

SETBACK WAIVER JUSTIFICATION NARRATIVE

5005 Loch Leven Drive, Pollock Pines, CA 95726
Assessor's Parcel No. 042-321-007-000

In the Spring of 2024, the property owner was contacted by Public Safety Towers Company (PSTC) representatives inquiring if the property owner would be interested in leasing ground space on his property for a new wireless communications facility. The property owner's interest in doing so was motivated by two key factors. He wanted this facility to be of benefit to his neighbors in the Sly Park Hills community and surrounding area by facilitating improved wireless communications services, which is currently devoid of reliable wireless communication services by the primary service providers AT&T, Verizon and T-Mobile. The property owner was also most interested in making sure the location of the facility was in such a location that provided the least possible intrusion and visibility of the facility to he and his neighbors, the surrounding property owners.

The subject parcel of property consists primarily of open space natural grasses and brush with mature pine trees around the periphery of the property. With the property owner's good neighbor principle in mind, the proposed facility was strategically located adjacent to a cluster of mature pine trees at the southwesterly portion of the property to help conceal the facility from as many viewpoints as possible surrounding the facility. This location also offered an unobtrusive and minimal new access route to the facility off Rainbow Trail.

On September 19, 2024, I met with Matthew Aselage, Associate Planner with the County of El Dorado Planning Department, to go over the current set of project plans and policies and procedures necessary to submit this project via a CUP/Minor Use Permit Application process. During our discussion, I was informed that the setback requirements for this project to adjoining property lines pursuant to County Code Section 130.40.130, would be a minimum of 30'. Consequently, the facility and project plans were designed to meet that setback requirement. Project plans and all applicable CUP/Minor Use Permit Application documents were submitted and received by the County on Wednesday, December 18, 2024. The application documents, project drawings with setbacks, were all in compliance with the County Code requirements that were in effect at the time of the application submittal.

During the scheduled Technical Advisory Committee Meeting on March 17, 2025, I was informed County Code Section 130.40.130 was revised and codified by the County in January of this year.

Sec. 130.40.130 Subsection F-2. Setbacks. Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure. For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower. Setback waivers may be considered by the discretionary permit authority, as needed, to

allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

The proposed 140' tall monopine is approximately 202' from the closest residential structure which is on the adjacent westerly parcel of property at the corner of Rainbow Trail and Loch Leven Drive. The proposed monopine structure is 52'-4" from the westerly property line while the fenced compound is 30' from the same property line.

The proposed communications compound location was selected collaboratively with the property owner, PSTC construction manager, A&E vendor and the El Dorado County Code that was in effect at the time. Ease of access to the proposed site i.e. distance from the public right of way, grade differential, minimum disruption of existing trees and use of existing trees to help conceal as much of the proposed facility as possible, were taken into consideration in locating the communications facility. Since this proposed project cannot meet the County's recently codified revised tower setback requirement of 1.5' per each foot of height of the communications structure to the nearest lot line or structure, we respectfully request a setback waiver as part of the pending CUP/Minor Use Permit Application

The monopine structure height of 140' under the current code, would require a setback of 210' to the nearest property line or structure. Should the proposed communications facility be moved to the east of its current location, the facility would encroach upon the property owner's existing septic system leach field and designated leach field replacement area which encumbers a significant amount of area between the current facility location and easterly property line. We believe moving the facility to the east, at any distance, is problematic because of the location and encumbered ground area size of the existing underground septic system leach fields.

Additionally, during the March 17, 2025 TAC meeting, the site location was discussed in detail to ensure that it did not encroach on the septic system, leach field, and the contingency areas that are required by the county in the event that the leach field fails for whatever reason.

Moving the facility to the north northeast of its current location would pose similar encroachment issues with the existing septic system, encounter hard cap subsurface material, will have to contend with sloping topography, lengthen the access driveway to the facility while also having to cross over a natural drainage course. This option would also place the monopine structure in the middle of an open field exposing it to the greatest number of viewpoints.

Moving the facility to the south southeast of its current location would place the facility at a lower elevation and below the onsite water drainage course, thereby placing the facility in a drainage area. To counter these natural conditions, the height of the monopine structure would need to be increased to account for the elevation loss and onsite excavating will most likely be required to place the compound area on an elevated pad and possibly the same for the access drive from Rainbow Trail, so that both improvements are not impacted by rain and snow runoff. Since the area to the south southeast is also more wooded, there will be the need to remove existing trees.

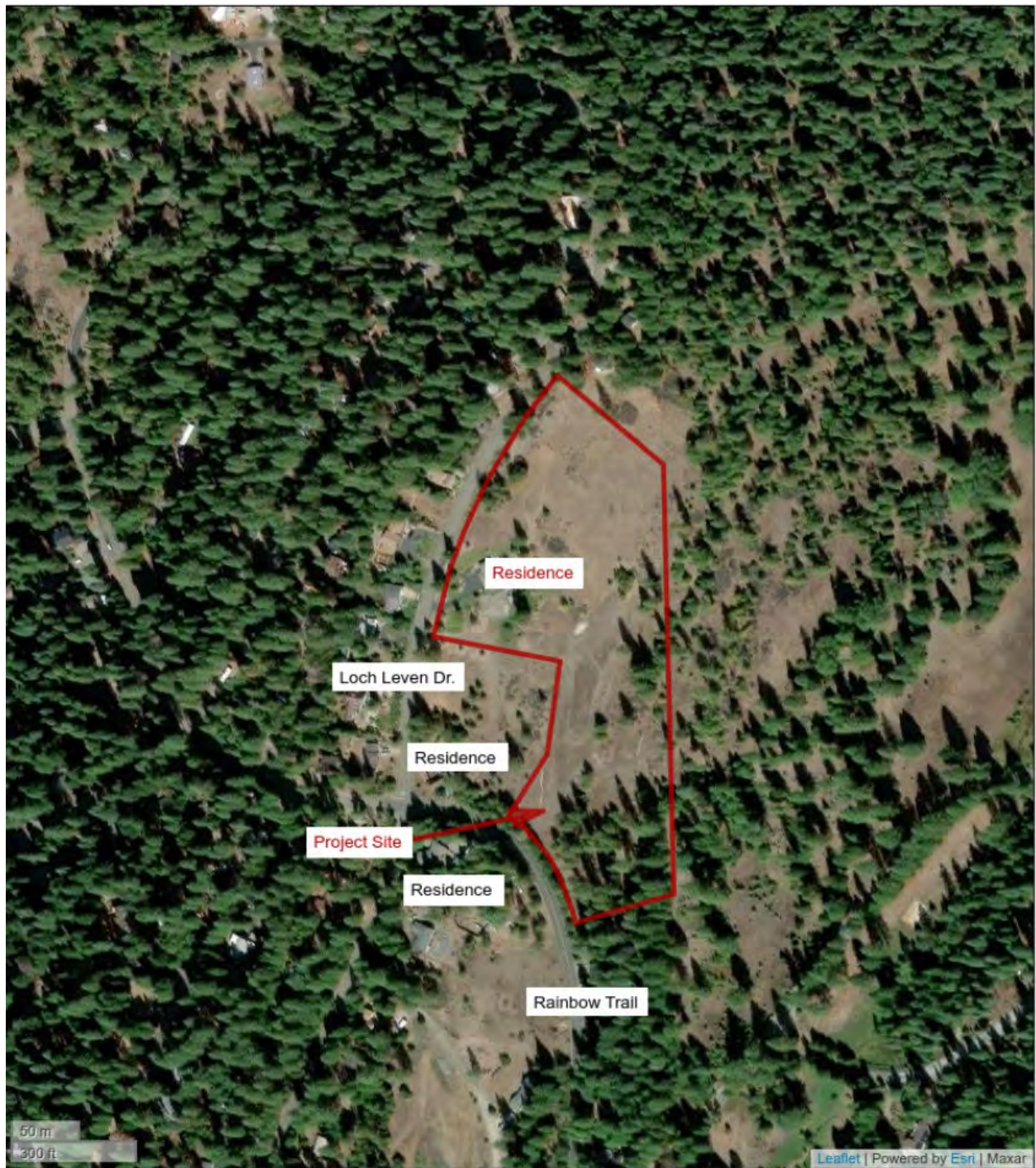
This wireless telecommunications facility is needed for public safety purposes. As the images below show, there are not any carriers that have good coverage in this highly used recreational area.

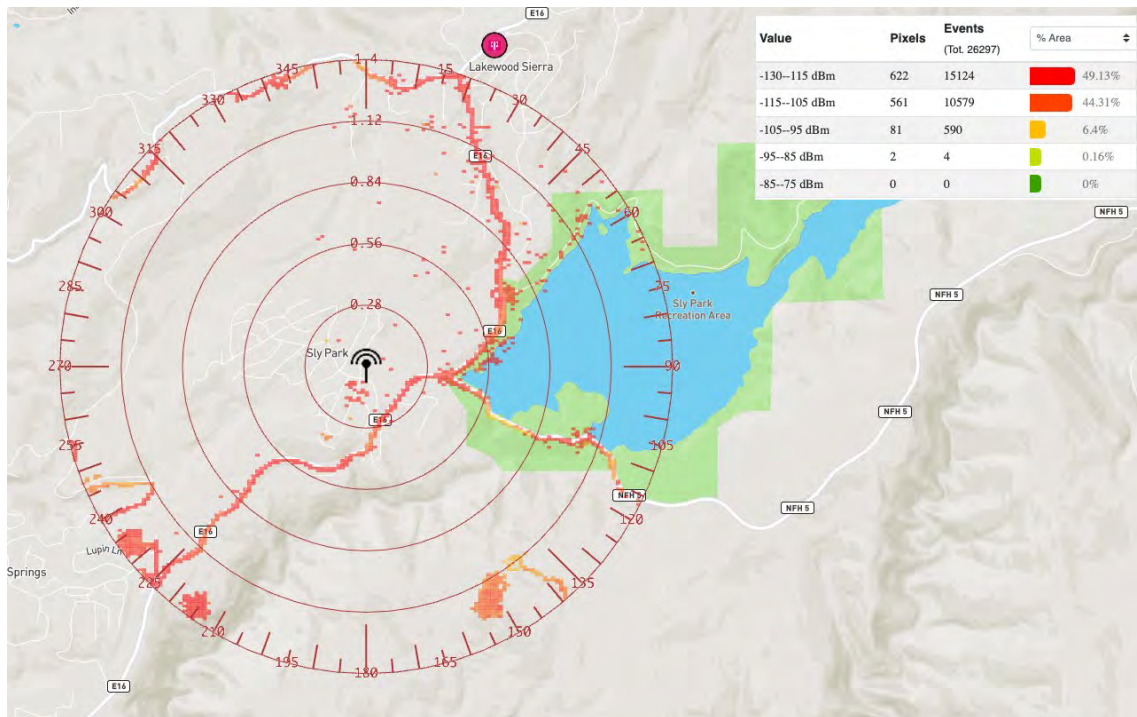
The El Dorado County Fire Department and the El Dorado County Fire Chiefs strongly support this project. The support for this project stems from the recognition that a lack of wireless coverage is a public safety issue. As of 2023, 76.0% of adults and 86.8% of children live in wireless-only households, and approximately 90% of 911 calls are made from wireless devices. Gaps in wireless coverage limit or prevent routine communication and access to critical services. Without reliable wireless networks, people struggle to contact 911 during emergencies, resulting in delayed response times for medical, fire, or law enforcement assistance. It also limits access to real-time alerts about natural disasters, severe weather, or other threats, leaving communities vulnerable.

El Dorado County has an extensive wildland fire history. Most recently, the Caldor Fire burned up to and around the southern side of Jenkinson Lake – the area that this proposed FirstNet project is designed to provide vital wireless coverage.

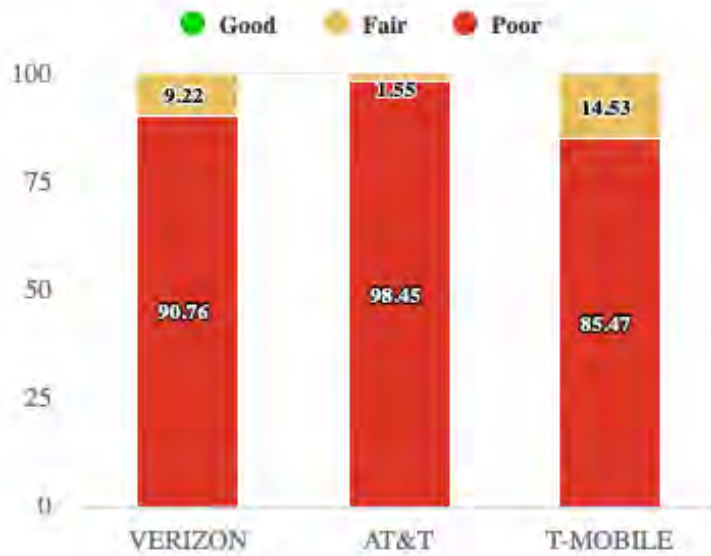
As demonstrated in Image 1, there is a significant gap in the wireless coverage. As a result, there is either very poor or no coverage whatsoever in the Jenkinson Lake and Sly Park Recreation Area.

Image 2 shows the quality of coverage in Sly Park. It is essential to acknowledge that none of the three major wireless carriers has reliable (“good”) coverage in this area. Most importantly, AT&T/FirstNet currently has the worst coverage, making this project all the more crucial for public safety.





Situation in the area by carrier



PROJECT SCOPE

1. PROPOSED INSTALLATION OF A 1200 SQFT WIRELESS COMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR PSTC.

2. PSTC IS PROPOSING TO INSTALL THE FOLLOWING:

- (1) PSTC 140'-0" TALL MONOPINE
- (1) 1200 SQFT WOOD FENCED COMPOUND
- (1) UTILITY H-FRAME
- INSTALLATION OF NEW 400A ELECTRICAL SERVICE, AND FIBER SERVICE
- NEW 12.0' WIDE INGRESS/EGRESS & 5.0' WIDE UTILITY EASEMENT BETWEEN RAINBOW TRAIL & NEW LEASE AREA

3. AT&T IS PROPOSING TO INSTALL THE FOLLOWING ON THE (N) MONOPINE:

- ANTENNA MOUNTING ASSEMBLIES
- (12) ANTENNAS
- (12) REMOTE RADIO UNITS (RRUs)
- (3) DC-9 SURGE SUPPRESSORS
- (3) FIBER TRUNKS
- (9) DC POWER TRUNKS

4. AT&T IS PROPOSING TO INSTALL THE FOLLOWING WITHIN A 16'X20' AREA OF THE (N) FENCED COMPOUND:

- (1) OUTDOOR WUC CABINET ON (N) CONC PAD
- (1) 30KW DIESEL GENERATOR ON (N) CONC PAD
- (1) GPS UNIT
- (1) UTILITY H-FRAME
- (1) ICE BRIDGE
- NEW 200A ELECTRICAL AND FIBER SERVICE.

PROJECT CONTACTS


APPLICANT:
PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008
STEPHANIE VANDERVEEN
PH: 619. 417.9925

TOWER OWNER:
PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

PROPERTY OWNER:
DOUGLAS C & KATHLEEN A BAXTER TRUST
DOUGLAS BAXTER
PH: 530.644.4311

ZONING/PERMITTING AGENT:
PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008
ATTN: FRANK SCHABARUM
PH: 619.743.0309

SURVEYOR:
AMBIT CONSULTING
PATRICK B. DONOHOE, PLS



Know what's below.
Call before you dig.



PUBLIC SAFETY TOWERS
COMPANY

PSTC# POLLP01

CARRIER SITE ID: CVL04301

FA #:15775182

5005 LOCH LEVEN DR

POLLOCK PINES, CA 95726

ZONING DRAWINGS

PROJECT INFORMATION		DRIVING DIRECTIONS	
<div>SITE NAME: ADDRESS: JURISDICTION: APN #: ZONING LATITUDE: LONGITUDE: GROUND ELEVATION: SOURCE: (P) STRUCTURE TYPE: (P) STRUCTURE HEIGHT: (P) GROUND LEASE AREA: (P) COMPOUND IMPERVIOUS AREA: (P) ACCESS IMPERVIOUS AREA: OCCUPANCY: GROUP:</div>		<div>POLLP01 5005 LOCH LEVEN DR POLLOCK PINES, CA 95726 COUNTY OF EL DORADO 042-321-007 R2A 38° 43' 10.33" N (38.719536°) 120° 34' 50.95" W (-120.580819°) 3605.0 AMSL 1A CERTIFICATION MONOPINE 140'-0" 1200 SQ FT 1518 SQ FT 1075 SQ FT U II-B</div> <div>FROM SACRAMENTO INTERNATIONAL AIRPORT: 1. GET ON I-5 S FROM AIRPORT BLVD, AVIATION DR AND AIRPORT BLVD 2. MERGE ONTO I-5 S 3. USE THE RIGHT 2 LANES TO TAKE EXIT 518 TO MERGE ONTO CA-99 S/I-80BL E/US-50 E 4. CONTINUE ONTO US-50 E/EL DORADO FWY 5. TAKE EXIT 60 FOR SLY PARK RD 6. TURN RIGHT ONTO SLY PARK RD 7. TURN RIGHT ONTO RAINBOW TRAIL 8. DESTINATION WILL BE ON THE RIGHT TOTAL MILES: 73.7</div>	
		<div>RECEIVED DEC 17 2024 EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT</div>	



SHEET INDEX	
T1.0	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SITE SURVEY
A1.0	OVERALL PARCEL PLAN
A1.1	OVERALL SITE PLAN
A1.2	OVERALL DIMENSION PLAN
A2.0	(P) ENLARGED SITE PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	ACCESS ROAD DETAILS

DRAWN BY: CL

CHECKED BY: CL

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT


GOVERNING CODES

ALL WORK IS TO COMPLY WITH THE FOLLOWING CODES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA HISTORICAL BUILDING CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- APPLICABLE LOCAL BUILDING CODES & CITY/COUNTY ORDINANCES

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

APPROVALS		
FINAL CONSTRUCTION DRAWINGS SIGN-OFF		
** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.		
CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		



CAPITAL DESIGN SERVICES

1910 4TH AVE E, PMB 196
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

DRAWN BY: CL

CHECKED BY: CL

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT

LICENSER

PRELIMINARY

PROJECT INFORMATION

POLLP01

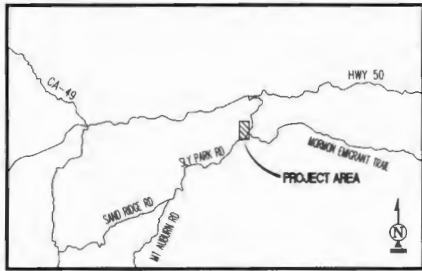
5005 LOCH LEVEN DR
POLLOCK PINES, CA 95726

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0



VICINITY MAP
N.T.S.

SURVEY DATE
08/20/2024

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE 2 STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA TWO STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99977135

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06017C0825E, DATED 9/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

TRACT 1, RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 2018-0013474-00 ON APRIL 13, 2018.

LEGEND

AP	ASPHALT	UTILITY METER
NG	NATURAL GRADE	FIRE HYDRANT
P.O.B.	POINT OF BEGINNING	UTILITY POLE
P.O.C.	POINT OF COMMENCEMENT	POSITION OF GEODETIC COORDINATES
P.O.T.	POINT OF TERMINUS	SPOT ELEVATION
		WATER CONTROL VALVE
		TREES
		PINE TREES
		WOOD FENCE
		"HOG-WIRE" FENCE
		OVERHEAD LINES
		STREET CENTERLINES
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINES
		LEASE AREA LIMITS
		MAJOR CONTOUR INTERVAL
		MINOR CONTOUR INTERVAL

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #JUST77991, ISSUED BY U.S. TITLE SOLUTIONS, DATED JUNE 14, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

4. EASEMENTS AND RIGHTS OF WAY

NONE FOUND WITHIN PERIOD SEARCHED.

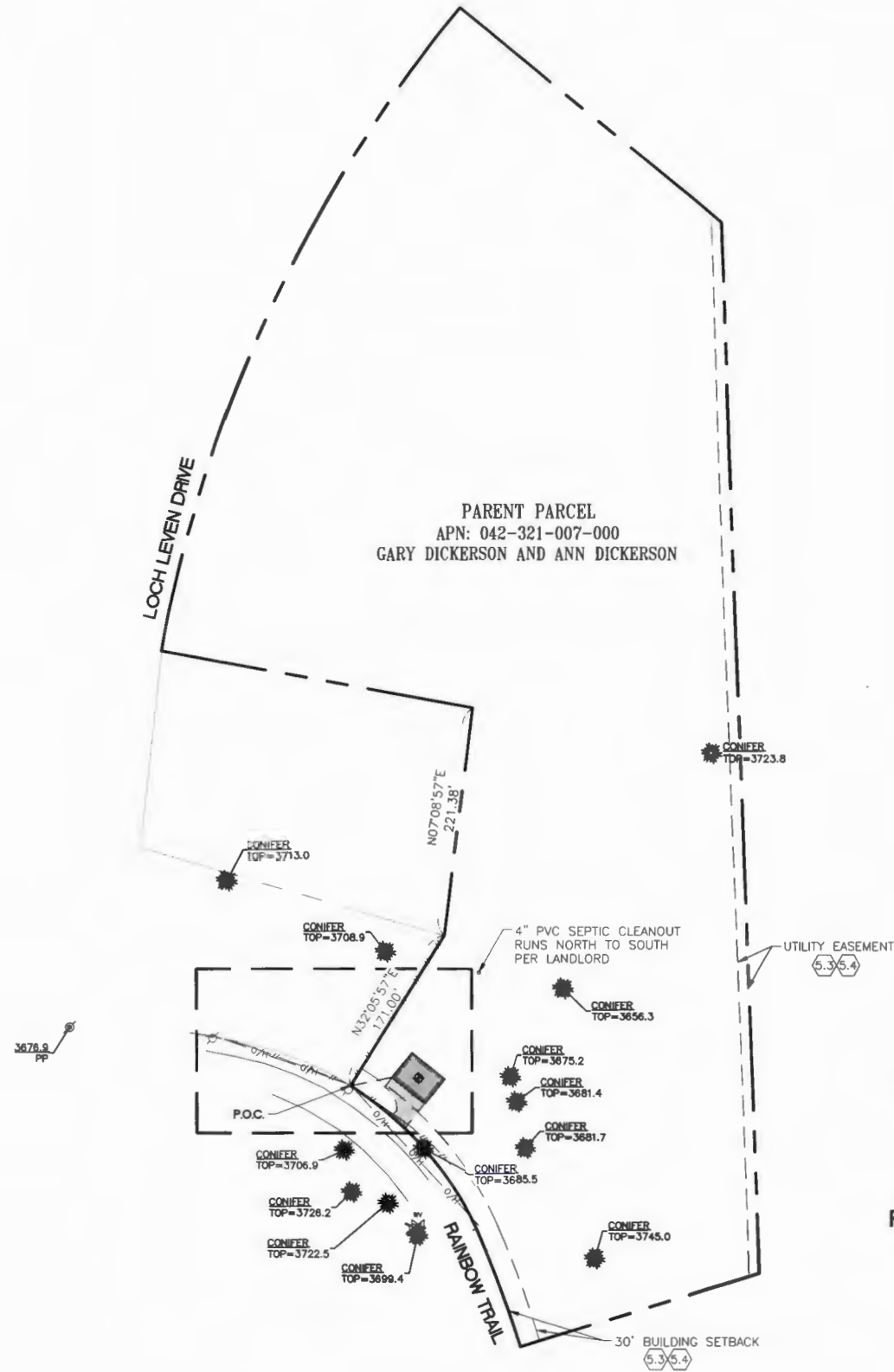
5. OTHER RECORDED DOCUMENTS

5.1 RECORD OF SURVEY RECORDED APRIL 12, 2018, IN INSTRUMENT NO: 2018-0013474-00 (NOTHING TO PLOT)

5.2 ASSESSMENT MAP RECORDED AUGUST 26, 2015, IN INSTRUMENT NO: 2015-0040190-00. (BLANKET IN NATURE)

5.3 PARCEL MAP A PORTION OF SW 1/4 SEC. 18 T. 10 N., R. 13 E., M.D.M. RECORDED AUGUST 11, 1981, IN BOOK 29, PAGE 112. (AS SHOWN ON SURVEY)

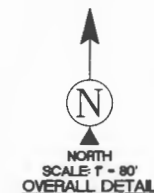
5.4 PLAT OF SLY PARK HILLS UNIT NO. 1 RECORDED MAY 16, 1961, IN BOOK C, PAGE 70 (AS SHOWN ON SURVEY)



RECEIVED

DEC 17 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



PROJECT INFORMATION:

POLL01

5005 LOCH LEVEN DRIVE
POLLOCK PINES, CA 95726

EL DORADO COUNTY

ORIGINAL ISSUE DATE:

08/22/2024

REV.: DATE: DESCRIPTION: BY:

0	08/22/2024	PRELIMINARY	CK
1	10/11/2024	TITLE/DESIGN (C)	CK

PROJECT COORDINATION:



SURVEY PREPARED BY:



DRAWN BY: CHK.: APV.:

CK	NS	MF
----	----	----

LICENSER:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

LEASE AREA LEGAL DESCRIPTION

A PORTION OF TRACT 1, RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 2018-0013474-00 ON APRIL 13, 2018 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF RAINBOW TRAIL FROM WHICH THE INTERIOR ANGLE POINT OF SAID TRACT 1 BEARS THE FOLLOWING TWO COURSES:
NORTH 32°05'57" EAST, 171.00 FEET;
THENCE NORTH 07°08'57" EAST, 221.38 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 78°21'03" EAST, 41.53 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 38°58'24" EAST, 30.00 FEET; THENCE SOUTH 51°01'36" EAST, 40.00 FEET; THENCE SOUTH 38°58'24" WEST, 30.00 FEET; THENCE NORTH 51°01'36" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1200 SQUARE FEET (0.028 ACRES) OF LAND, MORE OR LESS.

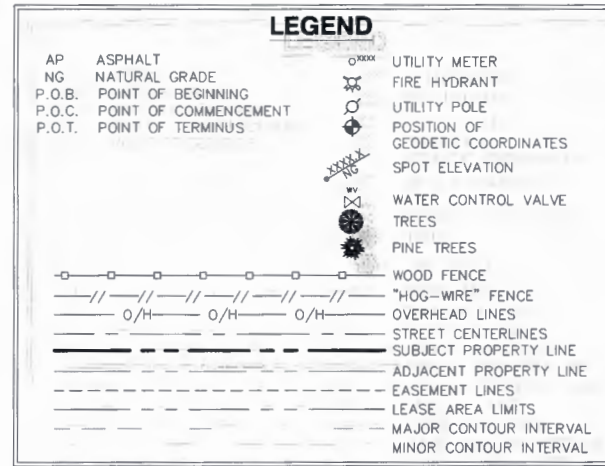
ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF TRACT 1, RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 2018-0013474-00 ON APRIL 13, 2018 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF RAINBOW TRAIL FROM WHICH THE INTERIOR ANGLE POINT OF SAID TRACT 1 BEARS THE FOLLOWING TWO COURSES:
NORTH 32°05'57" EAST, 171.00 FEET;
THENCE NORTH 07°08'57" EAST, 221.38 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 78°21'03" EAST, 41.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 51°01'36" EAST, 40.00 FEET; THENCE SOUTH 38°58'24" WEST, 25.39 FEET TO A POINT OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'28" AN ARC DISTANCE OF 5.71 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF RAINBOW TRAIL; SAID POINT BEING ON A NON-TANGENT CURVE THE CENTER POINT OF WHICH BEARS SOUTH 44°02'30" WEST, 322.05 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°08'47" WEST, 17.68 FEET (CHORD NORTH 47°31'52" WEST, 17.68 FEET); THENCE DEPARTING SAID RIGHT OF WAY NORTH 38°58'24" EAST, 7.97 FEET TO A POINT OF NON-TANGENT CURVE THE CENTER POINT OF WHICH BEARS NORTH 87°53'47" WEST, 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'48" AN ARC DISTANCE OF 23.18 FEET (CHORD NORTH 24°27'42" WEST, 22.36 FEET); THENCE NORTH 51°01'36" WEST, 3.00 FEET; THENCE NORTH 38°58'24" EAST, 12.00 FEET TO THE POINT OF BEGINNING.



POSITION OF GEODETIC COORDINATES
LATITUDE 38° 43' 10.33" (38.719536°) NORTH (NAD83)
LONGITUDE 120° 34' 50.95" (122.580819°) WEST (NAD83)
GROUND ELEVATION @ 3605.0' (NAVD88)

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DEC 17 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PROJECT INFORMATION:

POLLPO1

5005 LOCH LEVEN DRIVE
POLLOCK PINES, CA 95726

EL DORADO COUNTY

ORIGINAL ISSUE DATE:

08/22/2024

REV.: DATE: DESCRIPTION: BY:

0	08/22/2024	PRELIMINARY	CK
1	10/11/2024	TITLE/DESIGN (C)	CK

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
3101 4TH AVE E, SUITE 303
OLYMPIA, WA 98505
360.991.1501
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

ambit consulting
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH: (480) 659-4072
WWW.AMBITCONSULTING.US

DRAWN BY: CHK: APV:

CK NS MF

LICENSER:

MATTHEW R. FORD
No. 9588
DATE: 10/11/2024

SHEET TITLE:

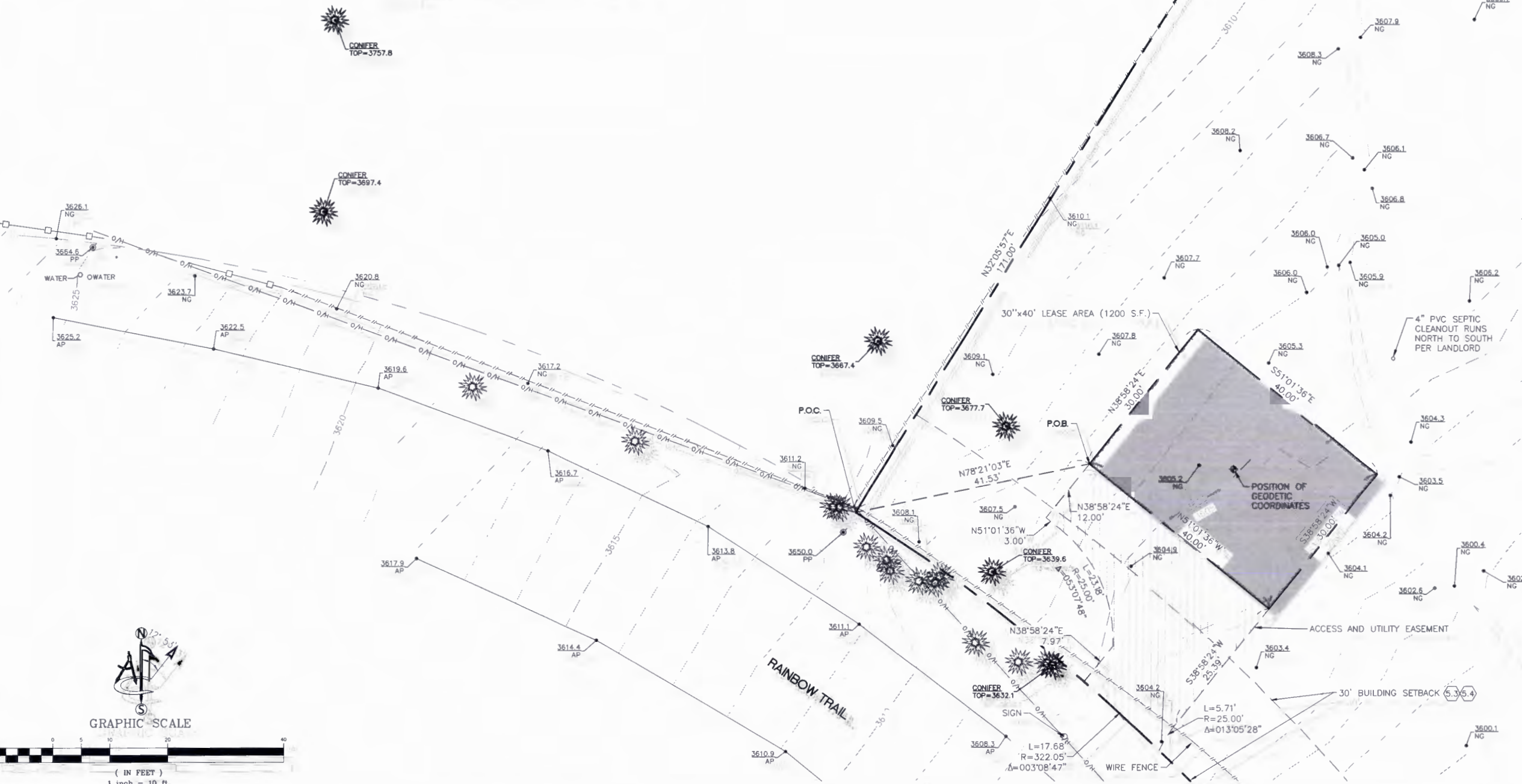
SURVEY DETAIL

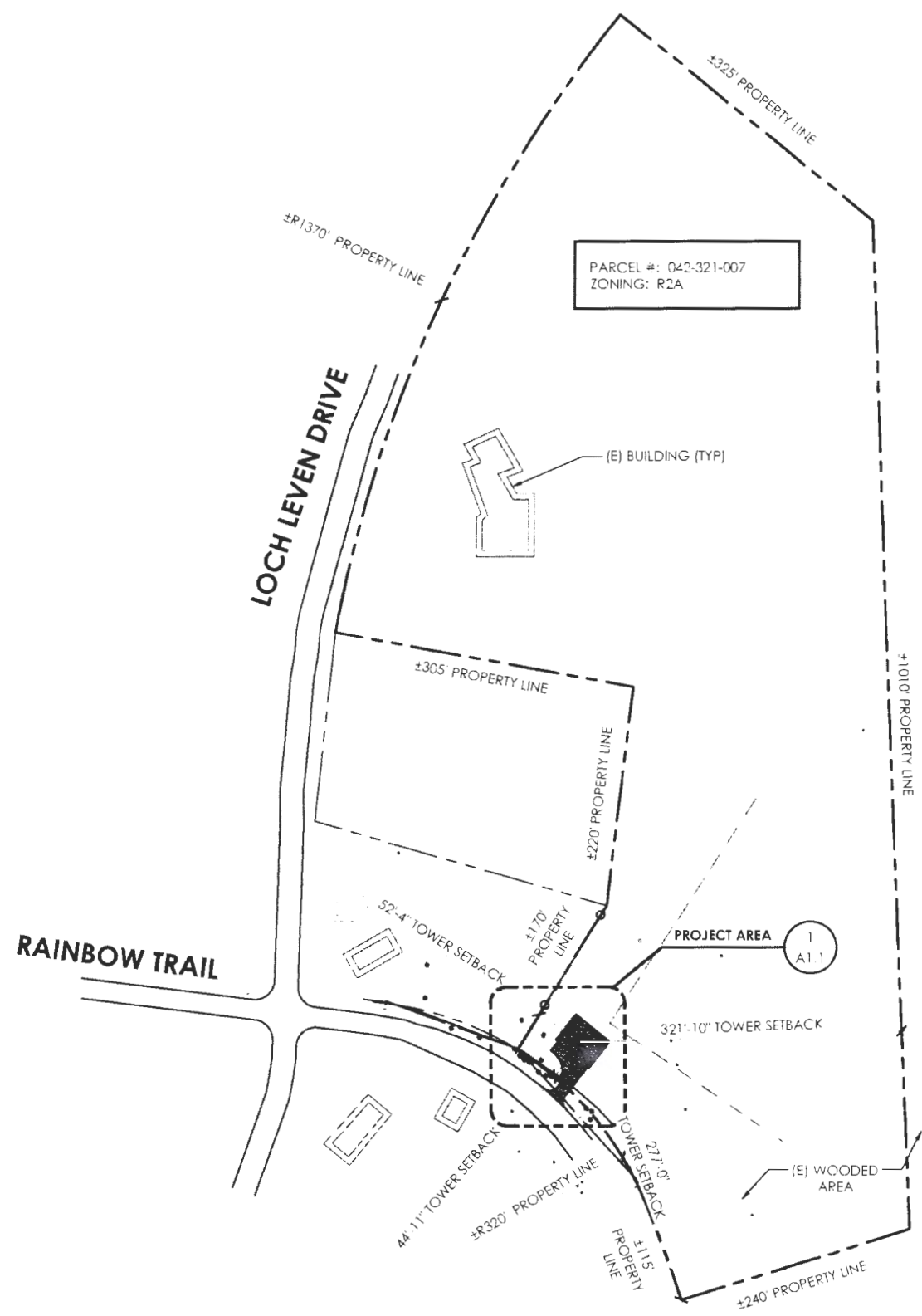
SHEET NUMBER:

LS-2

26.0095 C-2 Page 8 of 26

CUP24-0013





PARCEL #: 042-321-007
ZONING: R2A

(E) BUILDING (TYP)

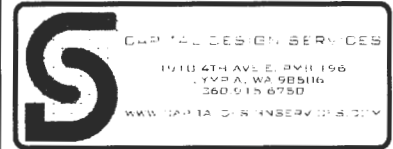
PROJECT AREA
1
A1.1

321'-10" TOWER SETBACK

(E) WOODED AREA

NOTES:

1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



DRAWN BY: CL
CHECKED BY: CL

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
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LICENSER
PRELIMINARY

PROJECT INFORMATION

POLLP01

5005 LOCH LEVEN DR
POLLOCK PINES, CA 95726

SHEET TITLE
OVERALL PARCEL PLAN

SHEET NO.
A1.0

RECEIVED

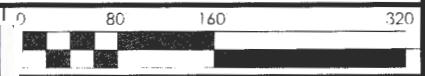
DEC 17 2024

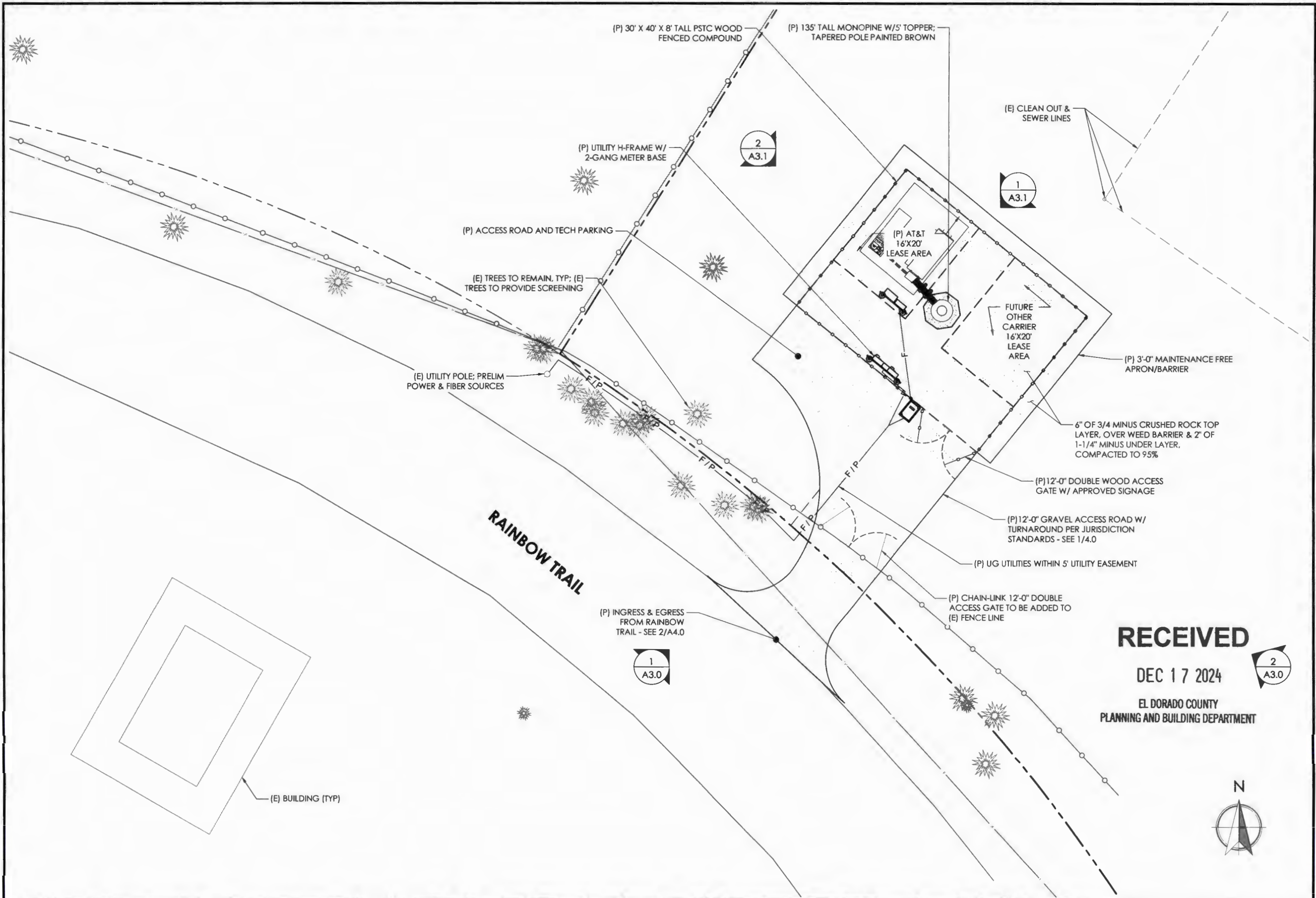
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



1 OVERALL PARCEL PLAN

11 X 17 SCALE: 1" = 160'-0"
22 X 34 SCALE: 1" = 80'-0"





DRAWN BY: CL
CHECKED BY: CL

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
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SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.1

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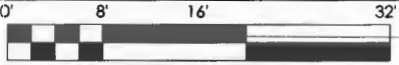
DEC 17 2024

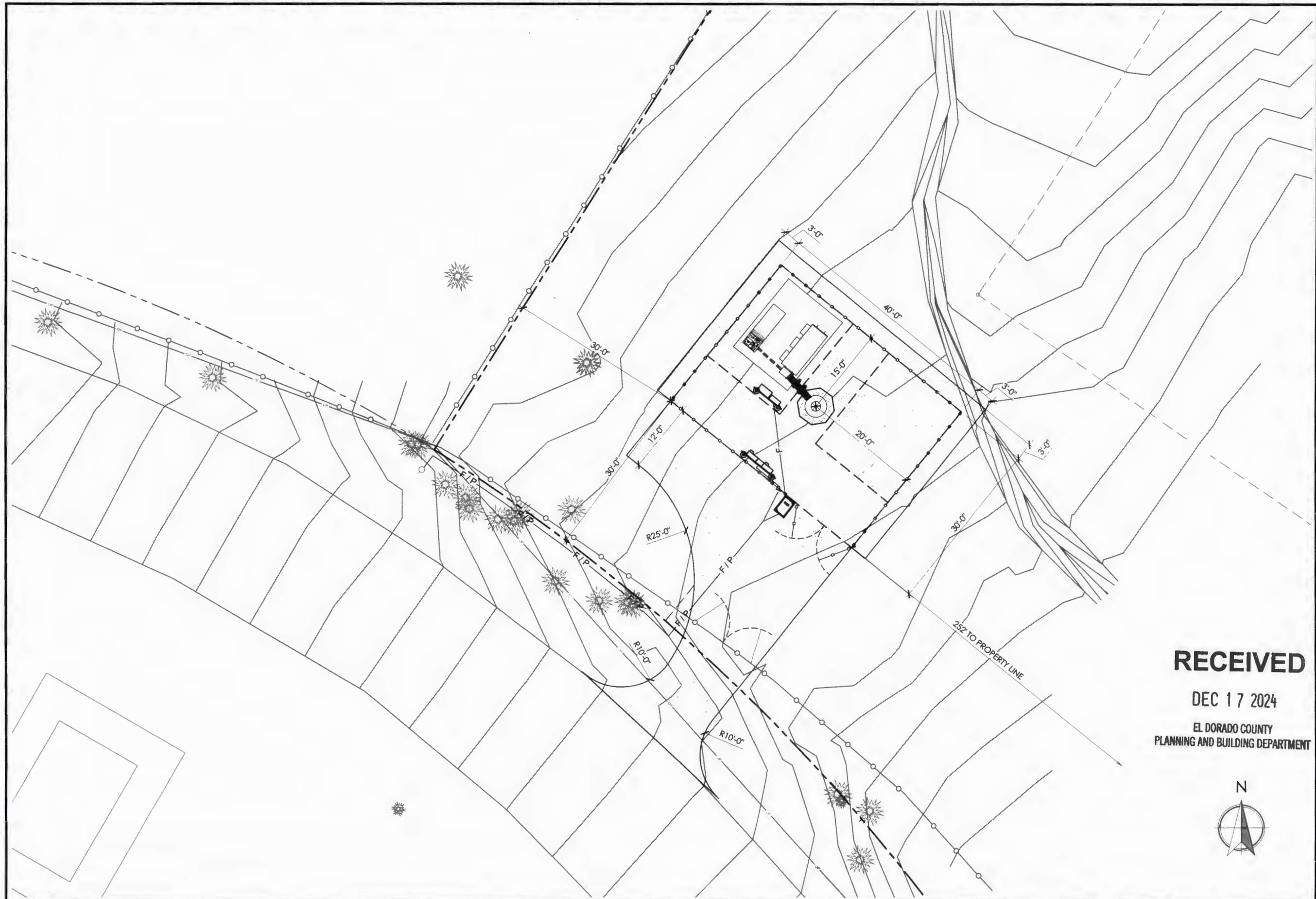
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



1 OVERALL SITE PLAN

11X17 SCALE: 1/16" = 1'-0"
22 X 34 SCALE: 1/32" = 1'-0"





DRAWN BY: CL
 CHECKED BY: CL

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT



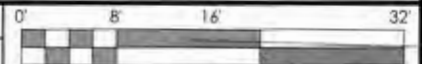
PROJECT INFORMATION	
POLL01	5005 LOCH LEVEN DR POLLOCK PINES, CA 95726

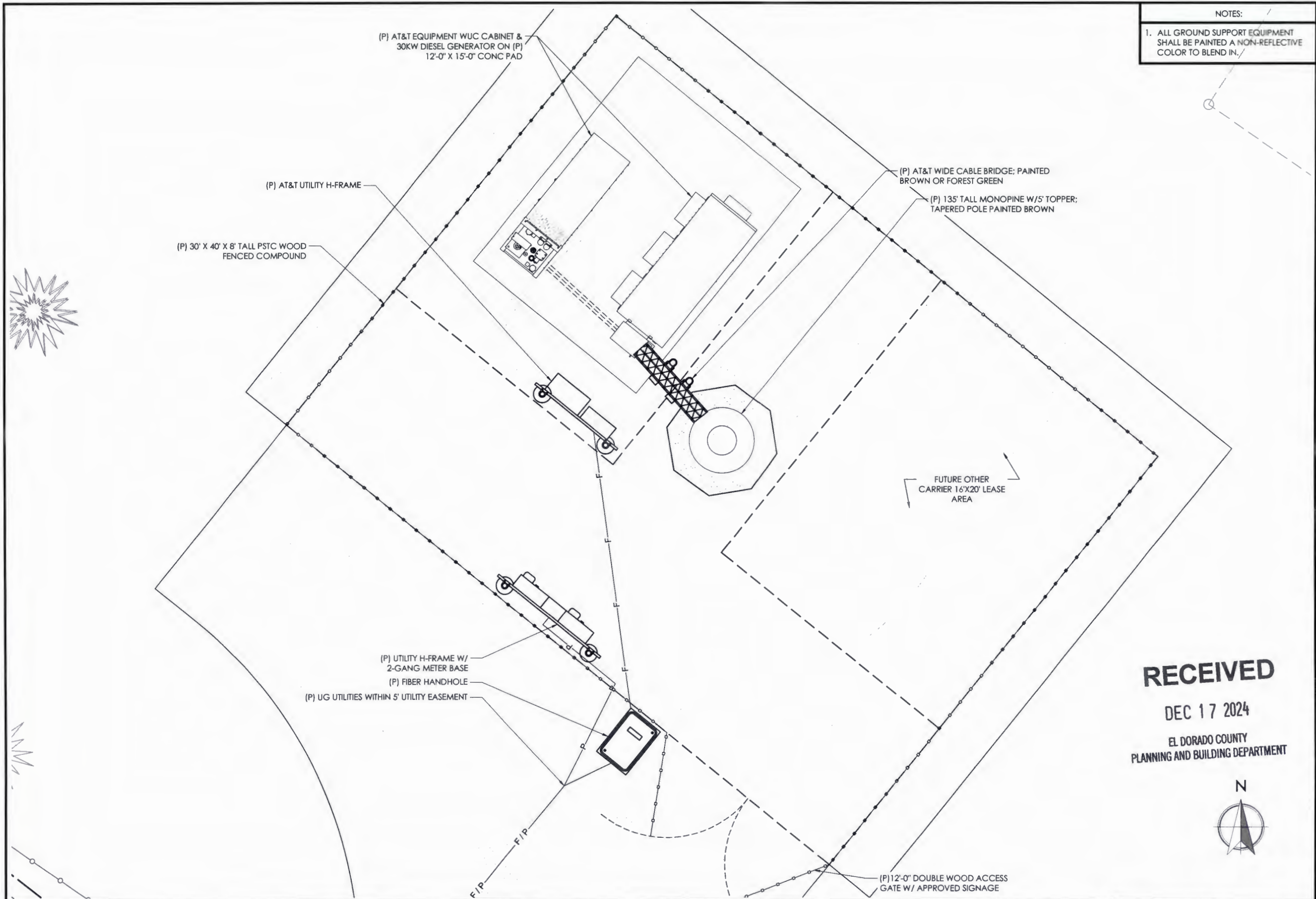
SHEET TITLE
OVERALL DIMENSION PLAN

SHEET NO.
A1.2

1 OVERALL DIMENSION PLAN

11X17 SCALE: 1/16" = 1'-0"
 22 X 34 SCALE: 1/32" = 1'-0"





NOTES:
1. ALL GROUND SUPPORT EQUIPMENT SHALL BE PAINTED A NON-REFLECTIVE COLOR TO BLEND IN.



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DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT

LICENSER
PRELIMINARY

PROJECT INFORMATION
POLLP01
5005 LOCH LEVEN DR
POLLOCK PINES, CA 95726

SHEET TITLE
(P) ENLARGED EQUIPMENT PLAN

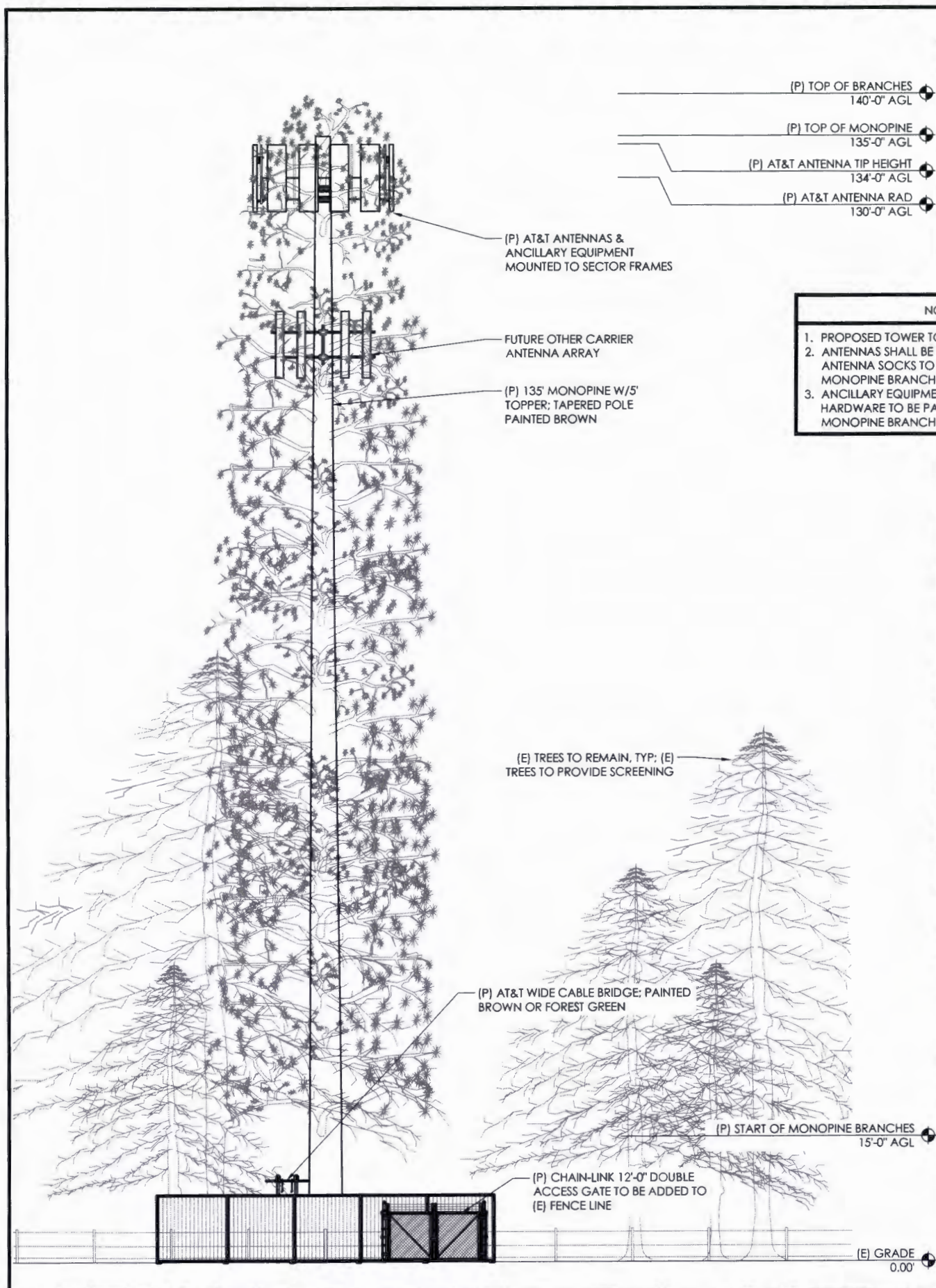
SHEET NO.
A2.0

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

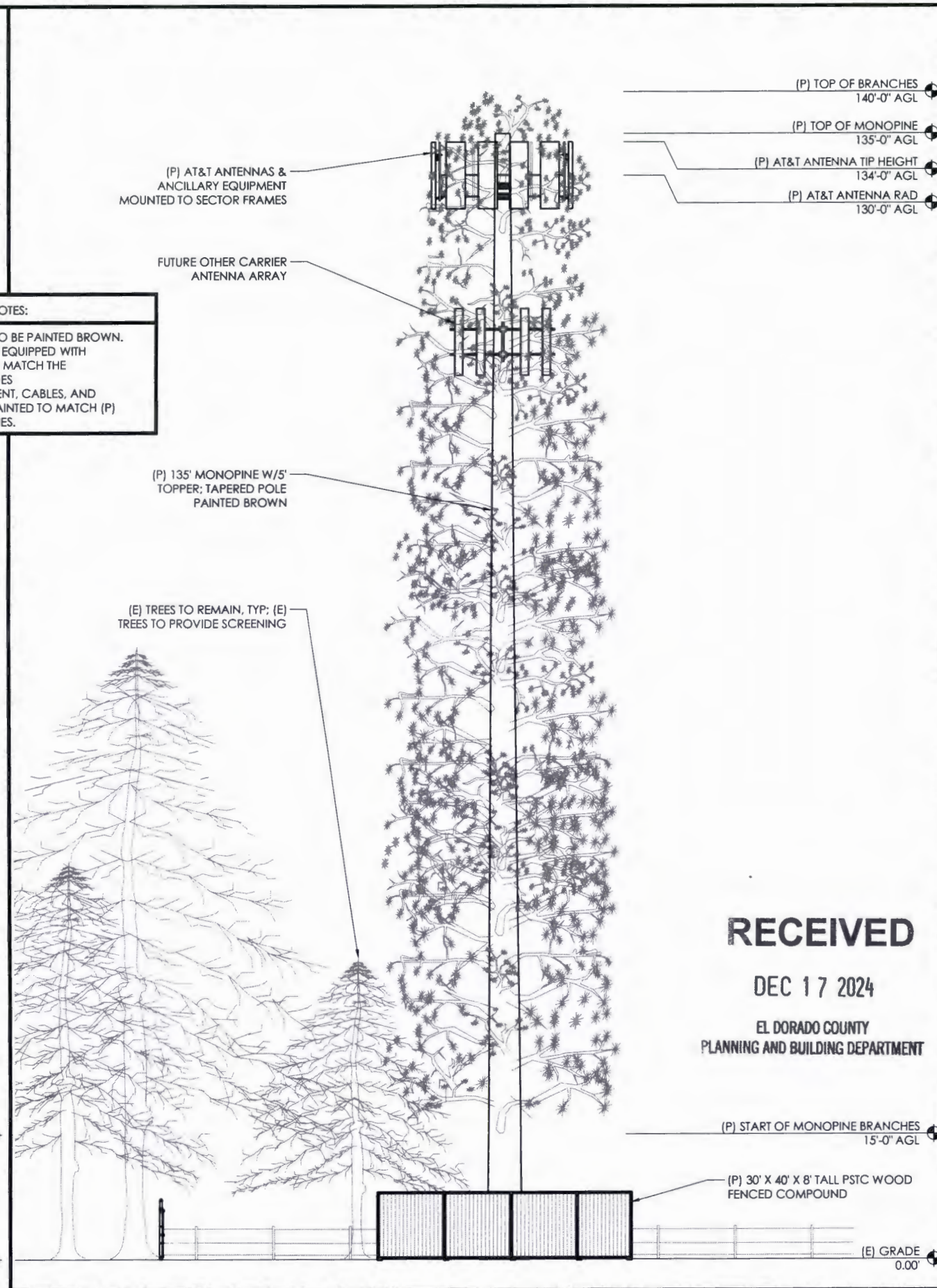


11 X 17 SCALE: 1/8" = 1'-0"
22 X 34 SCALE: 1/4" = 1'-0"
0' 4' 8' 16'

1 (P) ENLARGED EQUIPMENT PLAN



- NOTES:
1. PROPOSED TOWER TO BE PAINTED BROWN.
 2. ANTENNAS SHALL BE EQUIPPED WITH ANTENNA SOCKS TO MATCH THE MONOPINE BRANCHES
 3. ANCILLARY EQUIPMENT, CABLES, AND HARDWARE TO BE PAINTED TO MATCH (P) MONOPINE BRANCHES.



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 PLANNING AND BUILDING DEPARTMENT



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1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT

LICENSER
 PRELIMINARY

PROJECT INFORMATION
 POLLP01
 5005 LOCH LEVEN DR
 POLLOCK PINES, CA 95726

SHEET TITLE
 ELEVATIONS

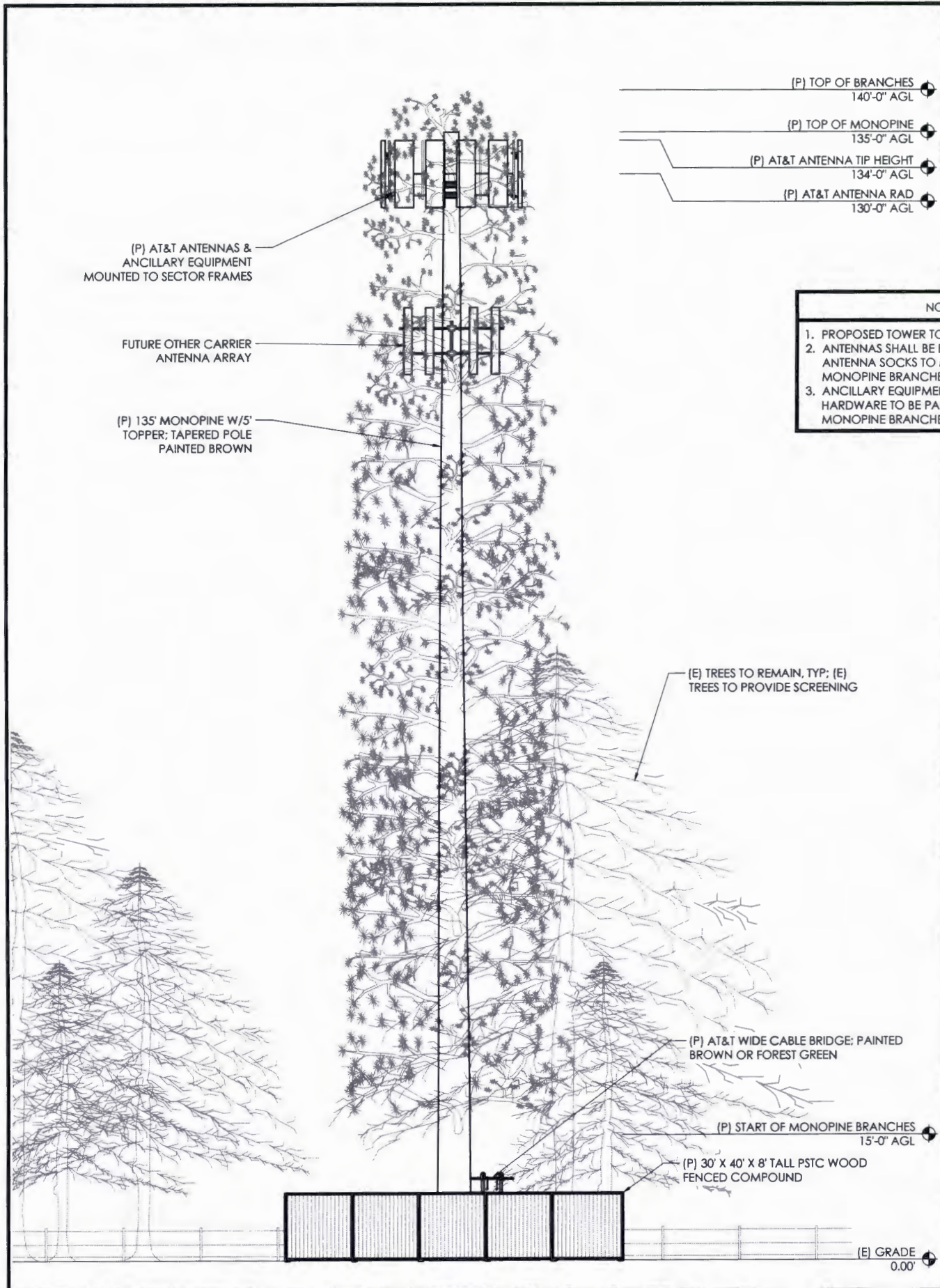
SHEET NO.
 A3.0

1 SOUTH ELEVATION

11X17 SCALE: 1/16" = 1'-0"
 22 X 34 SCALE: 1/32" = 1'-0"
 0' 8' 16' 32'

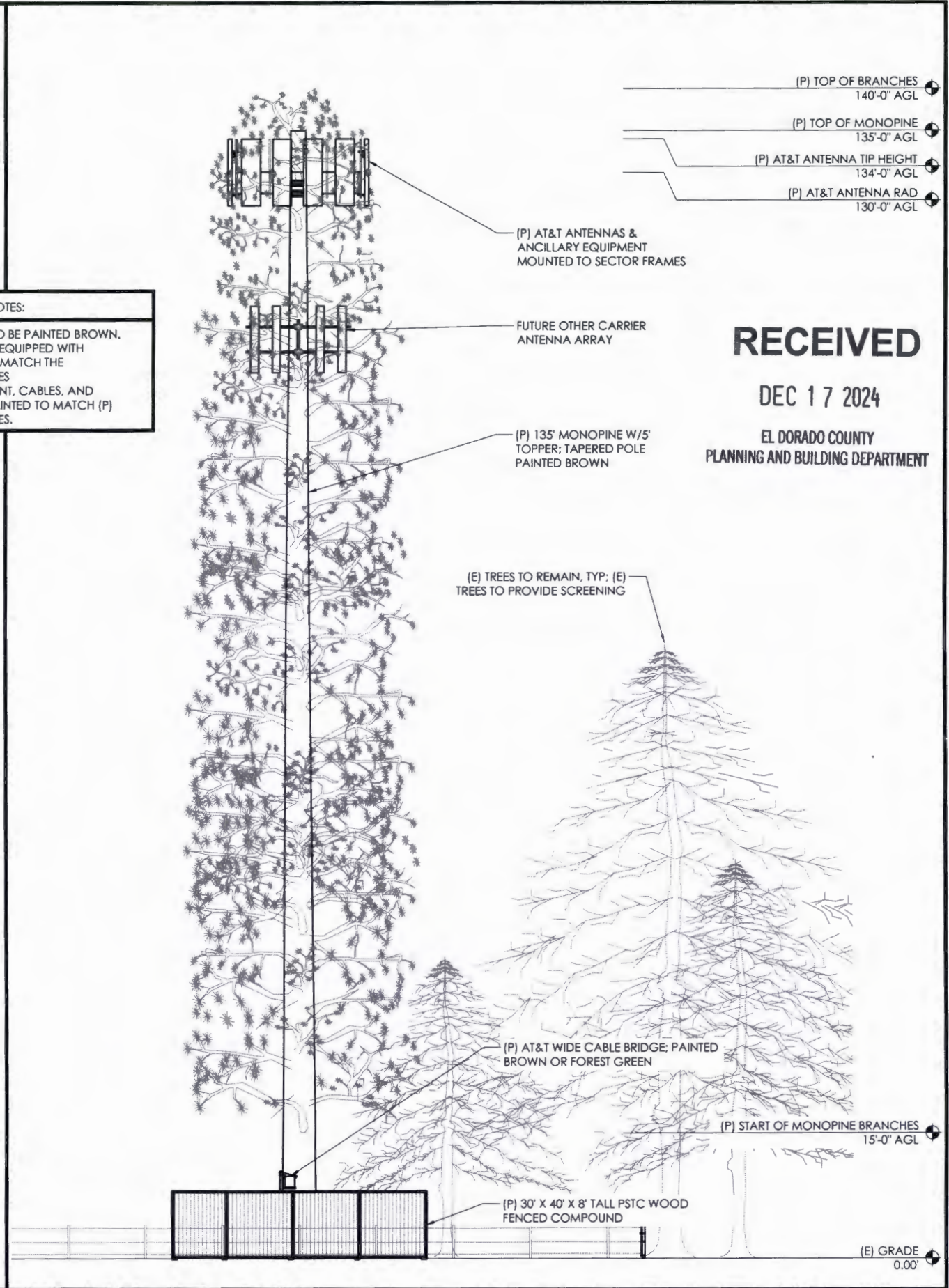
2 EAST ELEVATION

11X17 SCALE: 1/16" = 1'-0"
 22 X 34 SCALE: 1/32" = 1'-0"
 0' 8' 16' 32'



NOTES:

1. PROPOSED TOWER TO BE PAINTED BROWN.
2. ANTENNAS SHALL BE EQUIPPED WITH ANTENNA SOCKS TO MATCH THE MONOPINE BRANCHES
3. ANCILLARY EQUIPMENT, CABLES, AND HARDWARE TO BE PAINTED TO MATCH (P) MONOPINE BRANCHES.



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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



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CHECKED BY: CL

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT

LICENSER

PRELIMINARY

PROJECT INFORMATION

POLLPO1

5005 LOCH LEVEN DR
POLLOCK PINES, CA 95726

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.1

1 NORTH ELEVATION

11X17 SCALE: 1/16" = 1'-0"

22 X 34 SCALE: 1/32" = 1'-0"

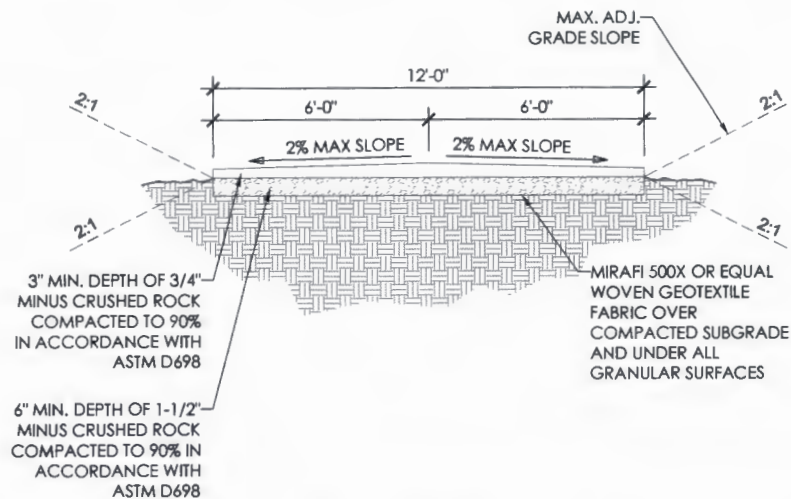
0' 8' 16' 32'

2 WEST ELEVATION

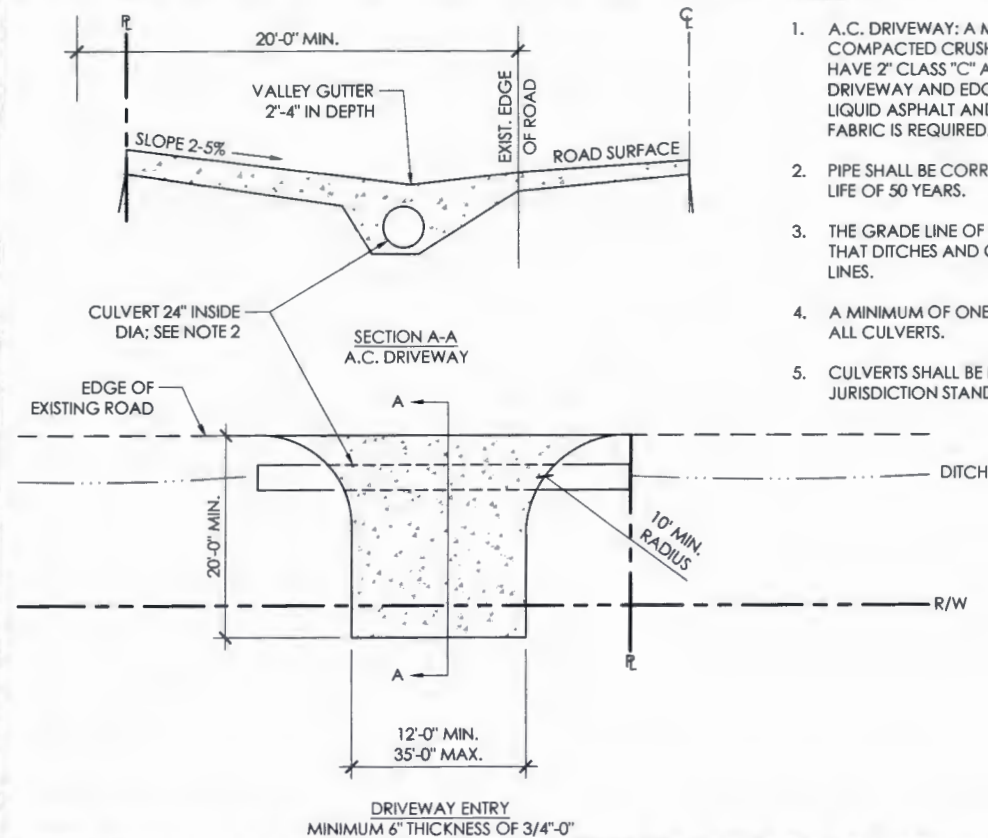
11X17 SCALE: 1/16" = 1'-0"

22 X 34 SCALE: 1/32" = 1'-0"

0' 8' 16' 32'



NOTE: CONTRACTOR SHALL STRIP SUPERFICIAL, SOFT, WET, ORGANIC OR DELETERIOUS SOILS TO EXPOSE FIRM AND UNYIELDING SOIL (MIN. 6"). IF STRIPPING IS REQUIRED DEEPER THAN 6", CONTRACTOR SHALL CONTACT THE SITE CONSTRUCTION MANAGER TO DETERMINE THE APPROPRIATE STRIPPING DEPTH AT THE TIME OF CONSTRUCTION.



NOTES:

1. A.C. DRIVEWAY: A MINIMUM 6" THICKNESS OF 3/4"-0" COMPACTED CRUSHED ROCK FOR A BASE. SURFACE SHALL HAVE 2" CLASS "C" A.C. JOINT AT INTERSECTION OF A.C. DRIVEWAY AND EDGE OF PAVEMENT SHALL BE SEALED WITH LIQUID ASPHALT AND COVERED WITH SAND. GEOTEXTILE FABRIC IS REQUIRED.
2. PIPE SHALL BE CORRUGATED METAL PIPE W/ A MIN. DESIGN LIFE OF 50 YEARS.
3. THE GRADE LINE OF DITCHES SHALL BE CONSTRUCTED SUCH THAT DITCHES AND CULVERTS SHALL SHARE COMMON FLOW LINES.
4. A MINIMUM OF ONE FOOT COVER SHALL BE REQUIRED FOR ALL CULVERTS.
5. CULVERTS SHALL BE INSTALLED IN ACCORDANCE W/ JURISDICTION STANDARD SPECIFICATIONS.

1 ACCESS ROAD SECTION

11X17 SCALE: NTS
22 X 34 SCALE: NTS

2 DRIVEWAY ENTRY DETAIL

11X17 SCALE: NTS
22 X 34 SCALE: NTS

3 NOT USED

4 NOT USED



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DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	09/06/24	PRELIM LU DRAWINGS
2	09/30/24	CLIENT COMMENT
3	10/15/24	CLIENT COMMENT

LICENSER
PRELIMINARY

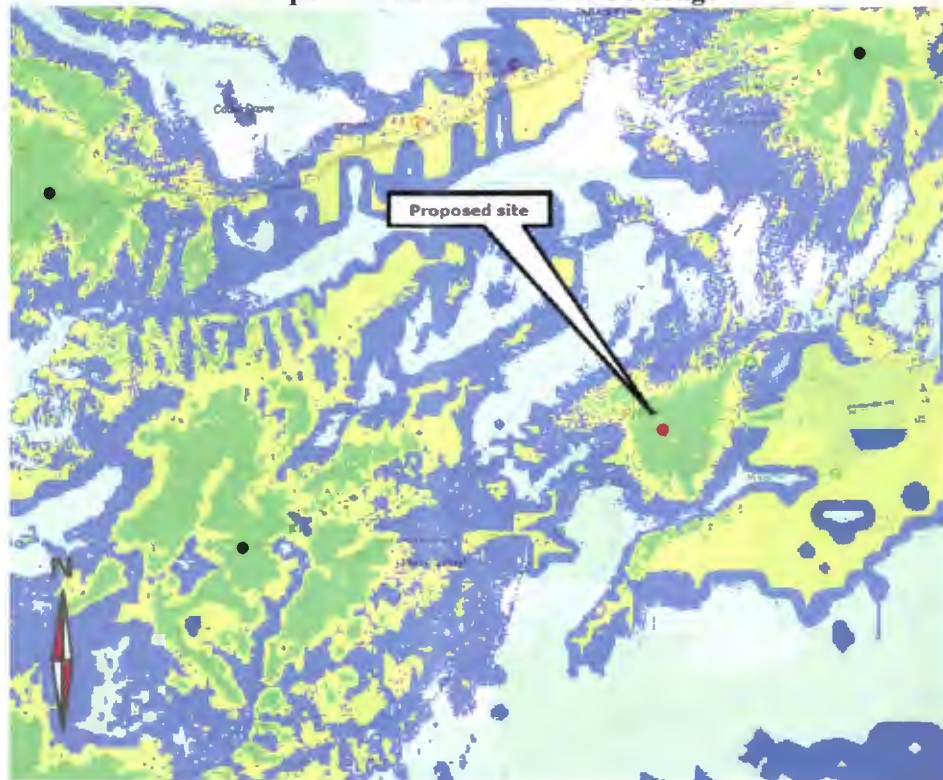
PROJECT INFORMATION
POLLPO1
5005 LOCH LEVEN DR
POLLOCK PINES, CA 95726

SHEET TITLE
**ACCESS ROAD
DETAILS**

SHEET NO.
A4.0

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DEC 17 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Proposed LTE and FirstNet Coverage



ALTERNATIVE SITES ANALYSIS

There are no existing wireless communication facilities in the Search Area that would provide an existing structure for AT&T Mobility to co-locate on. The nearest facility is an SBA tower that is approximately 1.5 miles away from the subject project site. Collocating on this SBA tower would not allow AT&T Mobility to achieve its coverage objective for the Search Area.

El Dorado Irrigation District is a significant property owner in the Search Area. The District was approached to see if they would consider leasing ground space on one of its properties for a communications facility. They declined to do so.

The subject site location was deemed to be the best possible location given the topography, height of existing trees, preponderance of smaller lot sizes, land use, and view challenges existing in the Search Area.

Monopine Siting Attempts and History

Prior to PSTC being assigned the site, the preferred location was 5425 Sly Park Road, but the SAQ was unable to make any progress.

When PSTC began (July 2022), the team reached out to the owners of 5425 Sly Park Road (Silva) to no initial success. We then began working with the El Dorado Hot Shots Fire Station and the El Dorado Irrigation District.

The Hot Shots were very interested; however, the location was just outside of the ring and it was becoming evident that working with a Federal facility would significantly cumbersome.

In December 2022, we were contact by the owners of 5425 Sly Park Road and made good progress with the lease, easements, etc. and we were moving ahead. In March 2024, we were advised the that the owners were going to sell their property so this LL hit a dead end.

Also in March 2024 we learned that the owners of 5005 Loch Leven Drive were interested so that brings us to our current location, which is in the ideal location foe the coverage that is needed.

Summary:

- USFS Hots shots interested - outside the ring (not ideal for coverage) and very cumbersome process.
- 5425 Sly Park - ideal location for coverage, great support, but sold their property, which killed the progress.
- EID was approached, but I do not see any notes about any interest in leasing land to us
- 5005 Loch Leven - ideal location for coverage, great support, and is our current proposed location.

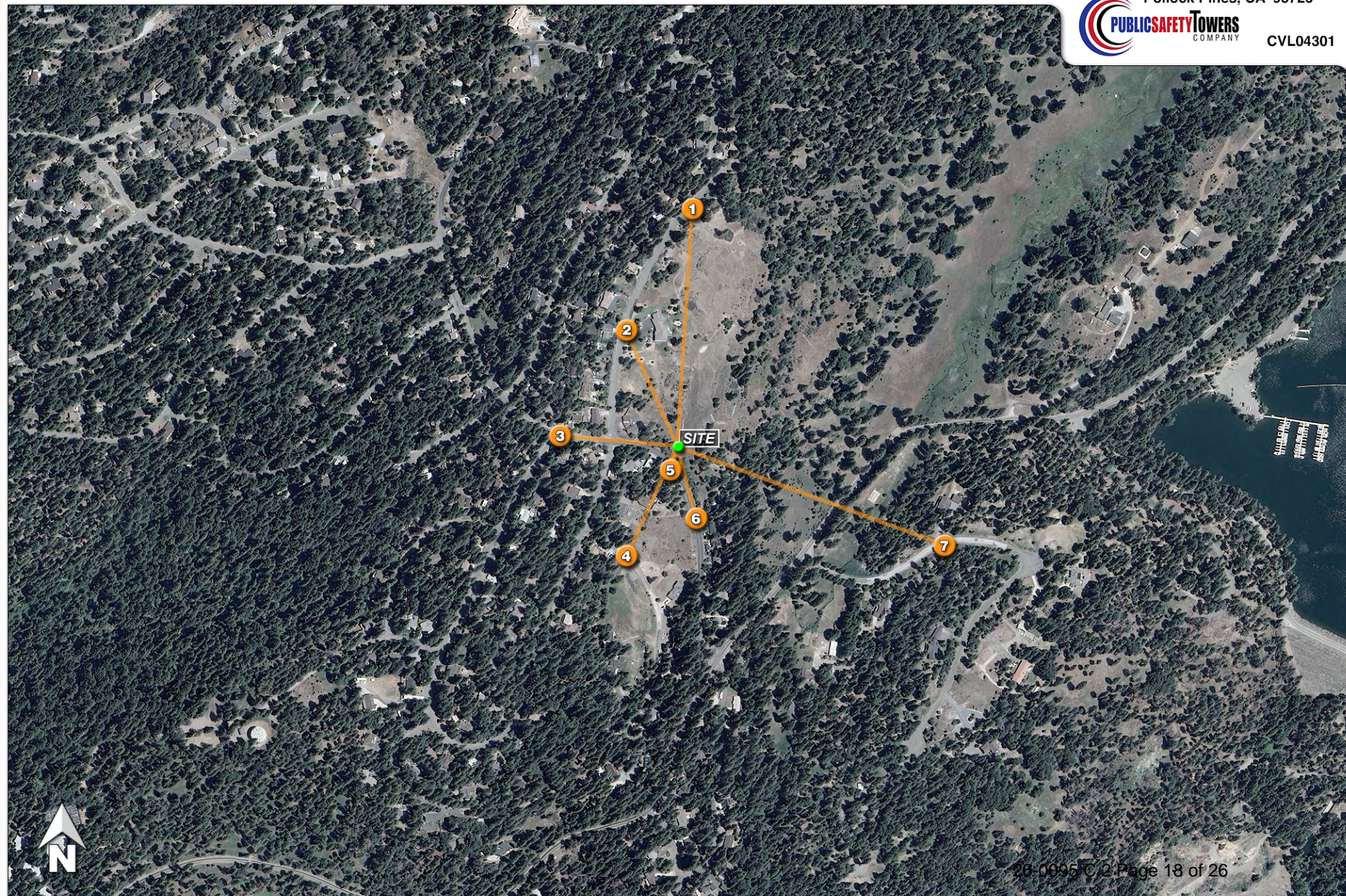
Aerial photograph showing the viewpoints for the photosimulations.

POLLPO1

5005 Loch Leven Drive
Pollock Pines, CA 95726



CVL04301



1

GPS-locked drone at 135 ft AGL
to aid in showing height and location



Existing

Photosimulation of the view looking south from Loch Leven Drive, just south of Golden Street.



POLLP01

5005 Loch Leven Drive
Pollock Pines, CA 95726

CVL04301

Proposed 140 ft monopine

Proposed

26-0095 C.2 Page 19 of 26

2

GPS-locked drone at 135 ft AGL
to aid in showing height and location

Existing

Photosimulation of the view looking southeast from the landowner's driveway in front of the house, on Loch Leven Drive.

POLL01

5005 Loch Leven Drive
Pollock Pines, CA 95726



CVL04301

Proposed 140 ft monopine

Proposed

26-0095 C.2 Page 20 of 26

3

GPS-locked drone at 135 ft AGL
to aid in showing height and location

Existing

Photosimulation of the view looking east from the west intersection of Loch Leven Drive and Rainbow Trail.

POLL01

5005 Loch Leven Drive
Pollock Pines, CA 95726



CVL04301

Proposed 140 ft monopine

Proposed

26-0095 C.2 Page 21 of 26

4

GPS-locked drone at 135 ft AGL
to aid in showing height and location

Existing

Photosimulation of the view looking north from the clearest view along Cayuga Road.

POLL01

5005 Loch Leven Drive
Pollock Pines, CA 95726



CVL04301

Proposed 140 ft monopine

Proposed

26-0095 C.2 Page 22 of 26

Photosimulation of the view looking at the site from the nearest point along Rainbow Trail.

5

GPS-locked drone at 135 ft AGL
to aid in showing height and location

Proposed 140 ft monopine

Existing

Proposed

POLL01

5005 Loch Leven Drive
Pollock Pines, CA 95726



CVL04301

26-0095 C.2 Page 23 of 26

6

GPS-locked drone at 135 ft AGL
to aid in showing height and location

Existing

Photosimulation of the view looking north along northbound Rainbow Trail.

POLLP01

5005 Loch Leven Drive
Pollock Pines, CA 95726



CVL04301

Proposed 140 ft monopine

Proposed

26-0095 C.2 Page 24 of 26

7

GPS-locked drone at 135 ft AGL
to aid in showing height and location



Existing

Photosimulation of the view looking west from Belford Estates Road.



POLLPO1
5005 Loch Leven Drive
Pollock Pines, CA 95726

CVL04301

Proposed 140 ft monopine

Proposed

*This view illustrates the density of the forest which makes the proposed
faux tree nearly impossible to see from vantage points east of the site.*

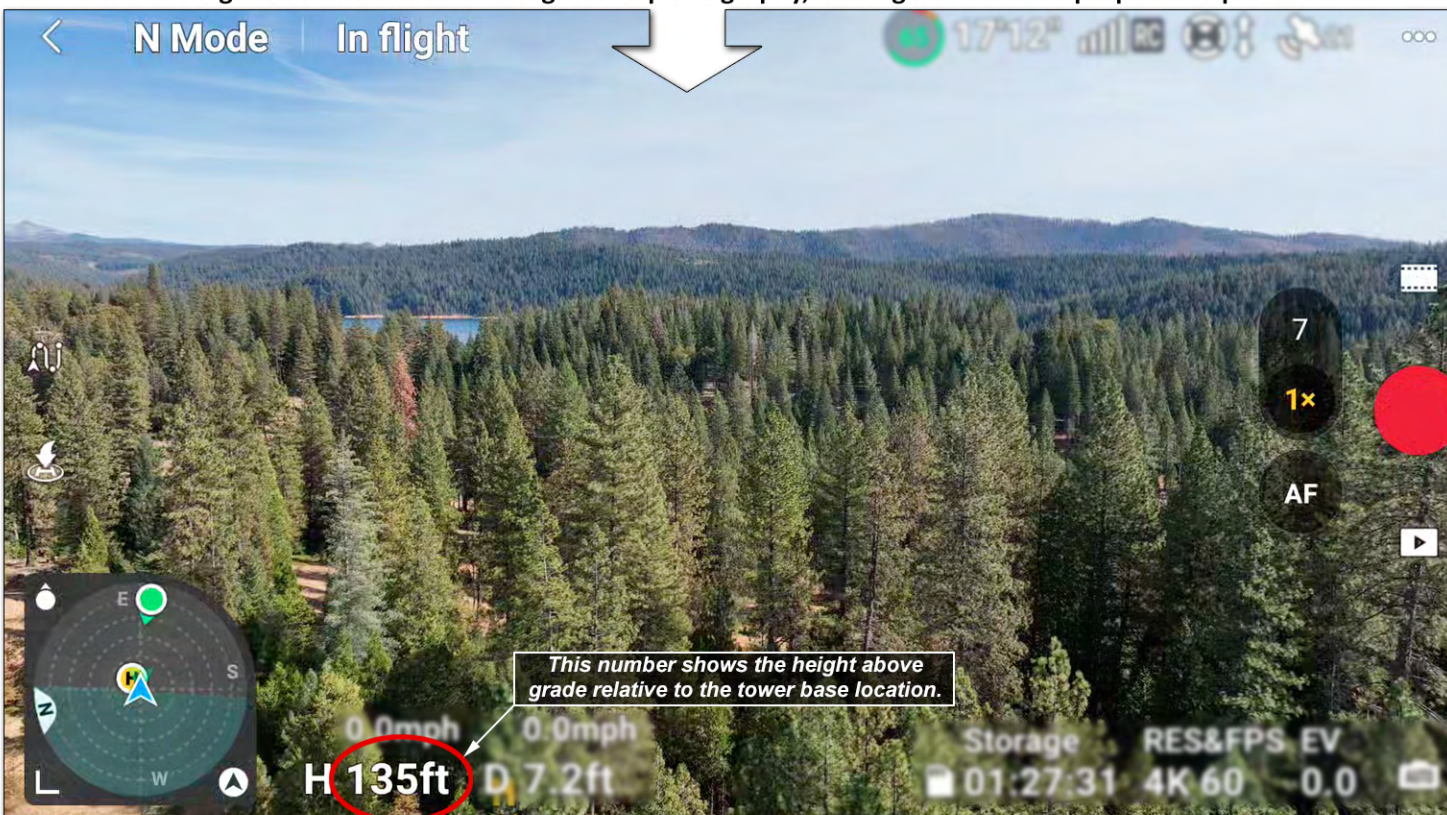
26-0095 C.2 Page 25 of 26



The drone used to establish exact height and placement.

Drone locked in place.

This is the flight controller screen during all site photography, looking out from the proposed top of antennas.



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