

PROPERTY INFORMATION

Owner: TERRY VANDERSCHUUR
Address: 666 COURAGEOUS COURT
GREENWOOD, CA 95635

Site: CVL03061 / GREENWOOD
Address: 666 COURAGEOUS COURT
GREENWOOD, CA 95635

Assessor's Parcel Number: 074-100-24-100
Height of Building/Tower: N/A

Title Report:
TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY REPORT NO. 5026900-5380496, DATED AS OF JANUARY 20, 2017.

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

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program
County: EL DORADO Effective Date: SEPTEMBER 26, 2008
Community-Panel Number: 06017C-0200-E
The Flood Zone Designation for this site as plotted by scale is:
ZONE X (no shading) - Areas determined to be outside the 0.2% annual chance floodplain.

SURVEY DATA
NAD 83 Datum:
Lat: N 38°54'10.28" Long: W 120°55'23.16"
Datum Base: NAD 83 Equipment Used: CHCX900-OPUS Receiver
(See Note 2)

Site Ground Elevation: 1952.8± AMSL (NAVD88) AT SITE LOCATION

Basis of Elevations:
GLOBAL POSITIONING SYSTEM (GPS)
(SEE NOTE 2)

Basis of Bearings:
CALIFORNIA COORDINATES ZONE II AND MONUMENTS AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 27 AT PAGE 45 IN THE RECORDS OF EL DORADO COUNTY.
Date of Field Survey: MARCH 20, 2017 & MAY 2, 2017

NOTES

- This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.
- The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Novator Global Positioning System (GPS) and a CHCX900-OPUS Receiver. CHX Navigation specifications report declimeter level accuracy (horizontal) when data is properly collected and processed. (Elevation = ±3.0 feet.)
- Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.
- Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

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

SIGNATURE _____ DATE _____

LEGEND

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

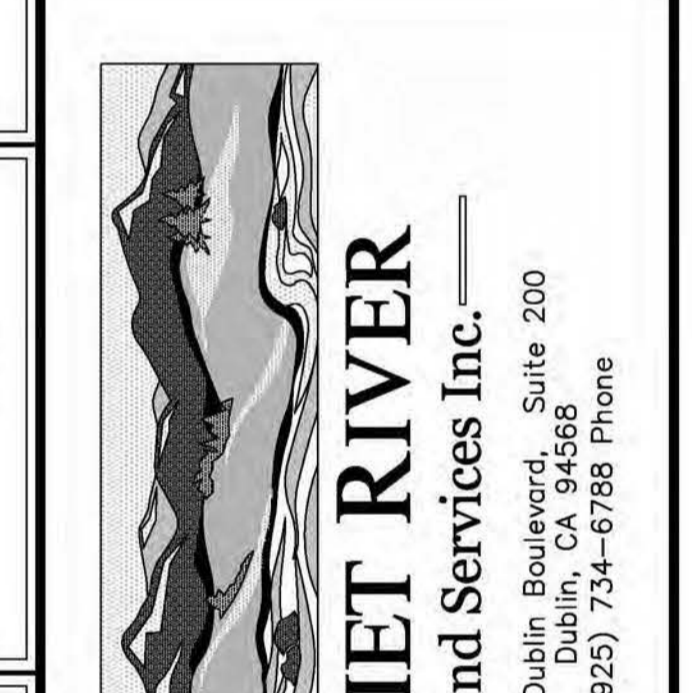
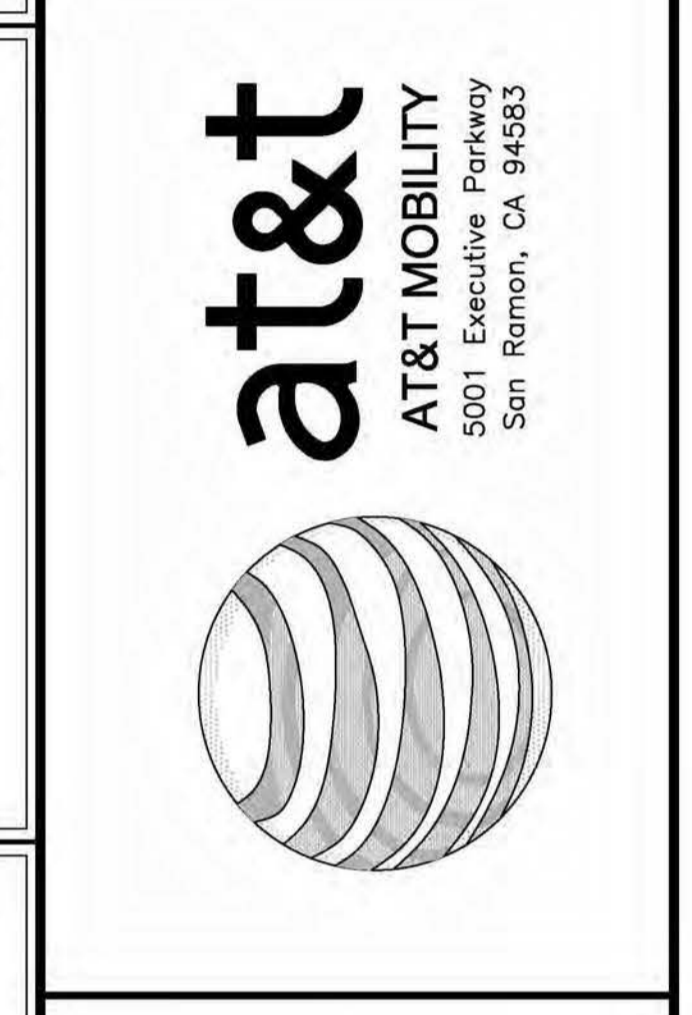
DATE: MAY 26, 2017

DRAWN BY: MAS

FILE NO.: EPIC1720

REVISIONS

DATE	DESCRIPTION	INITIAL
3/24/17	90% ISSUE	MAS
4/18/17	NEW LOCATION TOPO	MAS
5/8/17	ADDITIONAL TOPO	MAS
5/19/17	100% ISSUE	RO
5/26/17	EASEMENT REVISION	RO



EXISTING SITE CONDITIONS

CVL03061
GREENWOOD
666 COURAGEOUS COURT
GREENWOOD, CA 95635

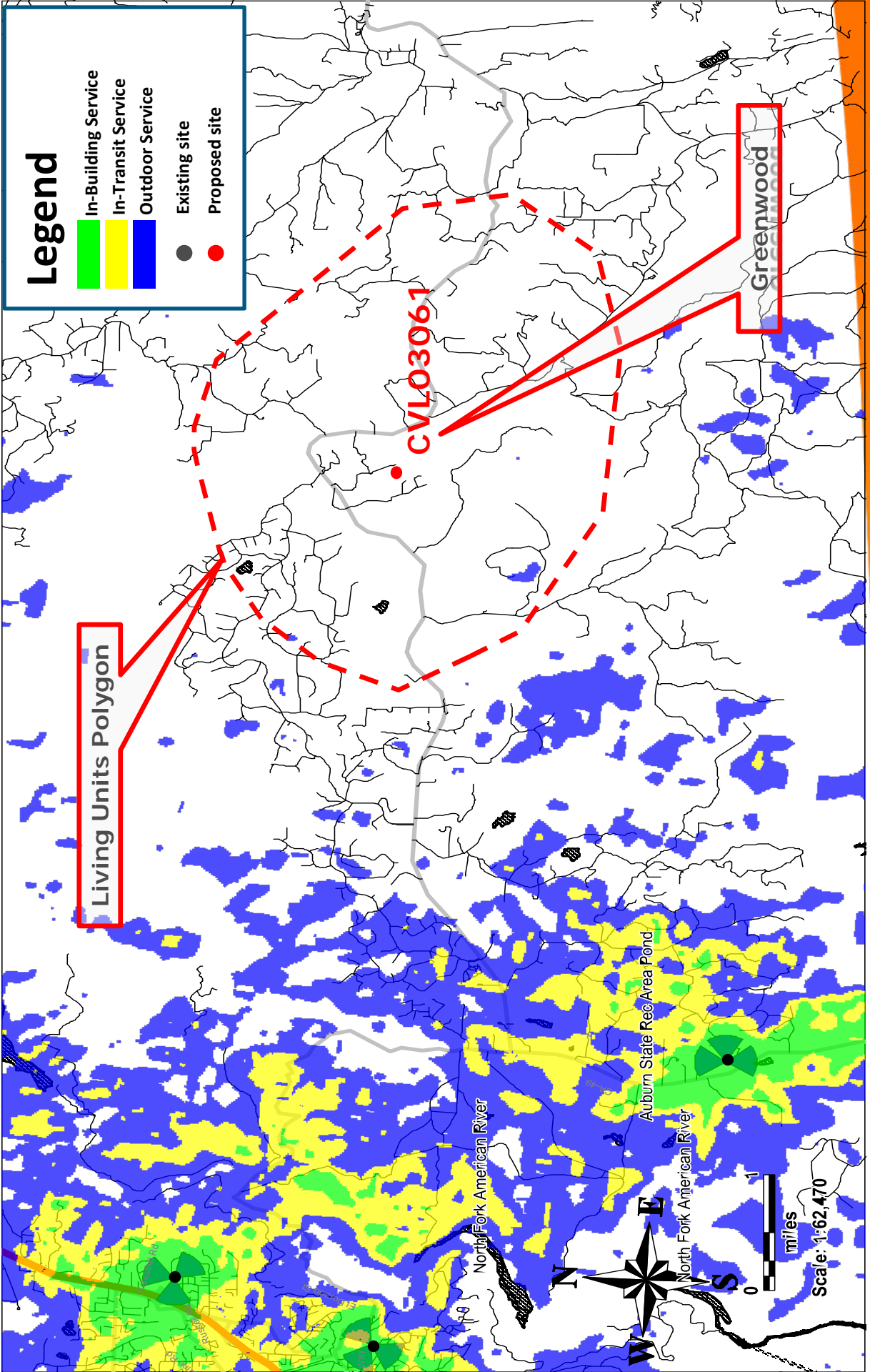
C1
OF 1 SHEET

CVL03061 Zoning Propagation Map

May 15, 2017



Existing LTE 700 Coverage



Legend

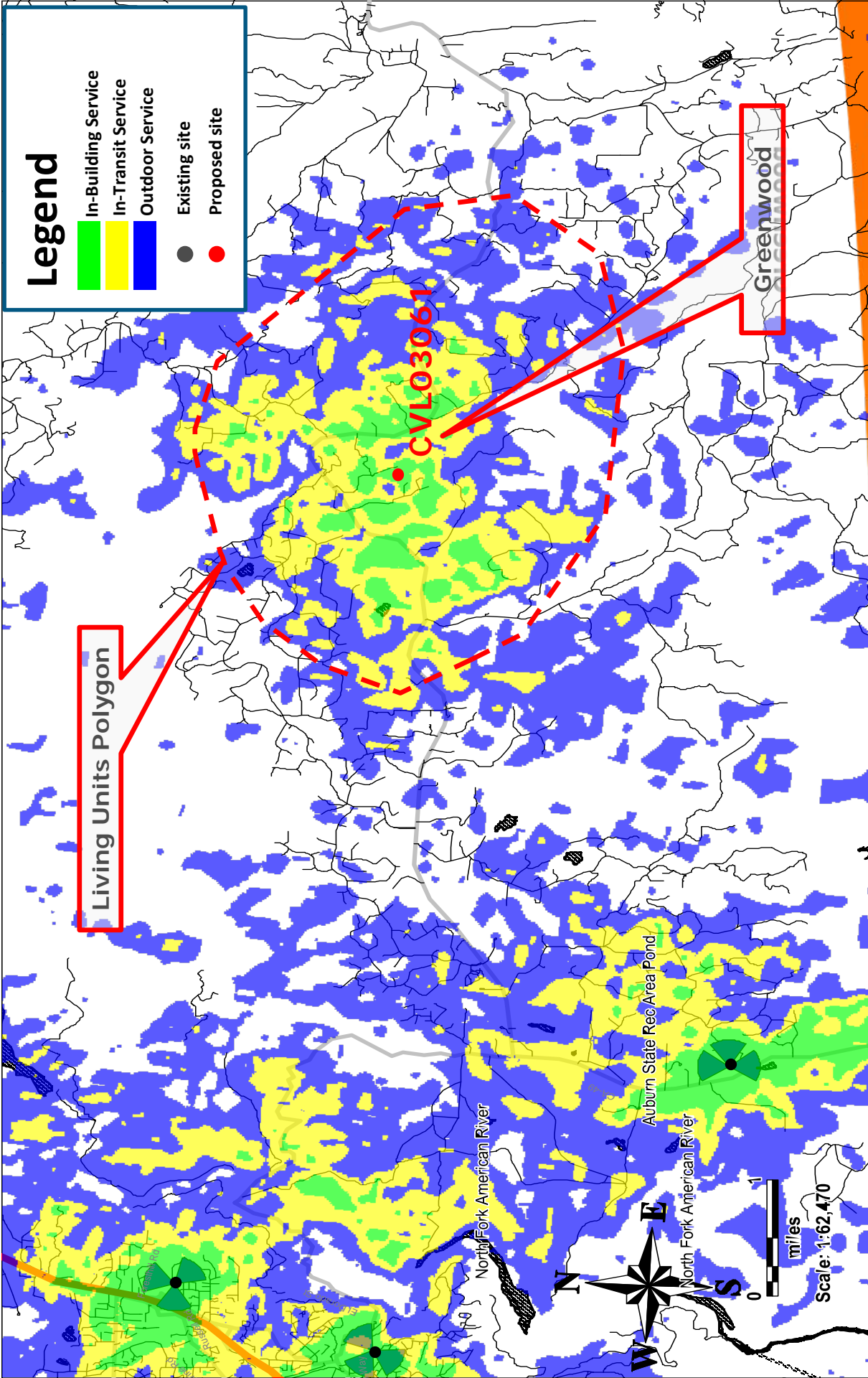
- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site

Living Units Polygon

Greenwood

CVL03061

Proposed LTE 700 Coverage – (RC = 100 feet) Supports 251 Living Units

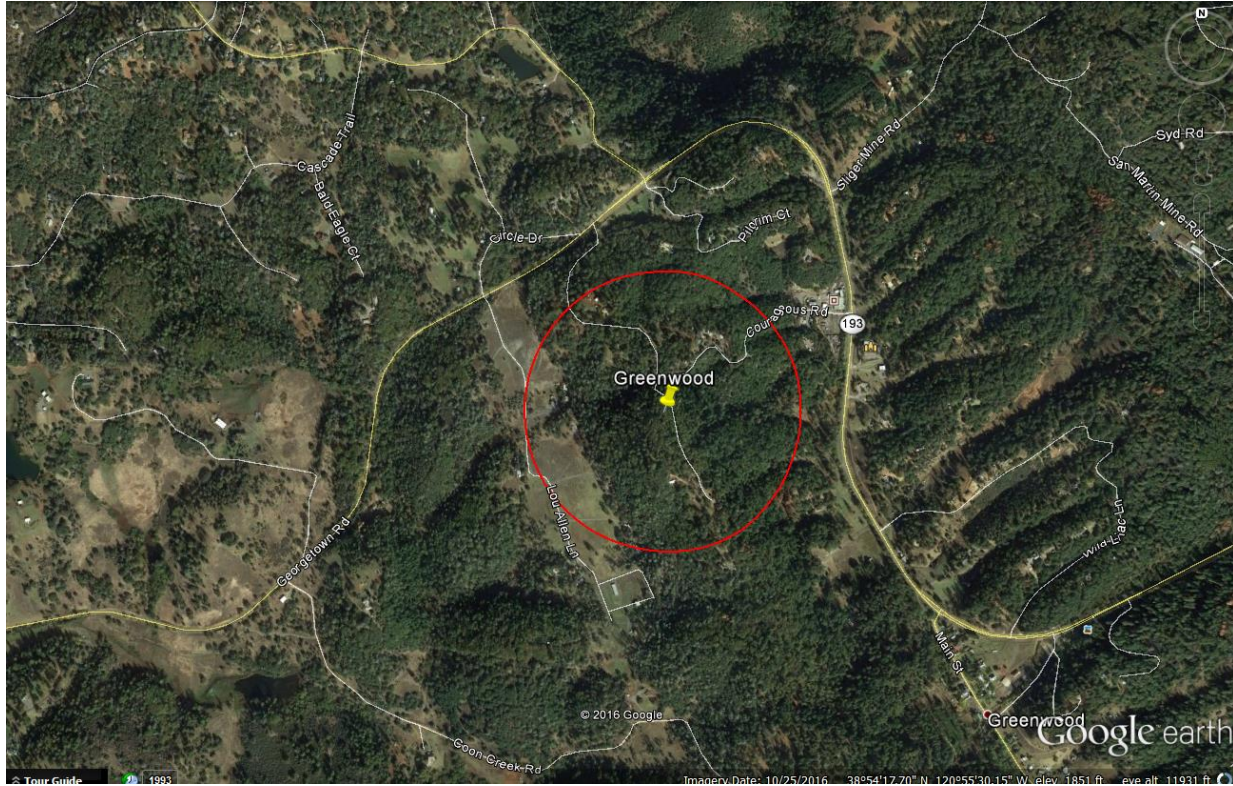




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Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 35' x 40', 1,400 square foot enclosed compound (lease area). The compound will include a 125 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located at 666 Courageous Ct, Greenwood, within El Dorado County's jurisdiction in a 15.19 acre RE-5 zone. The site is approximately 1,488 feet west of Greenwood Creek and the area consists of oak trees, evergreen trees, and rolling hills with rocky terrain.

AT&T's objective for the Greenwood site is to provide wireless hi-speed broadband internet to a minimum of 251 LU's and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the Greenwood community, surrounding the search ring, which is a relatively dense underserved areas. The site location's elevation is approximately 1,933 feet while the surrounding community's elevation averages around 1,750 feet, giving the homes within the community great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting and beating their FCC objective for this search ring by covering approximately 440 homes; 189 more homes than their FCC obligation.



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Potential Co-locations:



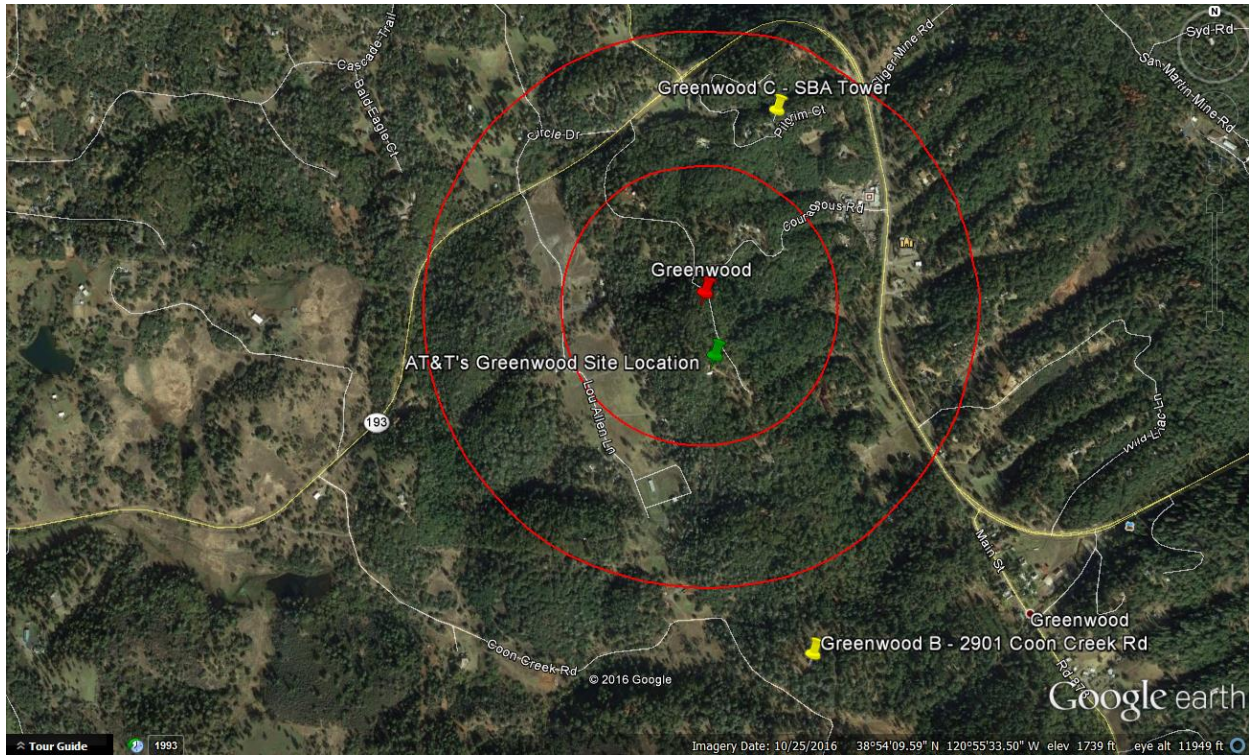
The nearby SBA Wireless Facility located at 3701 Pilgrim Ct, Greenwood, was initially considered for a co-location proposal. However, running the coverage simulation at the available antenna height of 85 feet, AT&T discovered that they would lose approximately 210 living units and only provide service to 230 LU's in Greenwood. This would have also resulted in AT&T failing to meet its FCC mandate for coverage for the Greenwood Community.



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



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



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Greenwood Alternative Candidate B:

Address: 2901 Coon Creek Rd, Greenwood

Latitude/Longitude: 38.895936, -120.923990

Proposal – New Tower



Considerations:

Candidate B is located approximately 3,440 feet south of the center of AT&T's search ring. The proposed tower would be located on a 5.63 acre, RE-5 zoned property owned by Donnelly Edgar Charles. The property is located on Coon Creek Road and the site was proposed in the center of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded fewer LU's than the subject site located at 666 Courageous Court (Subject Parcel).



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Fair Play Alternative Candidate C:

3701 Pilgrim Ct, Greenwood

Latitude/Longitude: 38.909265, -120.921255

Proposal – Co-Location



Considerations:

The nearby SBA Wireless Facility located at 3701 Pilgrim Ct, Greenwood, was initially considered for a co-location proposal. However, running the coverage simulation at the available antenna height of 85 feet, AT&T discovered that they would lose approximately 210 living units and only provide service to 230 LU's in Greenwood. This would have also resulted in AT&T failing to meet its FCC mandate for coverage for the Greenwood Community.



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Actual View of the Proposed Location:

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



Existing



Proposed



Proposed AT&T
Installation

view from Georgetown Road looking southwest at site



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666 Couragous Court, Greenwood, CA
Photosims Produced on 5-26-2017

Existing



Proposed



Proposed AT&T
Installation

view from Ricci Road looking northwest at site



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666 Couragous Court, Greenwood, CA
Photosims Produced on 5-26-2017

Existing



Proposed



*Proposed AT&T
Installation*

view from Lou Allen Lane looking east at site



*CVL03061 Greenwood
666 Couragous Court, Greenwood, CA
Photosims Produced on 5-26-2017*

Existing



Proposed



view from Couragous Road looking south at site



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