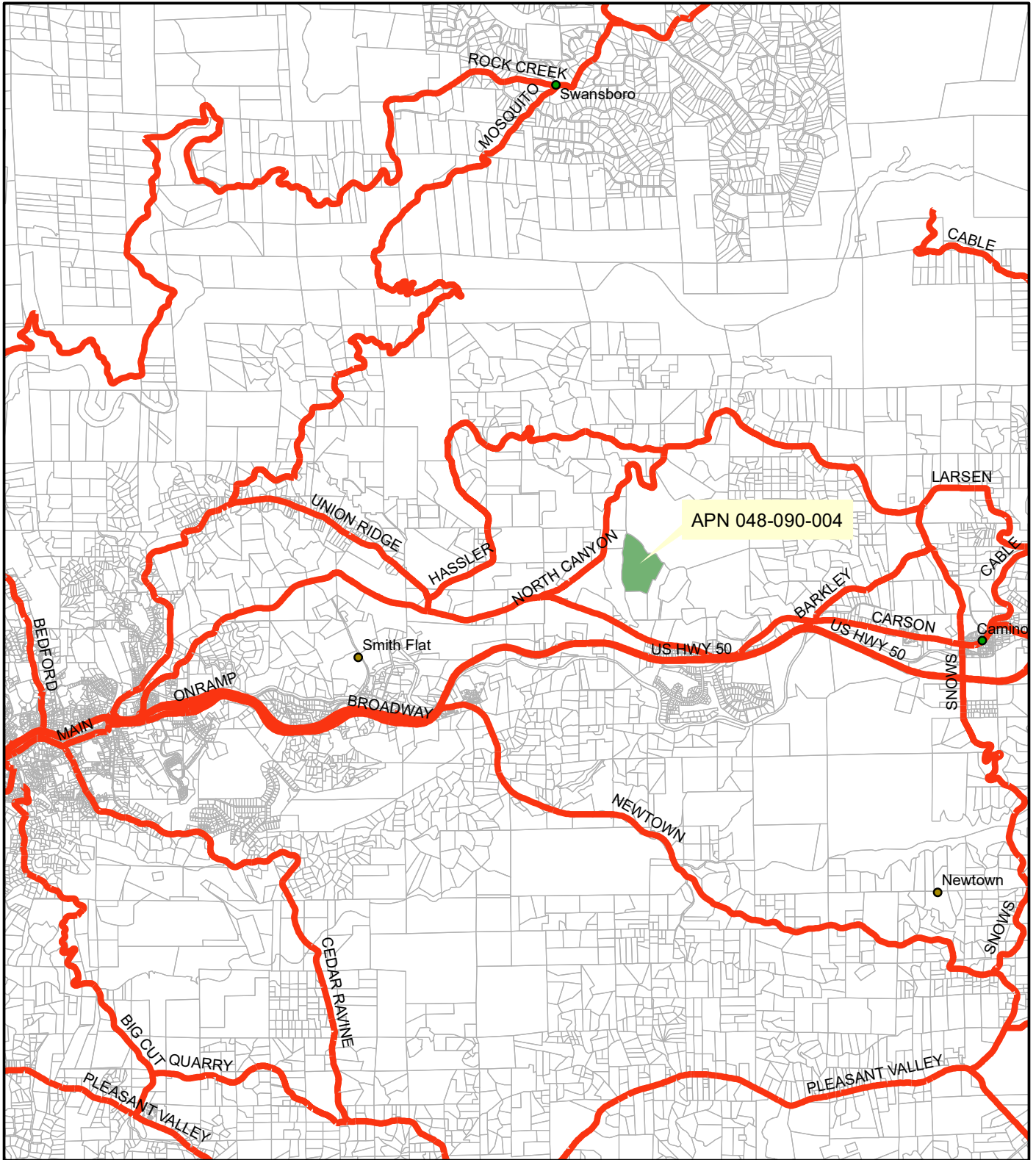


Exhibit A: Location Map

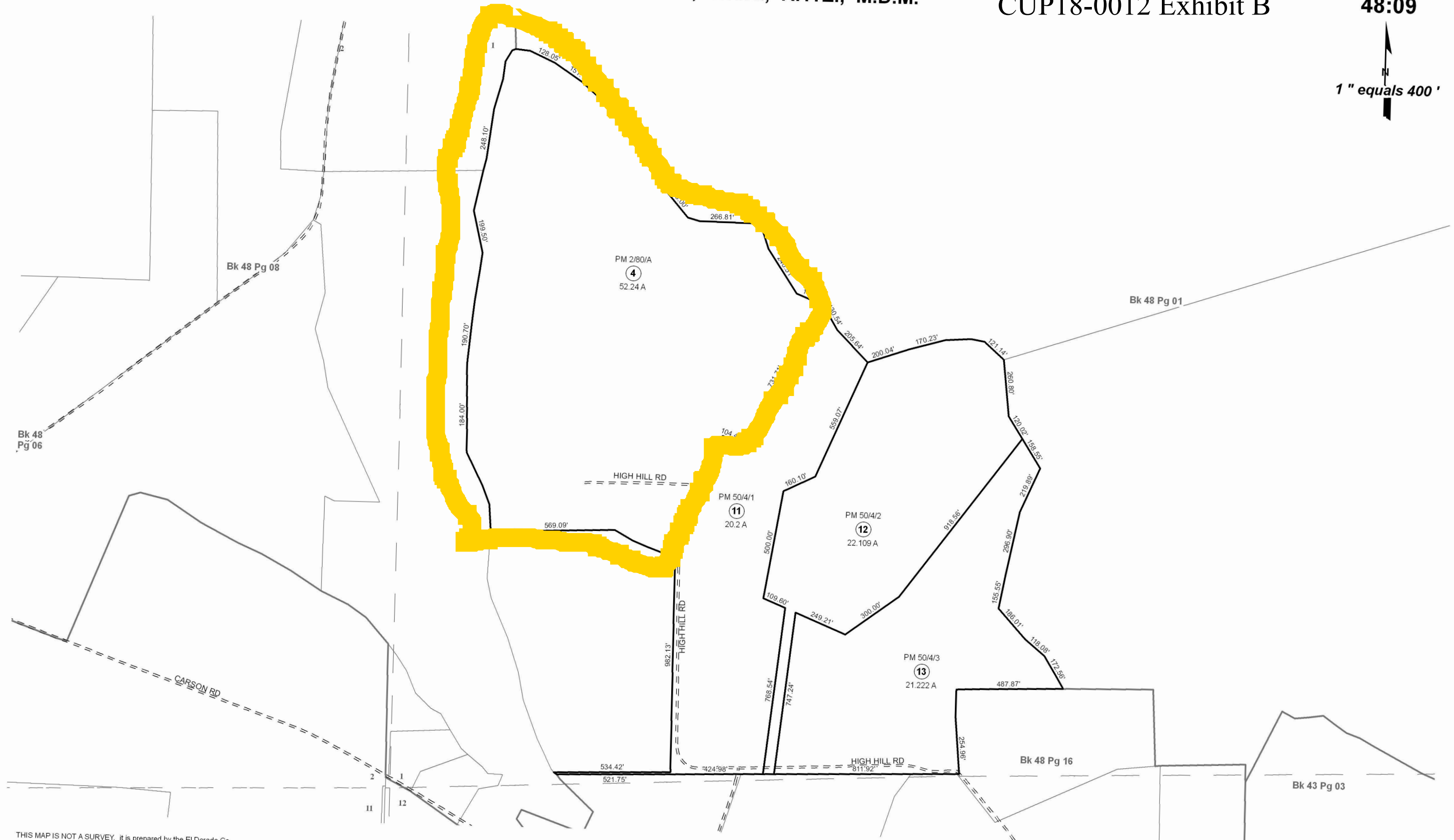
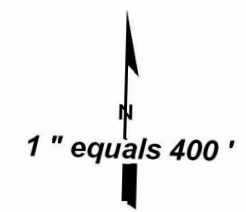


- placenames
- PLACENAMES
- major_roads
- ▭ prclbase
- ▭ prclbase selection



CUP18-0012/Horizon Tower Bavarian Hills
Prepared By Aaron Mount

0 0.325 0.65 1.3 Miles



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

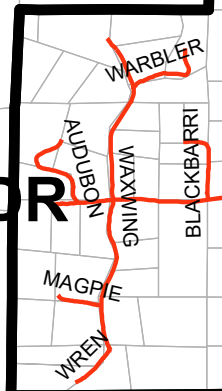
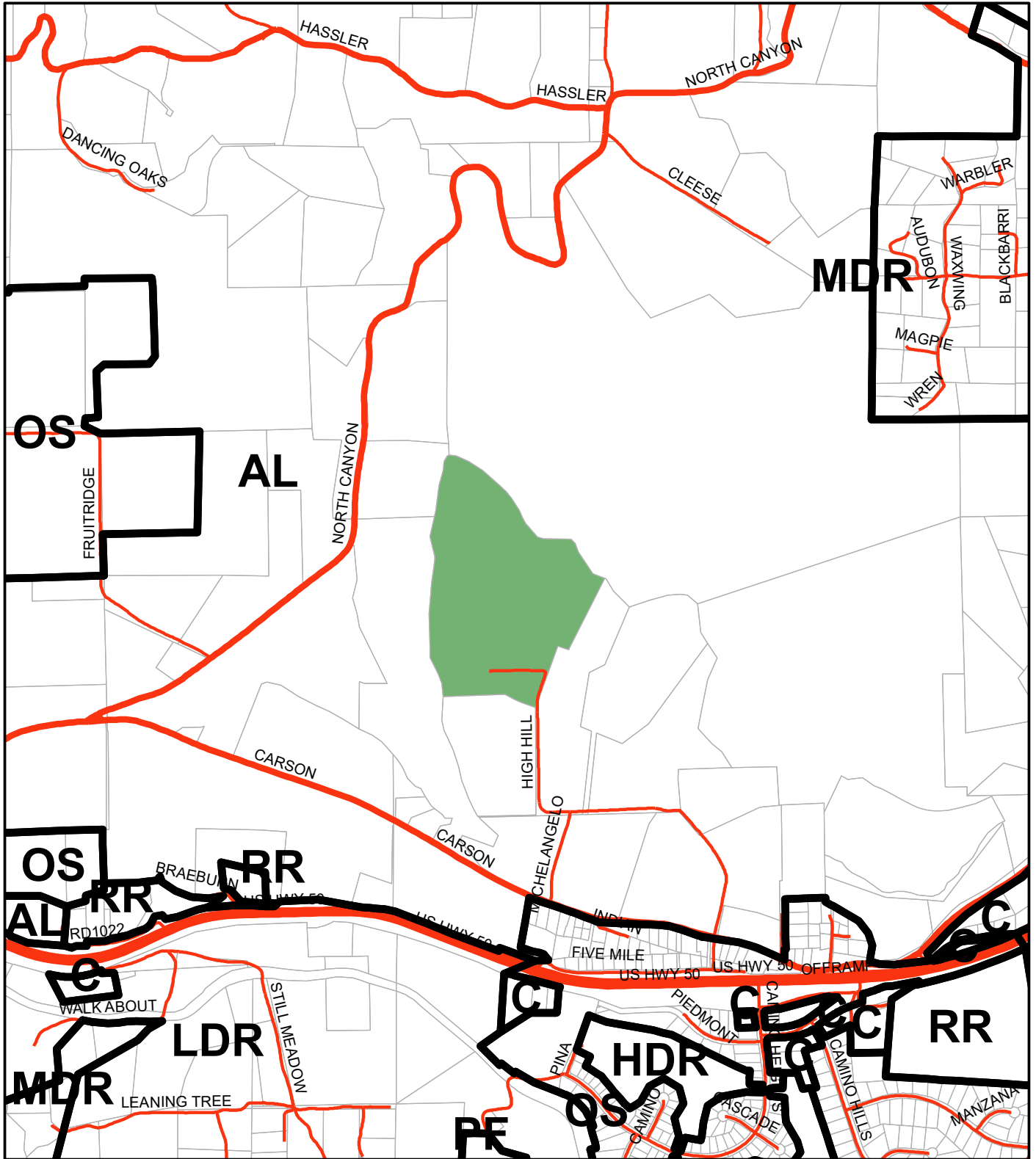
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

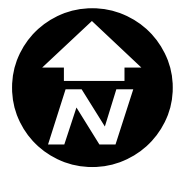
Rev. Nov 19, 2007

Assessor's Map Bk. 48, Pg. 09
County of El Dorado, CA

Exhibit C: General Plan Land Use Map

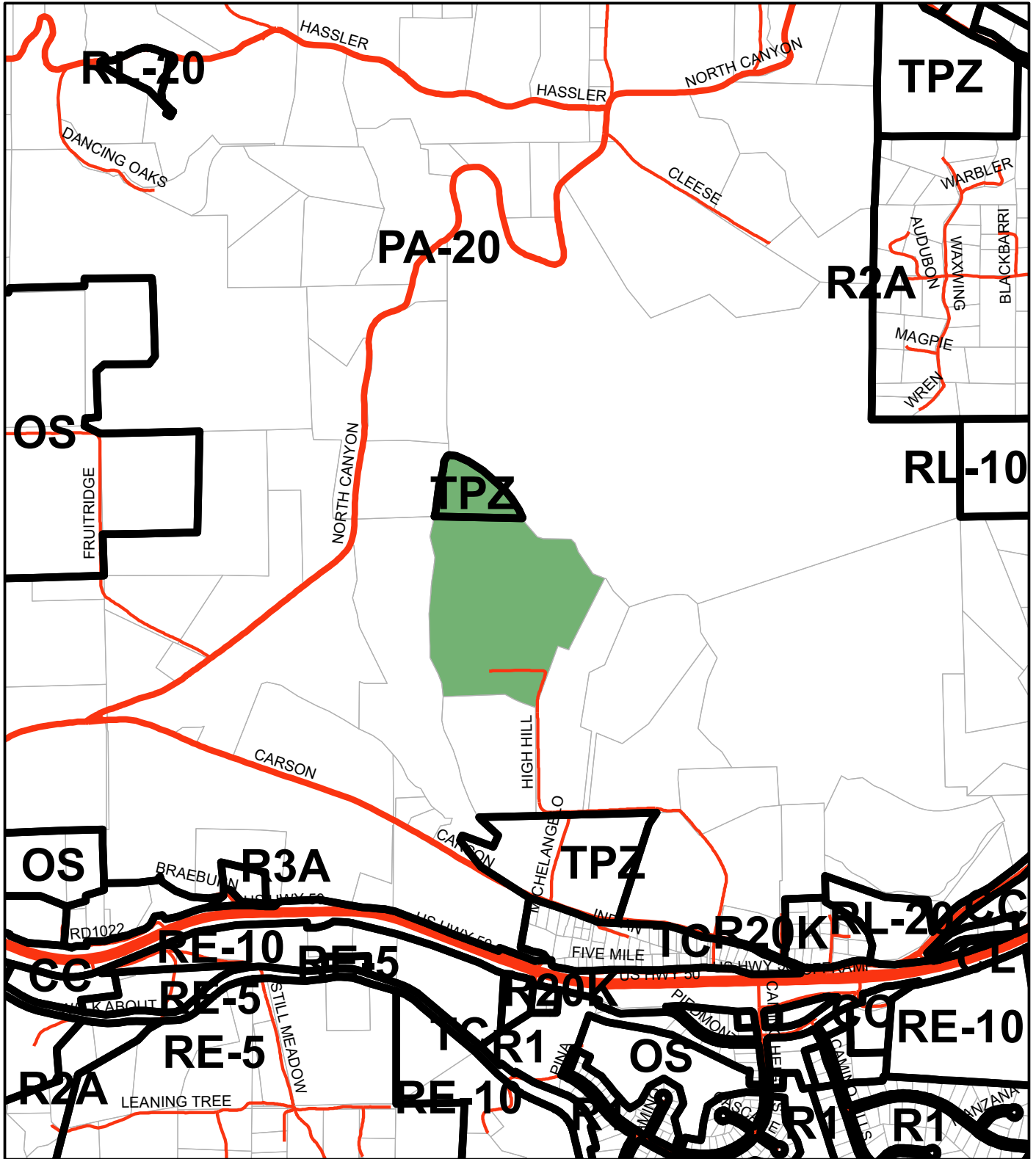


- placenames
- ludesign
- gpsroads
- major_roads
- prclbase
- prclbase selection



CUP18-0012/Horizon Tower Bavarian Hills
Prepared By Aaron Mount

Exhibit D: Zone District Map

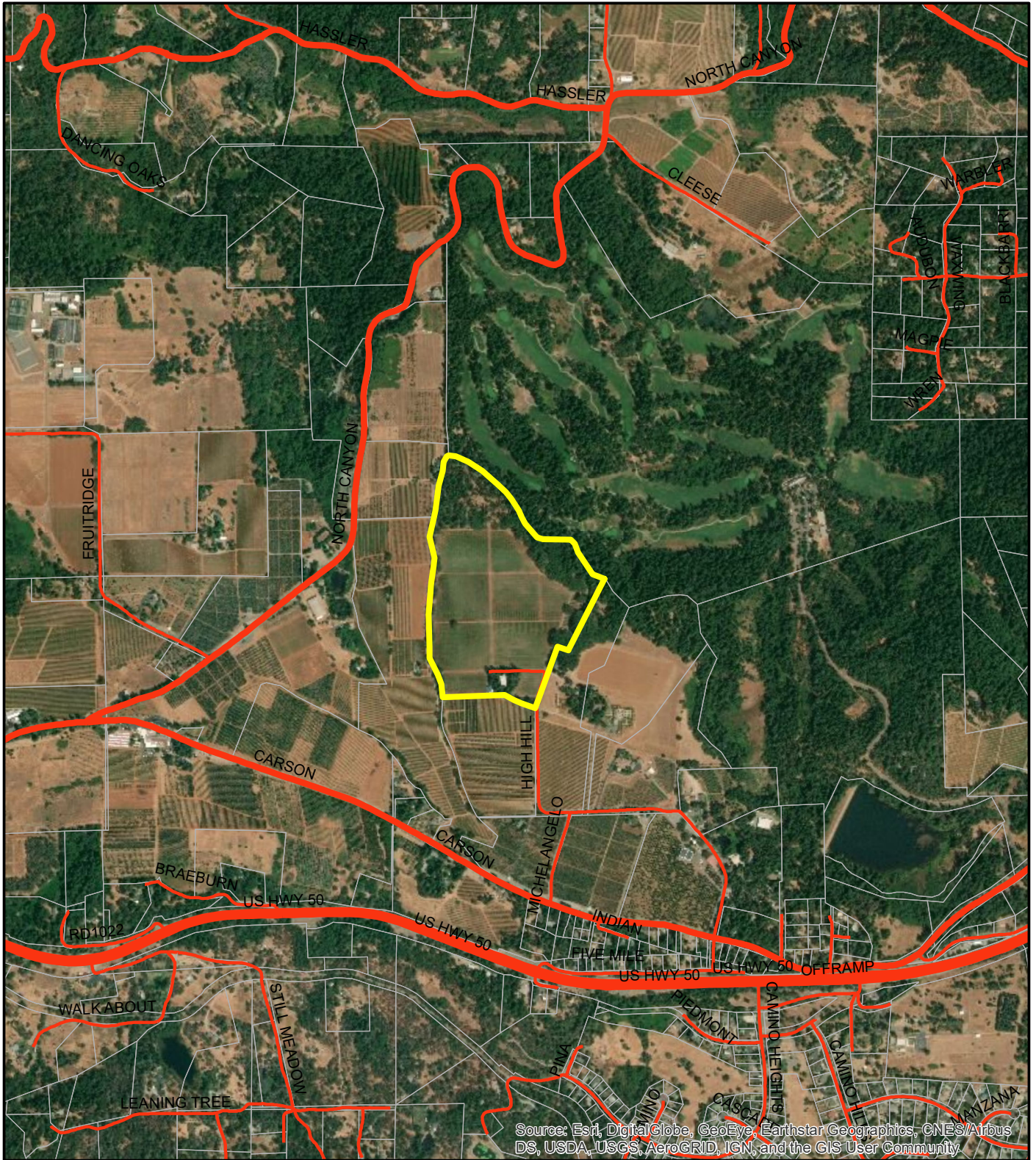


- placenames
- zonedes
- gpsroads
- major_roads
- prclbase
- prclbase selection



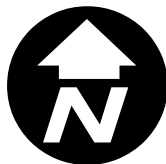
CUP18-0012/Horizon Tower Bavarian Hills
Prepared By Aaron Mount

Exhibit E: Aerial Map



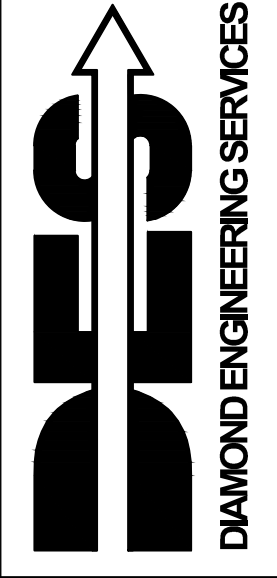
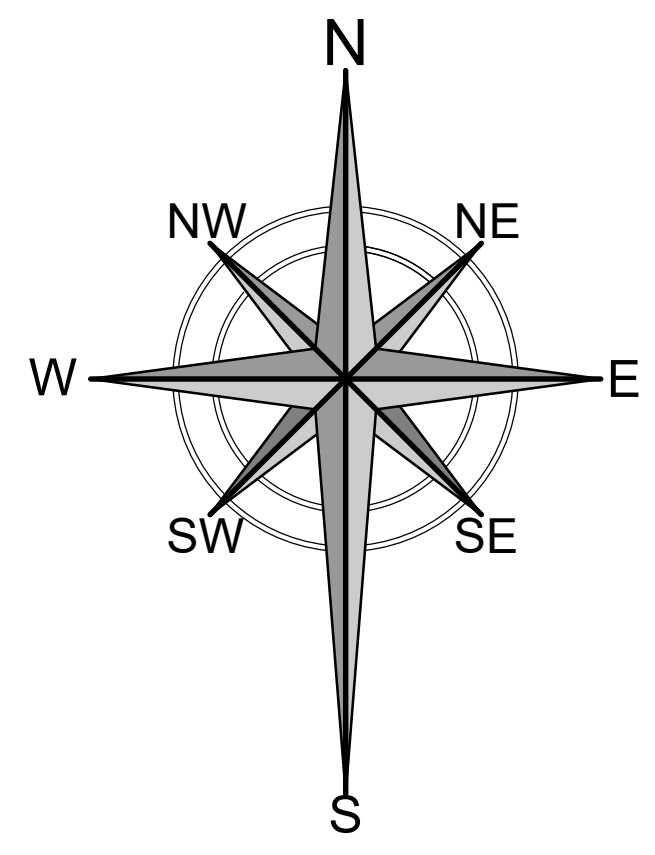
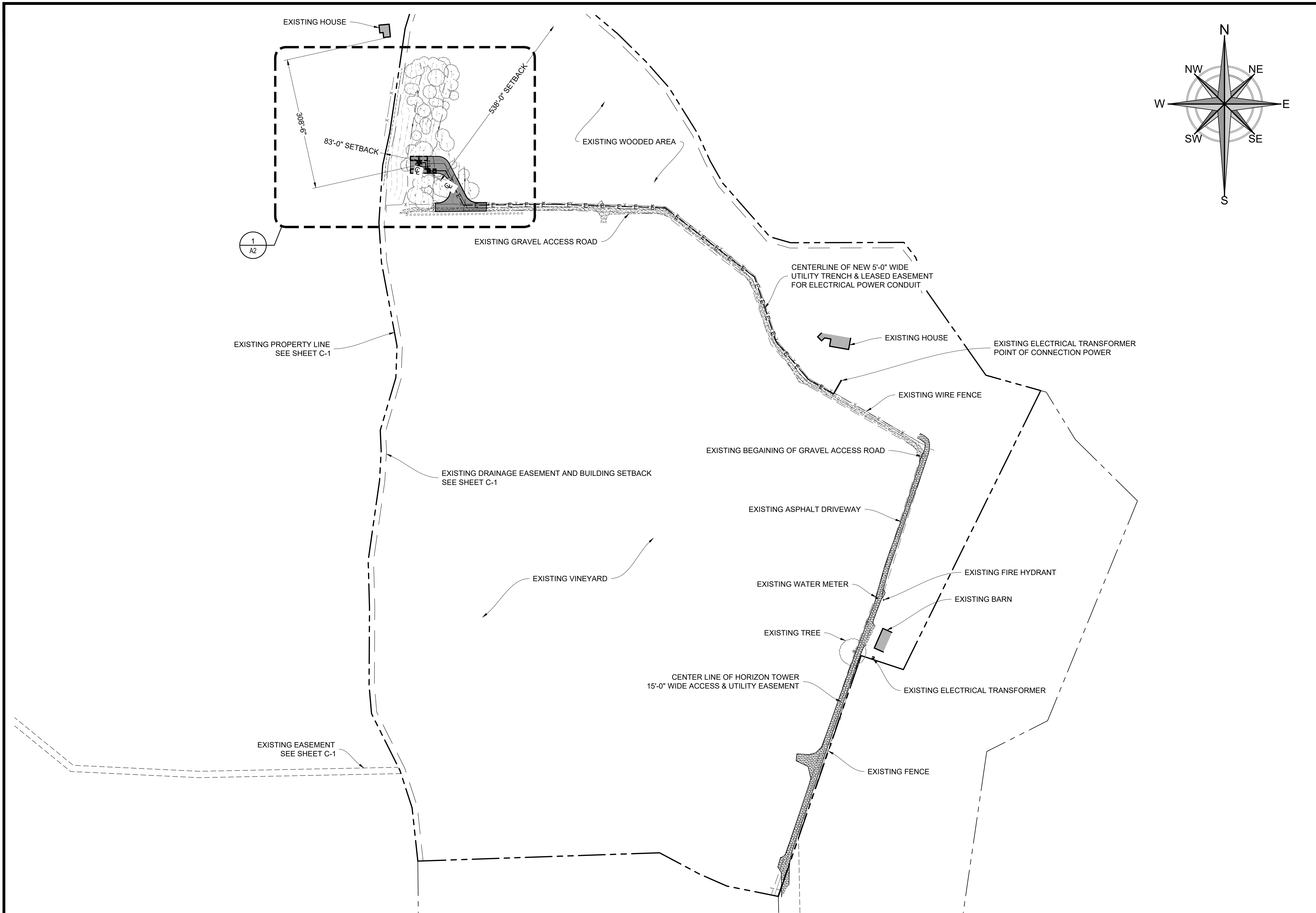
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- placenames
- gpsroads
- major_roads
- prclbase

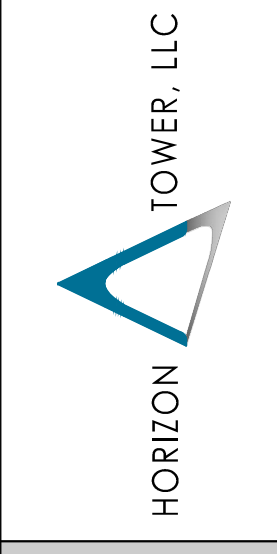


CUP18-0012/Horizon Tower Bavarian Hills
Prepared By Aaron Mount

0 0.075 0.15 0.3 Miles



DIAMOND ENGINEERING SERVICES
4255 PARK ROAD
BENICIA, CA 94510



HORIZON TOWER, LLC
117 Town & Country Drive, Suite A
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Phone: 925-314-1113
Fax: 925-314-1114

Horizon Tower
CA4075 - BAVARIAN HILLS
2560 HIGH HILL RD.
PLACERVILLE, CA 95667

AREA PLAN

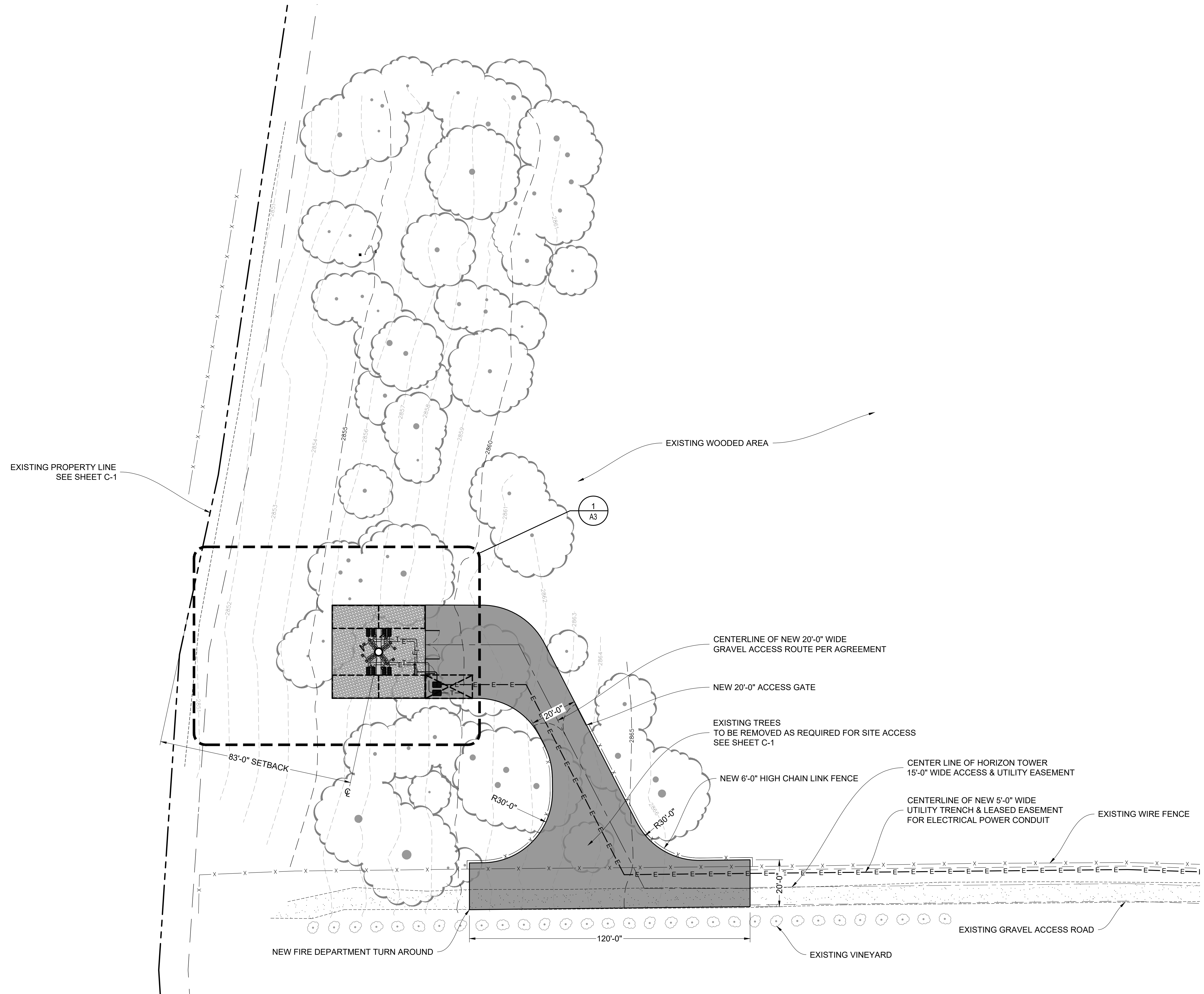
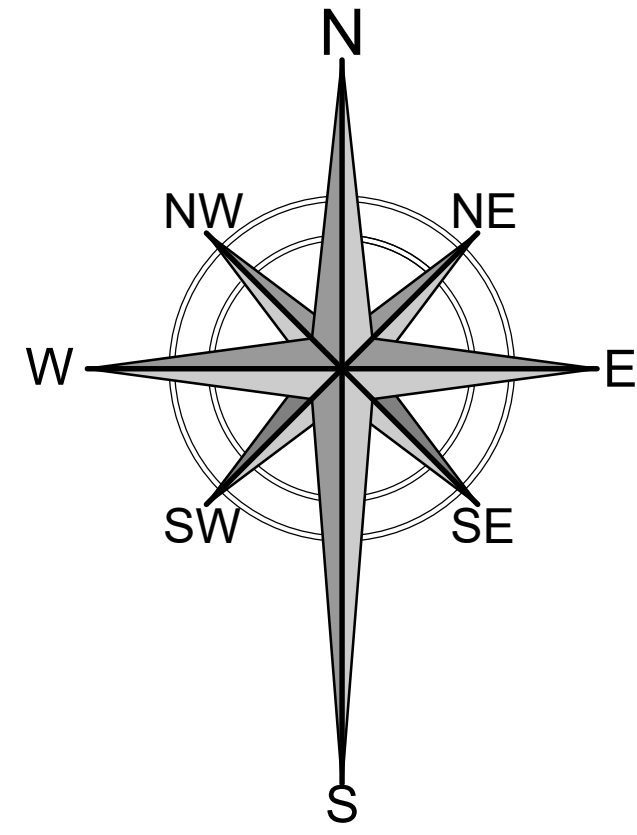
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No.	DESCRIPTION	DATE
0	90% ZD's FOR REVIEW	09-12-18
1	ADDED FLEETNET	09-18-18
2	REVISED PER REDLINES	09-28-18
3	ADDED SITE ACCESS	10-31-18
4	MOVE SITE LOCATION	04-02-19

Job No.: HT18001
Draw/Check By: LBS / BLL

1 AREA PLAN

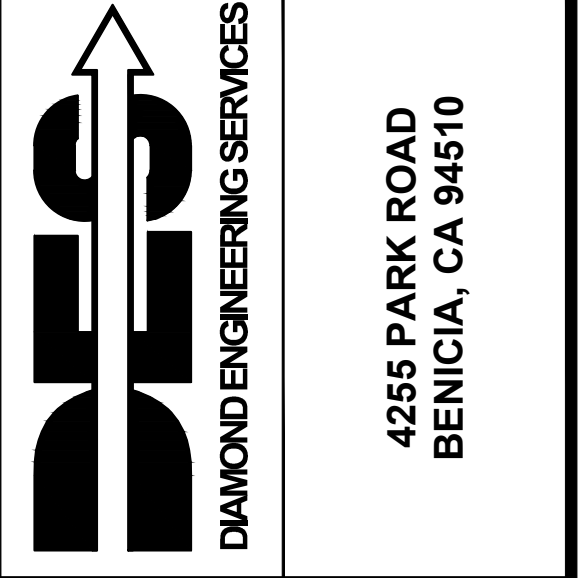
SCALE: 1" = 100'-0"

A1

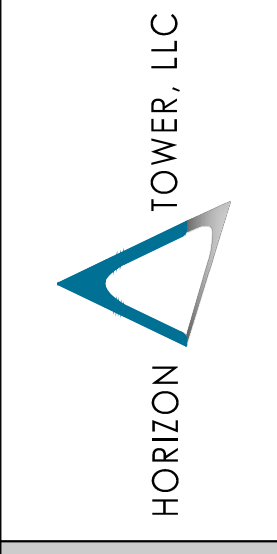


1 SITE PLAN

SCALE: 1" = 20'-0"



4255 PARK ROAD
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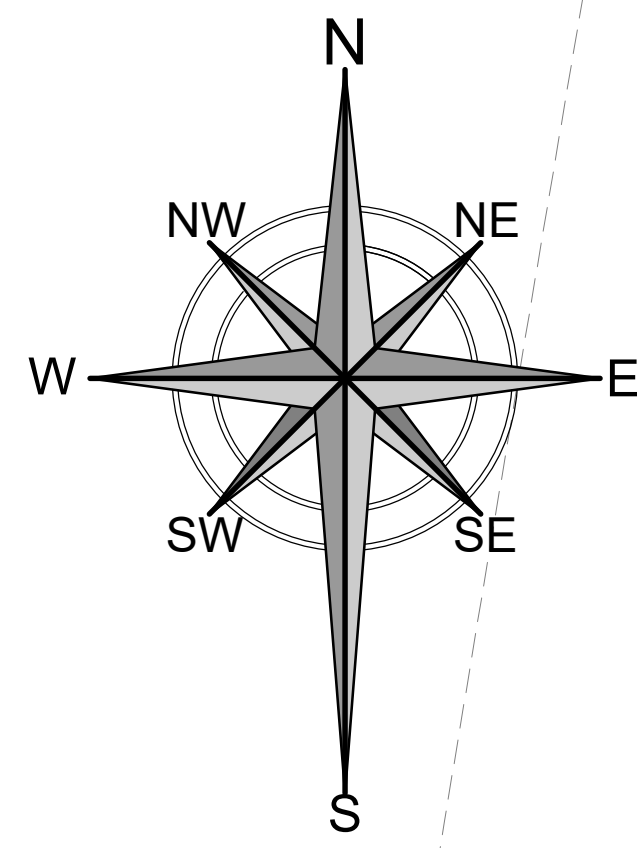
Horizon Tower
CA4075 - BAVARIAN HILLS
2560 HIGH HILL RD.
PLACERVILLE, CA 95667

SITE PLAN

REVISIONS	No.	DESCRIPTION	DATE
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	1	ADDED FLEETNET	09-18-18
	2	REVISED PER REDLINES	09-28-18
	3	ADDED SITE ACCESS	10-31-18
	4	MOVE SITE LOCATION	04-02-19

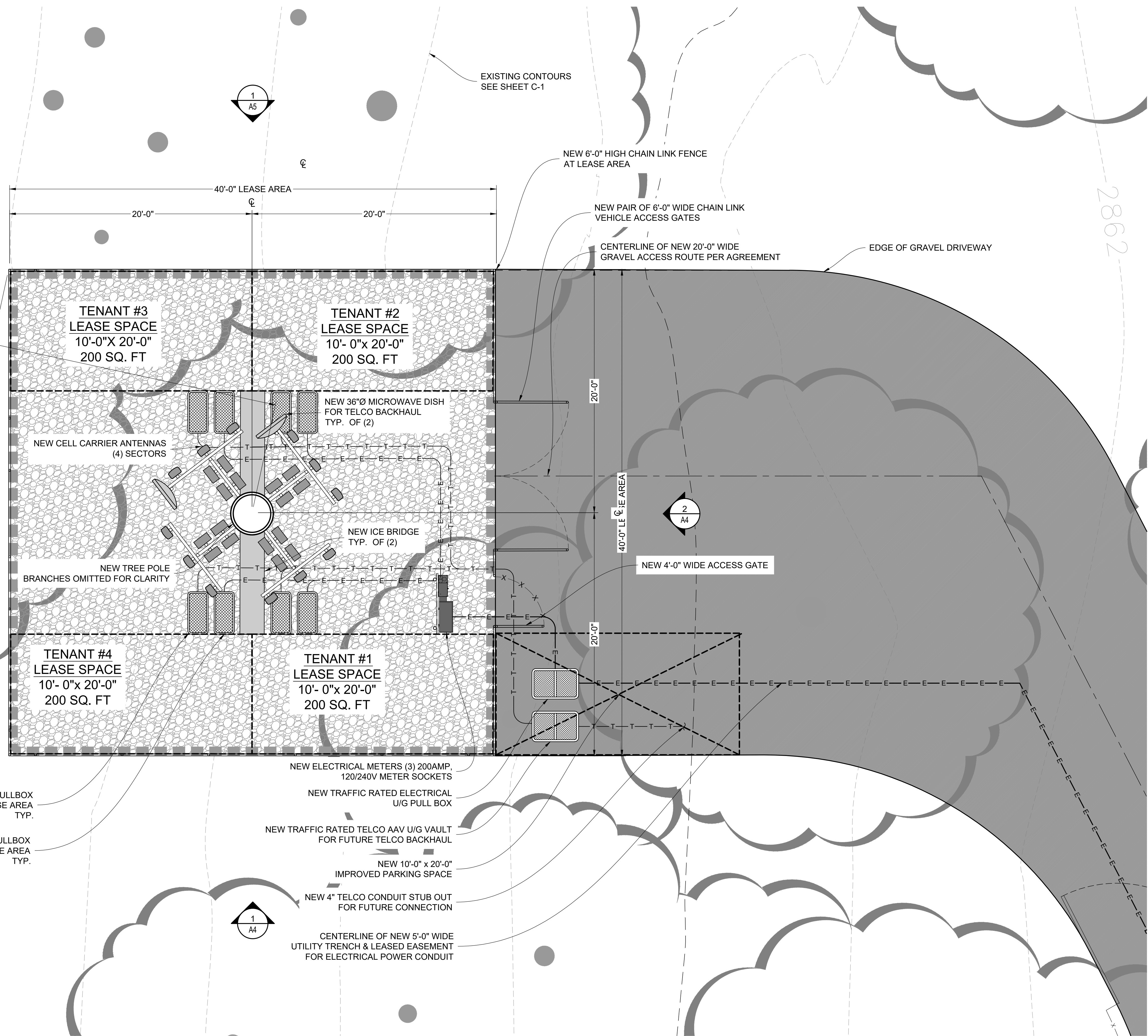
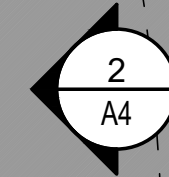
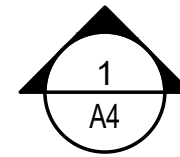
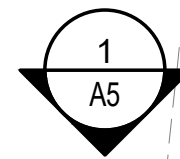
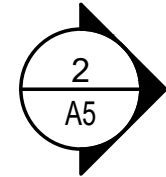
Job No.: HT18001
Draw/Check By: LBS / BLL

A2



59'-3" SETBACK
83'-0" SETBACK

EXISTING TREES
TO BE TRIMMED AS REQUIRED FOR SITE ACCESS
SEE SHEET C-1



1 LEASE AREA LAYOUT

SCALE: 1/4" = 1'-0"

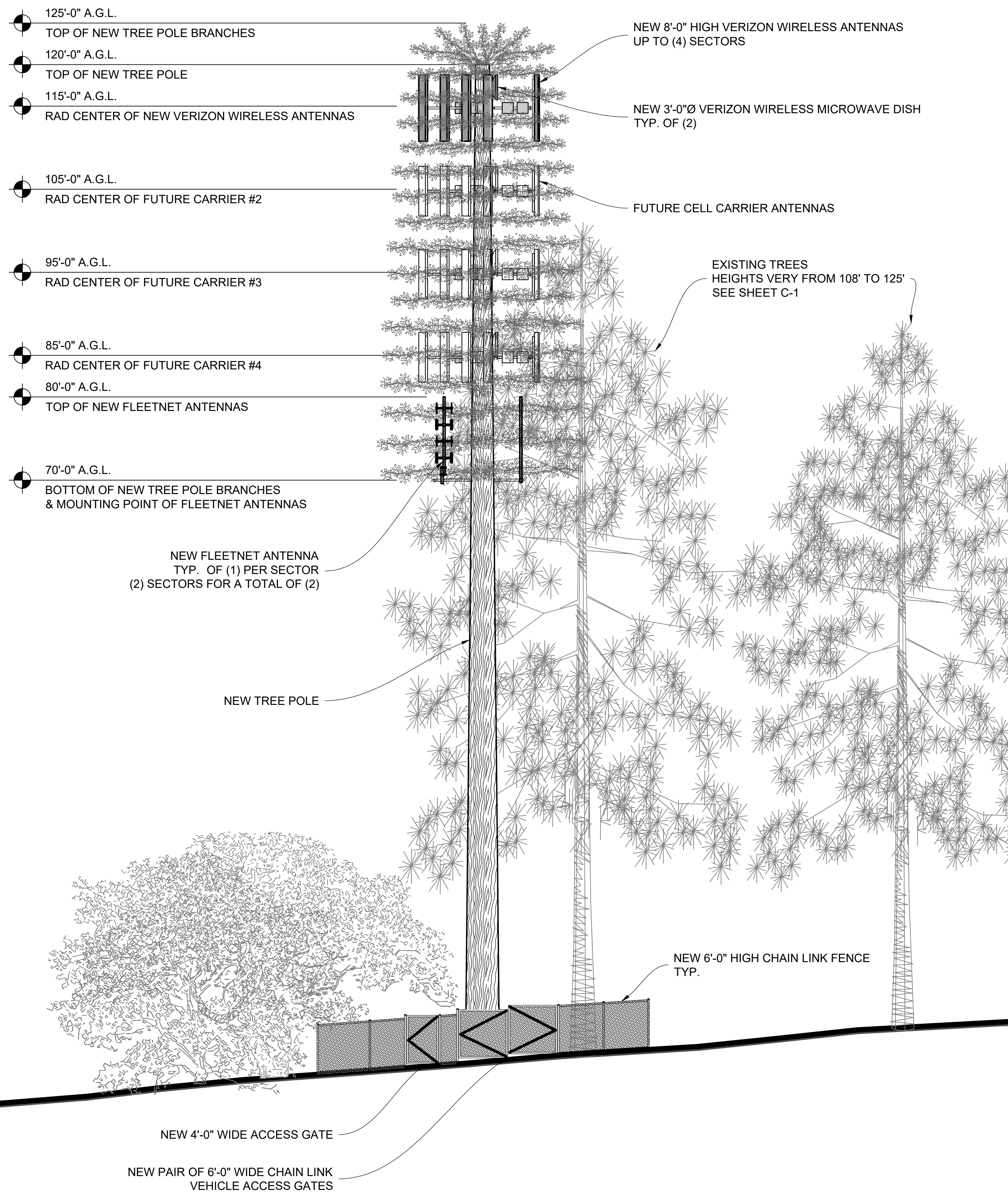
LEASE AREA LAYOUT

REVISIONS	
No.	DESCRIPTION
0	90% ZD's FOR REVIEW
1	ADDED FLEETNET
2	REVISED PER REDLINES
3	ADDED SITE ACCESS
4	MOVE SITE LOCATION

Job No.: HT18001
Draw/Check By: LBS / BLL

NOTE:

1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY (4) CARRIERS, EACH WITH UP TO (4) SECTORS OF (3) ANTENNAS AND (3) RRUS, (12) ANTENNAS TOTAL AND (12) RRUS TOTAL EACH CARRIER. EACH ANTENNA TO USE STEALTHING ANTENNA SOCKS AND ANTENNA BRANCHES.
2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

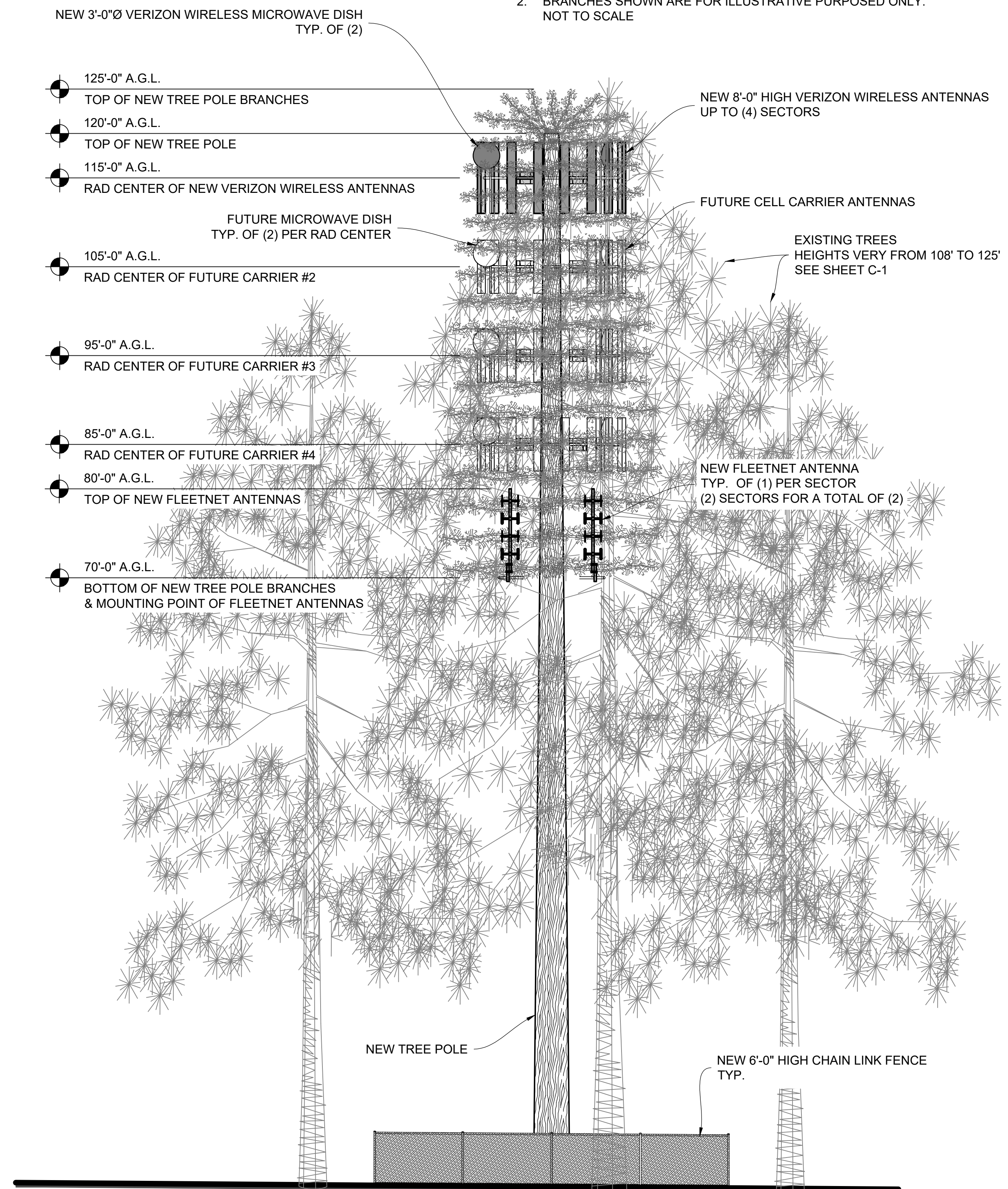


1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

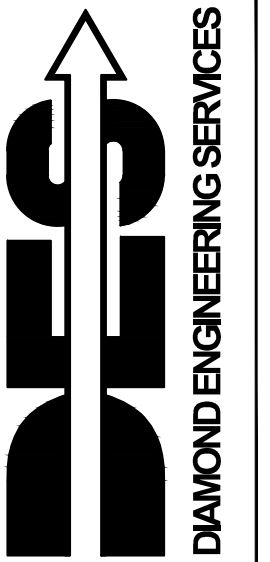
NOTE:

1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY (4) CARRIERS, EACH WITH UP TO (4) SECTORS OF (3) ANTENNAS AND (3) RRUS, (12) ANTENNAS TOTAL AND (12) RRUS TOTAL EACH CARRIER. EACH ANTENNA TO USE STEALTHING ANTENNA SOCKS AND ANTENNA BRANCHES.
2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

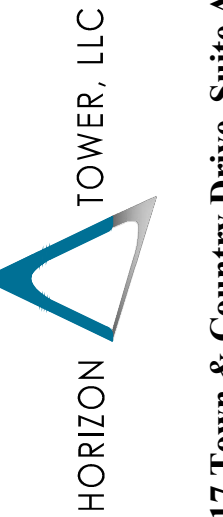


2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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Horizon Tower
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2560 HIGH HILL RD.
PLACERVILLE, CA 95667

NORTH & EAST ELEVATIONS

REVISIONS	No.	DESCRIPTION	DATE
	0	90% ZD's FOR REVIEW	09-12-18
	1	ADDED FLEETNET	09-18-18
	2	REVISED PER REDLINES	09-28-18
	3	ADDED SITE ACCESS	10-31-18
	4	MOVE SITE LOCATION	04-02-19

Job No.: HT18001
Draw/Check By: LBS / BLL

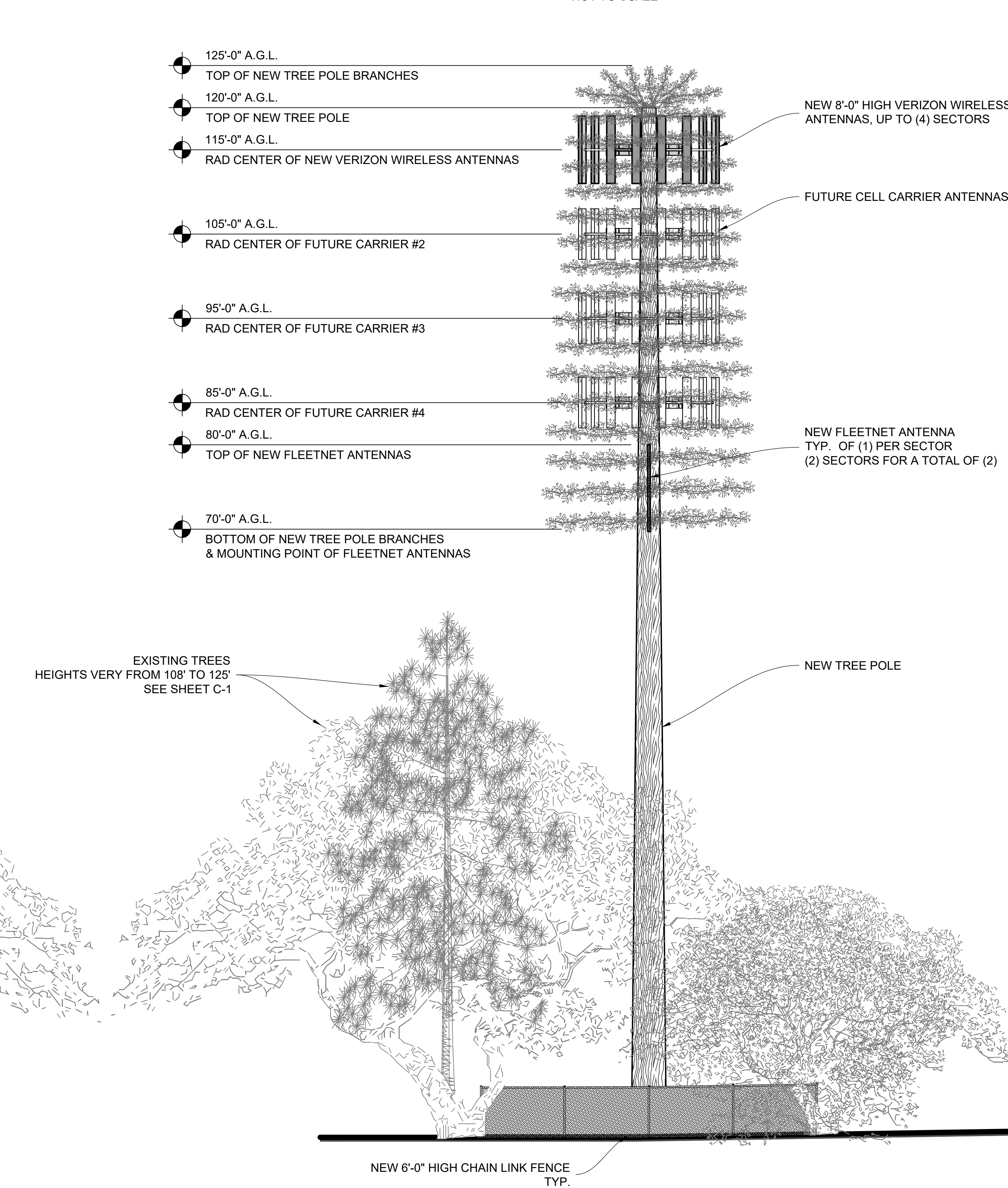
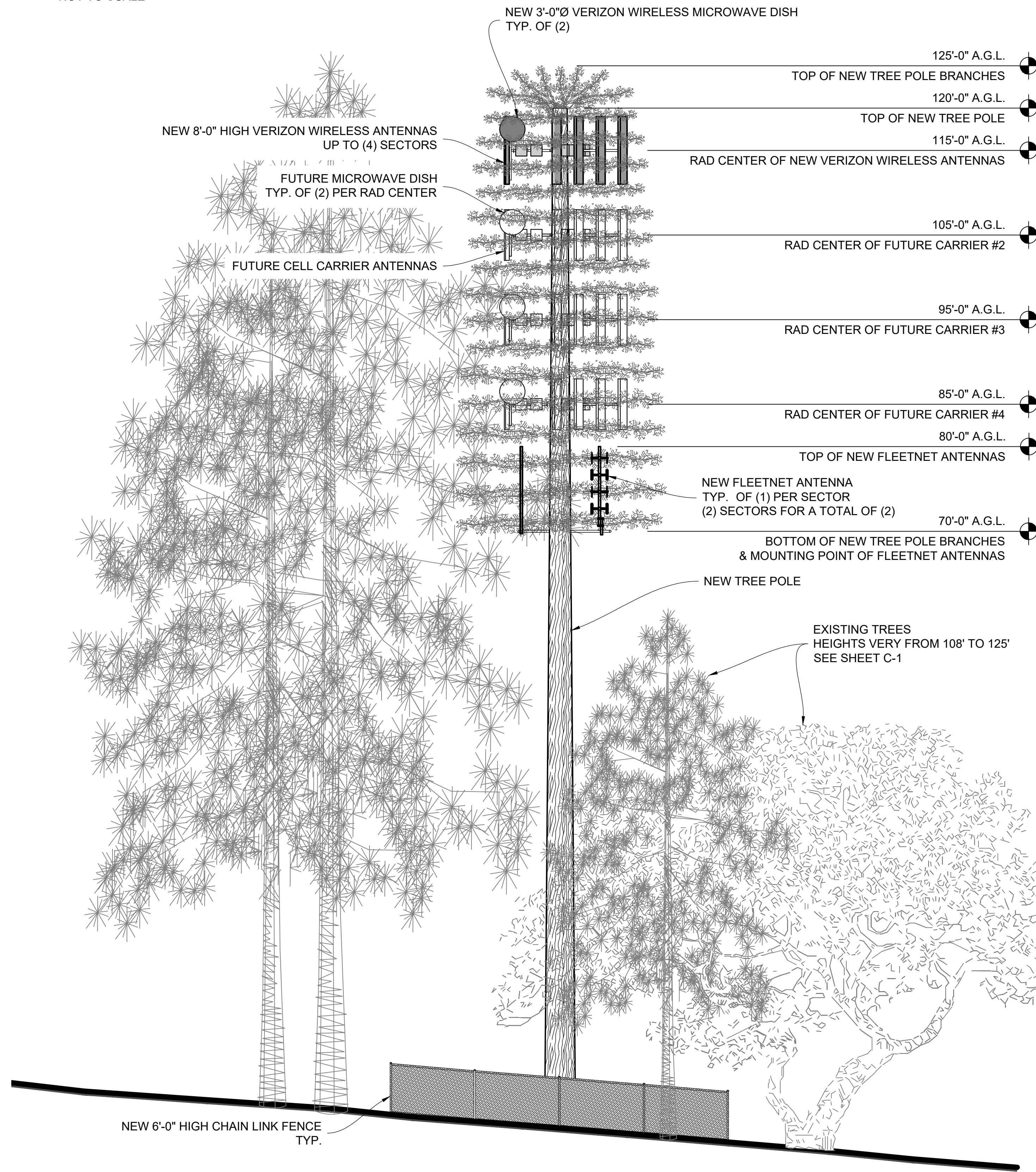
A4

NOTE:

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2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

NOTE:

1. TREE POLE AND FOUNDATION TO BE STRUCTURALLY DESIGNED TO CARRY (4) CARRIERS, EACH WITH UP TO (4) SECTORS OF (3) ANTENNAS AND (3) RRUS, (12) ANTENNAS TOTAL AND (12) RRUS TOTAL EACH CARRIER. EACH ANTENNA TO USE STEALTHING ANTENNA SOCKS AND ANTENNA BRANCHES.
2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

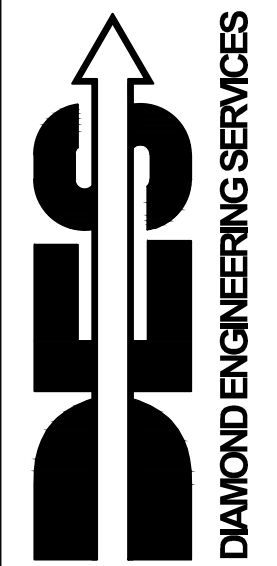


1 WEST ELEVATION

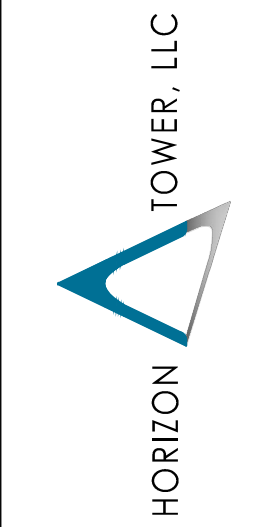
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DIAMOND ENGINEERING SERVICES



HORIZON TOWER, LLC

117 Town & Country Drive, Suite A
Danville, CA 94526
Phone: 925-314-1113
Fax: 925-314-1114

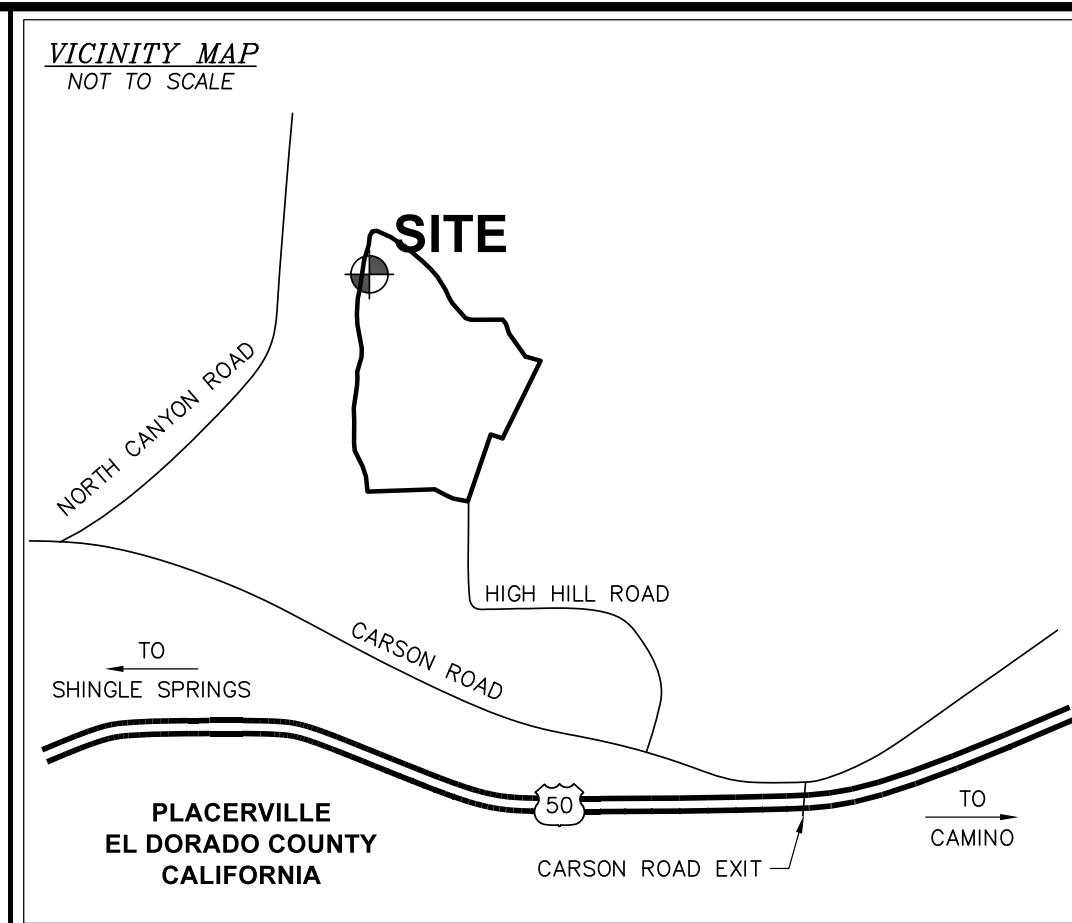
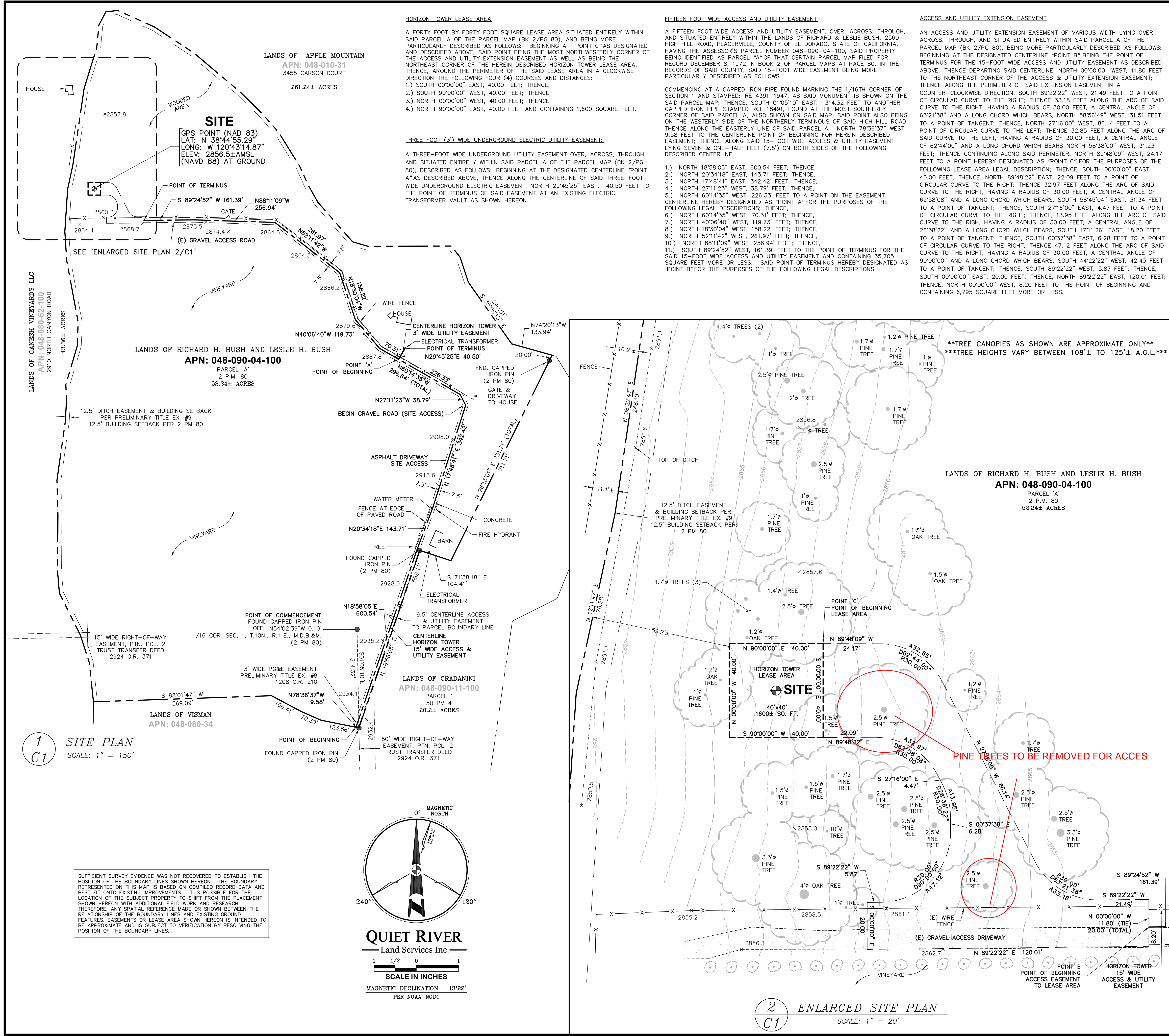
Horizon Tower
CA4075 - BAVARIAN HILLS
2560 HIGH HILL RD.
PLACERVILLE, CA 95667

SOUTH & WEST ELEVATIONS

REVISIONS	No.	DESCRIPTION	DATE
	0	90% ZD's FOR REVIEW	09-12-18
	1	ADDED FLEETNET	09-18-18
	2	REVISED PER REDLINES	09-28-18
	3	ADDED SITE ACCESS	10-31-18
	4	MOVE SITE LOCATION	04-02-19

Job No.: HT18001
Draw/Check By: LBS / BLL

A5



PROPERTY INFORMATION

Owner: RICHARD H. BUSH AND LESLIE H. BUSH
 Address: 2560 HIGH HILL ROAD
 PLACERVILLE, CA 95667

Site: BAVARIAN HILLS - CA4075
 Address: 2560 HIGH HILL ROAD
 PLACERVILLE, CA 95667

Assessor's Parcel Number: 048-090-04-100

Height of Building/Tower: N/A

Title Report: TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, REPORT NO. FSSE-F101800513-V, DATED AS OF APRIL 13, 2018.

Legal Description: PROPERTY SITUATED IN THE CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA.

FEMA FLOOD ZONE DESIGNATION National Flood Insurance Program

County: PLACER Effective Date: SEPTEMBER 26, 2008
 Community-Panel Number: 06017C-0800-E
 The Flood Zone Designation for this site as plotted by scale is:

ZONE 'X' - Area of minimal flood hazard

SURVEY DATA

NAD 83 Datum:
 Lat: N 38°44'55.29" Long: W 120°43'14.87"
 Datum Base: NAD 83. Equipment Used: CHCX900-OPUS Receiver (See Note 2)

Site Ground Elevation: 2856.5± AMSL (NAVD88) AT SITE LOCATION

Basis of Elevations: GLOBAL POSITIONING SYSTEM (GPS) (SEE NOTE 2)

Basis of Bearings: SPC83 CALIFORNIA COORDINATES ZONE II AND BEST FIT WITH EXISTING IMPROVEMENTS

Date of Field Survey: AUGUST 21, 2018

NOTES

1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.

2.) The latitude, longitude and elevation shown hereon were derived from post-processed L1/L2 data collected using Navstar Global Positioning System (GPS) and a CHCX900-OPUS Receiver. CHC Navigation specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)

3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.

4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon terms of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.

Signature: [Signature] DATE: 6/18/19

LEGEND

APN:	ASSESSOR'S PARCEL NUMBER	ASPHALT
CP:	CONTROL POINT	CONCRETE
EL:	ELEVATION	CONTROL POINT
FH:	FIRE HYDRANT	FOUND MONUMENT
FND:	FOUND	GPS POINT
HT:	HEIGHT	PARAPET/ROOF ELEVATIONS
MON:	MONUMENT	SPOT ELEVATION
(M-M)	MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
PP:	POWER POLE	
(TYP.)	TYPICAL	

DATE: JUNE 18, 2019

DRAWN BY: MAS

FILE NO.: HORT1803

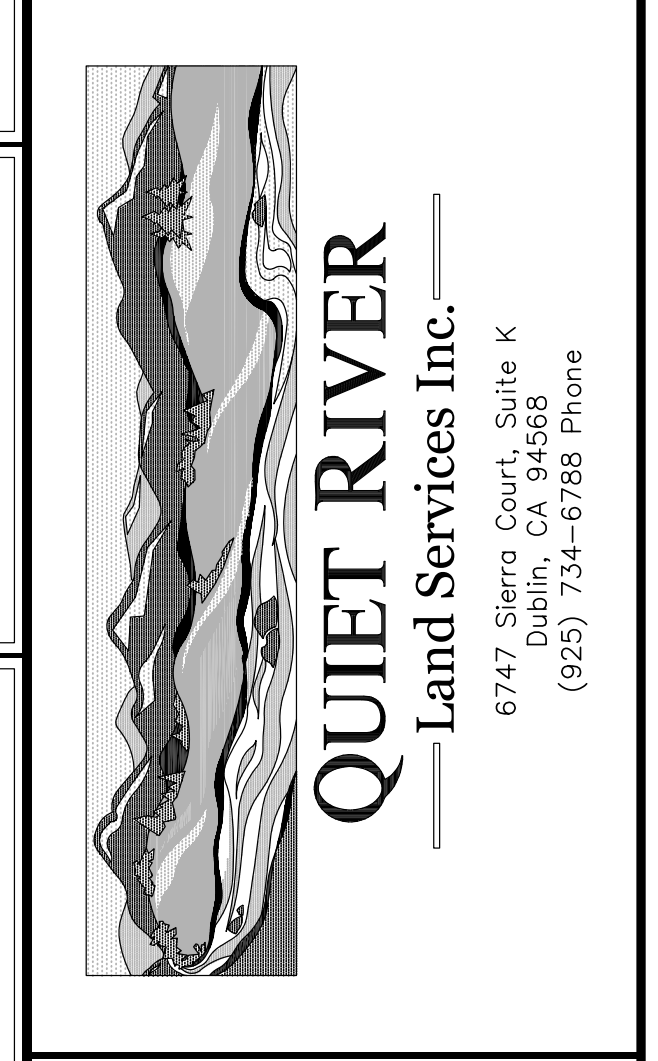
REVISIONS

DATE	DESCRIPTION	INITIAL
8/28/18	90% ISSUE	MAS
9/6/18	ADD TREE HEIGHT NOTE	RO
10/18/18	LEGAL DESCRIPTIONS & LAYOUTS	MAS
6/18/19	REVISE A&E DESIGN	RO

HORIZON TOWER, LLC

QUIET RIVER Land Services Inc.

117 TOWN & COUNTRY DRIVE, SUITE A
 DANVILLE, CA 94526
 PHONE : (925) 314-1113
 FAX : (925) 314-1114



EXISTING SITE CONDITIONS

CA4075 BAVARIAN HILLS

2560 HIGH HILL ROAD
 PLACERVILLE, CA 95667

C1
 OF 1 SHEET

1 SITE PLAN
 SCALE: 1" = 150'

2 ENLARGED SITE PLAN
 SCALE: 1" = 20'

SUFFICIENT SURVEY EVIDENCE WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE, ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA SHOWN HEREON IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.

QUIET RIVER Land Services Inc.

SCALE IN INCHES
 1 1/2 0 1

MAGNETIC DECLINATION = 13°22' PER NOAA-NGDC



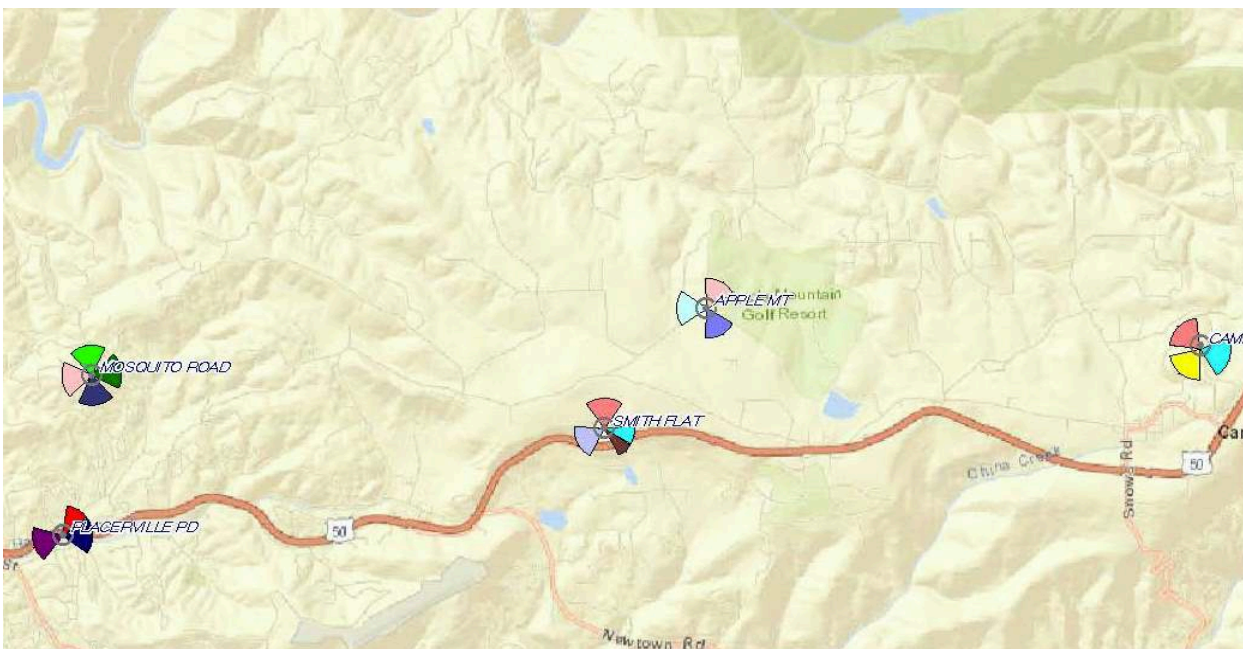
EXPANDED ALTERNATE SITE ANALYSIS

**HORIZON TOWER APPLICATION
BAVARIAN HILLS, SITE #CA4075
2560 HIGH HILL ROAD, CAMINO, CA
APN 048-090-04-100**

Background

Horizon Tower designs and builds communication sites for major cell phone carriers. Our current focus is improving our clients' network coverage and capacity. The Bavarian Hills site is in response to a need identified by Verizon Wireless for improved coverage in the area east of Placerville near Carson and North Canyon Roads. As well as local residents' mobile use this corridor benefits from substantial visitors to its wineries, fruit farms, and other local attractions. This increased traffic generates substantial demand on existing network infrastructure for all mobile carriers. As travelers and increasing numbers of residents depend on mobile service for their primary communication needs, network dependability is increasingly important for maintaining contact, Internet access and safety. The proposed facility will help achieve that objective for Verizon customers and provide a readily available platform for others.

The below maps show existing adjacent Verizon sites and illustrate how Verizon coverage will improve in the targeted area with this new facility.



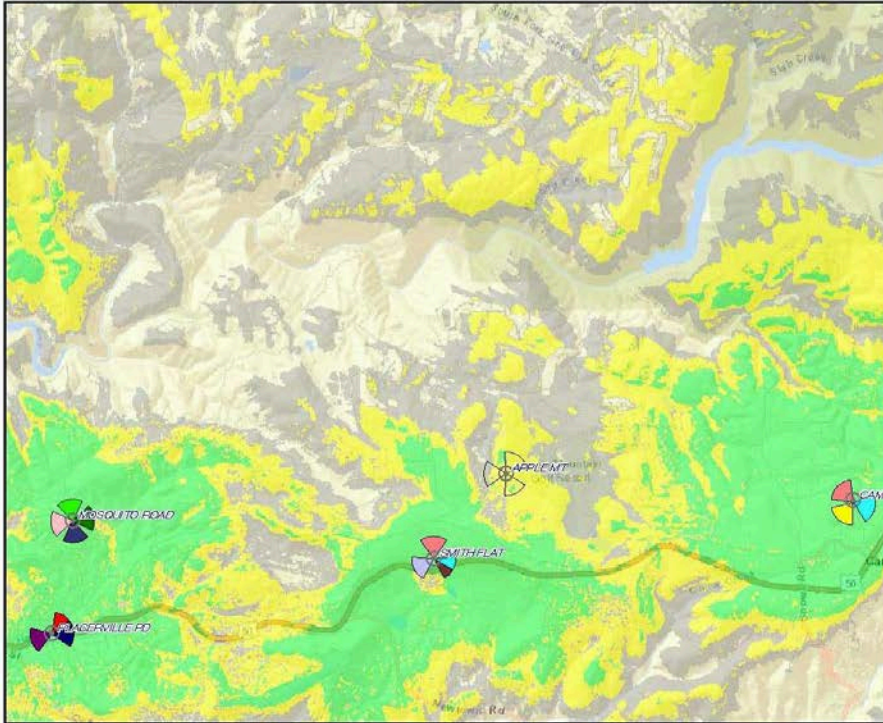
EXISTING VERIZON WIRELESS SITES AND PROPOSED BAVARIAN HILLS SITE

APPLE MT



COVERAGE MAPS

Existing Coverage



700 LTE: RSRP Existing

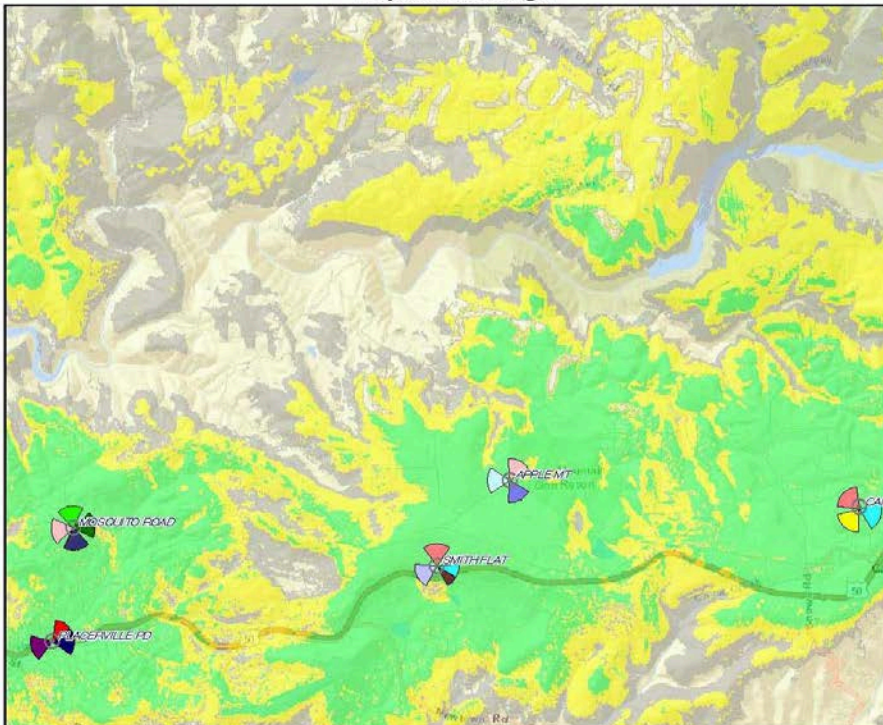
- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95
- Best Signal Level (dBm) >=-105

APPLE MT



COVERAGE MAPS

Proposed Coverage

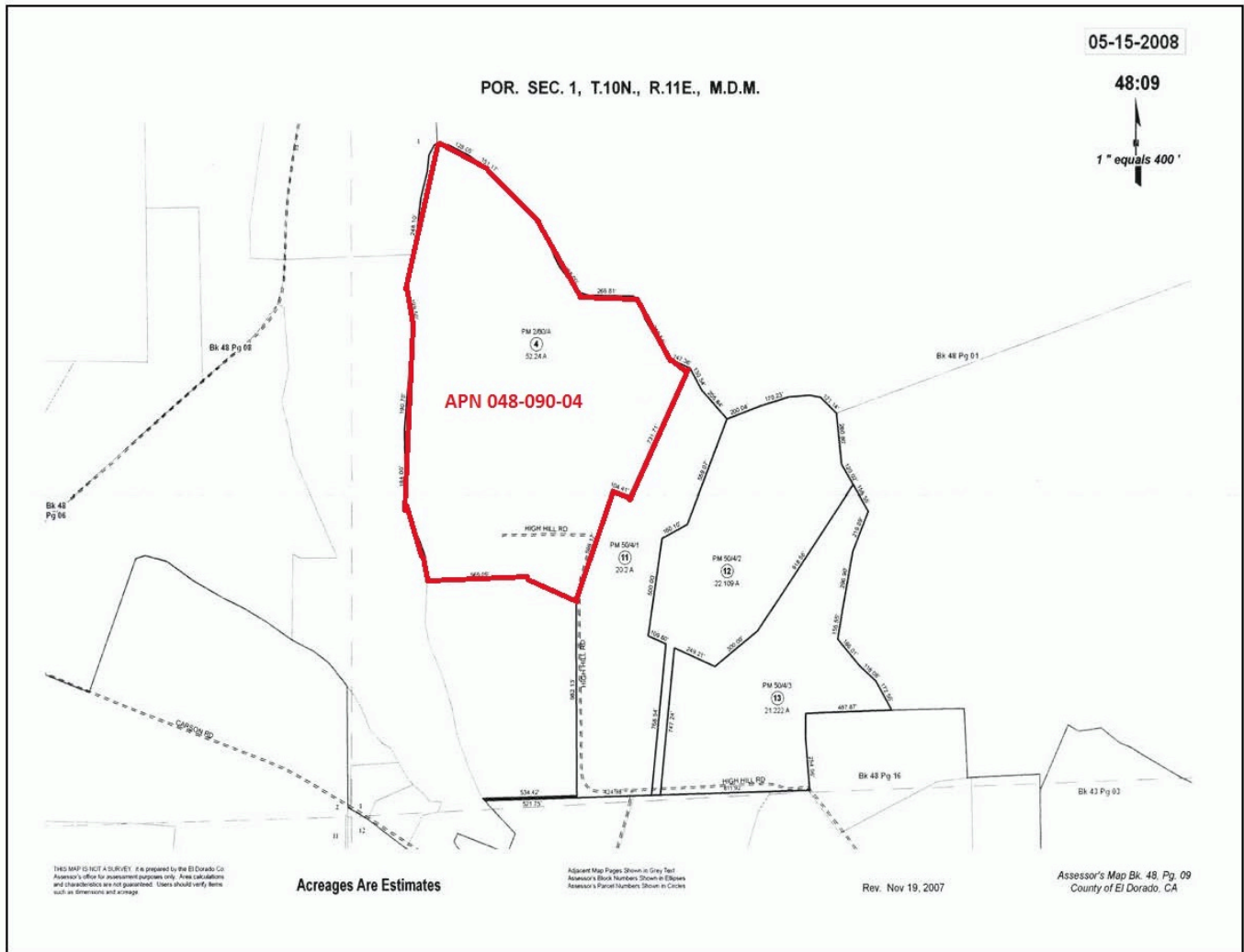


700 LTE: RSRP Proposed

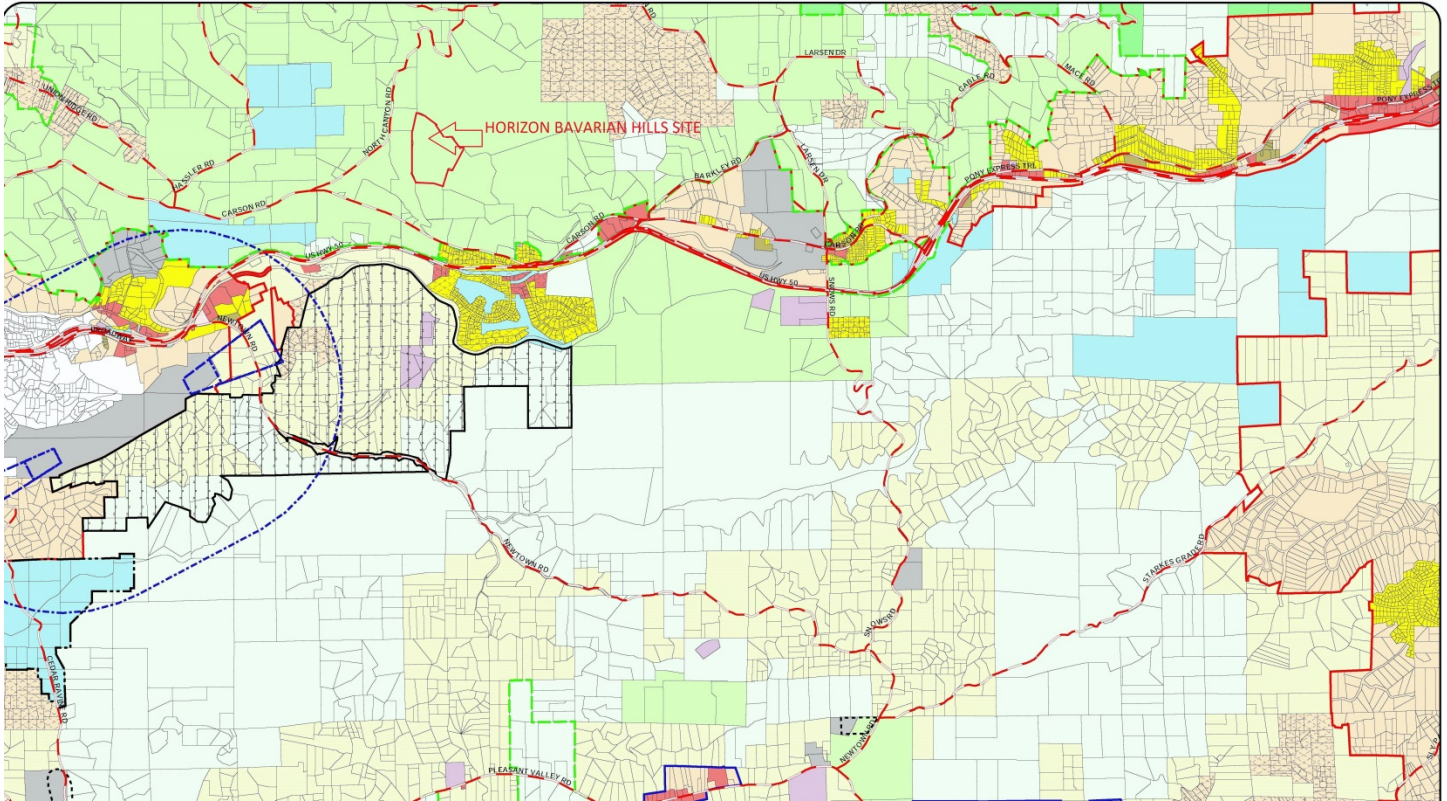
- Best Signal Level (dBm) >=-85
- Best Signal Level (dBm) >=-95
- Best Signal Level (dBm) >=-105



HORIZON BAVARIAN HILLS LOCATION MAP



PARCEL MAP OF PROPOSED HORIZON BAVARIAN HILLS SITE ON BUSH PROPERTY



LEGEND

- | | |
|---|---------------------------------------|
| Adopted Plan | Important Biological Corridor Overlay |
| Agricultural Lands 1 DU/20 ac. | Agricultural District Overlay |
| Commercial | Platted Lands Overlay |
| High Density Residential 1 - 5 DU/ac. | Ecological Preserves Overlay |
| Industrial | Mineral Resources Overlay |
| Low Density Residential 1 DU/5 ac. | Specific Plans |
| Medium Density Residential 1 DU/ac. | Community Regions |
| Multi-Family Residential 5 - 24 DU/ac. | Rural Centers |
| Natural Resources At or below 3,000' - 1 DU/40 ac.
Above 3,000' - 1 DU/160 ac. | Texas Hill Reservoir Take Line |
| Open Space | Parcel Boundaries |
| Public Facilities | Major Roads |
| Research & Development | Airport Safety Zones |
| Rural Residential 1 DU/10 - 160 ac. | |
| Tourist Recreational | |

NOTES:

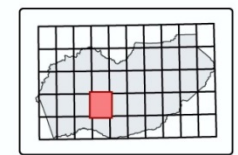
Land use data is developed and maintained by the El Dorado County Planning Department - GIS Division. This map uses a modified version of the parcel base referred to below.

Parcel base and road data are provided for informational purposes only. This data is developed and maintained by the El Dorado County Surveyor's Office - GIS Division. This document was compiled from various sources, public and private. The accuracy of these data has not been verified by the County of El Dorado. The County does not warrant, expressly or impliedly, the accuracy or validity of the parcel base and road data contained in this document. Users bear the risk of any inaccuracy of their own risk, and are encouraged to verify any information contained or depicted in this document.

For precise airport safety zone boundary locations, see large scale map maintained by the Planning Department.

For more precise information regarding the Texas Hill Reservoir Take Line boundary, contact the El Dorado Surveyor's Office.

Parcel base courtesy: 54142025

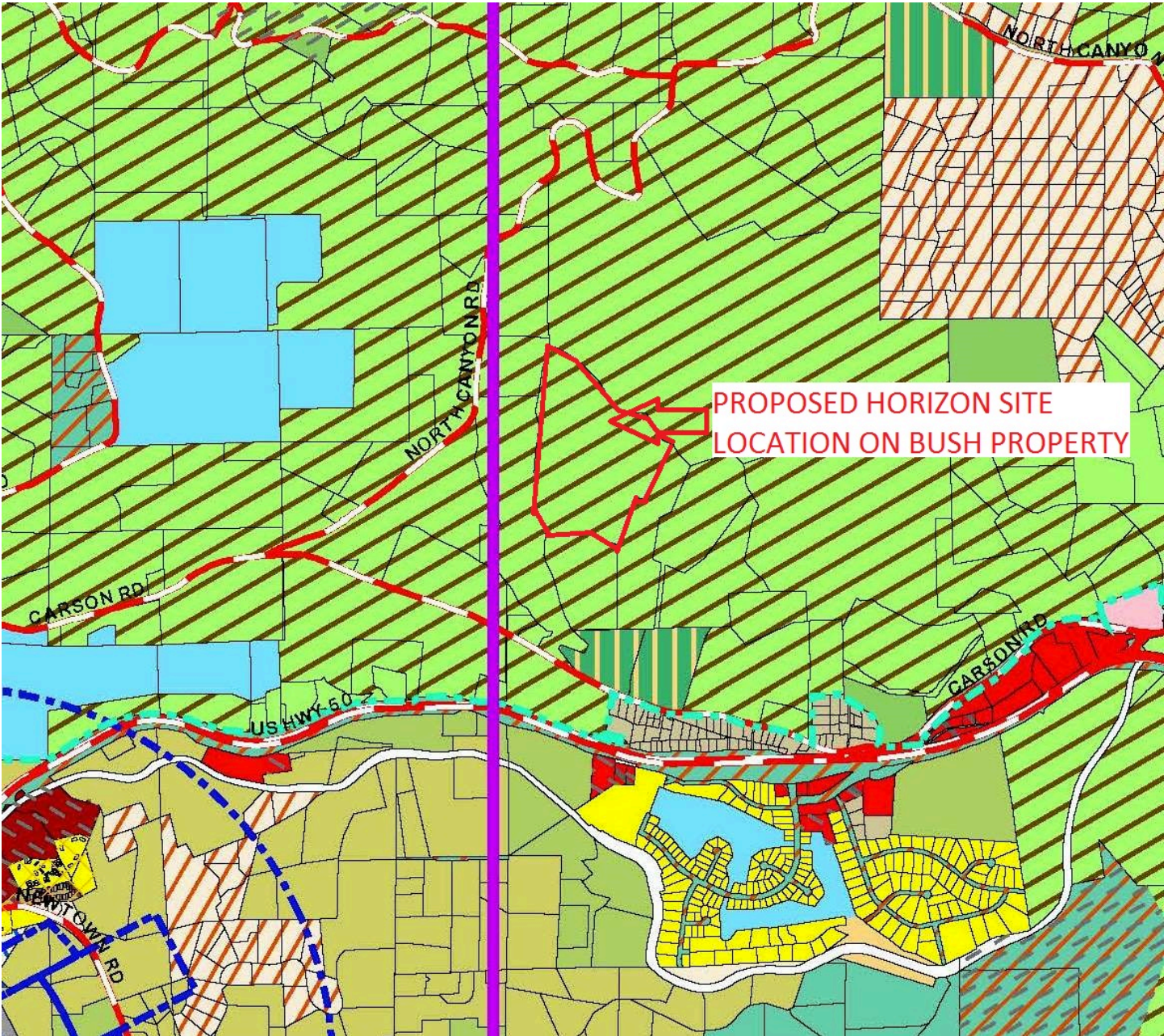


Map Created By:
El Dorado County Planning Department
GIS Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355
<http://ico-el-dorado.ca.us/planning>

CAMINO

2004 GENERAL PLAN LAND USE DIAGRAM

PROPOSED HORIZON BAVARIAN HILLS SITE ON GENERAL PLAN MAP



NOTES:

This Public Review DRAFT of the County Zoning Map is for the purpose of analysis as part of the Ordinance process required by the Regional Council Planning Act. The Ordinance will be adopted by the Board of Supervisors on September 20, 2011. The accuracy of this map is not guaranteed. Final recommendations will be made following a public hearing of the Board of Supervisors.

The zoning represented in this map is consistent with the County 2004 General Plan and current zoning maps. The zoning map is subject to change without notice.

This document was prepared for public review. The accuracy of this map is not guaranteed. Final recommendations will be made following a public hearing of the Board of Supervisors.

Land use data is developed and maintained by the El Dorado County Development Services Department Planning Division. This map is a modified version of the parcel base information.

Parcel base and other data developed and maintained by the El Dorado County Surveyors Office (ECSO).

The airport safety zones are shown for informational purposes only. For precise airport safety zone boundaries, users are urged to refer to the El Dorado County Transportation Department.

Parcel Base Map Copyright: March 2012

GIS ID: 10001_3

DRAFT ZONING ORDINANCE MAP

- | | | | | | |
|----------------------------------|--------------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------------|
| Agricultural Grazing - 40 Acres | Commercial Community | Industrial | Rural Land - 10 Acres | Valley View - Specific Plan | Tahoe Basin |
| Agricultural Grazing - 160 Acres | Commercial General | Research & Development | Rural Land - 20 Acres | Marble Valley - Tentative Map | Design Review - Community |
| Limited Agriculture - 20 Acres | Commercial Limited | Residential Single Unit | Rural Land - 40 Acres | Meyers Community Plan -1 | Planned Development |
| Limited Agriculture - 40 Acres | Commercial Mainstreet | Residential Multi-Unit | Rural Land - 60 Acres | Meyers Community Plan -2 | Design Review Historical |
| Limited Agriculture - 80 Acres | Commercial Professional Office | Residential 20,000 | Rural Land - 100 Acres | Meyers Community Plan -3 | Manufactured/Mobile Home Park |
| Planned Agriculture - 10 Acres | Commercial Regional | Residential 1 Acre | Recreational Facility | Meyers Community Plan -4 | Agricultural District Boundary |
| Planned Agriculture - 20 Acres | Open Space | Residential 2 Acres | Recreational Facility - Low | Meyers Community Plan -5 | Airport Safety Zone |
| Planned Agriculture - 40 Acres | Forest Resource - 40 Acres | Residential 3 Acres | Carson Creek - Specific Plan | Parcel Base | Major Roads |
| Planned Agriculture - 80 Acres | Forest Resource - 160 Acres | Residential Estate - 5 Acres | Residential Estate - 10 Acres | | |
| Planned Agriculture - 160 Acres | Timber Production Zone | Residential Estate - 10 Acres | Promontory - Specific Plan | | |

N

1 0.5 0 1 2 Miles

Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

Map Created By: Frank Shady, GIS Analyst II
 Surveyor's Office, El Dorado County
 Date: September 20, 2011

For: El Dorado County Planning Department
 Parcel Base, CA Street
 95961-0000

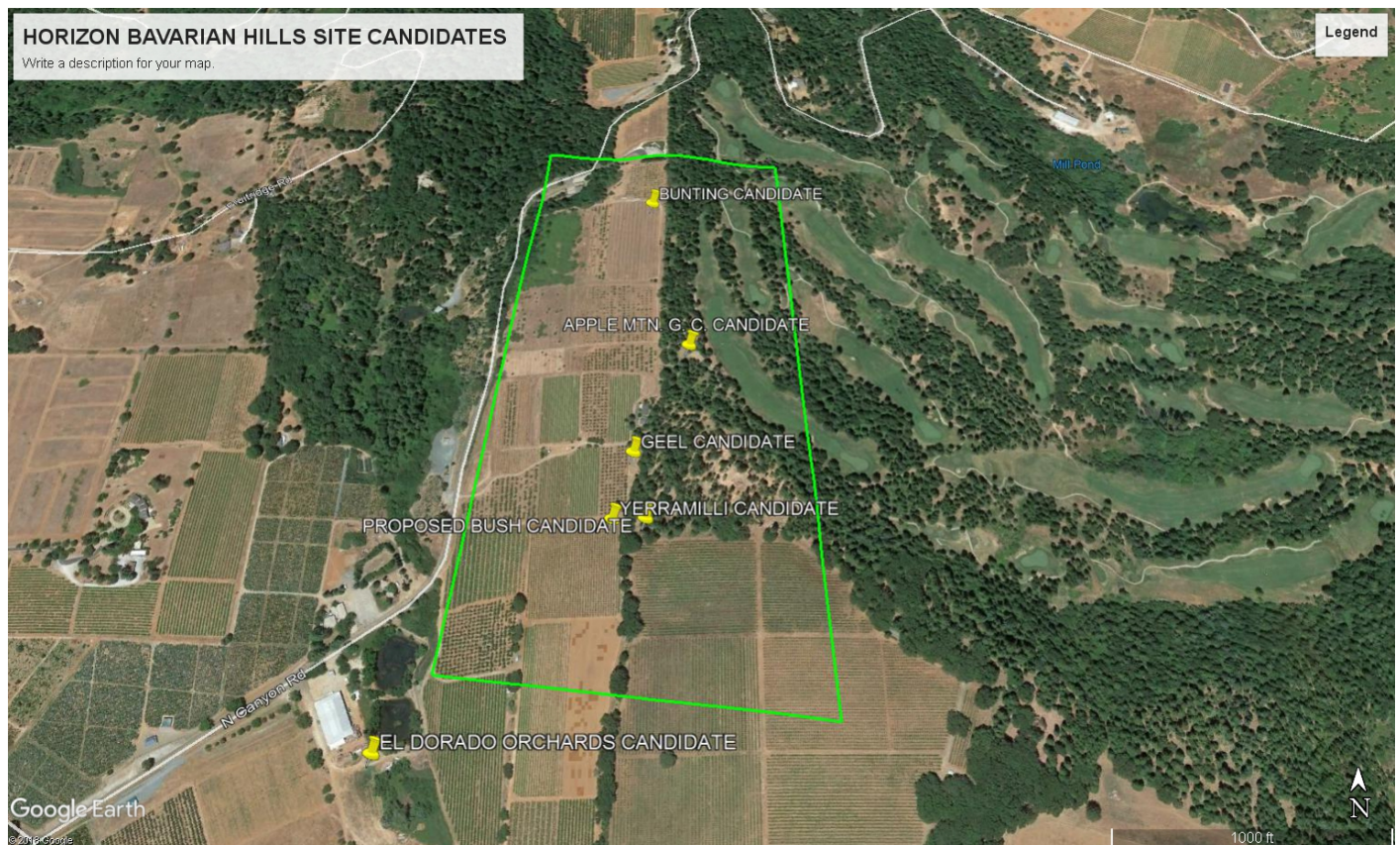
1	2	3	4
5	6	7	8



SATELITE PHOTO OF PROPOSED HORIZON BAVARIAN HILLS SITE

Pursuant to the application for a Conditional Use Permit for a multi-carrier capable communications facility at the Madrona Vineyard, APN 090-04-100 an alternate site analysis describing other properties identified and evaluated for this facility is herewith submitted as required by Zoning Ordinance Chapter 17.14.210.

Horizon Tower is pleased to provide the following information in response to this request. Our clients, major cell phone service providers, and our radio engineering team identified the need for improved coverage in the polygon shown below. Also shown are the candidates identified in our field search for locations which meet the required coverage objective.



Horizon Tower first contacted El Dorado County Planning Services to identify permitted zones and ordinance regulations applicable to cell sites. Based on the information secured from this research an extensive field survey was performed in the search area to identify properties in permitted zones which met our coverage objectives without topographic blockage, and provided a reasonable leasing potential. These properties are identified below:

Based on the above criteria our search was initially narrowed to the below properties providing a hilltop location on or overlooking North Canyon Road. Additional factors considered were the size of the properties, access, available utilities, and distance from adjacent residences.

1. Bunting (Bavarian Hills restaurant & orchard) APN 048-080-55-100
2. Apple Mountain Golf Course APN 048-010-31-100
3. Yerramilli APN 048-080-62
4. Geel APN 048-080-50-100
5. El Dorado Orchards APN 048-080-57-100

These properties were subsequently eliminated for the following reasons, referencing each property by the number above.

1. Bunting signed a lease and shortly thereafter had a change of heart, requesting us to terminate the lease. In the interest of maintaining community goodwill we agreed. The Bunting site would have required removal of 1600 square feet of orchard.
2. Apple Mtn. Golf Course - It was determined that access to the westerly part of the property along the tree line was limited to a narrow golf cart path crossing a creek, thus prohibiting construction and maintenance vehicles access.
3. After lengthy discussions owner Yerramilli decided to maintain the vineyard as is. (The cell site would have required removing grape plantings in a 40' x 40' area.)
4. The Geels advised they had put the property up for sale and did not want to enter a long term lease.
5. El Dorado Orchards is too far from the coverage objective and does not provide sufficient ground elevation.
6. There are no existing cell sites within or near the coverage area which would enable co-location.

Please see the below photo's describing alternate sites 1, 2, 3.

**Bavarian Hills Site Bunting Candidate
3100 North Canyon Road, Camino, CA**



Location of Bunting Candidate



Bunting Candidate Access Route

**Bavarian Hills Site Apple Mtn. Golf Course Candidate
3455 Carson Road, Camino, CA**



Location of Apple Mtn. Golf Course Candidate



Apple Mtn. Golf Course Candidate Access Route

Bavarian Hills Site Yerramilli Candidate
2910 N. Canyon Road, Camino, CA



Location of Yerramilli Candidate

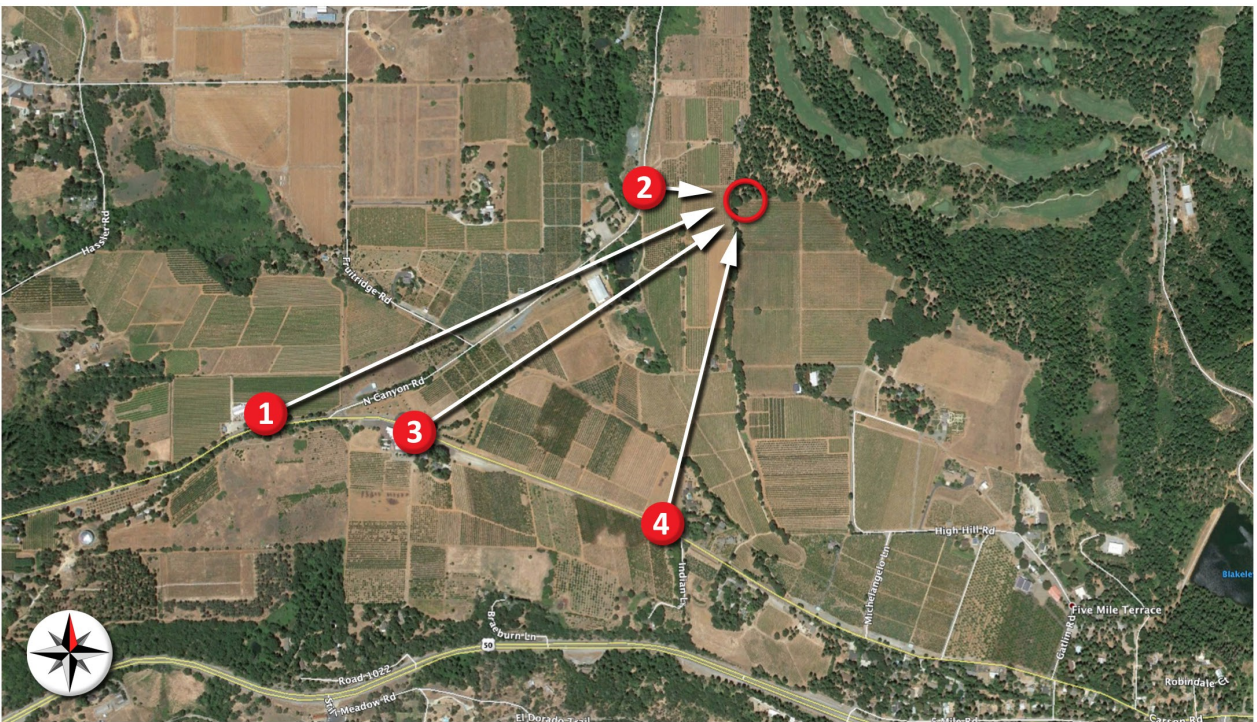


Yerramilli Candidate Access Route

Conclusion

Following this exhaustive evaluation of site candidates the Madrona Vineyard Bush property was selected based on the following criteria:

- Hilltop position overlooking North Canyon Road
- Existing tree cover providing natural screening for a monopine
- Level ground requiring no grading
- Access direct from Carson Road through an existing vineyard road
- Owner Bush's willingness to lease on acceptable terms
- Power and telephone utilities being readily available through new underground extensions.
- The Agricultural Commission finds no adverse effect on natural resources.





Existing



proposed treepole



Proposed



4/7/19

Bavarian Hills Site # CA4075

2560 High Hill Rd.
Placerville, CA

Looking Northeast from Grace Vineyard

View #1

insight photosim (707) 315-1585



Existing



proposed treepole

Proposed



Existing



proposed treepole

Proposed



4/7/19

Bavarian Hills Site # CA4075

2560 High Hill Rd.
Placerville, CA

Looking Northwest from Garson Rd. at Bao Vista

View #3

insight photosim (707) 315-1585



Existing



Proposed



YOUR RF SAFETY PARTNER

RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

Prepared for Verizon

c/o Epic Wireless Group LLC

Site Name: **Apple MT**
Site Type: **Monopine**

Located at:

2560 High Hill Rd
Placerville, CA 95709
Latitude: 38.74929 / Longitude: -120.7208

Report Date: **2/12/2019**
Report By: **Jamie Santos**

Based on FCC Rules and Regulations, Verizon is compliant.

CUP18-0012 Exhibit I

Page 1/15

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1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by Epic Wireless Group LLC., contractors to Verizon, to determine whether its wireless communications facility complies with the Federal Communications Commission (“FCC”) Radio Frequency (“RF”) Safety Guidelines. This report contains a computer-simulated and on-site analysis of the Electromagnetic Fields (“EMF”) exposure resulting from the facility. The analysis also includes assessment of existing wireless carriers on site, where information is provided. The table below summarizes the results at a glance:

Table 1: EMF Summary

Verizon	Summary
Access Type	Gate
Access to antennas locked	Optional
RF Sign(s) @ access point(s)	None
RF Sign(s) @ antennas	None
Barrier(s) @ sectors	NA
Max EMF level for Verizon on Ground	1.0% General Population
Min Clearance Distance from Face of Verizon’s Antennas	46 Feet

2.0 SITE DESCRIPTION

The wireless telecommunication facility is located on the ground. The facility consists of 1 wireless carrier(s) or operator(s): Verizon. The antennas are typically grouped into sectors pointing in different direction to achieve the desired areas of coverage. Verizon's antennas are mounted on a monopine tower and connected to the equipment via cables.

2.1 Site Map



2.2 Site Photographs



Verizon Proposed Location



Verizon Proposed Location



Verizon Proposed Location



Verizon Proposed Location

2.3 Antenna Inventory

Technical specifications in the table below are provided by our clients and/or gathered from physical field surveys where applicable and/or possible. Conservative estimates are used where information is not provided or available.

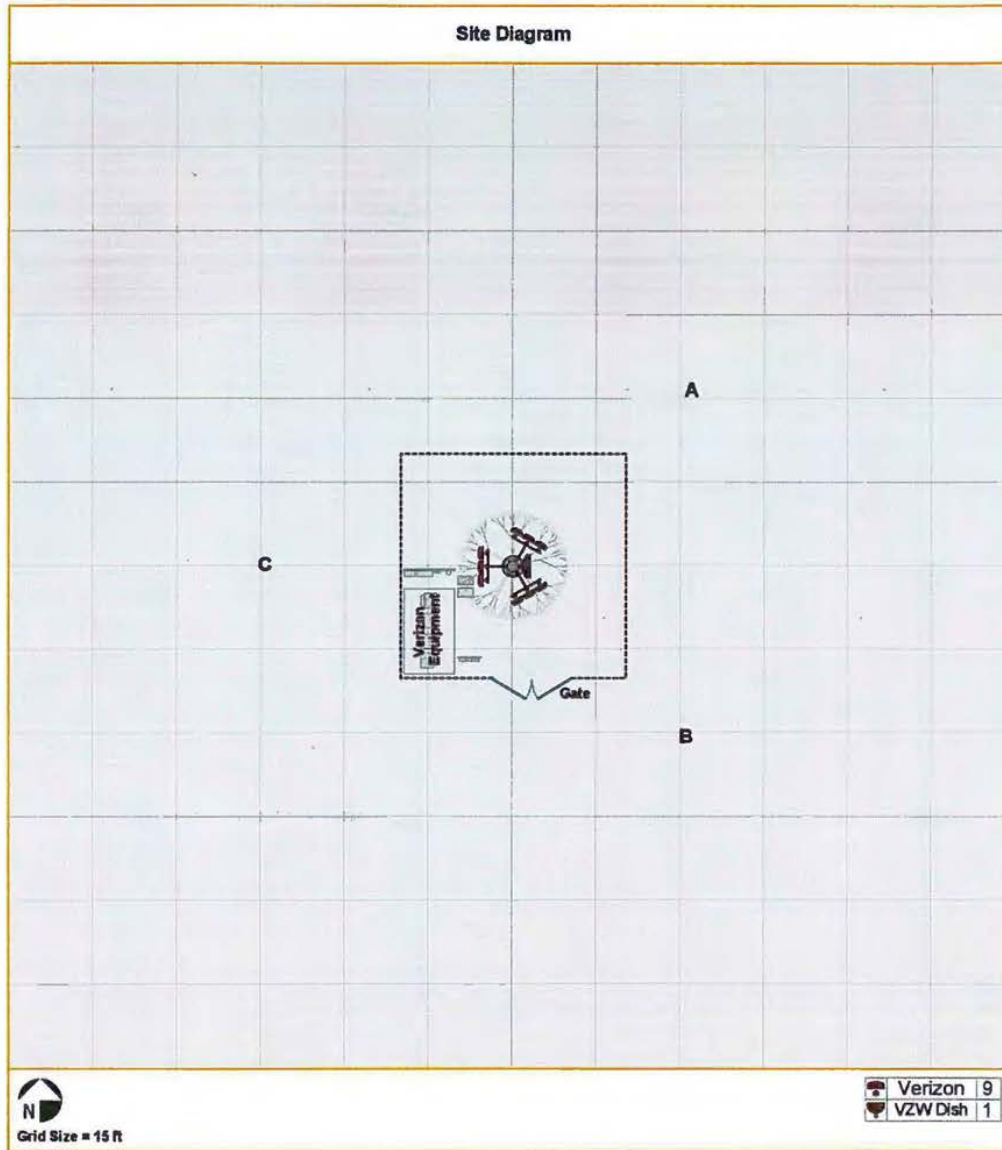
Table 2: Site Technical Specifications

Antenna ID	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Total ERP (Watts)	Bottom Tip Height Above Ground (Z) (ft)	Bottom Tip Height At Ant. Level (Z) (ft)
A1	Verizon	Commscope	NHH-65C-R2B	Panel	746	30	65	8.0	13.4	142	3098	111.0	0.0
A1	Verizon	Commscope	NHH-65C-R2B	Panel	880	30	62	8.0	13.7	142	3342	111.0	0.0
A2	Verizon	Commscope	NHH-65C-R2B	Panel	746	30	65	8.0	13.4	142	3098	111.0	0.0
A2	Verizon	Commscope	NHH-65C-R2B	Panel	2120	30	62	8.0	16.3	283	12055	111.0	0.0
A3	Verizon	Commscope	NHH-65C-R2B	Panel	880	30	62	8.0	13.7	142	3342	111.0	0.0
A3	Verizon	Commscope	NHH-65C-R2B	Panel	1965	30	66	8.0	15.7	283	10572	111.0	0.0
B1	Verizon	Commscope	NHH-65C-R2B	Panel	746	150	65	8.0	13.4	142	3098	111.0	0.0
B1	Verizon	Commscope	NHH-65C-R2B	Panel	880	150	62	8.0	13.7	142	3342	111.0	0.0
B2	Verizon	Commscope	NHH-65C-R2B	Panel	746	150	65	8.0	13.4	142	3098	111.0	0.0
B2	Verizon	Commscope	NHH-65C-R2B	Panel	2120	150	62	8.0	16.3	283	12055	111.0	0.0
B3	Verizon	Commscope	NHH-65C-R2B	Panel	880	150	62	8.0	13.7	142	3342	111.0	0.0
B3	Verizon	Commscope	NHH-65C-R2B	Panel	1965	150	66	8.0	15.7	283	10572	111.0	0.0
C1	Verizon	Commscope	NHH-65C-R2B	Panel	746	270	65	8.0	13.4	142	3098	111.0	0.0
C1	Verizon	Commscope	NHH-65C-R2B	Panel	880	270	62	8.0	13.7	142	3342	111.0	0.0
C2	Verizon	Commscope	NHH-65C-R2B	Panel	746	270	65	8.0	13.4	142	3098	111.0	0.0
C2	Verizon	Commscope	NHH-65C-R2B	Panel	2120	270	62	8.0	16.3	283	12055	111.0	0.0
C3	Verizon	Commscope	NHH-65C-R2B	Panel	880	270	62	8.0	13.7	142	3342	111.0	0.0
C3	Verizon	Commscope	NHH-65C-R2B	Panel	1965	270	66	8.0	15.7	283	10572	111.0	0.0
D1	Verizon	Unknown	Unknown	Dish	10000	90	2	4.0	38.0	-	65	103.0	0.0

3.0 ANALYSIS

3.1 Site Diagram

Figure 1: Site Diagram - Plan (bird's eye) view



3.2 Emission Predictions

Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. Gray represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in gray and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

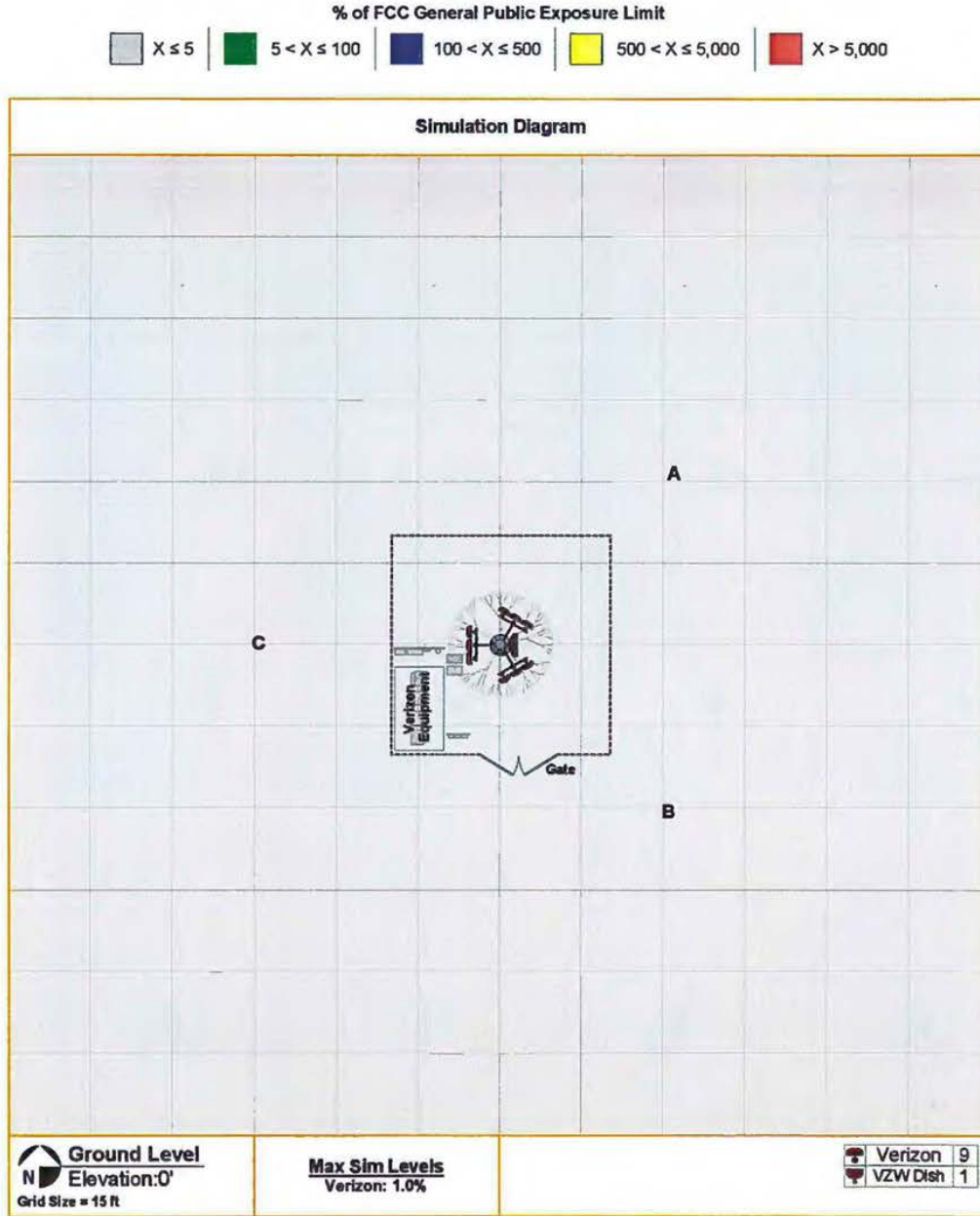
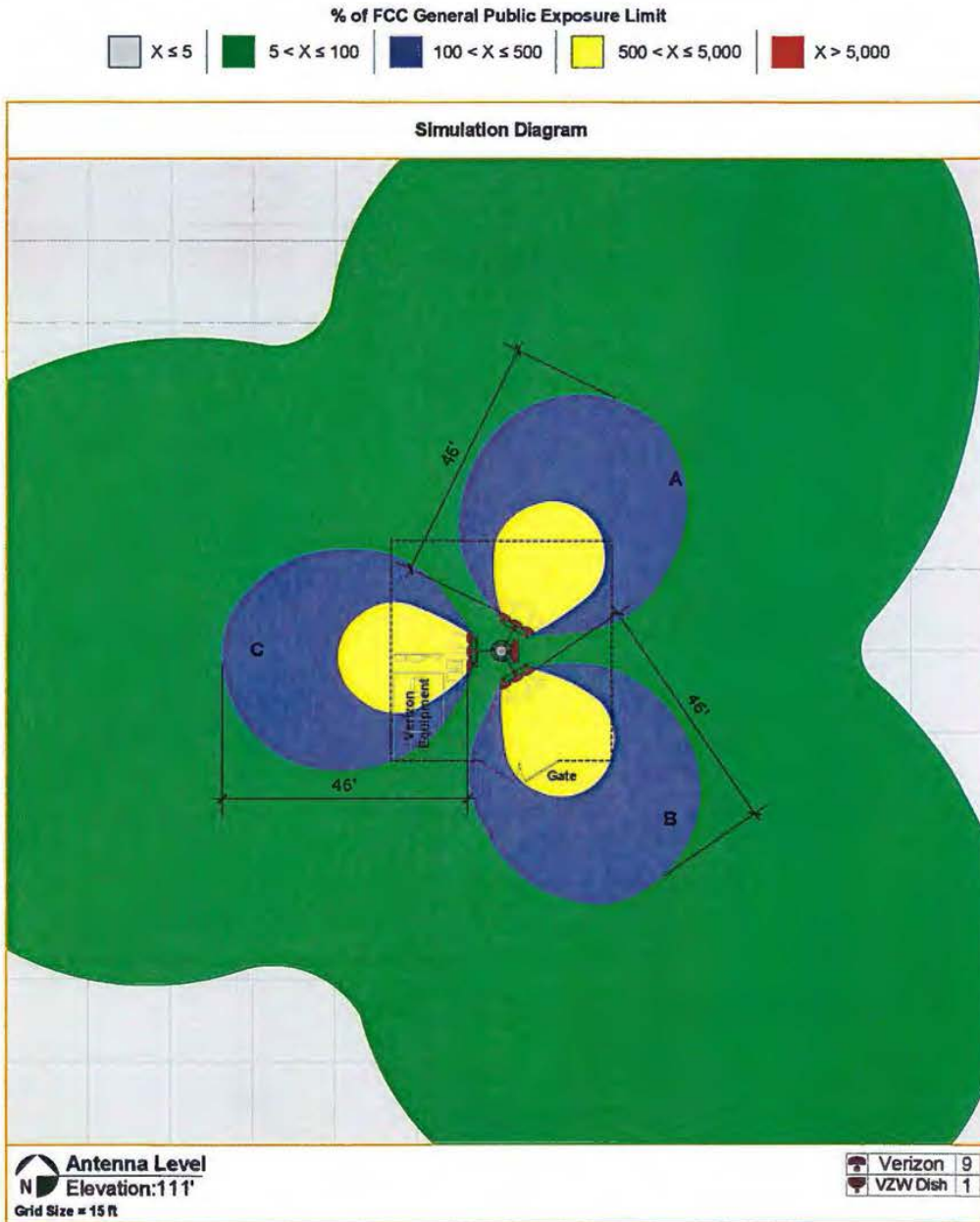


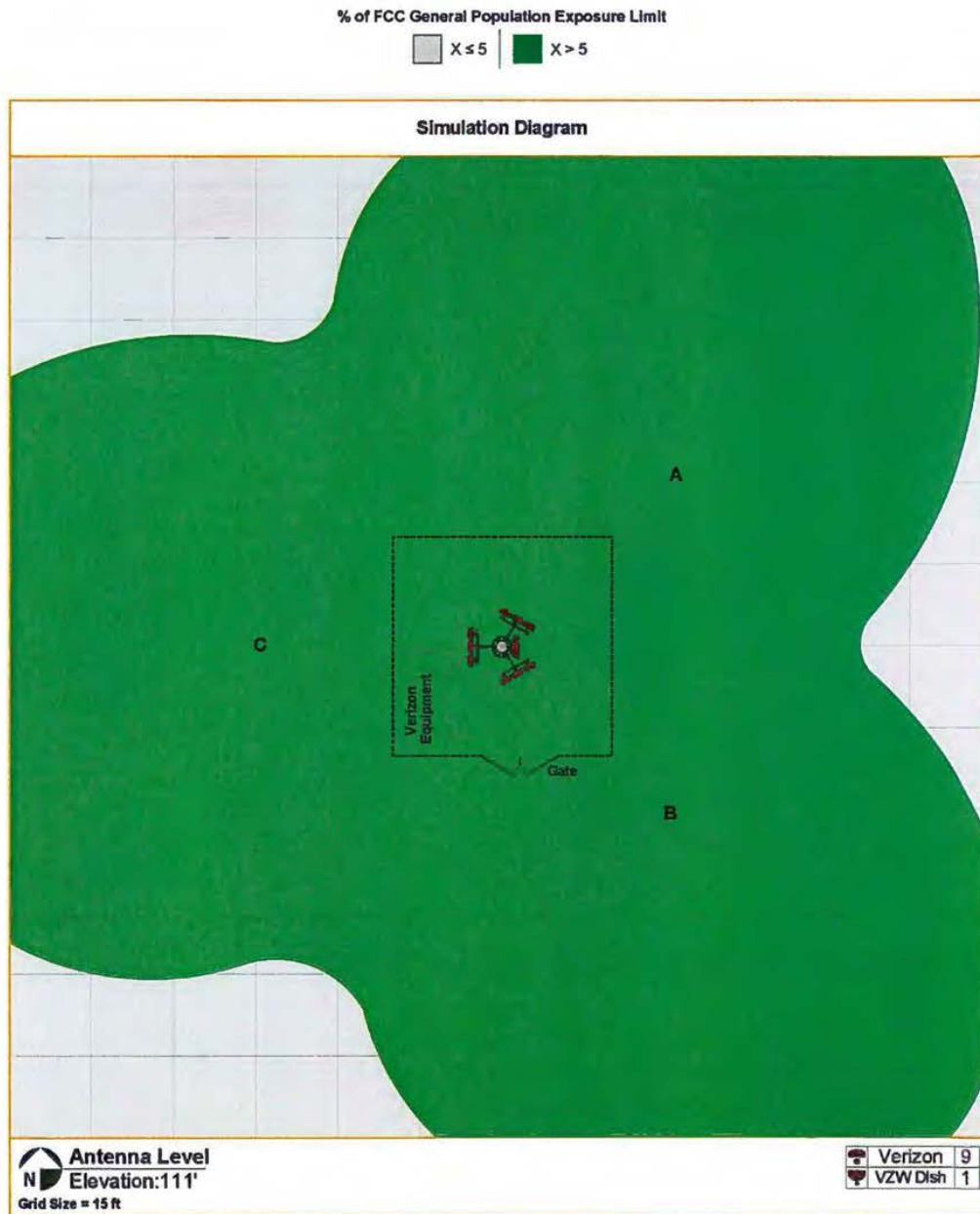
Figure 3: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. Gray represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in gray and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.



3.3 Five Percent Contributions

Mitigation measures are a shared responsibility for carriers whose RF emission levels exceed five percent of the FCC's exposure limits in areas of non-compliance.

Figure 4: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. Gray represents areas where exposure levels are calculated to be at or below 5%; Green – greater than 5%.



4.0 CONCLUSION

4.1 Results

For a person standing in accessible areas on the ground, calculations for Verizon's site resulted in exposure levels below the FCC's most stringent General Population MPE Limits (see figure 2).

At antenna elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antennas (see figure 3). The overexposed (yellow and blue) areas extend 46-feet from the front face of the Verizon antenna(s). From the provided drawings, there are no other buildings or surrounding structures within 46-feet of the Verizon antenna(s). Beyond 46-feet, exposure levels are predicted to be below the FCC's most stringent General Population MPE Limits.

The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that Verizon employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them.

4.2 Recommendation(s)

Further actions are not required.

4.3 Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.


Darang Tech, P.E.



Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 3: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm ²)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm ²)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 - 1.0)	30	Frequency (Mhz)/300 (1.0 - 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded.

Dtech uses an industry standard power density prediction computer Model¹ to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. The Model does not take into account losses due to buildings. Its methodologies are conservative enough to account for typical down-tilts deployed in wireless communications. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits. A result higher than 100% exceeds the Limits.

Appendix C: Limitations

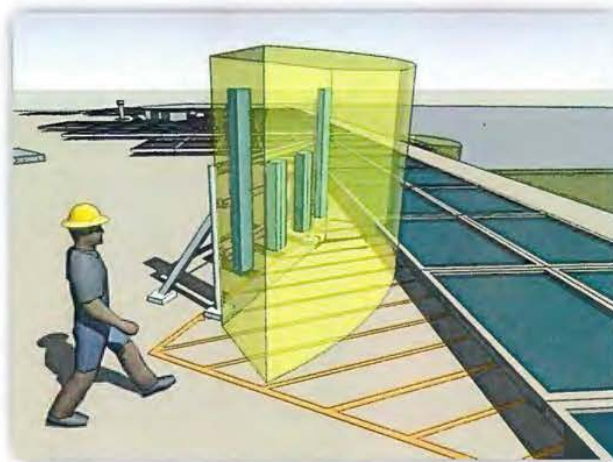
The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

¹ Dtech uses Roofmaster(tm) 2015 Version 15.7.2.18 per Verizon's direction.

Appendix D: AntennaView®

Dtech Communications offers a unique, online tool (AntennaView®) to train, identify and inform individuals of site-specific HotZones – areas that may potentially exceed the FCC's Safety Limits. AntennaView® is an online, interactive training tool that will educate nontechnical people in about ten minutes. It is a site-specific, RF safety training program that requires the end user to sign an online agreement thereby limiting the liability to the landlord and carriers. Some of the advantages include:

- Virtual walk-through in 3-D with corresponding photographs
- Site-specific, interactive, simple to understand
- Delivers pertinent information i.e. HotZones (areas that may potentially exceed FCC safety limits), site owners and contact numbers.
- User online agreement = accountability



We invite you to take a quick tour at www.AntennaView.com and see how easy to understand and informative AntennaView® is.

Under Article 47 CFR § 1.1307(b), the FCC & OSHA mandates wireless operators/facility owners to have an RF survey completed including a safety plan and training to ensure that their tenants, employees and contractors who work in or around RF sites are aware of the potential risks posed by RF radiation. Most cell sites are located on building rooftops where HVAC contractors, window washers, painters, etc. routinely work and generally do not know what antennas even look like. Dtech Communications can help with ongoing FCC/OSHA compliance and provide practical training that is easy to understand by anyone regardless of their technical background.

Appendix E: Verizon's RF Advisory Signs



GUIDELINES Sign



NOC INFORMATION Sign



NOTICE Sign



CAUTION Sign



WARNING Sign

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry
Lloyd Walker – Other Agricultural Interests

MEMORANDUM

DATE: May 9, 2019
TO: Development Services/Planning
FROM: Greg Boeger, Chair
Subject: CUP18-0012 Horizon Tower Bavarian Hills Site - APN 048-090-04

During the Agricultural Commission's regularly scheduled meeting held on May 8, 2019 the Commission reviewed the following request from Planning: (continued from 3/13/19)

Planning Request and Project Description:

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a wireless communications facility, located on a 52 acre parcel at the north end of High Hill Road, approximately 1,700 feet north of the intersection with Carson Road in the Apple Hill area. The project parcel is within the PA-20 and TPZ zone districts.

Request: The applicant is requesting the Approval of a Conditional Use Permit that would allow a wireless communication facility consisting of a proposed 125 foot tall faux pine tree with associated ground mounted equipment.

Agricultural-zoned parcels (Planned Agricultural, PA-20) surround the project site.

The following General Plan Policies direct Commission guidance:

Policy 8.4.2.1 The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Policy 8.1.3.5 On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved. (Added per discussion with County Counsel at meeting)

Parcel Description:

- Parcel Number and Acreage: 048-090-04, 52.24 Acres
- Agricultural District: Yes
- Land Use Designation:AL = Agricultural Lands
- Zoning: TPZ (Timber preservation zone).
- Soil Type: All soils are choice

130.40.350 - Timber Production Zone: Criteria, Regulations, and Zone Change Requirements

G. Required Findings to Support Residential, Recreational and Other Non-Timber Uses. Certain uses within the TPZ may be compatible with growing and harvesting timber in certain circumstances, and may be allowed by Conditional Use Permit. When approving a Conditional Use Permit, as allowed in Table 130.21.020 (Agriculture, Rural Lands and Resource Zone Districts Use Matrix) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, for compatible, nontimber related uses, the review authority shall consider the recommendations of the

Ag Commission and shall make the following findings:

1. The proposed use is compatible with and will not detract from the land's ability to produce timber;
2. Fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities;
3. The proposed use will not adversely impact the area's watershed, wildlife, and other natural resources.

Prior to Chair Boeger hearing public comment, Planning Department, Aaron Mount expressed being available for any questions and Deputy County Counsel, Breann Moebuis addressed the Commission and assisted with consideration of County General Plan Policies 8.1.4.1, 8.4.2.1, and 8.1.3.5 pertaining to the cell tower placement and the federal Telecommunications Act of 1996.

Chair Boeger addressed the public for comment; the applicant, John Merritt from AT&T addressed the Commission and provided new pictures of the project as requested by the Commission on March 13, 2019. Public comment was opened with many comments opposing and supporting the project were heard by Paul Bush, Lucy Barnes, Christa Campbell, Pam Harris, Pam Harris-Chris Delfino letter, Allen Thompson, Siva Yerramili, Gordon Helm, Diane Anderly, Steven Grace, Stanley Geel, Joan Geel, and Tyler Grace, Stan and Joan Geel provided a drone video showing the location of the cell tower in relation to their property. The applicant addressed the Commission again answering questions that were noted while public comment occurred. (Copies of letters submitted are attached to the Legistar File #19-0408 and a full tape recording will be provided through Legistar pending approval at 6/12/19 Agricultural Commission Meeting, No duplication of drone video will be provided on county files, <https://eldorado.legistar.com/LegislationDetail.aspx?ID=3881731&GUID=CD26A5FD-C0F4-4E16-BD04-ACAFFBAD3950&Options=&Search=>)

Commission members discussed the importance of the Agriculture and Timber issues being addressed, a second location was discussed but the Commission recognized the alternative location would negatively affect the Timber Land as there would be additional loss of trees.

It was moved by Commissioner Walker and seconded by Commissioner Draper to recommend APPROVAL of the Special Use Permit for the proposed cell tower location 81 feet from the property line and approximately 463 feet from the neighboring house as stated by the applicant. The Commission recommends that the Planning Commission make the necessary findings of Policies 8.1.4.1 and 8.4.2.1 required for approval of a Special Use Permit for the proposed cell phone tower location based on the placement not having an impact on Agriculture/TPZ on the subject parcel and the adjacent parcels. The Commission also recommends that, under Policy 8.1.3.5, approval will not impair or impact

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agricultural use; and also recommend that the Planning Commission make the necessary findings under Zoning Ordinance 130.40.350 (G) (Timber Production Zone: Criteria, Regulations and Zone change requirements). The Ag Commission further notes that the alternative location 100' to the east could detract from the lands ability to produce timber. (Note: The Commission did not make a recommendation on the view fields or the land values, as the Commission determined that these issues do not have an effect on agriculture or timber uses).

Motion passed:

AYES: Walker, Mansfield, Boeger, Neilsen, Bolster, Bacchi, Draper
NOES: None
ABSENT: None
ABSTAIN: None