



## Referral Early Consultation

**Date:** August 17, 2022

**To:** Distribution List (See Attachment A)

**From:** Kristen Anaya, Associate Planner  
Planning and Community Development

**Subject:** STAFF APPROVAL APPLICATION NO. PLN2022-0079 – T-MOBILE  
WIRELESS – 243 NORTH STEARNS ROAD

**Respond By:** September 1, 2022

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** 51 Wireless, LLC on behalf of T-Mobile West, LLC

**Project Location:** 243 North Stearns Road, north of State Highway 108/120, in the Oakdale area.

**APN:** 064-016-018

**Williamson Act Contract:** N/A

**General Plan:** Low-Density Residential

**Current Zoning:** Rural Residential (R-A)

**Project Description:** Request to expand the footprint of an existing wireless communications facility on a 133.33± acre parcel in the Rural Residential (R-A) zoning district. This proposal consists of collocating six new antennas, six new RRUs, and two hybrid cables on the existing 129-foot-tall “mono-pine”-style monopole (133-feet-tall including branches), and installing two cabinets on one 65 square-foot concrete slab and a 25kva generator on a 50 square-foot concrete slab within areas not previously disturbed by the communication facility. The facility is not delineated by any physical boundary, such as fencing or landscaping, nor did previous land use entitlements identify an approved footprint for the facility; accordingly, the facility requires a Staff Approval Permit to document the expanded footprint. A proposed 20-foot-wide non-exclusive access and utility easement is proposed to provide access to County-maintained North Stearns Road. The facility will be generally unmanned; however, up to two technicians are anticipated to access the site one day a month for routine maintenance. The site is currently improved with a golf course. The existing

monopole and all appurtenances will meet all applicable siting standards outlined under County Code Section 21.91.030 – *Siting standards*.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

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**STAFF APPROVAL APPLICATION NO. PLN2022-0079 – T-MOBILE WIRELESS – 243 NORTH STEARNS ROAD**

Distribution List

X	CROP DUSTERS	X	MOSQUITO ABATEMENT DISTRICT: EASTSIDE
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO BUILDING PERMITS DIVISION
X	IRRIGATION DIST: OAKDALE	X	STAN CO HAZARDOUS MATERIALS
X	STAN CO PUBLIC WORKS	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
X	PACIFIC GAS & ELECTRIC	X	STANISLAUS FIRE PREVENTION BUREAU

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2022-0079 – T-MOBILE  
WIRELESS – 243 NORTH STEARNS ROAD**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

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Response prepared by:

Name	Title	Date
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




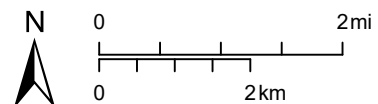
# T-MOBILE WIRELESS

**SAA**  
**PLN2022-0079**

## AREA MAP

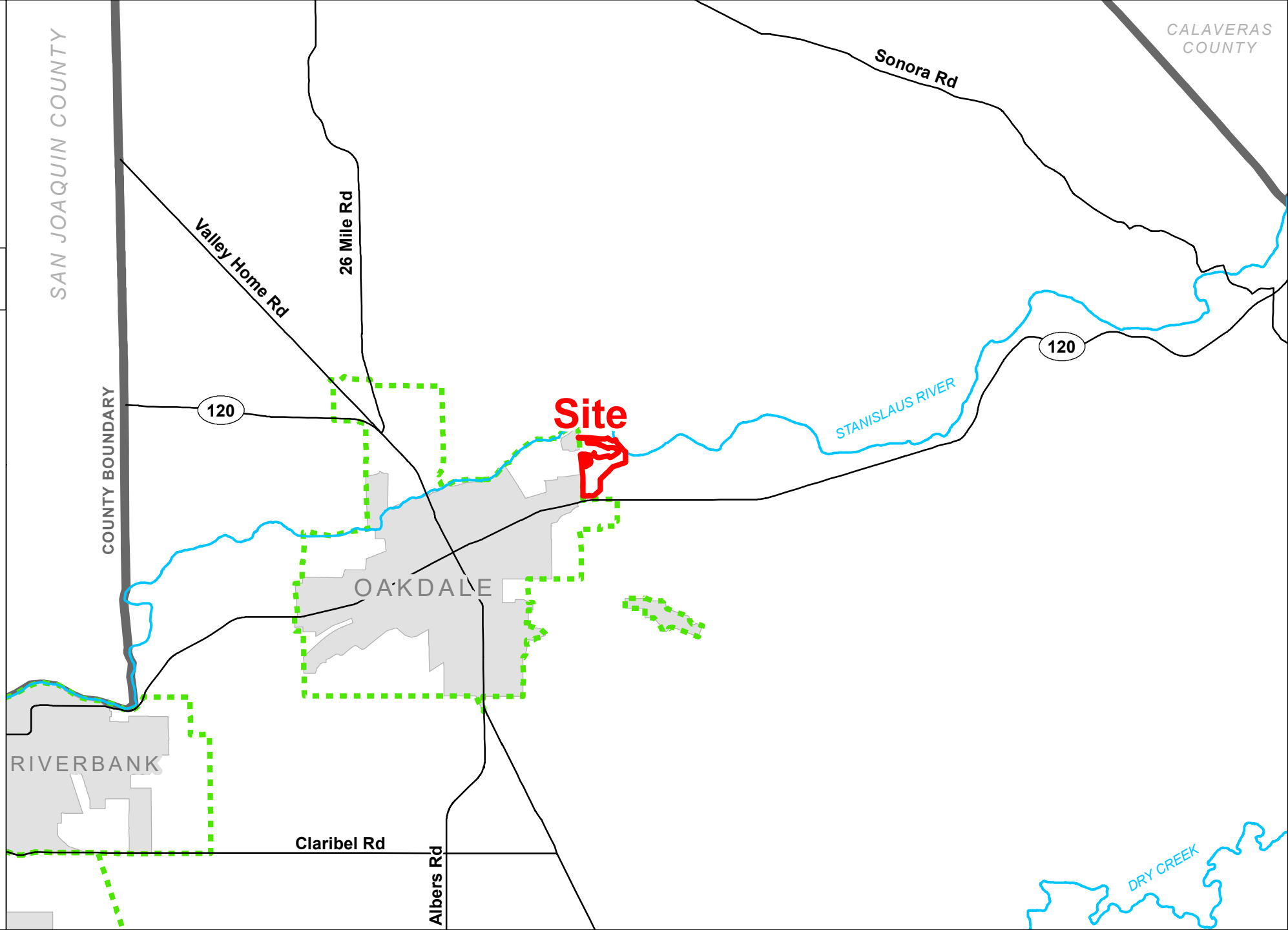
### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



Source: Planning Department GIS

Date: 8/8/2022










# T-MOBILE WIRELESS





**SAA**  
**PLN2022-0079**

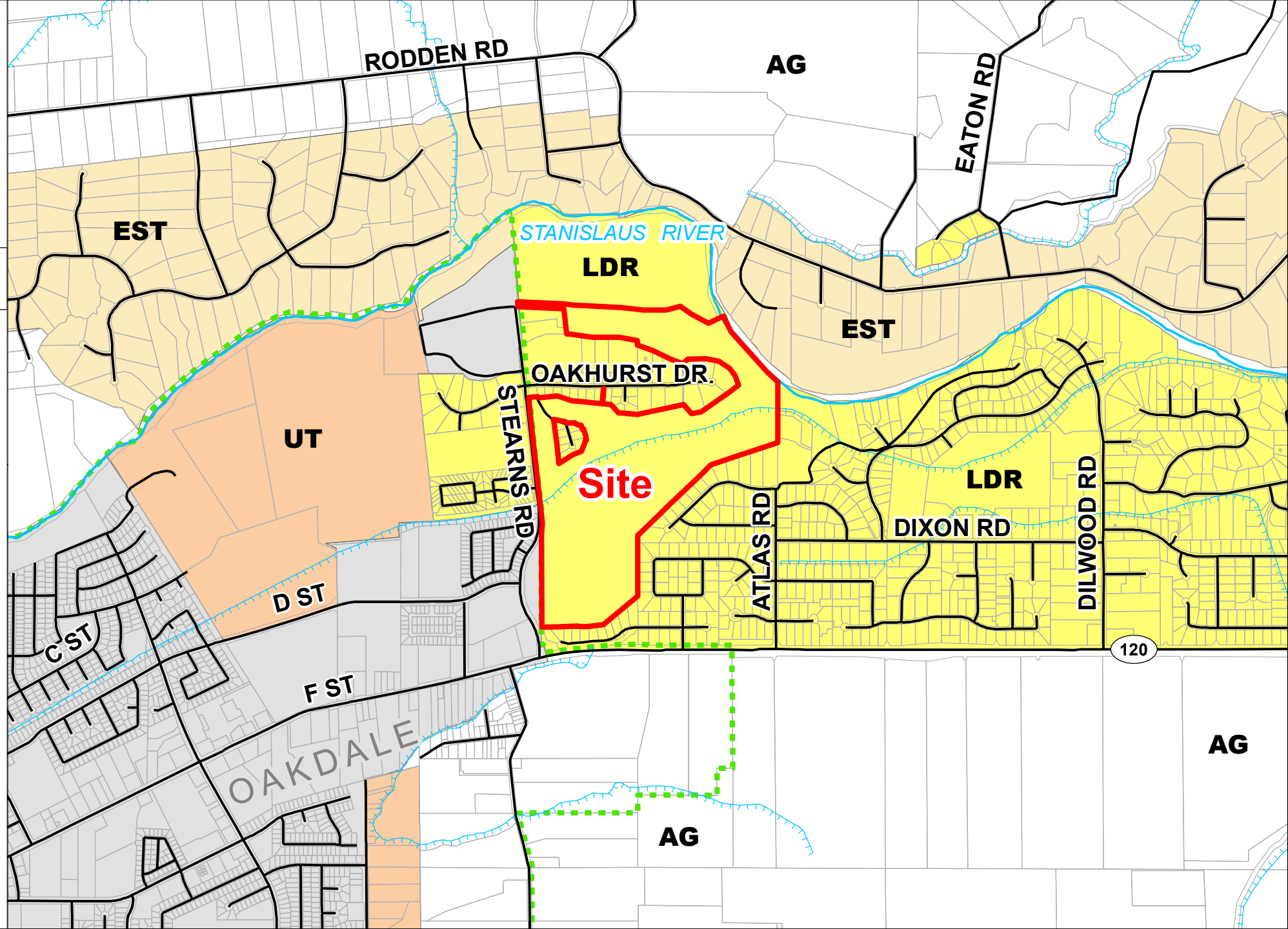
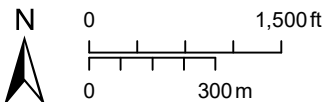
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  River
-  Road
-  Canal

### General Plan

-  Agriculture
-  Estate Residential
-  Urban Transition
-  Low Density Residential










# T-MOBILE WIRELESS







**SAA**  
**PLN2022-0079**

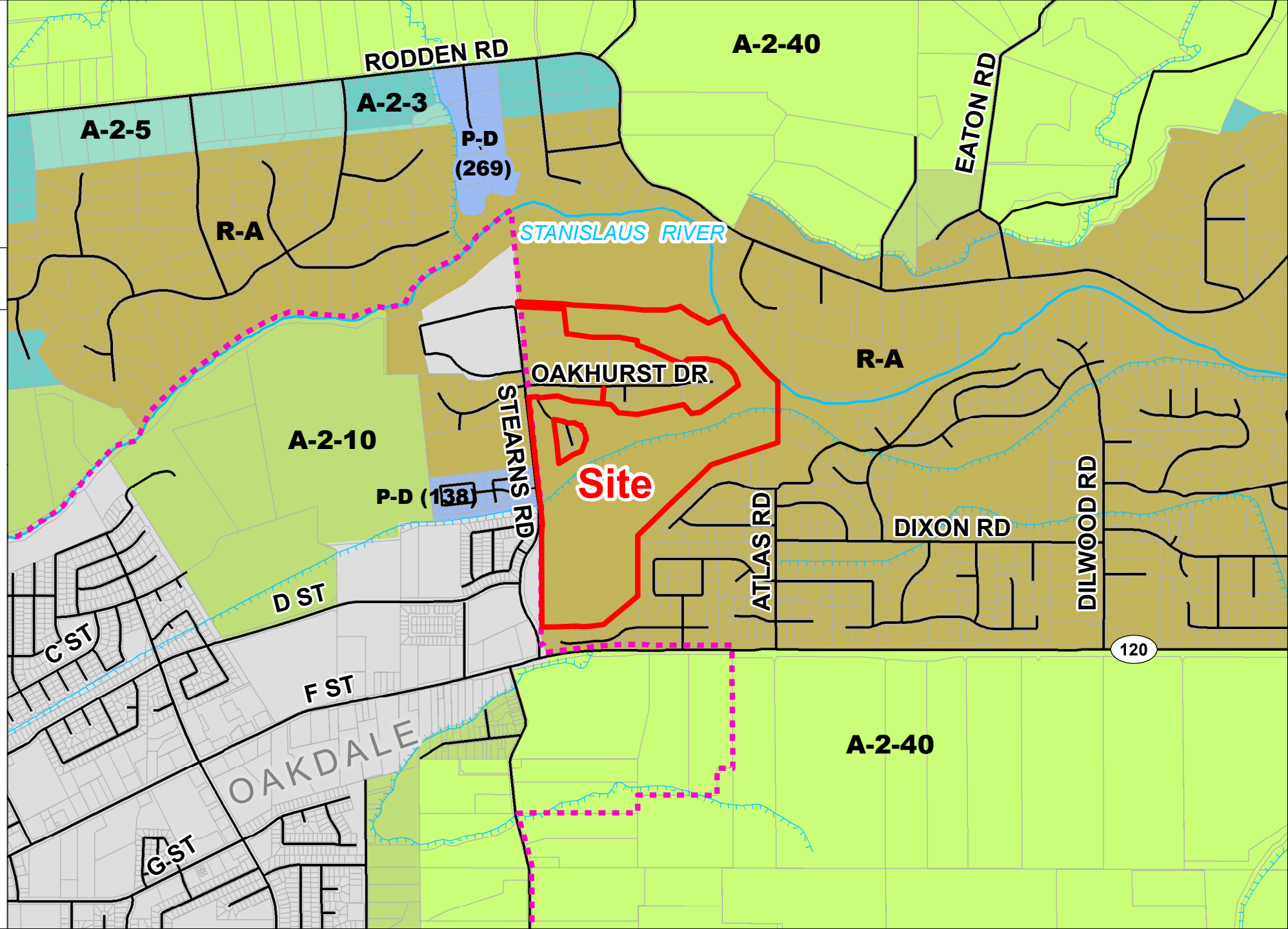
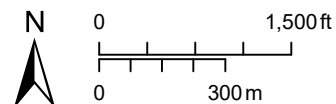
## ZONING MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  River
-  Canal

### Zoning Designation

-  General Agriculture 3 Acre
-  General Agriculture 5 Acre
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Rural Residential










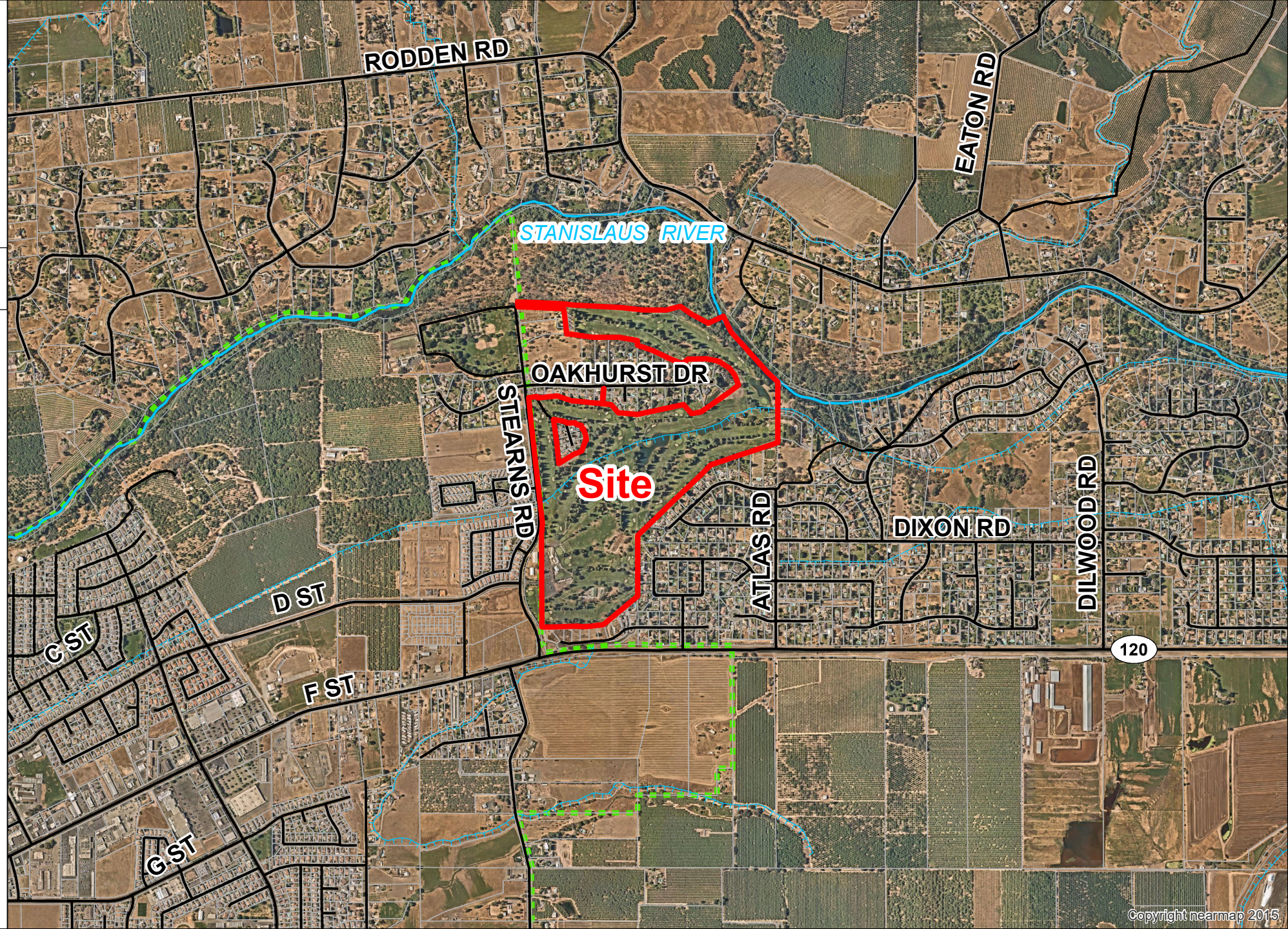
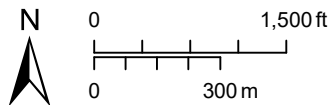
# T-MOBILE WIRELESS

**SAA**  
**PLN2022-0079**

## 2022 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  River
-  Canal








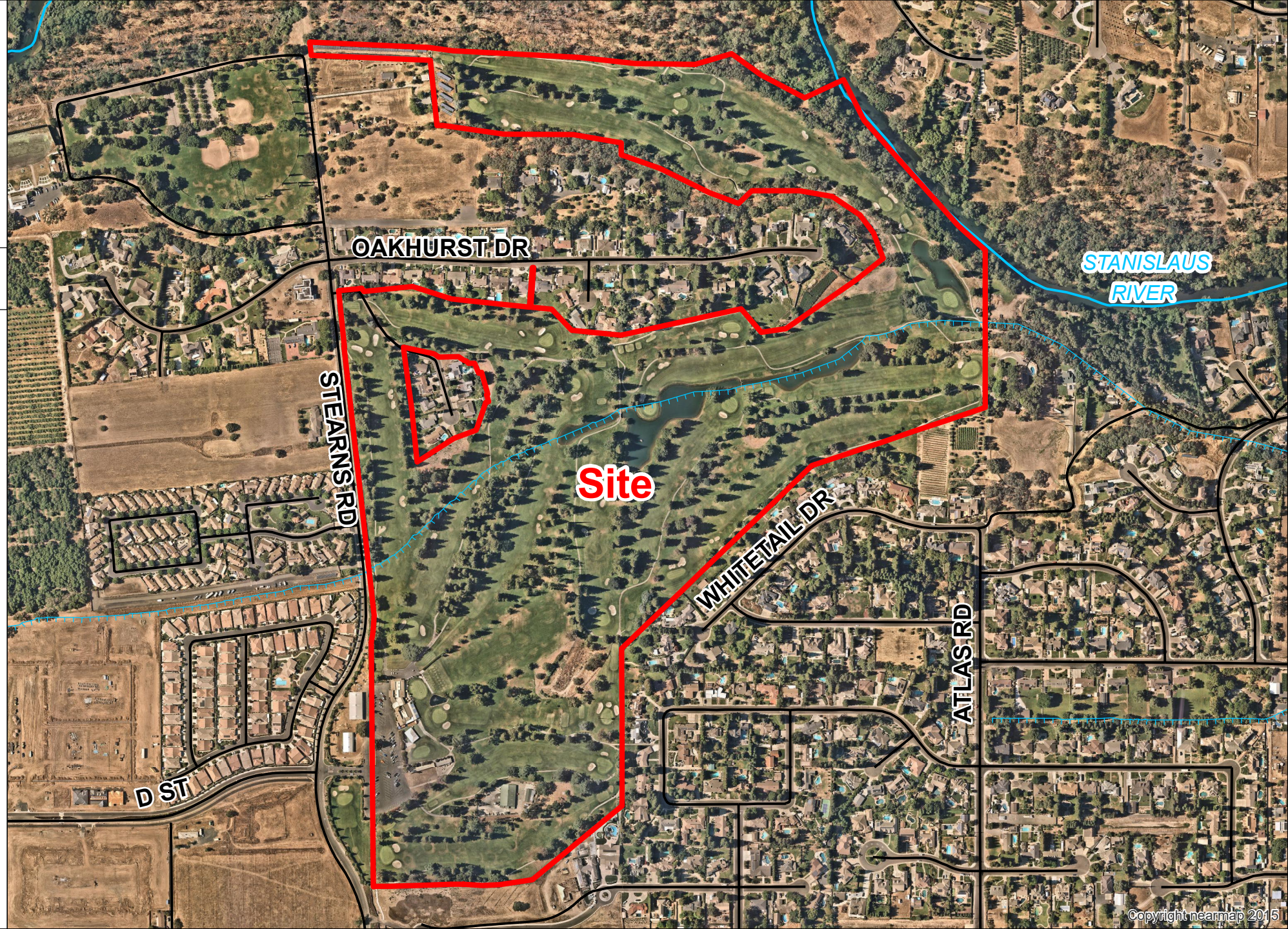
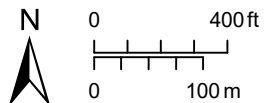
# T-MOBILE WIRELESS

SAA  
PLN2022-0079

## 2022 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Road
-  Canal





## GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIAL, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE (C) PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-ABOVE WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PRECISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICT, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

# T-Mobile

## T-MOBILE WEST LLC

### NSD

### LEGEND

- A — ANTENNA CABLE (ABOVE GROUND)
- T — TELEPHONE SERVICE (ABOVE GROUND)
- E — POWER SERVICE (ABOVE GROUND)
- G — GROUND RING (ABOVE GROUND)
- A — ANTENNA CABLE (BURIED)
- T — TELEPHONE SERVICE (BURIED)
- E — POWER SERVICE (BURIED)
- G — GROUND RING (BURIED)

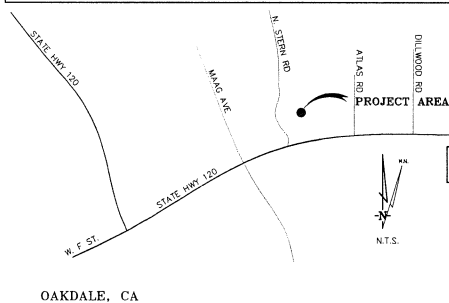
### PROJECT SUMMARY

SITE NAME: AT&T OAKDALE COUNTRY CLUB  
 SITE NUMBER: SC60122A  
 SITE ADDRESS: 243 N. STERNS RD.  
 OAKDALE, CA 95361  
 JURISDICTION: STANISLAUS COUNTY  
 SITE CONTACT: BUDD WUELFING  
 530-863-7342  
 PROPERTY OWNER: OAKDALE GOLF & COUNTRY CLUB  
 OWNER ADDRESS: 243 N. STERNS RD.  
 OAKDALE, CA 95361-9231  
 APPLICANT: T-MOBILE WEST LLC  
 APPLICANT'S ADDRESS: 1755 CREEKSIDE OAKS BLVD., SUITE 190  
 SACRAMENTO, CA 95833  
 ASSESSORS PARCEL NUMBER(S): 064-016-018  
 LAT: 37.778190  
 LONG: -120.8134

### SHEET INDEX

T-1	TITLE SHEET
C-1	SURVEY
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	ELEVATION SHEET
A-3	DETAILS
A-3.1	DETAILS
A-3.2	DETAILS
E-1	ELECTRICAL SHEET
E-1.1	ELECTRICAL SHEET
E-2	GROUNDING SHEET
E-2.1	GROUNDING SHEET
D-1	T-MOBILE CONST. REQ.

### VICINITY MAP



OAKDALE, CA

### CONTACTS

B.F. ENGINEERING:  
 T-MOBILE WEST LLC  
 1755 CREEKSIDE OAKS DRIVE  
 SUITE 190  
 SACRAMENTO, CALIFORNIA 95833

CONSTRUCTION MANAGER:  
 BUDD WUELFING  
 1755 CREEKSIDE OAKS BLVD., SUITE 190  
 SACRAMENTO, CA 95833  
 (530) 863-7342

### SCOPE OF WORK

T-MOBILE PROPOSES TO CONSTRUCT A WIRELESS COMMUNICATION SITE IN AN (E) EQUIPMENT COMPOUND. T-MOBILE'S INSTALLATION WILL INCLUDE:

- (1) NEW 6160 CABINET ON NEW CONC. SLAB
- (1) NEW 6160 CABINET ON NEW CONC. SLAB
- (6) NEW ANTENNAS
- (6) NEW RRUS AT ANTENNAS
- (2) NEW HYBRID CABLE
- (1) NEW 25KW STAND-BY GENERATOR
- NEW ANTENNA MOUNTS TO BE INSTALLED
- INSTALL NEW 400A LANDING SECTION AND BUSS GUTTER

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION 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.

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA HEALTH AND SAFETY CODE

ACCESSIBILITY REQUIREMENTS:  
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE, CHAPTER 11B, EXCEPTION SECTION 11B-203.5

### PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-COM IS STRICTLY PROHIBITED

CLIENT:

**T-Mobile**

T-MOBILE WEST LLC  
 1755 Creekside Oaks Drive, Suite 190 • Sacramento, CA 95833

PROJECT INFORMATION:

**AT&T OAKDALE COUNTRY CLUB**

243 N. STERNS RD.  
 OAKDALE, CA 95361

REV: DATE: DESCRIPTION: BY:

1	5-18-22	90% ZDS	VRT
2	5-24-22	100% ZDS	VRT
3	6-13-22	90% CDS	VRT
4	7-7-22	100% CDS	VRT

COORDINATING ENGINEER:

**Peek Site-Com**

12852 Earhart Ave., Suite 101  
 Auburn, California 95602  
 Phone (530) 865-6160  
 E-Mail info@peeksitecom.com

SEAL:



SITE #: CHK: DRAWN BY:

SC60122A ... RB

SHEET TITLE:

**TITLE SHEET**

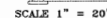
SHEET NUMBER: REVISION:

**T-1 0**

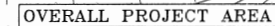
# AT&T OAKDALE COUNTRY CLUB

## Site No. SC60122A

LANDLORD(S): OAKDALE GOLF & COUNTRY CLUB  
243 N. STEARNS RD.  
OAKDALE, CA 95361-9231



BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A  
 EASEMENT SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING  
 A GRAPHIC DEPICTION BASED ON INFORMATION DERIVED FROM THE RECORDS SOURCE. NO RECORDS OR  
 AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR  
 PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY  
 MONUMENTS WERE SET.



C-1





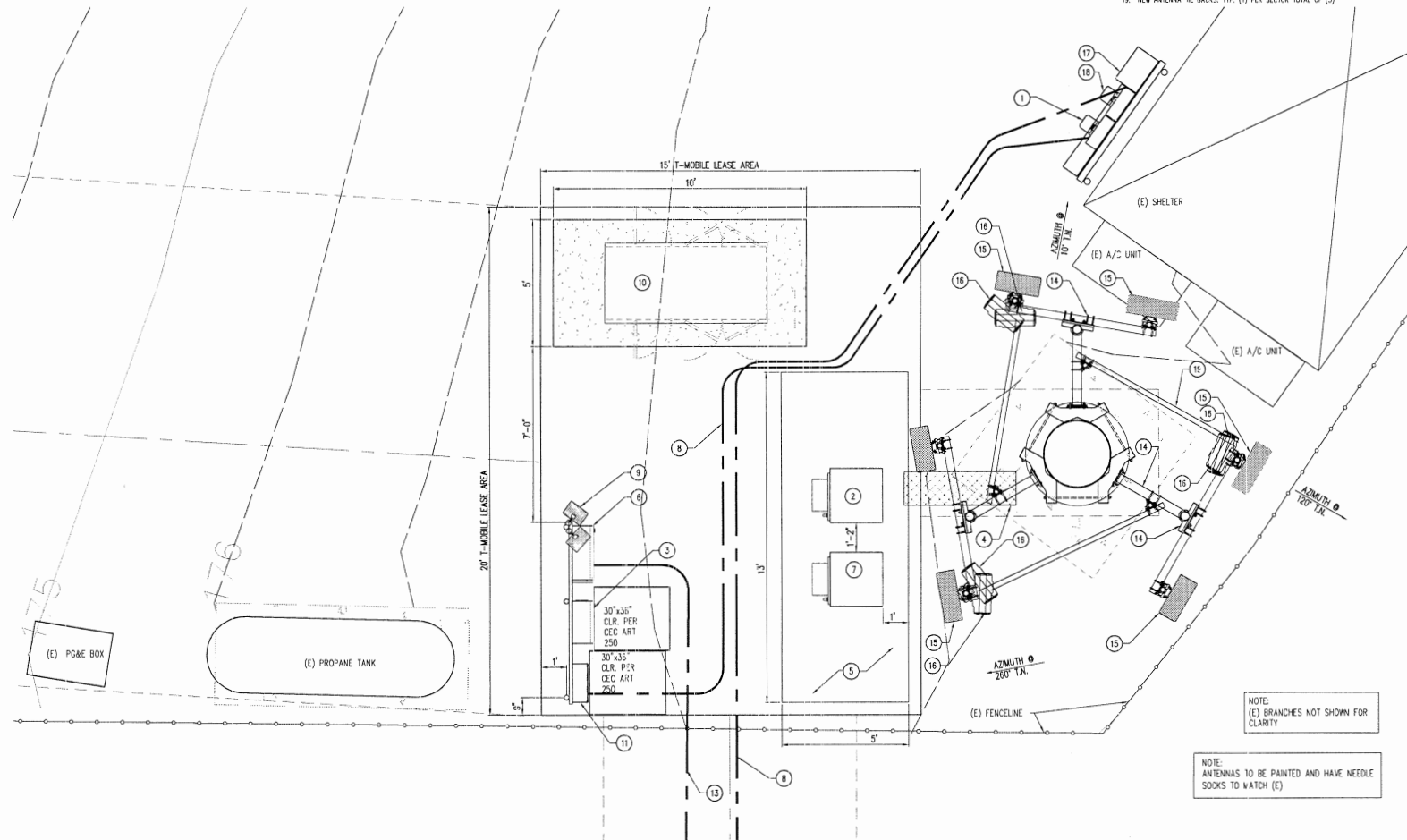
ANTENNA CONFIGURATION TABLE

SECTOR	RAD CENTER	AZIMUTH	EXISTING ANTENNA MODEL	NEW ANTENNA MODEL	ANT. STATUS	TECH./FREQUENCY	RRU	DUPLEXER/TMA	COAX CABLE LENGTH ±
A/1	± 95°	10°		APXVALL24_43-U-NA20	N	L400/N4500,12100/ G1902	(1) (N) RRU5-4480 & (1) (N) RRU5-4460		(1) (N) 6x24 HCS
A/2	± 95°	10°		AIR 8419 B41	N	L2500/N2500			
B/1	± 95°	120°		APXVALL24_43-U-NA20	N	L400/N4500,12100/ G1902	(1) (N) RRU5-4480 & (1) (N) RRU5-4460		(1) (N) 6x24 HCS
B/2	± 95°	120°		AIR 8419 B41	N	L2500/N2500			
C/1	± 95°	260°		APXVALL24_43-U-NA20	N	L400/N4500,12100/ G1902	(1) (N) RRU5-4480 & (1) (N) RRU5-4460		
C/2	± 95°	260°		AIR 8419 B41	N	L2500/N2500			

NOTE:  
INSTALLER TO VERIFY CURRENT RFS SECTOR SHEET PRIOR TO INSTALLATION. ANTENNA  
LAYOUT IS FROM BACK OF THE SECTOR, LEFT TO RIGHT

KEY NOTES

1. NEW 200A METER & MAIN BREAKER SET UNDER NEW BUSS DUTTER
2. NEW 8160 CABINET TO BE SET ON NEW CONC. SLAB
3. NEW 200A ELEC. PANEL MOUNTED TO NEW UTILITY RACK
4. NEW COAX CABLE "TRY" TO MATCH (E)
5. NEW 6" THICK CONC. SLAB WITH #4 REBAR @ 12" O.C. EACH WAY AT MID-SLAB
6. NEW TELCO PANEL ON NEW UTILITY RACK
7. NEW 8160 CABINET TO BE SET ON NEW CONC. SLAB
8. NEW U/G ELEC. CONDUIT
9. (2) NEW 100MM-TT SITE LIGHTS
10. NEW 25KVA STAND-BY GENERATOR
11. NEW AUTOMATIC TRANSFER SWITCH
12. (2) NEW HYBRID CUBICLES
13. NEW U/G TELCO CONDUIT RUN
14. NEW ANTENNA MOUNTS, TYP. (1) PER SECTOR FOR A TOTAL OF (3)
15. NEW T-MOBILE WIRELESS ANTENNA, TYP. OF (2) PER SECTOR FOR A TOTAL OF (6) ON NEW MOUNTS
16. NEW RUS, TYP. OF (2) PER SECTOR FOR A TOTAL OF (6)
17. NEW 400A LANDING SECTION AND BUSS DUTTER
18. RELOCATE (E) AT&T METER TO UNDER NEW BUSS DUTTER
19. NEW ANTENNA RE BACKS, TYP. (1) PER SECTOR TOTAL OF (3)



ENLARGED EQUIPMENT PLAN

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS  
SET OF DRAWINGS IS PROPRIETARY  
BY NATURE. ANY USE OR  
DISCLOSURE OTHER THAN THAT WHICH  
RELATES TO PEER SITE-COM IS  
STRICTLY PROHIBITED

CLIENT:

**T-Mobile**  
T-MOBILE WEST LLC  
1768 Creekside Oaks Drive, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:

**AT&T OAKDALE  
COUNTRY CLUB**  
241 N. STERNS RD.  
OAKDALE, CA 95361

REV.	DATE	DESCRIPTION	BY
1	5-18-22	90% ZDS	VRT
2	5-24-22	100% ZDS	VRT
3	6-13-22	90% ZDS	VRT
4	7-7-22	100% ZDS	VRT

COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Corhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6150  
E-Mail info@peeksitcom.com

SEAL:



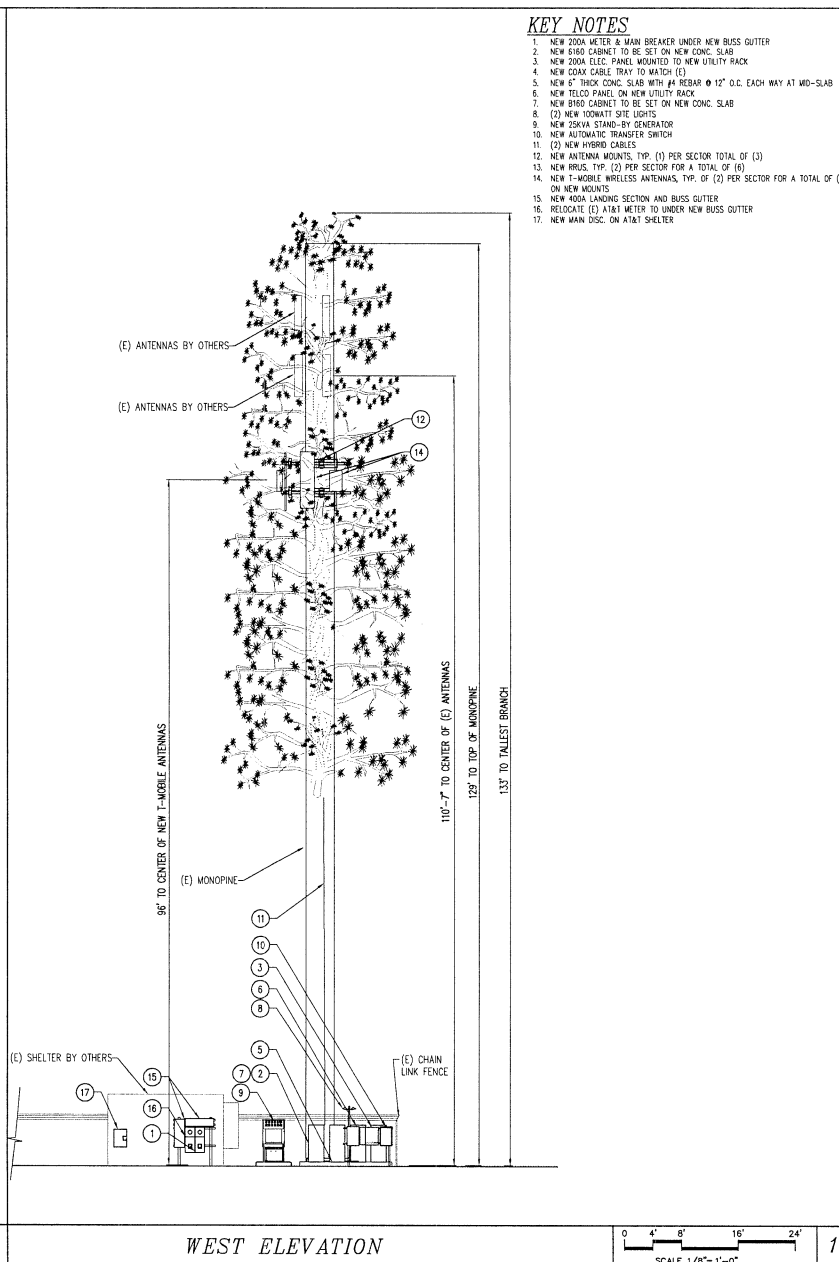
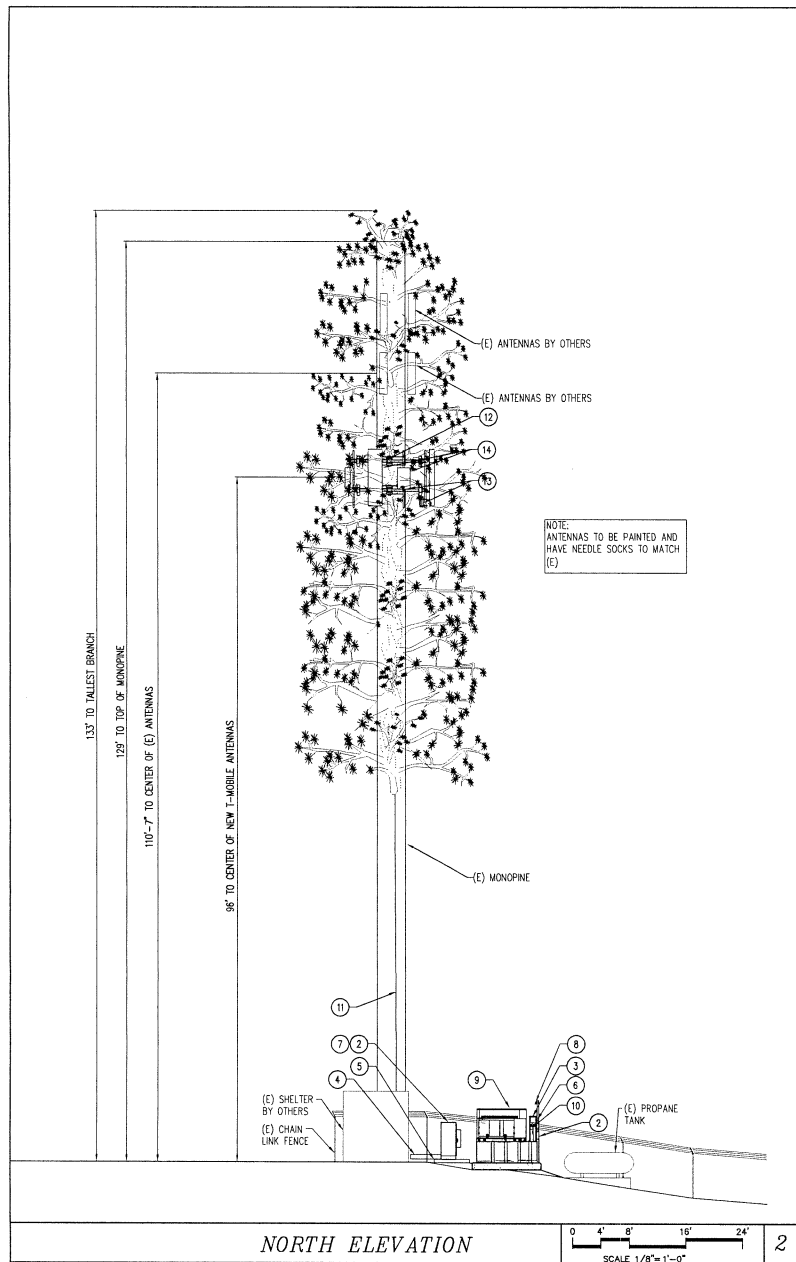
SITE # 5C60122A CHK. RB DRAWN BY: RB

SHEET TITLE:

**ENLARGED SITE PLAN**

SHEET NUMBER REVISION:

A-1.1 0



# KEY NOTES

1. NEW 200A METER & MAIN BREAKER UNDER NEW BUSS GUTTER
2. NEW 6160 CABINET TO BE SET ON NEW CONC. SLAB
3. NEW 200A ELEC. PANEL MOUNTED TO NEW UTILITY RACK
4. NEW COAX CABLE TRAY TO MATCH (E)
5. NEW 6" THICK CONC. SLAB WITH #4 REBAR @ 12" O.C. EACH WAY AT MID-SLAB
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9. NEW 25KVA STAND-BY GENERATOR
10. NEW AUTOMATIC TRANSFER SWITCH
11. (2) NEW HYBRID CABLES
12. NEW ANTENNA MOUNTS, TYP. (1) PER SECTOR TOTAL OF (3)
13. NEW IRIS, TYP. (2) PER SECTOR FOR A TOTAL OF (6)
14. NEW T-MOBILE WIRELESS ANTENNAS, TYP. OF (2) PER SECTOR FOR A TOTAL OF (6) ON NEW MOUNTS
15. NEW 400A LANDING SECTION AND BUSS GUTTER
16. RELOCATE (E) AT&T METER TO UNDER NEW BUSS GUTTER
17. NEW MAIN DISC. ON AT&T SHELTER

<p>PROPRIETARY INFORMATION</p> <p>THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PECK SITE-CDM IS STRICTLY PROHIBITED</p>		
<p>CLIENT:</p>		
<p><b>T-Mobile</b></p> <p>T-MOBILE WEST LLC</p> <p>1700 Creekside Oaks Drive, Suite 100 • Sacramento, CA 95833</p>		
<p>PROJECT INFORMATION:</p> <p><b>AT&amp;T OAKDALE COUNTRY CLUB</b></p> <p>243 N. STEVENS RD.</p> <p>OAKDALE, CA 95361</p>		
REV.:	DATE:	DESCRIPTION:
1	5-18-22	90% ZDS
2	5-24-22	100% ZDS
3	6-13-22	90% CDS
4	7-7-22	100% CDS
<p>COORDINATING ENGINEER:</p>		
<p><b>Peek Site-Com</b></p> <p>12852 Earhart Ave. Suite 101</p> <p>Auburn, California 95602</p> <p>Phone (530) 885-6160</p> <p>E-Mail info@peeksitcom.com</p>		
<p>SEAL:</p>		
<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>PORTIS OLIVERIA</p> <p>NO. C 33407</p> <p>ON 06/02/21</p> <p>CIVIL</p> <p>STATE OF CALIFORNIA</p>		
SITE #:	CHK:	DRAWN BY:
SC60122A	...	RB
<p>SHEET TITLE:</p> <p><b>ELEVATION SHEET</b></p>		
SHEET NUMBER:	REVISION:	
A-20		



NSB 210FT BATTERY SPECIFICATIONS	
HEIGHT	13.02 IN
LENGTH	22 IN
WIDTH	4.9 IN
WEIGHT	132 LBS
TERMINAL	FEMALE MB x1.25
TERMINAL TORQUE	8.0 Nm (71 IN-LBS)
1 HR CAPACITY TO 1.75VPC @ 20/25°C (68/77°F)	142 / 148 Ah
3 HR CAPACITY TO 1.75VPC @ 20/25°C (68/77°F)	177 / 182 Ah
8 HR CAPACITY TO 1.75VPC @ 20/25°C (68/77°F)	200 / 204 Ah
10 HR CAPACITY TO 1.80VPC @ 20/25°C (68/77°F)	204 / 207 Ah
FLOAT VOLTAGE @ 20/25°C (68/77°F)	2.26 / 2.27 VPC
IMPEDANCE (1Khz)	2.8 m @25°C (77°F)
CONDUCTANCE	1920 S
SHORT CIRCUIT CURRENT	5400 A
OPERATION TEMP. RANGE	-40°C TO +65° C
NOMINAL VOLTAGE	12V

CHAPTER 12, SECTION 1206  
ELECTRICAL ENERGY STORAGE SYSTEM

1206.2 Scope:  
Stationary storage battery systems having capacities exceeding the values shown in table 1206.2 shall comply with Section 1206.2.1 through 1206.2.12.6, as applicable.

Battery Storage System Threshold Qty's			
Battery Technology	Capacity allowed		
Lead acid, all types	70 kWh (252 Megajoules)		

Ah = Voltage (kVh) / 1000			
Volts	Ah	kWh	No. of Batteries
12	210	2.52	12
			Total kWh
			30.24

Conclusion:  
30.24 < 70 kWh Section 1206.2 does not apply

DEGASSING PORTS 2 PLCS  
FLAME ARRESTOR PRESS FIT INTO VALVE COVER 2 PLCS

NSB 210 FT BATTERY DETAIL

CABINET = 373 LBS  
12 (MAX) NSB210FT BATTERIES @ 132LBS EA = 1584 LBS  
TOTAL OPERATING WEIGHT: ±1957LBS

1/2" SIMPSON STRONG BOLT #2 WITH 3-7/8" EMBEDMENT TYP. (5) (SPECIAL INSPECTION REQUIRED) ICC ESR-3037

SEE MFOR. SPECS

NEW B160 CABINET DETAIL

SCALE: N.T.S. 1

NEW 1/2" SIMPSON STRONGBOLT #2 WITH 3-3/8" EMBEDMENT TYP. AS SHOWN ON PLAN ICC ESR-3037

NEW 6" THICK CONCRETE SLAB W/ #4 REBAR @ 12" O.C. EACH WAY AT MID-SLAB

#4 REBAR TYP.

NEW CABINETS

NEW CABINET BOLT DOWN DETAIL

SCALE: N.T.S. 3

6160 CABINET = 373 LBS  
RADIOS & MISC EQUIPMENT = 120 LBS  
TOTAL OPERATING WEIGHT: ±493LBS

1/2" SIMPSON STRONG BOLT #2 WITH 3-7/8" EMBEDMENT TYP. (5) (SPECIAL INSPECTION REQUIRED) ICC ESR-3037

SEE MFOR. SPECS

TOP VIEW

FRONT VIEW

SIDE VIEW

NEW 6160 CABINET DETAIL

SCALE: N.T.S. 2

PROPRIETARY INFORMATION  
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CLIENT: \_\_\_\_\_

**T-Mobile**  
T-MOBILE WEST LLC  
1760 Gratiot Oaks Drive, Suite 300 • Sacramento, CA 95833

PROJECT INFORMATION:  
**AT&T OAKDALE COUNTRY CLUB**  
243 N. STERNS RD.  
OAKDALE, CA 95361

REV.	DATE	DESCRIPTION	BY
1	5-18-22	90% ZDS	VRT
2	5-24-22	100% ZDS	VRT
3	6-13-22	90% CDS	VRT
4	7-7-22	100% CDS	VRT

COORDINATING ENGINEER: \_\_\_\_\_

**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitecom.com

SEAL: \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
CHAS OLIVER  
NO. C 33407  
EXP. 06/30/24  
STATE OF CALIFORNIA

SITE # \_\_\_\_\_ CHK. \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
SC60122A ... RB

SHEET TITLE: **DETAILS**

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

**A-3.1 0**

CLIENT:

**T-MOBILE WEST LLC**  
1765 Creekside Oaks Drive, Suite 180 • Sacramento, CA 95833

PROJECT INFORMATION

243 N. STERNS RD.  
CAKDALE, CA 95361

REV: \_\_\_\_\_ DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_ BY: \_\_\_\_\_

[illegible]

COORDINATING ENGINEER:

E-Mail [info@peeksitecom.com](mailto:info@peeksitecom.com)

SEAL:



SITE #: \_\_\_\_\_ CHK.: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_

SC60122A	RR
----------	----

SHEET TITLE: \_\_\_\_\_

SHEET NUMBER: REVISION:

A-3.2 C

12" THICK CONC. SLAB  
W/ #4 REBAR AT 12"  
O.C. EACH WAY @  
MD. SLAB.

ALT.  
AIR  
OUT

10 9/16"

35"

60"

120"

TOP OR PLAN VIEW

NOTE:  
ALL M.  
BOLTS  
HDLG.

NOTE:  
ALL MOUNTING HARDWARE INCLUDING  
BOLTS, NUTS, & WASHERS SHALL BE  
HDG. U.O.N.

NOTE:  
PROVIDE A 2A:20BC FIRE EXTINGUISHER  
INSTALLED NOT LESS THAN 10 FEET &  
WITHIN 50 FEET OF CLASS II COMBUSTIBLE  
LIQUID STORAGE, PER CFC, SEC. 906.3

12" THICK CONC. SLAB  
W/ #4 REBAR AT 12"  
O.C. EACH WAY @  
MG SLAB.

NEW ANCHOR BOLTS

HIGH AND LOW  
VOLTAGE STUB-UP  
AREA

10.7'

11.5'

20.2'

CONCRETE SLAB/BOLT DOWN PLAN VIEW

120'

GENERATOR WT.	= 2520 LBS.
APPROX. 240 GAL. FUEL TANK WT.	= 3100 LBS.
TOTAL WT. GENERATOR & TANK	= 5620 LBS.

12' MIN. ABOVE FINISH GRADE

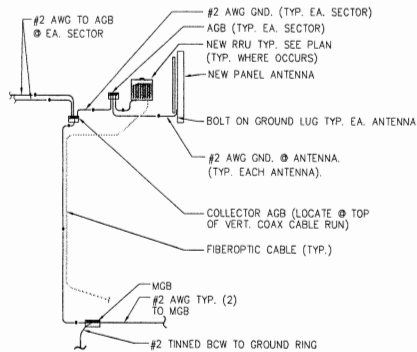
## NEW 25KW GENERATOR DETAILS

SCALE: N.T.S.

1



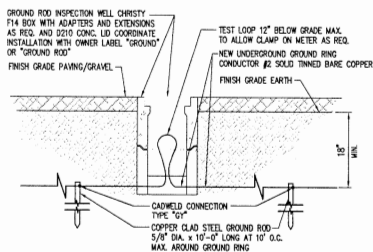




RISER DIAGRAM

SCALE: N.T.S.

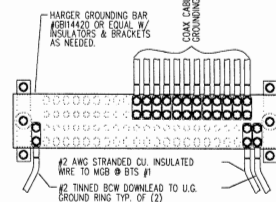
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GROUNDING INSPECTION WELL DETAIL

SCALE: N.T.S.

7

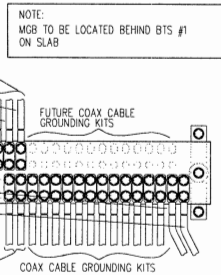


TYP. MASTER GROUND BAR (COAX)

SCALE: N.T.S.

4

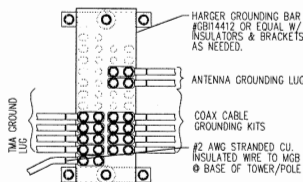
SEE BTS GROUND LEAD TAPE SCHEDULE (SHEET D-1)  
TO BTS UNITS #2-#4 TYP. AS NEEDED  
TO BTS UNIT #1  
TO BTS BUS BAR GROUND  
#2 AWG INSULATED CU WIRE  
TO BTS PLINTH BASE GROUND  
#2 AWG INSULATED CU WIRE  
LONG BARREL COMPRESSION LUGS, TYP. WITH (2) 5/8" BOLTS & LOCK WASHERS  
HARGER GROUNDING BAR #GB14420 OR EQUAL W/ INSULATORS & BRACKETS AS NEEDED  
#2 AWG INSULATED STRANDED CU WIRE TO COLLECTOR AGB, TYP. AS NEEDED  
#2 SOLID, TINNED, BARE COPPER WIRE DOWNLEAD TO U.G. GROUND RING, TYP. (2)  
#2 AWG INSULATED STRANDED CU WIRE TELCO PNL. GND. AS NEEDED SEE PLAN  
#2 AWG INSULATED STRANDED WIRE ADD'L RADIO & M.W. CABINETS, AS NEEDED SEE PLAN  
#2 AWG INSULATED STRANDED WIRE GPS & OMNI DOWNLINK ANTENNAS, AS NEEDED SEE PLAN



MASTER GROUND BAR (MGB)

SCALE: N.T.S.

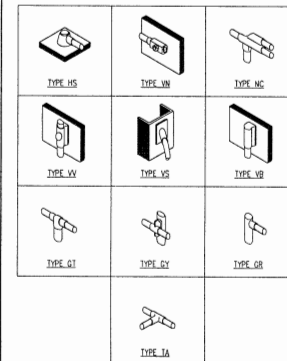
2



TYP. SECTOR AGB

SCALE: N.T.S.

5



GROUNDING CONNECTION DETAIL

SCALE: N.T.S.

3

## GROUNDING LEGEND

	TYP. #2 TINNED BCW (BARE COPPER WIRE)
	U.G. GROUND RING # MIN. 30" BELOW FINISH GRADE, OR 4" BELOW LOCAL FROST LINE, WHICHEVER IS DEEPER.
	TYP. #2 TINNED BCW DOWN LEAD
	TYP. CADWELD CONNECTION
	TYP. FINAL DOUBLE CRIMPED CONNECTIONS TO INTERIOR HALL RING ONLY
	TYP. TWO HOLE LONG BARREL COMPRESSION LUG, TWO (2) 5/16" DIA. BOLTS, & STAR LOCK WASHERS
	TYP. CADWELD INSPECTION WELL, TOTAL OF (2)
	TYP. 5/8" DIA. COPPER CLAD GROUND ROD, 18" BELOW FINISH GRADE, OR 6" BELOW LOCAL FROST LINE, WHICHEVER IS DEEPER, 10' LONG SPACED @ 10' O.C. OR 8' LONG SPACED 8' O.C.

## GROUNDING NOTES

- GROUNDING SHALL COMPLY WITH CEC ART. 250.
- GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY T-MOBILE.
- USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- ALL GROUND CONNECTIONS TO BE BURIED HYDROGEN COMPRESSION TYPE CONNECTORS OR CADWELD EPOXYMATIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #8 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY.
- BOND ANY METAL OBJECTS WITHIN 7 FEET OF T-MOBILE EQUIPMENT CABINETS TO MASTER GROUND BAR OR DIRECTLY TO U.G. GROUND RING W/ #2 TINNED BCW DOWNLEAD.
- CONNECTIONS TO MGB SHALL BE ARRANGED IN THREE MAIN GROUPS: SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO AND POWER PNEUMATIC GROUND OR SURGE PROTECTION) SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL); NON-SURGING OBJECTS (EOB GROUND IN BTS).
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND CELL SITE. THE GROUND ROD SHALL BE 5/8" COPPER CLAD STEEL & BE 10'-0" LONG SPACED @ 10'-0" O.C. OR 8'-0" LONG SPACED @ 10'-0" O.C. ALONG GROUND RING. THE RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW THE SURFACE OF THE SOIL.
- SYSTEM GROUND RESISTANCE MUST BE 5 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING THREE OPTIONS:  
a. CONNECT TO EXISTING GROUNDING SYSTEM;  
b. CONNECT TO BUILDING STEEL COLUMNS;  
c. INSTALL NEW CHEMICAL ROD (S).  
UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY (PAID FOR BY OWNER) TO CONDUCT A FULL POTENTIAL TEST AND SUBMIT A REPORT OF SUCH TO CONDUCT A FULL POTENTIAL TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR ARCHITECT/ENGINEER.
- TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION.
- MUST APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS, FOR WEATHER PROOFING OVER GROUND KITS. MORE BUTYL TAPE WILL NEED TO BE APPLIED THAN WHAT IS PROVIDED WITH THE MGR KIT.

PROPRIETARY INFORMATION  
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CLIENT:

**T-Mobile**  
T-MOBILE WEST LLC  
1755 Crandall Lake Drive, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:

**AT&T OAKDALE COUNTRY CLUB**  
243 N. STERNS RD.  
OAKDALE, CA 95361

REV. DATE DESCRIPTION BY

1	5-18-22	90% ZDS	VRT
2	5-24-22	100% ZDS	VRT
3	6-13-22	90% CDS	VRT
4	7-7-22	100% CDS	VRT

COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Earhart Ave, Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitecom.com

SHEET:



SITE # CHK. DRAWN BY:

SC60122A RB

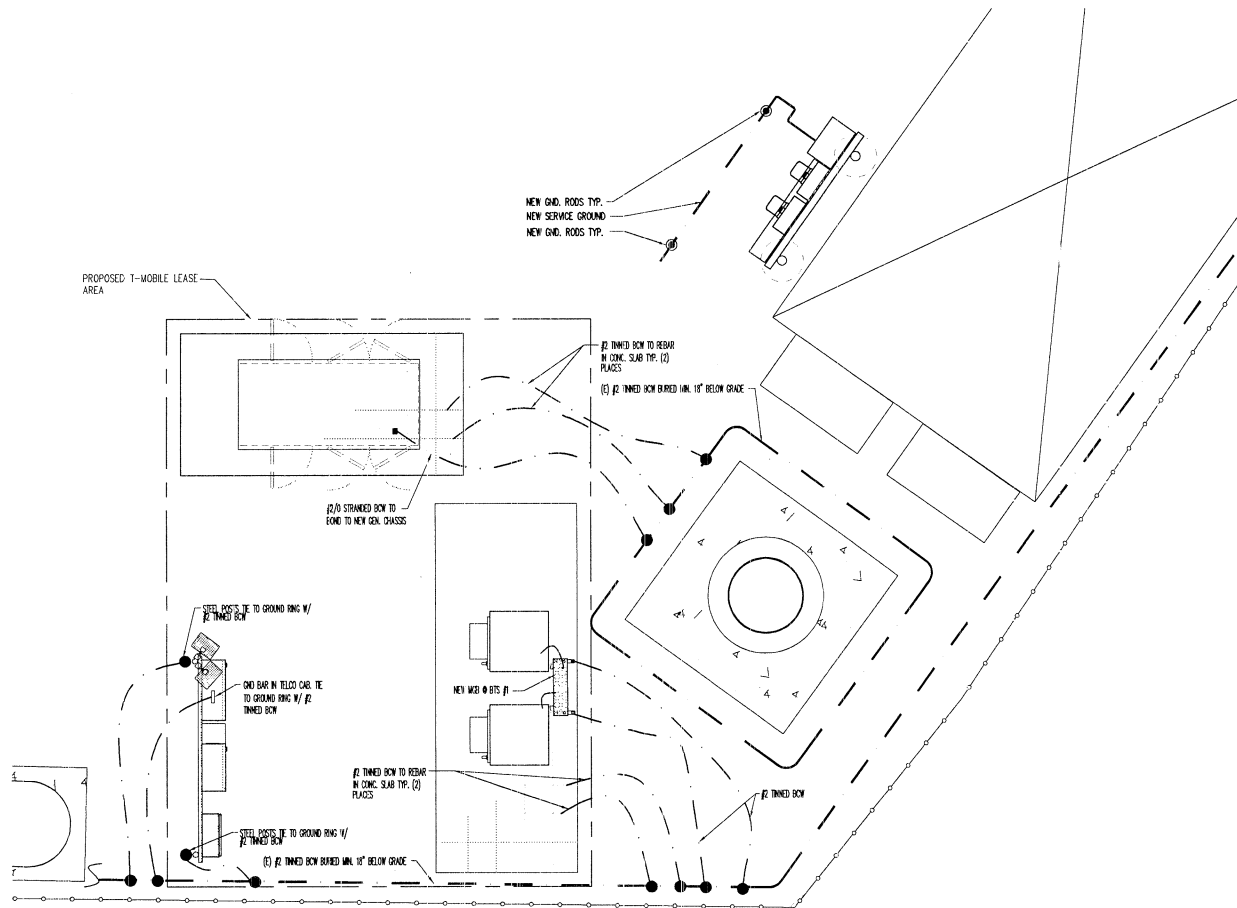
SHEET TITLE:

GROUNDING SHEET

SHEET NUMBER: REVISION:

E-2 0





GROUNDING PLAN DIAGRAM

SCALE: N.T.S.

1

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CLIENT:

**T-Mobile**  
T-MOBILE WEST LLC  
1755 Crocker-Hale Drive, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:

**AT&T OAKDALE COUNTRY CLUB**  
243 N. STERNS RD.  
OAKDALE, CA 95361

REV.	DATE:	DESCRIPTION:	BY:
1	5-18-22	900S ZDS	VRT
2	5-24-22	1C05S ZDS	VRT
3	6-13-22	900S CDS	VRT
4	7-7-22	1C05S CDS	VRT

COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:



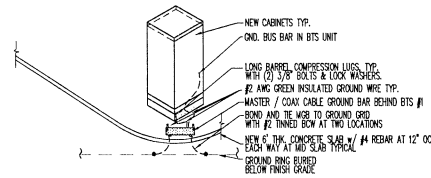
SITE # \_\_\_\_\_ CHK: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
SC60122A \_\_\_\_\_ RB

SHEET TITLE:

**GROUNDING SHEET**

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

E-2.1 0



TYP. BTS GROUNDING DETAIL

SCALE: N.T.S.

## BTS GROUND LEAD TAPE SCHEDULE

BTS	BTS BUS	BTS BASE (2-HOUR LUG)
#1	W/P	P
#2	W/P/P	P/P
#3	W/P/P/P	P/P/P
#4	W/P/P/P/P	P/P/P/P

## GENERAL NOTES

1. ALL REQ. SIGNAGE PROVIDED BY & INSTALLED BY GENERAL CONTRACTOR

## ANTENNA COLOR CODING

1. GENERAL CONTRACTOR SHALL PLACE REFLECTIVE ADHESIVE DOTS, SUPPLIED BY T-MOBILE, ON UNDERSIDE, IN LINE ON ALL ANTENNAS PER COLOR CODING SCHEDULE.

SECTOR	COLOR	NUMBER OF DOTS PER ANTENNA #			
		#1	#2	#3	#4
ALPHA	RED	1	2	3	4
BETA	GREEN	1	2	3	4
GAMMA	BLUE	1	2	3	4

## COAX CABLES

1. ALL COAX CONNECTIONS & JUMPERS SHALL HAVE ANDREW WEATHER SHIELD CONNECTION PROTECTION ENCLOSURES (CLAMSHELL)

## BTS CABINETS

1. GENERAL CONTRACTOR SHALL CAULK BASE TO SLAB & BASE TO BTS BEFORE INSTALLATION
2. GENERAL CONTRACTOR SHALL CAULK ALL BASE SIDE PLATES BEFORE INSTALLING.
3. BTS BASE FRAME SHALL ALL BE VALLEY ELECTRIC KIT #1 SHALL INCLUDE A SET OF BOOT PLATES PROVIDED BY GENERAL CONTRACTOR

## CAULK/ ADHESIVE SEALANT

1. ALL CAULK ADHESIVE SEALANT SHALL USE DOW CORNING 832 MULTI-SURFACE ADHESIVE SEALANT AS SPECIFIED BY T-MOBILE U.O.N.

## GROUNDING

1. ALL FENCE POSTS WITH IN 6' OF GROUND RING OR EVERY 25' SHALL BE BONDED TO GROUND RING W/ #2 TINNED BCW (SEE FENCE POST DETAIL THIS PAGE)
2. ALL CORNER & GATE FENCE POSTS TO BE GROUND TO GROUND W/ #2 TINNED BCW
3. MGR GND. DOWN LEADS TYP. (2) #2 TINNED BCW SHALL BE RUN TO EXIT GRADE WITH IN 6" OF EDGE OF SLAB BEHIND BTS #1 & ENCASED IN 1/2" LIQUID TIGHT FLEX CONDUITS FROM 6" BELOW EARTH FINISH GRADE TO WITH IN 4" OF GROUND LUG & BUS BAR.
4. ALL U/G GROUND RING LEADS SHALL BE SOLID #2 TINNED BCW
5. ALL BUS BARS SHALL BE TINNED
6. ALL SITES TO HAVE (2) GROUND TEST WELLS. GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. SUBMIT IN INDEPENDENT "TALL POTENTIAL" TESTING REPORT.
7. GROUND BUS BAR IN TELCO BOX SHALL BE BONDED TO U/G GROUND RING W/ #2 TINNED BCW IN 3/4" LIQUID TIGHT FLEX CONDUIT
8. ALL LIQUID TIGHT FLEX USED TO ENCASE GROUND LEADS SHALL BE CAULKED @ TOP WHEN GROUND LEAD EXITS CONDUITS

## PROPRIETARY INFORMATION

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CLIENT:

**T-Mobile**  
T-MOBILE WEST LLC  
1750 Greenbale Oaks Drive, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:

**AT&T OAKDALE COUNTRY CLUB**  
243 N. STERNS RD.  
OAKDALE, CA 95361

REV. DATE. DESCRIPTION. BY:

1	5-18-22	90% ZDS	VRT
2	5-24-22	100% ZDS	VRT
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COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksilecom.com

SEAL:



SITE # CHK. DRAWN BY:

SC60122A ... RB

SHEET TITLE:

T-MOBILE CONST. REQ.

SHEET NUMBER REVISION:

D-1 O

T-Mobile

SC60122A Country Club  
243 N. Sterns Road, Oakdale, CA  
Photosims Produced on 6-3-2022



AdvanceSim  
Photo Simulator Solutions  
Contact ( 925 ) 202-5507

Shot Point Map



## Existing



## Proposed



view from Plaza De Oro Drive looking northwest at site

**AdvanceSim**   
Photo Simulation Solutions  
Contact (925) 292-8507

**T-Mobile**

SC60122A Country Club  
243 N. Sterns Road, Oakdale, CA  
Photosims Produced on 6-3-2022

*Existing*



*Proposed*



view from Highway 120 looking northeast at site

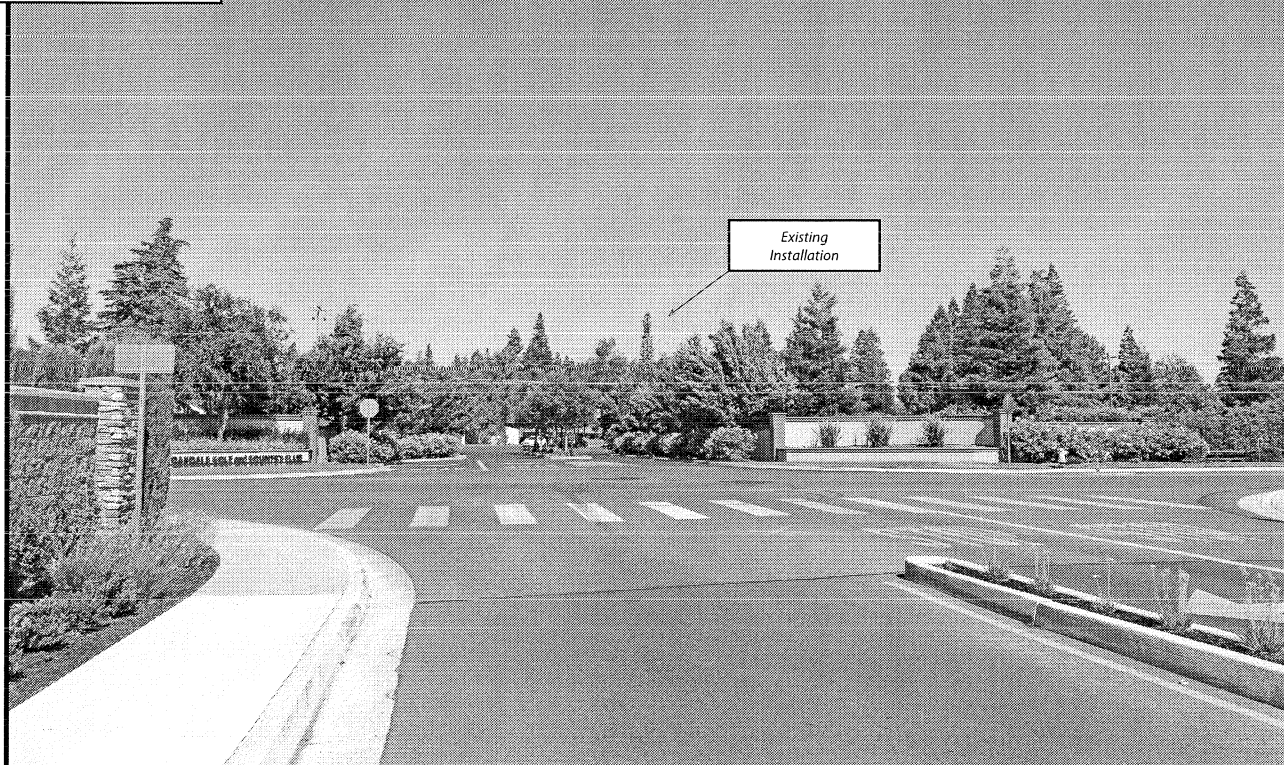
AdvanceSim   
Photo Simulation Solutions  
Contact (925) 202-8507

T-Mobile

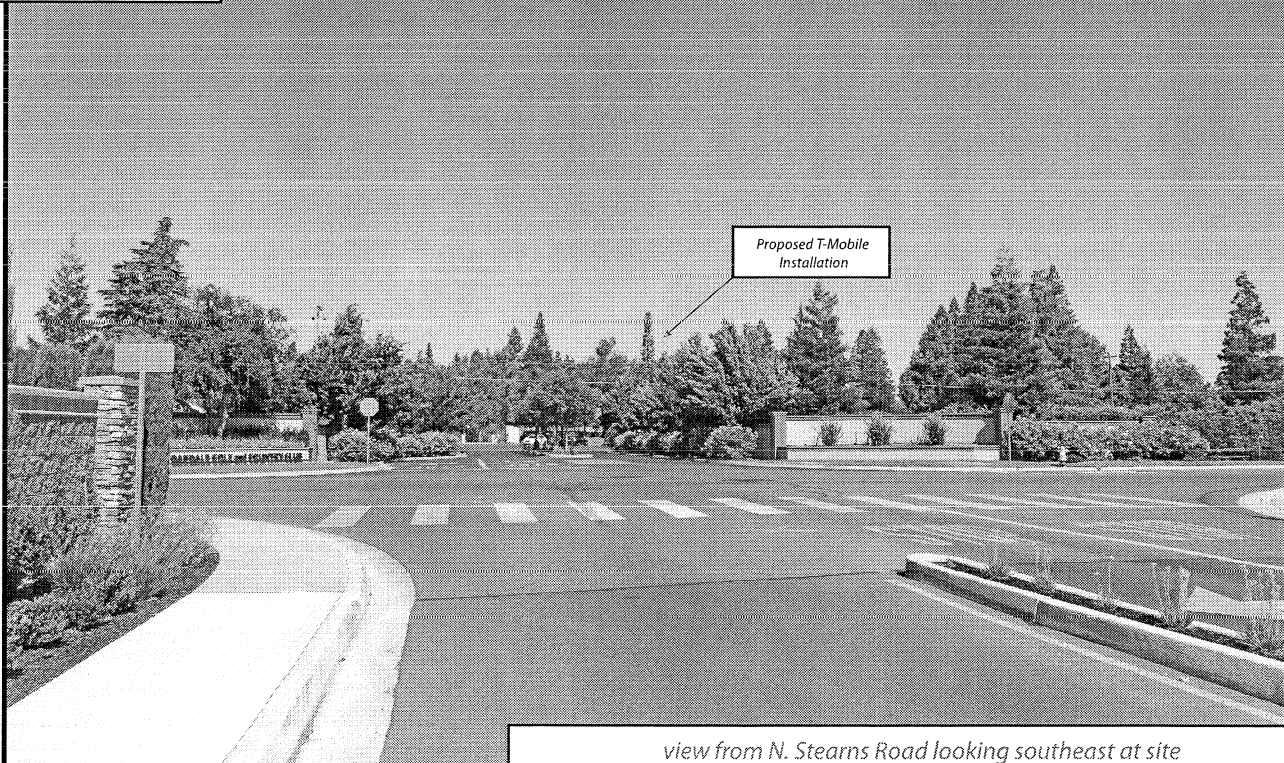
SC60122A Country Club  
243 N. Sterns Road, Oakdale, CA  
Photosims Produced on 6-3-2022



*Existing*



*Proposed*



view from N. Stearns Road looking southeast at site

**AdvanceSim**  
Photo Simulation Solutions  
Contact ( 925 ) 292-8507

**T-Mobile**

SC60122A Country Club  
243 N. Stearns Road, Oakdale, CA  
Photosims Produced on 6-3-2022

*Existing*



*Proposed*

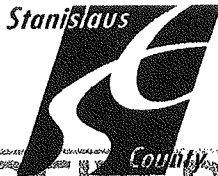


view from La Posada Drive looking southwest at site

AdvanceSine  
Photo Simulation Solutions  
Contact (925) 202-8507

T-Mobile

SC60122A Country Club  
243 N. Sterns Road, Oakdale, CA  
Photosims Produced on 6-3-2022



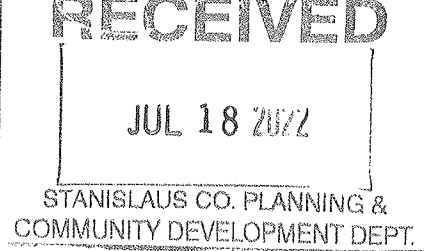
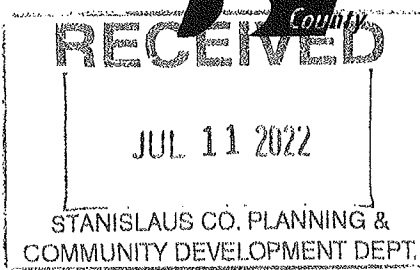
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>



S	12	T	2	R	10
ZONE	R-1A				
RECEIVED	7/11/22 CB 7118122 KA				
APPLICATION NO.	PLN2022-0079				
RECEIPT NO.	567203				

**STAFF APPROVAL PERMIT APPLICATION**

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) 51 Wireless, LLC c/o T-Mobile West, LLC  
Name of firm or person  
(b) 1755 Creekside Oaks Drive, Suite 190 (c) 95833 (d) 209-968-4315  
Address City, Zip Phone  
(e) jared.kearsley@51wireless.net  
Email address
2. NAME OF PROPERTY OWNER: (a) Mike Dowd c/o Oakdale Golf & Country Club  
Name of firm or person  
(b) 243 N. Sterns Rd (c) Oakdale, 95361 (d) 209.847.2984 Ext. #104  
Address City, Zip Phone
3. LOCATION OF PROPERTY: 243 N. Sterns Rd, Oakdale, CA 95361  
Address
4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: T-Mobile to collocate on an existing AT&T wireless telecommunications Facility (WTF) and to install supplemental ground equipment. T-Mobile's antenna equipment will be located at 97' on the tower which is 133' in total height.
5. ASSESSMENT NO. & ACREAGE OF PROPERTY: 064-016-018 / 133.33 Acres
6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:  
AT&T Wireless Telecommunication Facility (WTF). Oakdale Golf & Country Club.
7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.
8. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF EIGHT HUNDRED FIFTY-SEVEN DOLLARS (\$900.00).
  - a. IF THE STAFF APPROVAL IS FOR A SINGLE FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED TWENTY-FOUR DOLLARS (\$333.00).



9. A COPY OF THE GRANT DEED WITH A LEGAL DESCRIPTION OF THE PROPERTY (OFTEN REFERRED TO AND INCLUDED AS AN EXHIBIT.)
  - a. IF THE GRANT DEED REFLECTS A TRUST, CORPORATION, LIMITED LIABILITY PARTNERSHIP, OR OTHER HOLDING FOR WHICH ALL INDIVIDUALS WITH AN INTEREST ARE NOT SPECIFICALLY IDENTIFIED BY INDIVIDUAL NAME, THEN A COMPLETE LIST WITH THE COMPLETE NAMES OF ALL PERSONS WITH A PROPERTY OWNERSHIP OR PARTNERSHIP INTEREST IN ANY PROPERTY FOR WHICH THE PROJECT IS BEING REQUESTED SHALL BE PROVIDED. ALL INDIVIDUALS IDENTIFIED ON THE LIST MAY BE REQUIRED TO SIGN THE APPLICATION UNLESS A SIGNATORY HAS BEEN LEGALLY DESIGNATED AND SUCH PROOF IS PROVIDED

## **CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS**

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

## **STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)**

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site:

(<http://www.envirostor.dtsc.ca.gov/public> ).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ is or ☒ is not included on the List.

**Date of List consulted:** 5.24.2022

**Source of the listing:** \_\_\_\_\_  
(To be completed only if the site is included on the List)

## **ASSESSOR'S INFORMATION WAIVER**


The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make information relating to the current owner(s) assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

## **PROPERTY OWNER/APPLICANT SIGNATURE**


I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form including:

1. The Notices to All Applicants
2. Acknowledgments/Authorizations
3. The Indemnification

**Property Owner(s): (Attach additional sheets as necessary)**

Signature(s)	Mike Dowd Print Name	Date
		6-23-22

**Applicant(s): (If different from above)**

Signature(s)	Jared Kearsley Print Name	Date
		

# Electromagnetic Energy (EME) FCC Compliance Report

Site ID	SC60122A	Site Name	AT&T Oakdale Country Club
Street Address	243 N Sterns Rd.	Latitude	37°46'41.2"N
City, State, Zip	Oakdale, CA 95361	Longitude	120°48'52.2"W
Site Type	Monopine	Collocation Status	<input checked="" type="checkbox"/> Collocated <input type="checkbox"/> Not Collocated
Area Classification	General Population	Max MPE by TMO	0.41 %
Access Method	N/A	Report Type	Pre-Study
Report Creation	Viswanatham Menni	Report Review	Supriya Kavilkar
Report Date	05/25/2022		
FCC & T-Mobile Compliance Status	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> Site will be compliant following the recommendations in <u>Section 4</u>		



Telnet, Inc.

7630 Standish Place, Rockville, MD 20855 | Office (301) 840-7110 ext. 61062 or 61608 | Fax (301) 840-0162 | [www.Telnet-Inc.com](http://www.Telnet-Inc.com)



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# 1 Executive Summary

The Antenna Inventory Table ([Section 2](#)) shows all transmitting antennas on the site. The use of “Unknown” for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas. Z reference specifies the centerline of the antenna to the indicated level.

In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. Telnet Inc. has further assumed a 100% duty cycle and maximum radiated power. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be from the measurement conclusions. The modeling software that Telnet Inc. used to create this report is Roofmaster.

Statement of Compliance ([Section 4](#)) indicated detailed actions required to bring the site compliant to FCC and OSHA rules and regulations with regard to Human Exposure to Radio Frequency Radiation by use of T-Mobile RF signage, barriers and Demarcation Policy. The whole report is true and accurate to the best of Report Creator and Report Reviewer’s (mentioned in first page) knowledge.

Additional information about how the report is created and modeled is located in [Appendix A](#) and [Appendix B](#) of this report.

## Site Predictive RF Modeling Summary (General Public Limits)

Max Predictive Spatial Average MPE% - Antennas level	14770.09 %
Max Predictive Spatial Average MPE% - Adjacent Slanted Roof 1 level	12.74 %
Max Predictive Spatial Average MPE% - Adjacent Slanted Roof 2 level	11.48 %
Max Predictive Spatial Average MPE% - Ground level	0.41 %
Max Predictive Spatial Average MPE% - Elevation level	17804.53 %
Overall Site Compliance	Will be compliant following the recommendations in <a href="#">Section 4.2</a> of this report



## 2 Antenna Inventory Table

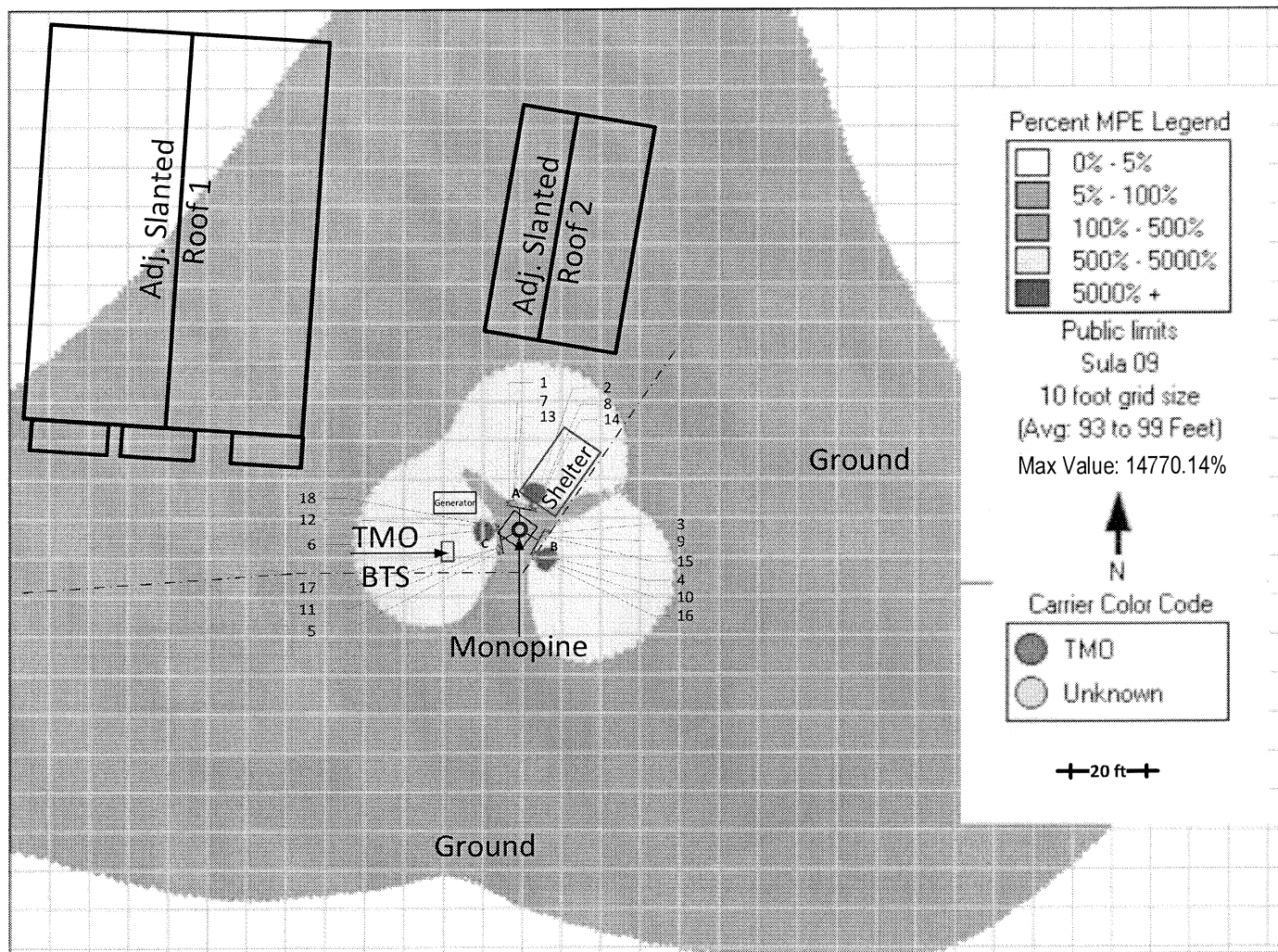
Antenna ID	Operator	Antenna Type	Frequency (MHz)	Technology	Input Power (Watts)	Gain (dBd)	Manufacturer	Model	Azimuth (deg.)	Aperture (ft.)	H-BW (deg.)	X (ft.)	Y (ft.)	Z Antennas Level (ft)	Z Adj. Slanted Roof 1 Level (ft)	Z Adj. Slanted Roof 2 Level (ft)	Z Ground Level (ft)
1	TMO	Panel	600	NR	80	12.95	RFS	APXVAALL24_43-U-NA20	10	7.99	67	166.2	166.8	4.0	79.0	81.0	97.0
1	TMO	Panel	600	LTE	40	12.95	RFS	APXVAALL24_43-U-NA20	10	7.99	67	166.2	166.8	4.0	79.0	81.0	97.0
1	TMO	Panel	700	LTE	40	13.65	RFS	APXVAALL24_43-U-NA20	10	7.99	62	166.2	166.8	4.0	79.0	81.0	97.0
1	TMO	Panel	1900	LTE	120	15.45	RFS	APXVAALL24_43-U-NA20	10	7.99	64	166.2	166.8	4.0	79.0	81.0	97.0
1	TMO	Panel	2100	LTE	160	16.45	RFS	APXVAALL24_43-U-NA20	10	7.99	59	166.2	166.8	4.0	79.0	81.0	97.0
2	TMO	Panel	2500	LTE	120	22.05	Ericsson	AIR 6419 B41	10	2.76	13	172.5	167.9	4.0	79.0	81.0	97.0
2	TMO	Panel	2500	NR	200	22.05	Ericsson	AIR 6419 B41	10	2.76	13	172.5	167.9	4.0	79.0	81.0	97.0
3	TMO	Panel	600	NR	80	12.95	RFS	APXVAALL24_43-U-NA20	120	7.99	67	175.9	174.8	4.0	79.0	81.0	97.0
3	TMO	Panel	600	LTE	40	12.95	RFS	APXVAALL24_43-U-NA20	120	7.99	67	175.9	174.8	4.0	79.0	81.0	97.0
3	TMO	Panel	700	LTE	40	13.65	RFS	APXVAALL24_43-U-NA20	120	7.99	62	175.9	174.8	4.0	79.0	81.0	97.0
3	TMO	Panel	1900	LTE	120	15.45	RFS	APXVAALL24_43-U-NA20	120	7.99	64	175.9	174.8	4.0	79.0	81.0	97.0
3	TMO	Panel	2100	LTE	160	16.45	RFS	APXVAALL24_43-U-NA20	120	7.99	59	175.9	174.8	4.0	79.0	81.0	97.0
4	TMO	Panel	2500	LTE	120	22.05	Ericsson	AIR 6419 B41	120	2.76	13	173.1	180.5	4.0	79.0	81.0	97.0
4	TMO	Panel	2500	NR	200	22.05	Ericsson	AIR 6419 B41	120	2.76	13	173.1	180.5	4.0	79.0	81.0	97.0
5	TMO	Panel	600	NR	80	12.95	RFS	APXVAALL24_43-U-NA20	260	7.99	67	163.4	180.5	4.0	79.0	81.0	97.0
5	TMO	Panel	600	LTE	40	12.95	RFS	APXVAALL24_43-U-NA20	260	7.99	67	163.4	180.5	4.0	79.0	81.0	97.0
5	TMO	Panel	700	LTE	40	13.65	RFS	APXVAALL24_43-U-NA20	260	7.99	62	163.4	180.5	4.0	79.0	81.0	97.0
5	TMO	Panel	1900	LTE	120	15.45	RFS	APXVAALL24_43-U-NA20	260	7.99	64	163.4	180.5	4.0	79.0	81.0	97.0
5	TMO	Panel	2100	LTE	160	16.45	RFS	APXVAALL24_43-U-NA20	260	7.99	59	163.4	180.5	4.0	79.0	81.0	97.0
6	TMO	Panel	2500	LTE	120	22.05	Ericsson	AIR 6419 B41	260	2.76	13	162.8	174.2	4.0	79.0	81.0	97.0
6	TMO	Panel	2500	NR	200	22.05	Ericsson	AIR 6419 B41	260	2.76	13	162.8	174.2	4.0	79.0	81.0	97.0
7	UNK 1	Panel	850	-	100	12	Unknown	Unknown	10	6.0	65	167.4	166.8	17.6	92.6	94.6	110.6
8	UNK 1	Panel	1900	-	20	15	Unknown	Unknown	10	6.0	65	173.1	167.9	17.6	92.6	94.6	110.6
9	UNK 1	Panel	850	-	100	12	Unknown	Unknown	120	6.0	65	175.4	175.9	17.6	92.6	94.6	110.6
10	UNK 1	Panel	1900	-	20	15	Unknown	Unknown	120	6.0	65	172.5	181.6	17.6	92.6	94.6	110.6
11	UNK 1	Panel	850	-	100	12	Unknown	Unknown	260	6.0	65	163.4	178.8	17.6	92.6	94.6	110.6
12	UNK 1	Panel	1900	-	20	15	Unknown	Unknown	260	6.0	65	162.8	173.6	17.6	92.6	94.6	110.6
13	UNK 2	Panel	850	-	100	12	Unknown	Unknown	10	6.0	65	167.4	166.8	26.0	101.0	103.0	119.0
14	UNK 2	Panel	1900	-	20	15	Unknown	Unknown	10	6.0	65	173.1	168.5	26.0	101.0	103.0	119.0
15	UNK 2	Panel	850	-	100	12	Unknown	Unknown	120	6.0	65	175.4	175.9	26.0	101.0	103.0	119.0
16	UNK 2	Panel	1900	-	20	15	Unknown	Unknown	120	6.0	65	173.1	181.6	26.0	101.0	103.0	119.0
17	UNK 2	Panel	850	-	100	12	Unknown	Unknown	260	6.0	65	163.4	179.4	26.0	101.0	103.0	119.0
18	UNK 2	Panel	1900	-	20	15	Unknown	Unknown	260	6.0	65	162.8	173.6	26.0	101.0	103.0	119.0





### 3 RF-EME Emissions Diagrams / Modeling

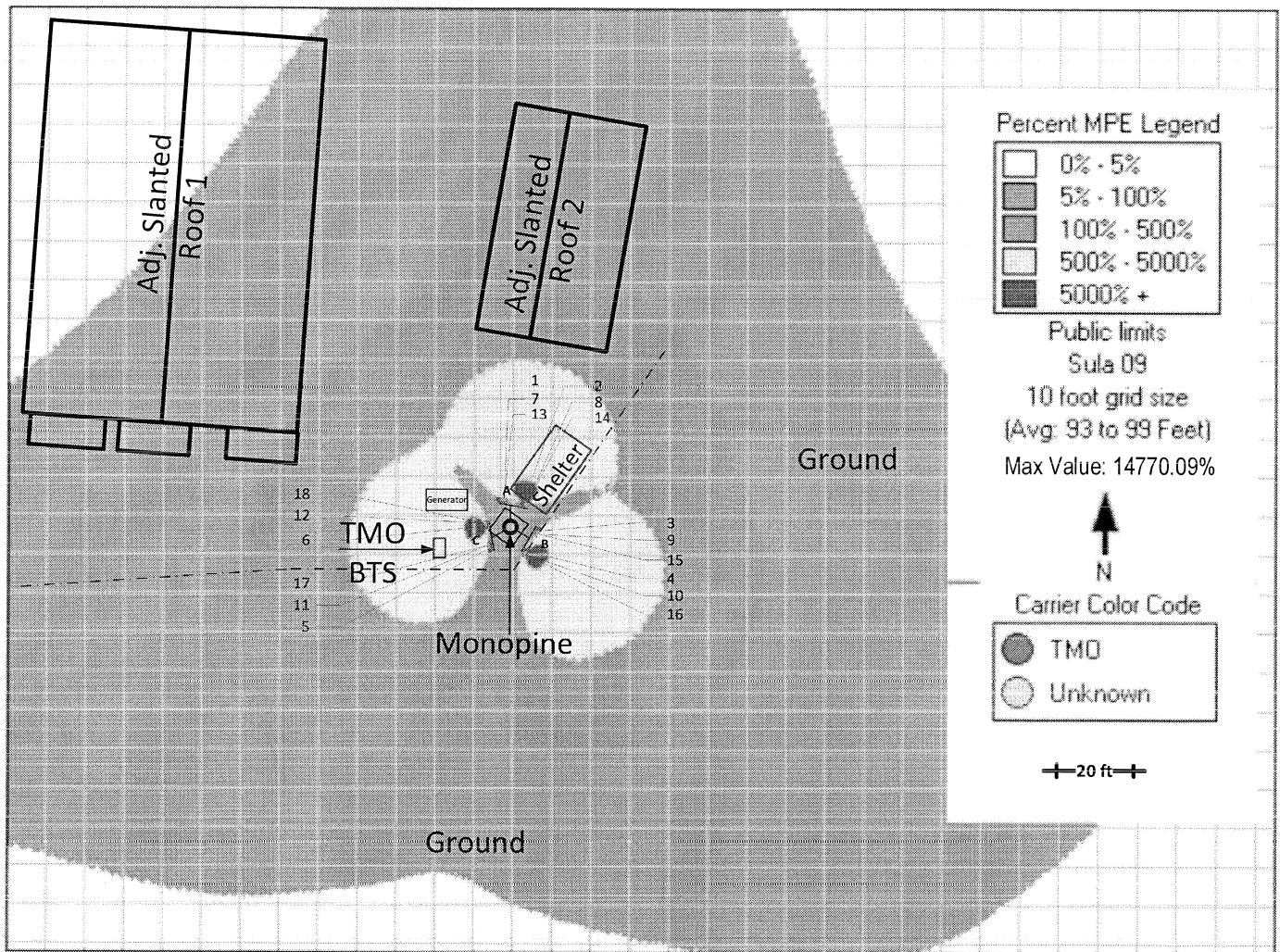
#### 3.1 Antennas Level Modeling with All Carrier Transmitting





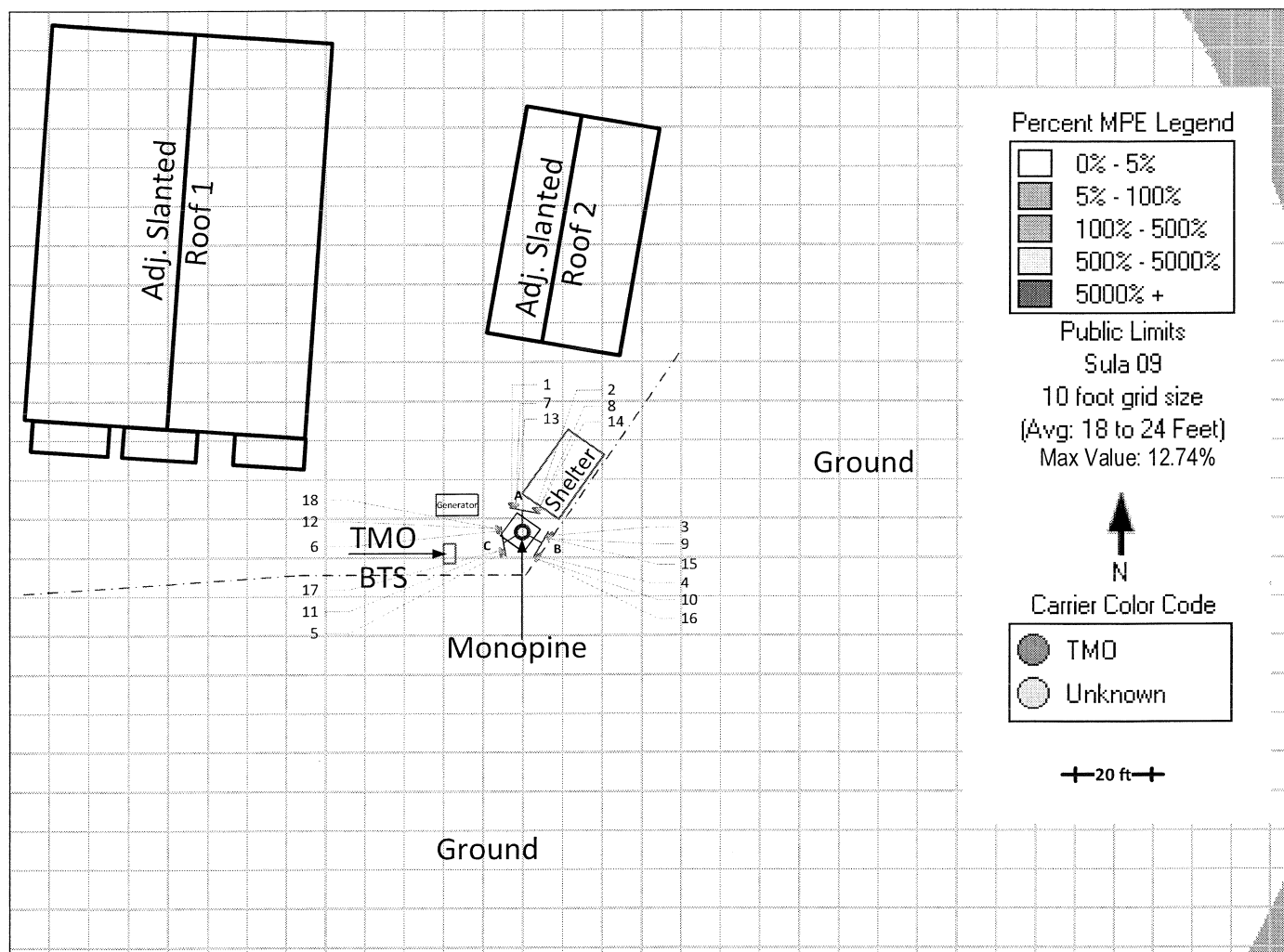


### 3.2 Antennas Level Modeling with Only T-Mobile Transmitting



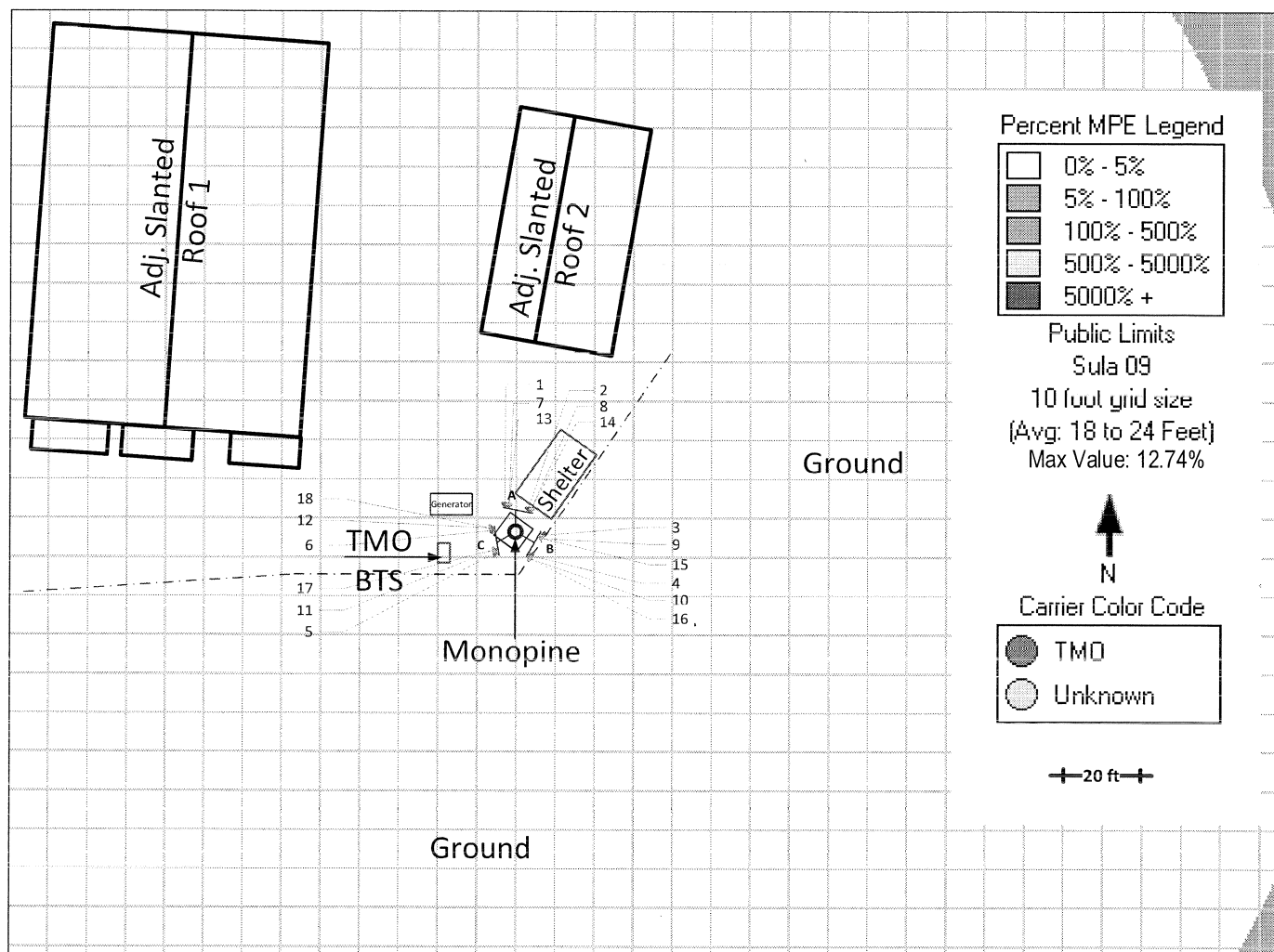


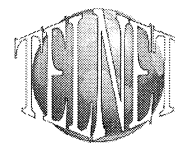
### 3.3 Adjacent Slanted Roof 1 Level Modeling with All Carrier Transmitting



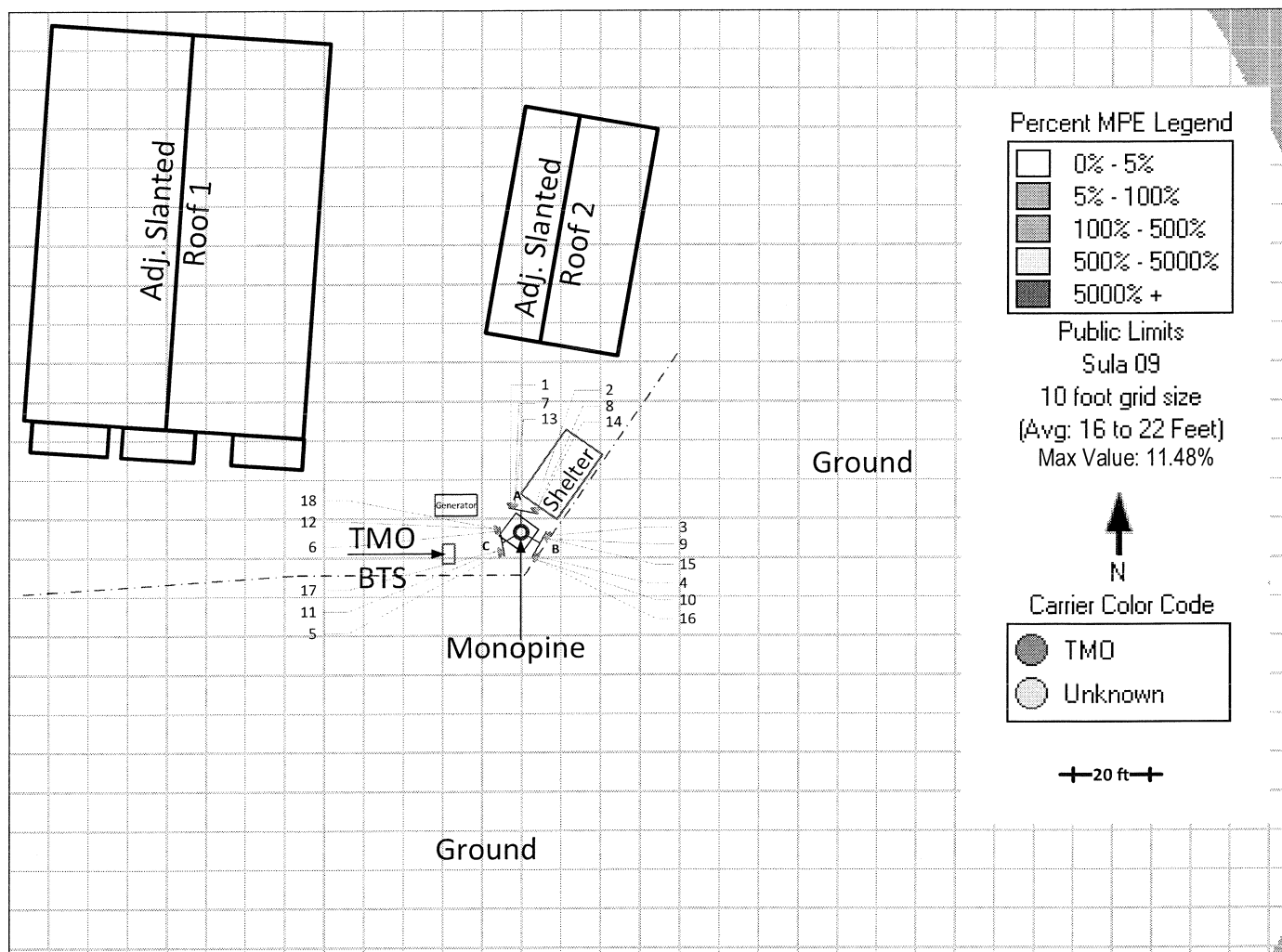


### 3.4 Adjacent Slanted Roof 1 Level Modeling with only T-Mobile Transmitting



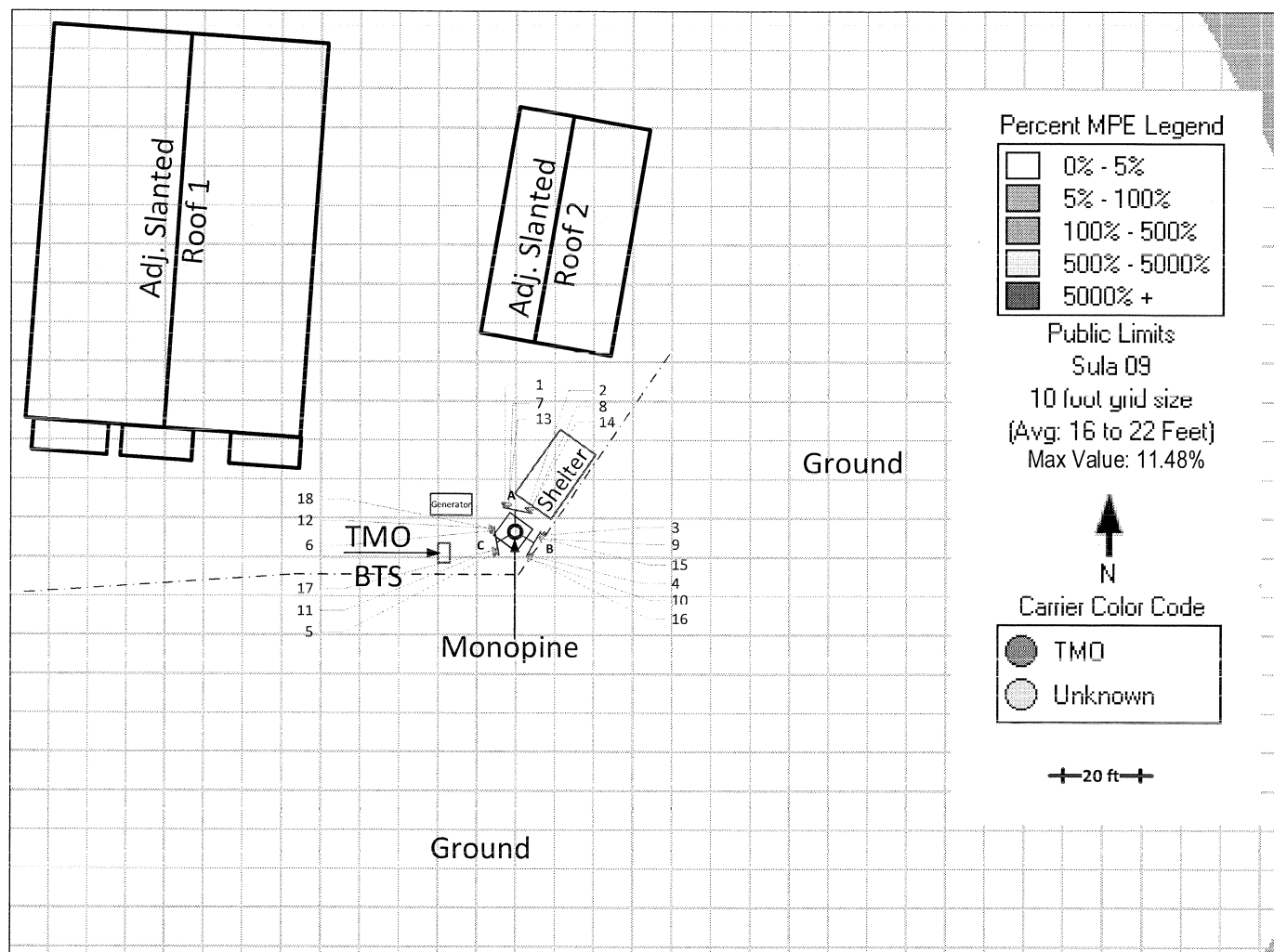


### 3.5 Adjacent Slanted Roof 2 Level Modeling with All Carrier Transmitting



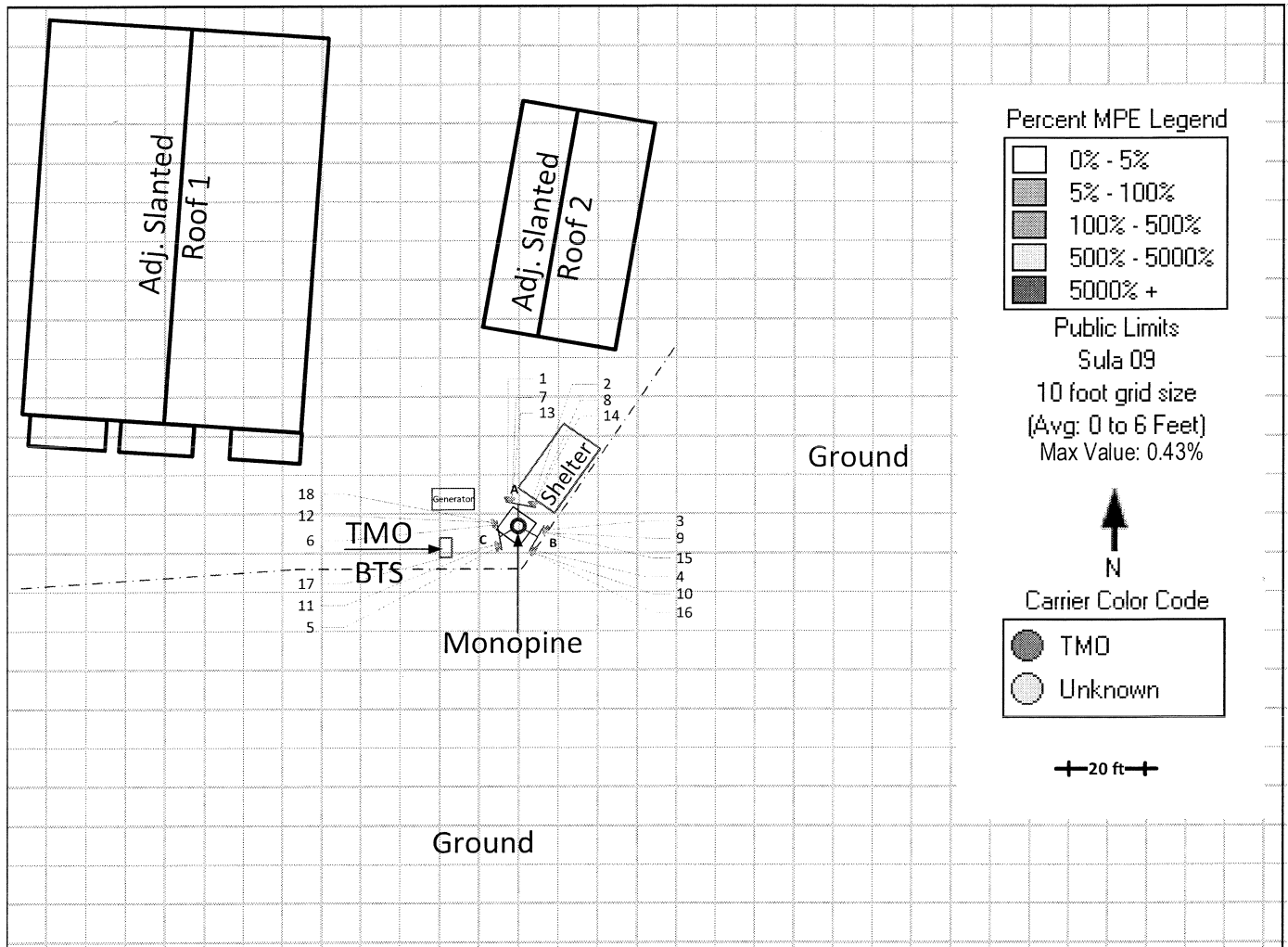


### 3.6 Adjacent Slanted Roof 2 Level Modeling with only T-Mobile Transmitting



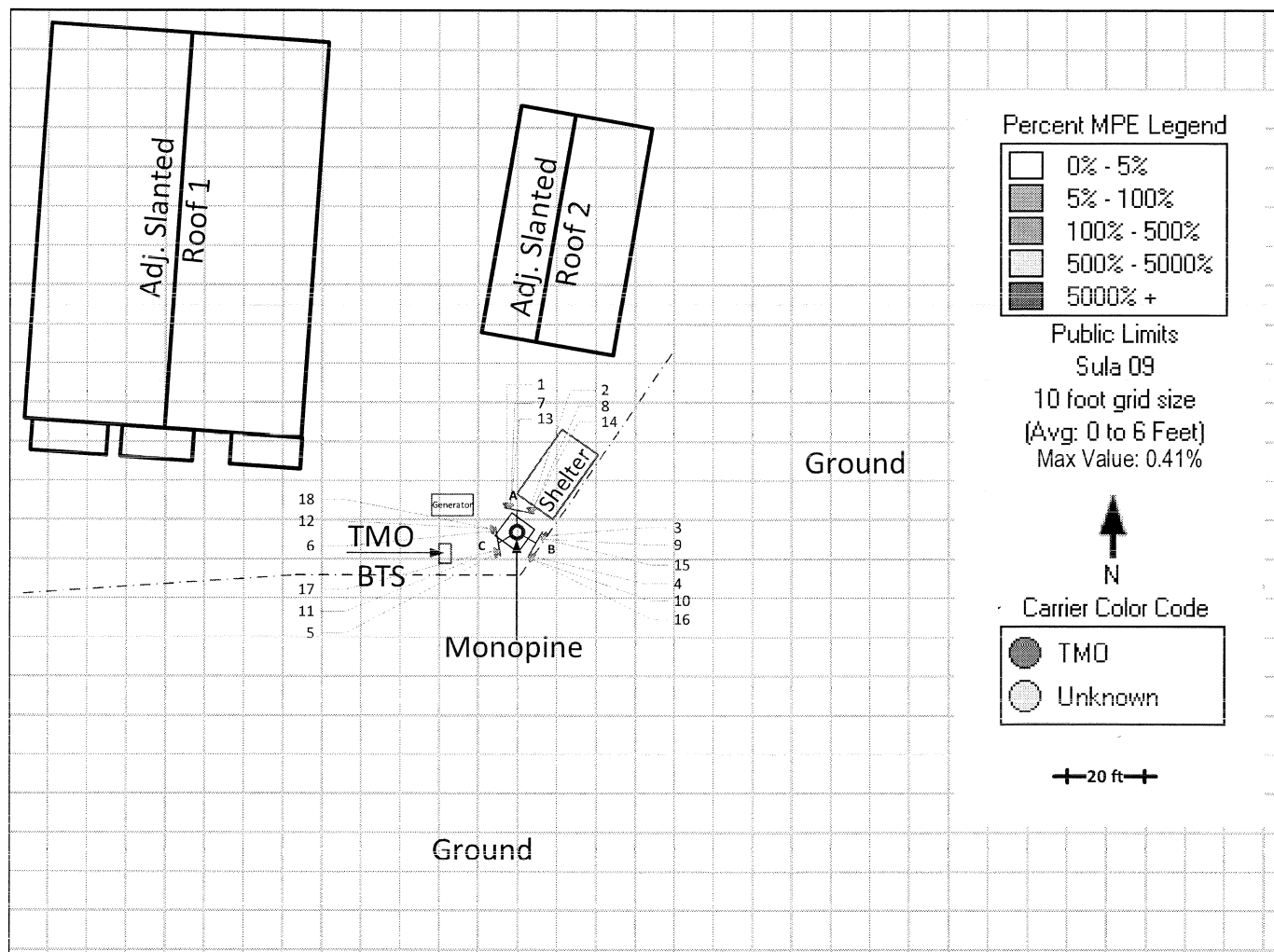


### 3.7 Ground Level Modeling with All Carrier Transmitting



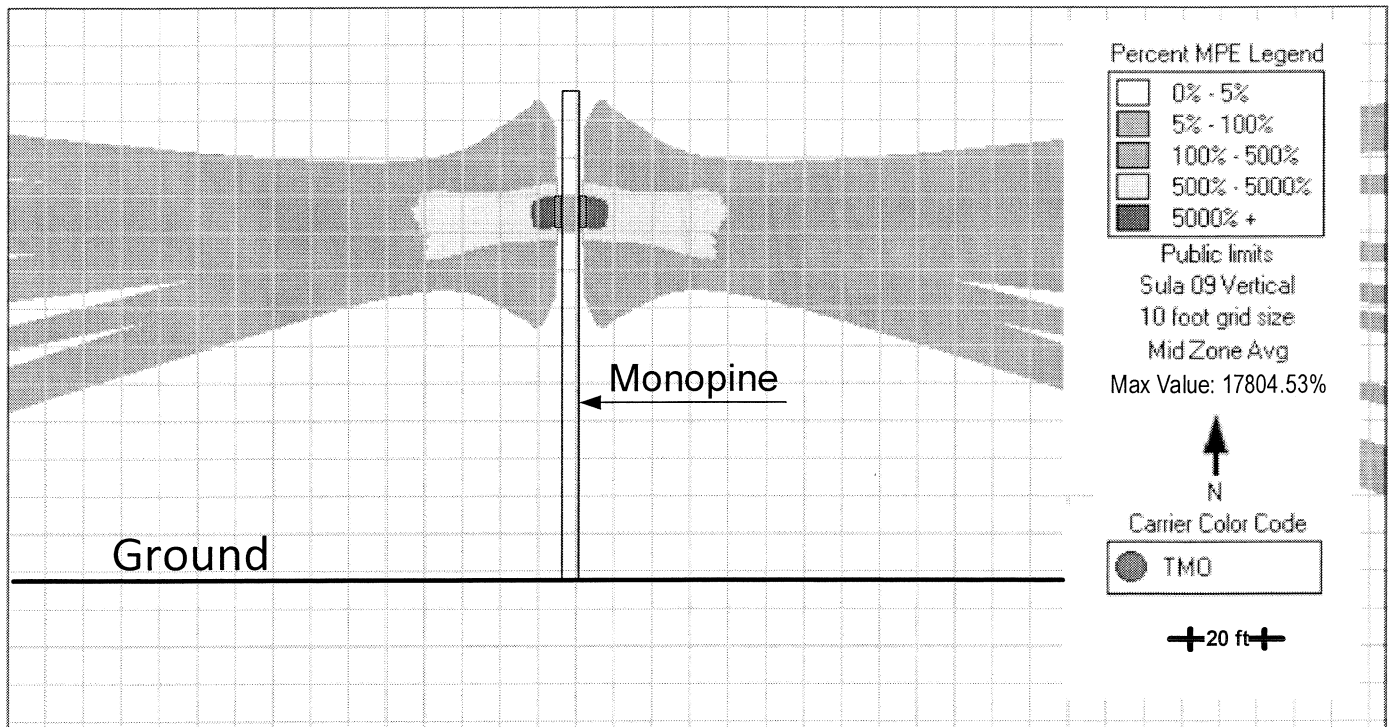


### 3.8 Ground Level Modeling with only T-Mobile Transmitting





### 3.9 Elevation Level Modeling with only T-Mobile Transmitting

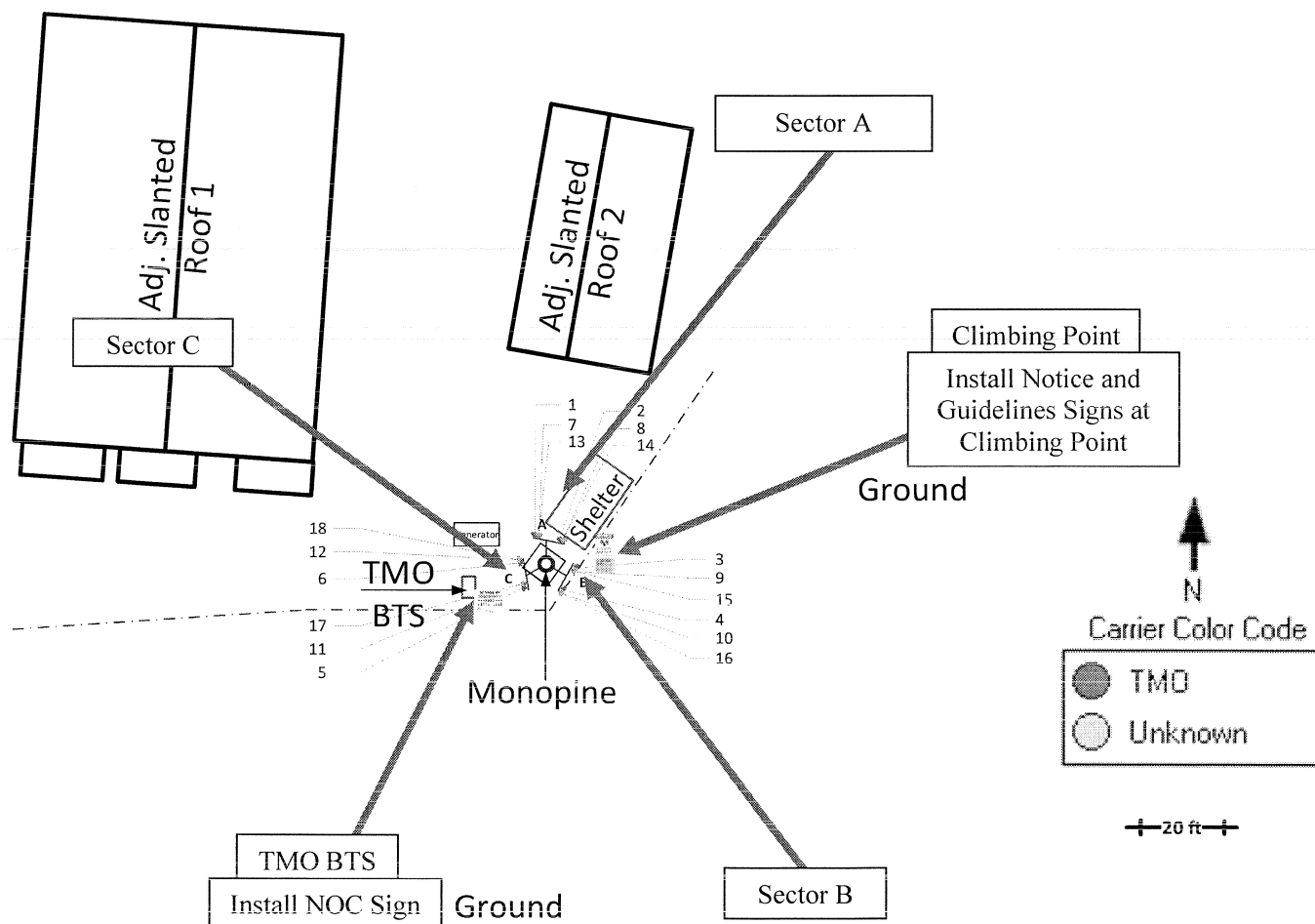


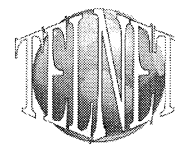




## 4 Statement of Compliance

### 4.1 Site Scale Map





## 4.2 Site Action requirements

Site Compliance will be achieved by installing signs and barriers as shown in the drawings at Section 4.1 of this report and summarized below:

<b>Climbing Point</b>	Install Notice and Guidelines Signs at Climbing Point
<b>Sector Alpha</b>	N/A
<b>Sector Beta</b>	N/A
<b>Sector Gamma</b>	N/A
<b>T-Mobile BTS</b>	Install NOC Sign



## 5 Appendix A

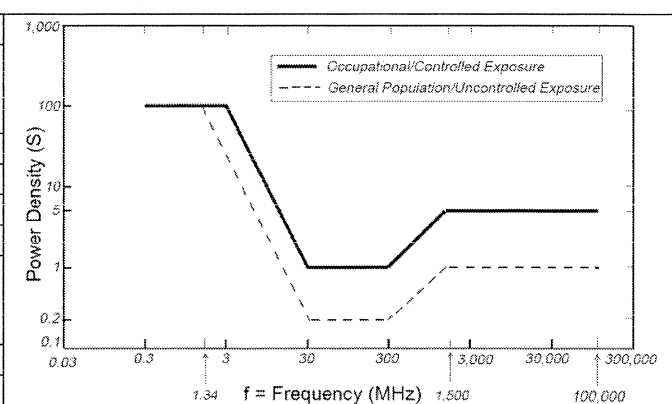
### 5.1 FCC Rules and Regulations

This appendix summarizes the policies, guidelines and requirements that were adopted by the FCC on August 1, 1996, amending Part 1 of Title 47 of the Code of Federal Regulations, and further amended by action of the Commission on August 25, 1997 (see 47 CFR Sections 1.1307(b), 1.1310, 2.1091 and 2.1093, as amended from FCC "OET Bulletin 65"). Commission actions granting construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities, require the preparation of an Environmental Assessment (EA), as described in 47 CFR Section 1.1311, if the particular facility, operation or transmitter would cause human exposure to levels of radiofrequency (RF) electromagnetic fields in excess of these limits. For exact language, see the relevant FCC rule sections.

The FCC-adopted limits for Maximum Permissible Exposure (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," NCRP Report No. 86, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 1986, Bethesda, Maryland 20814. In the frequency range from 100 MHz to 1500 MHz, exposure limits for field strength and power density are also generally based on the MPE limits found in Section 4.1 of, "IEEE Standard for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," ANSI/IEEE C95.1-1992, Copyright 1992 by the Institute of Electrical and Electronics Engineers, Inc., New York, New York 10017, and approved for use as an American National Standard by the American National Standards Institute (ANSI). The exposure guidelines are based on thresholds for known adverse effects and they incorporate appropriate margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

The formulas used in Roofmaster for calculating Power density is based on FCC "OET Bulletin 65", Section 2: PREDICTION METHODS, August 1997, Edition 97-01. Power density is converted to Maximum Permissible Exposure Limits (MPE Limits) based on Limits of General population/Uncontrolled Exposure and Limits of Occupational/Controlled Exposure presented in the following table generated from Appendix A of "OET Bulletin 65"

Limits for Occupational/Controlled Exposure		
Frequency Range (MHz)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> , or S (minutes)
300-1500	f/300	6
1500-100,000	5	6
Limits for General Population/Uncontrolled Exposure		
Frequency Range (MHz)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time  E  <sup>2</sup> ,  H  <sup>2</sup> , or S (minutes)
300-1500	f/1500	30
1500-100,000	1	30





## 5.2 Safety Recommendations

### 5.2.1 Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> <li>Utilization of good equipment</li> <li>Enact control of hazard areas</li> <li>Limit exposures</li> <li>Employ medical surveillance and accident response</li> </ul>	<ul style="list-style-type: none"> <li>Employ Lockout/Tag out</li> <li>Utilize personal alarms &amp; protective clothing</li> <li>Prevent access to hazardous locations</li> <li>Develop or operate an administrative control program</li> </ul>

### 5.2.2 RF Signage and Barriers

RF signs and preventive barriers have an important role in appropriately alerting a worker before entering into a potential RF exposure area. All RF signs should be abided by at all times.



Considering the antennas behind the screen are transmitting in the upper UHF (300 – 3000 MHz) and Microwave (SHF) (3000+ MHz) ranges, a Lock-Out/Tag-Out Plan for energy sources should be included in the Work Plans for both the scaffolding erection/dismantling contractor and the building contractor who will be removing/replacing the screens.



## **6 Appendix B**

### **6.1 Contribution to Co-Located areas**

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater %100 MPE limits.

### **6.2 Occupational limits**

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

### **6.3 General population limits**

Apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

### **6.4 Controlled Environment**

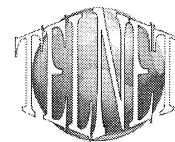
Applies to environments that are restricted or "controlled" in order to prevent access from members of the General Population classification.

### **6.5 Uncontrolled Environment**

Applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

### **6.6 Generic Values**

The use of "Unknown" for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.



## 7 Engineering Certification

I Kenneth D Gilbert, P.E. State:

The stamp and signature on this page certifies the following:

- I am a Registered Professional Engineer in the state of California, license # E20159 expiration date 12/31/2022
- That I am familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation.
- I reviewed the RFE-EME Compliance Report for the T-Mobile site

Site Name	AT&T Oakdale Country Club
Street Address	243 N Sterns Rd. Oakdale, CA 95361

and based on supplied data and to the best of my knowledge I believe the Report to be true and accurate.



Kenneth D Gilbert, P.E., PMP  
Registered Professional Engineer  
California License # E20159

Date: 05/27/2022