

**File No. S01-0032-R6**

**Location Map**

**Exhibit A**

0 250 500 750 1,000 Feet

POR. SEC. 18, T.11N., R.17E., M.D.M.

38:40  
1" = 400'

# Exhibit B

- \*Parcel Notes**
- ② - .37 Ac
  - ⑬ - RS 33/54/1, 0.272 Ac
  - ⑰ - RS 21/128/1, NA, 0.31 Ac

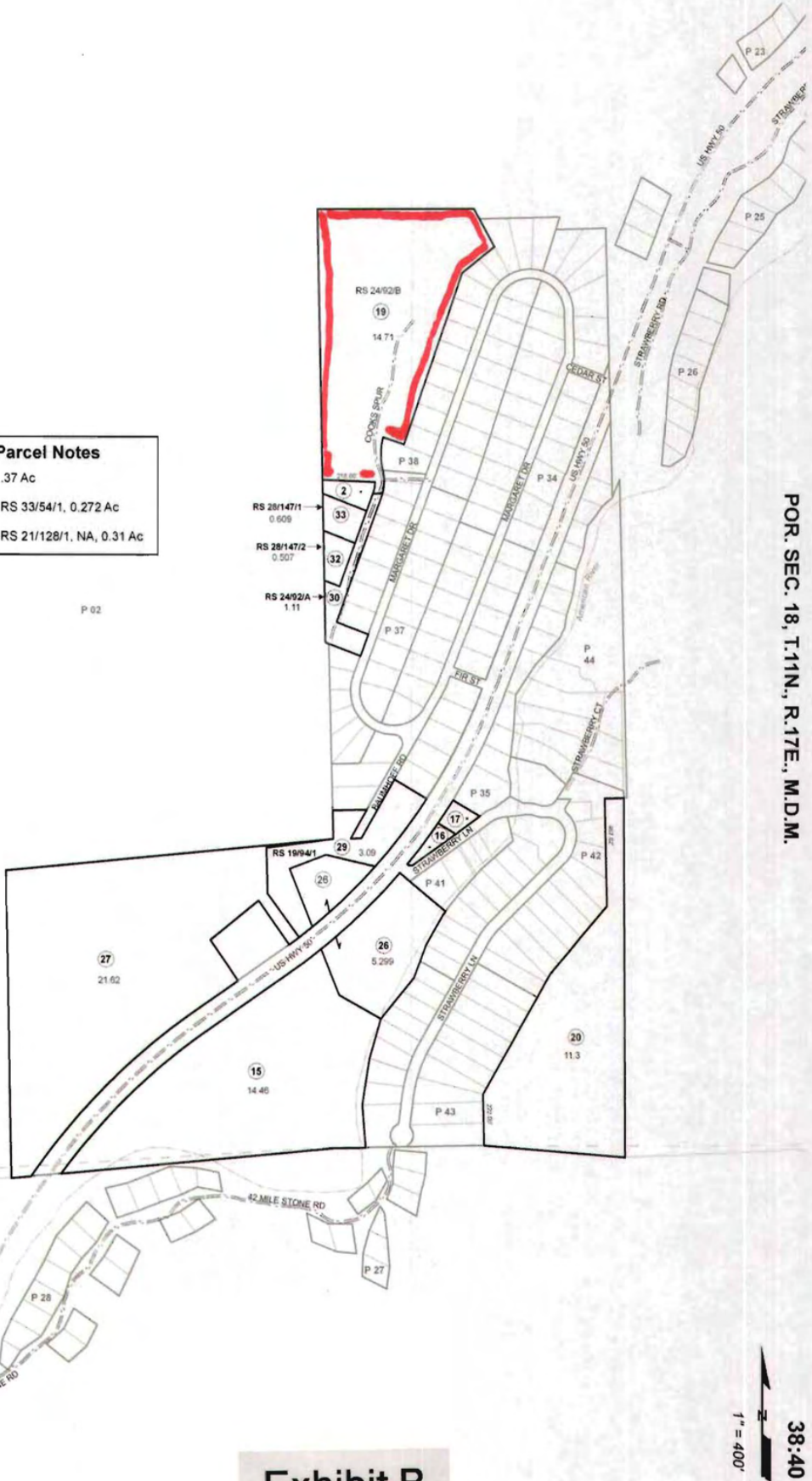
This MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations are based on the best available information. Owners should verify area with a professional land survey.

Acreages Are Estimates

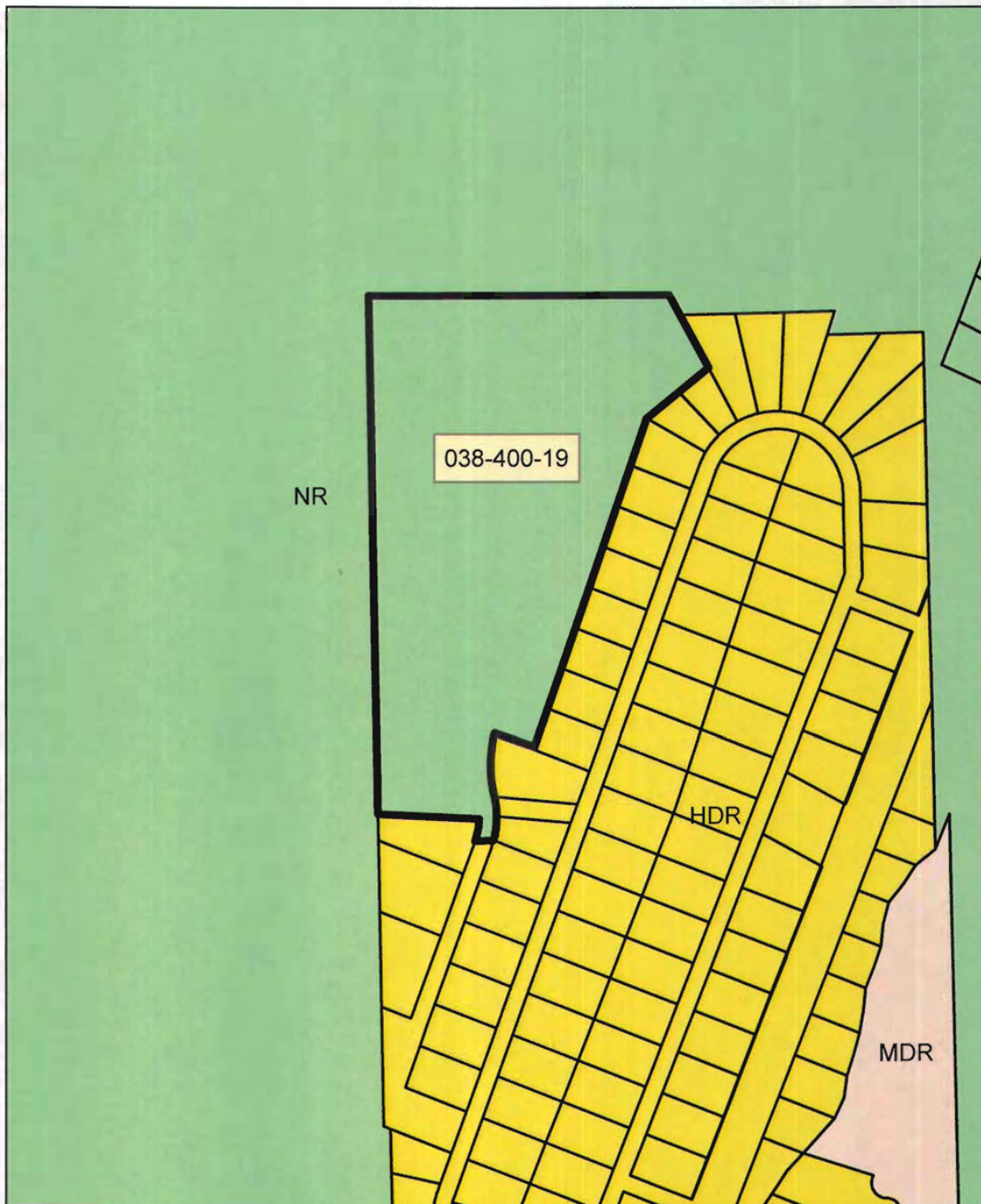
Adjusted Map Project Shown to City Staff  
Assessor's Office. Boundary Shown in Figure  
Assessor's Office. Boundary Shown in Figure

Rev. July 5, 2012

Assessor's Map Bk. 038 Pg. 40  
County of El Dorado, CA



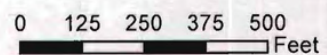
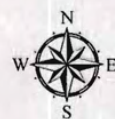




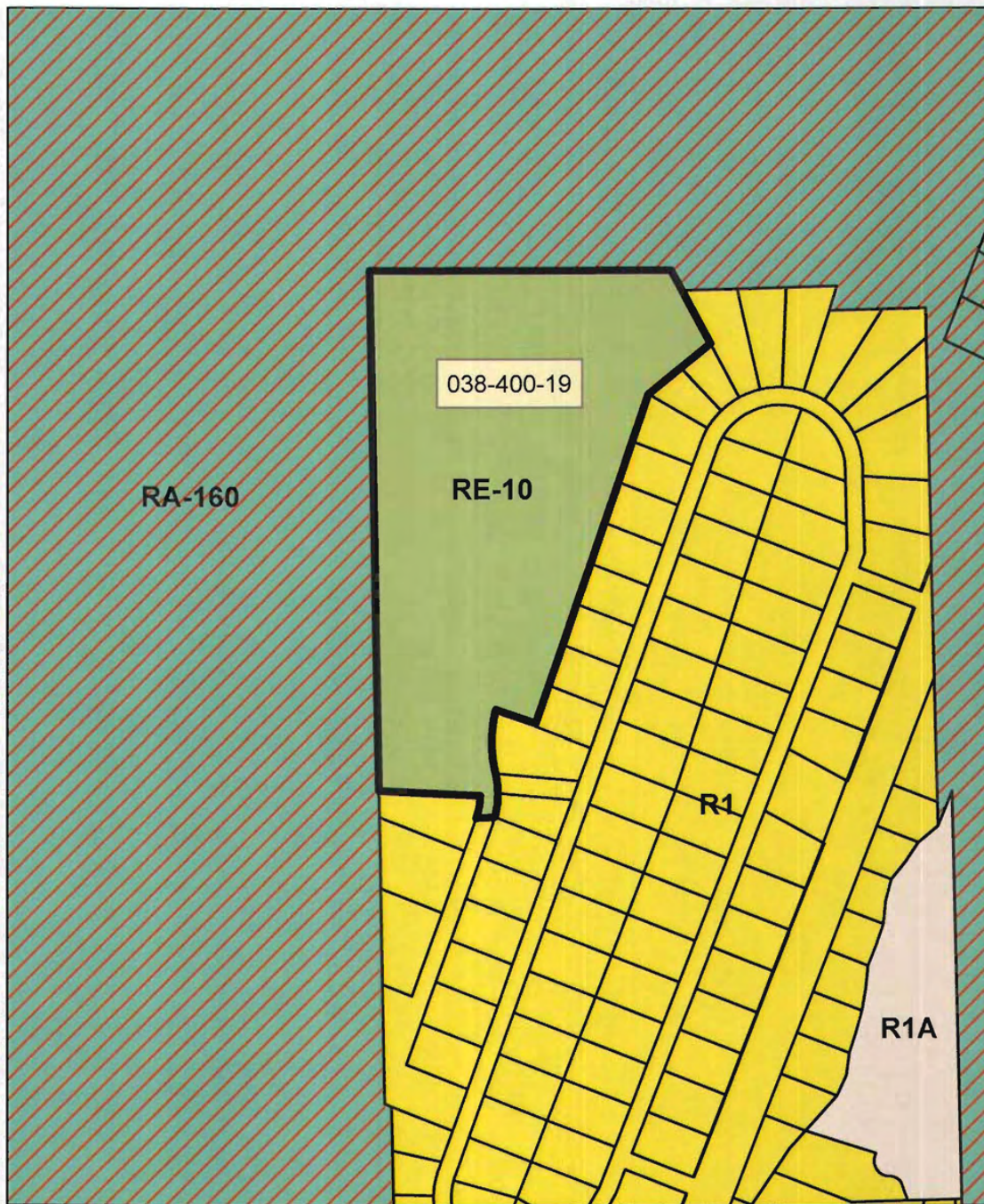
**File No. S01-0032-R6**  
**General Plan Land Use Map**

- Medium-Density Residential
- High-Density Residential
- Natural Resources





**Exhibit C**







**File No. S01-0032-R6**  
**Zoning Map**

-  Estate Residential Ten-Acre
-  One-Acre Residential
-  One-Family Residential
-  Residential Agricultural 160-Acre

**Exhibit D**



0 125 250 375 500  
Feet





**File No. S01-0032-R6**

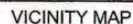
**Aerial Photo**

**Exhibit E**

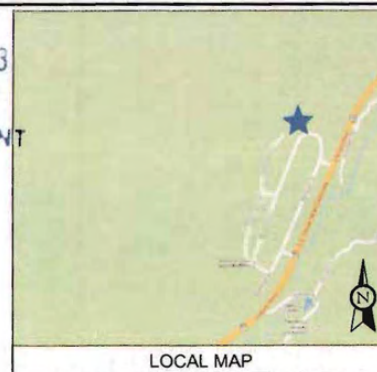


0 50 100 150 200  
Feet



**AMERICAN TOWER®**

SITE NAME: STRAWBERRY 2 CA  
SITE NUMBER: 40864  
SITE ADDRESS: 1000 COOKS SPUR ROAD  
EL DORADO NATIONAL FOREST, CA 95735



LOCAL MAP



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FAX: (972) 999-8940  
NYSE AMT



**W-T COMMUNICATION  
DESIGN GROUP, LLC**  
**WILLING SPRINGTOWN**  
2675 Preston Avenue  
Hoffman Estates, Illinois 60132  
PH: (224) 293-6333 FAX: (224) 293-6444  
[www.wtdesigngroup.com](http://www.wtdesigngroup.com)

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SITE NUMBER:  
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SITE NAME:  
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2 CA

SITE ADDRESS:  
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STAMP HERE

DRAWN BY:	AMG
CHECKED BY:	LAF
DATE DRAWN:	12/03/13
JOB NO:	T133533
SHEET TITLE:	

TITLE SHEET, VICINITY MAP  
AND GENERAL  
INFORMATION

SHEET NUMBER:	REV. #
T-1	1



Now what's below.  
Call before you dig.



SITE PHOTO

**GEOGRAPHIC COORDINATES:**

LATITUDE: 38° 48' 17.0" N  
LONGITUDE: 120° 08' 40.0" W  
ELEVATION: 6034.65' AMSL

TOWER OWNER:  
AMERICAN TOWER MANAGEMENT LLC  
100 PRESIDENTIAL WAY

**PROPERTY OWNER:**  
DONALD R. COOK & SANDRA K COOK  
#1 COOKS SPUR  
STRAWBERRY, CA 95720

COMPLIANCE CODE:

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

1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING CODE (CBC) (2009 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) (2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS)
4. 2010 CALIFORNIA ENERGY CODE
5. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2008 INTERNATIONAL MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)
6. 2010 CALIFORNIA PLUMBING CODE (CPC) (2008 INTERNATIONAL PLUMBING CODE WITH CALIFORNIA AMENDMENTS)
7. ANSI/UL-222-F LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

DIRECTIONS TO SITE:

ON HWY 50 EAST TURN LEFT ON CEDAR STREET. THEN MAKE AN IMMEDIATE LEFT AT MARGARET DRIVE. FOLLOW MARGARET DRIVE AROUND THE BEND AND TAKE A LEFT AT THE FIRST INTERSECTION. STAY TO THE LEFT ON COOKS SPUR ROAD AND FOLLOW ROAD UP THE HILL. THE SITE WILL BE LOCATED AT THE END.

PROJECT NOTES:

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN VISITS THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
4. HANDICAP ACCESS IS NOT REQUIRED.

UTILITY COMPANIES:

POWER: PG&E  
TELCO: SBC

---

**PROJECT DATA:**

ZONING JURISDICTION:	COUNTY OF EL DORADO
ZONING DISTRICT:	RURAL RESIDENTIAL (20 AC)
PARCEL:	038-420-07
TYPE OF OCCUPANCY:	U - UTILITY
ADA COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN MANIPULATION

APPLICANT CONTACT

OFFICIAL NOTICING ADDRESS:  
AMERICAN TOWER  
10 PRESIDENTIAL WAY  
WOBURN, MA 01801  
ATTN: ZONING DEPT

ZONING ATTORNEY:  
DONNIE DELAIR  
(978) 325-0710  
DONNIE.DELAIR@AMERICANTOWER.COM

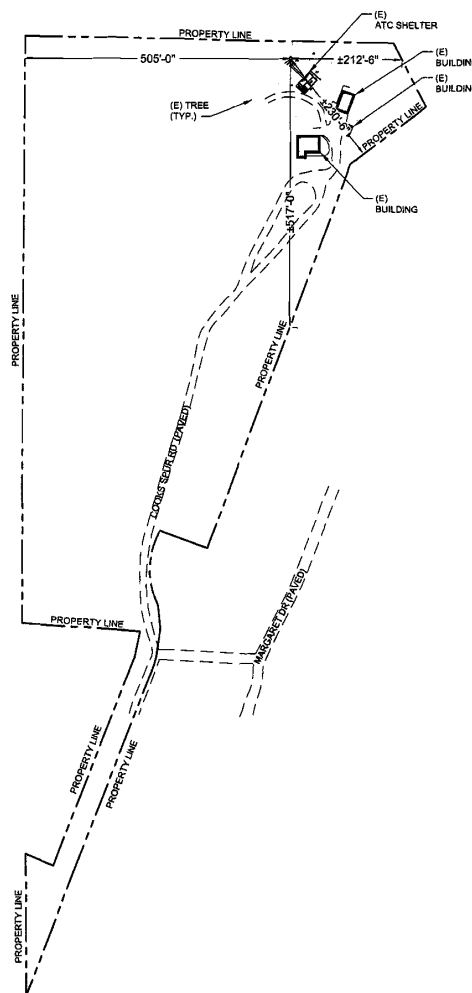
PROJECT DESCRIPTION:

THIS SET OF DRAWINGS IS INTENDED TO DEPICT CURRENT SITE CONDITIONS.  
THE EXISTING TOWER IS TO BE MODIFIED BACK TO ITS MONOPOLE STATE.

[illegible]

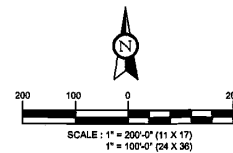
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**S 01-0032-R-6**



LEGEND	
—X—X—	CHAIN LINK FENCE
---	PROPERTY LINE
---	ACCESS DRIVE
---	TOPO LINE
////	BUILDING
	TREE

1 OVERALL SITE PLAN



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 SUITE 135  
 IRVING, TX 75063  
 PHONE: (972) 998-8900  
 FAX: (972) 998-8940  
 NYSE AMT

**WT**  
**W-T COMMUNICATION**  
**DESIGN GROUP, L.L.C.**  
 2875 Preston Avenue  
 Houston, Texas 77061  
 PH: (281) 251-4333 FAX: (281) 251-5444  
 www.wtdesigngroup.com

COPY HERE: 97133633 (OVERALL SITE PLAN) (SHEET 1 OF 1)

SITE NUMBER:  
**40864**

SITE NAME:  
**STRAWBERRY  
 2 CA**

SITE ADDRESS:  
 1000 COOKS SPUR ROAD  
 EL DORADO NATIONAL FOREST, CA 95735



STAMP HERE:  
 DRAWN BY: AMG  
 CHECKED BY: LAF  
 DATE DRAWN: 12/03/13  
 JOB NO: T133633  
 SHEET TITLE:

OVERALL  
 SITE PLAN

SHEET NUMBER: **C-1** REV. # **1**

**GENERAL NOTES:**

LIGHTING: EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.

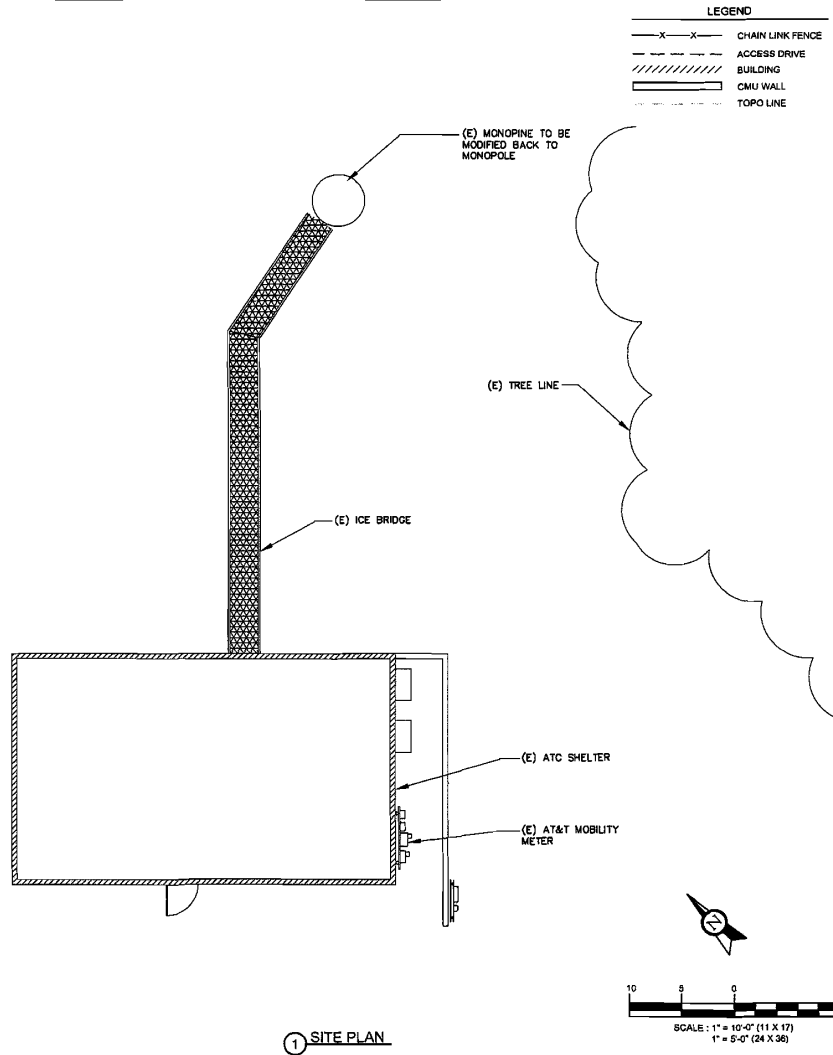
PARKING: ONE PARKING SPACE IS REQUIRED, ONE EXISTING.


SIGNAGE: EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC.

STORM WATER CONTROL: NO WATER QUALITY CONTROL DEVICES ARE PROPOSED.


UTILITIES: SANITARY SEWER SERVICE AND POTABLE WATER ARE NOT APPLICABLE PER THE USE.

DRIVEWAY: A DRIVEWAY PERMIT IS NOT REQUIRED FOR THIS PROJECT, THE PROJECT WILL NOT REQUIRE RIGHT-OF-WAY OR PROPERTY TO BE DEDICATED FOR PUBLIC USE.





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IRVING, TX 75063  
PHONE: (972) 999-8800  
FAX: (972) 999-8940  
NYSE: AMT




**W-T COMMUNICATION DESIGN GROUP, LLC.**  
REGISTERED PROFESSIONAL ENGINEERS  
2015 Project Review  
Northern Division, March 2015  
Ph: (214) 283-6333 Fax: (214) 283-6444  
www.wtgroup.com

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SITE NUMBER:  
**40864**

SITE NAME:  
**STRAWBERRY 2 CA**

SITE ADDRESS:  
1000 COOKS SPUR ROAD  
EL DORADO NATIONAL FOREST, CA 95735



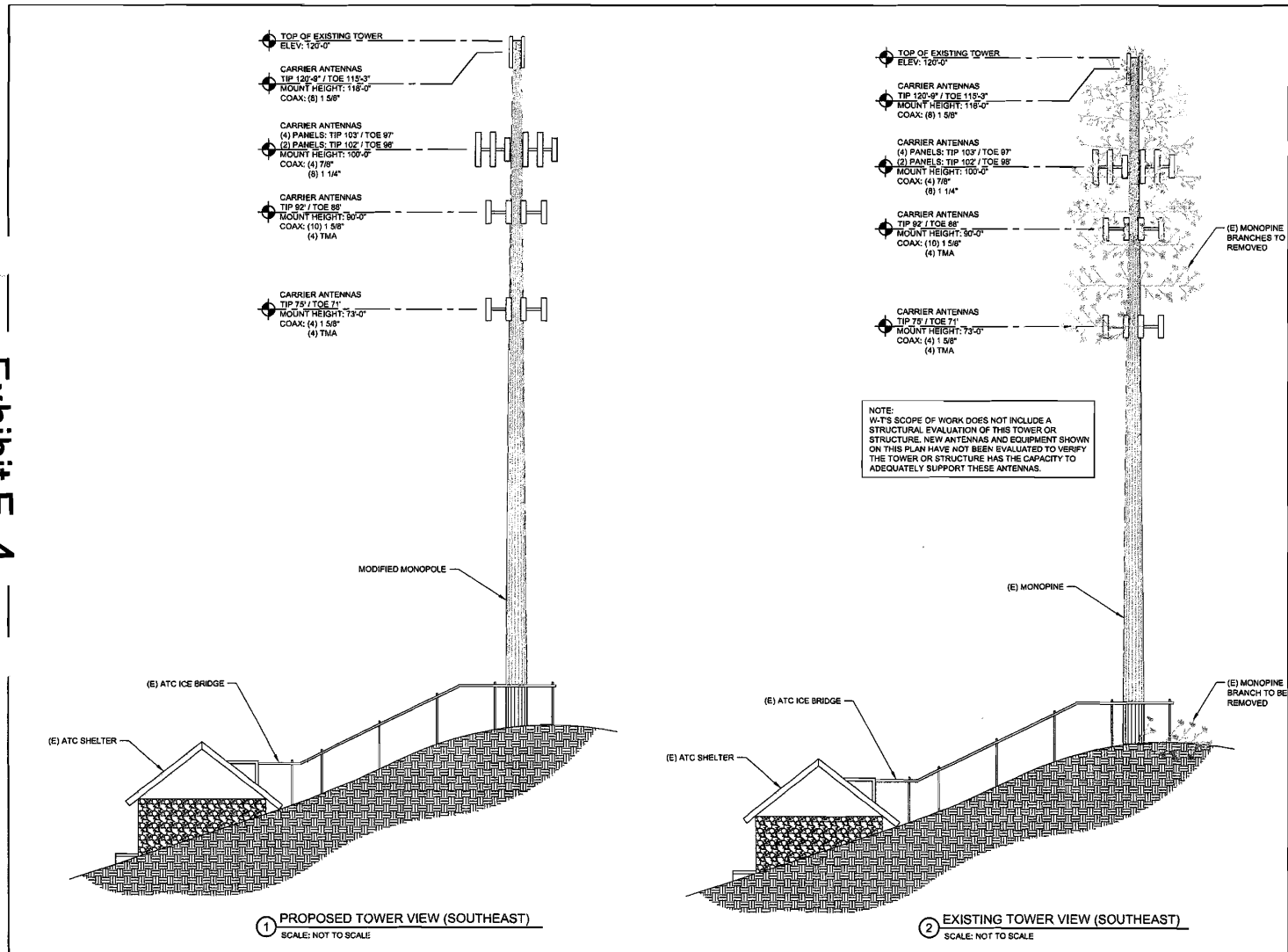
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CHECKED BY:	LAF
DATE DRAWN:	12/03/13
JOB NO.:	T133533
SHEET TITLE:	

GENERAL NOTES & SITE PLAN

SHEET NUMBER:	REV. #
<b>A-1</b>	<b>1</b>





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WIRELESS SPECIALISTS  
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Houston, Texas, 77058-5182  
PH: (281) 228-4333 FAX: (281) 263-4444  
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2 CA**

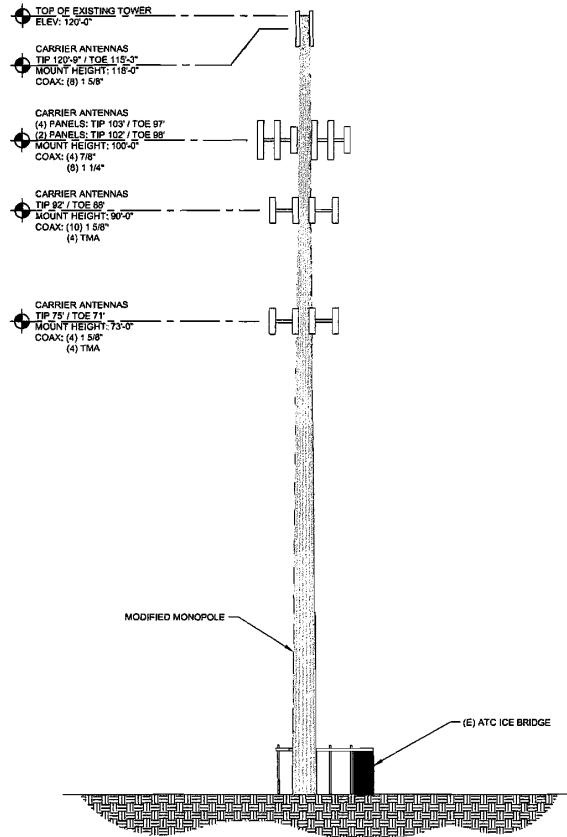
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EL DORADO NATIONAL FOREST, CA 95735



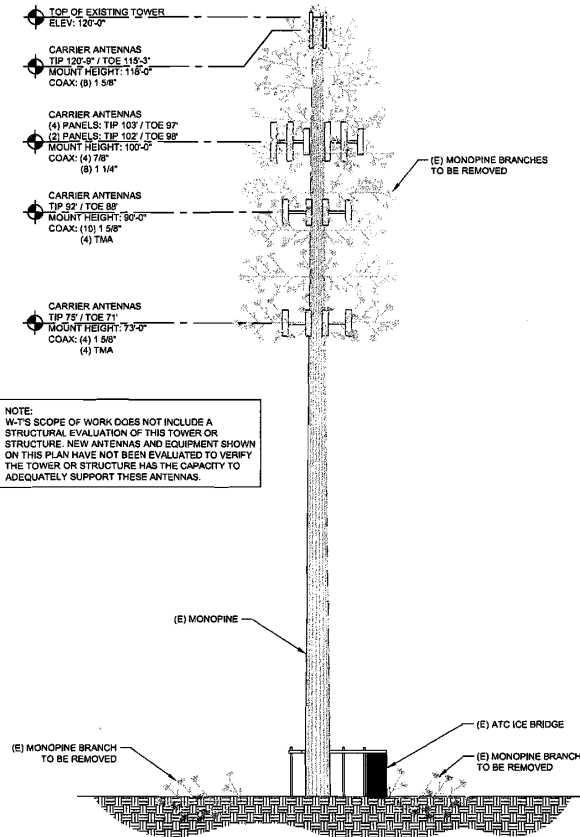
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CHECKED BY: LAP  
DATE DRAWN: 12/03/13  
JOB NO: T133533  
SHEET TITLE:

SOUTHEAST  
TOWER VIEWS

SHEET NUMBER: A-2 REV. # 1



1 PROPOSED TOWER VIEW (NORTHEAST)  
SCALE: NOT TO SCALE



NOTE:  
W-T'S SCOPE OF WORK DOES NOT INCLUDE A  
STRUCTURAL EVALUATION OF THIS TOWER OR  
STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN  
ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY  
THE TOWER OR STRUCTURE HAS THE CAPACITY TO  
ADEQUATELY SUPPORT THESE ANTENNAS.

2 EXISTING TOWER VIEW (NORTHEAST)  
SCALE: NOT TO SCALE



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PHONE: (972) 996-8800  
FAX: (972) 996-8840  
NYSE: AMT



**W-T COMMUNICATION  
DESIGN GROUP, LLC.**  
2013 Present  
Norfolk Station, Box 80102  
P.O. Box 20102, Norfolk, VA 23502  
www.wtdesigngroup.com

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SITE NUMBER:  
**40864**

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**STRAWBERRY  
2 CA**

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DRAWN BY:	AMG
CHECKED BY:	LAF
DATE DRAWN:	12/03/13
JOB NO:	T133333
SHEET TITLE:	

NORTHEAST  
TOWER VIEWS

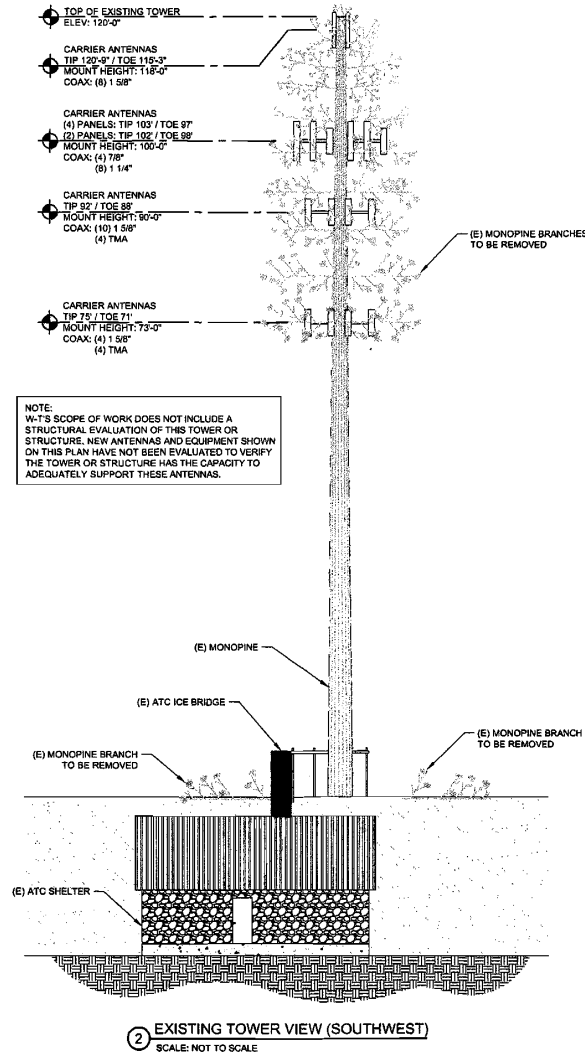
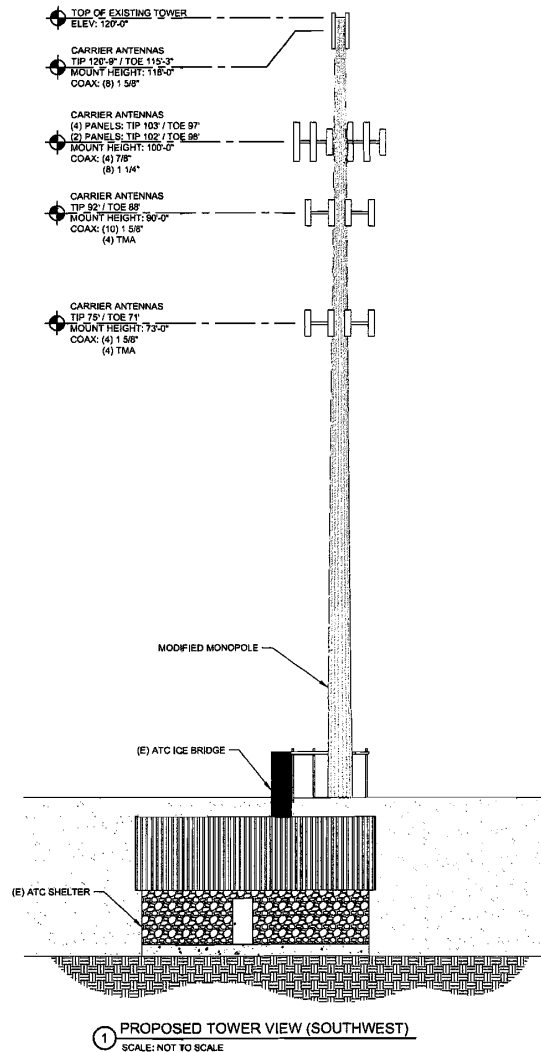
SHEET NUMBER:

**A-3**

REV. #

**1**





NOTE:  
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS.

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IRVING, TX 75063  
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FAX: (972) 999-8940  
NYSE: AMT

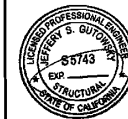
**W-T**  
W-T COMMUNICATION  
DESIGN GROUP, LLC.  
WIRELESS INFRASTRUCTURE  
3515 Preston Avenue  
Houston, Texas, 77058-0182  
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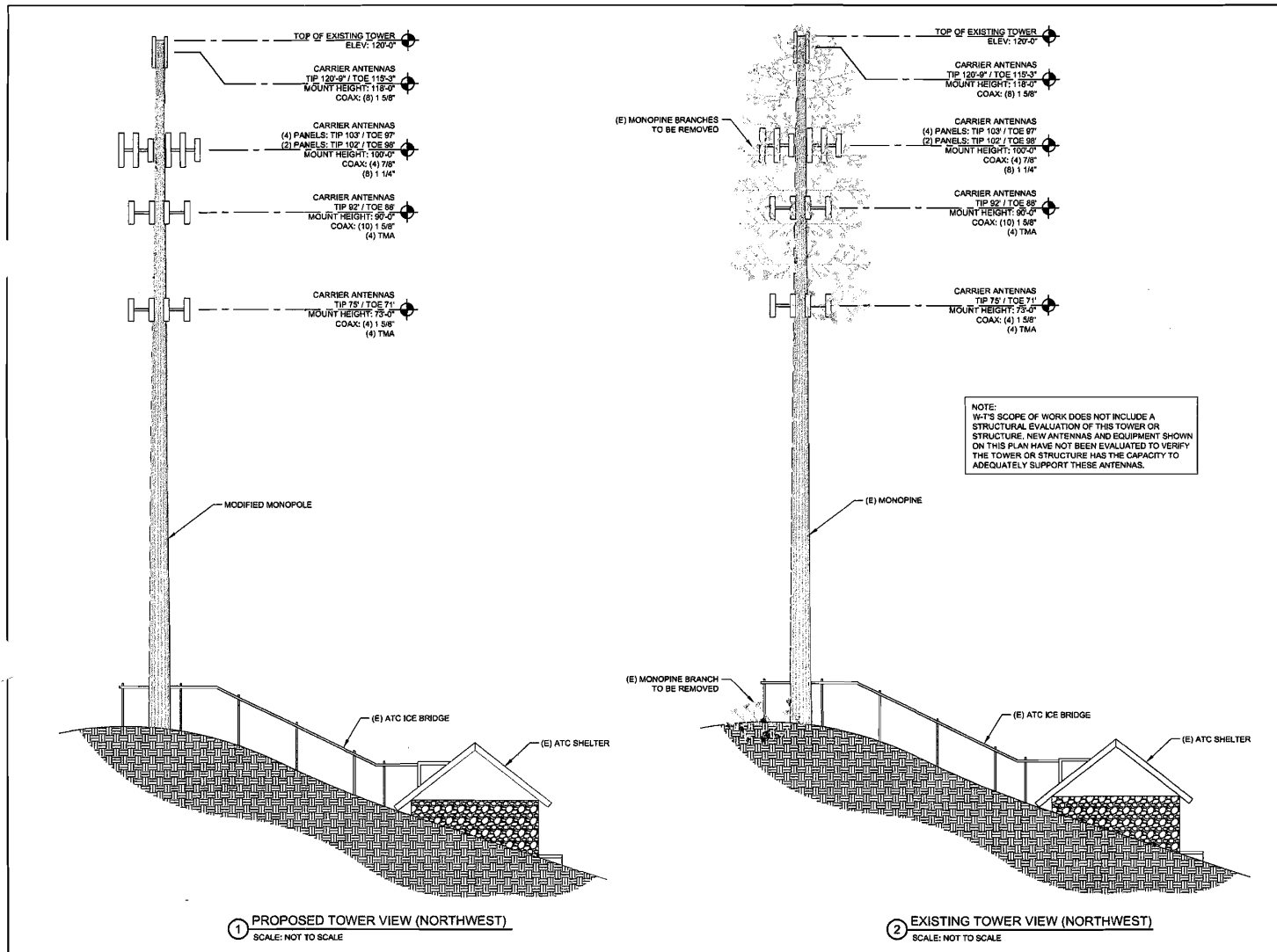
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1000 COOKS SPUR ROAD  
EL DORADO NATIONAL FOREST, CA 95735




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DRAWN BY: AMG  
CHECKED BY: LAF  
DATE DRAWN: 12/03/13  
JOB NO: T133533  
SHEET TITLE:


SOUTHWEST  
TOWER VIEWS

SHEET NUMBER: A-4  
REV. # 1





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FAX: (972) 999-8940  
NYSE:AMT




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DESIGN GROUP, LLC.**  
WIRELESS INFRASTRUCTURE  
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Northridge, CA 91321  
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www.wtdesigngroup.com

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SITE NUMBER:  
**40864**

SITE NAME:  
**STRAWBERRY  
2 CA**

SITE ADDRESS:  
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EL DORADO NATIONAL FOREST, CA 95735



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CHECKED BY:	LAF
DATE DRAWN:	12/03/13
JOB NO:	T133533
SHEET TITLE:	
NORTHWEST TOWER VIEWS	

SHEET NUMBER:	REV. #
A-5	1





JUL 17 AM 9:52  
RECEIVED  
PLANNING DEPARTMENT

July 6, 2015

El Dorado County  
Planning Services Division  
2850 Fairlane Court, Building C  
Placerville, CA 95667

RE: **American Tower – Strawberry Site:** Application for Special Use Permit Revision  
for a Wireless Communications Facility at 1000 Cooks Spur Rd., Strawberry, CA  
95735; **APN 038-400-19-10**

This letter is hereby submitted in conjunction with an application for a special use permit revision for an existing multi-carrier communications facility to allow for removal of branches on an existing monopine.

**I. Applicant Information**

Lessee/Applicant

American Tower  
10 Presidential Way  
Woburn, MA 01801  
Attn: Bonnie Belair  
Phone: 781.926.4637

Agent for Applicant

Bell & Associates (Attn: Gordon Bell)  
4020 Sierra Springs Drive  
Pollock Pines, CA 95726  
Phone: 530.647.1932  
Fax: 805.456.3958  
Email: [gbell61639@aol.com](mailto:gbell61639@aol.com)

Property Owner

Donald Cook  
1000 Cooks Spur Road  
Strawberry, CA 95735

**II. Project Description**

Project Location

The proposed project is located at 1000 Cooks Spur Road in the community of Strawberry. The existing communications facility is a 120-foot tall monopine and 71' x 67' fenced equipment compound. The project site is located on Assessor's Parcel 038-400-19-00. Geographic coordinates (NAD 83) for the proposed installation are Latitude: 38.804729 Longitude: -120.144472, at an elevation of approximately 6075 feet AMSL (above mean sea level).

Exhibit G

**S 01-0032-R-6**

### Project Components

The project would consist of following elements:

- Conversion of the existing 120'-tall monopine to a monopole by removing the existing branches. The monopole would remain a dark brown color (monopole bark will remain).
- All existing antennas and mounting hardware will painted a dark brown color to match the existing bark.

Access would continue to be provided via a 12'-wide paved road (Cooks Spur Road).

### Project Justification

ATC would like to remove/convert the existing monopine to a monopole due to the ongoing maintenance issues due to the fact that the tree receives extremely high wind speeds and snowfall. We believe that we are justified in this request because of the following:

- The monopine is located at the end the road at the top of the neighborhood and can't be seen from surrounding residences.
- The monopine is tucked against a densely wooded hillside well below the ridgeline, but well above Highway 50; and as such can only be seen from Highway 50 for fleeting moments in the westbound direction and only if you know where the tower is.

### **III. Conclusion**

In conclusion, the proposed conversion of the monopine to a monopole would not have any significant visual impacts as the existing monopine is only visible from a very narrow viewshed on Highway 50. Should you have any questions regarding this application, please feel free to call me at (530) 647-1932.

Sincerely,

Bell & Associates  
*Gordon J. Bell*  
Gordon J. Bell  
Principal



Super telephoto zoom lens view (see red outline).



Photosimulation of the view looking northwest from the shoulder of Hwy 50, above the valley.

Exhibit H

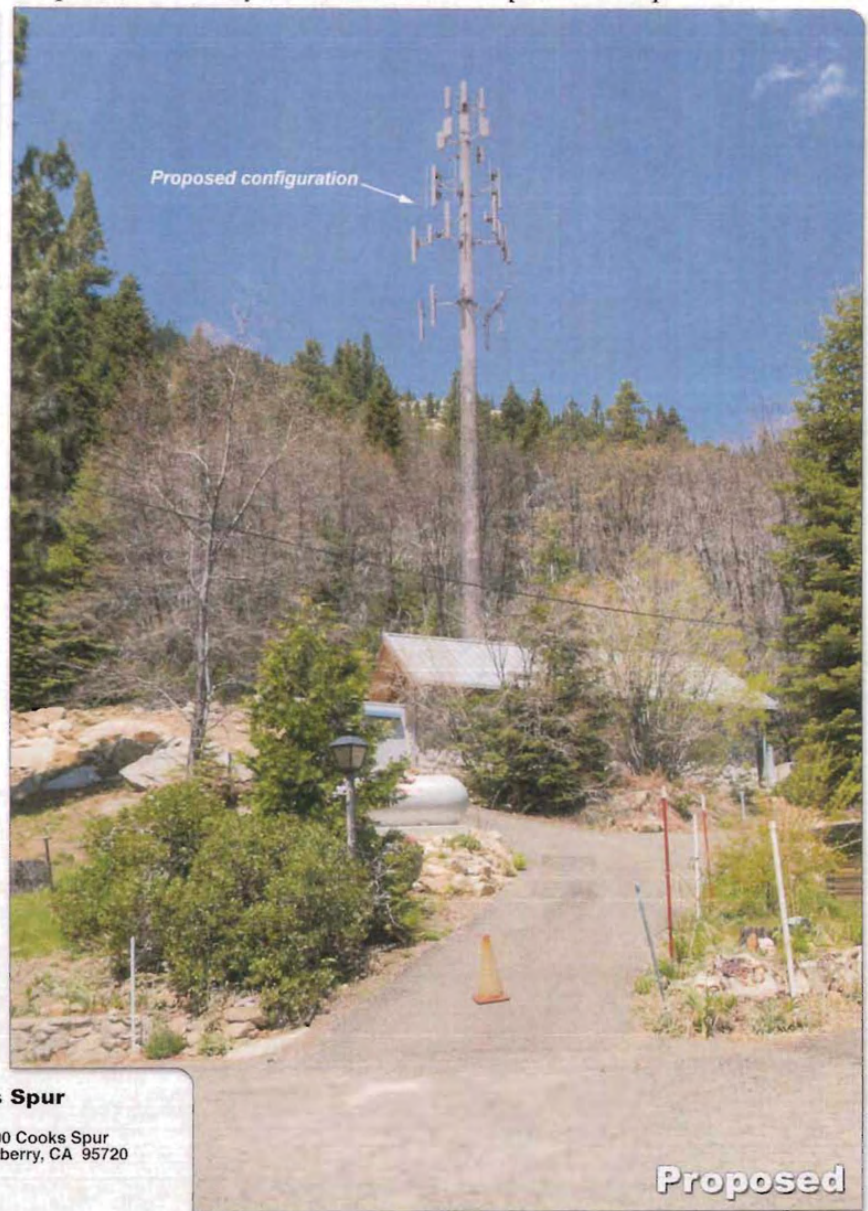


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S 01-0032-R-6



Photosimulation of the view up close at the monopole, from the private driveway access road. Not a public viewpoint.



**Cooks Spur**

1000 Cooks Spur  
Strawberry, CA 95720



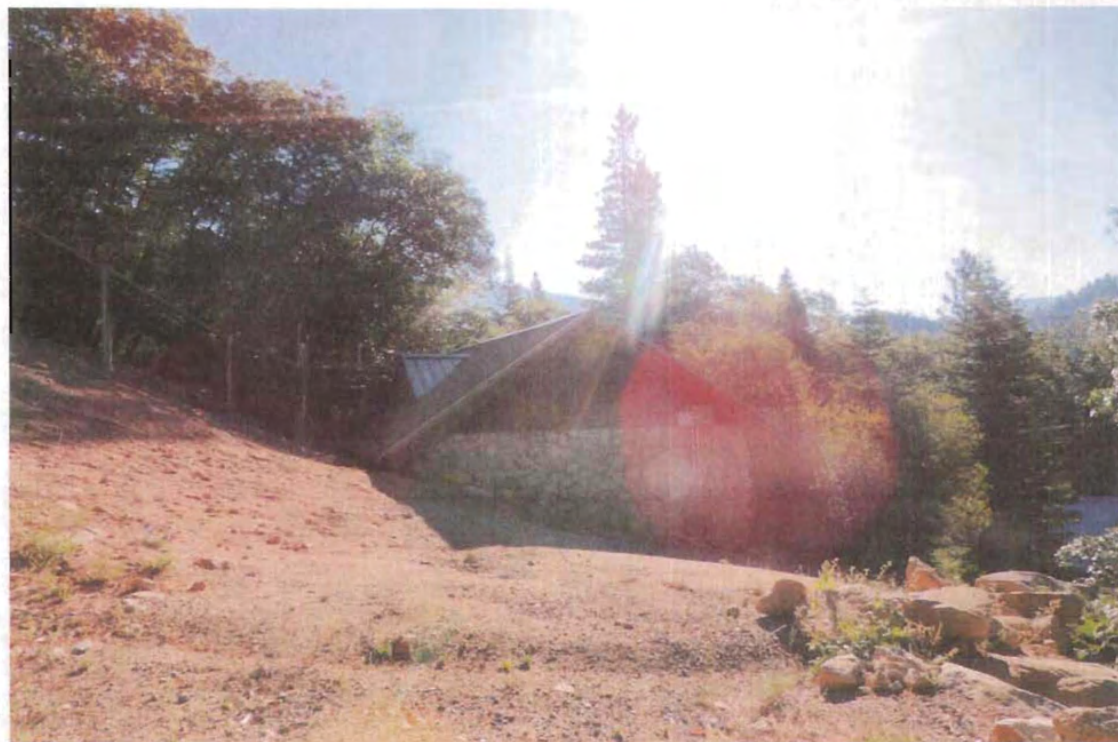


ATC TOWERS – STRAWBERRY SITE  
SITE PHOTOS





ATC TOWERS – STRAWBERRY SITE  
SITE PHOTOS





Robert Peters &lt;robert.peters@edcgov.us&gt;

---

**Cellular Tower in Twin Bridges**

---

**CorrectCon@aol.com** <CorrectCon@aol.com>  
To: robert.peters@edcgov.us

Fri, Sep 11, 2015 at 10:38 AM

Mr. Peters:

As the closest property to the cellular tower in Twin Bridges I am opposed to the request by the operators to remove all limbs and foliage from the tower. I understand that they are seeking an exemption to the requirement that the tower be camouflaged so it looks like a tree; not a brown pole with cellular devices. When the tower was first installed it did have the required foliage on it but since that time the amount of camouflage has steadily been reduced.

As a resident of the area I want it to look like a tree as it originally appeared...to grant the exemption will eliminate the "blending in" of the tower with its surroundings.

I urge you to deny the request of the tower owners.

James M. Esten, MA  
Correctional Consultant

205 Margaret Drive  
P.O. Box 84  
Twin Bridges, CA 95735

Phone: 916.801.2528

**Exhibit I**