



**EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: May 10, 2022
To: El Dorado County Agricultural Commission
From: Matthew Aselage, Assistant Planner
Subject: **Carson Road Monopine (Project No. CUP21-0006 for APN 043-180-011)**

Planning Request

Planning Services is processing the application for a Conditional Use Permit and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment. The attached pertinent project exhibits (Exhibit A) have been provided for review by the Agricultural Commission.

Project Description

Conditional Use Permit CUP21-0006 Project Description: A request for Conditional Use Permit for the development and ongoing operation of a 160-foot-tall monopine. The monopine is proposed to include 13 panel antennas, 15 RRU's, three DC-9 surge protectors, and one GPS antenna. Supporting ground equipment will include a 64-square foot (8X8) Oldcastle CWIC cabinet, a 30-kw standby back-up generator, fiber and DC cables running to the proposed antennas, a seven-foot-tall chain link fence, and development of new underground utilities. The sited location of the monopine would be on the north side of Carson Road, approximately 1200 feet west of the intersection with Larson Drive in the Camino Rural Center, Supervisorial District 3.

General Plan Policy

General Plan Policy 8.1.4.1. Requires a recommendation from the Agricultural Commission as follows:

Policy 8.1.4.1. "The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and

- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.”



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP21-0006

ASSESSOR'S PARCEL NO.(s) 530-417-5165 043-180-011

PROJECT NAME/REQUEST: (Describe proposed use) CVL03156-Carson Road: Install new cwic cabinet & 30KW standby back up generator, install new fiber & DC cables to new antennas, install new 7' high chain link enclosure. Install new underground utilities from sources to equipment. Intall (13) new antennas, (15) new RRUS, (3) new DC surge protectors, (1) new GPS antennas, new 160' tall monopine.

APPLICANT/AGENT Emily Golubow

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

Phone (949) 295-7387 EMAIL: emily@tsjconsultinginc.com

PROPERTY OWNER Sierra Pacific Industries

Mailing Address 4001 Carson Road Camino CA 95709
P.O. Box or Street City State & Zip

Phone (530) 417-5165 EMAIL: pingles@spi-ind.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Dan Connell

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: dan@tsjconsultinginc.com

LOCATION: The property is located on the North side of Carson Road
N / E / W / S street or road

.28 miles feet/miles North West of the intersection with Larsen Drive
N / E / W / S major street or road

in the _____ area. PROPERTY SIZE 1250 SF
acreage / square footage

X Emily Golubow Date 8/9/2021
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 9/17/2021 Fee \$ 2,883.00 Receipt # R34507 Rec'd by MAA2 Census _____
Zoning IL GPD I Supervisor Dist 3 Sec 8 Twn 10 Rng 12

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

CUP21-0006

From: [Emily Golubow](#)
To: [Tom Johnson](#)
Subject: FW: Conditional Use Permit Application Form
Date: Tuesday, September 7, 2021 9:39:48 AM
Attachments: [image001.png](#)

2021 SEP 7 11:11
PLATE COUNTY

Emily Golubow
Site Acquisition Specialist
TSJ Consulting Inc.
27128 Paseo Espada #A-1521
San Juan Capistrano, Ca. 92675
emily@tsjconsultinginc.com

From: Matthew Aselage <matthew.aselage@edcgov.us>
Sent: Tuesday, September 7, 2021 9:36 AM
To: Emily Golubow <Emily@tsjconsultinginc.com>
Subject: Re: Conditional Use Permit Application Form

Good Morning Emily,

I apologize for the confusion on this one! The file had been received, but did not have the payment included.

I have completed the partial in-take in case you would prefer to pay online. Otherwise, a check either in person or via the mail will work too. The total fee due is \$2883. The project number is CUP21-0006.

For the online payment, please use the following link: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>. This should be automatically set to "Project_Number" in the first drop down box and "contains" in the second. Type CUP21-0006 in the blank box and click search. You will need to create a login, if you do not already have one, in order to submit the online payment. Note, the online payment will include a 2.85% bank fee. If there are any issues with the online payment, please let me know!

Kind regards,

Matthew Aselage, AICP Candidate
Assistant Planner
County of El Dorado
Department of Planning and Building
Planning Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5977
matthew.aselage@edcgov.us

CUP21-0006



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

RECEIVED

CONDITIONAL/MINOR USE PERMIT

AUG 13 2022

PURPOSE

EL DORADO COUNTY
BUILDING DEPARTMENT

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

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

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

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

REQUIRED FINDINGS

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

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

RECEIVED

AUG 13 2022

EL DORADO COUNTY
BUILDING DEPARTMENT

CUP21-0006

PROCESS

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

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

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

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

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

TIMING

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

HEARING

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

APPEALS

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

FEES

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

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

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

CONVERSION TO TIME AND MATERIALS

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

CONDITIONS OF APPROVAL

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

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

DEED RESTRICTIONS

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

APPLICATION

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

APPOINTMENT

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



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

Conditional/Minor Use Permit REQUIRED SUBMITTAL INFORMATION

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

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1) | Application form, completed and signed. |
| <input checked="" type="checkbox"/> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | 6) | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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". |
| <input type="checkbox"/> | 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. |

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

- _____ 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).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

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

Check (√)
Applicant County

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

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

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

Check (√)
Applicant County

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

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

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



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

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

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number _____
Date Filed _____

Project Title CVL03156-Carson Road Lead Agency _____
Name of Owner Sierra Pacific Industries Telephone 530-417-5165
Address 4001 Carson Road, Camino, CA 95709
Name of Applicant Emily Golubow Telephone 949-295-7387
Address TSJ Consulting Inc. 27128 Paseo Espada #A-1521, San Juan Capistrano, CA. 92675
Project Location 4001 Carson Road, Camino, CA 95709
Assessor's Parcel Number(s) 043-180-011-000 Acreage 1250 SF Zoning IL

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

- 1. Type of project and description: Installation of cell tower. Install new cwic cabinet and 30KW standby back up generator, new fiber and DC cables, new 7' high chain link enclosure, new underground utilities, (13) new panel antennas, (15) new RRUS, (3) new DC surge protectors, (1) new GPS antenna, (1) new 160' tall monopine, DC power trunks to support RRUS.
- 2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

- 3. Identify the percentage of land in the following slope categories:
 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
- 4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
- 5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

CUP21-0006

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?
N/A 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? No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: Dirt
12. How many trees of 6-inch diameter will be removed when this project is implemented?
zero

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.)? _____
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? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? _____

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)? N/A

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? _____

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?
No

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)? No

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

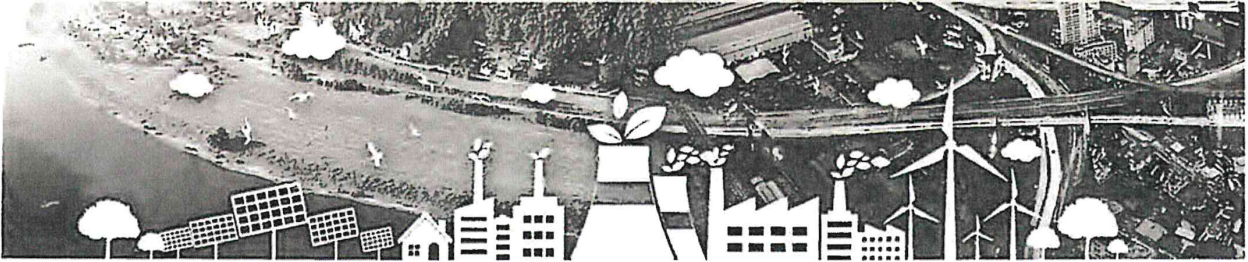
36. Will the project displace any community residents? No

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: Emily Golubow Date: 8/9/2021



We love being your national partner

For the benefit of:	TSJ Consulting Inc.	
Issue Date:	June 18, 2021	Our Order No.: 34717043
County:	El Dorado	State: CA
Address:	, CA	
Customer Ref. No.:	AT&T Site CVL03156	

RECEIVED
PLANNING DEPARTMENT

2021 SEP 24 11:30 AM

It's been a delight to serve you. Connect with us at:

Customer Care Team

Contact for all title needs including ordering, title questions and order status

- sms-commercial@fnf.com

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

Bookkeeping Team

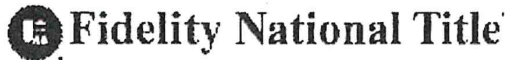
Contact for all billing and accounting needs

- elaine.bishop@fnf.com

We understand ALL commercial real estate transactions are important-small ones and big ones

Whether its services for small businesses, churches, cell towers, solar and wind farm sites, gas stations and convenience stores, or restaurants and retail locations, coast to coast and border to border, we handle it all. We support deals in every state, focusing on liabilities of \$5 million and less and can effectively fulfill high volumes. Our talented team has vast experience in closing commercial refinance and purchase transactions as well as taking on uninsured title research requests.

- Deed Report • Current Owner Title Report • O&E Title Report • 40 – 100 Year Title Reports
• 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.

Issue Date: June 18, 2021

Our Order No.: 34717043

County: El Dorado

State: California

Address: , CA

Customer Ref. No.: AT&T Site CVL03156

Scope of Search: Beginning **November 24, 1965** and extending through **May 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: Sierra Pacific Industries, a California corporation formerly Sierra Pacific Transaction Company, a California corporation

Search disclosed the following:

1. Taxes
Type of Tax: County
Fiscal year: 2020/2021
Amount: \$23,568.92 annually
Parcel ID #: 043-180-011-000
Paid through: 2020/2021
Assessment: \$1,971,276.00 (total = land and improvements, if any)
2. Matters as shown and noted on Plat recorded in Plat Book 1, Page 3.
3. Matters as shown and noted on Plat recorded in Plat Book 11, Page 134.
4. Easement Deed in favor of Pacifica Gas and Electric Company, a California corporation set forth in instrument recorded on December 27, 1994 in Deed Book 4396, Page 686.
5. Septic Easement in favor of Peggy A. Andruss Surber, Trustee of the Peggy A. Andruss Surber Revocable Trust dated September 9, 1992 set forth in instrument recorded on August 30, 1996 in Deed Book 4760, Page 269.
6. Matters as shown and noted on Plat recorded in Plat Book 26, Page 140; Amended Record of Survey recorded in Plat Book 28, Page 51.
7. Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014927-00.
8. Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014928-00.
9. Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014929-00.
10. Conditional Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014930-00.
11. Conditional Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014931-00.

REPORT OF TITLE
(continued)

12. Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014933-00.
13. Certificate of Compliance, dated February 1, 2007 and recorded March 5, 2007 in Instrument No. 2007-0014935-00.

FIDELITY NATIONAL TITLE INSURANCE COMPANY



Authorized Signature

END OF REPORT

EXHIBIT "A"
Legal Description

Property located in El Dorado County, California

The real property situated in the County of El Dorado, State of California, described as follows:

All that portion of the Northeast quarter of the Northwest quarter of Section 8, Township 10 North, Range 12 East, M. D. M., being a portion of the land conveyed in that certain deed recorded in the El Dorado County Recorders office in Book 58 at Page 509, described more particularly as follows:

The West half of the Northeast quarter of the Northwest quarter and the West half of the East half of the Northeast quarter of the Northwest quarter of Section Eight (8) in Township ten (10) North of Range twelve (12) East Mount Diablo Meridian.

Excepting therefrom all that portion as described in the deed dated June 6, 1975 executed by Michigan-California Lumber Company, a limited partnership to Pollock Pines Fire Protection District recorded June 2, 1975 in Book 1325 of Official Records at Page 646, El Dorado County Records and by Gift Deed recorded June 27, 1975 in Book 1330 of Official Records, at Page 567, El Dorado County Records.

Also Excepting therefrom all that portion as described in the deed dated March 24, 1976, executed by Michigan-California Lumber Company, a partnership to Pacific Gas and Electric Company, a California corporation, recorded September 28, 1976 in Book 1432 of Official Records, Page 495, El Dorado County Records.

Also Excepting therefrom all that portion for the El Dorado Lumber Company's railroad as described in the deed executed by George Rieber et al to Bartlett Doe, recorded April 7, 1904 in Book 61 of Official Records, Page 328, El Dorado County Records.

AND BEING the same property conveyed to Sierra Pacific Industries, a California corporation from Michigan-California Lumber Company, a limited partnership by Grant Deed dated May 11, 1994 and recorded May 17, 1994 in Deed Book 4274, Page 441; AND FURTHER CONVEYED to Sierra Pacific Industries, a California corporation from Michigan-California Lumber Company, a limited partnership by Grant Deed dated May 11, 1994 and recorded May 17, 1994 in Deed Book 4274, Page 462; AND FURTHER CONVEYED to Sierra Pacific Industries, a California corporation formerly Sierra Pacific Transaction Company, a California corporation from Sierra Pacific Holding Company, a California corporation formerly known as Sierra Pacific Industries, a California corporation by Corporation Grant Deed dated December 17, 1996 and recorded December 26, 1996 in Deed Book 4829, Page 665.

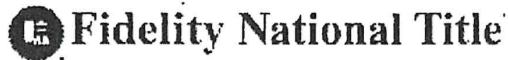
Tax Parcel No. 043-180-011-000

DEED CHAIN

- A. Type of Deed: Deed
From: Michigan-California Lumber Company, a corporation
To: Michigan-California Lumber Company, a limited partnership
Dated: November 22, 1965
Recorded on: November 24, 1965
Recorded in: Deed Book 766, Page 169
- B. Type of Deed: Grant Deed (Outsale)
From: Michigan-California Lumber Company, a limited partnership
To: Pollock Pines-Camino Fire Protection District
Dated: June 2, 1975
Recorded on: June 2, 1975
Recorded in: Deed Book 1325, Page 646
- C. Type of Deed: Deed of Gift (Outsale)
From: Michigan-California Lumber Company, a limited partnership
To: Pollock Pines-Camino Fire Protection District
Dated: June 27, 1975
Recorded on: June 27, 1975
Recorded in: Deed Book 1330, Page 567
- D. Type of Deed: Quitclaim Deed
From: Michigan-California Lumber Company, a corporation
To: Michigan-California Lumber Company, a limited partnership
Dated: March 16, 1976
Recorded on: March 25, 1976
Recorded in: Deed Book 1385, Page 235
- E. Type of Deed: Grant Deed (Outsale)
From: Michigan-California Lumber Company, a partnership
To: Pacific Gas and Electric Company, a California corporation
Dated: March 24, 1976
Recorded on: September 28, 1976
Recorded in: Deed Book 1432, Page 495
- F. Type of Deed: Grant Deed
From: Camino, Placerville & Lake Tahoe Railway Company, (being also known as Camino Placerville, & Lake Tahoe Railroad Company, and as Camino, Placerville and Lake Tahoe Railroad Company) a California corporation
To: Michigan-California Lumber Company, a California limited partnership
Dated: December 27, 1990
Recorded on: December 29, 1990
Recorded in: Deed Book 3483, Page 712
- G. Type of Deed: Grant Deed
From: Michigan-California Lumber Company, a limited partnership
To: Sierra Pacific Industries, a California corporation
Dated: May 11, 1994
Recorded on: May 17, 1994
Recorded in: Deed 4274, Page 441
- H. Type of Deed: Grant Deed
From: Michigan-California Lumber Company, a limited partnership
To: Sierra Pacific Industries, a California corporation
Dated: May 11, 1994
Recorded on: May 17, 1994
Recorded in: Deed Book 4274, Page 462

DEED CHAIN

- I. Type of Deed: Corporation Grant Deed
From: Sierra Pacific Holding Company, a California corporation formerly known as Sierra Pacific Industries, a California corporation
To: Sierra Pacific Industries, a California corporation formerly Sierra Pacific Transaction Company, a California corporation
Dated: December 17, 1996
Recorded on: December 26, 1996
Recorded in: Deed Book 4829, Page 665
- J. Type of Deed: Grant Deed (Outsale)
From: Sierra Pacific Industries, a California corporation
To: The State of California
Dated: February 3, 2000
Recorded on: September 12, 2000
Recorded in: Instrument No. 2000-0045498



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.

RECORDER'S OFFICE
EL DORADO COUNTY

OFFICIAL RECORDS
EL DORADO COUNTY, CALIF
RECORD REQUESTED BY

Probeck, Blaylock & Harrison

Nov 24 12 50 PM 1965

3080 JAMES W. SWEENEY
COUNTY RECORDER

*111 Sutter Street
San Francisco, Calif.
94102
Attn: Murray & Hayes*

Deed

MICHIGAN-CALIFORNIA LUMBER COMPANY, a corporation

the first part y

Hereby Grant to MICHIGAN-CALIFORNIA LUMBER COMPANY, a
limited partnership

the second part Y

All that Real Property situated in the
County of El Dorado, State of California
bounded and described as follows:

That certain real property and timber and timber rights described
on Exhibit "A" hereunto attached and by this reference made a part
hereof.

TOGETHER with any and all lands, real property, easements, rights of
way, timber, timber rights and any other interests in real property
owned by the grantor situate in the County of El Dorado, State of
California, at the time of the execution of this deed.

IN WITNESS WHEREOF the first part Y has executed this conveyance this

22nd day of November, 1965, by its officers
thereunto duly authorized.

Future tax statements may be mailed to: MICHIGAN-CALIFORNIA LUMBER COMPANY, a corporation

By *[Signature]* President
Michigan-California Lumber Company,
a limited partnership,
Camino, California.

By *[Signature]* Secretary

22511

RECORDS OFFICE
SAN FRANCISCO COUNTY

TO 449 C
(Corporation)

STATE OF CALIFORNIA
COUNTY OF San Francisco } SS.

On November 22nd 1965 before me, the undersigned, a Notary Public in and for said State, personally appeared W. S. [unclear] known to me to be the President, and [unclear] known to me to be the SEAL Secretary of the corporation that executed the within instrument to be for the persons who executed the within instrument to be for the persons who executed the within instrument to be for the persons who executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature: [Signature]
Name (Typed or Printed) Maudie W. Nash

My Commission expires October 14, 1966

766 PAGE 170



2021 06/08 11:00 AM
PLANNING REQUEST

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: CVL03156

Address: 4001 Carson Road
Camino, CA. 95709

APN: 043-180-011-000

Signature: *Gary Blanc*
Owner or owner's authorized representative

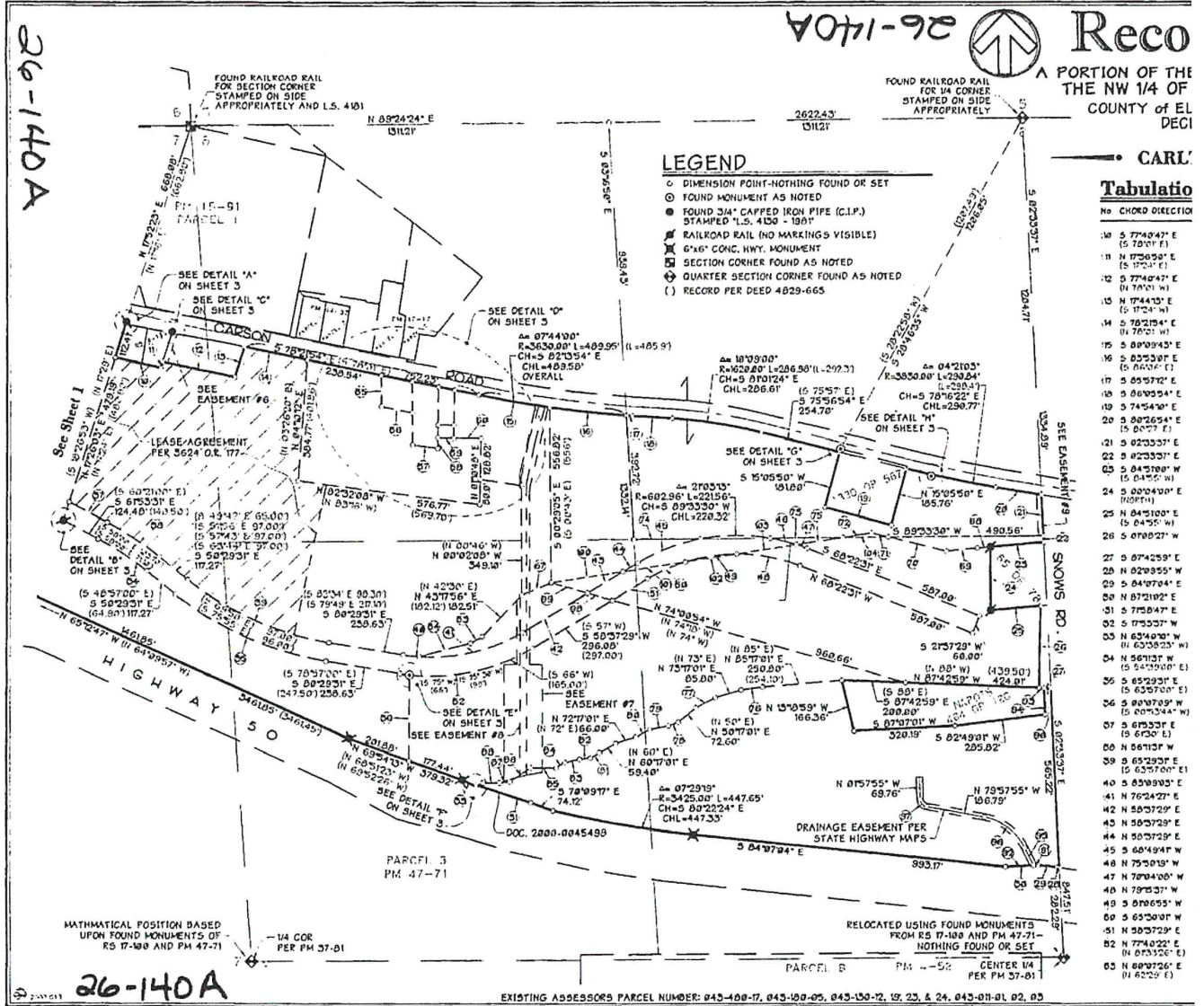
Name & Title: Gary Blanc - Manager
Please print

31878 DEL OBISPO ST. SUITE 118-454
SAN JUAN CAPISTRANO, CA 92675

(925) 785-3727
WWW.TSJCONSULTINGINC.COM

CUP21-0006

26-140A



BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS BASED UPON G.P.S. OBSERVATION AND IS TRUE NORTH

NOTES

1) THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE PROPERTY DESCRIBED IN BK. 4029 O.R. PG. 665 LYING SOUTH OF CARSON ROAD.

REFERENCES

PM 31-159 PM 35-143 PM 4-52 RS 24-127
 PM 3-64 PM 8-121 PM 47-71 RS 13-88
 PM 47-2 PM 15-91 PM 37-61 RS 1-3
 PM 44-37 PM 14-07 RS 9-159 RS 8-123
 PM 42-7 PM 37-114 RS 17-100

CAMINO, PLACERVILLE, AND LAKE TAHOE RAILROAD RIGHT OF WAY MAP.

STATE HWY. RIGHT OF WAY MAP FOR STATE HWY 50 APPROVED MARCH 23, 1925 (CARSON RD.)

STATE HWY RIGHT OF WAY MAP FOR STATE HWY 60 APPROVED RIGHT OF WAY MAPS

EL DORADO COUNTY RIGHT OF WAY MAP FOR CARSON RD. No. 89 PROJECT No. 55-26 JUNE 1975.

EASEMENTS

- 1) A VARIABLE WIDTH CONSTRUCTION EASEMENT PER TRACT 14 OF 641 O.R. 550
- 2) 20' WIDE TEMPORARY CONSTRUCTION EASEMENT PER TRACT 12 OF 641 O.R. 550.
- 3) 22' WIDE TEMPORARY CONSTRUCTION EASEMENT PER TRACT 13 OF 641 O.R. 550.
- 4) 16' WIDE WATERLINE EASEMENT PER TRACT 6 OF 641 O.R. 550.
- 5) 20' WIDE TEMPORARY CONSTRUCTION EASEMENT PER TRACT 11 OF 641 O.R. 550.
- 6) 16' WIDE ROAD RIGHT OF WAY PER 550 O.R. 422
- 7) TEMPORARY CONSTRUCTION EASEMENT PER PARCEL 3 OF 354 O.R. 125.
- 8) WATERLINE EASEMENT PER PARCEL 1 OF 354 O.R. 125.
- 9) 15' WIDE ROAD EASEMENT PER 50 O.R. 510 AND 50 O.R. 618.



Reco

A PORTION OF THE THE NW 1/4 OF 1

COUNTY of EL D DECEMI

CARLI

SURVEYOR

THIS MAP CORRECTLY INDICATES THE DIRECTION IN CON PROFESSIONAL LAND SURVEYOR SIERRA ELECTRIC INDUS

Jana C. Will
 JANA C. WILL
 COUNTY SURVEYOR
 LIC. EXP. DATE 09-3

COUNTY SI

THIS MAP HAS BEEN EL PROFESSIONAL LAND SU

DANIEL RUSSELL
 DANIEL S. RUSSELL
 COUNTY SURVEYOR
 COUNTY OF EL DORADO

Richard L. Briner
 RICHARD L. BRINER L.S.
 DEPUTY SURVEYOR
 COUNTY OF EL DORADO

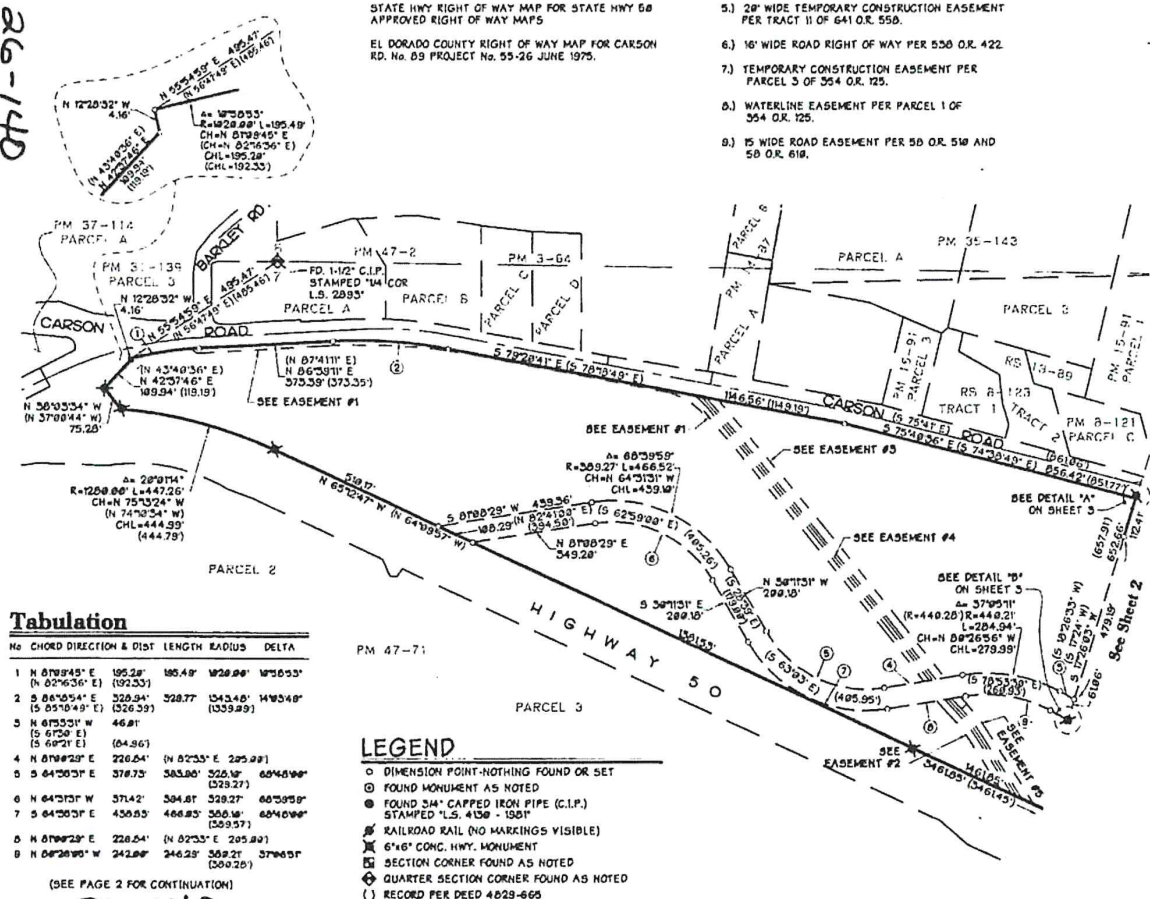
COUNTY R

FILED THIS 2nd DAY IN BOOK 26 OF THE REQUEST OF

DOCUMENT NUMBER 2
 WILLIAM E. SCHULTZ
 COUNTY RECORDER, CI
 COUNTY OF EL DORADO

BY: *William E. Schultz*
 WILLIAM E. SCHULTZ
 COUNTY RECORDER, CI
 COUNTY OF EL DORADO

26-140



Tabulation

No	CHORD DIRECTION & DIST	LENGTH	RADIUS	DELTA
1	N 07°34'51" E 185.28' (N 07°36'36" E) (192.33')	185.49'	182.80'	17°50'55"
2	S 06°05'54" E 326.94' (S 05°16'49" E) (326.39')	328.77'	343.46'	14°53'48"
3	N 67°53'31" W 46.81' (S 67°50" E) (64.86')	46.81'	(64.86')	
4	N 07°08'29" E 226.64' (N 07°23' E) (225.89')	226.64'	(N 07°23' E) (225.89')	
5	S 64°30'31" E 378.73' (S 64°21' E) (379.27')	383.80'	326.18'	65°46'00"
6	N 64°31'31" W 371.42' (S 64°30'31" E) (430.83')	304.81'	329.27'	66°53'58"
7	S 64°30'31" E 430.83' (S 64°21' E) (379.27')	466.83'	306.18'	66°46'00"
8	N 07°08'29" E 226.64' (N 07°23' E) (225.89')	226.64'	(N 07°23' E) (225.89')	
9	N 06°38'00" E 242.88' (S 64°21' E) (379.27')	246.28'	309.21'	37°06'51"

LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" CAPPED IRON PIPE (C.I.P.) STAMPED "L.S. 4150 - 1581"
- ▬ RAILROAD RAIL (NO MARKINGS VISIBLE)
- ▬ 6"x6" CONC. HWY. MONUMENT
- ⊠ SECTION CORNER FOUND AS NOTED
- ⊠ QUARTER SECTION CORNER FOUND AS NOTED
- () RECORDED PER DEED 4029-665

(SEE PAGE 2 FOR CONTINUATION)

EXISTING ASSESSORS PARCEL NUMBER: 043-460-7, 043-100-05, 043-150-12, 19, 23, & 24, 043-071-01 02, 05.



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

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: CDS, Long Range Planning
Attn: Natalie Porter/Katie Jackson
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442/(530) 621-6624
Email: natalie.porter@edcgov.us
katie.jackson@edcgov.us

Applicant Information:

Name: Emily Golubow
Address: 27128 Paseo Espada #A-1521, San Juan Capistrano, CA 92675

Phone #: 949-295-7387
Email: emily@tsjconsultinginc.com

Project Information:

Name of Project: CVL03156-Carson Road
Project Location: 4001 Carson Road, Camino, CA 95709
APN(s): 043-180-011-000

Planning Number: _____
Bldg Size: 1250 SF
Project Planner: Dan Connell
Number of units: 1 cell tower

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

Install new cwic cabinet and 30KW standby back up generator, install new fiber and DC cables to new antennas, install new 7' high chain link enclosure, install new underground utilities from sources to equipment, install (13) new panel antennas, install (15) new RRUS, install (3) new DC-9 surge protectors, install (1) new GPS antenna, install (1) new 160' tall monopine, install DC power trunks to support RRUS.

Please attach a project site plan

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

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

Rev 10/16/17

CUP21-0006



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

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
- 2,300 square feet or less for shopping center
- 8,600 square feet or less for general office
- 10,000 square feet or less for industrial
- 28,000 square feet or less for warehouse
- 38,000 square feet or less for mini-storage
- 20,000 square feet or less for churches
- 20 or less sites for campgrounds
- 20 or less rooms for hotel/motel/B&B

None apply – a 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. Long Range 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 CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

PRINT

Rev 10/16/17