



**PLANNING DEPARTMENT
LAND USE AGENCY**

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

1. Complete the following:
- Name of Applicant AT&T Mobility c/o Epic Wireless Group LLC
- Mailing Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630
- Phone Number 916-936-5430
- Assessor Parcel Number 001-150-015-000
- Use Permit Applied For:
- Private Academic School
 - Private Nonprofit Recreational Facility
 - Public Building and Use(s)
 - Airport, Heliport
 - Cemetery
 - Radio, Television Transmission Tower
 - Club, Lodge, Fraternal Organization
 - Dump, Garbage Disposal Site
 - Church
 - OTHER Unmanned Wireless Telecommunications Facility
2. Attach a letter explaining the purpose and need for the Use Permit.
3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
4. If Applicant is not the property owner, a consent letter must be attached.
5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
7. Planning Department Filing Fee: \$ _____
- Environmental Health Review Fee: \$ _____
- Public Works Agency Review Fee: \$ _____
8. Complete an Environmental Information Form.
9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant; use additional sheets as necessary.)

Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: CVL02310/Drytown

AT&T Mobility CAF II High Speed Internet, FirstNet Program, and Capacity and Coverage

Date Filed: 11/2/2018 File No. _____

Applicant/

Developer AT&T Mobility c/o Epic Wireless Group LLC Landowner Gordon Vicini

Address 605 Coolidge Drive, Suite 100 Address 3902 State Highway 16

Folsom, CA 95630 Plymouth, CA 95669

Phone No. 916-936-5430 Phone No. 530-622-1963

Assessor Parcel Number(s) 001-150-015-000

Existing Zoning District AG

Existing General Plan A-G

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: N/A

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

(Signature)

For Epic Wireless Group on behalf of AT&T Mobility



On Behalf Of



**AT&T TELECOMMUNICATIONS FACILITY "DRYTOWN"
AT&T SITE NUMBER: CVL02310**

PROPOSAL/WRITTEN STATEMENT

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

ASHLEY SMITH; (916) 936-5430; Ashley.Smith@epicwireless.net

PROPERTY OWNER:

GORDON VICINI

APN: 001-150-015-000

3902 STATE HIGHWAY 16, PLYMOUTH, CA 95669

WRITTEN PROJECT DESCRIPTION

- SITE SIZE
- SQUARE FOOTAGE OF EXISTING/PROPOSED STRUCTURES
- NUMBR OF FLOORS OF CONSTRUCTION
- AMOUNT FO OFF STREET PARKING PROVIDED
- SOURCE OF WATER
- METHOD OF SEWAGE DESPOSAL
- SITE PLANS
- PROPOSED SCHEDULING OF PROJECT CONSTRUCTION
- DECRIBE ANTICIPATED INCREMENTAL DEVELOPMENT
- ASSOCIATED PROJECTS
- SUBDIVISION/LAND DIVISION PROJECTS
- RESEIDENTIAL PROJECTS
- COMMERCIAL PROJECTS
- INDUSTRIAL PROJECTS
- INSTITUTIONAL PROJECTS
- CONDITIONAL USE PERMIT

ENVIRONMENTAL SETTING

- DESCRIBE PROJECT SITE BEFORE PROPOSED PROJECT
- SURROUNDING PROPERTIES LAND USES
- ANY KNOWN MINE SHAFTS, TUNNELS, AIR SHAFTS, ETC.

Epic Wireless Group LLC
605 Coolidge Drive Suite 100
Folsom, CA 95630



On Behalf Of



Project: AT&T New Site Build Monopole Tower

Name: CVL02310/Drytown

Objective: Connect America Fund (CAF II), FirstNet Program, and Mobility (LTE)

As wireless technology and customer demand change and increase, so does the need for additional wireless facilities to meet that demand. Since this project would be owned and operated by AT&T Mobility, there is no cost to the surrounding residences nor the city. The city of Drytown will fully benefit from this tower. The benefits include the federally funded CAF II project which is dedicated to high speed internet in Rural America, the FirstNet program for first responders, and lastly mobility coverage.

The CAF II project was adopted by the FCC to accelerate broadband to buildout to the millions of Americans in Rural areas who do not have access to high speed internet. To ensure that the CAF II support is used efficiently, the FCC has focused on areas that are deemed underserved by unsubsidized service providers. Back in 2013 AT&T accepted the funding to help the rural areas in America to gain access to high speed internet at a bandwidth of 10/1 MBPS from a low 4/1 MBPS speed. This will be beneficial to offer increased access to education, healthcare, and employment opportunities.

Along with the first benefit of high speed internet, this site will also incorporate the FirstNet program. FirstNet is a single, nationwide network strictly dedicated to public safety communications. The FirstNet program allows first responders to get information quickly to help them make decisions in a timely manner. In times of emergency or planned public events when the data capacity is full, FirstNet will throttle the data to provide the needed bandwidth to public safety workers. This network will allow first responders and public safety workers to send and receive voice, data, and text without concerns of network congestion. This network would not only benefit those in larger cities, but those in rural America that don't have the needed coverage for cell use, let alone emergencies.

The proposed site is 5.29 miles west of the center of Drytown. The property where the tower is to be located is on the property of the Vicini Family. This area is an Agricultural General zoning plan, with an existing industrial use of a Sand and Gravel Company. Due to the location of the tower on the Vicini property, the tower will meet this requirements set forth by Amador County for Unmanned Wireless Facilities.

All equipment needed by AT&T to run this facility will be within a 2500 square foot fenced in lease area in the middle of the property. Within this compound there will be a 20kw diesel generator with a generator tank, a pre-fab WIC (walk in cabinet), and a 116' Water Tank Tower. The tower will be a water tank design due to the location of the project near the vicinity of Highway 16, and no trees in the vicinity to make a monopine feasible at this location. This would all be enclosed by a six foot chain link fence.

Epic wireless believes that this project will be highly beneficial to this community and pushes for approval for this project.

Epic Wireless Group LLC
605 Coolidge Drive Suite 100
Folsom, CA 95630

Project Description:

1. Site Size:

The location of the proposed site is on a parcel zoned Agricultural General (AG) with an existing Sand and Gravel industrial use on the property. The unmanned wireless facility will be within a 50'x50' compound (2500 square feet) surrounded by a 6' high chain link fence.

2. Square Footage of Existing/Proposed Structures:

The proposed unmanned wireless facility will be 2500 square feet. From the Amador County GIS Viewer, it appears there is a 400 square foot garage on location built back in 1958.

3. Number of Floors of Construction: N/A

4. Amount of off street parking: N/A

5. Source of Water: N/A

6. Method of Sewage: N/A

7. Attach Plans:

Plans will be attached in this packet.

8. Proposed Scheduling of Construction:

During construction, the hours of operation will be Monday thru Friday between the hours of 8am and 5pm. Construction can be from 8 weeks to 12 weeks from start to finish. Once construction is completed, the site will be online and running 24 hours a day 7 days a week.

9. Describe anticipated incremental development:

The project is to be developed within a 8 to 12 week time frame.

10. Associated Projects:

This project is one of thousands that are a part of the Connect American Fund (CAF II Project) for high speed internet that are geared towards the areas of America that are deemed inadequately served from Federal Standards. However, this is the only project in this area of Drytown.

11. Subdivision/Land Division Projects: N/A

12. Residential Projects: N/A

13. Commercial Projects:

The proposed commercial project is an Unmanned Wireless Telecommunications Facility that will offer the community of Drytown high speed internet, the FirstNet Program, as well as capacity and coverage service. The services will be through the 115' monopole on the parcel, and therefore will not need a sales area and/or loading facilities.

14. Industrial Projects: N/A

15. Institutional Projects: N/A

16. Conditional Use Permit:

This project will need a conditional use permit in order for the application to be submitted to the County. The reasoning for needing a CUP for this project is due to the size of the proposed tower. The tower is to be a 116' water tank, which is more than the fifty foot designation for the use permit.

Environmental Setting:

29. Describe project site before proposed project:

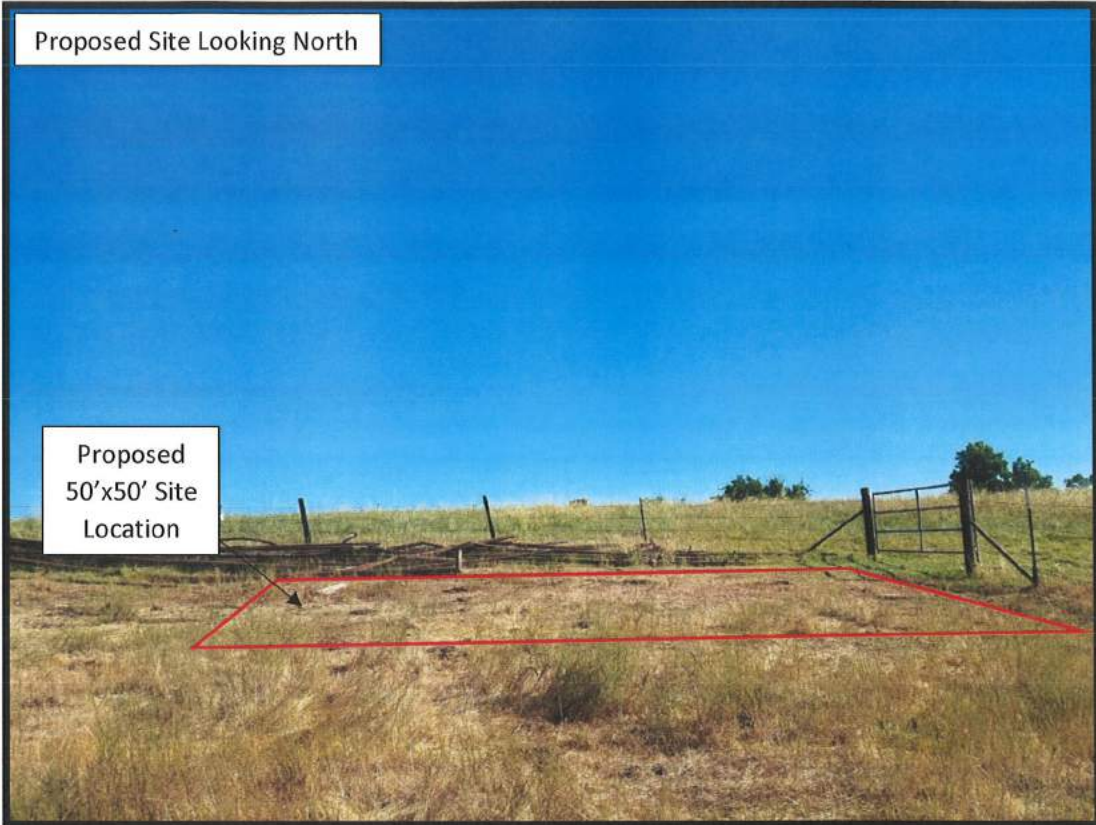
Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

The proposed site of the project is a parcel that is currently being used as an industrial use for a Sand and Gravel company. The current topography is that of mostly agricultural land within large acreage. The project parcel, does appear to have cattle roam within a fenced in area, outside of the projects location. It appears as if there is existing barns to the East of the proposed location of the Unmanned Wireless Facility. No cultural, historical, or scenic aspects appear to be prevalent in this area.

Please see the photos below of the proposed project area:

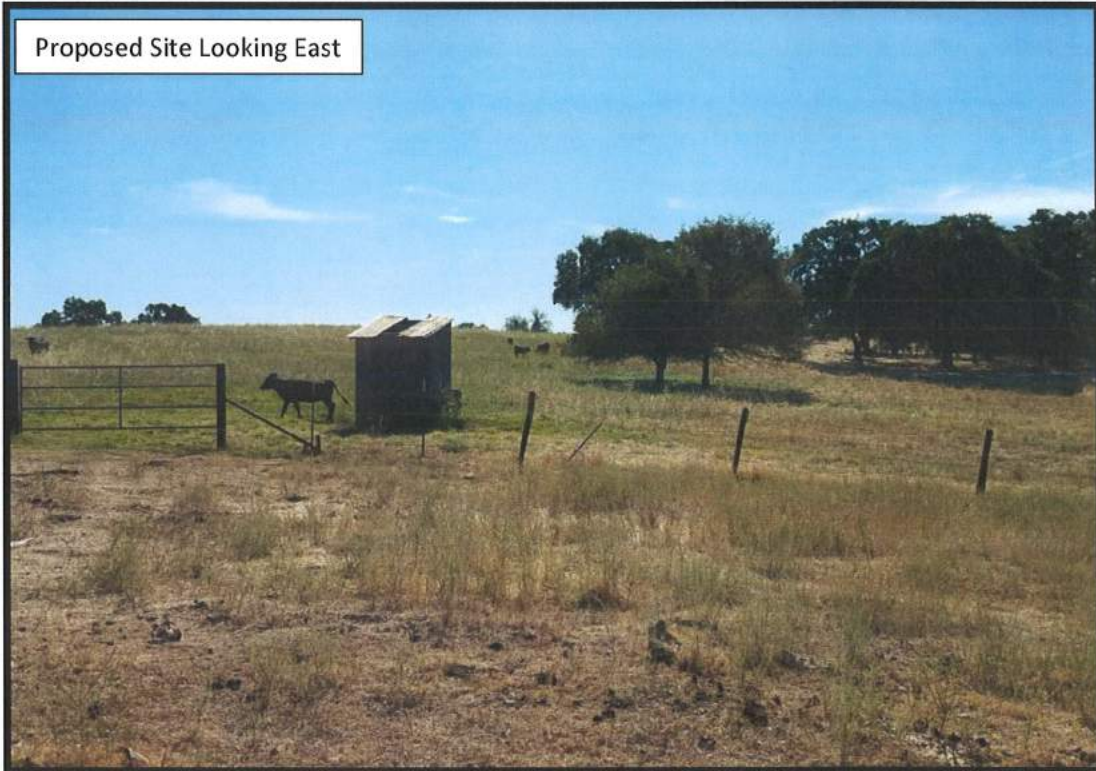


Proposed Site Looking North



Proposed
50'x50' Site
Location

Proposed Site Looking East



Proposed Site Looking South



Proposed Site Looking West



30. Surrounding Properties Land Uses:

Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicated the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

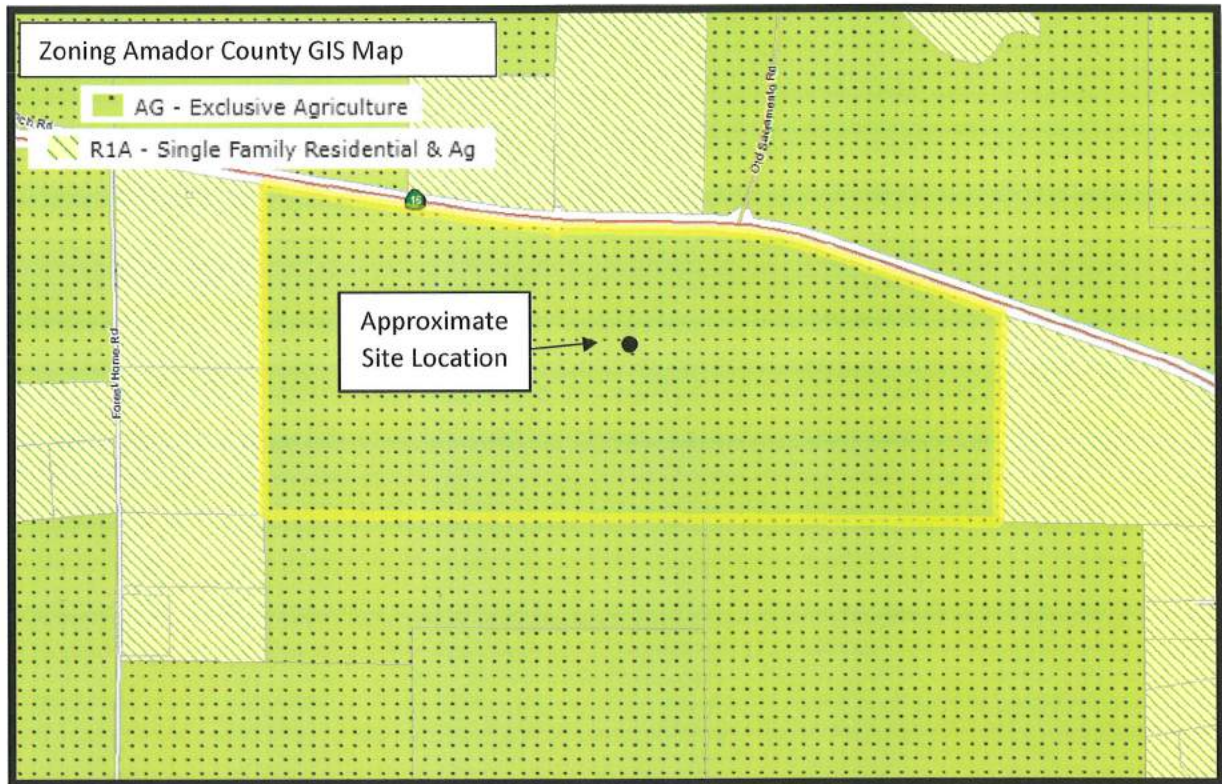
The location of the proposed tower is at 3902 State Highway 16, Plymouth, CA 95669. The surrounding properties appear to have the same topography as our subject parcel. The parcels could possibly have cattle on the property as well.

The selected parcel is zoned AG or Agricultural General (AG). This is a 400+ acre lot that is used for industrial use of the Sand and Gravel Company. The properties surrounding our parcel all have a general plan of A-G (Agricultural General). Please see GIS Map below:



Zoning Map:

The zoning of the parcels around our proposed project location are that of Agricultural General (AG) or Single Family Residential & AG (R1A). This is shown in the map below:



Overhead view of the lease area and distances to nearby Residences:

While looking over the map provided below you will find that the closest neighbor to the proposed site is that of .69 miles away. All the homes in the surrounding area appear to be that of single family homes with a zoning of Agricultural General.



31. Any Known:

Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features.

N/A



On Behalf Of



**PROJECT SUPPORT STATEMENT
ALTERNATIVE SITE ANALYSIS
Summary of Site Evaluations and Technical Evidence
Conducted by Epic Wireless Group, LLC**

AT&T TELECOMMUNICATIONS FACILITY "DRYTOWN"

AT&T SITE NUMBER: CVL02310

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

ASHLEY SMITH; 916-936-5430; Ashley.smith@epicwireless.net

PROPERTY OWNER:

VICINI FAMILY INVESTMENTS

APN: 001-150-015

3902 STATE HIGHWAY 16, PLYMOUTH, CA

-
- **PROJECT'S BACKGROUND SUMMARY AND OBJECTIVES**
 - **SEARCH RING'S METHODOLOGY**
 - **POTENTIAL CO-LOCATIONS**
 - **EXISTING TOWERS**
 - **ALTERNATIVE SITE ANALYSIS**
 - **SUBJECT PARCEL AND SITE DETAILS**
 - **OPERATION STATEMENT**



I. Executive Summary

In the second quarter of 2018, Epic Wireless Group LLC was contracted by AT&T to identify a wireless site location and design to provide high speed internet for the FCC's Connect America Fund II project and improve the wireless coverage and capacity in the area of Drytown. After conducting thorough research and evaluation of existing properties and structures in the area that would accommodate a collocation, AT&T determined a new tower must be constructed to adequately meet the internet service goals and wireless coverage and capacity goals as well as bring the new FirstNet program to the area of Drytown.

In 2017 the Board of Supervisors denied a similar project as proposed by AT&T as it was preferred AT&T collocated on ATC's existing facility located near Highway 16. To date ATC and AT&T have not been able to come to a National Agreement whereby collocating on ATC Towers nationwide would be allowed. As a result, that FCC issued ring was abandoned by AT&T, and AT&T moved to another area in the County where they could serve a different group of residences with access to high speed wireless internet. This new proposal unlike the original, now will include the FirstNet Technologies to provide first responders with a dedicated network.

Epic Wireless investigated the areas within the given ring, in order to find a feasible location for AT&T's and the community's needs.

On Behalf Of

II. Coverage Objective

The FCC has determined that this is an area with insufficient internet service. As a result, this area was included in the FCC's Connect America Fund – II project. This purpose of this project is to bring high speed internet to underserved communities. This is measured by the number of living units that will be serviced by the facility. This particular project requires line-of-sight to serve the maximum number of living units. In addition to improving the internet service, AT&T will also provide improved wireless coverage. Due to the rural nature of this area, the tower will also include the FirstNet program. FirstNet is a single, nationwide network strictly dedicated to public safety communications. The FirstNet program allows first responders to get information quickly to help them make decisions in a timely manner. In times of emergency or planned public events when the data capacity is full, FirstNet will throttle the data to provide the needed bandwidth to public safety workers. This network will allow first responders and public safety workers to send and receive voice, data, and text without concerns of network congestion. This network would not only benefit those in larger cities, but those in rural America that don't have the needed coverage for cell use, let alone emergencies.

III. Project Description

The proposed site is .2 miles northeast of the center of the search ring and 5.31 miles northwest of the city of Drytown. The proposed tower is located is on the Vicini Property off of Highway 16. All equipment needed by AT&T to run this facility will be within a small area leased from the Vicini's. AT&T will be proposing a new site build of a 116' water tank. For this project, AT&T will be leasing a 50'x50' fenced in lease area on the center of the property. Within this c there will be a 20kw diesel generator with a generator tank, a pre-fab WIC (walk in cabinet), and this would all be enclosed by a six foot fence.

III. Search Ring's Methodology

In order for Epic Wireless to start the process of finding a site, we first await for AT&T to provide us with a new project. AT&T receives the new project from the FCC when they identify an area that is in need of service. The way the area is presented to AT&T and then to Epic Wireless is by an identified search ring in the area. This ring can be as small as .2 miles to 1 mile. The site acquisition specialists (Epic Wireless) are to then find a parcel within the given ring. It is vital to the project goals that the candidates investigated are within the ring provided. If the location is even 100 ft. outside of the search ring the candidate will be deemed inadequate by not meeting the Radio Frequency Engineers living unit goals for the project.

In identifying the least intrusive site location and design, AT&T looks to topography, local code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of fulfilling living units and coverage objectives, a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements.

Epic Wireless first attempted to identify existing cell towers for collocation. No existing cell towers were identified in the immediate area within the ring given to AT&T by the FCC. The closest tower in proximity to the search ring was an ATC Tower located 3 miles east of the chosen candidate. However, this tower would not be feasible in order to provide high speed internet to the residences within this ring.

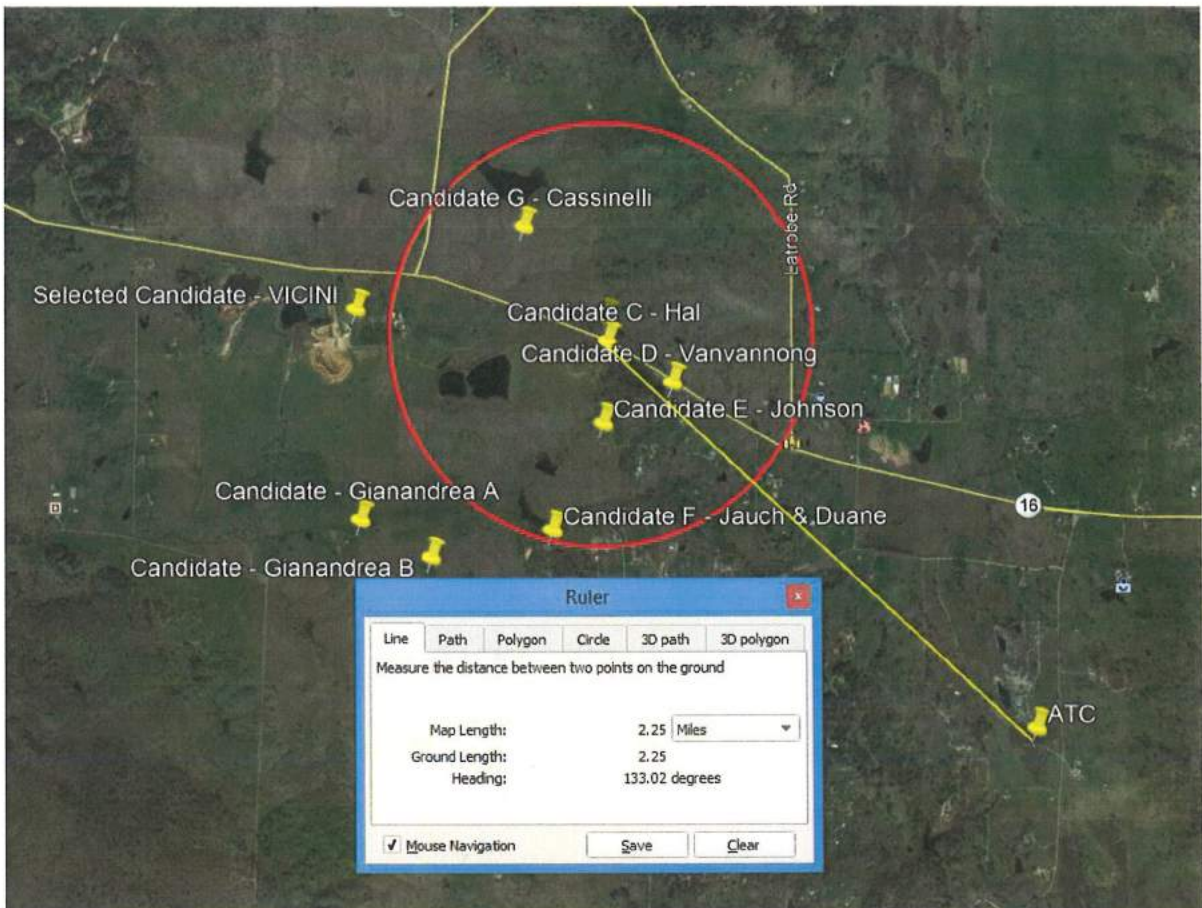
IV. Potential Co-locations:

Due to the area within the search ring encompassing a low populated area there are no potential co-location opportunities in the vicinity of the search ring. The CAF II program is directed towards the rural areas in America in which obtaining broadband internet is difficult to access. In order for the specified Living Units to be met, the site must be within the .8 mile radius.



V. Existing Telecommunication Facilities


Before finding a location in the designated search ring issued by AT&T, Epic wireless first looks to see if there are any feasible existing telecommunications facilities in the area. According to the data found on Tower sites, there were no facilities that were in the vicinity of the site. In order for AT&T to have a colocation opportunity on an existing telecommunications facility, we would have to move 2.25 miles southeast of the center of the search ring. If we were to move the site 2.25 miles north for colocation, the residences within this current ring would not be able to benefit from this program.



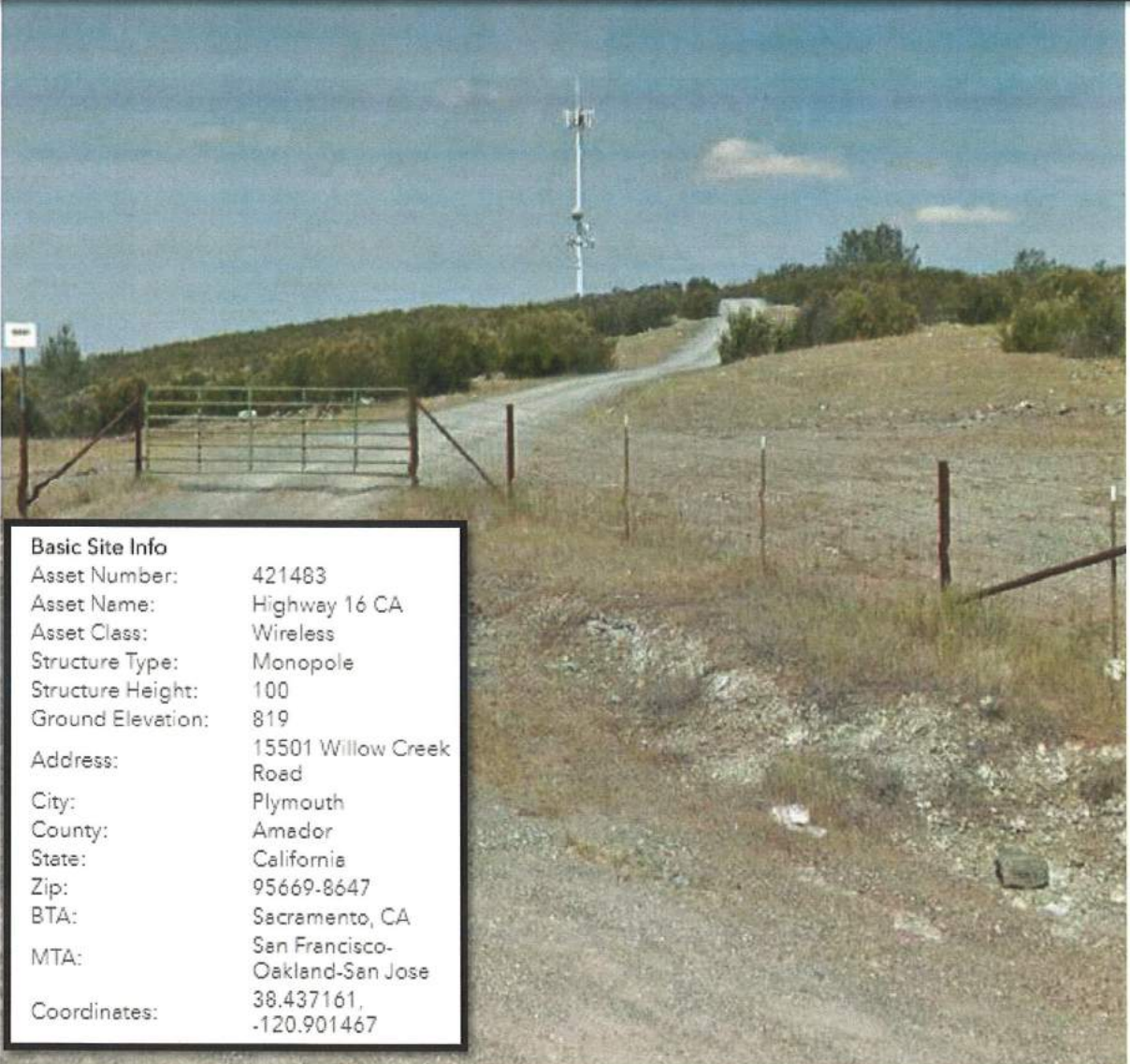
On Behalf Of

i. **ATC TOWER – HIGHWAY 16 CA**
15501 Willow Creek Road, Plymouth, CA 95669-8647

This tower owned by American Tower Company is a 100’ Monopole situated off of Willow Creek Road. Unfortunately, due to the proposed location being 2.25 miles outside of the search ring this site would not be suitable from a site acquisition perspective for this project, with the possibility of missing the objective due to the location of the tower not being deemed inadequate by the FCC for lack of high speed internet service.


Asset Number: 421483 Asset Name: Highway 16 CA

Lat / Long: 38.43716, -120.90146 | Address: 15501 Willow Creek Road, Plymouth, California, 95669-8647



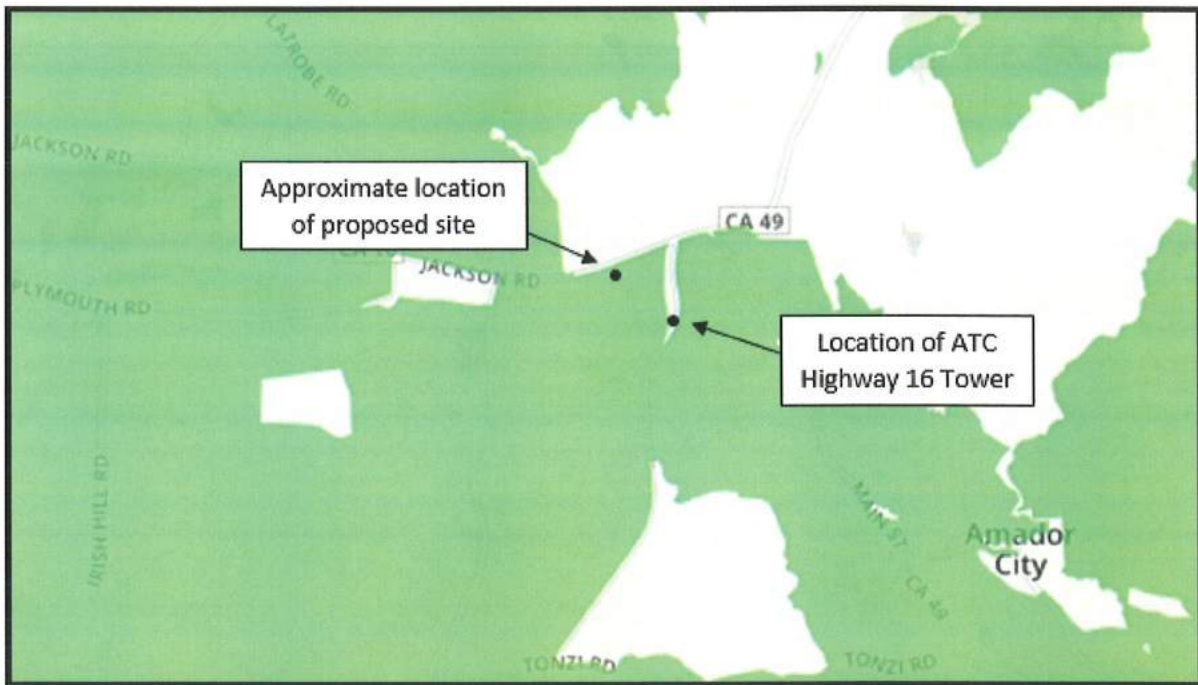
Basic Site Info

Asset Number:	421483
Asset Name:	Highway 16 CA
Asset Class:	Wireless
Structure Type:	Monopole
Structure Height:	100
Ground Elevation:	819
Address:	15501 Willow Creek Road
City:	Plymouth
County:	Amador
State:	California
Zip:	95669-8647
BTA:	Sacramento, CA
MTA:	San Francisco-Oakland-San Jose
Coordinates:	38.437161, -120.901467

ii. **CONNECT AMERICA FUND ACCEPTED AREAS MAP**

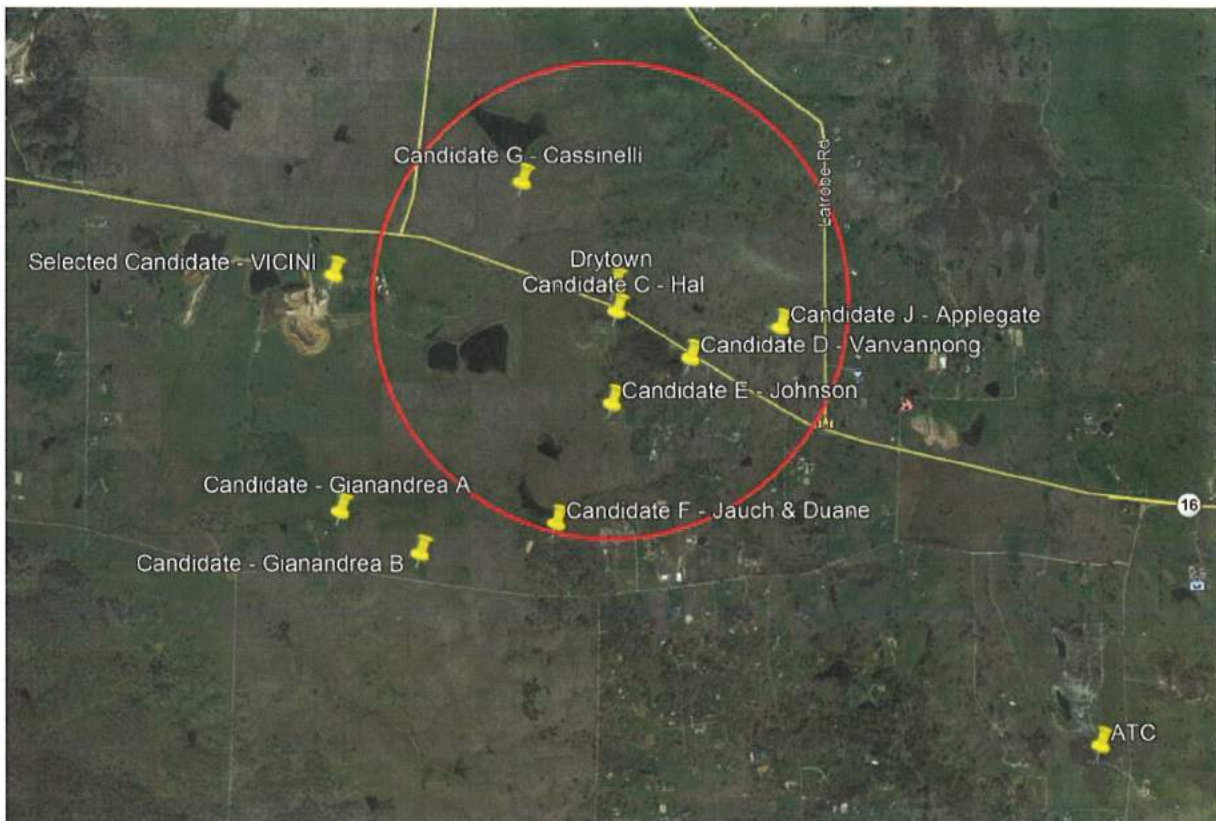
This map identifies the areas in which the FCC has identified as being inadequately and adequately served in America. The areas of **Green** show the areas in which the FCC deemed inadequate and would need the service, the areas of no color are already being served and will not need this service in that area.

As you can see from the below map, the existing ATC tower is in the area that is deemed adequately served by the FCC for high speed internet. However, the proposed site is in the green therefore is in need of high speed internet and is deemed inadequately served by the FCC.



VI. ALTERNATIVE SITE ANALYSIS

In total there were nine (9) candidates in which Epic Wireless tried to contact for feasibility purposes to meet the goals intended for this search ring. Out of the nine locations, six (6) were unresponsive, and were not investigated any further, and one was an ATC Tower nearly 2.25 miles outside of the designated ring. The last two were investigated thoroughly to see if they would be able to meet AT&T's goals. Epic Wireless was able to complete feasibility walks in order to determine if the proposed sites would be suitable for this project. Due to the search ring encompassing an area of .8 miles of a rural agricultural area, we were unable to find multiple locations in which landlords had interest. Luckily we were able to find an industrial parcel within this community at a higher elevation that would meet both the setbacks and ordinances of the county, as well as meet the needs of AT&T Mobility.



i. CANDIDATES INVESTIGATED

1. APN: 001-180-019-000



The first site that was investigated by Epic Wireless Group was a 287.38 acre parcel off of Carbondale Road owned by the Gianandrea Family. The parcel is completely vacant. This site was proposed to be a 150' monopole due to the distance outside of the search ring. This property was further away from the search ring (.32 miles) than our selected candidate (.14 miles). The closest living unit to the location of this proposed site was .45 miles away to the East. Due to the distance outside of the search ring, and the elevation of the proposed site, the parcel was not deemed suitable for this project.

2. APN: 001-180-018-000



Epic Wireless investigated another property owned by the Gianandrea's that was a 144.6 acre parcel. This parcel has an existing living unit and barn on the property. The site proposed was a 150' monopole within a 50'x50' lease area. The proposed location of this facility on the parcel was designed to meet all setbacks. The Gianandrea's property is approximately .42 miles west of the search ring. This was the lowest elevation of the three potential locations that Epic Wireless investigated. However, after much talk about the location of the proposed site, the Gianandrea's decided against this location due to the vicinity of the tower near their home. At that time this parcel was disqualified.

On Behalf Of

The following sites were considered and letters of interest sent out but received no response:

Candidate C:

5110 Welsh Pond Road, Plymouth, CA 95669



Candidate D:

5150 Welsh Pond Road, Plymouth, CA 95669



On Behalf Of

Candidate E:

5001 Asta Court, Plymouth, CA 95669



Candidate F:

4601 Carbondale Road, Plymouth, CA 95669



On Behalf Of

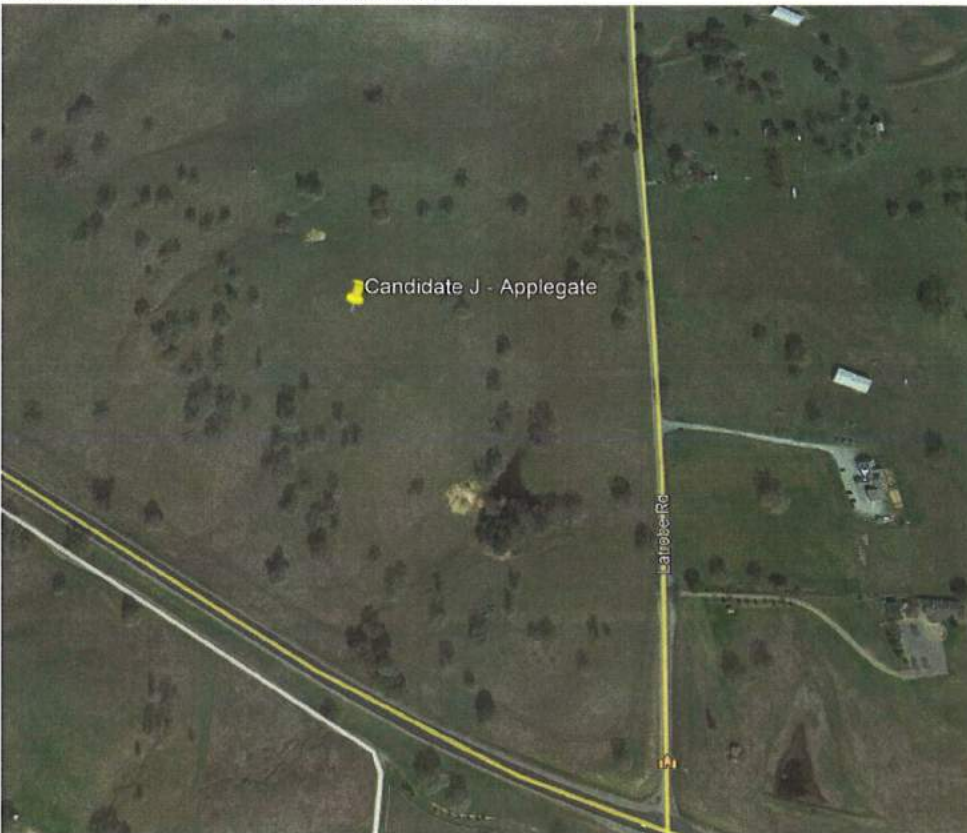
Candidate G:

APN: 001-150-011-510



Candidate H:

18105 Latrobe Road, Plymouth, CA 95669

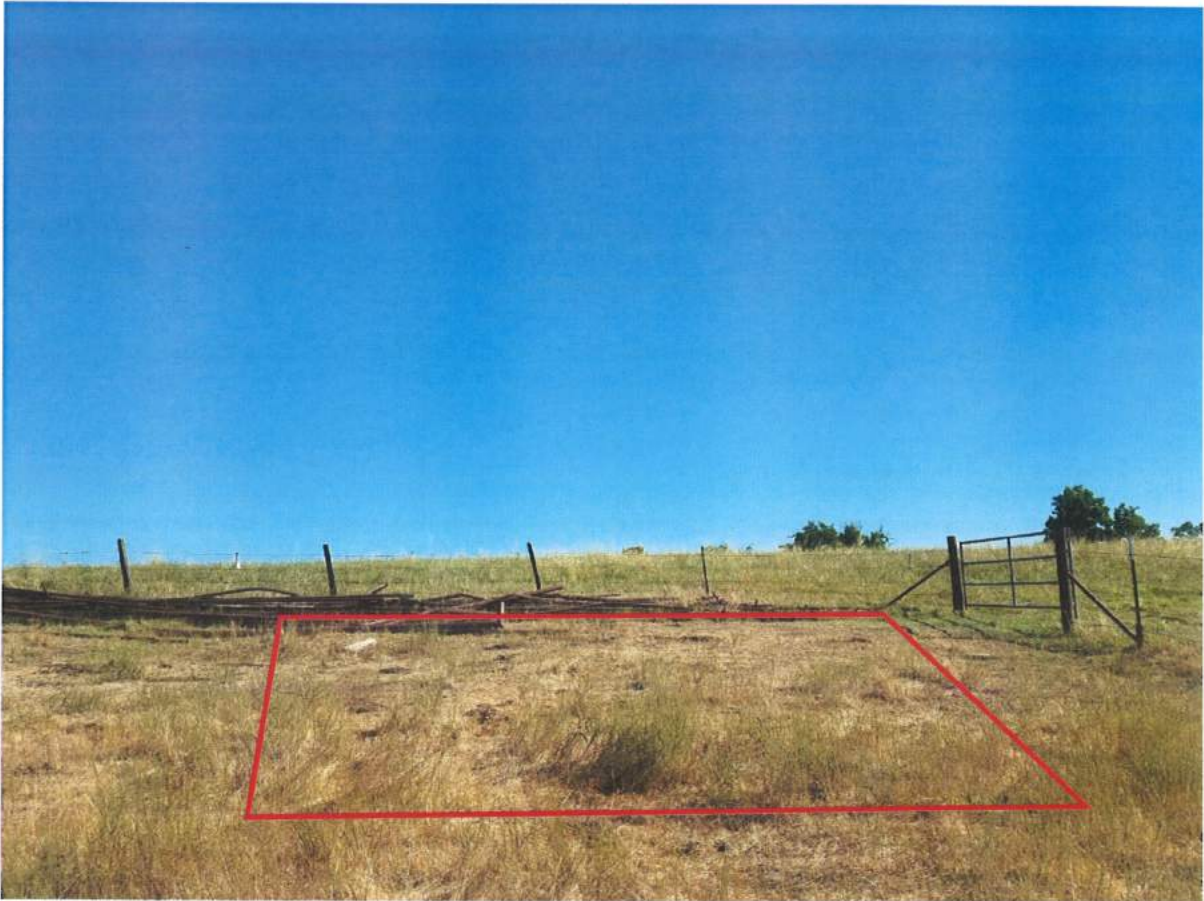


VII. Chosen Candidate

i. ACTUAL VIEW OF THE PROPOSED LOCATION:

APN: 001-150-015-000

Epic Wireless investigated a third location within the vicinity of the search ring. This parcel currently has a sand and gravel plant on the property, which is owned by the Vicini Family. The site is right off of Highway 16, which is a public right of way, and .14 miles outside of the center of the search ring. The site will consist of a 116' water tank, within a 50'x50' lease are on the property. The proposed location of this facility on the parcel was designed to meet all setbacks. Due to the industrial location on the property, we are proposing a water tank to blend in with the rural surroundings. Due to the location of the site and the vicinity being near the search ring, this site was deemed adequate by our Radio Frequency Engineers at AT&T to meet all Living Unit goals.



IX. OPERATIONAL STATEMENT

This project is an AT&T Mobility unmanned Telecommunications Wireless Facility. It will consist of the following:

PROPOSED SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. 50'X50' FENCED LEASE AREA
3. INSTALL AT&T APPROVED PRE-MANUFACTURED 8'x8' EQUIPMENT SHELTER WITH GENERATOR PATIO AND ASSOCIATED INTERIOR EQUIPMENT
4. ADD (1) PROPOSED GPS UNITS
5. ADD 116'-0" FAUX WATER TANK
6. ADD (12) ANTENNAS, (4) PER ALPHA, BETA, GAMMA SECTOR
7. ADD (24) PROPOSED RRUS
8. ADD (2) FUTURE 6' MICROWAVE DISHES
9. ADD (4) SURGE SUPPRESSORS
10. ADD 6'-0" HIGH CHAIN LINK FENCE
11. ADD 30KW AC DIESEL GENERATOR WITH ATTACHED 190 GALLON BELLY TANK

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month or once a quarter. There will be minimal noise from the standby generator, turning on once a month for 10 minutes for maintenance purposes limited to Monday through Friday between 8am and 5pm and during emergency power outages. The tower will be built to provide co-location opportunities for future carriers or public safety entities.

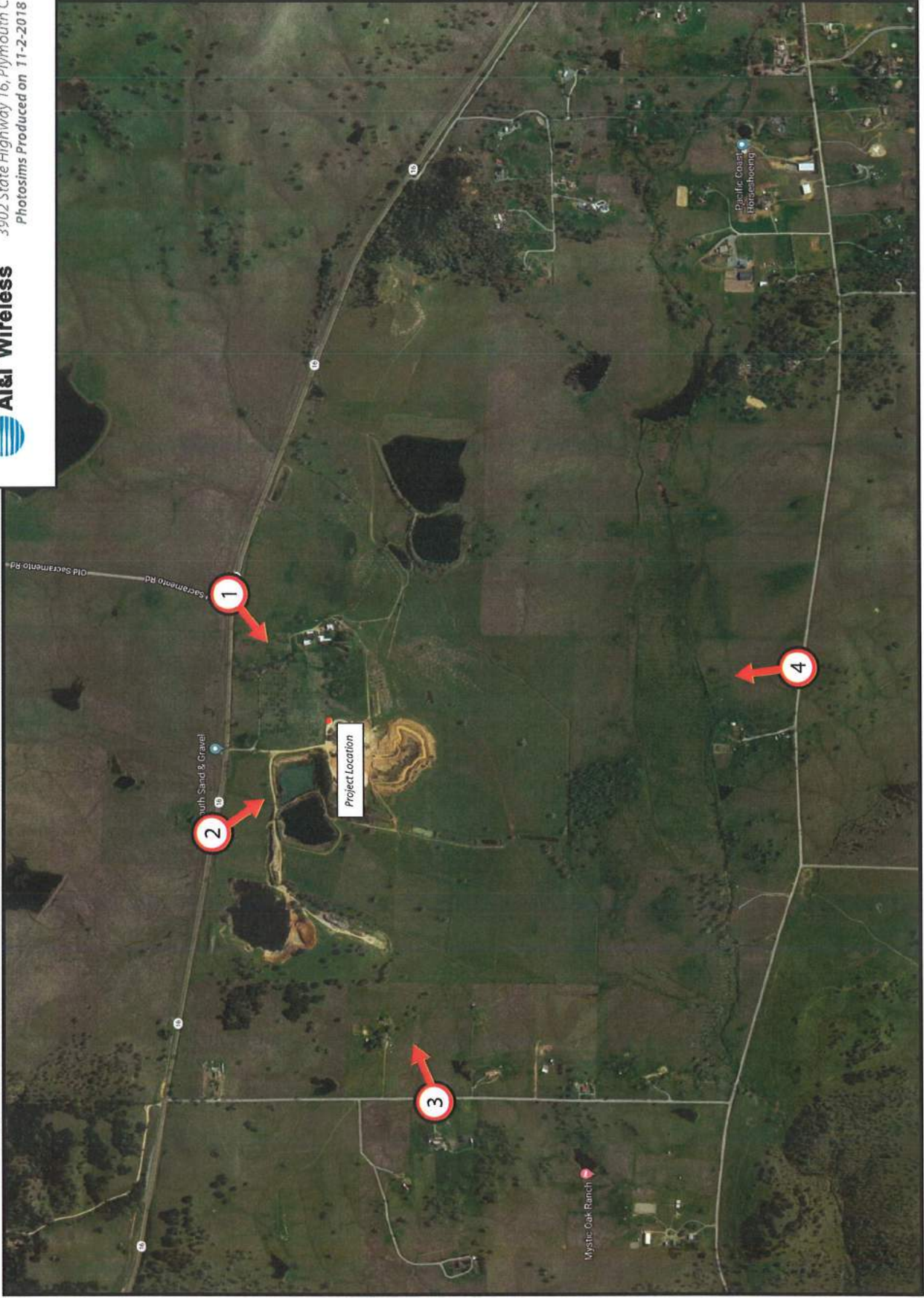
IV. Conclusion

The identified site location and design of the proposed facility represents a thorough and responsible investigation of alternative site locations. AT&T, with the help of Epic Wireless and AT&T Wireless RF Engineers, has determined the proposed site to be the least intrusive means to service the maximum number of living units. This facility is believed to have the least impacts to the community while offering future opportunity for other carriers to collocate.

The area of Drytown will benefit immensely from this tower in this specified location. From the wireless high speed internet, wireless capacity and coverage, to the FirstNet Program all of which is greatly needed in this area. For this reason, Epic Wireless is requesting review and approval on this project.



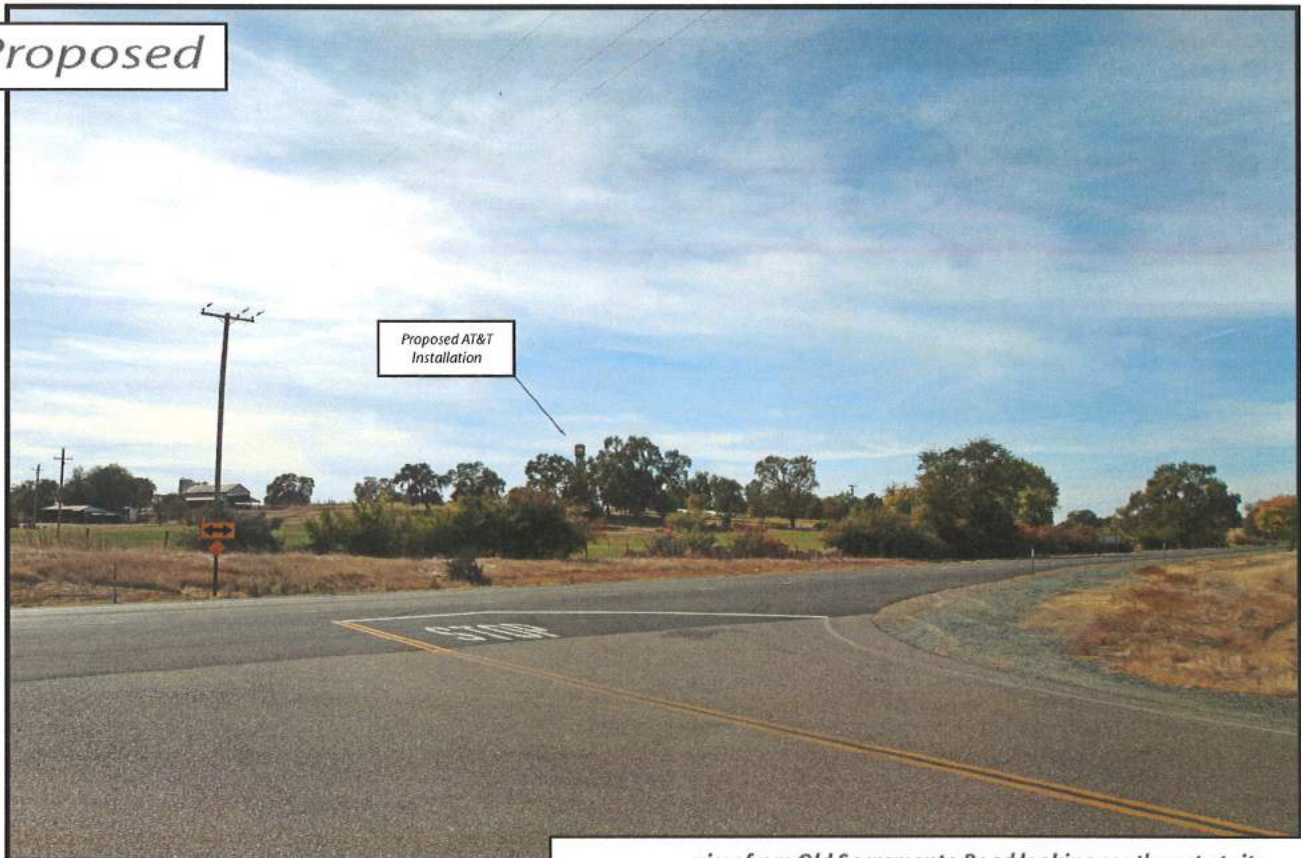
CVL02310 Drytown
3902 State Highway 16, Plymouth CA
Photosims Produced on 11-2-2018



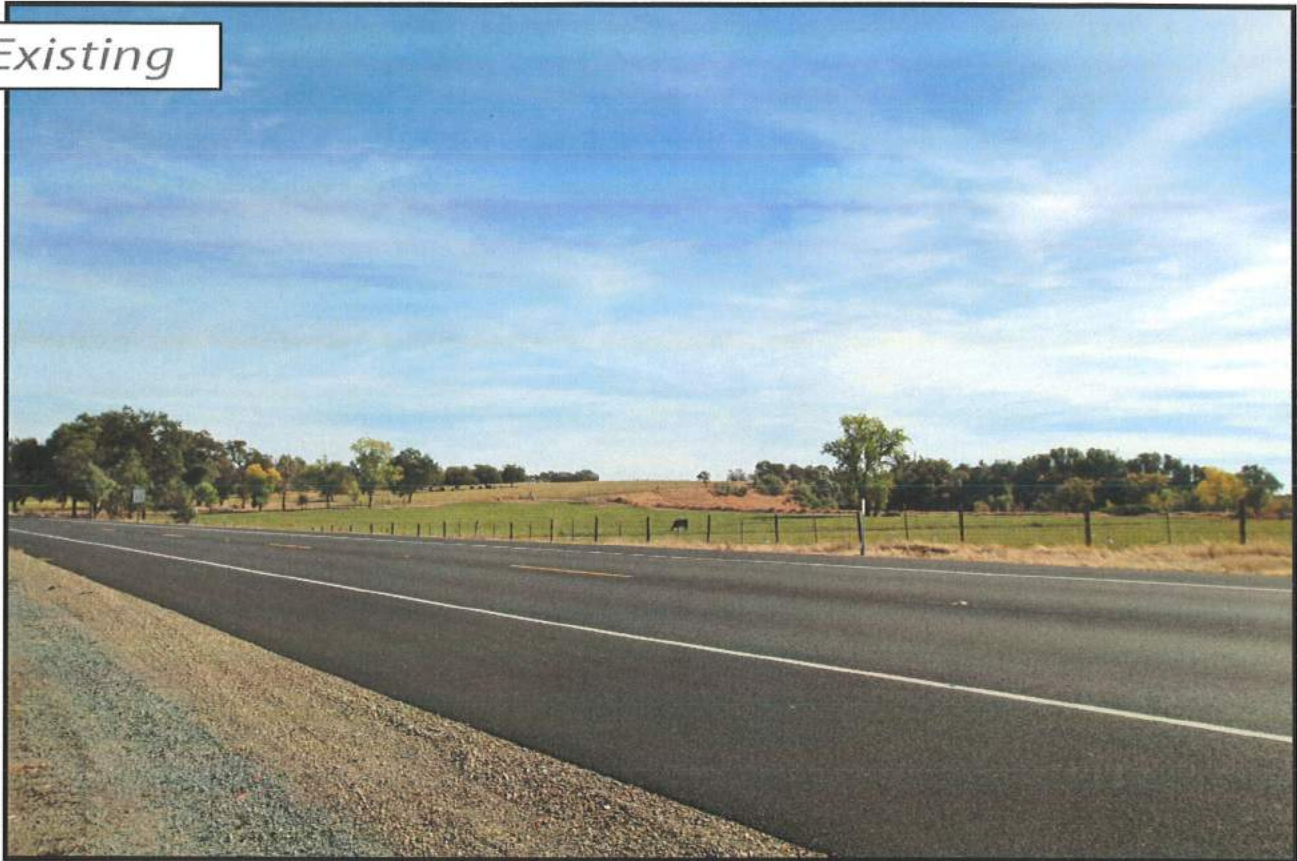
Existing



Proposed



Existing



Proposed



view from Highway 16 looking southeast at site

Existing



Proposed



Proposed AT&T
Installation

view from Forest Home Road looking northeast at site



CVL02310 Drytown
3902 State Highway 16, Plymouth CA
Photosims Produced on 1-18-2019

Existing



Proposed



view from Carbondale Road looking north at site

SITE NUMBER: CVL02310

SITE NAME: DRYTOWN

3902 STATE HWY 16
 PLYMOUTH, CA 95669
 JURISDICTION: AMADOR COUNTY
 APN: 001-150-015-000



DRYTOWN
 3902 STATE HWY 16
 PLYMOUTH, CA 95669



ALIAS SITE NO.:	CVL02310
PROJECT NO.:	13787656
OWNER:	SADICES
CHECKED BY:	CES

NO.	DATE	DESCRIPTION
1	10/20/14	ISSUED FOR PERMITS
2	11/10/14	ISSUED FOR PERMITS
3	11/10/14	ISSUED FOR PERMITS



ADAPTIVE RE-USE ENGINEERING
 Craig Horner, PE 84674
 214-407-9184
 3172 LEATHA WAY
 SACRAMENTO, CA 95821
 craighorner@yahoo.com

TITLE SHEET
 SHEET NUMBER
T-1

SITE TYPE: FAUX WATER TANK/EQUIPMENT SHELTER

SHEET INDEX

REV	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES, ABBREVIATIONS, & NOTES
C-1	SITE SURVEY (BY OTHERS) FOR REFERENCE ONLY
C-2	SITE SURVEY (BY OTHERS) FOR REFERENCE ONLY
A-1	OVERALL SITE PLAN - EQUIPMENT SHELTER
A-1.1	ENCLOSED SITE PLAN - EQUIPMENT SHELTER
A-2	CURB CUT, SIDEWALK, AND DRIVEWAY SHELTER
A-3	ANTENNA PLAN & DETAILS - WATER TANK
A-4.1	NEW WATER TANK - NORTH & SOUTH ELEVATION
A-4.2	NEW WATER TANK - WEST & EAST ELEVATION

PROJECT TEAM

CLIENT / LESSEE
 ADT
 5001 EXCLUSIVE HWYWAY
 SAN RAMON, CA 94583
 PH: (925) 331-2343

RF ENGINEER
 ADAPTIVE RE-USE ENGINEERING
 CONTACT: CRAIG HORNER, PE 84674
 214-407-9184
 PH: (925) 407-9184

PROJECT MGR.
 EPIC WIRELESS
 CONTACT: JEFF MANN
 PH: (925) 991-1448

SITE ACQUISITION
 EPIC WIRELESS
 CONTACT: CHRIS PETERS
 PH: (925) 991-1448

CONSTRUCTION MGR.
 COMPANY: EPIC WIRELESS
 CONTACT: JEFF MANN
 PH: (925) 301-5957

PROJECT INFORMATION

PROPERTY OWNER:
 MON GAMA MASTROTOS LP
 P.O. BOX 226
 PALMDALE, CA 93567

POWER AGENCY:
 PACIFIC CORPORATION
 1 MARKET STREET, SEVERA TOWER
 PALMDALE, CA 93567
 PH: (805) 241-5000

TELEPHONE AGENCY:
 ADT
 525 MARKET STREET, SEVERA TOWER
 PALMDALE, CA 93567
 PH: (805) 311-2925

PROPERTY CHANGER:
 MON GAMA MASTROTOS LP
 P.O. BOX 226
 PALMDALE, CA 93567

SEARCH FING: DRYTOWN
FA# 13787656

SITE ADDRESS: 3902 STATE HWY 16
 PLYMOUTH, CA 95669

A.P.N. NUMBER: 001-150-015-000

CURRENT USE: AG (AGRICULTURE - GENERAL)
NEW USE: (U) UNMANNED TELECOMMUNICATION FACILITY

JURISDICTION: AMADOR COUNTY

LATITUDE: N 38° 27' 36.14"
LONGITUDE: W 120° 36' 35.81"
GROUND ELEVATION: 1,100 FT. AMSL

RFDS DATED: 09-03-2018, ISSUE 1.0
REVISION: 1.0/0.0

PROJECT DESCRIPTION

PROPOSED SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY

1. BUNK POWER / TELCO / FIBER TO SITE LOCATION
2. 10'x20' CONCRETE SLAB
3. 10'x20' CONCRETE SLAB
4. 10'x20' CONCRETE SLAB
5. 10'x20' CONCRETE SLAB
6. 10'x20' CONCRETE SLAB
7. 10'x20' CONCRETE SLAB
8. 10'x20' CONCRETE SLAB
9. 10'x20' CONCRETE SLAB
10. 10'x20' CONCRETE SLAB
11. 10'x20' CONCRETE SLAB
12. 10'x20' CONCRETE SLAB
13. 10'x20' CONCRETE SLAB

DIRECTIONS FROM AT&T

- DIRECTIONS FROM ADT'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA 94583 (MAP OF 09/03/2018)
1. FROM CAMINO RAMON TOWARD 2600, 0.1 M
 2. TURN RIGHT ONTO BALANCED CANYON RD - 0.5 M
 3. TURN LEFT ONTO 2600, 0.5 M
 4. TURN RIGHT FOR 2600, 0.5 M
 5. TURN LEFT FOR 2600, 0.5 M
 6. TURN RIGHT FOR 2600, 0.5 M
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 98. TURN RIGHT FOR 2600, 0.5 M
 99. TURN LEFT FOR 2600, 0.5 M
 100. TURN RIGHT FOR 2600, 0.5 M

VICINITY MAP



CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING:
1. 2015 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R. (CALIFORNIA CODE OF REGULATIONS)
 2. 2015 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R. (VOLUMES 1 & 2), (2015 INTERNATIONAL BUILDING CODE)
 3. 2015 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R. (2015 NATIONAL ELECTRICAL CODE)
 4. 2015 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. (2015 INTERNATIONAL MECHANICAL CODE)
 5. 2015 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. (2015 INTERNATIONAL PLUMBING CODE)
 6. 2015 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, C.C.R. (2015 INTERNATIONAL ENERGY CODE)
 7. 2015 CALIFORNIA FIRE CODE (CFC), PART 7, TITLE 24, C.C.R. (2015 INTERNATIONAL FIRE CODE)
 8. 2015 CALIFORNIA FIRE CODE, PART 9, TITLE 24, C.C.R. (2015 INTERNATIONAL FIRE CODE)
 9. 2015 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24, C.C.R. (2015 INTERNATIONAL EXISTING BUILDING CODE)
 10. 2015 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R. (CALGREEN)
 11. 2015 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24, C.C.R. (CALGREEN)
 12. ASSESSMENT-222-6
 13. ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS
- DISABLED ACCESS REQUIREMENTS**
 THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED AS PER CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 118-2014

SPECIAL INSPECTIONS

APPROVED BY: _____
 DATE: _____

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 THESE DRAWINGS ARE FORWARDED TO BE FULL SIZE AT 1/4" = 1'-0". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF MATERIAL ORDERS AS IT APPLICABLE FOR THE WORK.

APPROVALS

AT&T: _____
 VENDOR: _____
 R.F.: _____
 LEASING / LANDLORD: _____
 ZONING: _____
 CONSTRUCTION: _____
 POWER / TELCO: _____
 FISCAL: _____

DIGALPRT

800-227-2600
 1000 CALIFORNIA STREET, SACRAMENTO, CA 95811



CV102310
DRY TOWN
3900 STATE HWY 16
PLYMOUTH, CA 95669

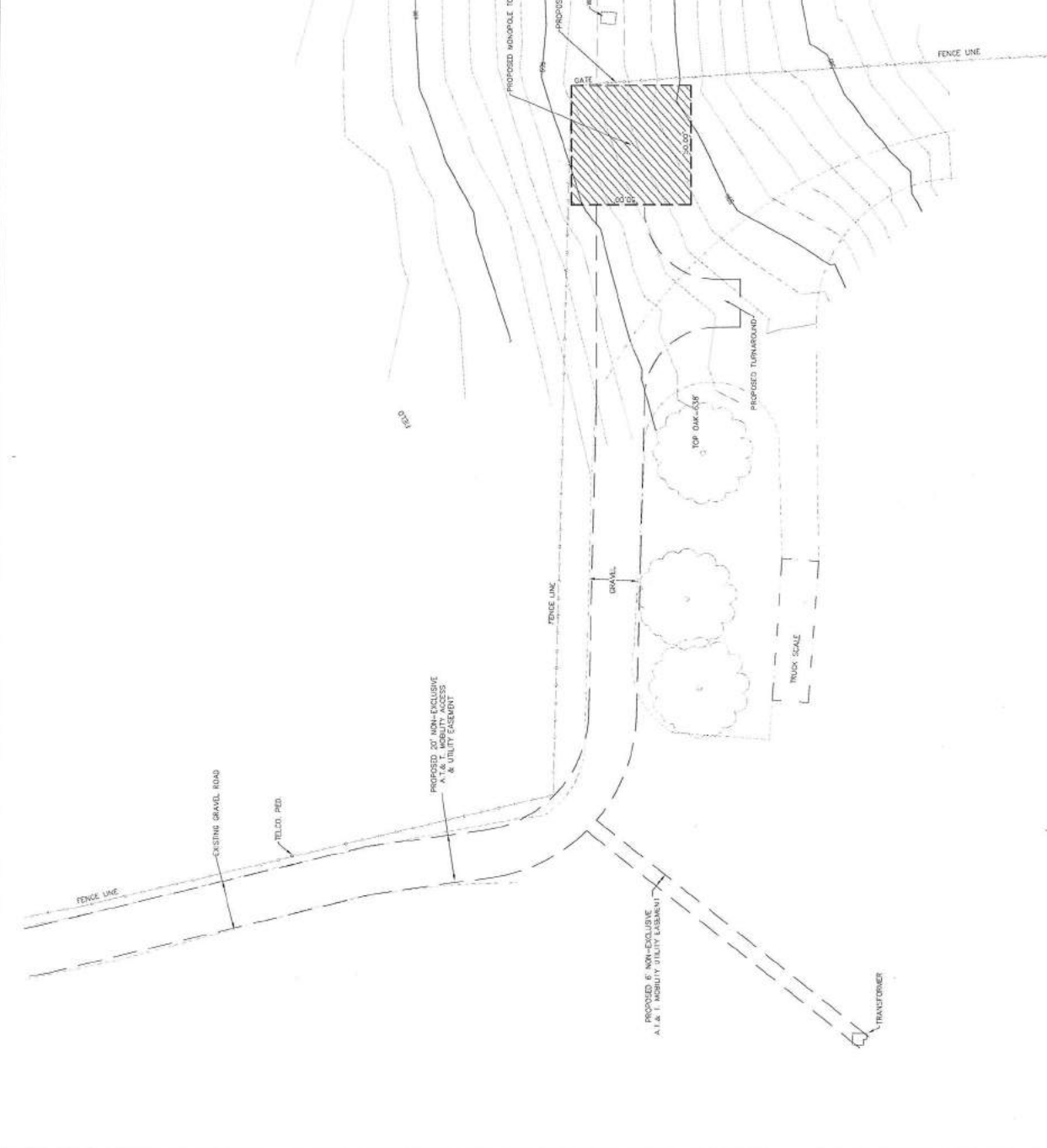


DATE: 02/10/16
PROJECT: 102310
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 02/10/16

DATE	02/10/16
PROJECT	102310
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	02/10/16

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DRYTOWN
3902 STATE HWY 16
PLYMOUTH, CA 95669

PREPARED FOR
at&t
300 Camino Carrero, #200
San Ramon, California 94583

EPIC
WIRELESS GROUP, LLC
CONTRACTING & INSTALLATION

ASSET #/E-NO: C/102310
PROJECT NO: 13097656
DRAWN BY: SADC/CLS
CHECKED BY: CES

DATE	DESCRIPTION
8/18/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS
1/20/2011	ISSUE FOR PERMITS



STATE OF CALIFORNIA
DIVISION OF PROFESSIONAL ENGINEERS
CRAIG HORNER, LICENSE NO. 84674
1000 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102

Engineer
ADAPTIVE RE-USE ENGINEERING
Craig Horner, PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craighorner@aruo.com

SHEET TITLE
OVERALL SITE PLAN

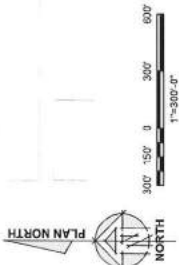
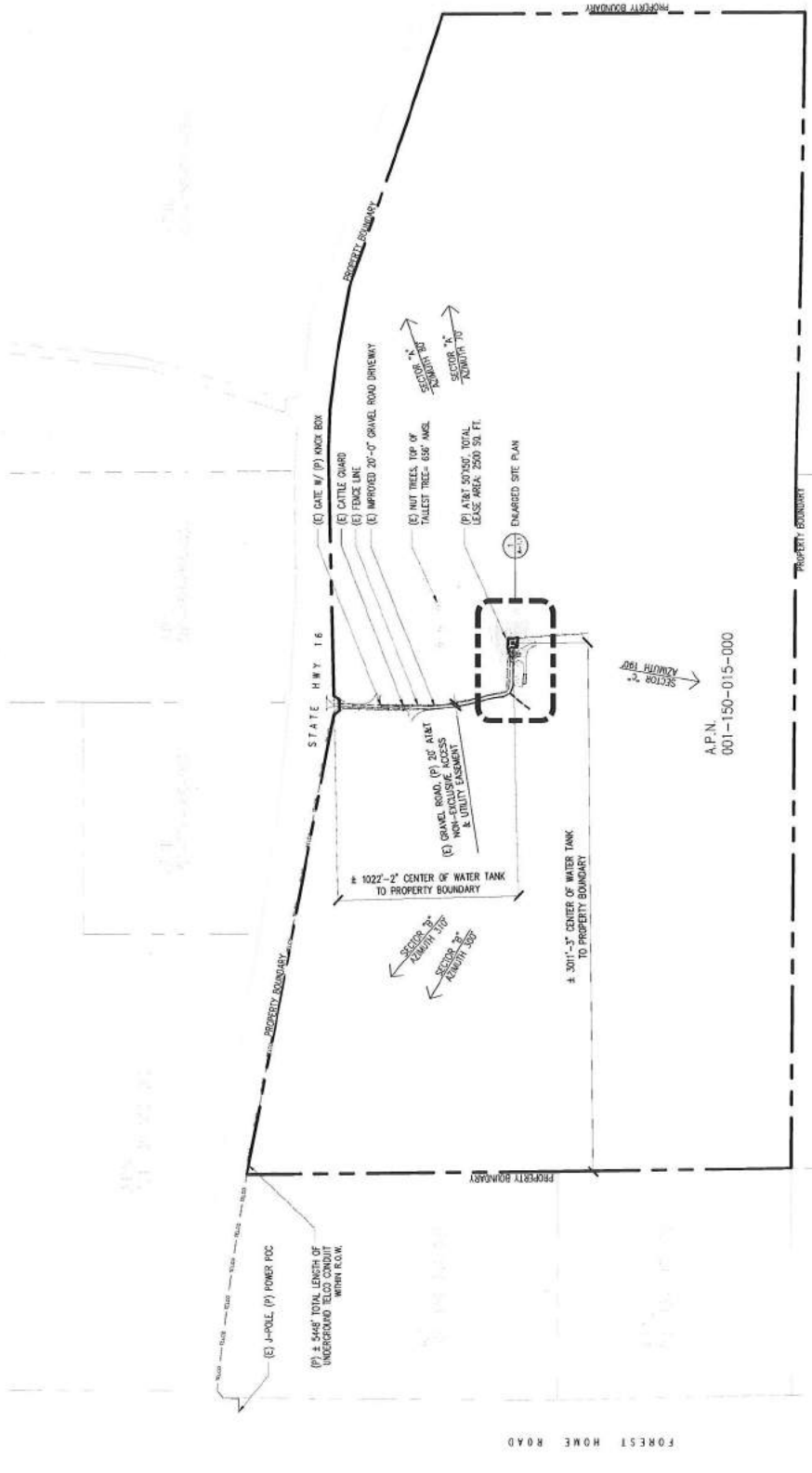
SHEET NUMBER
A-1

NOTES

- NO WORKING OR PERMITS CONSTRUCTION SHALL OCCUR WITHIN APPROXIMATE 100 FEET OF THIS SITE.
- ADAPT TO CONSTRUCTION, GROUND CONDITIONS TO CONTACT TO WORK ON TOP OF EXISTING UNDERGROUND UTILITIES IN THE EXISTING CONSTRUCTION'S SERVICE AREA.

THIS IS NOT A SITE SURVEY

ALL EXISTING UTILITIES, CONDUITS, ETC. THAT ARE NOT SHOWN ON THIS PLAN AND WHICH ARE NOT SHOWN AS BEING UNDERGROUND UTILITIES IN THE EXISTING CONSTRUCTION'S SERVICE AREA ARE NOT TO BE CONSIDERED AS UNDERGROUND UTILITIES.



1 OVERALL SITE PLAN
11-2011-02
SITE TYPE: FAUX WATER TANK/EQUIPMENT SHELTER

DRYTOWN
3902 STATE HWY 16
PLYMOUTH, CA 95669



ALB SITE NO: CV102310
PROJECT NO: 13791648
DRAWN BY: SAD/CEE
CHECKED BY: CES

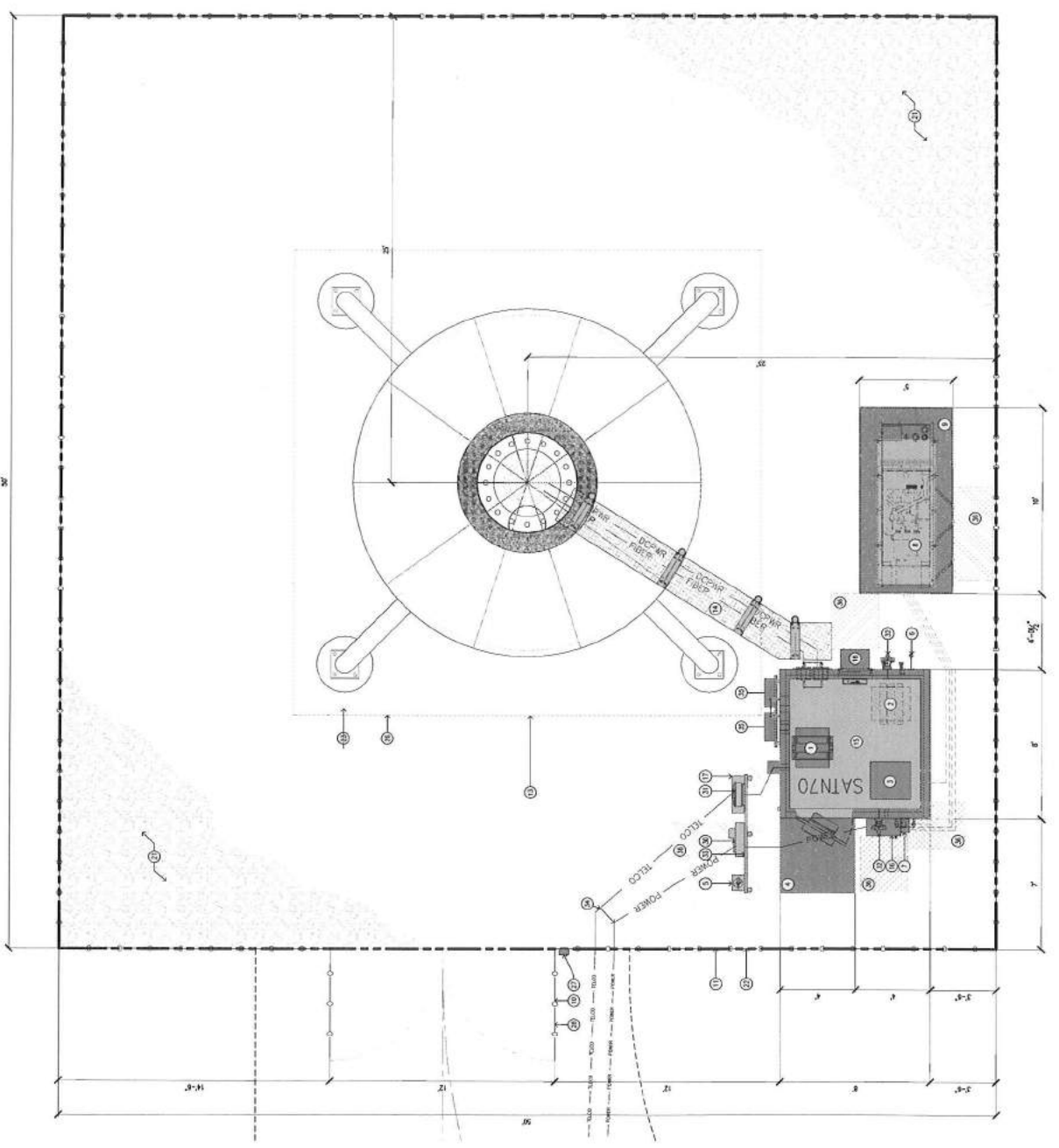
REV	DATE	DESCRIPTION
1	02/07/11	FOR 10% PERMITS
2	02/07/11	FOR 10% PERMITS
3	02/07/11	FOR 10% PERMITS
4	02/07/11	FOR 10% PERMITS
5	02/07/11	FOR 10% PERMITS
6	02/07/11	FOR 10% PERMITS
7	02/07/11	FOR 10% PERMITS
8	02/07/11	FOR 10% PERMITS
9	02/07/11	FOR 10% PERMITS
10	02/07/11	FOR 10% PERMITS



ADAPTIVE RE-USE
ENGINEERING
Craig Homer PE 84674
214-407-3184
3112 LEATHA WAY
SACRAMENTO, CA 95821
craig@home@at&t.com

SHEET TITLE
EQUIPMENT AREA
PLAN

SHEET NUMBER
A-2



- KEYNOTES**
1. SEE PLAN FOR
 2. SEE PLAN FOR
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1 EQUIPMENT ENCLOSURE PLAN - EXTERIOR WALK IN EQUIPMENT CABINET
SITE TYPE: FAUX WATER TANK/EQUIPMENT SHELTER

