



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: October 6, 2023

Project Name and Requested Approvals:

AT&T Wireless at Boulder Ridge

- Design Review (DR2023-0010)
- Conditional Use Permit (U2023-0005)
- Environmental (ENV2023-0010)

Staff Description of Project:

Request for approval of a Conditional Use Permit (U2023-0005) and Design Review (DR2023-0013) to allow for the modification of an existing approximately 120-foot lattice cell tower. The project proposes to add 30 feet to the top of the tower, in order to achieve the required separation between existing antennas and the proposed new antennas. The project proposes to add 12 panel antennas (4 per sector) as well as additional ancillary equipment, to this new section of tower. All modifications would be within the existing approximately 300 square foot fenced in area on Placer County Water Agency (PCWA) property.

Location:

The project site is located at 3525 Park Drive. The Assessor's Parcel Number (APN) is 032-010-009.

Land Use Designation(s)/Zoning:

The property is designated Public Quasi Public (PQP). The property is zoned Planned Development Public Quasi Public (PD-PQP).

This project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption (ENV2023-0010) as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The property owner is Placer County Water Agency. The applicant is New Cingular Wireless PCS, LLC, C/O Epic Wireless LLC; Attn. Mark Lobaugh

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



City of Rocklin
 Planning Division
 3970 Rocklin Road
 Rocklin, California 95677
 Phone (916) 625-5160 FAX (916) 625-5195

**UNIVERSAL
APPLICATION
FORM**

NAME OF PROJECT: CLOVER VALLEY / CVL03684

LOCATION: 3525 PARK DRIVE ROCKLIN, CA 95765

ASSESSOR'S PARCEL NUMBERS: 032-010-009-000

DATE OF APPLICATION (STAFF): 9/13/23 **RECEIVED BY (STAFF INITIALS):** MC

FILE NUMBERS (STAFF): ENV2023-0010, U2023-0005, **FEES:** \$14,379.00

RECEIPT NO.: R55673 DR2023-0011

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: N/A

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: <input checked="" type="checkbox"/> Major (CC Approval) Fee: <u>\$9,732.00</u>
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input type="checkbox"/> Design Review (DR) <input checked="" type="checkbox"/> Commercial Fee: <u>\$4,205.00</u> <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: <u>\$17,293.00</u>	<input type="checkbox"/> Modification to Approved Projects Fee: File Number: _____

Environmental Requirements (STAFF)	<input checked="" type="checkbox"/> Exempt - <u>\$442.00</u> <input type="checkbox"/> Negative Declaration –	<input type="checkbox"/> Mitigated Negative Declaration – <input type="checkbox"/> EIR – See Fee Schedule
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15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>PQP</u>	Acres: _____	_____ Pub. Sewer	_____ Pub. Sewer
Proposed: <u>PQP</u>	Square Feet: _____	_____ Septic Sewer	_____ Septic Sewer
ZONING:	Dimensions: _____	_____ Pub. Water	_____ Pub. Water
Existing: <u>PD-PQP</u>	No. of Units: _____	_____ Well Water	_____ Well Water
Proposed: <u>PD-PQP</u>	Building Size: _____	<input checked="" type="checkbox"/> Electricity	_____ Electricity
	Proposed Parking: _____	_____ Gas	_____ Gas
	Required Parking: _____	_____ Cable	_____ Cable
	Access: _____		

PROJECT REQUEST:

See attached project description.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.



9/6/23

Project Description & Justification Statement

Re: Proposed new AT&T Wireless Facility at: 3525 Park Drive, Rocklin, CA. 95765;
APN: 032-010-009

Project Description

The project involves the modification of an existing 120.6' lattice cell tower. The proposed project consists of the addition of 30' to the tower, in order to achieve the required separation between existing antennas and the proposed new antennas. Ground equipment for AT&T will be located within the existing compound that is already occupied by other cellular carriers and Placer County Water Agency.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in this high growth portion of Placer County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area (including FirstNET emergency communication network) and will also increase overall network capacity. This network will provide an extremely valuable service to those who live, travel, and do business (including first responders) in the local area. It will give residents and businesses a like the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

The proposed AT&T tower modification project CVL03684 (Clover Valley) will be located near Boulder Ridge Park on a parcel owned by the Placer County Water Agency. The objective is to cover dense residential neighborhoods that exist in the area as *AT&T is the only carrier that does not currently operate a cellular facility on this tower or the adjacent towers at Boulder Ridge Park.* These areas have a large number of customer complaints for slow data speeds due to weak coverage and hence will provide a way to leverage our competition.

Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations. The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will ever attend the facility once constructed. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility. There will be no supplies or materials stored on the site.

- In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure.
- The proposed design Consists of a 15' foot by 23 foot lease area all contained within an exiting compound, with (2) outdoor equipment cabinets, a 30kw backup generator , and 150'6 extended lattice with (12) panel antennas and (18) remote radio heads. The facility shall be kept well-maintained while in-use and removed when no longer in use (functioning as a communications facility).

Sincerely,
Mark Lobaugh,
Epic Wireless, LLC.

605 Coolidge Drive, Suite 100 • Folsom, CA 95630



KMA76 Log Cabin
 Item SS-46



Frequencies:

		Transmit	Receive
700	Band 12	729-746 MHz	698-716 MHz
FNET	Band 14	758-768 MHz	788-798 MHz
850	Band 5	869-894 MHz	824-849 MHz
PCS	Band 2	1930 - 1990 MHz	1850 - 1910 MHz
AWS	Band 66	2110-2155 MHz	1710-1755 MHz
C-Band	B77	3700-4000	
C-Band	B77	3450-3550	

Call signs for Sacramento county:

700MHz
 WPWV209
 WPWU989
 WQJU453

PCS
 KNKA323
 KNLG532
 WPUK248
 WQFZ996
 WQNE320
 WQXK660
 WQXK652
 WQZA670

AWS
 WQGV782
 WQVN872
 WQVN873
 WCS
 KNLB300
 KNLB301

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Placer County Water Agency

ADDRESS: 144 Ferguson Rd

CITY: Auburn STATE: CA ZIP: 95603

PHONE NUMBER: (530) 823-4414

EMAIL ADDRESS: KHancock@cityofsacramento.org

FAX NUMBER: _____

SIGNATURE OF OWNER Ken Hancock Digitally signed by Ken Hancock
Date: 2023.08.29 09:34:29 -07'00'

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT New Cingular Wireless PCS, LLC C/O Epic Wireless LLC
(If different than owner):

CONTACT: Mark Lobaugh

ADDRESS 605 Coolidge Drive, Suite 100

CITY: Folsom STATE: Ca ZIP: 95630

PHONE NUMBER: 916 203-4067

EMAIL ADDRESS: mark.lobaugh@epicwireless.net

FAX NUMBER: _____

SIGNATURE OF APPLICANT Mark Lobaugh Digitally signed by Mark Lobaugh
Date: 2023.08.29 12:04:45 -07'00'

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: CLOVER VALLEY / CVL03684
Location: 3525 PARK DRIVE ROCKLIN, CA 95765
Assessors Parcel Number(s): 032-010-009-000

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Use Permit, Design Review

Name of person and / or firm authorized to represent property owner (Please print):
Mark Lobaugh C/O Epic Wireless LLC

Address: 605 Coolidge Drive, Suite 100
City: Folsom State: CA Zip: 95630
Phone Number: 916 203-4067 Fax Number: _____
Email Address: mark.lobaugh@epicwireless.net

The above named person or firm is authorized as:
Agent () Buyer (____) Lessee (____)

The above named person or firm is authorized to (check all that are applicable):
 File any and all papers in conjunction with the aforementioned request, including signing the application
 Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.
 Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:
 Unrestricted (____) Valid until: _____

Owners Authorization Signature & Date:
Signature: Ken Hancock Digitally signed by Ken Hancock
Date: 2023.08.29 09:35:11 -07'00' Date: _____

Owners Name (Please Print): Placer County Water Agency
Owners Address: 144 Ferguson Rd
City: Auburn State: CA Zip: 95603
Phone Number: (530) 823-4414
Email Address: KHancock@cityofsacramento.org

**NOTIFICATION OF
OWNERS OF MINERAL RIGHTS**

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There are _____ / are not (check one) owner(s) of record of preserved mineral rights on the subject property and I, Ken Hancock , the applicant or applicant's representative, have _____ / have not (check one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

Ken Hancock Digitally signed by Ken Hancock
Date: 2023.08.29 09:35:37 -07'00'
Signature _____

Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than the day of the final scheduled public hearing for the proposed project.*

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Mark Lobaugh / Epic Wireless, the applicant or applicant's representative, have read the information above and understand its meaning.

Mark Lobaugh

Digitally signed by Mark Lobaugh
Date: 2023.08.29 12:05:31
-07'00'

Signature

8/9/23

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, **XX** is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: 9/6/23

Type of problem:

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 8/9/23

Applicant: Mark Lobaugh / Cingular Wireless PCS 

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Mark Lobaugh / Epic Wireless LLC

Applicant's Name (printed)

Mark Lobaugh Digitally signed by Mark Lobaugh
Date: 2023.08.29 12:06:16 -07'00'

Applicant's Signature

8/9/23

Date



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL INFORMATION SHEET (To be completed by applicant)

LOCATION OF PROJECT (ADDRESS) 3525 PARK DRIVE

CITY: Rocklin STATE: CA ZIP: 95765

ASSESSORS PARCEL #: 032-010-009-000

NAME OF PROJECT: CLOVER VALLEY / CVL03684

CONTACT/APPLICANT NAME: New Cingular Wireless PCS, LLC C/O Epic Wireless LLC

ADDRESS: 605 Coolidge Drive, Suite 100, Folsom, Ca 95630

CITY: STATE: ZIP:

PHONE: 916 203-4067 EMAIL: mark.lobaugh@epicwireless.net

Project Description - Describe in detail. Add separate sheet if necessary.

Proposed cell tower extension project of existing lattice tower from 139'6" extended to 152'. This extension is required due to interference issues associated with placing the proposed AT&T antenna equipment at a lower centerline. Additional ground equipment such as equipment cabinets and generator will be located on the ground and within the existing fenced compound owned by Placer County Water Agency.

Table with 2 columns: Property size, Land Use. Values include 11.9 acres, No change.

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

OTHER REQUIRED PERMITS OR APPROVALS:

Table with 3 columns: Permit or Approval Agency, Address, Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

Site is currently owned by Placer County Water Agency and used as a water tank storage facility.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

None-site is fully developed water tank storage facility.

2. What are the surrounding land uses?

East Undeveloped West Park North undeveloped South Park

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

4. Are there any existing erosion problems? No

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:

a. Moved within the site: NA

b. Deposited on the site: NA

c. Removed from the site: NA

d. Disposal site: NA

7. Are there any streams or permanent water courses on the site? No
Describe:

8. Will the proposed project change drainage patterns or the quality of groundwater? No
If so explain. If not, why not:

9. Will the project affect any drainage channel, creek, pond or any other water body? No
Describe below:

10. Is any portion of the property located in a flood plain? No
If so describe:

11. Are there any jurisdictional wetlands or vernal pools on the site? No
If so how will they be impacted by the project? _____
12. Are there any trees or shrubs on the project site? No
What types? _____
Are any to be removed or transplanted? _____
State the location of transplant site: _____
State the number & species to be removed: _____
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
No
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?
Proposed back up emergency generator will be deployed and will be used only during power outages and intermittent testing.
15. What type of equipment will be associated with the project during construction?
Tower crane, cement truck other misc. construction vehicles.
- During permanent operation?**
This will be an unmanned facility. A service technician will visit site approximately one time per month or during emergencies to perform routine maintenance.
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
Limited amounts vehicle exhaust will be emitted from construction vehicles.
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? Yes
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:
Deisel generator will emit emissions.
18. Will the project create any new light source, other than street lighting? No
If yes, describe below: _____
19. Is this property covered by a Williamson Act contract? No _____
20. Has this property ever been used for agricultural purposes? No
If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials? No _____
22. Are there any known mineral resources of value to the region and the residents of the state located on the site?
If so, what types? No _____
23. How close is the nearest school? 1.76 miles to Rocklin Independent Charter Academy. _____

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: _____

Building height measured from ground to highest point in feet: _____

Number of floors/stories: _____

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: _____

Project site coverage: Building _____ sq.ft. _____ %

Landscaping _____ sq.ft. _____ %

Paving _____ sq.ft. _____ %

Exterior building materials: _____

Exterior building colors: _____

Wall and/or fencing material: _____

Total number of off-street parking spaces required: _____ Provided: _____

Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? _____

Location and screening method: _____

All equipment shall be located behind existing fenced compound.

26. RESIDENTIAL PROJECTS

Total lots _____

Total dwelling units _____

Density/acre _____

Total acreage _____

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): Industrial

Oriented to: Regional Regional City _____ Neighborhood _____

Hours of operation: 24/7 unmanned facility

Total occupancy/Building capacity: _____

Gross floor area: _____ Number of fixed seats: _____

Number of employees (total): _____ Employees per shift: _____ Number of Shifts: _____

Number of visitors/customers on site at busiest time (best estimate): _____

Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? NA
29. Will the proposed use involve any toxic or hazardous material? Diesel fuel in emergency generator only
Is the project site within 2,000 feet of an identified hazardous/toxic site? No
Is the project site within 2,000 feet of a school or hospital? No
If the project involves any hazardous material, explain:
30. How many new residents is the project estimated to generate? NA
31. Will the project generate a demand for additional housing? NA
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
Current: 0 Estimated: 0
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No
If yes, explain:
34. How close is the project to the nearest public park or recreation area? Directly adjacent to Boulder Ridge Park
35. What school districts will be affected by this project? None
36. Describe energy-efficient features included in the project
NA
37. Describe how the following services or utilities will be provided:
Power and Natural Gas: PG&E
Telephone: AT&T
Water: NA
Sewer: NA
Storm Drainage: NA
Solid Waste: NA
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? None known
If so, will the project result in any impact to the building?
40. Are there any archaeological features on the site? No
If so, will the project result in any impact to these features?
Existing height of tower will be extended.



9/6/23

Project Description & Justification Statement

Re: Proposed new AT&T Wireless Facility at: 3525 Park Drive, Rocklin, CA. 95765;
APN: 032-010-009

Project Description

The project involves the modification of an existing 120.6' lattice cell tower. The proposed project consists of the addition of 30' to the tower, in order to achieve the required separation between existing antennas and the proposed new antennas. Ground equipment for AT&T will be located within the existing compound that is already occupied by other cellular carriers and Placer County Water Agency.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in this high growth portion of Placer County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area (including FirstNET emergency communication network) and will also increase overall network capacity. This network will provide an extremely valuable service to those who live, travel, and do business (including first responders) in the local area. It will give residents and businesses alike the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

The proposed AT&T tower modification project CVL03684 (Clover Valley) will be located near Boulder Ridge Park on a parcel owned by the Placer County Water Agency. The objective is to cover dense residential neighborhoods that exist in the area as *AT&T is the only carrier that does not currently operate a cellular facility on this tower or the adjacent towers at Boulder Ridge Park.* These areas have a large number of customer complaints for slow data speeds due to weak coverage and hence will provide a way to leverage our competition.

Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations. The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will ever attend the facility once constructed. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility. There will be no supplies or materials stored on the site.

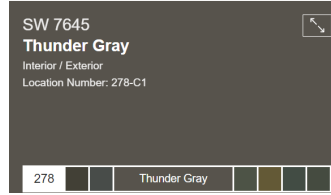
- In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure.
- The proposed design Consists of a 15' foot by 23 foot lease area all contained within an exiting compound, with (2) outdoor equipment cabinets, a 30kw backup generator , and 150'6 extended lattice with (12) panel antennas and (18) remote radio heads. The facility shall be kept well-maintained while in-use and removed when no longer in use (functioning as a communications facility).

Sincerely,
Mark Lobaugh,
Epic Wireless, LLC.

605 Coolidge Drive, Suite 100 • Folsom, CA 95630



KMA76 Log Cabin
from \$3.49



Frequencies:

		Transmit	Receive
700	Band 12	729-746 MHz	698-716 MHz
FNET	Band 14	758-768 MHz	788-798 MHz
850	Band 5	869-894 MHz	824-849 MHz
PCS	Band 2	1930 - 1990 MHz	1850 - 1910 MHz
AWS	Band 66	2110-2155 MHz	1710-1755 MHz
C-Band	B77	3700-4000	
C-Band	B77	3450-3550	

Call signs for Sacramento county:

700MHz
WPWV209
WPWU989
WQJU453

PCS
KNKA323
KNLG532
WPUK248
WQFZ996
WQNE320
WQXK660
WQXK652
WQZA670

AWS
WQGV782
WQVN872
WQVN873
WCS
KNLB300
KNLB301



SITE NUMBER: CVL03684

SITE NAME: CLOVER VALLEY

3525 PARK DRIVE
ROCKLIN, CA 95765

JURISDICTION: CITY OF ROCKLIN

SITE TYPE: LATTICE TOWER COLLOCATION

ORACLE PTN #1	3701A0HK16	PACE JOB #1	MRSFR050552
ORACLE PTN #2	3701A0SCH2	PACE JOB #2	MRSFR067212
ORACLE PTN #3	3701A0SCEJ	PACE JOB #3	MRSFR067245
ORACLE PTN #4	3701A0SCEY	PACE JOB #4	MRSFR067404
ORACLE PTN #5	3701A0SCD6	PACE JOB #5	MRSFR067362

AT&T Site ID:
CVL03684
CLOVER VALLEY
3525 PARK DRIVE
ROCKLIN, CA 95765

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:

5001 Executive Parkway
San Ramon, California 94583

Architect:

Meridian Management LLC
785 Oak Grove Road E2
Suite 251
Concord, CA 94518
1.707.592.5924
www.meridianmanagement.com

AT&T SITE NO: CVL03684
FA#: 13059116
DRAWN BY: JG
CHECKED BY: RB

REV	DATE	DESCRIPTION
3	08/29/23	100% ZONING DWGS
2	08/15/23	90% ZONING DWGS
1	07/21/23	90% ZONING DWGS

Licenser:

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Issued For:
08/29/23
100% ZONING DWGS

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																										
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> INSTALL AT&T APPROVED EXTERIOR EQUIPMENT INSIDE AN EXISTING ±300 SF FENCED IN LEASE AREA ADD NEW 30 KW DIESEL ABOVE-GROUND GENERATOR ON RAISED CONC. PAD ADD (1) WUC EXTERIOR CABINET ON RAISED CONC. PAD ADD 12 PANEL ANTENNAS (4 PER SECTOR) ON (E) ±120' AGL LATTICE TOWER ADD (3) 'SQUID' SURGE PROTECTORS BEHIND ANTENNAS, (1) PER SECTOR ADD (12) RRU'S BEHIND ANTENNAS, (4) PER SECTOR ADD (1) GPS ANTENNA ON NEW H-FRAME ADD (1) PG&E APPROVED H-FRAME W/ METER/DISCONNECT, AUTOMATIC TRANSFER SWITCH, CIENA BOX, HOFFMAN BOX, SECURITY LIGHT, & FIRE EXTINGUISHER IN CABINET. ADD DC50 BOX ON H-FRAME ADD (2) STACKED FIBER MANAGEMENT BOXES ON ICE-BRIDGE POST ADD WEATHERHEAD ON STL. POLE RISER ADD ABOVE-GROUND ICE BRIDGE FROM MONOPOLE TO POWER PLANT CABINET. ADD UNDERGROUND COAX FROM WIC TO (E) MONOPOLE (P) 30' TOWER EXTENSION BY AT&T MOBILITY 	<p><u>Property Information:</u></p> <p>Site Name: Clover Valley Site Number: CVL03684 Search Ring: CVL03684/Clover Valley FA#: 13059116 Site Address: 3525 Park Drive Rocklin, CA 95765 Placer County A.P.N. Number: 032-010-009-000 Current Use: Recreation Proposed Use: Telecom Collocation Jurisdiction: City Of Rocklin Latitude: N 38° 50' 19.95" (NAD83) 38.839403 Longitude: W 121° 13' 48.37" (NAD83) -121.230145 Ground Elevation: 582.8' AMSL</p> <p><u>Property Owner:</u> PLACER COUNTY WATER AGENCY PO Box 6570 Auburn, CA 95604 Ken Hancock Ph: (530) 823-4414 khandcock@cityofsacramento.org</p> <p><u>Power Agency:</u> PG&E 1 Market Street, Spear Tower San Francisco, Ca 94105 Ph: 1-800-743-5000</p> <p><u>Telephone Agency:</u> AT&T 525 Market Street, Spear Tower San Francisco, Ca 94105 Ph: 1-800-310-2355</p> <p><u>Tower Owner:</u> Vertical Bridge</p>	<p><u>Applicant / Lessee:</u> AT&T Mobility Northern California 5001 Executive Parkway</p> <p><u>Construction Mgr.:</u> Epic Wireless Group LLC contact: Andrew Medina email: andrew.medina@epicwireless.net ph: (530) 574-4773</p> <p><u>Site Acquisition:</u> Epic Wireless Group LLC contact: Mark Lobaugh email: mark.lobaugh@epicwireless.net ph: (916) 203-4067</p> <p><u>Architect / Engineer:</u> Meridian Management LLC contact: Rodney Barnes email: rodney@meridian.management ph: (707) 592-5924</p> <p><u>RF Engineer:</u> contact: Wahid Reza ph: (954) 913-3246 email: wr0880@att.com</p> <p><u>Surveyor:</u> Geil Engineering contact: Neil Rohde email: nrrohde@gellengineering.com ph: (530) 305-8525</p> <p><u>Civil Vendor:</u> Qualtek Wireless contact: Robert Flynt email: rflynt@qualtekwireless.net ph: (916) 768-9699</p>	<ol style="list-style-type: none"> T-1 TITLE SHEET C-1 SITE SURVEY C-2 SITE SURVEY A-1 OVERALL SITE PLAN A-2 ENLARGED SITE PLAN A-3 LEASE AREA PLAN A-4 RF SCHEDULE, SECTOR FRAME, ANTENNA PLAN A-5 ELEVATIONS A-6 ELEVATIONS A-7 GENERATOR SPECIFICATIONS E-3 SINGLE LINE DIAGRAM, POWER PANEL SCHEDULE, ELECTRICAL DETAILS 																											
<p>ALL WORK AND MATERIALS SHALL BE PERFORMED 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 THESE CODES.</p> <ol style="list-style-type: none"> 2022 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2022 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5) 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 2022 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4) 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2015 UPC (PART 5) 2022 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2017 NEC (PART 3) 2022 CALIFORNIA ENERGY CODE (CEC) ANSI / BIA-TIA-222-G 2022 NFPA 101, LIFE SAFETY CODE 2022 NFPA 72, NATIONAL FIRE ALARM CODE 2022 NFPA 13, FIRE SPRINKLER CODE 		<p><u>DIRECTIONS FROM AT&T</u></p> <ol style="list-style-type: none"> Get On I-680 N From Executive Pkwy, Camino Ramon And Crow Canyon Rd Head Southwest Turn Right Turn Left Toward Executive Pkwy Turn Right Toward Executive Pkwy Turn Right Onto Executive Pkwy Turn Left Onto Camino Ramon Use The Left 2 Lanes To Turn Left Onto Crow Canyon Rd Use The Right 2 Lanes To Merge Onto I-680 N Via The Ramp To Sacramento Follow I-680 N And I-80 E To Stanford Ranch Rd In Roseville. Take Exit 307 From CA-65 N Merge Onto I-680 N Keep Left At The Fork To Stay On I-680 N Keep Left At The Fork To Continue On I-680 Keep Right At The Fork To Stay On I-680 Use The Right 2 Lanes To Take Exit 71A Toward I-80 E/Sacramento Merge Onto I-80 E Use The Right 2 Lanes To Take Exit 1A For I-80 Toward Reno Continue Onto I-80 E Keep Left At The Fork To Stay On I-80 E Use The Right 2 Lanes To Take Exit 106 For CA-65 Toward Lincoln/Marysville Continue Onto CA-65 N Take Exit 307 For Stanford Ranch Rd Keep Right At The Fork. Follow Signs For Stanford Ranch Rd And Merge Onto Stanford Ranch Rd Follow Stanford Ranch Rd And Park Dr To Your Destination In Rocklin Merge Onto Stanford Ranch Rd Turn Right Onto Park Dr Turn Right And Go Into Boulder Ridge Park. Site is At The Back Of The Park 	<p style="text-align: center;">SITE IMAGE</p>																											
<p><u>OCCUPANCY AND CONSTRUCTION TYPE</u></p> <p>OCCUPANCY : U (UNMANNED) CONSTRUCTION TYPE: V-B DISABLED ACCESS REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS IS NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5</p>	<p><u>SPECIAL INSPECTIONS</u></p>	<p><u>APPROVALS</u></p> <table border="1"> <thead> <tr> <th>APPROVED BY:</th> <th>INITIALS:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>AT&T:</td> <td></td> <td></td> </tr> <tr> <td>VENDOR:</td> <td></td> <td></td> </tr> <tr> <td>R.F.:</td> <td></td> <td></td> </tr> <tr> <td>LEASING / LANDLORD:</td> <td></td> <td></td> </tr> <tr> <td>ZONING:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>POWER / TELCO:</td> <td></td> <td></td> </tr> <tr> <td>PG&E:</td> <td></td> <td></td> </tr> </tbody> </table>	APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING / LANDLORD:			ZONING:			CONSTRUCTION:			POWER / TELCO:			PG&E:			<p><u>GENERAL CONTRACTOR NOTES</u></p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>
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Geil Engineering
Engineering • Surveying • Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 • Fax: (530) 823-1309

A.T. & T. Mobility

Project No./Name: CVL03684 / CLOVER VALLEY

Project Site Location: 3525 Park Drive
Rocklin, CA 95765
Placer County

Date of Observation: 06-08-23

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder
Pro XL post processed with Pathfinder Office software.

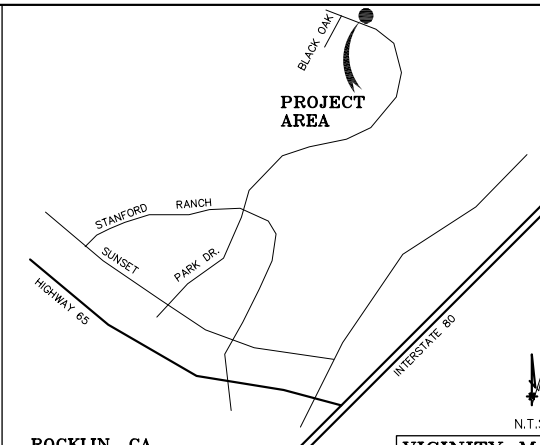
Type of Antenna Mount: Existing Lattice Tower

Coordinates (Tower) (NAD83)
Latitude: N 38° 50' 21.97" N 38.839436'
Longitude: W 121° 13' 48.60" W 121.230167'

ELEVATION of Ground at Structure (NAVD88) 578.1' AMSL
STRUCTURE HEIGHT: (Top of Tower) 120.6' AGL
OVERALL HEIGHT: (Top of Omni) 139.6' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

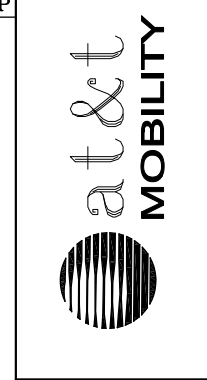


ROCKLIN, CA

VICINITY MAP

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309



DATE OF SURVEY: 06-08-23

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.46' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 032-010-009-000

OWNER(S): PCWA
PO BOX 6570
AUBURN, CA 95604

LEASE AREA DESCRIPTION

All that certain lease area being a portion of that certain parcel labeled "PCWA 1030/OR/301" as is shown on that certain Record of Survey filed for record at Book 23 of Surveys at Page 28, Official Records of Placer County, California, and being a portion of Section 31, Township 12 North, Range 7 East, M.D.B. & M., being more particularly described as follows:

Commencing at a RR Spike found set for the most Northerly terminus of the centerline tangent of Park Drive as is shown on that certain Map Recorded at Book "V" of Maps at Page 29, Official Records of Placer County and being labeled "N 44°59'06" W 337.09'", from which a similar monument along said centerline bears South 44°59'06" East 337.09 feet; thence from said point of commencement North 20°18'37" East 769.59 feet to the true point of beginning; thence North 04°56'57" East 23.00 feet; thence South 85°03'03" East 15.00 feet; thence South 04°56'57" West 23.00 feet; thence North 85°03'03" West 15.00 feet to the true point of beginning.

Together with a non-exclusive easement for utility purposes six feet in width from the above described lease area and running thence Northeasterly to the existing lattice tower; thence up, over, and upon said tower as is necessary to install, operate, and maintain the necessary communications equipment.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears South 04°56'57" West 3.00 feet from the Northwest corner of the above described lease area and running thence North 70°48'59" West 11 feet more or less to the existing utility pole.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears North 04°56'57" East 3.00 feet from the Southeast corner of the above described lease area and running thence South 85°03'03" East 10 feet more or less to the existing telephone facilities.

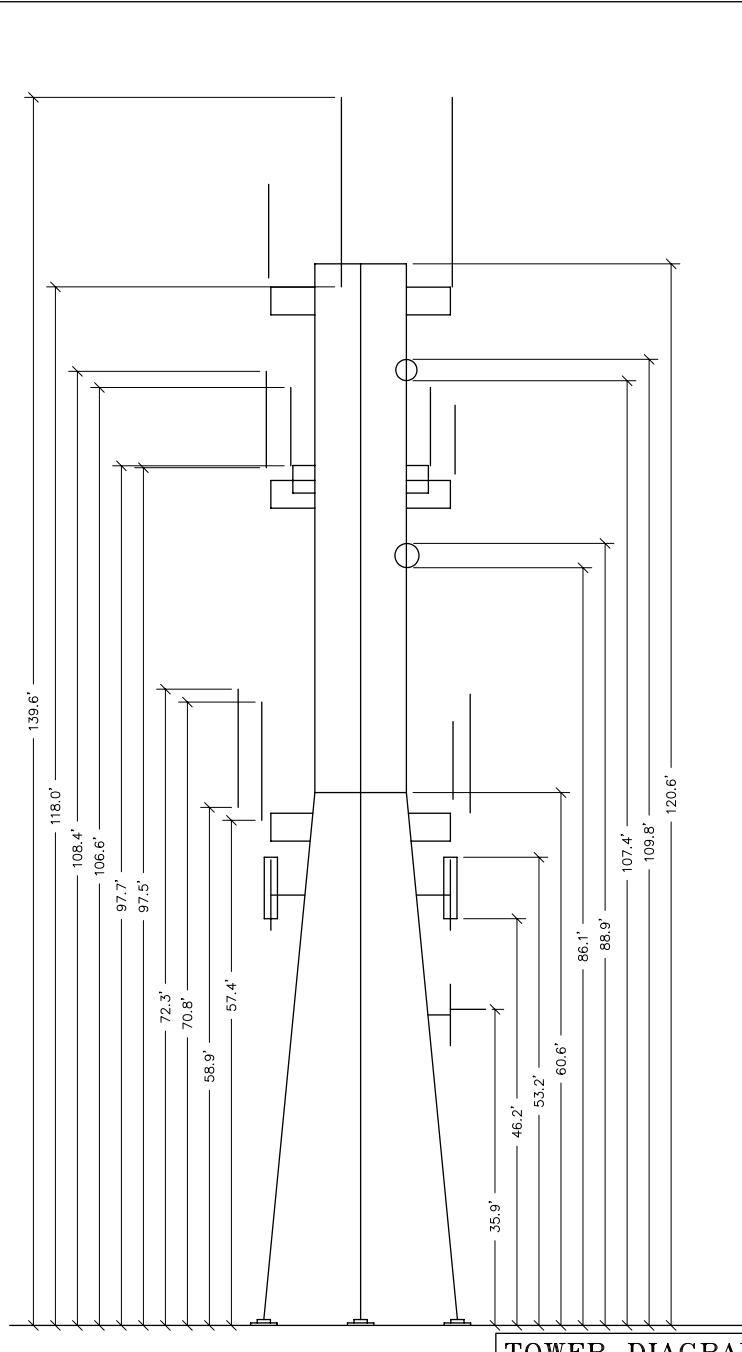
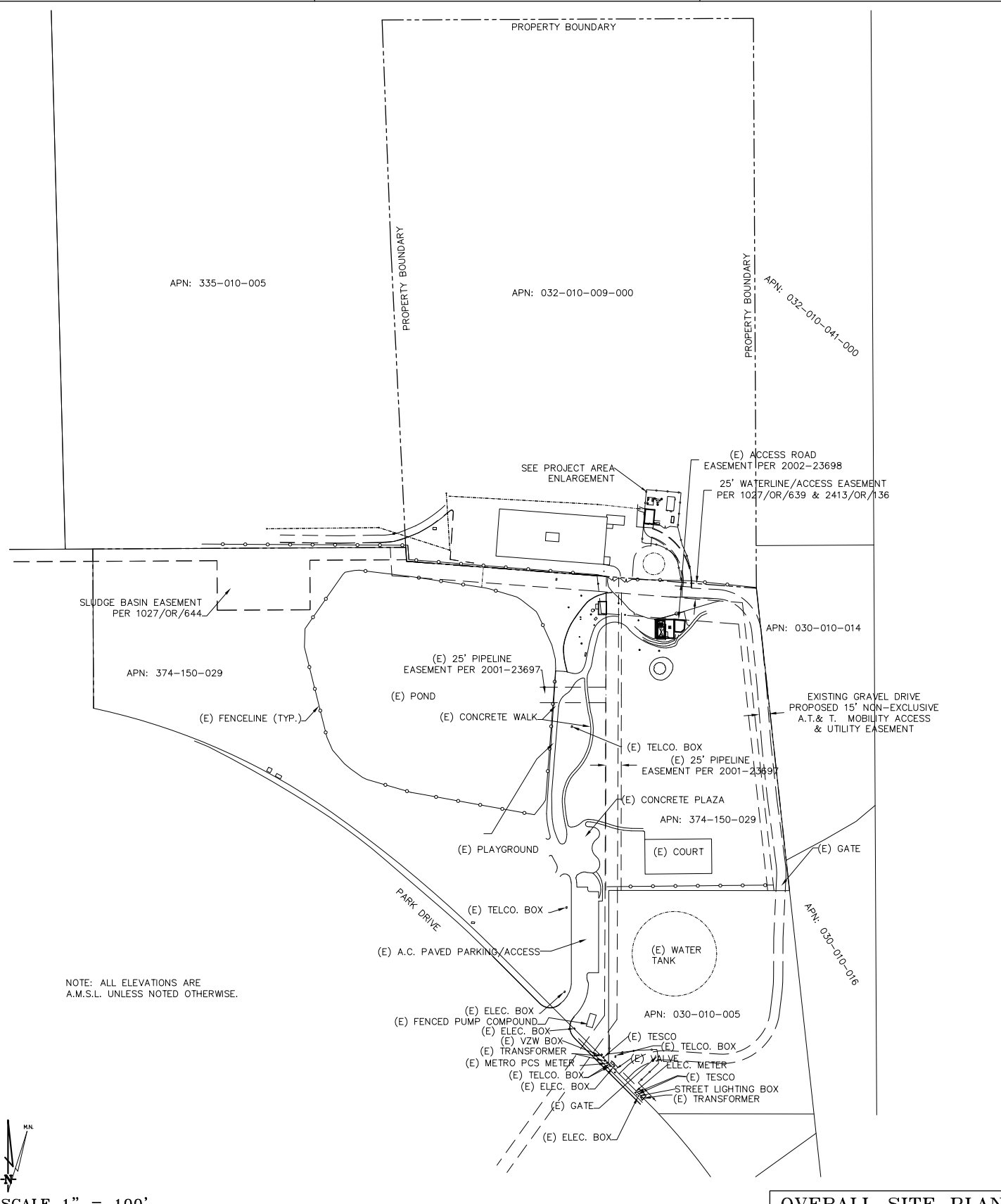
Also together with a non-exclusive easement for access and utility purposes fifteen feet in width the centerline of which is described as follows: beginning at the midpoint on the South boundary of the above described lease area and running South 04°56'57" West 4.96 feet; thence through a tangent curve to the left having a central radius of 10.00 feet and running through an arc distance of 13.00 feet to a point of reverse curvature; thence tangent to the last curve through a curve to the right having a central radius of 86.02 feet and running through an arc distance of 108.92 feet; thence tangent to the last curve South 03°02'03" West 10.84 feet; thence South 86°57'57" East 50.12 feet; thence through a tangent curve to the right having a central radius of 60.42 feet and running through an arc distance of 95.54 feet; thence tangent to the last curve South 05°32'05" East 84.49 feet; thence South 04°32'21" East 100.26 feet; thence South 06°05'27" East 83.20 feet; thence South 07°30'39" East 108.58 feet; thence through a tangent curve to the right having a central radius of 120.00 feet and running through an arc distance of 21.51 feet; thence tangent to the last curve South 02°45'28" West 97.60 feet; thence South 00°13'33" West 64.26 feet; thence through a tangent curve to the right having a central radius of 200.00 feet and running through an arc distance of 22.82 feet; thence tangent to the last curve South 06°45'49" West 34.22 feet; thence through a tangent curve to the right having a central radius of 85.00 feet and running through an arc distance of 129.18 feet; thence tangent to the last curve North 86°09'33" West 82.02 feet; thence through a tangent curve to the left having a central radius of 80.00 feet and running through an arc distance of 58.08 feet; thence tangent to the last curve South 52°14'45" West 7.07 feet; thence South 45°01'22" West 20.3 feet more or less to the public right of way more commonly known as Park Drive.

CVL03684
CLOVER VALLEY
3525 PARK DRIVE
ROCKLIN, CA 95765
PLOT PLAN AND
SITE TOPOGRAPHY

REV	DATE	DESCRIPTION

REVISIONS	DRAWING SUBMITAL
06-09-23	N. RONDE

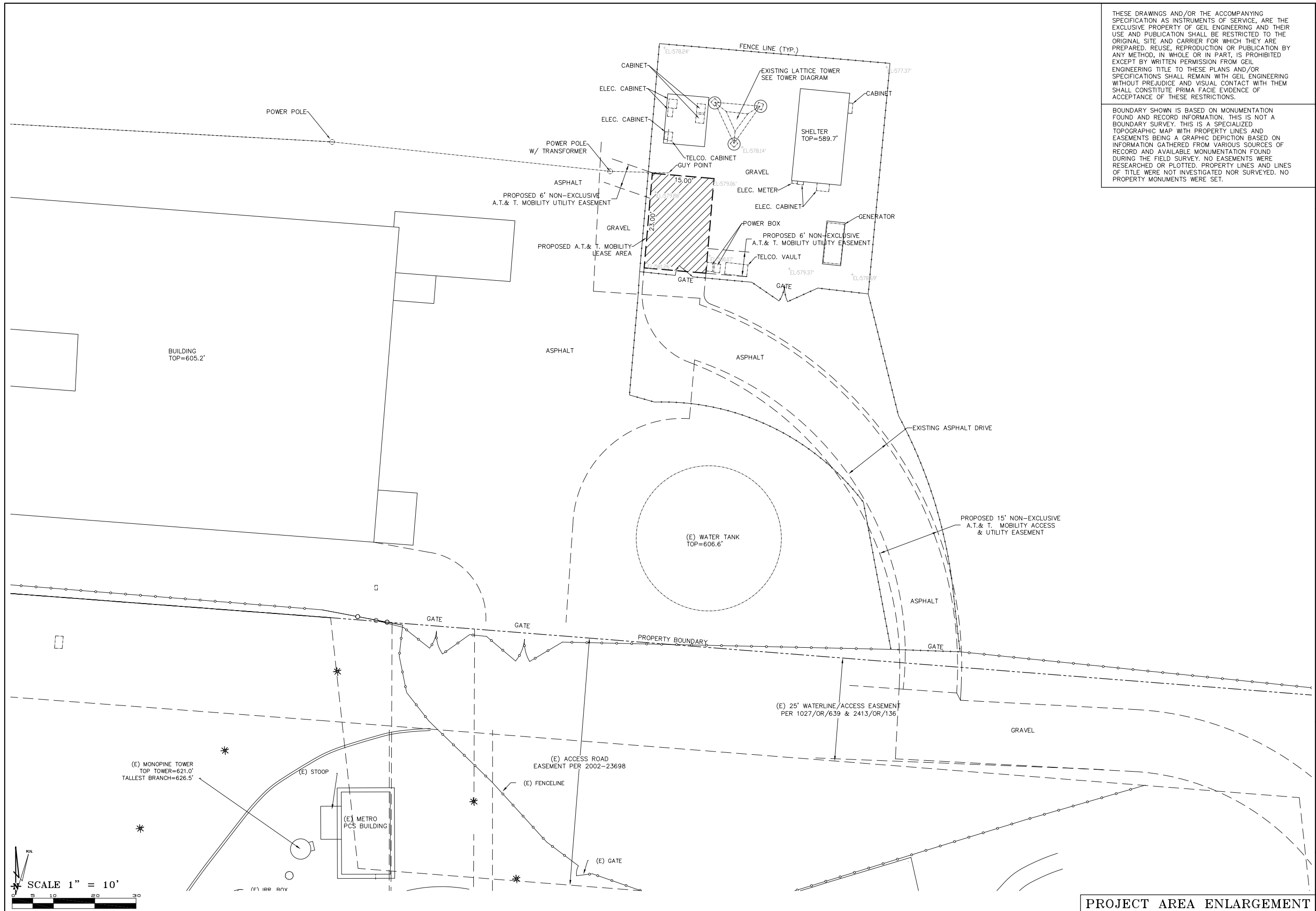
Sheet
C-1



SCALE 1" = 100'

OVERALL SITE PLAN

TOWER DIAGRAM

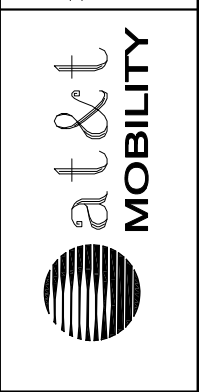


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DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
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 Fax: (530) 885-0100

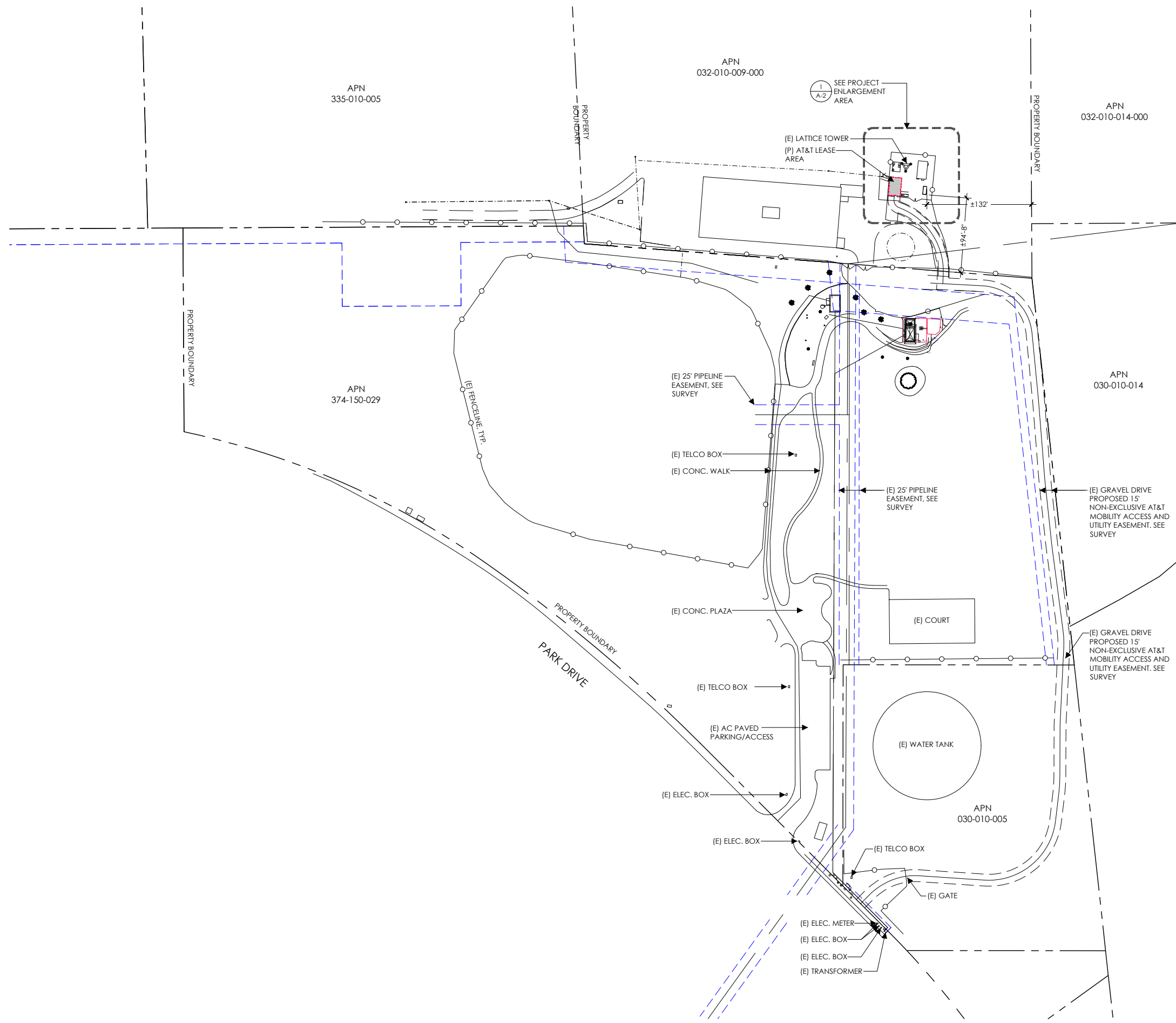


CVL03684 CLOVER VALLEY
 3525 PARK DRIVE
 ROCKLIN, CA 95765
 PLOT PLAN AND
 SITE TOPOGRAPHY

Sheet

C-2

PROJECT AREA ENLARGEMENT



AT&T Site ID:
 CVL03684
 CLOVER VALLEY
 3525 PARK DRIVE
 ROCKLIN, CA 95765

Vendor:
EPIC
 WIRELESS GROUP LLC
Connecting a Wireless World
 Epic Wireless Group LLC
 605 Coolidge Drive, Suite 100
 Folsom, CA 95630

Prepared For:

 5001 Executive Parkway
 San Ramon, California 94583

Architect:

 Meridian Management LLC
 785 Oak Grove Road E2
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 Concord, CA 94518
 T 707.592.5924
 www.meridianmanagement.com

AT&T SITE NO: CVL03684
 FA#: 13059116
 DRAWN BY: JG
 CHECKED BY: RB

REV	DATE	DESCRIPTION
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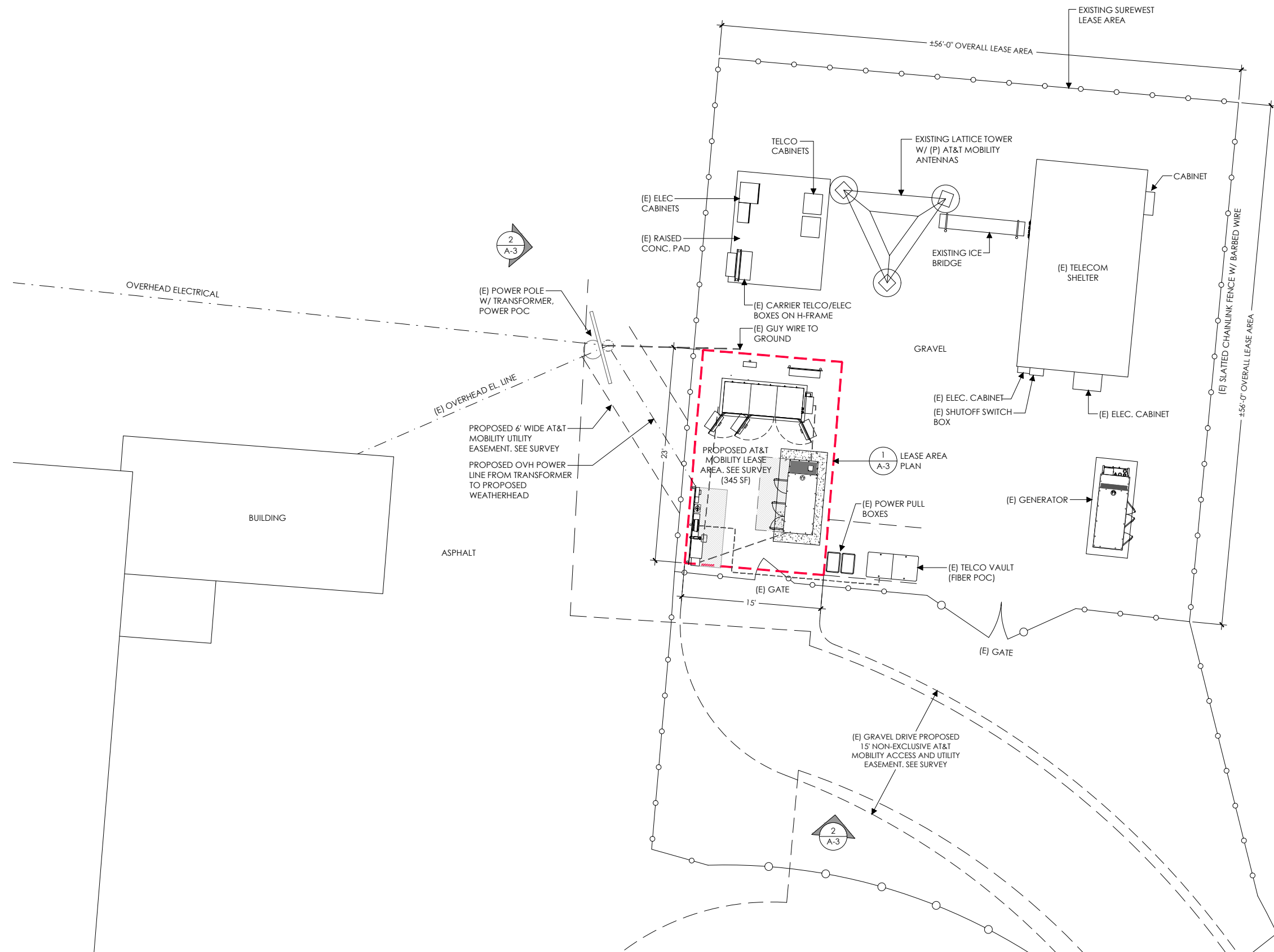
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Issued For:
08/29/23
 100% ZONING DWGS

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1





AT&T Site ID:
 CVL03684
 CLOVER VALLEY
 3525 PARK DRIVE
 ROCKLIN, CA 95765

Vendor:
EPIC
 WIRELESS GROUP LLC
Connecting a Wireless World
 Epic Wireless Group LLC
 605 Coolidge Drive, Suite 100
 Folsom, CA 95630

Prepared For:

 5001 Executive Parkway
 San Ramon, California 94583

Architect:

 Meridian Management LLC
 785 Oak Grove Road E2
 Suite 251
 Concord, CA 94518
 T 707.592.5924
 www.meridianmanagement.com

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REV	DATE	DESCRIPTION
3	08/29/23	100% ZONING DWGS
2	08/15/23	90% ZONING DWGS
1	07/21/23	90% ZONING DWGS

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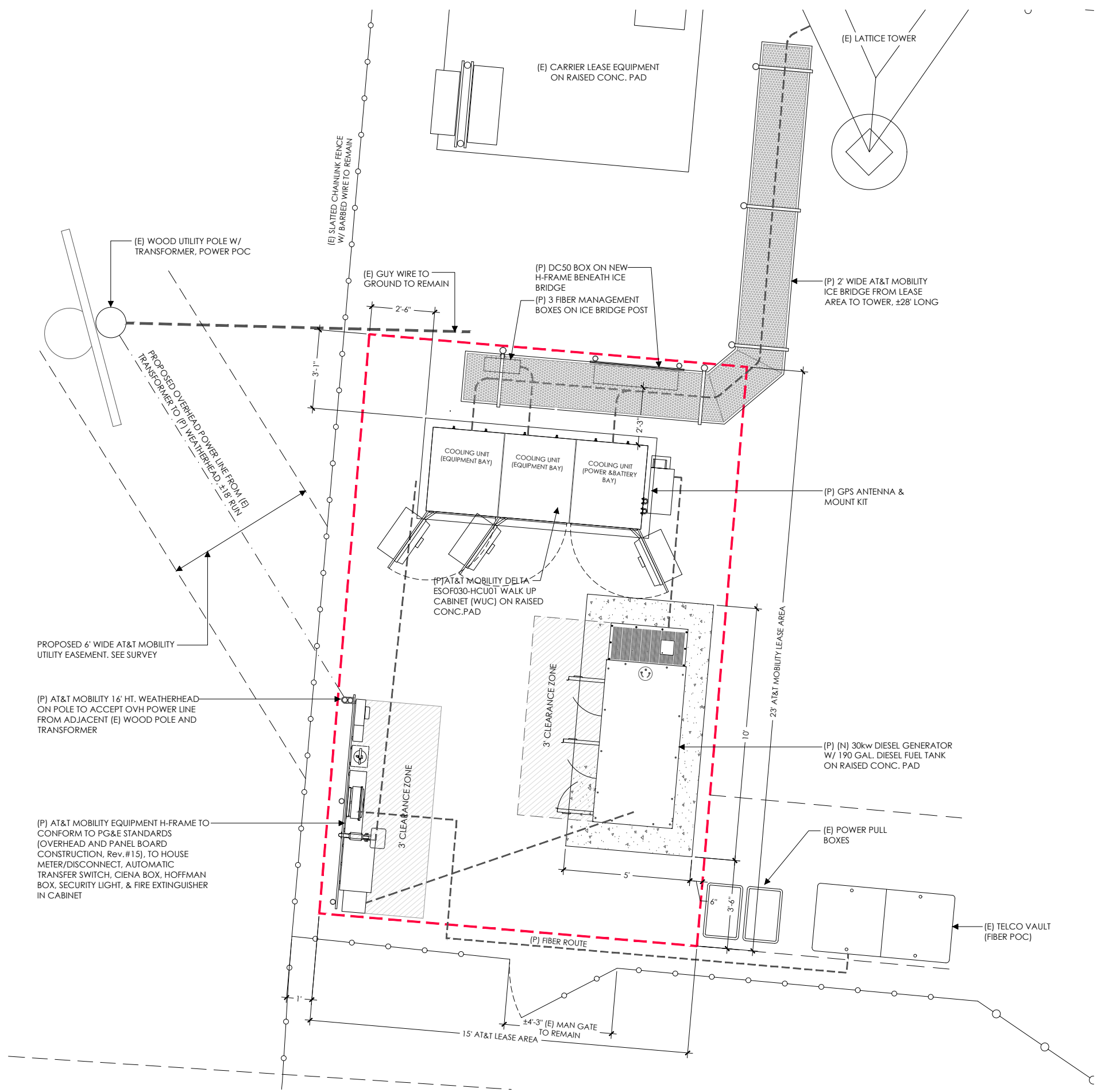
Issued For:
08/29/23
 100% ZONING DWGS

SHEET TITLE:
 LEASE AREA PLAN
 RF SCHEDULE
 ANTENNA PLAN

SHEET NUMBER:
A-2

OVERALL COMPOUND AREA PLAN





AT&T Site ID:
 CVL03684
 CLOVER VALLEY
 3525 PARK DRIVE
 ROCKLIN, CA 95765

Vendor:
EPIC
 WIRELESS GROUP LLC
Connecting a Wireless World
 Epic Wireless Group LLC
 605 Coolidge Drive, Suite 100
 Folsom, CA 95630

Prepared For:

 AT&T
 5001 Executive Parkway
 San Ramon, California 94583

Architect:

 Meridian Management LLC
 785 Oak Grove Road E2
 Suite 251
 Concord, CA 94518
 T 707.592.5924
 www.meridianmanagement.com

AT&T SITE NO: CVL03684
 FA#: 13059116
 DRAWN BY: JG
 CHECKED BY: RB

REV	DATE	DESCRIPTION
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SHEET TITLE:
 LEASE AREA PLAN

SHEET NUMBER:
A-3



RF SCHEDULE									
SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH NO.	TMA	FIBER LENGTH	COAX LEN.	COAX DIA.	NO.
A L P H A	A1	100°	± 147.0'	(1) 4449 B5/B12, (1) 8843 B2/B66A	-	-	-	-	2
	A2	100°	± 149.3' ±144.7'	-	-	-	-	-	1
	A3	100°	± 147.0'	(1) 4478 B14, (1) 4415 B25	-	-	-	-	1
	SQUID SURGE SUPPRESSOR			DC9-48-60-24-8C-EV					2
B E T A	B1	300°	± 147.0'	(1) 4449 B5/B12, (1) 8843 B2/B66A	-	-	-	-	2
	B2	300°	± 149.3' ±144.7'	-	-	-	-	-	1
	B3	300°	± 147.0'	(1) 4478 B14, (1) 4415 B25	-	-	-	-	1
	SQUID SURGE SUPPRESSOR			DC9-48-60-24-8C-EV					2
G A M M A	C1	200°	± 147.0'	(1) 4449 B5/B12, (1) 8843 B2/B66A	-	-	-	-	2
	C2	200°	± 149.3' ±144.7'	-	-	-	-	-	1
	C3	200°	± 147.0'	(1) 4478 B14, (1) 4415 B25	-	-	-	-	1
	SQUID SURGE SUPPRESSOR			DC9-48-60-24-8C-EV					2

RF DATA SHEET V1.00 CVL03684 DATED 05/23/23
ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT
OF ANTENNA

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE



MODEL: VFA12-WLL-30120 HEAVY DUTY
ANTENNA SECTOR FRAME W/
TIE-BACK

ONLY 3 PIPE MASTS PER SECTOR
REQUIRED

AT&T Site ID:
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CLOVER VALLEY
3525 PARK DRIVE
ROCKLIN, CA 95765

Vendor:
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WIRELESS GROUP LLC
Connecting a Wireless World
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:
AT&T
5001 Executive Parkway
San Ramon, California 94583

Architect:
MM
Meridian Management LLC
785 Oak Grove Road E2
Suite 251
Concord, CA 94518
T 707.592.5924
www.meridianmanagement.com

RF SCHEDULE

1

HEAVY DUTY SECTOR FRAME

SCALE
NOT TO SCALE

3

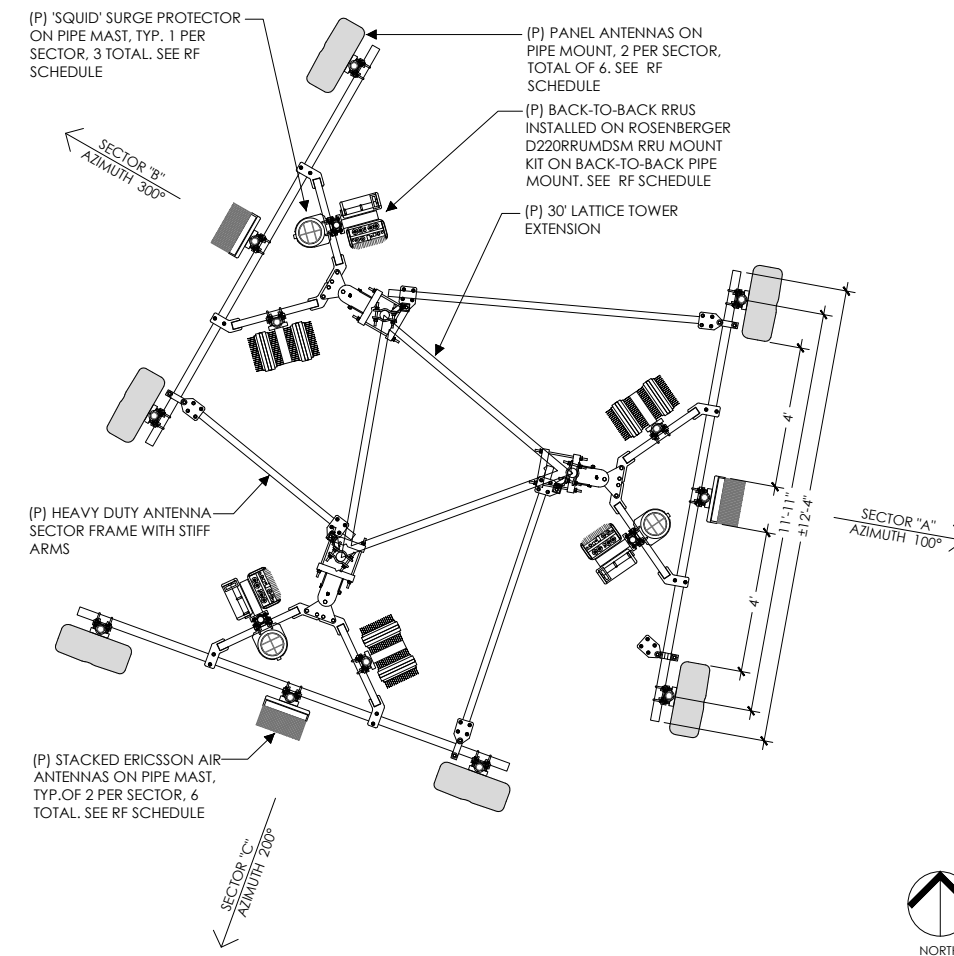
NOT USED

2

ANTENNA PLAN

SCALE
NOT TO SCALE

4



AT&T SITE NO: CVL03684
FA#: 13059116
DRAWN BY: JG
CHECKED BY: RB

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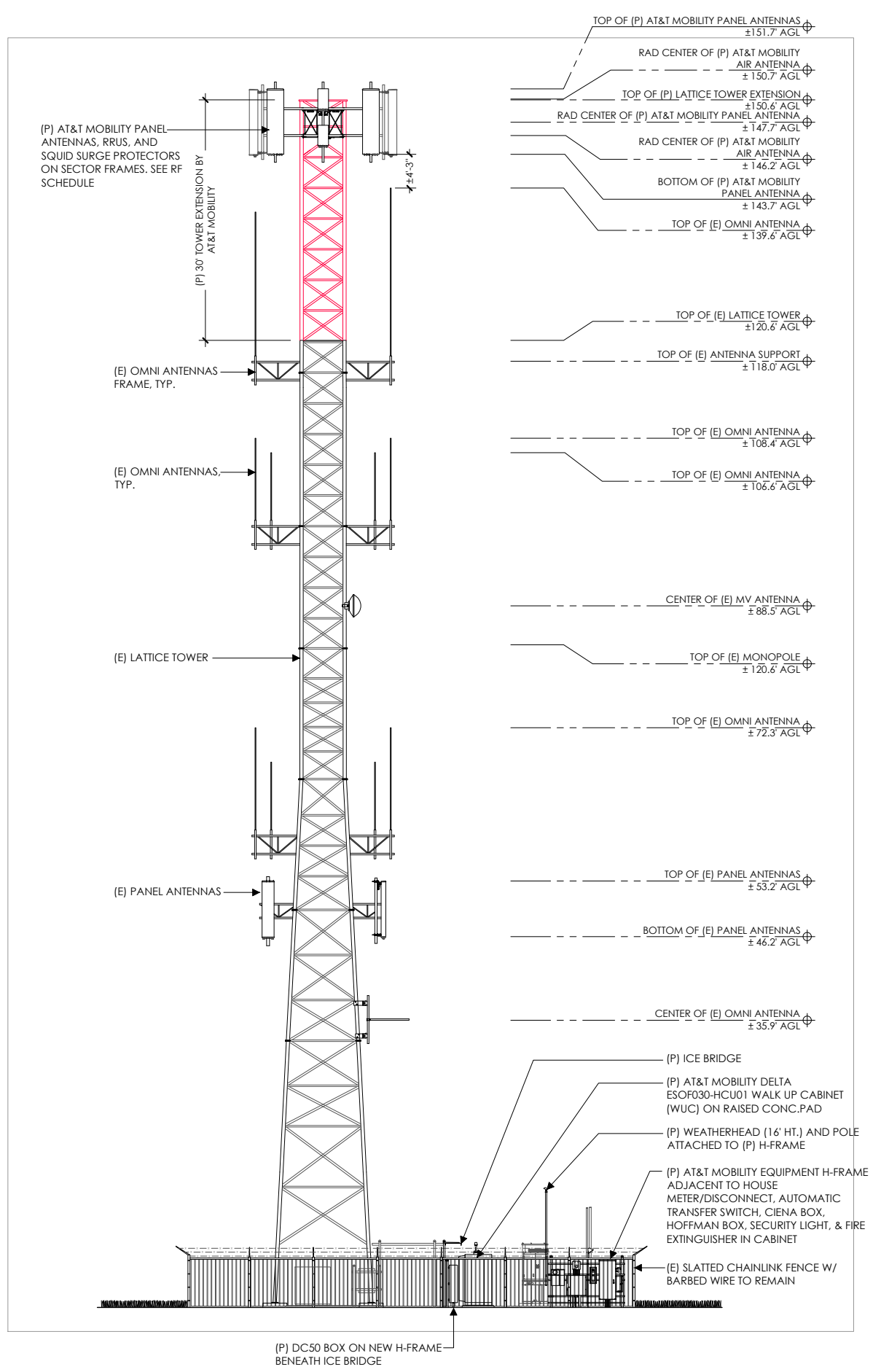
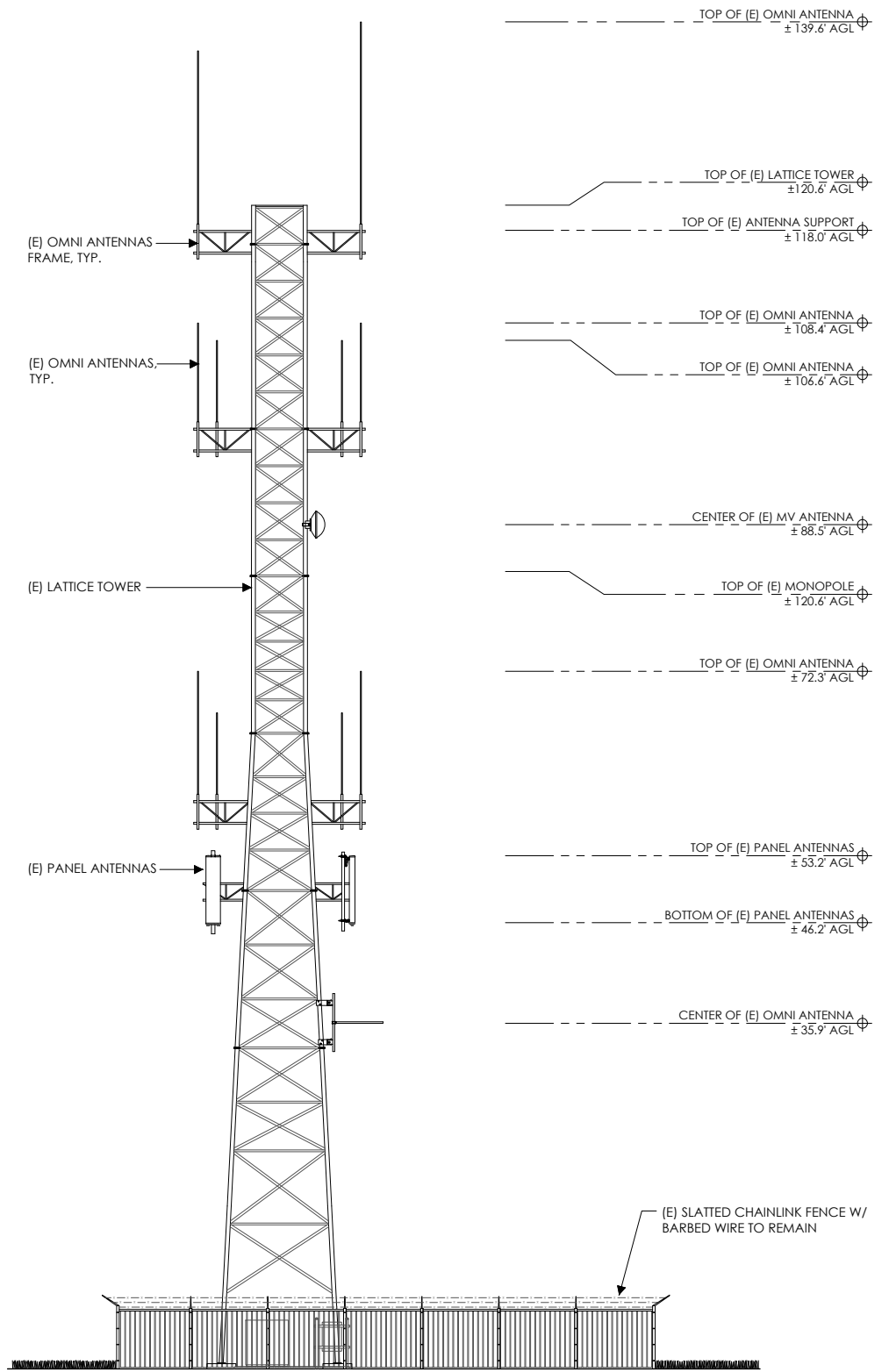
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SHEET TITLE:
RF SCHEDULE
SECTOR FRAME
ANTENNA PLAN

SHEET NUMBER:
A-4



WEST ELEVATION - EXISTING



WEST ELEVATION - PROPOSED



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3525 PARK DRIVE
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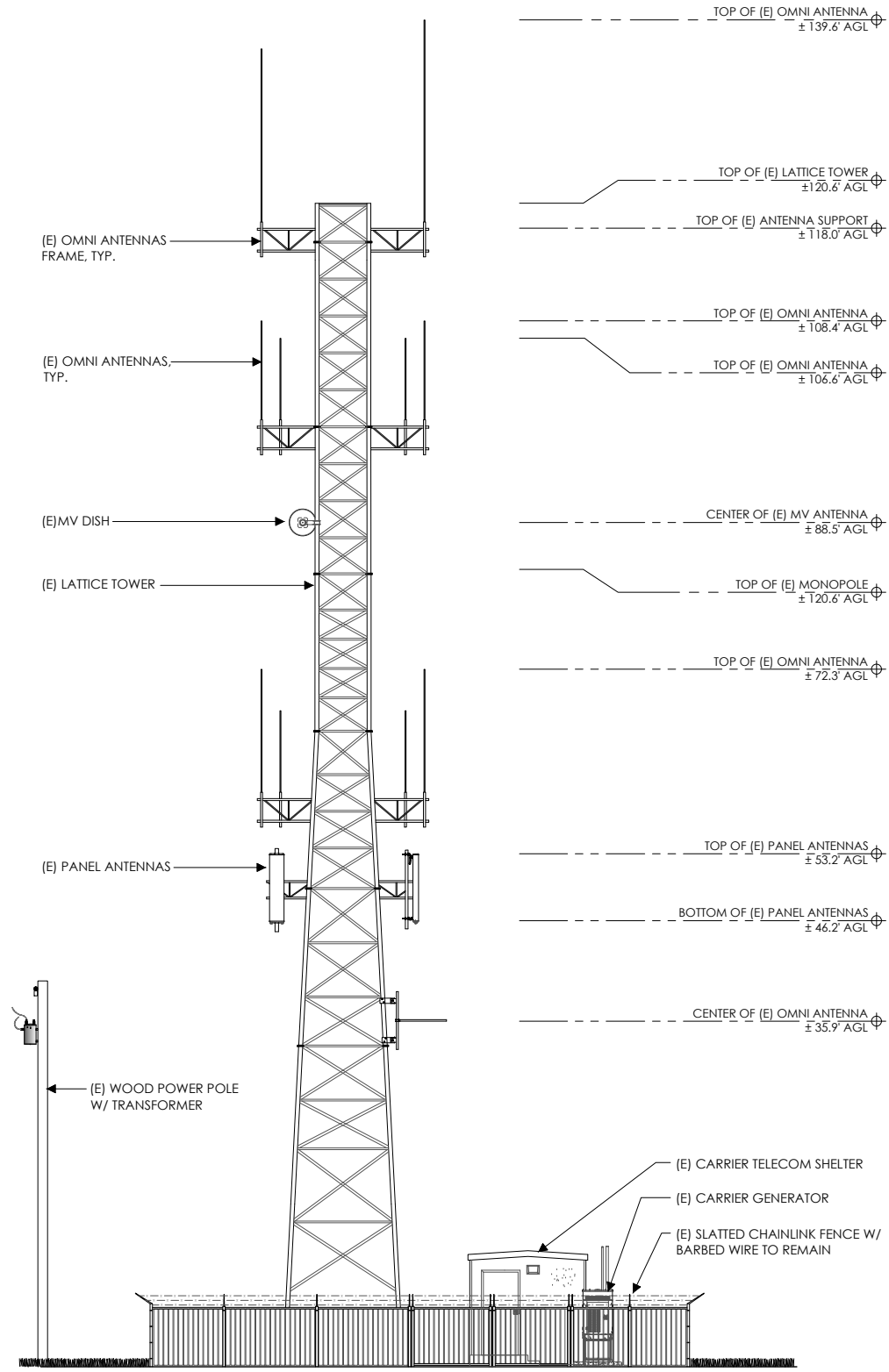
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Issued For:
08/29/23
100% ZONING DWGS

SHEET TITLE:
ELEVATIONS

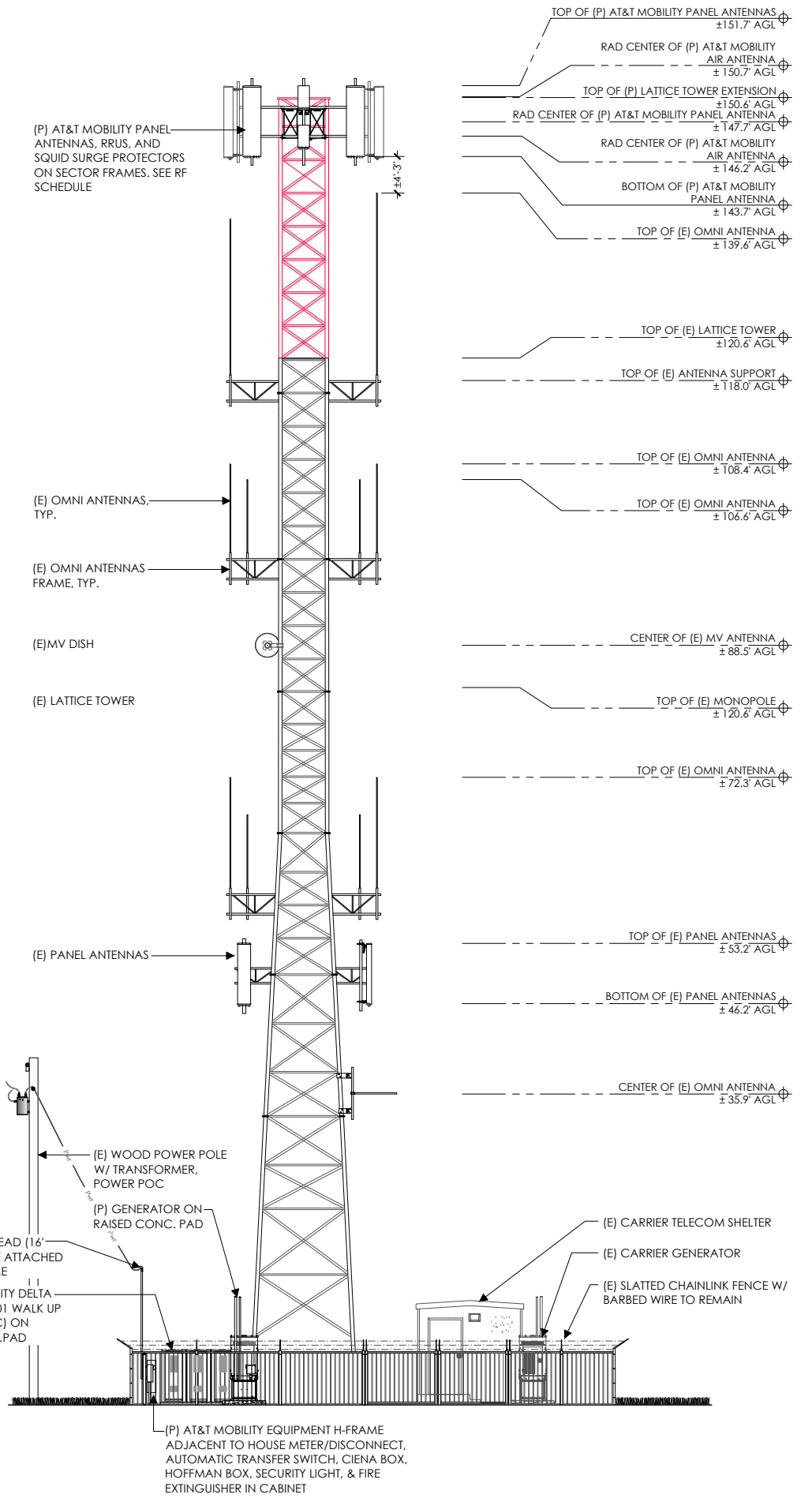
SHEET NUMBER:
A-5



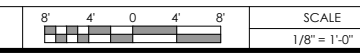
SOUTH ELEVATION - EXISTING



1



SOUTH ELEVATION - PROPOSED



2

AT&T Site ID:
CVL03684
CLOVER VALLEY
3525 PARK DRIVE
ROCKLIN, CA 95765

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08/29/23
100% ZONING DWGS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz



Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL508, UL489, UL142
- CSA C22.2
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET 2 of 6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



STANDARD FEATURES

- ENGINE SYSTEM**
 - Oil Drain Extension
 - Air Cleaner
 - Fan Guard
 - Stainless Steel Flexible Exhaust Connection
 - Factory Filled Oil and Coolant
 - Radiator Duct Adapter (Open Set Only)
 - Critical Silencer (Enclosed Unit Only)
 - Engine Coolant Heater
- Fuel System**
 - Fuel Lockoff Solenoid
 - Primary Fuel Filter
- Cooling System**
 - Closed Coolant Recovery System
 - UV/ ozone Resistant Hoses
 - Factory-installed Radiator
 - Radiator Drain Extension
 - 50/50 Ethylene Glycol Antifreeze
- Electrical System**
 - Battery Charging Alternator
 - Battery Cables
 - Battery Tray
 - Rubber-Isolated Engine Electrical Connections
 - Solenoid Activated Starter Motor
- ALTERNATOR SYSTEM**
 - UL2200 GENprotect™
 - Class H Insulation Material
 - 2/3 Pitch
 - Stainless Stator
 - Brushless Excitation
 - Sealed Bearing
 - Rotor Dynamically Spin Balanced
 - Wound Stator Winding (3-Phase Only)
 - Full Load Capacity Alternator
 - Protective Thermal Switch
- GENERATOR SET**
 - Internal Genset Vibration Isolation
 - Separation of Circuits - High/Low Voltage
 - Separation of Circuits - Multiple Breakers
 - Wrapped Exhaust Piping
 - Standard Factory Testing
 - 2 Year Limited Warranty (Standby Rated Units)
 - 1 Year Limited Warranty (Prime Rated Units)
 - Generator Mounted in the Discharge Hood (Enclosed Unit Only)
- ENCLOSURE (If Selected)**
 - Rust-Proof Fasteners with Nylon Washers to Protect Finish
 - High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
 - Gasketed Doors
 - Stainless Air Intake Louvers
 - Upward Facing Discharge Hoods (Radiator and Exhaust)
 - Stainless Steel Lift Off Door Hinges
 - Stainless Steel Lockable Handles
 - RhinoCoat™ - Textured Polyester Powder Coat Paint
- FUEL TANKS (If Selected)**
 - UL 142/ULC S601
 - Double Wall
 - Normal and Emergency Vents
 - Sloped Top
 - Sloped Bottom
 - Factory Pressure Tested
 - Rupture Basin Alarm
 - Fuel Level
 - Check Valve In Supply and Return Lines
 - RhinoCoat™ - Textured Polyester Powder Coat Paint
 - Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

- Program Functions**
 - Programmable Crank Limiter
 - 7-Day Programmable Exerciser
 - Special Applications Programmable Logic Controller
 - RS-232/485 Communications
 - All Phase Sensing Digital Voltage Regulator
 - 2-Wire Start Capability
 - Date/Time Fault History (Event Log)
 - Isynchronous Governor Control
 - Waterproof/Sealed Connectors
- audible Alarms and Shutdowns**
 - Not in Auto (Flashing Light)
 - Auto/Off/Manual Switch
 - E-Stop (Red Mushroom-Type)
 - NFPA110 Level II (Programmable)
 - Customizable Alarms, Warnings, and Events
 - Modbus™ Protocol
 - Predictive Maintenance Algorithm
 - Sealed Boards
 - Password Parameter Adjustment Protection
 - Single Point Ground
 - 16 Channel Remote Trending
 - 0.2 msec High Speed Remote Trending
 - Alarm Information Automatically Annunciated on the Display
- Full System Status Display**
 - Power Output (kW)
 - Power Factor
 - kW Hours, Total, and Last Run
 - Real/Reactive/Apparent Power
 - All Phase AC Voltage
 - All Phase Currents

- Oil Pressure**
 - Coolant Temperature**
 - Coolant Level**
 - Engine Speed**
 - Battery Voltage**
 - Frequency**
- Alarms and Warnings**
- Oil Pressure
 - Coolant Temperature
 - Coolant Level
 - Engine Overspeed
 - Battery Voltage
 - Alarms and Warnings: Time and Date Stamped
 - Snag Shots of Key Operation Parameters During Alarms and Warnings
 - Alarms and Warnings Spelled Out (No Alarm Codes)

SPEC SHEET 2 of 6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General		Cooling System	
Make	Perkins	Cooling System Type	Closed Recovery
EPA Emissions Compliance	Stationary Emergency	Water Pump Type	Pre-Lubed, Self Sealing
EPA Emissions Reference	See Emission Data Sheet	Fan Type	Pusher
Cylinder #	4	Fan Speed - RPM	1760
Type	In-Line	Fan Diameter - in (mm)	18 (457)
Displacement - in ³ (L)	135 (2.23)		
Bore - in (mm)	3.3 (84)	Fuel System	
Stroke - in (mm)	3.9 (100)	Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Compression Ratio	23.3:1	Fuel Specifications	ASTM
Intake Air Method	Turbocharged	Fuel Filtering (Micros)	5
Cylinder Head	Cast Iron	Fuel Inject Pump	Distribution Injection Pump
Piston Type	Aluminum	Fuel Pump Type	Engine Driven Gear
Crankshaft Type	Forged Steel	Injector Type	Mechanical
		Fuel Supply Line - in (mm)	0.31 (7.9) ID
		Fuel Return Line - in (mm)	0.2 (4.8) ID
Engine Governing		Engine Electrical System	
Governor	Electronic Isochronous	System Voltage	12 VDC
Frequency Regulation (Steady State)	±0.5%	Battery Charger Alternator	Standard
		Battery Size	See Battery Index 016197028Y
		Battery Voltage	12 VDC
		Ground Polarity	Negative
Lubrication System			
Oil Pump Type	Gear		
Oil Filter Type	Full-Flow		
Crane/Capacity - qt (L)	11.2 (10.6)		

ALTERNATOR SPECIFICATIONS

Standard Model		Standard Excitation	
Standard Model	K0035124Y21	Standard Excitation	Brushless
Poles	4	Bearings	Single Sealed
Field Type	Revolving	Excitation	Direct and Flexible Disc
Insulation Class - Rotor	H	Load Capacity - Standby	100%
Insulation Class - Stator	H	Prototype Short Circuit Test	Yes
Total Harmonic Distortion	<5% (3-Phase)	Voltage Regulator Type	Digital
Telephone Interference Factor (TIF)	< 50	Number of Sensed Phases	All
		Regulation Accuracy (Steady State)	±0.25%

SPEC SHEET 2 of 6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



OPERATING DATA

POWER RATINGS

		Standby	
Single-Phase 120/240 VAC @50/60 Hz	30 kW	Amps: 125	
Three-Phase 120/208 VAC @50/60 Hz	30 kW	Amps: 104	
Three-Phase 120/240 VAC @50/60 Hz	30 kW	Amps: 90	
Three-Phase 277/480 VAC @50/60 Hz	30 kW	Amps: 45	
Three-Phase 346/600 VAC @50/60 Hz	30 kW	Amps: 36	

MOTOR STARTING CAPABILITIES (s/kVA)

s/kVA vs. Voltage Dip	
277/480 VAC	30% 298/240 VAC 30%
K0035124Y21	61 K0035124Y21 46
K0040124Y21	76 K0040124Y21 58
K0050124Y21	98 K0050124Y21 75

FUEL CONSUMPTION RATES*

Fuel Pump L/Hr. (l/h)	Diesel - gph (Lph)	
	Percent Load	Standby
3 (1)	25% 1.0 (3.7)	1.0 (3.7)
	50% 1.8 (6.7)	1.8 (6.7)
	75% 2.3 (8.5)	2.3 (8.5)
	100% 2.8 (10.5)	2.8 (10.5)
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)		18.5 (63)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby	
Coolant Flow	gpm (Lpm)	14.9 (56.2)	
Coolant System Capacity	gal (L)	2.5 (9.5)	
Heat Rejection to Coolant	BTU/hr (kW)	129,838 (138)	
Water Air	scfm (m ³ /hr)	2,800 (4,757)	
Maximum Operating Ambient Temperature	°F (°C)	122 (50)	
Maximum Operating Ambient Temperature (Before Derate)		See Bulletin No. 0198296330	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)	

COMBUSTION AIR REQUIREMENTS

		Standby	
Flow at Rated Power scfm (m ³ /min)		88 (2.5)	

ENGINE

ENGINE	Standby		EXHAUST		Standby
	Rated Engine Speed	RPM	1,200	Exhaust Flow (Rated Output)	
Maximum at Rated RPM**	hp	49	Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa)	1.5 (0.1)
Piston Speed	ft/min (m/min)	1,181 (360)	Exhaust Temp (Rated Output)	°F (°C)	892 (478)
BMEP	psi (kPa)	159 (1,096)			

** Refer to "Emissions Data Sheet" for maximum BHP for EPA and SCAQMD permitting purposes.
Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
Standby - See Bulletin 0167505558
Prime - See Bulletin 0167510558

SPEC SHEET 2 of 6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



CONFIGURABLE OPTIONS

- ENGINE SYSTEM**
 - Oil Heater
 - Critical Silencer (Open Set Only)
 - Radiator Stone Guard
 - Level 1 Fan and Belt Guards (Open Set Only)
- FUEL SYSTEM**
 - NPT Flexible Fuel Line
- ELECTRICAL SYSTEM**
 - 19A UL Listed Battery Charger
 - Battery Warmer
- ALTERNATOR SYSTEM**
 - Alternator Upgrading
 - Amb-Condensation Heater
 - Topical Coating
 - Factory Pressure Tested
 - Rupture Basin Alarm
 - Fuel Level
 - Check Valve In Supply and Return Lines
 - RhinoCoat™ - Textured Polyester Powder Coat Paint
 - Stainless Steel Hardware
- GENERATOR SET**
 - Extended Factory Testing
 - 8 Position Load Center
 - Pad Vibration Isolation
- CIRCUIT BREAKER OPTIONS**
 - Main Line Circuit Breaker
 - 2nd Main Line Circuit Breaker
 - Shunt Trip and Auxiliary Contact
 - Electronic Trip Breakers
- CONTROL SYSTEM**
 - NFPA 110 Compliant 21-Light Remote Annunciator
 - Remote Relay Assembly (8 or 16)
 - Oil Temperature Indication and Alarm
 - Remote E-Stop (Break Glass-Type, Surface Mount)
 - Remote E-Stop (Red Mushroom-Type, Surface Mount)
 - Remote E-Stop (Red Mushroom-Type, Flush Mount)
 - 120V GFCI and 240V Outlets
 - Remote Communication - Modem
 - 10A Engine Run Relay
- ENCLOSURE**
 - Weather Protected Enclosure
 - Level 1 Sound Attenuation
 - Level 2 Sound Attenuation with Motorized Dampers
 - Steel Enclosure
 - Aluminum Enclosure
 - Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
 - AC/DC Enclosure Lighting Kit
 - Door Alarm Switch
 - Enclosure Heater
 - Damper Alarm Contacts
- WARRANTY (Standby Gensets Only)**
 - 2 Year Extended Limited Warranty
 - 5 Year Limited Warranty
 - 5 Year Extended Limited Warranty
 - 7 Year Extended Limited Warranty
 - 10 Year Extended Limited Warranty

ENGINEERED OPTIONS

- ENGINE SYSTEM**
 - Coolant Heater Isolation Ball Valves
 - Fluid Containment Pan
- CONTROL SYSTEM**
 - Spare Inputs (x4) / Outputs (x4)
 - Battery Disconnect Switch
- ALTERNATOR SYSTEM**
 - 3rd Breaker System
- GENERATOR SET**
 - Special Testing
- FUEL TANKS**
 - UL2085 Tank
 - Stainless Steel Tanks
 - Special Fuel Tanks
 - Vent Extensions

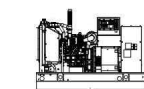
- Oil Pressure**
- Coolant Temperature**
- Coolant Level**
- Engine Speed**
- Battery Voltage**
- Frequency**

SPEC SHEET 2 of 6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

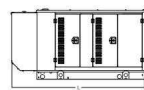


DIMENSIONS AND WEIGHTS*



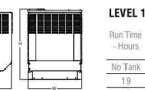
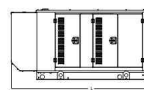
OPEN SET (Includes Exhaust Flex)

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	76.0 (1,930)	37.4 (950) x 44.8 (1,138)	1,641 (745)
19 54 (204)	76.0 (1,930)	37.4 (950) x 57.8 (1,468)	2,121 (963)
47 132 (501)	76.0 (1,930)	37.4 (950) x 69.8 (1,773)	2,351 (1,067)
75 211 (799)	76.0 (1,930)	37.4 (950) x 81.8 (2,078)	2,560 (1,162)
107 300 (1,136)	82.9 (2,360)	37.4 (950) x 81.8 (2,078)	2,823 (1,280)



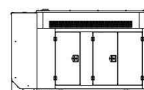
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	94.8 (2,409)	38.0 (965) x 49.5 (1,258)	Enclosure Only
19 54 (204)	94.8 (2,409)	38.0 (965) x 62.5 (1,582)	372 (170)
47 132 (501)	94.8 (2,409)	38.0 (965) x 74.5 (1,893)	341 (155)
75 211 (799)	94.8 (2,409)	38.0 (965) x 86.5 (2,198)	
107 300 (1,136)	94.8 (2,409)	38.0 (965) x 86.5 (2,198)	



LEVEL 1 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	112.5 (2,857)	38.0 (965) x 49.5 (1,258)	Enclosure Only
19 54 (204)	112.5 (2,857)	38.0 (965) x 62.5 (1,582)	495 (226)
47 132 (501)	112.5 (2,857)	38.0 (965) x 74.5 (1,893)	308 (144)
75 211 (799)	112.5 (2,857)	38.0 (965) x 86.5 (2,198)	
107 300 (1,136)	112.5 (2,857)	38.0 (965) x 86.5 (2,198)	



LEVEL 2 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	94.8 (2,407)	38.0 (965) x 61.1 (1,551)	Enclosure Only
19 54 (204)	94.8 (2,407)	38.0 (965) x 74.5 (1,891)	510 (232)
47 132 (501)	94.8 (2,407)	38.0 (965) x 86.5 (2,198)	341 (155)
75 211 (799)	94.8 (2,407)	38.0 (965) x 98.1 (2,491)	
107 300 (1,136)	94.8 (2,407)	38.0 (965) x 98.1 (2,491)	

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

SPEC SHEET 2 of 6

AT&T Site ID:
CVL03684
CLOVER VALLEY
3525 PARK DRIVE
ROCKLIN, CA 95765

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
Epic Wireless Group LLC
605 Colledge Drive, Suite 100
Folsom, CA 95630

Prepared For:
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5001 Executive Parkway
San Ramon, California 94583

Architect:
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Meridian Management LLC
785 Oak Grove Road E2
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Concord, CA 94518
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AT&T SITE NO: CVL03684
FA#: 13059116
DRAWN BY: JG
CHECKED BY: RB

REV	DATE	DESCRIPTION
3	08/29/23	100% ZONING DWGS

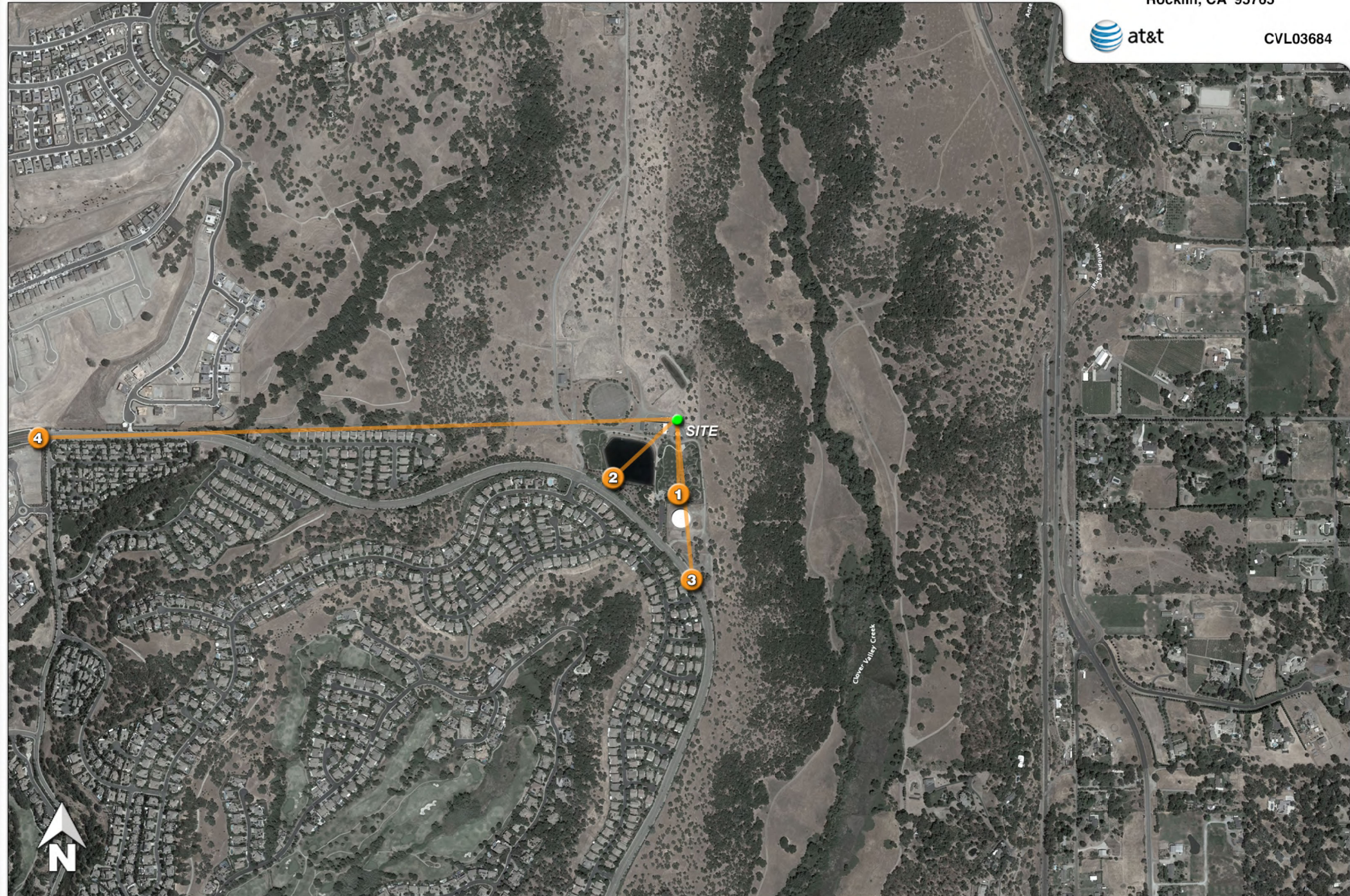
Clover Valley

3525 Park Drive
Rocklin, CA 95765



CVL03684

Aerial photograph showing the viewpoints for the photosimulations.



1

Existing lattice tower to be extended

Existing

Photosimulation of the view looking north from the park, adjacent the sport courts.

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Proposed extension and antennas

Proposed

2

Existing lattice tower to be extended



Existing

Photomontage of the view looking northeast from across the pond.

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Proposed extension and antennas



Proposed

3

Existing lattice tower to be extended

Existing

Photosimulation of the view looking north from Park Drive.

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Rocklin, CA 95765



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Proposed extension and antennas

Proposed

4

Existing lattice tower to be extended

Existing

Photosimulation of the view looking east from Whitney Ranch Parkway.

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Rocklin, CA 95765



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Proposed extension and antennas

Proposed