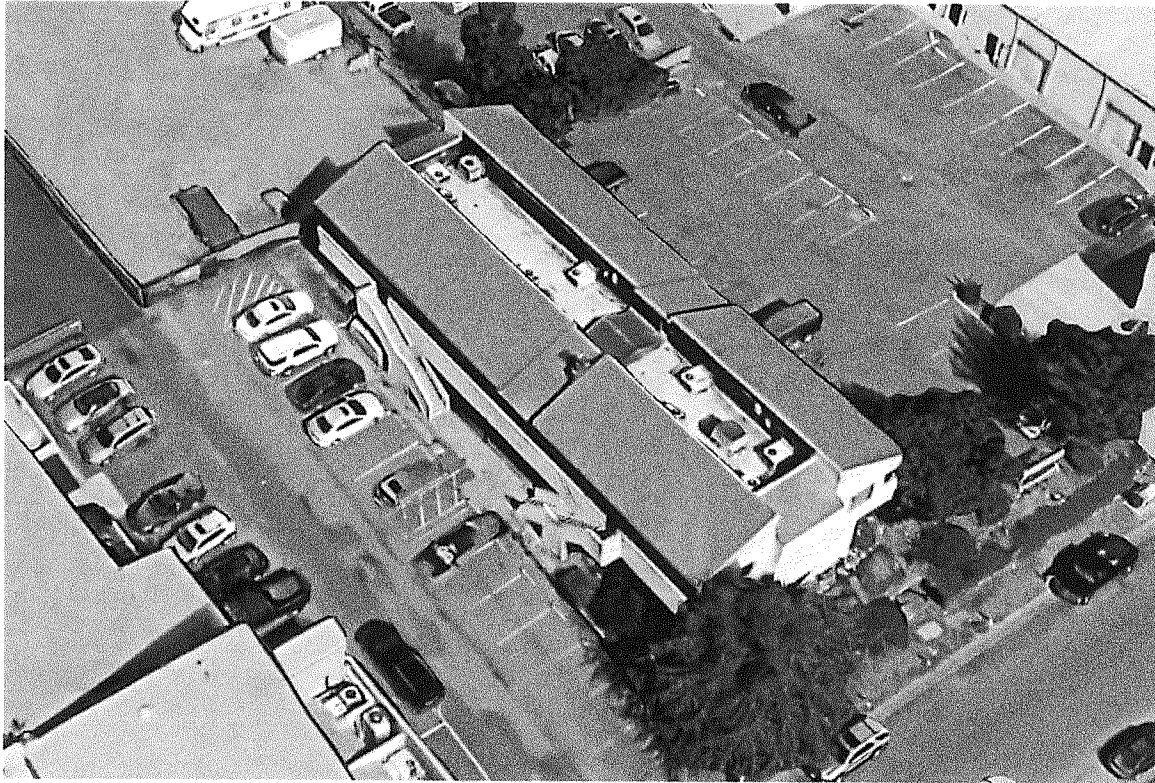
Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by Qualtek to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check should be performed routinely to ensure site compliance. Per AT&T Policy simulations are performed at 75% duty cycle other than UTMS (100%) or as noted. RoofMaster software was utilized in the creation of this report.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets. Included in this analysis is an Ericsson AIR (TDD) power reduction factor (0.32) of the maximum to account for spatial distribution of served users, as recommended by AT&T, based on the United Nations International Telecommunication Union ITU-T Series K, Supplement 16 (20 May 2019).

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

## Site Overview and Description

- The antennas are mounted on a rooftop
- The AT&T site consists of four (4) sectors with a total of nineteen (19) antennas
- The site is not co-located



## **Compliance Results of the Proposed Site (theoretical simulation)**

A result over 100% does not make a site out of compliance with FCC guidelines. For results over 100% of the FCC Limit, further remediation is required to consider the site compliant per FCC Guidelines. See the page entitled **RECOMMENDATIONS** for compliance actions required for FCC and AT&T Compliance. Areas exceeding the FCC Limit are demarcated with barriers and appropriate signage. Areas Outside of the demarcated areas are below the FCC Limits (under 100% GP). The remediation actions bring the site into compliance. Results are given in terms of the FCC General Population. Please see the page entitled **FCC MPE Limits (from OET-65)** for further information. On-site measurements may yield different results, as antennas do not always operate at full capacity.

### **Maximum simulated RF Exposure Level from (AT&T antennas @ roof):**

4450.39 % FCC General Population MPE Limit

### **Maximum simulated RF Exposure Level from (AT&T antennas @ ground):**

39.23 % FCC General Population MPE Limit

### **Maximum simulated RF Exposure Level from (Nearest Adjacent Roof):**

53.51 % FCC General Population MPE Limit



## Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

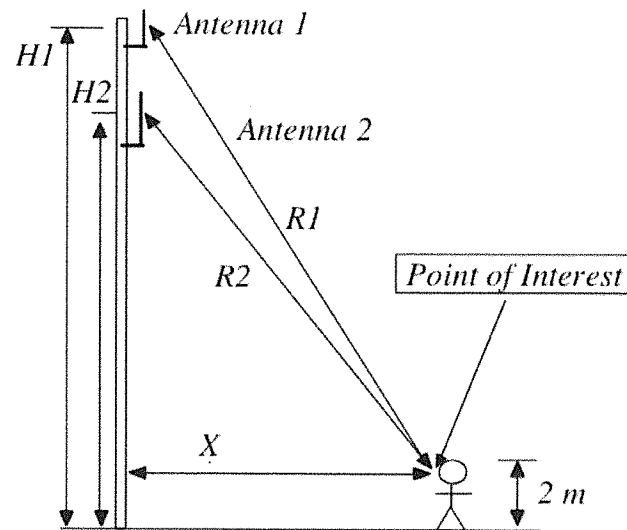
Antenna	Operator	Frequency (MHz)	Antenna Type	Antenna Make	Antenna Model	Azimuth (° T)	Ground (Z) (Rad) (ft)	Rooftop (Z) (Rad) (ft)	East Adjacent Rooftop (Z) (Rad) (ft)	North West Adjacent Rooftop (Z) (Rad) (ft)
A1	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	50	28	10	16.00	12.00
A1	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	50	28	10	16.00	12.00
A1	AT&T LTE / 5G	1900	Panel	Commscope	SBNHH-1D45B	50	28	10	16.00	12.00
A2	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	50	28	10	16.00	12.00
A2	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	50	28	10	16.00	12.00
A2	AT&T LTE / 5G	2100	Panel	Commscope	SBNHH-1D45B	50	28	10	16.00	12.00
A3	AT&T 5G	3400	Panel	Ericsson	AIR6419	50	30	12	18.00	14.00
A4	AT&T Cband	3700	Panel	Ericsson	AIR6449	50	26	8	14.00	10.00
A5	AT&T LTE B14	700	Panel	Commscope	NNH4-45B-R6	50	28	10	16.00	12.00
A5	AT&T LTE	1900	Panel	Commscope	NNH4-45B-R6	50	28	10	16.00	12.00
A5	AT&T LTE	2300	Panel	Commscope	NNH4-45B-R6	50	28	10	16.00	12.00
B1	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	320	28	10	16.00	12.00
B1	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	320	28	10	16.00	12.00
B1	AT&T LTE / 5G	1900	Panel	Commscope	SBNHH-1D45B	320	28	10	16.00	12.00
B2	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	320	28	10	16.00	12.00
B2	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	320	28	10	16.00	12.00
B2	AT&T LTE / 5G	2100	Panel	Commscope	SBNHH-1D45B	320	28	10	16.00	12.00
B3	AT&T 5G	3400	Panel	Ericsson	AIR6419	320	30	12	18.00	14.00
B4	AT&T Cband	3700	Panel	Ericsson	AIR6449	320	26	8	14.00	10.00
B5	AT&T LTE B14	700	Panel	Commscope	NNH4-45B-R6	320	28	10	16.00	12.00
B5	AT&T LTE	1900	Panel	Commscope	NNH4-45B-R6	320	28	10	16.00	12.00
B5	AT&T LTE	2300	Panel	Commscope	NNH4-45B-R6	320	28	10	16.00	12.00

Antenna	Operator	Frequency (MHz)	Antenna Type	Antenna Make	Antenna Model	Azimuth (^T)	Ground (Z) (Rad) (ft)	Rooftop (Z) (Rad) (ft)	Rooftop (Z) (Rad) (ft)	Adjacent Rooftop
C1	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	230	22	4	10.00	6.00
C1	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	230	22	4	10.00	6.00
C1	AT&T LTE / 5G	1900	Panel	Commscope	SBNHH-1D45B	230	22	4	10.00	6.00
C1	AT&T LTE / 5G	2100	Panel	Commscope	SBNHH-1D45B	230	22	4	10.00	6.00
C2	AT&T Cband	3700	Panel	Ericsson	AIR6449	230	22.5	4.5	10.50	6.50
C3	AT&T 5G	3400	Panel	Ericsson	AIR6419	230	22.5	4.5	10.50	6.50
C4	AT&T LTE B14	700	Panel	Commscope	NNH4-45B-R6	230	22	4	10.00	6.00
C4	AT&T LTE	1900	Panel	Commscope	NNH4-45B-R6	230	22	4	10.00	6.00
C4	AT&T LTE	2300	Panel	Commscope	NNH4-45B-R6	230	22	4	10.00	6.00
D1	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	140	28	10	16.00	12.00
D1	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	140	28	10	16.00	12.00
D1	AT&T LTE / 5G	1900	Panel	Commscope	SBNHH-1D45B	140	28	10	16.00	12.00
D2	AT&T LTE B12	700	Panel	Commscope	SBNHH-1D45B	140	28	10	16.00	12.00
D2	AT&T 5G	850	Panel	Commscope	SBNHH-1D45B	140	28	10	16.00	12.00
D2	AT&T LTE / 5G	2100	Panel	Commscope	SBNHH-1D45B	140	28	10	16.00	12.00
D3	AT&T 5G	3400	Panel	Ericsson	AIR6419	140	30	12	18.00	14.00
D4	AT&T Cband	3700	Panel	Ericsson	AIR6449	140	26	8	14.00	10.00
D5	AT&T LTE B14	700	Panel	Commscope	NNH4-45B-R6	140	28	10	16.00	12.00
D5	AT&T LTE	1900	Panel	Commscope	NNH4-45B-R6	140	28	10	16.00	12.00
D5	AT&T LTE	2300	Panel	Commscope	NNH4-45B-R6	140	28	10	16.00	12.00

## FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

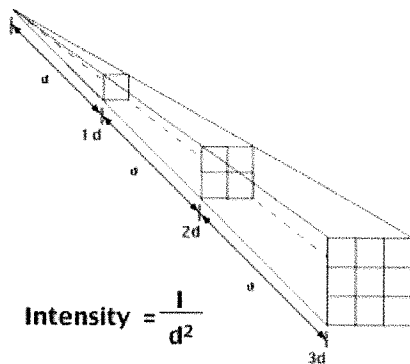
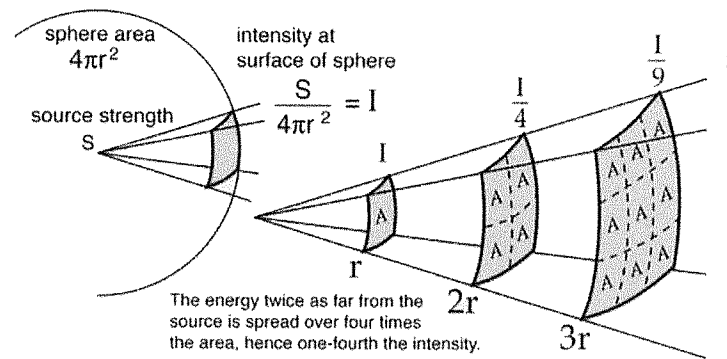
In the simple example shown in the below diagram, it is desired to determine the power density at a given location **X** meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, **H1** and **H2**, must be known in order to calculate the distances, **R1** and **R2**, from the antennas to the point of interest.



<sup>1</sup> OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

## Inverse Square Law

The inverse-square law, in physics, is any physical law stating that a specified physical quantity or intensity is inversely proportional to the square of the distance from the source of that physical quantity. The fundamental cause for this can be understood as geometric dilution corresponding to point-source radiation into three-dimensional space. The inverse-square law generally applies when some force, energy, or other conserved quantity is evenly radiated outward from a point source in three-dimensional space. Since the surface area of a sphere (which is  $4\pi r^2$ ) is proportional to the square of the radius, as the emitted radiation gets farther from the source, it is spread out over an area that is increasing in proportion to the square of the distance from the source.<sup>2</sup>



Where:

$I_1$  = Intensity 1 at  $D_1$

$I_2$  = Intensity 2 at  $D_2$

$D_1$  = Distance 1 from source

$D_2$  = Distance 2 from source

$$\frac{I_1}{I_2} = \frac{D_2^2}{D_1^2}$$

4

<sup>2</sup> [https://en.wikipedia.org/wiki/Inverse-square\\_law](https://en.wikipedia.org/wiki/Inverse-square_law)

<sup>3</sup> <http://hyperphysics.phy-astr.gsu.edu/hbase/Forces/isq.html>

<sup>4</sup> <https://www.nde-ed.org/GeneralResources/Formula/RTFormula/InverseSquare/InverseSquareLaw.htm>

**Result: Surrounding Building(s)**

The surrounding buildings will be below FCC MPE Limits for the General Population



## Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:



John Bachoua, PE

Date: May 26, 2022

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

## **FCC MPE Limits (from OET-65)**

**Occupational/controlled**<sup>5</sup> exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

**General population/uncontrolled**<sup>6</sup> exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

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<sup>5</sup> OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

<sup>6</sup> OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

## **Limits for Maximum Permissible Exposure (MPE)<sup>7</sup>**

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."<sup>8</sup>

### **(A) Limits for Occupational/Controlled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

### **(B) Limits for General Population /Uncontrolled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

\*Plane-wave equivalent power density

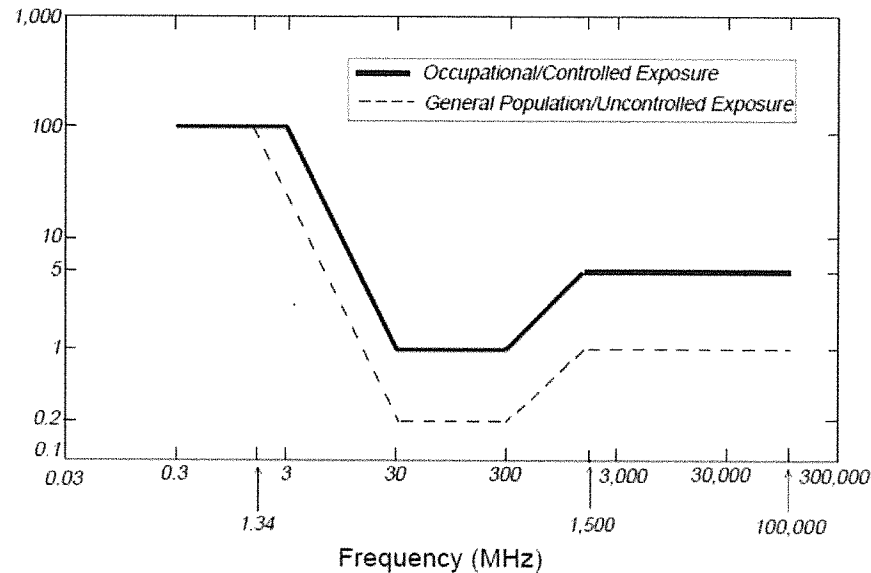
<sup>7</sup> OET-65 "FCC Guidelines Table 1 pg. 72.

<sup>8</sup> OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8



## Limits for Maximum Permissible Exposure (MPE) continued<sup>9</sup>

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)  
Plane-wave Equivalent Power Density



"MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm<sup>2</sup>), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("plane-wave" conditions), these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm<sup>2</sup>)  
E = electric field strength (V/m)  
H = magnetic field strength (A/m)

<sup>9</sup> OET-65 "FCC Guidelines Table 1 pg. 72.

## Limitations

OSC Engineering completed this report based on information and data provided by the client and on-site data collection. The data provided by the client is assumed to be accurate. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)<sup>10</sup>. As the site is being upgraded and changed this report will become obsolete. A statistical factor reducing the actual power of the antenna system to 0.32 of maximum theoretical power is used to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. Use of this document will not hold OSC Engineering Inc. nor its employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site: only for what is compliant per the FCC standards outlined in the OET-65. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

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<sup>10</sup> OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

## **AT&T Antenna Shut-Down Protocol**

**AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4<sup>11</sup> (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.**

### **9.4.7 Maintenance work being performed near transmitting antennas**

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

### **9.4.8 AT&T Employees and Contractors**

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

### **9.4.9 Other Incidental Workers**

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

---

<sup>11</sup> ND-00059\_Rev\_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.

# RECOMMENDATIONS

## •AT&T Sector A

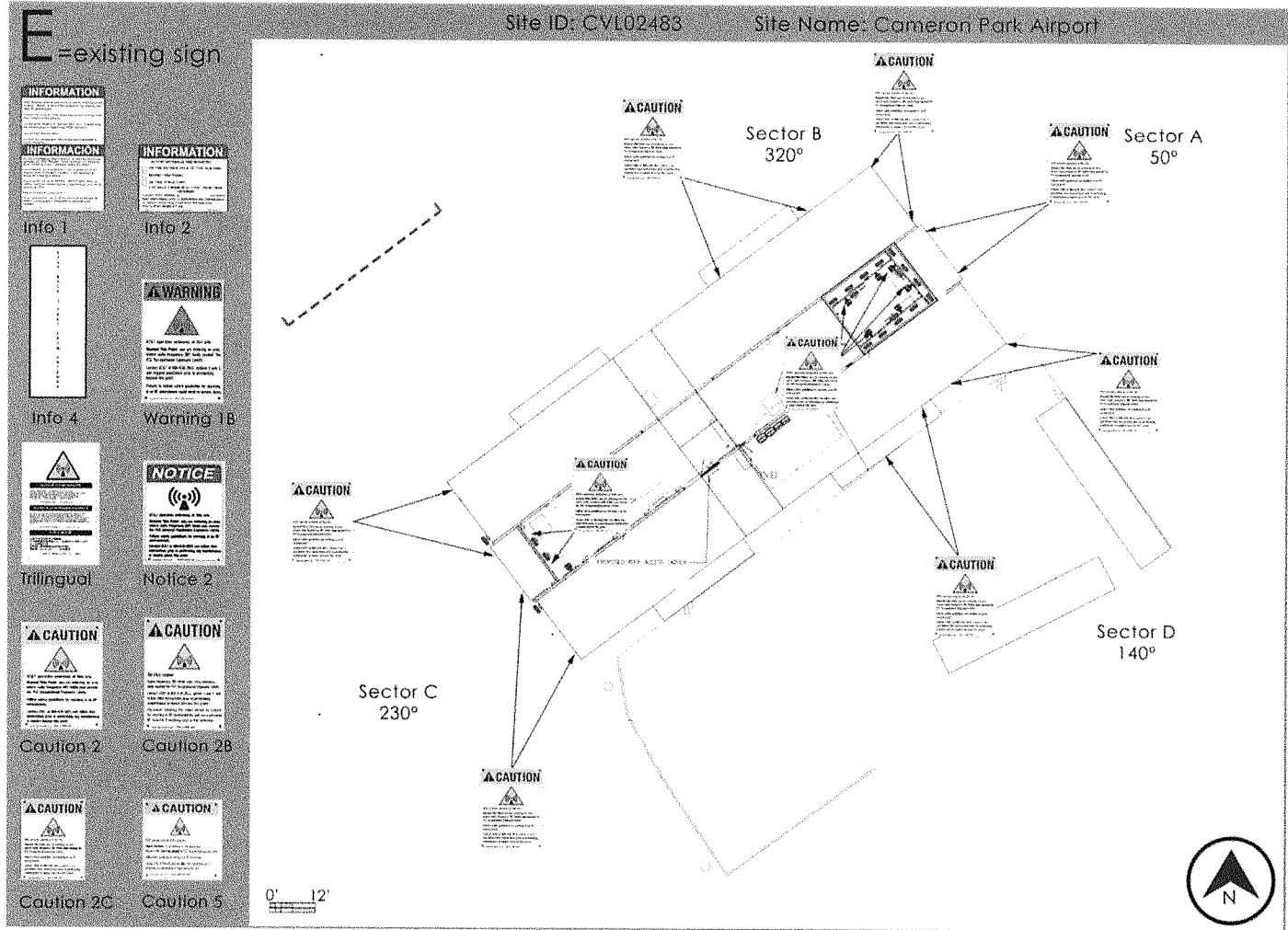
To be installed:  
 Caution Signs 2C Sign mounted at or on roof edge in front of sector  
 Caution Signs 2 Sign mounted at or on rear of antenna rack

## •AT&T Sector B

To be installed:  
 Caution Signs 2C Sign mounted at or on roof edge in front of sector  
 Caution Signs 2 Sign mounted at or on rear of antenna rack

## •AT&T Sector C

To be installed:  
 Caution Signs 2C Sign mounted at or on roof edge in front of sector  
 Caution Signs 2 Sign mounted at or on rear of antenna rack



If work is being performed in the vicinity of the transmitting antennas, site shut-down procedures must be followed. See page entitled AT&T Antenna Shut-down protocol for further information.

LOCATION

Microsoft® Virtual Earth™

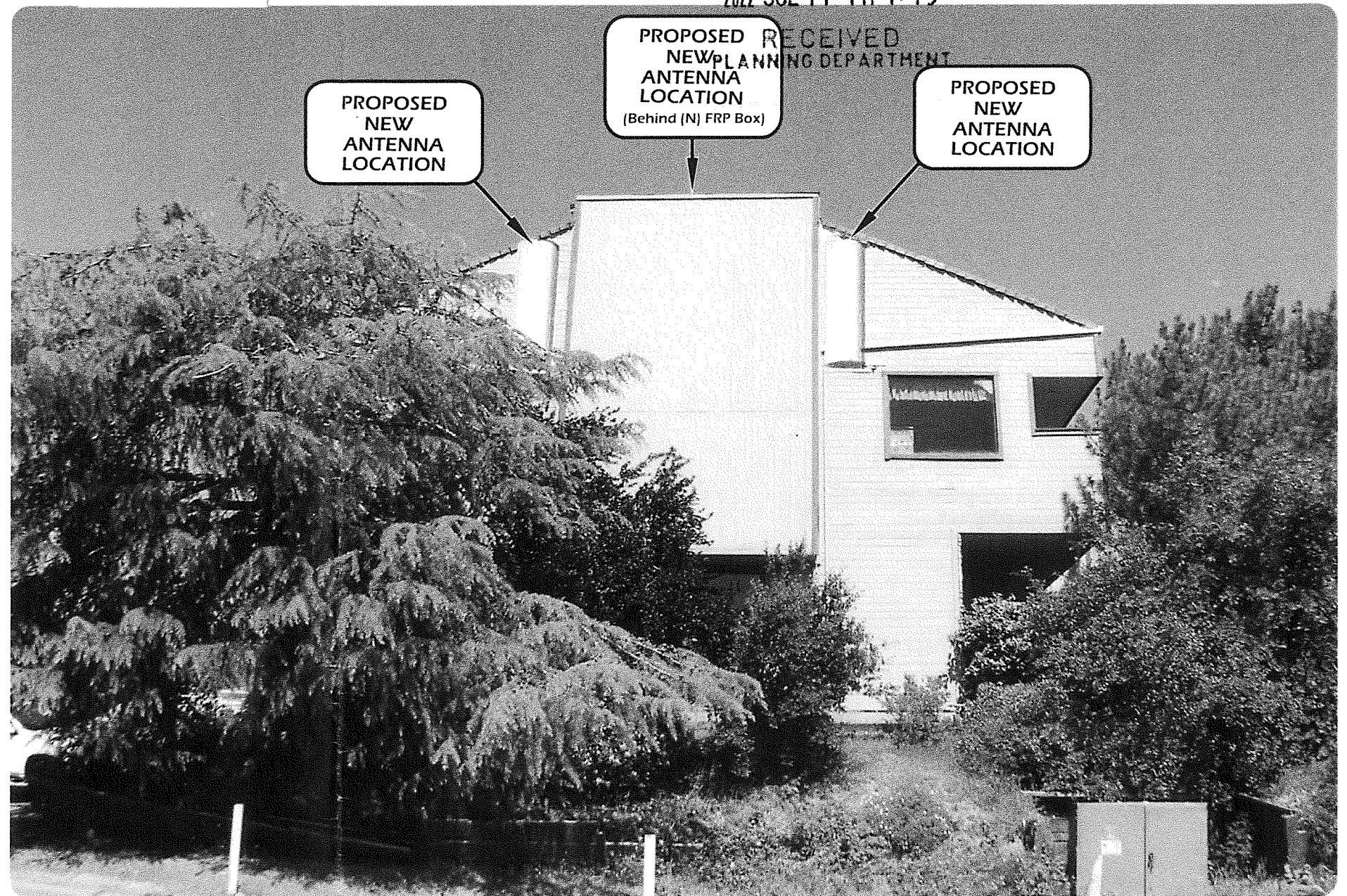


View from the Southwest looking Northeast

EXISTING



PROPOSED



Completed April 18, 2022

**CVL02483**

**Cameron Park Airport**

3031 Alhambra Drive  
Cameron Park, CA 95682

**VIEW 1**

APPLICANT

AT&T Mobility  
5001 Executive Pkwy.  
San Ramon, CA 94583

CONTACT

TSJ Consulting Inc.  
Tom Johnson  
27128 Paseo Espada #A-1521  
San Juan Capistrano, Ca 92675  
p 925.785.3727



BLUE WATER DESIGN

bluewater-design.net  
michelle@bluewater-design.net  
p 425.615.0944

LOCATION

Microsoft® Virtual Earth™

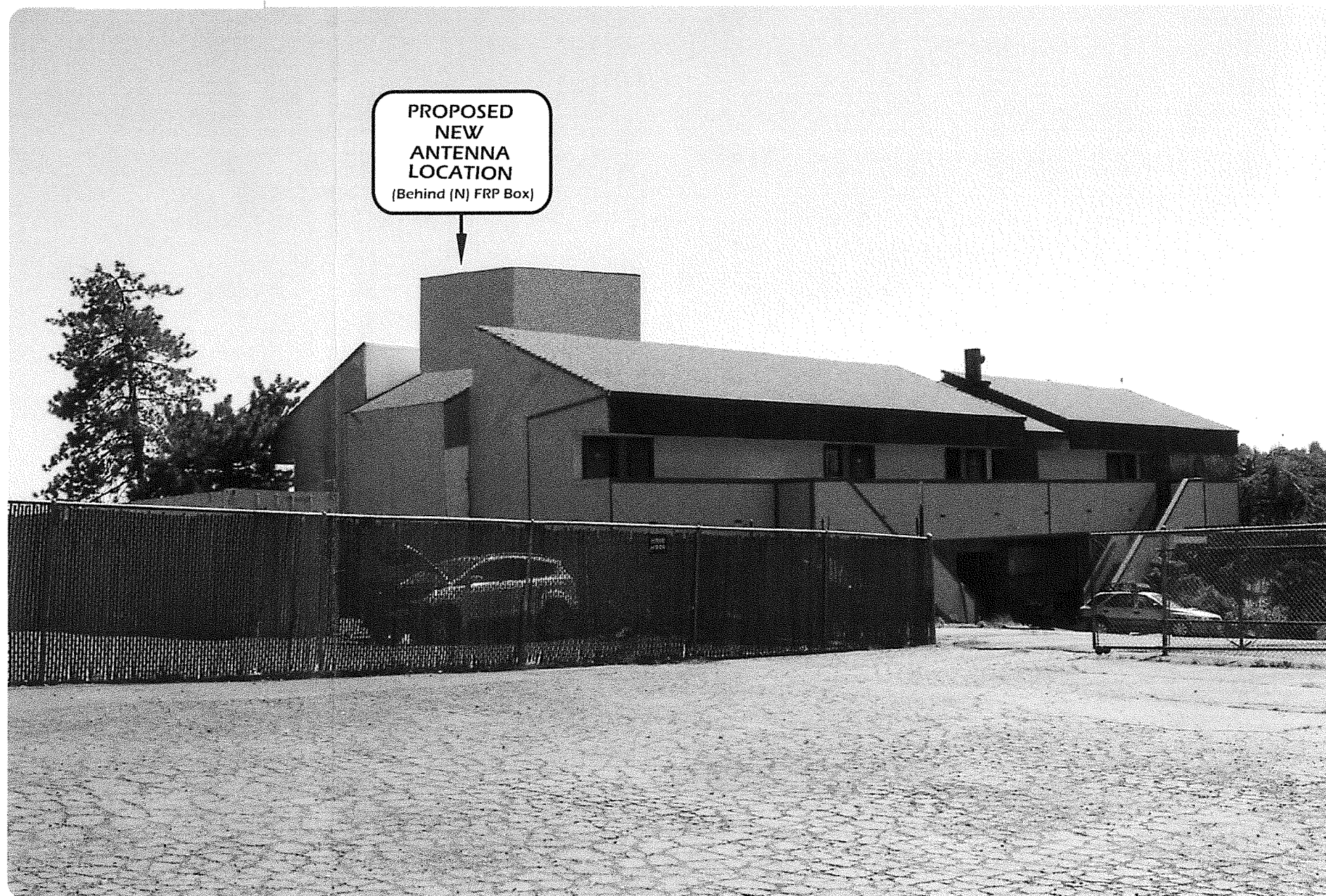


View from the North looking South

EXISTING



PROPOSED



Completed April 18, 2022

**CVL02483**

**Cameron Park Airport**

3031 Alhambra Drive  
Cameron Park, CA 95682

**VIEW 2**

APPLICANT

AT&T Mobility  
5001 Executive Pkwy.  
San Ramon, CA 94583

CONTACT

TSJ Consulting Inc.  
Tom Johnson  
27128 Paseo Espada #A-1521  
San Juan Capistrano, Ca 92675  
p 925.785.3727



BLUE WATER DESIGN

bluewater-design.net  
michelle@bluewater-design.net  
p 425.615.0944

LOCATION

Microsoft® Virtual Earth™



View from the Northeast looking Southwest

PROPOSED



EXISTING



Completed April 18, 2022

**CVL02483**

**Cameron Park Airport**

3031 Alhambra Drive  
Cameron Park, CA 95682

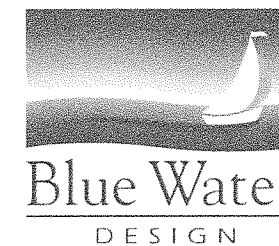
**VIEW 3**

APPLICANT

AT&T Mobility  
5001 Executive Pkwy.  
San Ramon, CA 94583

CONTACT

TSJ Consulting Inc.  
Tom Johnson  
27128 Paseo Espada #A-1521  
San Juan Capistrano, Ca 92675  
p 925.785.3727



BLUE WATER DESIGN

bluewater-design.net  
michelle@bluewater-design.net  
p 425.615.0944



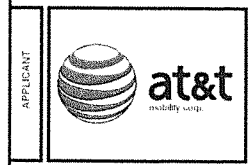
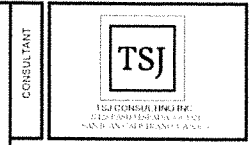
2022 JUL 11 PM 1:20

RECEIVED  
PLANNING DEPARTMENT

# CVL02483 - CAMERON PARK AIRPORT

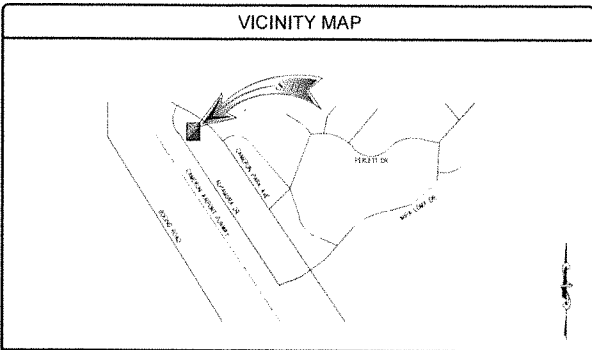
PACE - MRSFR079471, FA: 15549740, USID: 314838

3031 ALHAMBRA DR  
CAMERON PARK, CA 95682



**CVL02483**  
CAMERON PARK AIRPORT  
3031 ALHAMBRA DR  
CAMERON PARK, CA 95682

SITE INFORMATION	
SITE ADDRESS	3031 ALHAMBRA DR CAMERON PARK CA 95682
LATITUDE (NAD83)	36 41' 13.77" N 381672.04
LONGITUDE (NAD83)	120 51' 21.67" W -119 989.64
GROUND ELEVATION	1063.7 AMSL
JURISDICTION	EL DONALDO COUNTY
PROPERTY OWNER	CLAUDIA V. MALLOTT
ZONING	-
PARCEL MAP NUMBER	083-430-01-000
STRUCTURE TYPE	INDUSTRY
STRUCTURE HEIGHT	31'-0" (AGL)
POWER SUPPLIER	PG&E
TELECO SUPPLIER	AT&T



DRAWING INDEX	
T-1	TITLE SHEET
S-1	SITE SURVEY
A-1	SITE PLAN
A-2	ELECTRICAL SITE PLAN
A-2.1	EQUIPMENT AND ANTENNA PLACEMENT
A-2.2	ANTENNA SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
E-1	PRELIM ELECTRICAL DESIGN

PROJECT TEAM	
APPLICANT	AT&T MOBILITY 3031 EXECUTIVE PARKWAY SAN RAMON, CA 94583
PROJECT MANAGEMENT FIRM	QUALTEK WIRELESS 275 ELLENBOY LANE, SUITE 120 WALNUT CREEK, CA 94598 CONTACT: BEN FOLST PHONE: (925) 398-1882 EMAIL: bfolst@qualtekwireless.com
RF ENGINEER	AT&T MOBILITY 3031 EXECUTIVE PARKWAY SAN RAMON, CA 94583 CONTACT: STEPHEN NELSON EMAIL: snelson@att.com
CONSTRUCTION MANAGER	QUALTEK WIRELESS 275 ELLENBOY LANE, SUITE 120 WALNUT CREEK, CA 94598 CONTACT: JOSH ROBERTSON PHONE: (925) 398-4225 EMAIL: jrobertson@qualtekwireless.com
SITE ACQUISITION MANAGER	TSJ CONSULTING INC 2718 MARKET ESPADA #A1521 SAN JUAN BAPTISTA, CA 94503 CONTACT: TOM JOHNSON PHONE: (925) 755-7721 EMAIL: tom@tsjconsulting.com
FILE MANAGER	TSJ CONSULTING INC 2718 MARKET ESPADA #A1521 SAN JUAN BAPTISTA, CA 94503 CONTACT: DANIEL CORTEZ PHONE: (925) 338-8141 EMAIL: dan@tsjconsulting.com

DIRECTIONS	
DIRECTIONS FROM AT&T SAN RAMON OFFICE	
1.	HEAD SOUTHWEST, TURN RIGHT, TURN LEFT TOWARD EXECUTIVE PKWY.
2.	TURN RIGHT TOWARD EXECUTIVE PKWY. TURN RIGHT ONTO EXECUTIVE PKWY.
3.	TURN LEFT ONTO CAMINO RAMON
4.	USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD
5.	USE THE RIGHT 2 LANES TO MERGE ONTO I-880 N VIA THE RAMP TO SACRAMENTO
6.	MERGE ONTO I-880 N
7.	KEEP LEFT AT THE FORK TO STAY ON I-880 N
8.	TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
9.	MERGE ONTO I-80 E
10.	KEEP LEFT TO CONTINUE ON I-80 E/US-50 E. FOLLOW SIGNS FOR SACRAMENTO/SOUTH LAKE TAHOE/CAPITAL CITY FREEWAY
11.	CONTINUE ONTO US-50 E
12.	TAKE EXIT 35 FOR CAMERON PARK DR
13.	TURN LEFT ONTO CAMERON PARK DR
14.	TURN LEFT ONTO MIRA LOMA DR
15.	MIRA LOMA DR TURNING RIGHT AND BECOMES ALHAMBRA DR
16.	DESTINATION WILL BE ON THE RIGHT

DRAWING SCALE	
1	DATE: 07/01/22 100% ZD LE
0	DATE: 07/01/22 90% ZD LE
REV	DATE DESCRIPTION BY

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 24"X36" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDER. DR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:	
<ul style="list-style-type: none"> <li>• 2019 CALIFORNIA BUILDING CODE</li> <li>• 2019 CALIFORNIA TITLE 24</li> <li>• 2019 CALIFORNIA FIRE CODE</li> <li>• 2019 CALIFORNIA ENERGY CODE</li> <li>• 2019 CALIFORNIA ELECTRICAL CODE</li> <li>• 2019 CALIFORNIA MECHANICAL CODE</li> <li>• 2019 CALIFORNIA PLUMBING CODE</li> </ul>	

SCOPE OF WORK	
THIS PROJECT CONSISTS OF THE INSTALLATION OF A NEW AT&T WIRELESS ANTENNA FACILITY.	
SCOPE OF WORK:	
EQUIPMENT AREA	<ul style="list-style-type: none"> <li>• CONCRETE FOUNDATION JOB GRAB INTO A NEW AT&amp;T EQUIPMENT ROOM</li> <li>• INSTALL NEW 10 EQUIPMENT RACKS</li> <li>• INSTALL 10 NEW POWER RACKS</li> <li>• INSTALL 10 NEW BATTERY RACKS</li> <li>• INSTALL NEW FIBER OPTICAL CABLES TO NEW RACKS AND RACKS</li> <li>• INSTALL NEW INSULATED RADIUM WALL SYSTEM</li> </ul>
ANTENNA AREA	<ul style="list-style-type: none"> <li>• INSTALL 10 NEW PANEL ANTENNAS</li> <li>• INSTALL 10 NEW RISERS</li> <li>• INSTALL 10 NEW CROW SURGE PROTECTORS</li> <li>• INSTALL 10 NEW FIBER OPTICAL CABLES</li> <li>• INSTALL 10 NEW RISER ENCLOSURES</li> <li>• NEW RFP SCREEN ENCLOSURE</li> </ul>
LEASE AREA	700 SF
EQUIPMENT AREA	320 SF
TOTAL AREA	1020 SF

REVISIONS			
1	DATE: 07/01/22	100% ZD	LE
0	DATE: 07/01/22	90% ZD	LE
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP	
[Blank area for professional stamp]	

TITLE SHEET

T-1

CUP22-0007



**NOTES**

APN: 083-420-015-000  
OWNER: CLAUDE W. MALCOLM

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NOT BEING INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO: 36170946, DATED DECEMBER 28, 2021. WITHIN SAID TITLE REPORT THERE ARE EIGHT (8) EXCEPTIONS LISTED, SIX (6) OF WHICH ARE EASEMENTS AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060040, PANEL NO. 07500, DATED SEPTEMBER 26, 2008 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38° 41' 13.97" N, NAD 83 (38.687214°)  
LONG. 120° 59' 23.82" W, NAD 83 (-120.989394°)  
ELEV. 1283.7 NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

PROPERTY LOCATED IN EL DORADO COUNTY, CALIFORNIA.

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

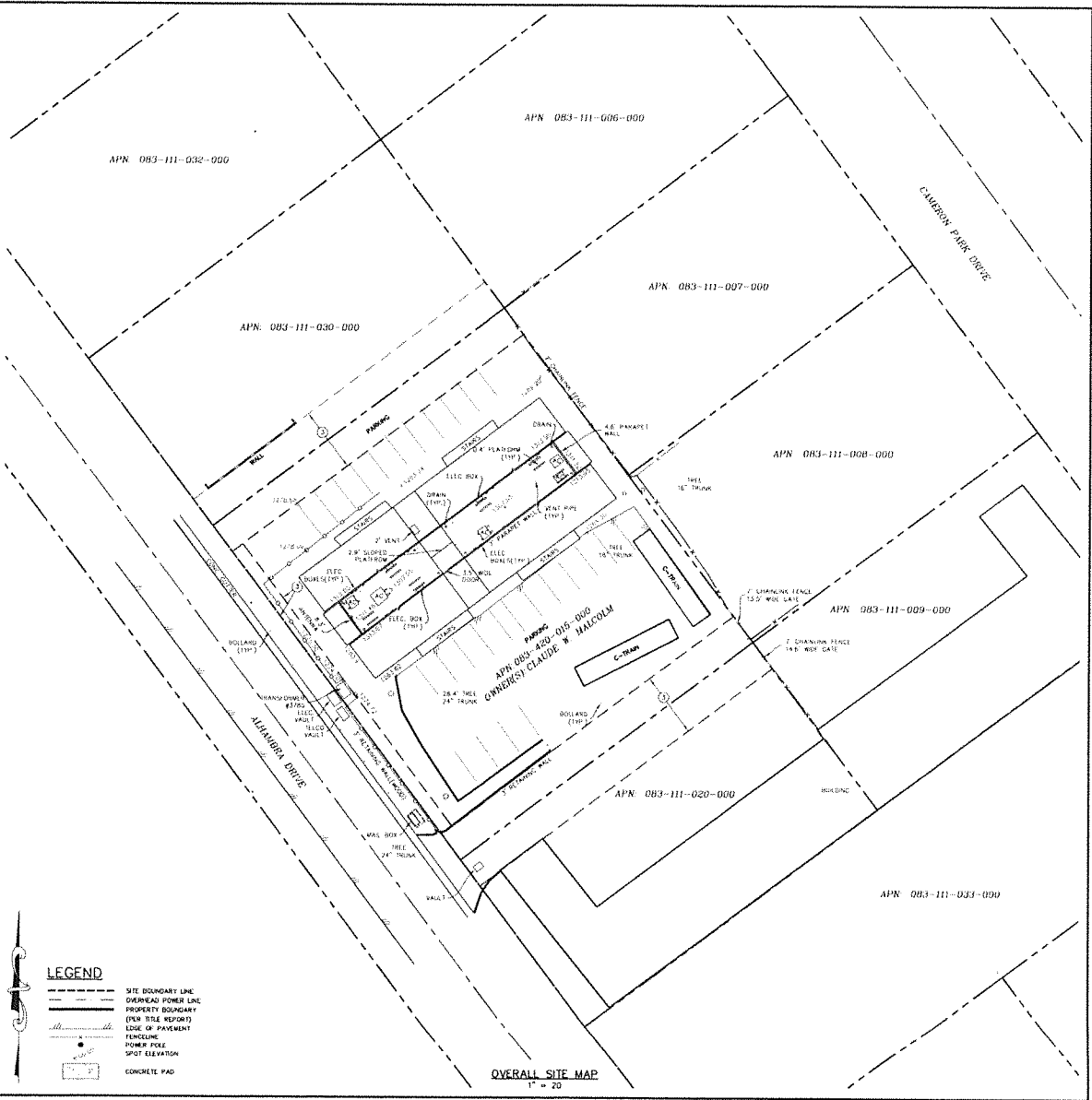
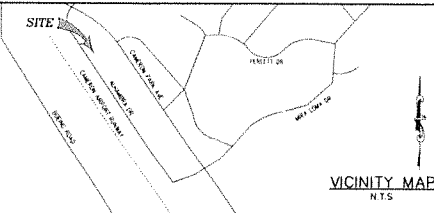
LOT A, AS SHOWN ON THAT CERTAIN MAP ENTITLED "AIRPORT SHOPS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON JUNE 23, 1982, IN BOOK F, AT PAGE 150, OFFICIAL RECORDS.

AND BEING A PORTION OF THE PROPERTY CONVEYED TO CLAUDE W. MALCOLM, AN UNMARRIED MAN FROM CHARLES SMITH, AN UNMARRIED MAN BY GRANT DEED DATED JANUARY 26, 2016 AND RECORDED FEBRUARY 3, 2016 IN INSTRUMENT NO. 2016-0004189-00.

TAX PARCEL NO. 083-420-015-000

**EASEMENTS PER TITLE REPORT:**

2. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK D, PAGE 78  
 >> PARENT PARCEL LIES OUTSIDE THE LAND SHOWN ON SAID MAP <<
3. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK F, PAGE 150A  
 >> PLOTTED AS SHOWN HEREON <<
4. GRANT AND RELINQUISHMENT TO EASEMENT IN FAVOR OF FRED CARON SET FORTH IN INSTRUMENT RECORDED ON JUNE 24, 1993 IN DEED BOOK 4047, PAGE 405.  
 >> NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM REFERENCE DOCUMENT <<
5. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 2001-0022377-00.  
 >> PARENT PARCEL LIES WITHIN THE LAND SHOWN ON SAID MAP <<
6. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 2001-0028867-00.  
 >> PARENT PARCEL LIES WITHIN THE LAND SHOWN ON SAID MAP <<
7. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 2009-0017041-00.  
 >> PARENT PARCEL LIES WITHIN THE LAND SHOWN ON SAID MAP <<



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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	LA	12/30/21
2	TITLE REVIEW	SL	01/11/22
3	ADD ELEV'S	SL	03/15/22
4	REVISION	EP	04/21/22

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DRAWN BY: LA  
 CHECKED BY: DA  
 DATE DRAWN: 11/20/21  
 SMITHCO JOB #: 08-1107

**SITE NAME**  
 CVL02483  
 CAMERON PARK  
 AIRPORT

**SITE ADDRESS**  
 3031 ALHAMBRA DR  
 CAMERON PARK, CA 95682  
 EL DORADO COUNTY

**SHEET TITLE**  
 SITE SURVEY  
(FOR INFORMATION ONLY)  
**SHEET**  
 C-1

**ANTENNA LEASE AREA #1 DESCRIPTION**

BEING A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 92.10 FEET, THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING.

- COURSE 1) THENCE S 52°57'37" W, A DISTANCE OF 20.00 FEET;
- COURSE 2) THENCE N 37°02'23" W, A DISTANCE OF 15.90 FEET;
- COURSE 3) THENCE N 52°57'37" E, A DISTANCE OF 20.00 FEET;
- COURSE 4) THENCE S 37°02'23" E, A DISTANCE OF 15.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 318 SQUARE FEET, MORE OR LESS.

**ANTENNA LEASE AREA #2 DESCRIPTION**

BEING A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 110.59 FEET, THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 114.04 FEET TO THE POINT OF BEGINNING.

- COURSE 1) THENCE S 37°34'29" E, A DISTANCE OF 21.49 FEET;
- COURSE 2) THENCE S 52°25'31" W, A DISTANCE OF 13.19 FEET;
- COURSE 3) THENCE N 37°34'29" W, A DISTANCE OF 21.49 FEET;
- COURSE 4) THENCE N 52°25'31" E, A DISTANCE OF 13.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 284 SQUARE FEET, MORE OR LESS.

**EQUIPMENT ROOM LEASE AREA DESCRIPTION**

BEING A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 80.57 FEET, THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 49.45 FEET TO THE POINT OF BEGINNING.

- COURSE 1) THENCE S 53°15'28" W, A DISTANCE OF 20.17 FEET;
- COURSE 2) THENCE N 36°44'32" W, A DISTANCE OF 14.33 FEET;
- COURSE 3) THENCE N 53°15'28" E, A DISTANCE OF 20.17 FEET;
- COURSE 4) THENCE S 36°44'32" E, A DISTANCE OF 14.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 289 SQUARE FEET, MORE OR LESS.

**ACCESS EASEMENT DESCRIPTION**

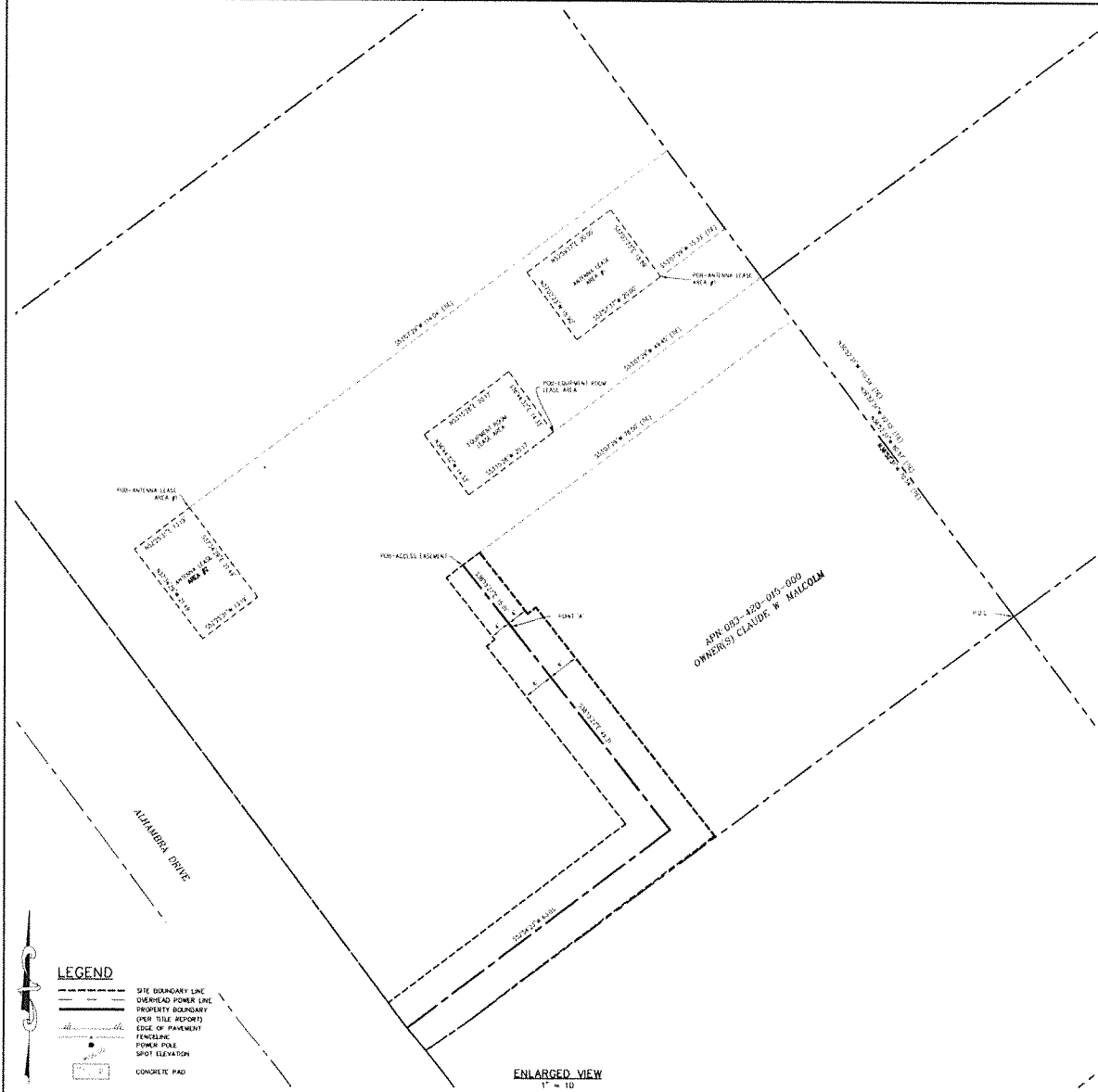
A 8.00 FOOT WIDE STRIP OF LAND OVER AND ACROSS A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 70.54 FEET, THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 78.50 FEET TO THE POINT OF BEGINNING.

- COURSE 1) THENCE S 38°15'27" E, A DISTANCE OF 15.01 FEET TO POINT 'A' AND THE TERMINUS OF THIS DESCRIPTION.

A 13.00 FOOT WIDE STRIP OF LAND OVER AND ACROSS A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

- COMMENCING AT THE HEREIN BEFORE DESCRIBED POINT 'A';
- COURSE 1) THENCE S 38°15'27" E, A DISTANCE OF 49.31 FEET;
- COURSE 2) THENCE S 52°54'23" W, A DISTANCE OF 83.05 FEET TO THE NORTHEAST RIGHT-OF-WAY OF ALHAMBRA DRIVE AND THE TERMINUS OF THIS DESCRIPTION.



**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (OVER TIME PROPERTY)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD

ENLARGED VIEW  
1" = 10'



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SPACE RESERVED FOR PROFESSIONAL SEAL

**REVISION**

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	LA	12/30/21
2	TITLE REVIEW	SM	01/11/22
3	ADD ELEVNS	SM	02/19/22
4	REVISION	SM	04/21/22

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DRAWN BY: LA  
CHECKED BY: SM  
DATE DRAWN: 12/30/21  
SMITHCO JOB #: SM-1217

**SITE NAME**

CVL02483  
CAMERON PARK  
AIRPORT

**SITE ADDRESS**

3031 ALHAMBRA DR  
CAMERON PARK, CA 95682  
EL DORADO COUNTY

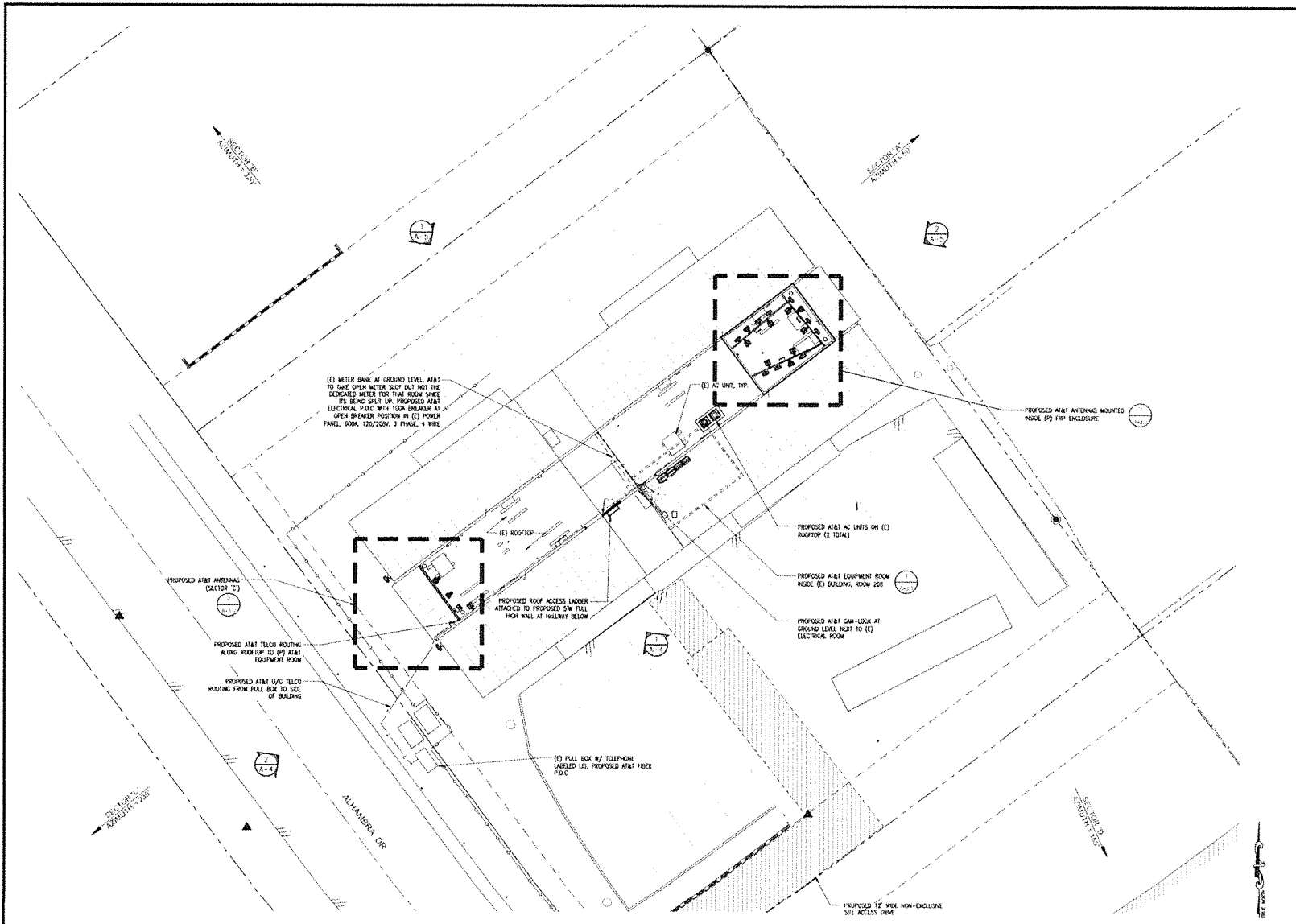
**SHEET TITLE**

**SITE SURVEY**

FOR INFORMATION ONLY



SHEET C-2

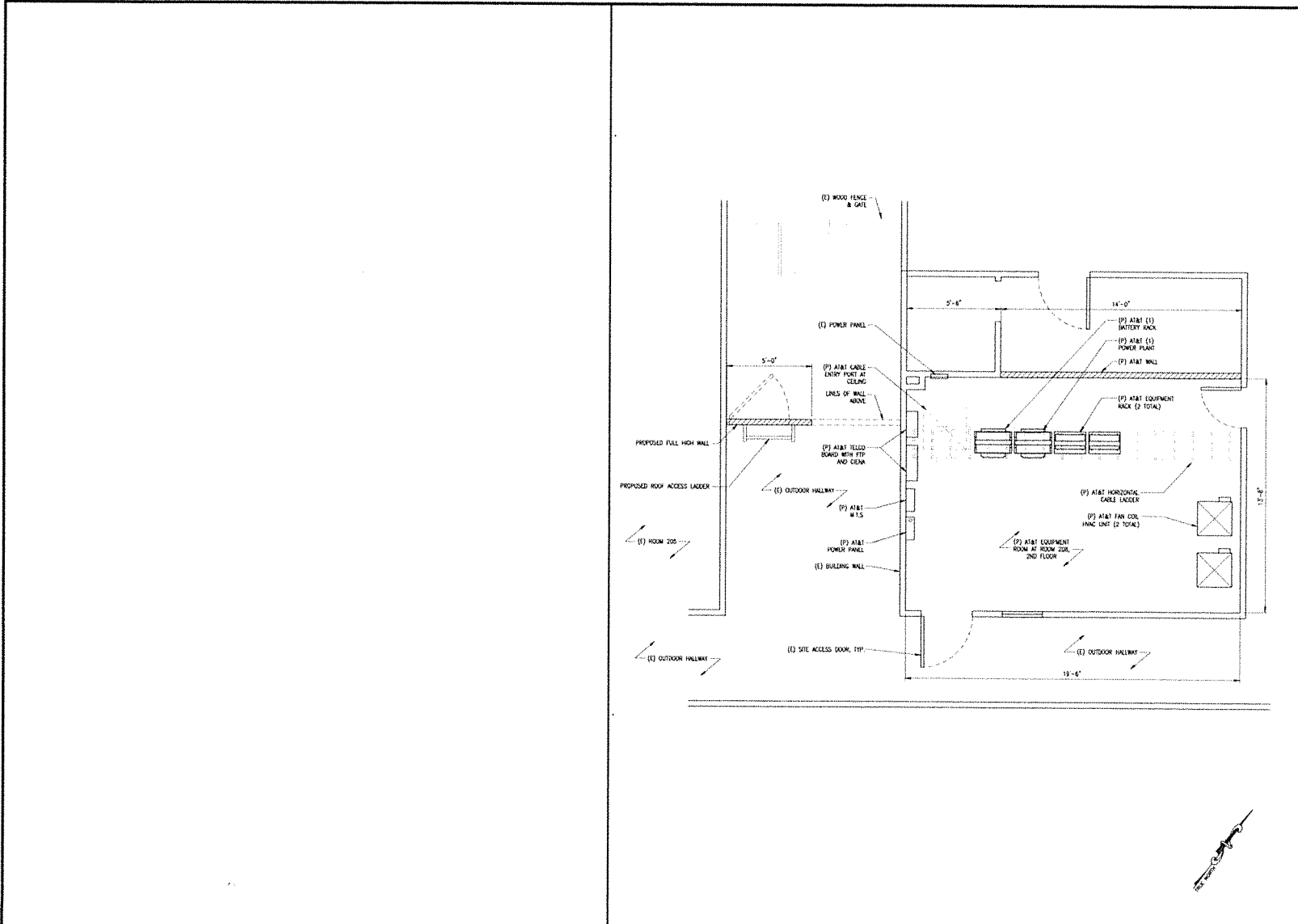




ENLARGED SITE PLAN

DATE: 1/14/04 1

CONSULTANT	 TSJ CONSULTANTS 1017 COLLEGE PARKWAY SUITE 100 SAN ANTONIO, TEXAS 78204													
APPLICANT														
SITE INFORMATION	<b>CVL02483</b> <b>CAMERON PARK AIRPORT</b> 3031 ALHAMBRA DR CAMERON PARK, CA 95682													
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04/05/04</td> <td>100% ZD</td> </tr> <tr> <td>0</td> <td>04/15/02</td> <td>90% ZD</td> </tr> </tbody> </table>		REVISIONS			REV	DATE	DESCRIPTION	1	04/05/04	100% ZD	0	04/15/02	90% ZD
REVISIONS														
REV	DATE	DESCRIPTION												
1	04/05/04	100% ZD												
0	04/15/02	90% ZD												
PROFESSIONAL STAMP	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>													
SHEET TITLE	<b>ENLARGED SITE PLAN</b>													
SHEET	<b>A-2</b>													



CONSULTANT



TSJ  
TECHNOLOGY TRAINING INC.  
2427 FISHBURN DRIVE, SUITE 100  
SAN JOSE, CALIFORNIA 95128

APPLICANT



at&t  
mobility corp.

SITE INFORMATION

**CVL02483**  
CAMERON PARK AIRPORT  
3031 ALHAMBRA DR  
CAMERON PARK, CA 95682

REVISIONS

REV	DATE	DESCRIPTION	BY
1	04/10/02	100% ZD	L.E.
0	09/13/02	90% ZD	L.E.

DESIGN RECORD

PROFESSIONAL STAMP

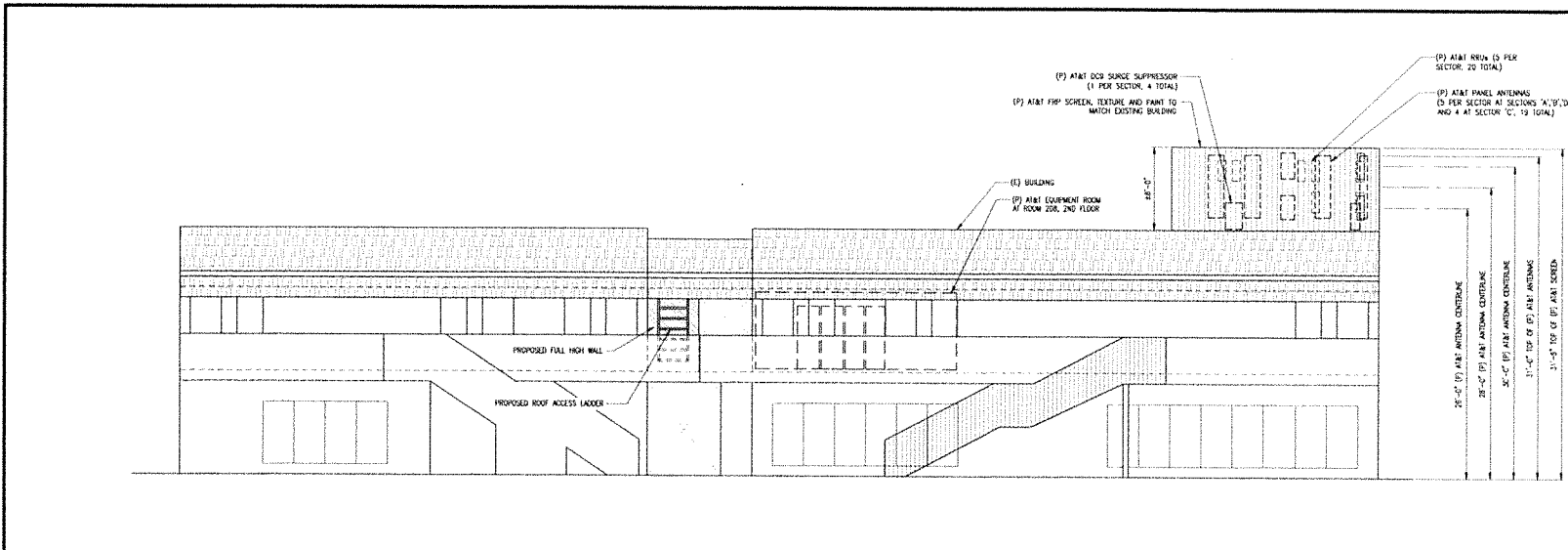
SHEET TITLE

**EQUIPMENT ROOM LAYOUT**

SHEET

**A-3**





PROPOSED SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"

CONSULTANT

TSG CONSULTING ENGINEERS  
3500 ALHAMBRA DRIVE, SUITE 200  
ALHAMBRA, CA 91801

APPLICANT

at&t  
mobility.com

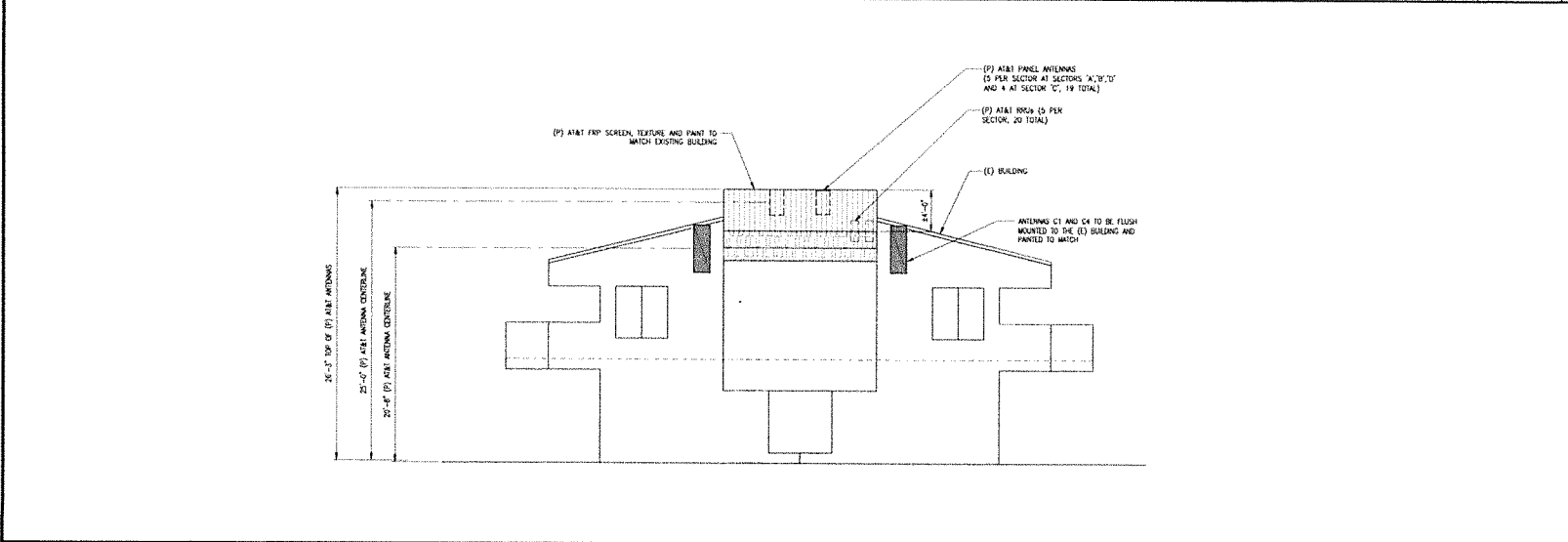
SITE INFORMATION

**CVL02483**  
CAMERON PARK AIRPORT  
3031 ALHAMBRA DR  
CAMERON PARK, CA 95682

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/10/12	100% ZD	LE
0	04/10/12	90% ZD	LE

DESIGN RECORD



PROPOSED SOUTHWEST ELEVATION

SCALE: 3/16" = 1'-0"

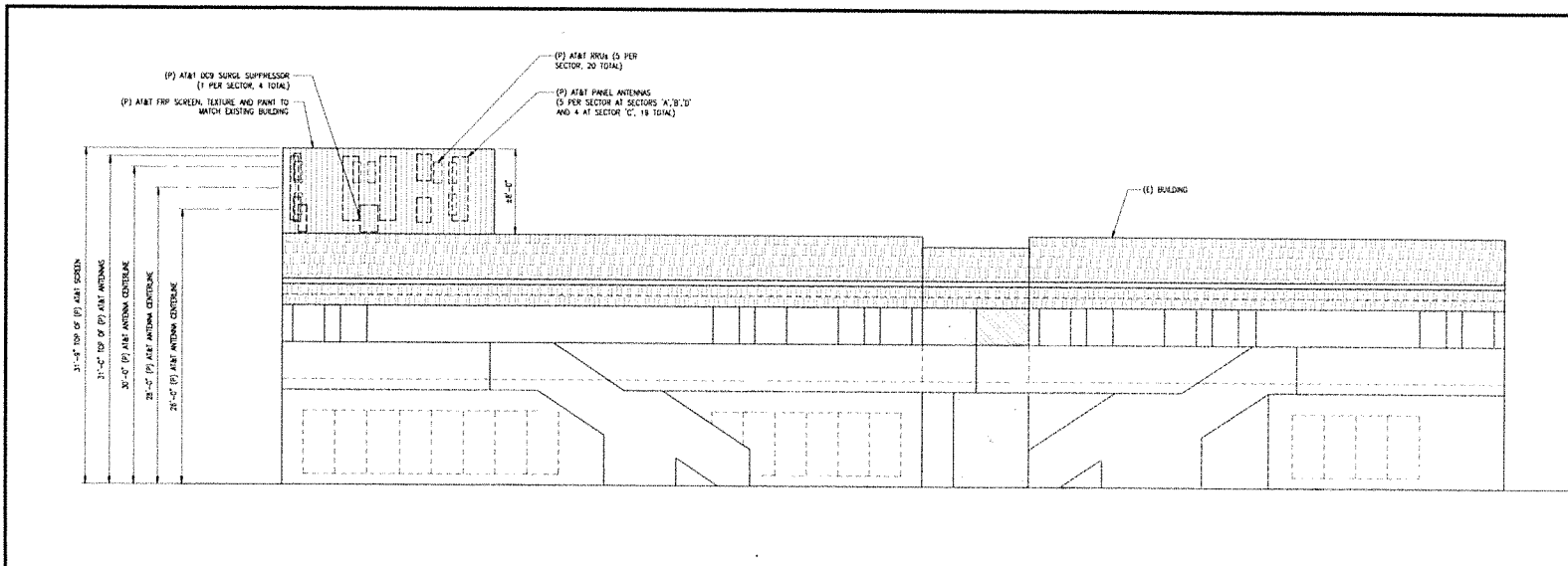
PROFESSIONAL STAMP

SHEET TITLE

ELEVATIONS

SHEET

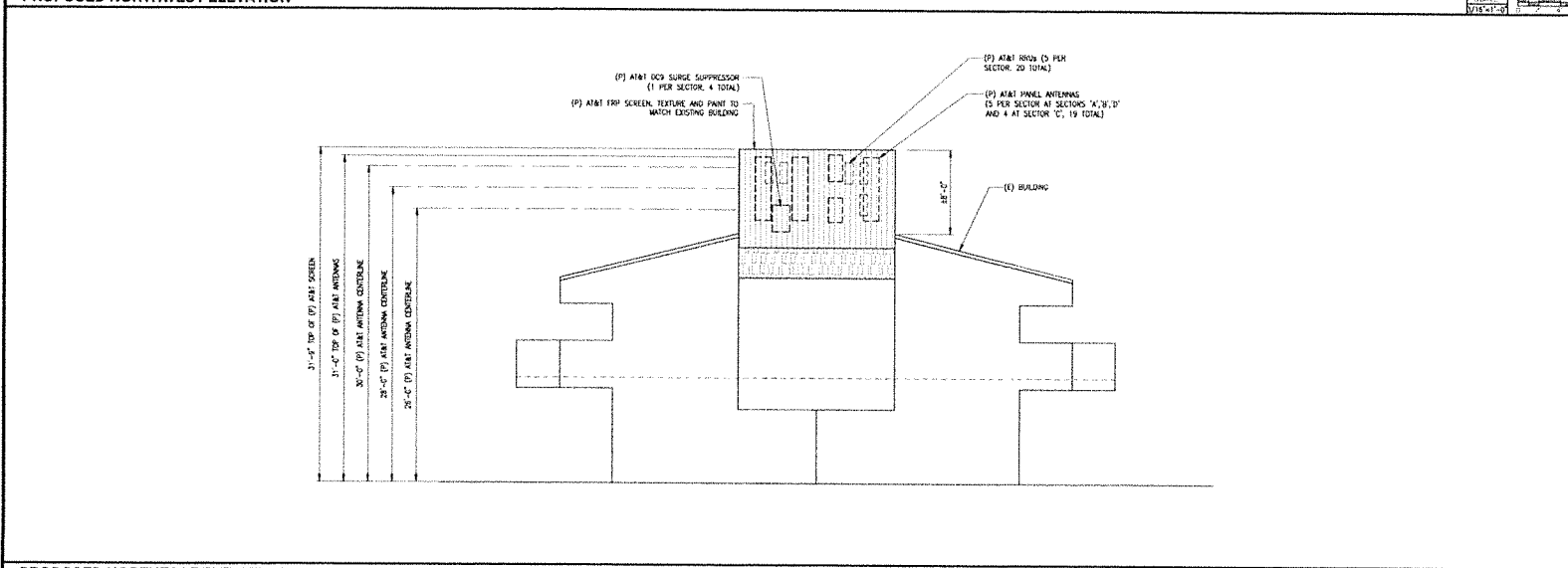
A-4



PROPOSED NORTHWEST ELEVATION

SCALE  
1/8" = 1'-0"

1



PROPOSED NORTHEAST ELEVATION

SCALE  
1/8" = 1'-0"


2

CONSULTANT



TSJ  
TELECOMMUNICATIONS ENGINEERING  
12175 HUNTERS HILL ROAD  
DALLAS, TEXAS 75244-1141

APPLICANT



at&t  
mobility.com

SITE INFORMATION

**CVL02483**  
CAMERON PARK AIRPORT  
3031 ALHAMBRA DR  
CAMERON PARK, GA 95682

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/02/03	100% ZD	LE
0	02/13/02	90% ZD	LE

DESIGN RECORD

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

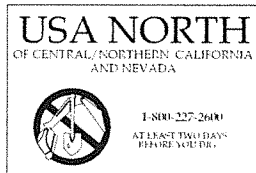
ELEVATIONS

SHEET TITLE

A-5







2022 JUL 11 PM 1:20  
RECEIVED  
PLANNING DEPARTMENT

# CVL02483 - CAMERON PARK AIRPORT

PACE - MRSFR079471, FA: 15549740, USID: 314838

3031 ALHAMBRA DR  
CAMERON PARK, CA 95682

**FILE COPY**

CONSULTANT

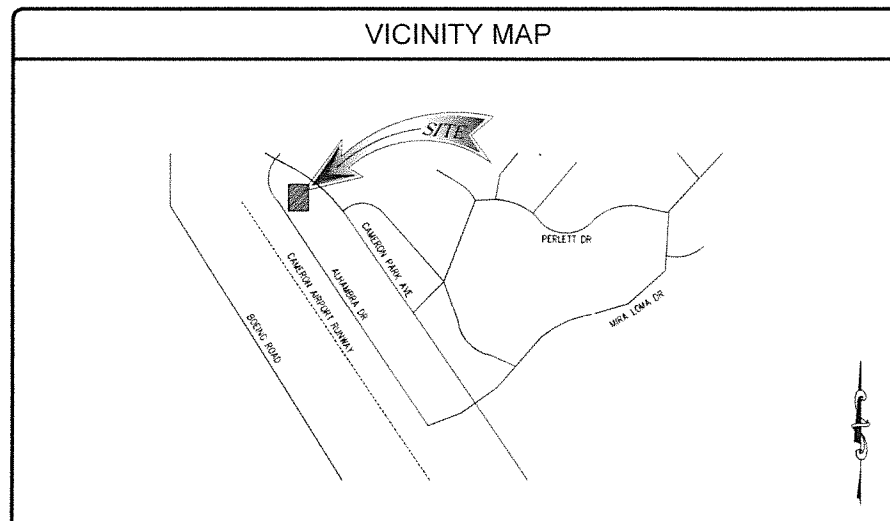
TSJ CONSULTING INC.  
27128 PASEO ESPADA, #A-1521  
SAN JUAN CAPISTRANO, CA 92675

APPLICANT

SITE INFORMATION

**CVL02483**  
CAMERON PARK AIRPORT  
3031 ALHAMBRA DR  
CAMERON PARK, CA 95682

SITE INFORMATION	
SITE ADDRESS:	3031 ALHAMBRA DR CAMERON PARK, CA 95682
LATITUDE (NAD 83):	38° 41' 13.97" N 38.687214'
LONGITUDE (NAD 83):	120° 59' 21.82" W -120.989384
GROUND ELEVATION:	1283.7' AMSL
JURISDICTION:	EL DORADO COUNTY
PROPERTY OWNER:	CLAUDE W. MALCOLM
ZONING:	
PARCEL/MAP NUMBER:	083-420-015-000
STRUCTURE TYPE:	ROOFTOP
STRUCTURE HEIGHT:	31'-9" (AGL)
POWER SUPPLIER:	PG&E
TELCO SUPPLIER:	AT&T



- DIRECTIONS**
- DIRECTIONS FROM AT&T SAN RAMON OFFICE
1. HEAD SOUTHWEST. TURN RIGHT. TURN LEFT TOWARD EXECUTIVE PKWY.
  2. TURN RIGHT TOWARD EXECUTIVE PKWY. TURN RIGHT ONTO EXECUTIVE PKWY.
  3. TURN LEFT ONTO CAMINO RAMON
  4. USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD
  5. USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO
  6. MERGE ONTO I-680 N
  7. KEEP LEFT AT THE FORK TO STAY ON I-680 N
  8. TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
  9. MERGE ONTO I-80 E
  10. KEEP LEFT TO CONTINUE ON I-80BL E/US-50 E. FOLLOW SIGNS FOR SACRAMENTO/SOUTH LAKE TAHOE/CAPITAL CITY FREEWAY
  11. CONTINUE ONTO US-50 E
  12. TAKE EXIT 35 FOR CAMERON PARK DR
  13. TURN LEFT ONTO CAMERON PARK DR
  14. TURN LEFT ONTO MIRA LOMA DR
  15. MIRA LOMA DR TURNS RIGHT AND BECOMES ALHAMBRA DR
  16. DESTINATION WILL BE ON THE RIGHT

**CODE COMPLIANCE**

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

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA TITLE 24
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA MECHANICAL CODE
- TIA/EIA-222-H OR LATEST EDITION

DRAWING INDEX	
T-1	TITLE SHEET
C-1	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3.1	EQUIPMENT AND ANTENNA LAYOUTS
A-3.2	ANTENNA SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
E-1	PRELIM ELECTRICAL DESIGN

DRAWING SCALE			
THESE DRAWINGS ARE SCALED TO FULL SIZE AT 24"X36" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.			
REV	DATE	DESCRIPTION	BY
1	04/20/22	100% ZD	LE
0	03/13/22	90% ZD	LE

SCOPE OF WORK	
THIS PROJECT CONSISTS OF THE INSTALLATION OF A NEW AT&T WIRELESS ANTENNA FACILITY.	
SCOPE OF WORK:	
<b>EQUIPMENT AREA</b>	
<ul style="list-style-type: none"> <li>• CONVERT (1) ROOM 208 UNIT INTO A NEW AT&amp;T EQUIPMENT ROOM</li> <li>• INSTALL NEW (2) EQUIPMENT RACKS</li> <li>• INSTALL (1) NEW POWER RACK</li> <li>• INSTALL (1) NEW BATTERY RACK</li> <li>• INSTALL NEW FIBER AND DC CABLES TO NEW RRUS/ANTENNAS</li> <li>• INSTALL NEW INSULATION AND HVAC SYSTEM</li> </ul>	
<b>ANTENNA AREA</b>	
<ul style="list-style-type: none"> <li>• INSTALL (19) NEW PANEL ANTENNAS</li> <li>• INSTALL (20) NEW RRUS</li> <li>• INSTALL (4) NEW DC-9 SURGE PROTECTORS</li> <li>• INSTALL NEW FIBER AND DC CABLES</li> <li>• INSTALL (1) NEW GPS ANTENNA</li> <li>• NEW FRP SCREEN ENCLOSURE</li> </ul>	
<b>LEASE AREA</b>	
EQUIPMENT AREA:	266 SF
ANTENNA AREA:	320 SF
TOTAL AREA:	586 SF

PROJECT TEAM	
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
PROJECT MANAGEMENT FIRM:	QUALTEK WIRELESS 575 LENNON LANE, SUITE 125 WALNUT CREEK, CA 94598 CONTACT: BEN FOUST PHONE: (925) 266-1882 EMAIL: bfoust@qualtekwireless.com
RF ENGINEER:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583 CONTACT: STEPHEN NELSON EMAIL: sn149s@att.com
CONSTRUCTION MANAGER:	QUALTEK WIRELESS 575 LENNON LANE, SUITE 125 WALNUT CREEK, CA 94598 CONTACT: JOSH ROBERSON PHONE: (925) 505-4225 EMAIL: jroberson@qualtekwireless.com
SITE ACO/ZONING MANAGER:	TSJ CONSULTING INC. 27128 PASEO ESPADA #A-1521 SAN JUAN CAPISTRANO, CA. 92675 CONTACT: TOM JOHNSON PHONE: (925) 785-3727 EMAIL: tom@tsjconsultinginc.com
A/E MANAGER:	TSJ CONSULTING INC. 27128 PASEO ESPADA #A-1521 SAN JUAN CAPISTRANO, CA. 92675 CONTACT: DAN CONNELL PHONE: (925) 306-4644 EMAIL: dan@tsjconsultinginc.com

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	04/20/22	100% ZD	LE
0	03/13/22	90% ZD	LE

PROFESSIONAL STAMP

SHEET TITLE

TITLE SHEET

SHEET

T-1

**NOTES**

APN: 083-420-015-000  
OWNER: CLAUDE W. MALCOLM

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 36170946, DATED DECEMBER 28, 2021. WITHIN SAID TITLE REPORT THERE ARE EIGHT (8) EXCEPTIONS LISTED, SIX (6) OF WHICH ARE EASEMENTS AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060040, PANEL NO. 0750E, DATED SEPTEMBER 26, 2008 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38° 41' 13.97" N. NAD 83 (38.687214°)  
LONG. 120° 59' 21.82" W. NAD 83 (-120.989394°)  
ELEV. 1283.7' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

PROPERTY LOCATED IN EL DORADO COUNTY, CALIFORNIA:

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

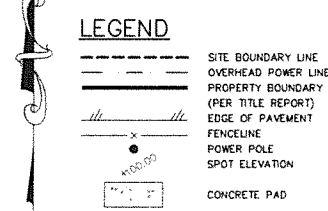
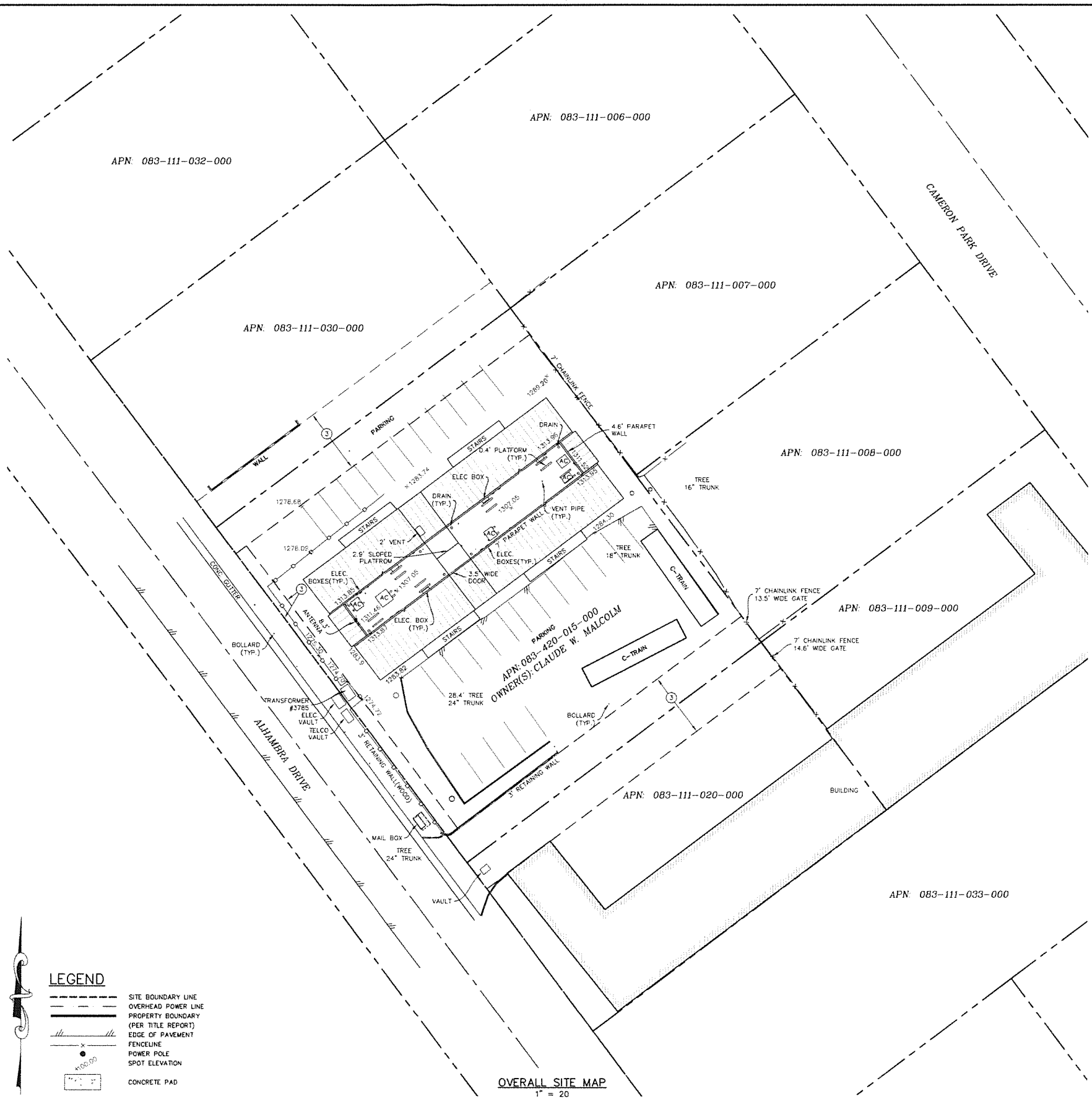
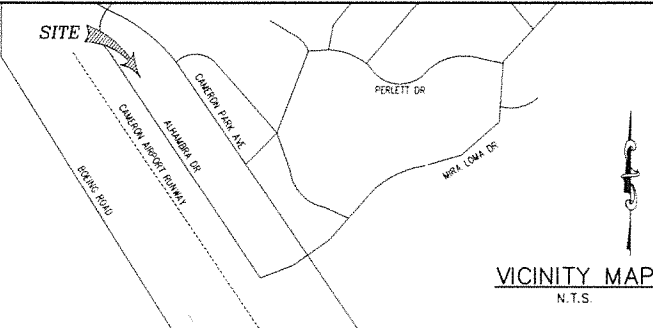
LOT A, AS SHOWN ON THAT CERTAIN MAP ENTITLED "AIRPORT SHOPS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON JUNE 23, 1982, IN BOOK F, AT PAGE 150, OFFICIAL RECORDS.

AND BEING A PORTION OF THE PROPERTY CONVEYED TO CLAUDE W. MALCOLM, AN UNMARRIED MAN FROM CHARLES SMITH, AN UNMARRIED MAN BY GRANT DEED DATED JANUARY 26, 2016 AND RECORDED FEBRUARY 3, 2016 IN INSTRUMENT NO. 2016-0004189-00.

TAX PARCEL NO. 083-420-015-000

**EASEMENT(S) PER TITLE REPORT:**

2. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK D, PAGE 78  
>> PARENT PARCEL LIES OUTSIDE THE LAND SHOWN ON SAID MAP <<
3. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK F, PAGE 150A  
>> PLOTTED AS SHOWN HEREON <<
4. GRANT AND RELINQUISHMENT TO EASEMENT IN FAVOR OF FRED CARON SET FORTH IN INSTRUMENT RECORDED ON JUNE 24, 1993 IN DEED BOOK 4047, PAGE 485  
>> NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM REFERENCE DOCUMENT <<
5. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 2001-0022377-00  
>> PARENT PARCEL LIES WITHIN THE LAND SHOWN ON SAID MAP <<
6. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 2001-0028867-00  
>> PARENT PARCEL LIES WITHIN THE LAND SHOWN ON SAID MAP <<
7. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 2009-0017041-00  
>> PARENT PARCEL LIES WITHIN THE LAND SHOWN ON SAID MAP <<



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SPACE RESERVED FOR PROFESSIONAL SEAL

NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	LA	12/30/21
2	TITLE REVIEW	SL	01/11/22
3	ADD ELEV'S	SL	03/15/22
4	REVISION	EJ	04/21/22
5			
6			
7			

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DRAWN BY: LA  
CHECKED BY: DA  
DATE DRAWN: 11/30/21  
SMITHCO JOB #: 56-1317

**SITE NAME**  
CVL02483  
CAMERON PARK  
AIRPORT

**SITE ADDRESS**  
3031 ALHAMBRA DR  
CAMERON PARK, CA 95682  
EL DORADO COUNTY

**SHEET TITLE**  
SITE SURVEY

FOR EXAMINATION ONLY  
**SHEET**  
C-1

**ANTENNA LEASE AREA #1 DESCRIPTION:**

BEING A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 92.10 FEET; THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING.

COURSE 1) THENCE S 52°57'37" W, A DISTANCE OF 20.00 FEET;  
 COURSE 2) THENCE N 37°02'23" W, A DISTANCE OF 15.90 FEET;  
 COURSE 3) THENCE N 52°57'37" E, A DISTANCE OF 20.00 FEET;  
 COURSE 4) THENCE S 37°02'23" E, A DISTANCE OF 15.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 318 SQUARE FEET, MORE OR LESS.

**ANTENNA LEASE AREA #2 DESCRIPTION:**

BEING A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 110.59 FEET; THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 114.04 FEET TO THE POINT OF BEGINNING.

COURSE 1) THENCE S 37°34'29" E, A DISTANCE OF 21.49 FEET;  
 COURSE 2) THENCE S 52°25'31" W, A DISTANCE OF 13.19 FEET;  
 COURSE 3) THENCE N 37°34'29" W, A DISTANCE OF 21.49 FEET;  
 COURSE 4) THENCE N 52°25'31" E, A DISTANCE OF 13.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 284 SQUARE FEET, MORE OR LESS.

**EQUIPMENT ROOM LEASE AREA DESCRIPTION:**

BEING A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 80.57 FEET; THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 49.45 FEET TO THE POINT OF BEGINNING.

COURSE 1) THENCE S 53°15'28" W, A DISTANCE OF 20.17 FEET;  
 COURSE 2) THENCE N 36°44'32" W, A DISTANCE OF 14.33 FEET;  
 COURSE 3) THENCE N 53°15'28" E, A DISTANCE OF 20.17 FEET;  
 COURSE 4) THENCE S 36°44'32" E, A DISTANCE OF 14.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 289 SQUARE FEET, MORE OR LESS.

**ACCESS EASEMENT DESCRIPTION:**

A 8.00 FOOT WIDE STRIP OF LAND OVER AND ACROSS A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

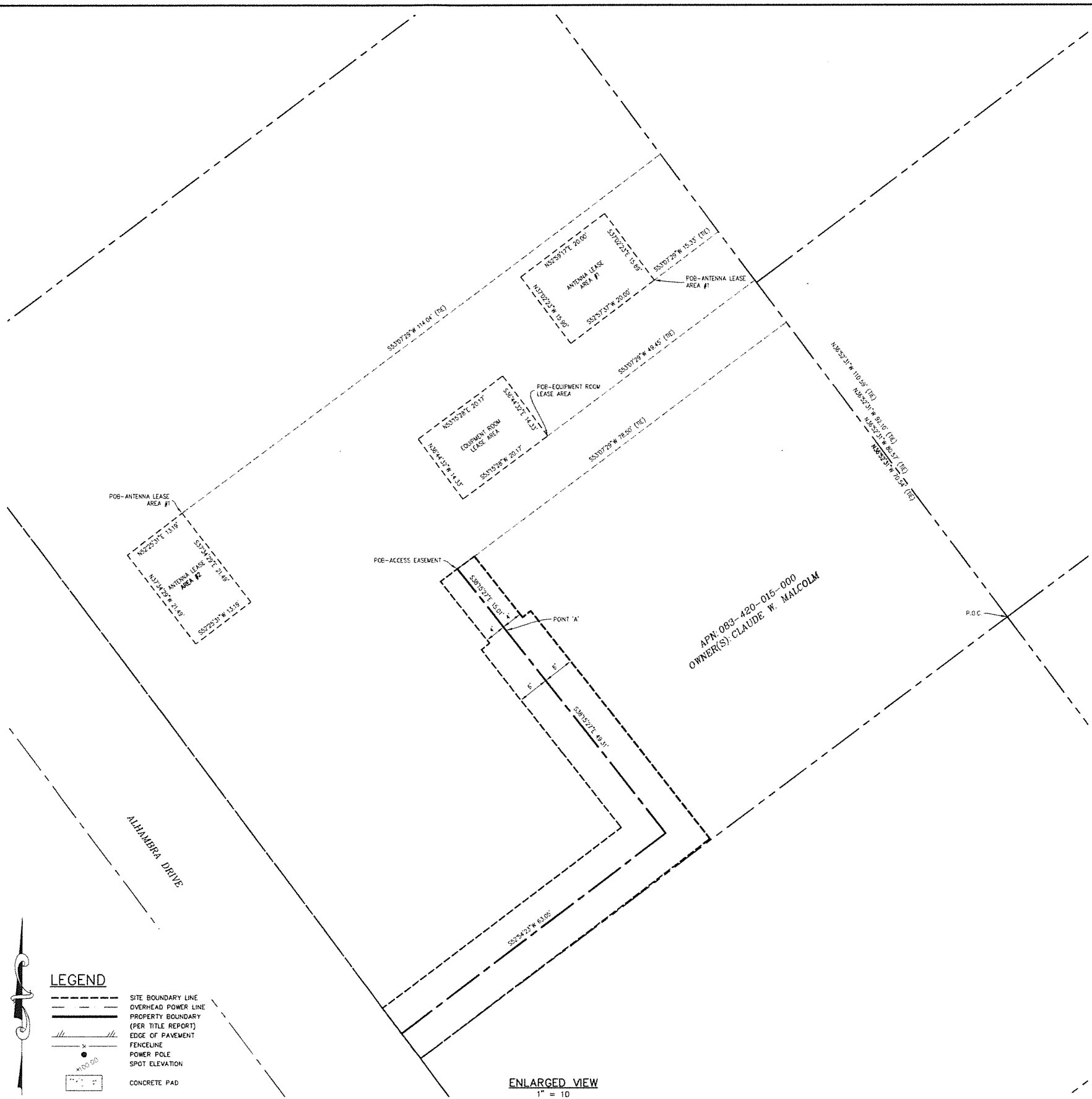
COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 237, THENCE ALONG THE NORTHEAST LINE OF SAID LOT 237, N 36°52'31" W, A DISTANCE OF 70.54 FEET; THENCE LEAVING SAID NORTHEAST LINE, S 53°07'29" W, A DISTANCE OF 78.50 FEET TO THE POINT OF BEGINNING.

COURSE 1) THENCE S 38°15'27" E, A DISTANCE OF 15.01 FEET TO POINT 'A' AND THE TERMINUS OF THIS DESCRIPTION.

A 12.00 FOOT WIDE STRIP OF LAND OVER AND ACROSS A PORTION OF LOTS 235 & 237, AS SHOWN ON PLAT OF CAMERON PARK NORTH UNIT NO.7 MAP NO. 1904, RECORDED IN MAP BOOK D, PAGE 92, AS DOCUMENT NO. 16033 ON SEPTEMBER 19, 1967, EL DORADO COUNTY RECORDS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE HEREINBEFORE DESCRIBED POINT 'A':

COURSE 1) THENCE S 38°15'27" E, A DISTANCE OF 49.31 FEET;  
 COURSE 2) THENCE S 52°54'23" W, A DISTANCE OF 63.05 FEET TO THE NORTHEAST RIGHT-OF-WAY OF ALHAMBRA DRIVE AND THE TERMINUS OF THIS DESCRIPTION.



**LEGEND**

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD

ENLARGED VIEW  
1" = 10'



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SPACE RESERVED FOR PROFESSIONAL SEAL

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DRAWN BY: LA  
 CHECKED BY: DA  
 DATE DRAWN: 11/30/21  
 SMITHCO JOB #: 56-1317

SITE NAME  
**CVL02483  
 CAMERON PARK  
 AIRPORT**

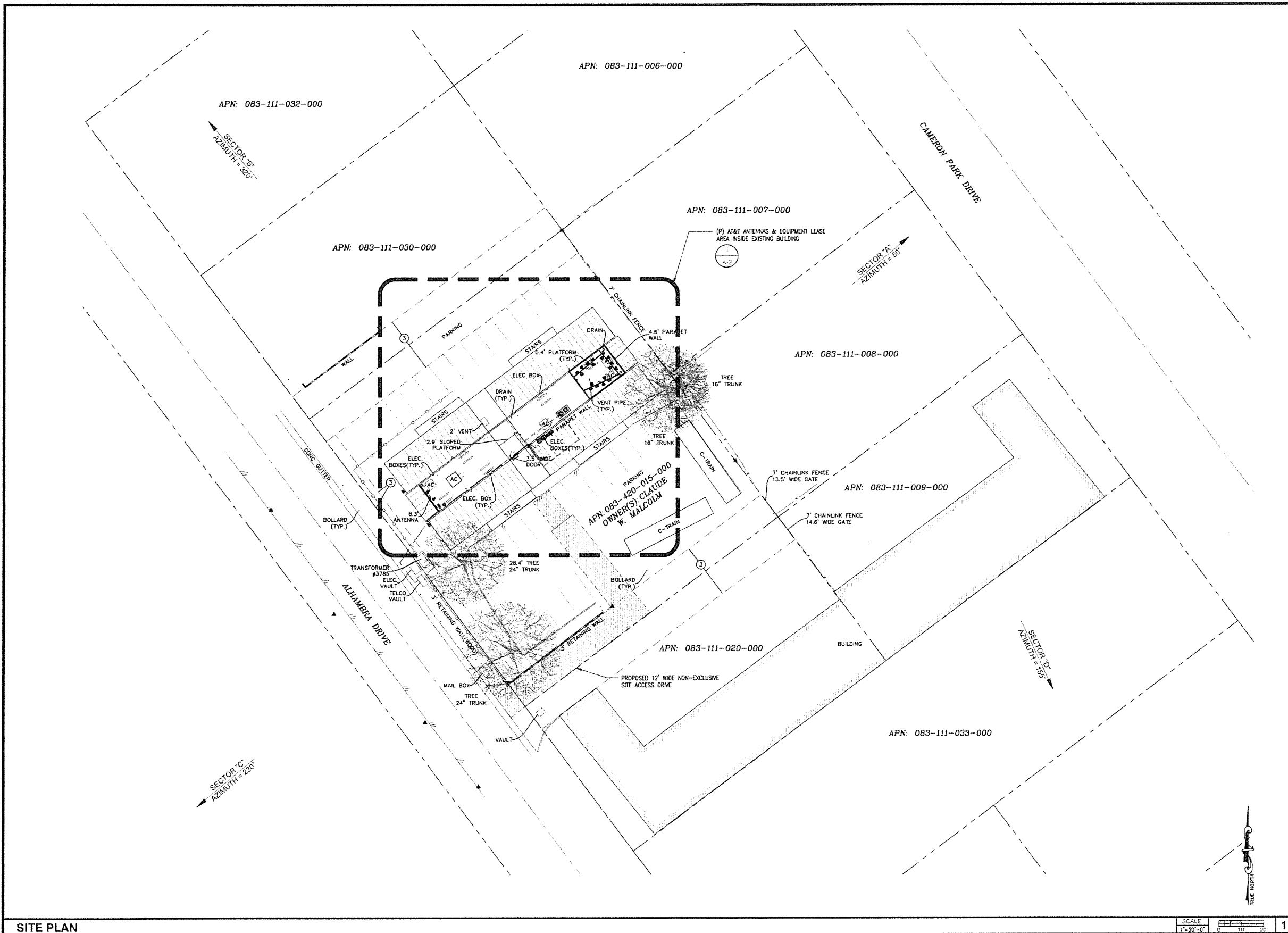
SITE ADDRESS  
 3031 ALHAMBRA DR  
 CAMERON PARK, CA 95682  
 EL DORADO COUNTY



SHEET TITLE

**SITE SURVEY**

FOR EXAMINATION ONLY  
 SHEET

C-2

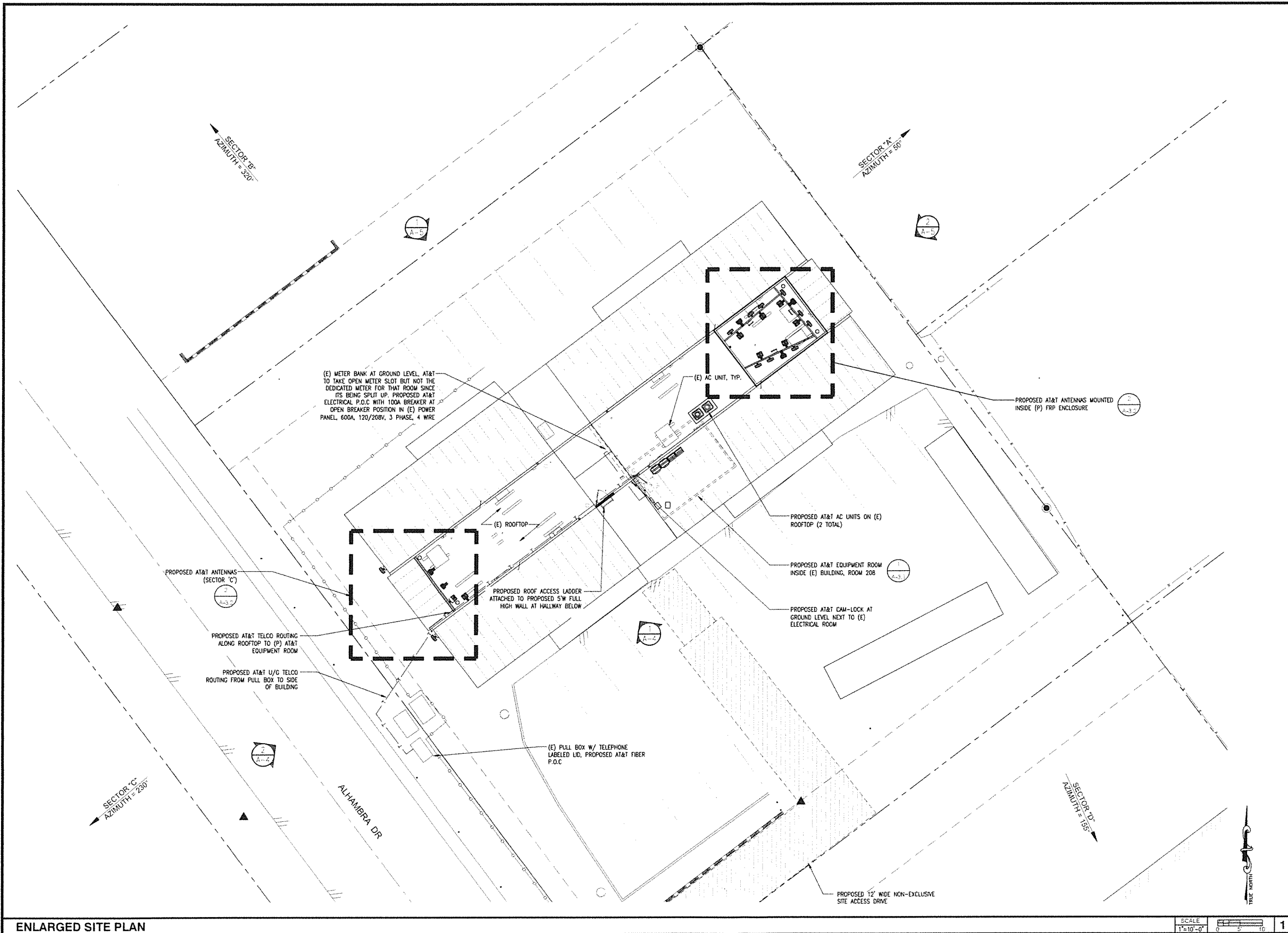


CONSULTANT	 <b>TSJ</b> TSJ CONSULTING INC. 27128 PASEO ESPADA, #A-1521 SAN JUAN CAPISTRANO, CA 92675																
APPLICANT																	
SITE INFORMATION	<b>CVL02483</b> <b>CAMERON PARK AIRPORT</b> 3031 ALHAMBRA DR CAMERON PARK, CA 95682																
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04/29/22</td> <td>100% ZD</td> <td>LE</td> </tr> <tr> <td>0</td> <td>03/13/22</td> <td>90% ZD</td> <td>LE</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	1	04/29/22	100% ZD	LE	0	03/13/22	90% ZD	LE
REVISIONS																	
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0	03/13/22	90% ZD	LE														
PROFESSIONAL STAMP	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																
SHEET TITLE	<b>SITE PLAN</b>																
SHEET	<b>A-1</b>																

SITE PLAN

SCALE  
1" = 20'-0"  
0 10 20

1



CONSULTANT

TSJ CONSULTING INC.  
37128 PASEO ESPADA, #A-1521  
SAN JUAN CAPISTRANO, CA 92675

APPLICANT

SITE INFORMATION

**CVL02483**  
CAMERON PARK AIRPORT  
3031 ALHAMBRA DR  
CAMERON PARK, CA 95682

DESIGN RECORD

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PROFESSIONAL STAMP

SHEET TITLE

ENLARGED SITE PLAN

SHEET


A-2

CONSULTANT



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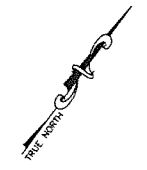
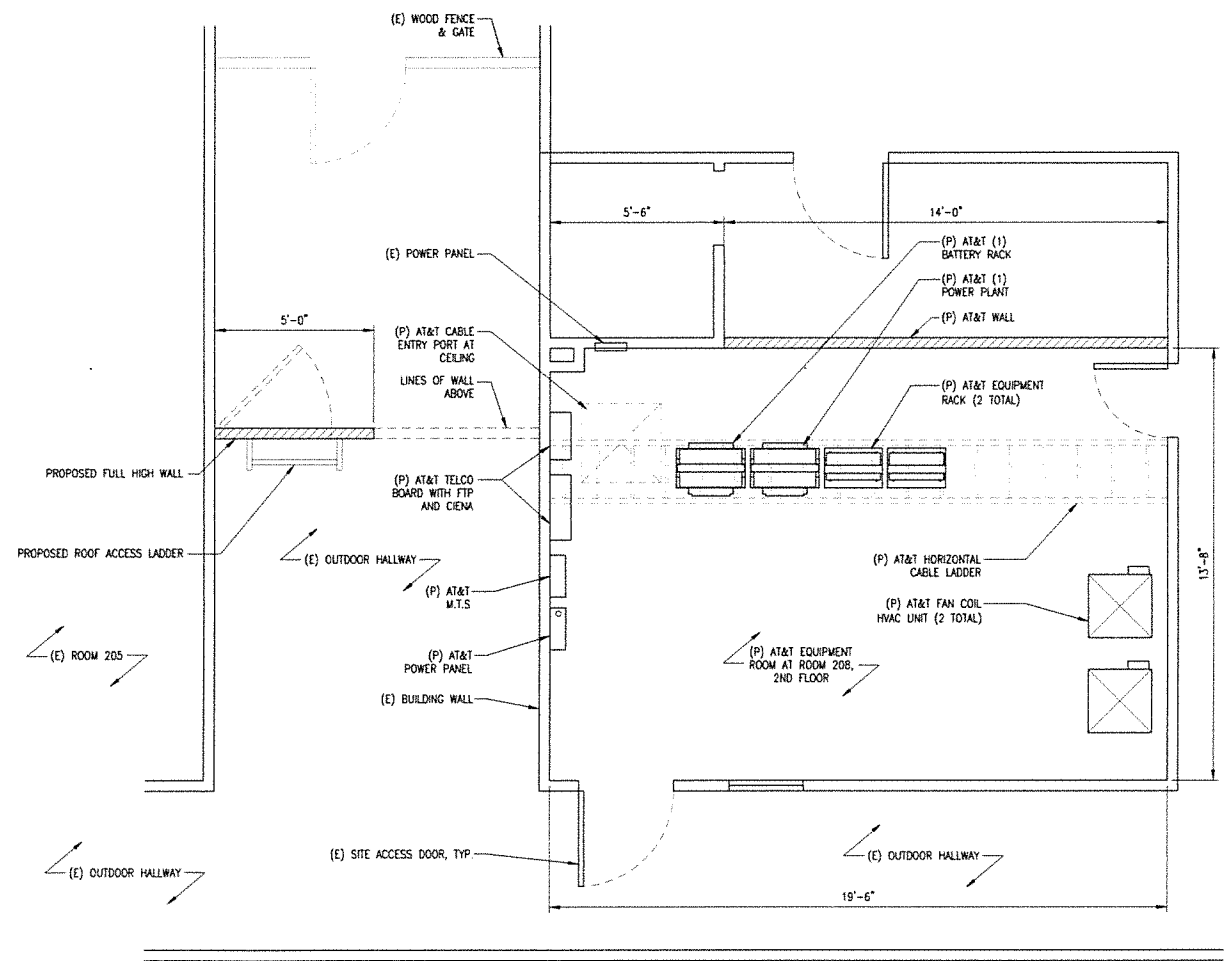
PROFESSIONAL STAMP

SHEET TITLE

EQUIPMENT ROOM LAYOUT

SHEET

A-3



SCALE  
3/8"=1'-0"

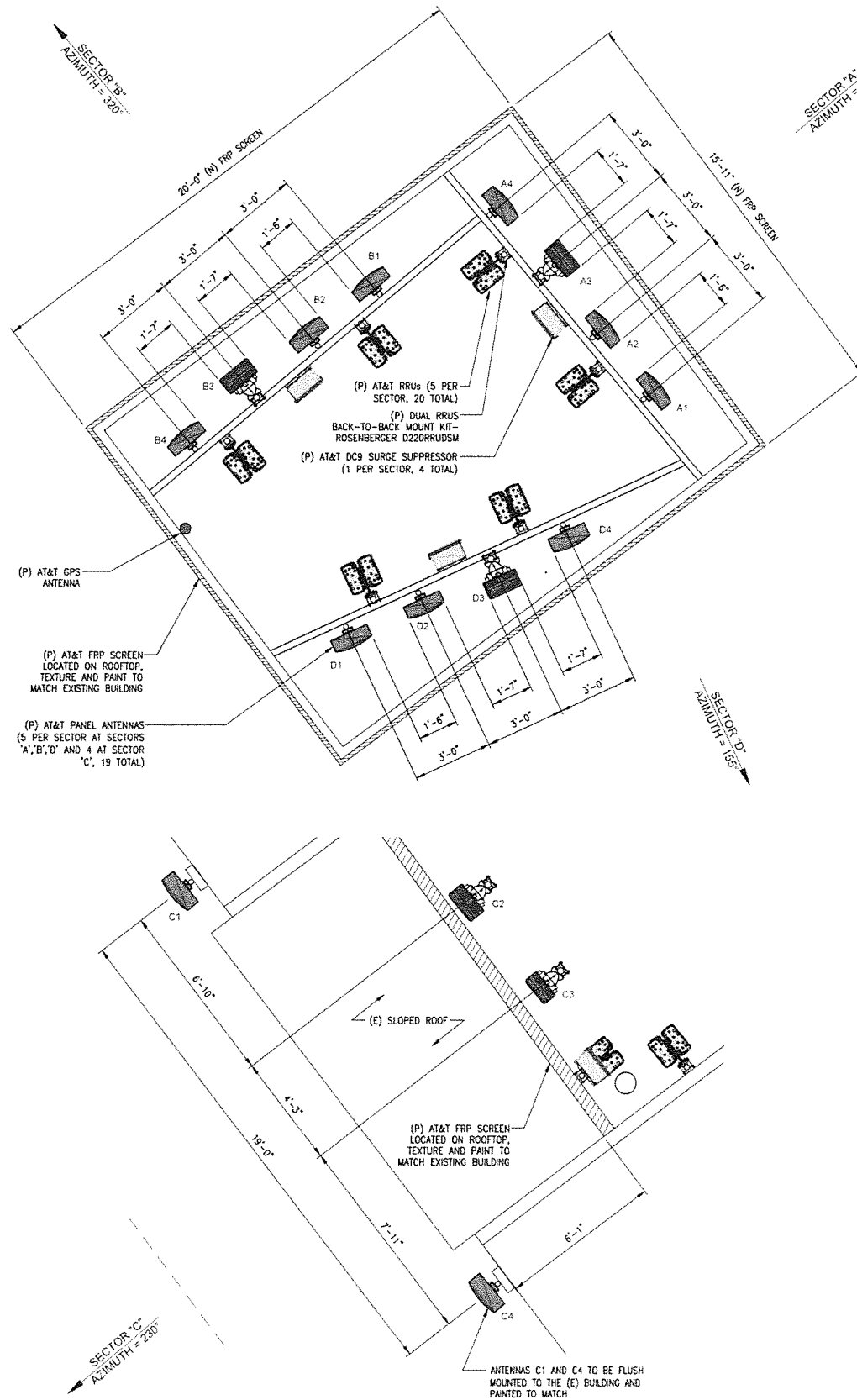
NOT USED

2 EQUIPMENT LAYOUT

1

SECTOR	ANTENNA MODEL	AZIMUTH	RAD CENTER (A.G.L.)	RRU MODEL	FIBER/DC LENGTH	COAX JUMPER LENGTH	DC FEEDS
A	A1	50°	28'-0"	(1) 4448 B5/B12 (SHARED BETWEEN POS 1 & 2) (1) 8843 E2/B66A (SHARED BETWEEN POS 1 & 2)	TRUNK1 50M	±8'-0"	4
	A2	50°	28'-0"	(3) RRH (SHARED)	TRUNK1 50M	±8'-0"	0
	A3	50°	28'-0"	(1) INTEGRATED WITHIN AIR6448 B77D (1) INTEGRATED WITHIN AIR6419 B77G	TRUNK1 50M	±8'-0"	2
	A4	50°	28'-0"	(1) 4478 B14 (1) 4415 B25 (1) 4415 B30	TRUNK1 50M	±8'-0"	3
E	B1	320°	28'-0"	(1) 4448 B5/B12 (SHARED BETWEEN POS 1 & 2) (1) 8843 E2/B66A (SHARED BETWEEN POS 1 & 2)	TRUNK2 50M	±8'-0"	4
	B2	320°	28'-0"	(3) RRH (SHARED)	TRUNK2 50M	±8'-0"	6
	B3	320°	28'-0"	(1) INTEGRATED WITHIN AIR6448 B77D (1) INTEGRATED WITHIN AIR6419 B77G	TRUNK2 50M	±8'-0"	2
	B4	320°	28'-0"	(1) 4478 B14 (1) 4415 B25 (1) 4415 B30	TRUNK2 50M	±8'-0"	3
C	C1	230°	20'-8"	(1) 4448 B5/B12 (1) 8843 E2/B66A (1) RRH (SHARED)	TRUNK3 50M	±8'-0"	4
	C2	230°	25'-0"	(1) INTEGRATED WITHIN AIR6448 B77D	TRUNK3 50M	±8'-0"	0
	C3	230°	25'-0"	(1) INTEGRATED WITHIN AIR6419 B77G	TRUNK3 50M	±8'-0"	2
	C4	230°	20'-8"	(1) 4478 B14 (1) 4415 B25 (1) 4415 B30	TRUNK3 50M	±8'-0"	3
D	D1	155°	28'-0"	(1) 4448 B5/B12 (SHARED BETWEEN POS 1 & 2) (1) 8843 E2/B66A (SHARED BETWEEN POS 1 & 2)	TRUNK4 50M	±8'-0"	4
	C2	155°	28'-0"	(3) RRH (SHARED)	TRUNK4 50M	±8'-0"	0
	D3	155°	28'-0"	(1) INTEGRATED WITHIN AIR6448 B77D (1) INTEGRATED WITHIN AIR6419 B77G	TRUNK4 50M	±8'-0"	2
	D4	155°	28'-0"	(1) 4478 B14 (1) 4415 B25 (1) 4415 B30	TRUNK4 50M	±8'-0"	3
TOTALS	(16) ANTENNAS			(20) RRU'S	4 FIBER TRUNKS		36 DC FEEDS

PER RFDS DATED 01/31/2022  
ALL ANTENNAS AND EQUIPMENT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE



ANTENNA LAYOUT

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

CONSULTANT



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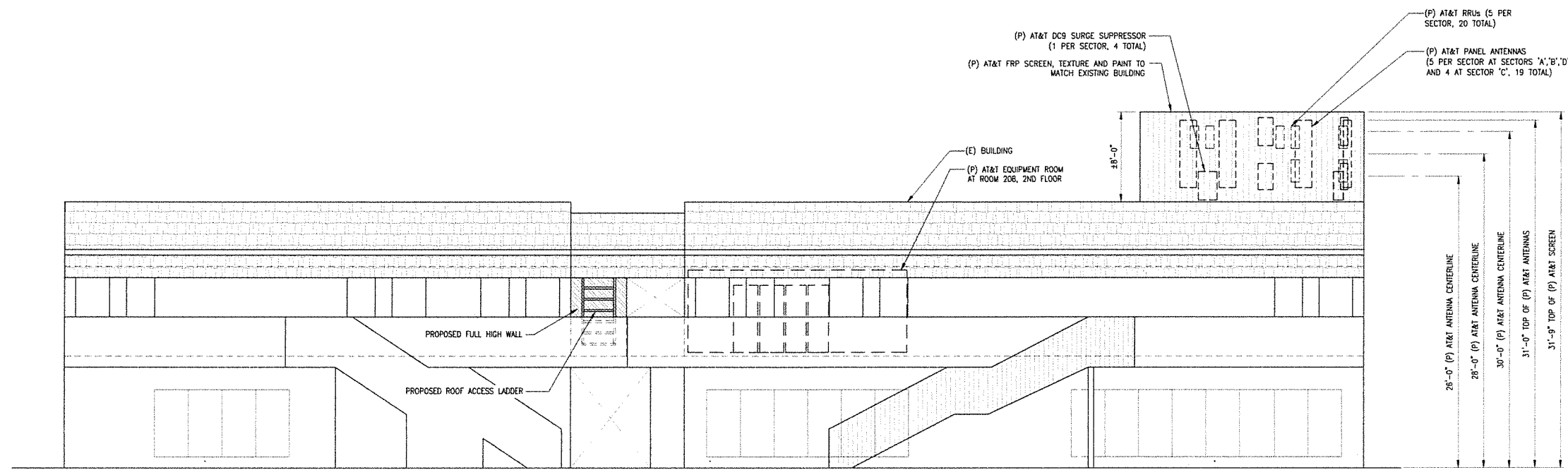
SHEET TITLE

ANTENNA LAYOUTS AND SCHEDULE

SHEET

A-3.1





CONSULTANT



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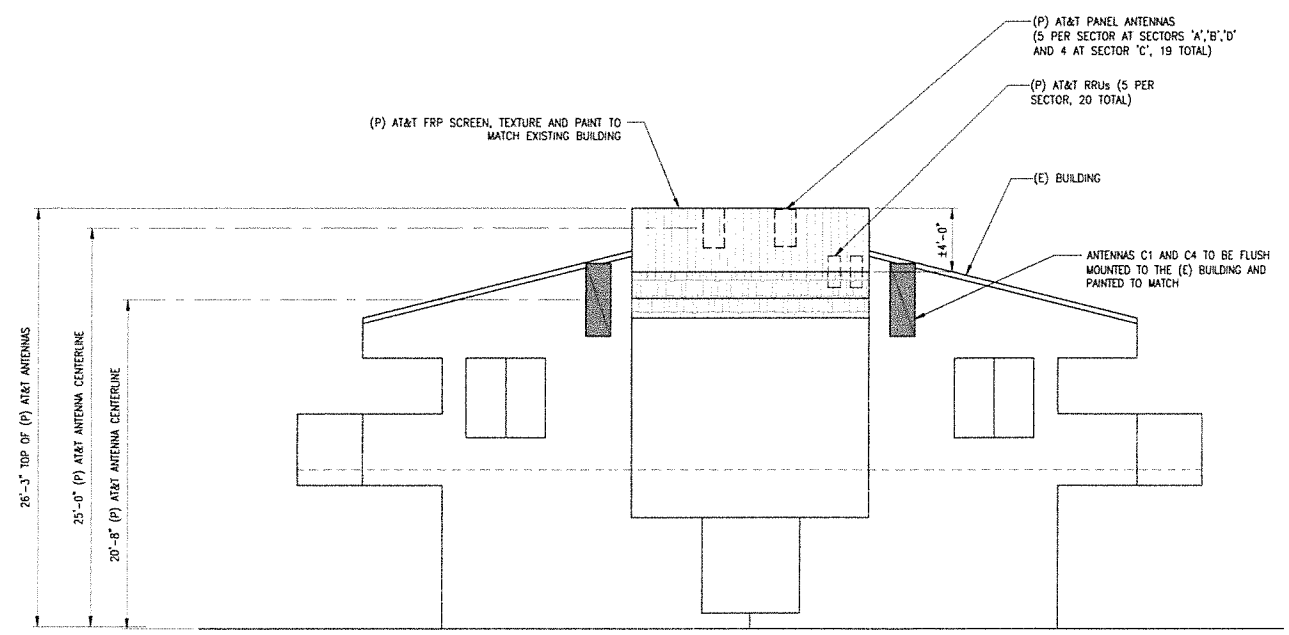
ELEVATIONS

SHEET

A-4

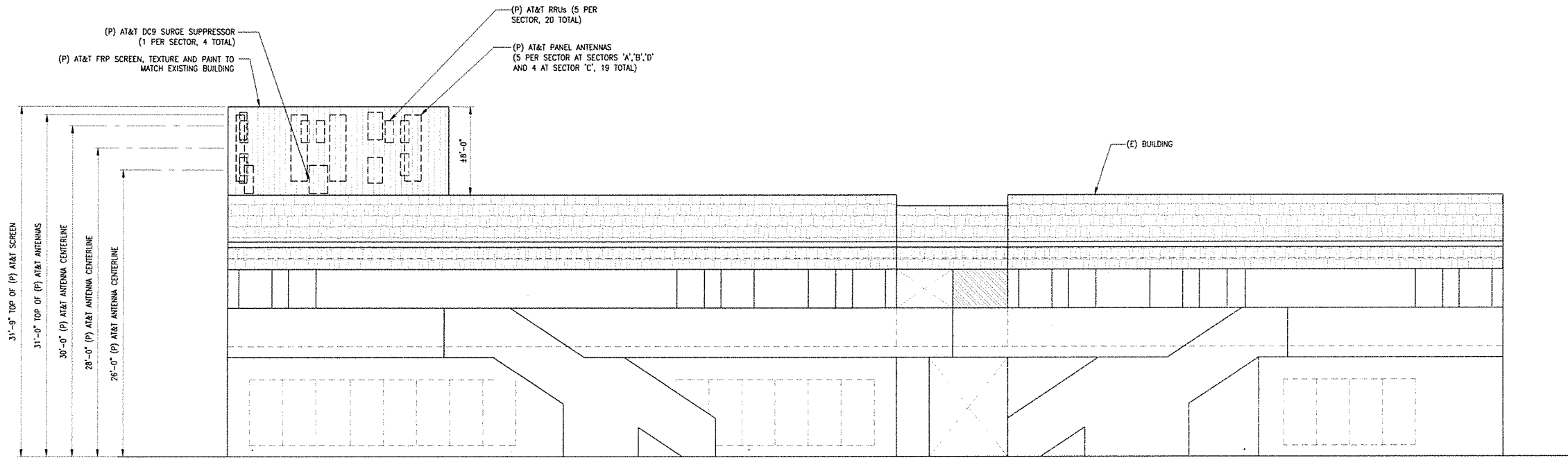
PROPOSED SOUTHEAST ELEVATION

SCALE  
 3/16"=1'-0" 1



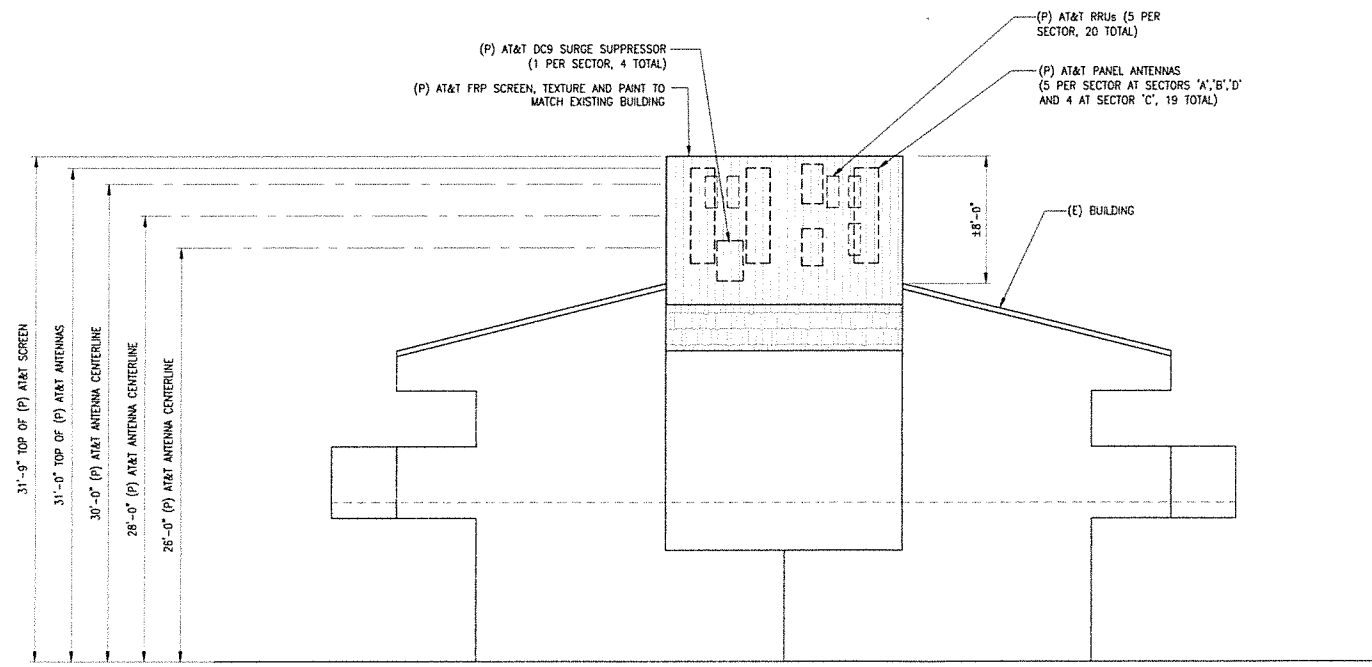
PROPOSED SOUTHWEST ELEVATION

SCALE  
 3/16"=1'-0" 2



PROPOSED NORTHWEST ELEVATION

SCALE  
1/16"=1'-0" 0 2 4 6 1



PROPOSED NORTHEAST ELEVATION

SCALE  
1/16"=1'-0" 0 2 4 6 2

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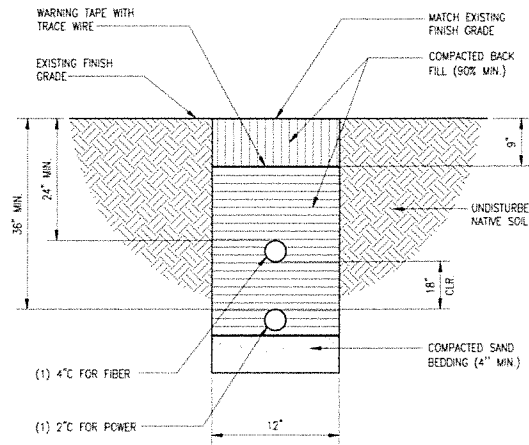
ELEVATIONS

SHEET

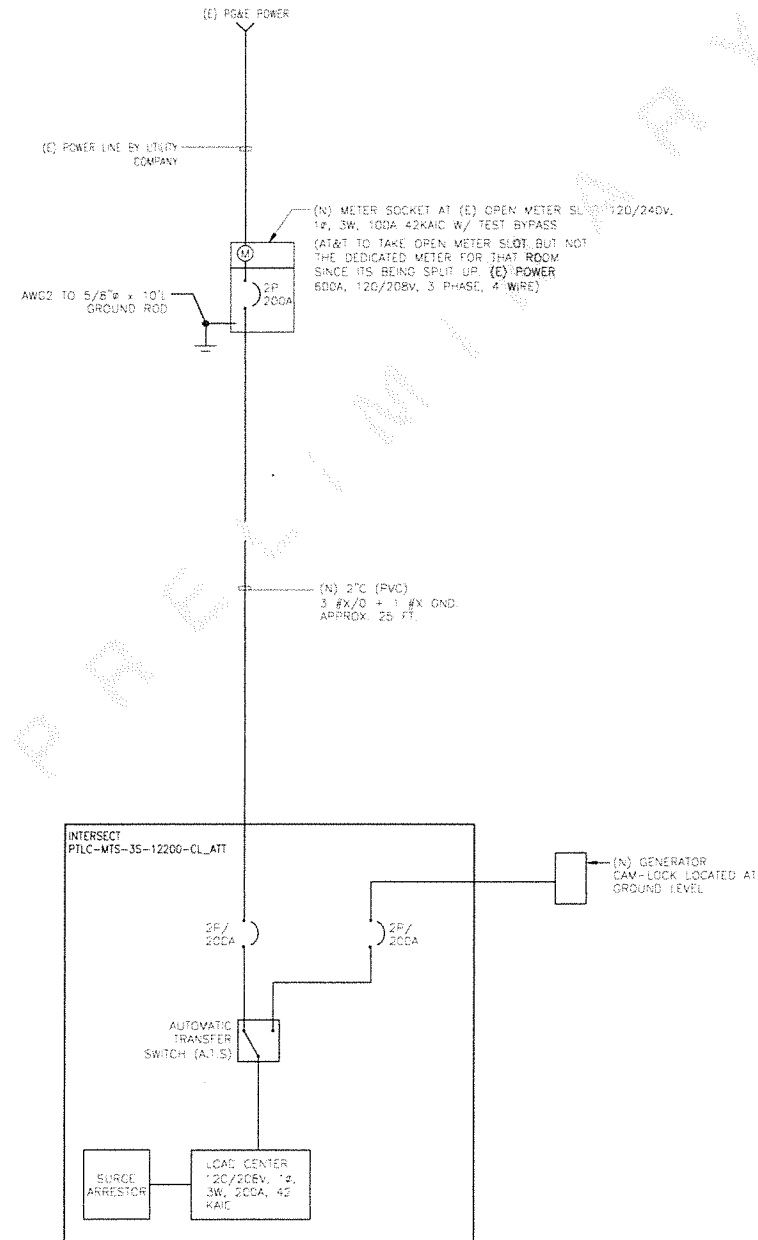
A-5

PANEL 'A' SCHEDULE											
120/208V 1 PHASE 3W					INTERSECT # INTERSECT #PTLC-MTS-35-12200-CL_ATT						
200A BUS 42 KAIC					200A MAIN BKR (COMMERCIAL PWR) 42 KAIC SERIES RATED						
UL LISTED SERVICE ENTRANCE EQUIPMENT											
DESCRIPTION	VA	TYPE	BKR	POSN	L1	L2	POSN	BKR	TYPE	VA	DESCRIPTION
RECTIFIER #1/2	1752	NC	30	1	1802	2	15	C	50	50	SMOKE DETECTOR
	1752	NC	30	3		1902	4	20	C	150	LIGHTING
	1752	NC	30	5	2472	6	20	NC	720	720	CONV OUTLETS
RECTIFIER #3/4	1752	NC	30	7		1602	8	15	NC	150	EMERGENCY LTG
	1752	NC	30	9	3456	10	40	NC	1744		
RECTIFIER #5/6	1752	NC	30	11		3496	12	40	NC	1744	HVAC #1
	1752	NC	30	13	2247	14	15	NC	455		
RECTIFIER #7/8	1752	NC	30	15		2247	16	15	NC	455	FCU #1
	1752	NC	30	17	1752	18	40	NC	0		
RECTIFIER #9/10	1752	NC	30	19		1752	20	40	NC	0	HVAC #2 (NOTE 2)
	1752	NC	30	21	1752	22	15	NC	0		
RECTIFIER #11/12	1752	NC	30	23		1752	24	15	NC	0	FCU #2 (NOTE 2)
	1752	NC	30	25	1932	26	15	NC	180	180	G.F.I. (V.V.P.)
SPARE	1752	NC	30	27		2232	28	20	NC	480	GEN BAT CHARGER
SPACE				29	600		30	20	NC	600	GENERATOR HEATER
PHASE TOTALS (VA)					16053	15243					
CURRENT PER PHASE (A)					126	123	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA)					30256	Legend: c = continuous nc = non-continuous					
PANEL CAPACITY (kVA)					45.0	CONNECTED LOAD (kVA): 30.2					
PANEL LOADING (100% non-cont. load) (kVA)					30.1						
PANEL LOADING (125% continuous load) (kVA)					0.3						
PANEL LOADING (TOTAL) (kVA)					30.4						
SPARE CAPACITY (kVA)					17.6						

- NOTES
1. MAIN (COMMERCIAL) BREAKER IS SQUARE D # QGL22200 WHICH IS RATED 65 KAIC. BRANCH BREAKERS SHALL BE SQUARE D TYPE QO RATED 10 KAIC. ALL BREAKERS PROVIDED BY GC.
  2. REDUNDANT A/Cs INTERLOCKED WITH LEAD-LAG CONTROLLER TO PREVENT SIMULTANEOUS OPERATION OF BOTH SYSTEMS. (OMIT FROM OPERATING LOAD)
  3. LIGHTING ARE DESIGNED & INSTALLED BY VMC MANUFACTURER
  4. PROVIDE ARC FLASHING WARNING MARKING PER NEC 110.16



TRENCH DETAIL NO SCALE 2



PRELIM SINGLE LINE DIAGRAM NO SCALE 1

PANEL SCHEDULE NO SCALE 4

NOT USED NO SCALE 3

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PROFESSIONAL STAMP

SHEET TITLE

PRELIMINARY ELECTRICAL DESIGN

SHEET

E-1