



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: November 1, 2021
To: El Dorado County Agricultural Commission
From: Bianca Dinkler, Associate Planner
Subject: AT&T/Verizon Colocation (Project File No. CUP-R21-0049)

Planning Services is processing the attached application for a Conditional Use Permit Revision and requests the project be placed on the next available Agricultural Commission Agenda for advisory review and comment.

Project description - Conditional Use Permit CUP-R21-0049: A request for a Conditional Use Permit Revision for AT&T colocation on an existing Verizon 70-ft monopine cell tower. Project would include six (6) new AT&T antennas for a new height of 85-ft. Project includes a new fenced lease area of 12-ft x 20-ft with associated equipment, including new premanufactured walk-in cabinets, and a 30KW Diesel Emergency Backup Generator. The property, identified by Assessor's Parcel Number 317-250-056, consists of 16.26 acres, and is located on the north side of Green Valley Road, approximately 1000 feet east of the intersection with Mortara Circle in the Placerville area. The parcel is zoned Estate Residential, Five-acre (RE-5) with a General Plan land use designation of Low Density Residential (LDR), and is adjacent to Planned Agricultural, Ten-acre (PA-10) zoning to the east.

General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission as follows:

- 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."



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP-R21-0049

ASSESSOR'S PARCEL NO.(s) 317-250-56

PROJECT NAME/REQUEST: (Describe proposed use) _____

AT&T is proposing a collocation on an existing Verizon tower. The tower will be extended and Verizon will take the top. This was previously reviewed and approved, however AT&T is now requiring a separate ground lease triggering a new use permit mod.

APPLICANT/AGENT AT&T - Attn: Karen Lienert

Mailing Address 605 Coolidge Drive, Suite 100, Folsom, CA 95630

P.O. Box or Street City State & Zip

Phone (916) 834-0834 EMAIL: landmarkconsulting@sbcglobal.net

PROPERTY OWNER Brooks & Blair Mitchell

Mailing Address 6521 Green Valley Road, Placerville, CA 95667

P.O. Box or Street City State & Zip

Phone (530) 957-6329 EMAIL: 1913bmitch@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT M Squared Wireless

Mailing Address 1387 Calle Avanzado, San Clemente, CA 92673

P.O. Box or Street City State & Zip

Phone (949) 391-6824 EMAIL: bella@msquaredwireless.com

LOCATION: The property is located on the north side of Green Valley Road

N / E / W / S street or road

1000 feet/miles east of the intersection with Mortara Circle

N / E / W / S major street or road

in the _____ area. PROPERTY SIZE 16.259 acres

X [Signature] signature of property owner or authorized agent Date 8/13/21 acreage / square footage

FOR OFFICE USE ONLY

Date 8/26/2021 Fee \$ 2883.00 Receipt # R33896 Rec'd by MAA2 Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

Revised 11/2017

CUP-R21-0049



COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

Conditional/Minor Use Permit

REQUIRED SUBMITTAL INFORMATION

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|----------------|---------------|-----|--|
| <u> x </u> | <u> </u> | 1) | Application form, completed and signed. |
| <u> x </u> | <u> </u> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <u> n/a </u> | <u> </u> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <u> x </u> | <u> </u> | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <u> x </u> | <u> </u> | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <u> X </u> | <u> </u> | 6) | Environmental Questionnaire form, completed and signed. |
| <u> x </u> | <u> </u> | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <u> X </u> | <u> </u> | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <u> X </u> | <u> </u> | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| <u> n/a </u> | <u> </u> | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

CUP-R21-0049

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- n/a _____ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
- n/a _____ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:
- _____ a) Percolation rate and location of test on 4.5 acres or smaller
- _____ b) Depth of soil and location of test
- _____ c) Depth of groundwater and location of test
- _____ d) Direction and percent of slope of the ground
- _____ e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- _____ f) Identify the area to be used for sewage disposal
- _____ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
- n/a _____ 13) Preceding parcel map, final map, or record of survey, if any exists.
- n/a _____ 14) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- n/a _____ 15) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- n/a _____ 16) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- n/a _____ 17) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

- n/a _____ 18) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- n/a _____ 19) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- n/a _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL n/a

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (✓)
Applicant County

- n/a _____ 1) Oak Resources Code Compliance Certificate.
- n/a _____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- n/a _____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- n/a _____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- n/a _____ 5) Reason and objective for impact to oak trees and/or oak woodlands.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- x _____ 1) Project name (if applicable).
- x _____ 2) Name, address of applicant and designer (if applicable).

- | | | | |
|--------------|---------------|-----|--|
| <u> x </u> | <u> </u> | 3) | Date, north arrow, and scale. |
| <u> x </u> | <u> </u> | 4) | Entire parcel of land showing perimeter with dimensions. |
| <u> x </u> | <u> </u> | 5) | All roads, alleys, streets, and their names. |
| <u> x </u> | <u> </u> | 6) | Location of easements, their purpose and width. |
| <u> x </u> | <u> </u> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <u> n/a </u> | <u> </u> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards). |
| <u> n/a </u> | <u> </u> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <u> x </u> | <u> </u> | 10) | Total gross square footage of proposed buildings. |
| <u> x </u> | <u> </u> | 11) | Proposed/existing fences or walls. |
| <u> x </u> | <u> </u> | 12) | Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16). |
| <u> n/a </u> | <u> </u> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <u> n/a </u> | <u> </u> | 14) | Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards) . |
| <u> n/a </u> | <u> </u> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <u> n/a </u> | <u> </u> | 16) | Existing/proposed fire hydrants. |
| <u> n/a </u> | <u> </u> | 17) | Tentative subdivision or parcel map (if applicable). |
| <u> n/a </u> | <u> </u> | 18) | Public uses (schools, parks, etc.) |
| <u> n/a </u> | <u> </u> | 19) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed). |
| <u> n/a </u> | <u> </u> | 20) | Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website). |
| <u> n/a </u> | <u> </u> | 21) | Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems. |

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS n/a

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)
Applicant County

- | | | |
|------------------|----|--|
| <u>n/a</u> _____ | 1) | Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards). |
| <u>n/a</u> _____ | 2) | Note quantity/type of trees to be removed. |
| <u>n/a</u> _____ | 3) | Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed. |
| <u>n/a</u> _____ | 4) | List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services. |
| <u>n/a</u> _____ | 5) | Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services). |

PRELIMINARY GRADING AND DRAINAGE PLAN n/a

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)
Applicant County

- | | | |
|------------------|----|--|
| <u>n/a</u> _____ | 1) | Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance). |
| <u>n/a</u> _____ | 2) | Drainage improvements, culverts, drains, etc. |
| <u>n/a</u> _____ | 3) | Limits of cut and fill. _____ |

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (√)
Applicant County

- | | | |
|------------------|----|--|
| <u>x</u> _____ | 1) | Building design, elevations of all sides. |
| <u>x</u> _____ | 2) | Exterior materials, finishes, and colors. |
| <u>n/a</u> _____ | 3) | Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses. |

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



EL DORADO COUNTY PLANNING SERVICES

REQUIRED SUBMITTAL INFORMATION

for

SUPPLEMENTAL SUBMITTAL INFORMATION FOR WIRELESS FACILITIES

For Special Use Permit

The following supplemental information must be provided with all applications for wireless facilities. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Place a check (✓) on the "Applicant" lines for those items completed. The planner receiving the application will check (✓) the "County" line.

Check (✓)		
Applicant	County	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Provide manufactures specifications or noise studies on any proposed back up generator and or air conditioning unit(s) noise levels at the facility to property lines pursuant to General Plan Policy 6.5. http://edcgov.us/Government/Planning/AdoptedGeneralPlan\6_health-safety.aspx
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) Provide a copy of the Hazardous Materials Questionnaire available at the El Dorado County Environmental Management Department that indicates the fuel source and containment measures for any proposed back-up generator. Indicate the power source for the facility including batteries and or solar panels.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Provide an EMF/RF Report (Electromagnetic Fields/Radio Frequency) for the proposed wireless facility that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. Include the dimensional size, number and type of towers, microwave dishes and antennae on the plans and in the EMF/RF report. The report shall address the proposed facility's EMF/RF energy emissions as well as addressing existing wireless facilities EMF/RF energy emissions to ensure compliance with FCC EMF/RF regulations. Express power density in milliwatts per square centimeter (mW/cm ²).
<input type="checkbox"/>	<input type="checkbox"/>	4) Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure. Fire extinguisher in building - Fire rated for 2 hours
<input type="checkbox"/>	<input type="checkbox"/>	5) Provide information that shows and lists alternative site locations that have been reviewed pursuant to Zoning Ordinance Chapter 17.14.210 (B) (1). http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6) Provide information identifying the school district and any homeowners association established by CC&Rs which involve the property on which the proposed facility is to be located, pursuant to Zoning Ordinance Chapter 17.14.210 (J). No CC&Rs - School District: Mother Lode http://edcgov.us/Government/Planning/ZoningOrdSep2013/Chapter17-14_092013.aspx
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7) Provide information describing the co-location capability of the proposed tower. This is a proposed collocation on an existing. Based upon the structural analysis the tower would likely not support another wireless carrier without structural upgrades

CUP-R21-0049

Check (√)		
Applicant	County	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Provide seven (7) color copies of Visual Simulations.
<input type="checkbox"/> n/a	<input type="checkbox"/>	9) Indicate a fire district approved turn around at project site. Turn around is existing at site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Indicate the facility setbacks to property lines and or road easements. Describe and justify any requested setback waivers.
<input type="checkbox"/> *	<input type="checkbox"/>	11) Indicate if the facility will be underground or above ground and if the utilities will be underground or above ground. Indicate the distance and cubic yards of material removed and replaced for utility trenching.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12) Indicate any lighting to be used and if any timers or motion detector controlled lights will be utilized and type of light shielding. Motion detector light above shelter door
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13) Provide information on paint and colors proposed to be used on the facility and support structure. Existing facility - new equipment will matchc
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14) Provide information on the type of camouflage techniques to be used on the facility and support structure (s) and show how you will address the elimination of all reflective surfaces.
<input type="checkbox"/> n/a	<input type="checkbox"/>	15) Identify and list all tree and plant species type and size that will be removed and replaced for the new facility if applicable.
<input type="checkbox"/> n/a	<input type="checkbox"/>	16) Provide a landscaping plan and temporary irrigation system for the facility if vegetation is to be used to screen the facility.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17) Provide a title report or deed identifying legal access.

*Previous approval

PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
blddept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 642-9082 FAX
lahoebuild@edcgov.us

October 7, 2019

AT&T Mobility
C/O Epic Wireless
605 Coolidge Drive, Suite 100
Folsom, CA 95630

RE: Eligible Request CUP-R19-0018, APN 317-250-56

To whom it may concern:

Pursuant to your letter of July 11, 2019, and revised September 19, 2019, based upon the submitted information it has been determined that the proposed project is eligible for a Building Permit Application.

Compliance to the required Conditions of Approval and confirmation that no changes to the project proposal have occurred that would make it an ineligible request under Federal law will be verified by the Building Permit Application process. The Building Permit Application process will include a review for compliance to all other applicable standards, including but not limited to the El Dorado County General Plan, Zoning Ordinance, and the California Building Code(s).

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Mount".

Aaron Mount
Senior Planner, Development Services

CUP-R21-0049

**LETTER OF AUTHORIZATION
TO FILE PERMIT APPLICATIONS**

2021 AUG 26 PM 2:27
RECEIVED
PLANNING DEPARTMENT

Re: El Dorado County APN # 317-250-56

To Whom It May Concern:

The undersigned, Landlord, is the owner of the property located in the unincorporated area of El Dorado County, 6521 Green Valley Road, Placerville, CA 95667, County Assessor's Parcel No. #317-250-56, that is the subject of a CUP application for a new AT&T Mobility Telecommunications Facility. The undersigned, Landlord, authorizes AT&T Mobility, C/O Epic Wirelss Group, and hereby authorizes Epic Wireless Group, its agent, to act as applicant to obtain any and all permits required for the approval and construction of this antenna/communication facility.

Landlord/Lessor: Brooks Mitchell



Landlord

8/17/21

Date

CUP-R21-0049

LETTER OF AUTHORIZATION
TO FILE PERMIT APPLICATIONS

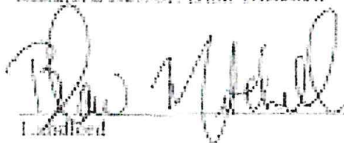
2021 AUG 26 PM 2:27
RECEIVED
PLANNING DEPARTMENT

Re: El Dorado County APN # 317-250-56

To Whom It May Concern:

The undersigned, Landlord, is the owner of the property located in the unincorporated area of El Dorado County, 6521 Green Valley Road, Placerville, CA 95667, County Assessor's Parcel No. #317-250-56, that is the subject of a CUP application for a new AT&T Mobility Telecommunications Facility. The undersigned, Landlord, authorizes AT&T Mobility, C/O Epic Wireless Group, and hereby authorizes Epic Wireless Group, its agent, to act as applicant to obtain any and all permits required for the approval and construction of this antenna/communication facility.

Landlord/Lessor: Blair Mitchell


Landlord


Date

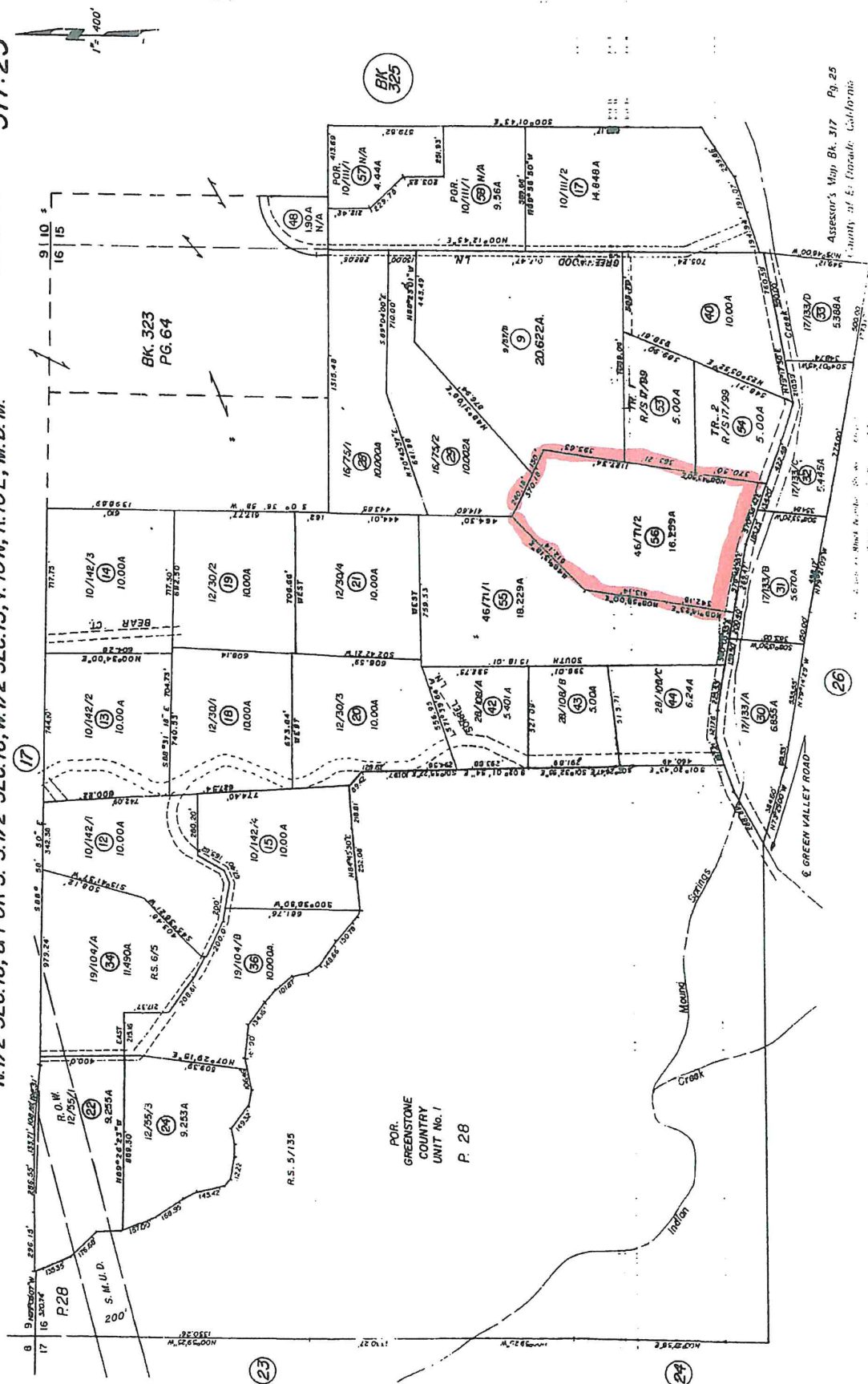
CUP-R21-0049

Figure 1

N. 1/2 SEC. 16, & POR'S. S. 1/2 SEC. 16, W. 1/2 SEC. 15, T. 10N, R. 10E, M.D.M.

Tax Area Code

317:25



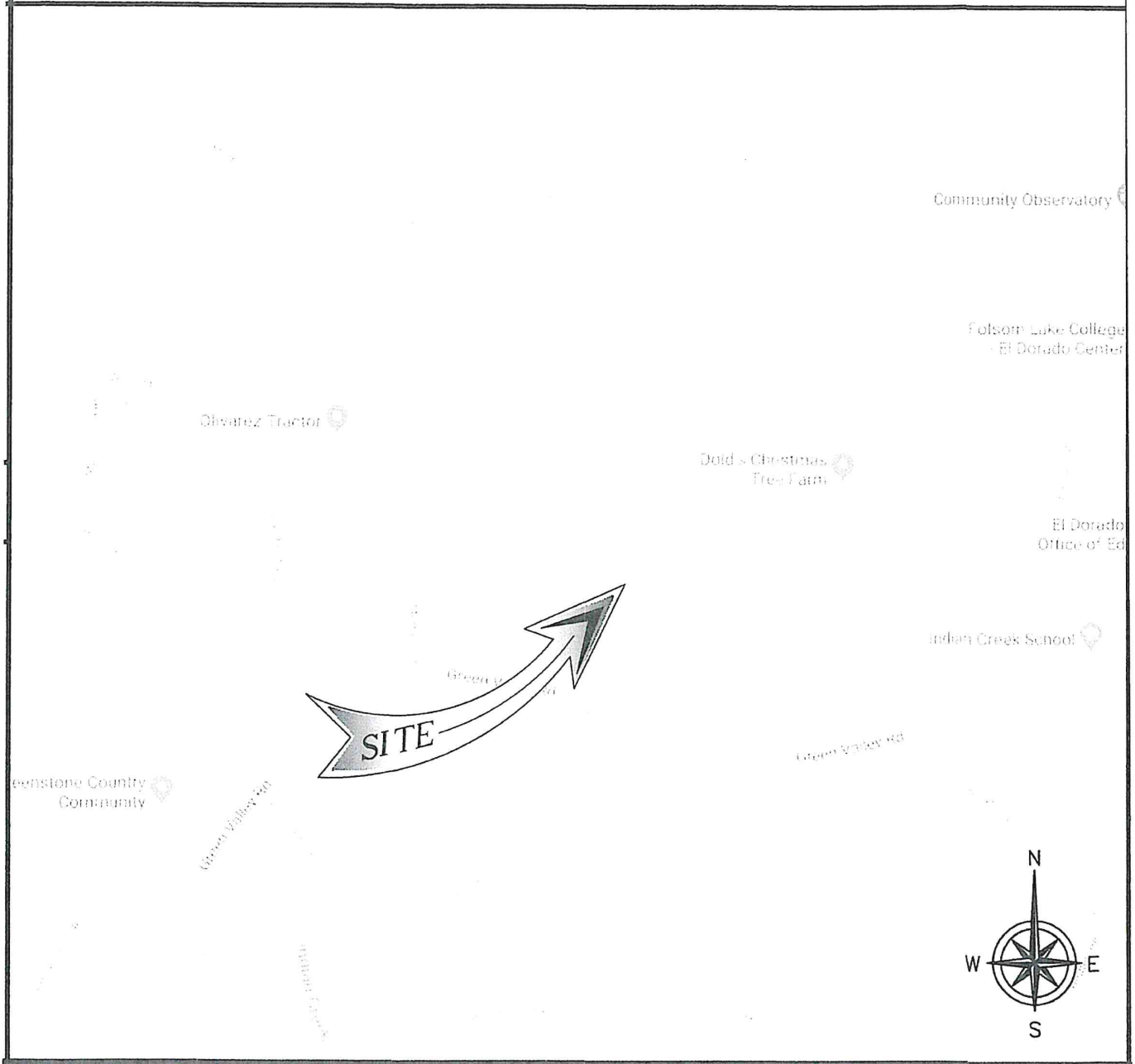
CUP-R21-0049

Assessor's Map Bk. 317 Pg. 25
County of Los Angeles California

County of Los Angeles, California

2021 JUN 26 PM 2:21
RECEIVED
PLANNING DEPARTMENT

VICINITY MAP



CUP-R21-0049



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Natalie Porter / Tia Raamot
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: AT&T Attn: Karen Lienert
Address: 605 Coolidge Drive #100, Folsom, CA

Phone #: 916-834-0834
Email: landmarkconsulting@sbcglobal.net

Project Information:

Name of Project: AT&T Jonesville Site
Project Location: 6521 Green Valley Road, Placerville, CA
APN(s): 317-250-56

Planning Number: _____
Bldg Size: _____
Project Planner: _____
Number of units: _____

Description of Project: (Use, Number of Units, Building Size, etc.)

This is an unmanned communication facility. Site will be visited following construction 1-2 times per month

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 3/24/2020

CUP-R21-0049



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 10,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 20,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 40,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 45,000 square feet or less for mini-storage |
| <input type="checkbox"/> None apply – a TIS is required with applicable fee. | |

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

Rev 3/24/2020

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PLANNING DEPARTMENT

Conditional/Minor Use Permit
Page 13



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title	AT&T Jonesville Site (CVL03123)	Lead Agency	_____
Name of Owner	Brooks & Blair Mitchell	Telephone	_____
Address	6521 Green Valley Road, Placerville, CA		
Name of Applicant	AT&T - Attn: Karen Lienert	Telephone	(916) 834-0834
Address	605 Coolidge Drive, Suite 100, Folsom, CA 95630		
Project Location	6521 Green Valley Road, Placerville, CA		
Assessor's Parcel Number(s)	317-250-56	Acreage	16.259
		Zoning	A

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:

The proposed project is a collocation on an existing communication tower. The project was previously approved to include a tower extension and antennas. However AT&T has since been required to lease a separate ground space. This permit is for the ground equipment only.

2. What is the number of units/parcels proposed? n/a

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

CUP-R21-0049

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
Approx 450 feet Name of the water body? Mound Springs Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way? No
If so, in what way? _____
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Wild grasses/brush
12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Diamond Springs
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? hydrant
15. What is the distance to the nearest fire station? Approx 3.75 miles
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? Air conditioning and generator during testing or in emergency outage situations

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY n/a

21. Is the proposed water source ☐ public or ☐ private, ☐ treated or ☐ untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? _____

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE n/a

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district
Name of district: _____
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? _____

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities? No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
Batteries on site
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: _____



Date: _____

8/13/21

Project Contact Information

6521 Green Valley Road, Placerville, CA

2011 AUG 26 PM 2:21
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PROPERTY OWNERS

Blair Mitchell
6521 Green Valley Road
Placerville, CA 95667
(530) 957-6329
1913bmitch@gmail.com

Brooks Mitchell
2620 Ball Way
Sacramento, CA 95821
(916) 955-5464
Brooks.d.mitchell@gmail.com

APPLICANT

AT&T Mobility
Attn: Karen Lienert
605 Coolidge Drive, Suite 100
Folsom, CA 95630
(916) 834-0834
landmarkconsulting@sbcglobal.net

CUP-R21-0049

Responses to questions on

Supplemental Submittal Information for Wireless Facilities

- 1) Generator spec sheet attached
- 2) HazMat questionnaire attached
- 3) EMF report attached
- 4) A fire extinguisher will be installed in the building. The building is fire rated for 2 hours.
- 5) Due to this being a collocation and the only existing tower in the area, alternative locations were not evaluated as they would require construction of a new tower.
- 6) No CC&Rs on the property. The school district is Mother Lode.
- 7) This is a proposed collocation on an existing tower. Based upon the current structural analysis the tower would likely not support another wireless carrier without structural upgrades.
- 8) Photo simulations attached
- 9) Fire turn around is existing at site
- 10) No setback waivers are requested. The distances from each property line are as follow:
 - North – 868' 5"
 - East - 91' 2"
 - South – 304' 3"
 - West – 559' 4"
- 11) Facility is above ground. Utilities are above ground to the property and underground to the project area.
- 12) Motion detector light above door for technician. No other lighting proposed.
- 13) Antennas will have antenna needle socks installed to match existing. T-arms for antennas will be painted to match existing.
- 14) Site is a camouflaged monopine tower. New antennas will have needle socks and tower equipment will be painted to match existing.
- 15) No trees or plants to be removed.
- 16) No landscaping to be provided.
- 17) Title report attached

7/21/14 10:00 AM
PLANNING DEPARTMENT

CUP-R21-0049

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

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GENERAC INDUSTRIAL

Standby Power Rating
30 kW, 38 kVA, 60 Hz

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



*EPA Certified Prime ratings are not available in the US or its Territories

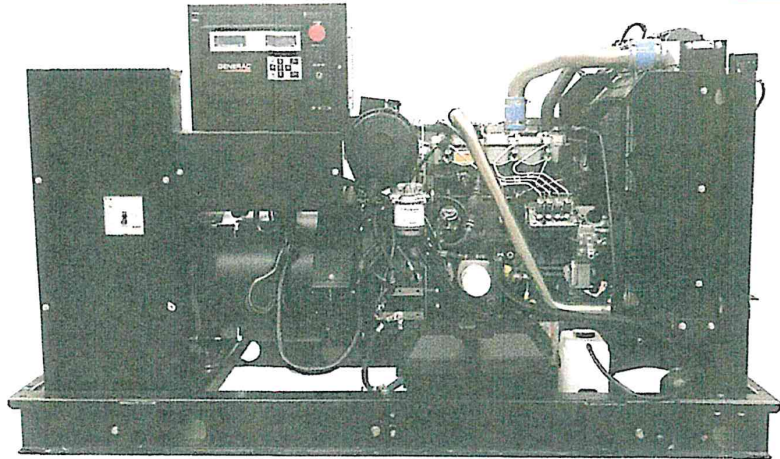


Image used for illustration purposes only

Codes and Standards

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



UL2200, UL508, UL489, UL142



CSA C22.2



BS5514 and DIN 6271



SAE J1349



NFPA 37, 70, 99, 110



NEC700, 701, 702, 708



ISO 3046, 7637, 8528, 9001



NEMA ICS10, MG1, 250, ICS6, AB1



ANSI C62.41

Powering Ahead

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

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

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

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

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

SPEC SHEET

CUP-R21-0049

SD030 | 2.2L | 30 kW INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC[®] | INDUSTRIAL

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

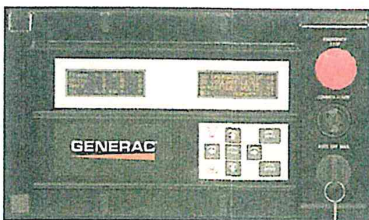
ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors

- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus[®] Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents

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

Alarms and Warnings

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

SPEC SHEET

2 of 6

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC® | INDUSTRIAL

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Open Set Only)

FUEL SYSTEM

- NPT Flexible Fuel Line

ELECTRICAL SYSTEM

- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET

- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE

- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Alarm Switch
- Enclosure Heater
- Damper Alarm Contacts

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM

- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 100 dB Alarm Horn
- Ground Fault Annunciation
- 120V GFCI and 240V Outlets
- Remote Communication - Modem
- 10A Engine Run Relay

FUEL TANKS (Size On Last Page)

- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overfill Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12" Vent System
- Fire Rated Stainless Steel Fuel Hose

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant Heater Isolation Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

GENERATOR SET

- Special Testing

FUEL TANKS

- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks
- Vent Extensions

SPEC SHEET

3 of 4

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

GENERAC | **INDUSTRIAL**

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in ³ (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed - RPM	1,980
Fan Diameter - in (mm)	18 (457)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.9) ID
Fuel Return Line - in (mm)	0.2 (4.8) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase)
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Brushless
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SPEC SHEET

4 of 6

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

GENERAC[®] | INDUSTRIAL

OPERATING DATA

POWER RATINGS

Standby		
Single-Phase 120/240 VAC @1.0pf	30 kW	Amps: 125
Three-Phase 120/208 VAC @0.8pf	30 kW	Amps: 104
Three-Phase 120/240 VAC @0.8pf	30 kW	Amps: 90
Three-Phase 277/480 VAC @0.8pf	30 kW	Amps: 45
Three-Phase 346/600 VAC @0.8pf	30 kW	Amps: 36

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip			
277/480 VAC	30%	208/240 VAC	30%
K0035124Y21	61	K0035124Y21	46
K0040124Y21	76	K0040124Y21	58
K0050124Y21	98	K0050124Y21	75

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)		Diesel - gph (Lph)	
3 (1)		Percent Load	Standby
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)		25%	1.0 (3.7)
		50%	1.4 (5.2)
		75%	2.0 (7.5)
		100%	2.8 (10.5)

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

COOLING

Standby		
Coolant Flow	gpm (Lpm)	14.9 (56.2)
Coolant System Capacity	gal (L)	2.5 (9.5)
Heat Rejection to Coolant	BTU/hr (kW)	128,638 (136)
Inlet Air	scfm (m³/hr)	2,800 (4,757)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199280SSD	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

Standby
Flow at Rated Power scfm (m³/min)
88 (2.5)

ENGINE

Standby		
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	49
Piston Speed	ft/min (m/min)	1,181 (360)
BMEP	psi (kPa)	159 (1,096)

EXHAUST

Standby		
Exhaust Flow (Rated Output)	scfm (m³/min)	296.6 (8.4)
Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa)	1.5 (5.1)
Exhaust Temp (Rated Output)	°F (°C)	892 (478)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
 Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
 Standby - See Bulletin 0187500SSB
 Prime - See Bulletin 0187510SSB

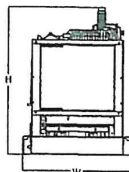
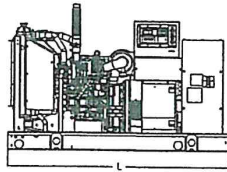
SPEC SHEET

5 of 6

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

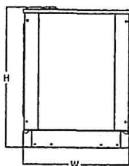
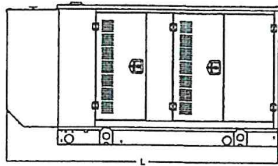
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DIMENSIONS AND WEIGHTS*



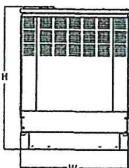
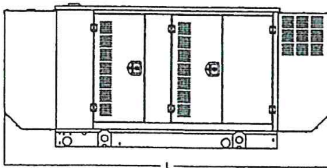
OPEN SET (Includes Exhaust Flex)

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,641 (745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	2,121 (963)
47	132 (501)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,351 (1,067)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,560 (1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 81.8 (2,078)	2,623 (1,190)



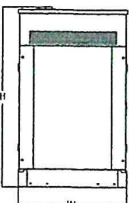
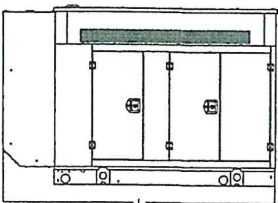
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	372 (170)	241 (110)
47	132 (501)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)		
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		



LEVEL 1 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,582)	505 (230)	338 (154)
47	132 (501)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)		
75	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		



LEVEL 2 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	94.8 (2,407) x 38.0 (965) x 61.1 (1,551)		
19	54 (204)	94.8 (2,407) x 38.0 (965) x 74.1 (1,881)	510 (232)	341 (155)
47	132 (501)	94.8 (2,407) x 38.0 (965) x 86.1 (2,186)		
75	211 (799)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		
107	300 (1,136)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		

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

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53189

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Part No. 10000024842

Rev. B 08/27/18

SPEC SHEET

6 of 6

COUNTY OF EL DORADO - ENVIRONMENTAL MANAGEMENT DEPARTMENT

2850 FAIRLANE COURT, PLACERVILLE, CA 95667 (530) 621-5300
3368 LAKE TAHOE BLVD. #303, SOUTH LAKE TAHOE, CA 96150 (530) 573-3450

**Hazardous Materials Statement
Solid Waste/Hazardous Materials Division (SW/HM)**

Owners Name: AT&T Mobility	Date: 8/13/2021	Time:
Operators Name: AT&T Mobility	Business Lic. or Permit/Plan Check #:	
Facility/Business Name: AT&T Jonesville site (CVL03123)	Phone: (916) 834-0834 (Applicant)	
Physical Address: 6521 Green Valley Road, Placerville, CA	Mailing Address: 5001 Executive Parkway, San Ramon, CA 94583	

Brief Business Description:
This is a proposed telecommunications collocation. There will be diesel fuel on site in 190 gallon tank for generator.

Please answer Yes or No to the following questions:

Note: The term "hazardous materials" includes gasoline, diesel, lubricating oils, solvents, flammable liquids and solids, toxic liquids and solids, corrosive liquids and solids, explosives, radioactive materials, and compressed gases, including propane when used for purposes other than facility heating.

A. Will this facility have on site for any purpose individual liquid hazardous materials in quantities equal to or greater than 55 gallons regardless of container size?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
B. Will this facility have on site for any purpose individual solid hazardous materials quantities equal to or greater than 500 pounds regardless of container size?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
C. Will this facility handle individual compressed gases in quantities equal to or greater than 200 standard cubic feet regardless of container pressure?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
D. Will this facility have on site for any purpose extremely hazardous substances in any quantity as specified in 40 CFR Part 355?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
E. Do you own or operate any underground storage tanks?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
F. Will this facility generate or treat hazardous waste in any quantity?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If your facility will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:


Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.

- Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
- Train all employees to properly handle hazardous materials and wastes.
- Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

Business owners and operators intending to handle hazardous materials in excess of reportable quantities are required by law to complete and file a hazardous materials business plan with our Department prior to obtaining a business license or prior to having the materials onsite, whichever comes first. Hazardous Materials Business Plan forms are available at

http://www.edcgov.us/emd/solidwaste/bus_plan_index.html

Certification: By signing below I acknowledge my responsibility to comply with the hazardous material and hazardous waste laws and regulations enforced by the EDC Environmental Management Department and agree to prepare and submit a plan when required.

Applicant:  **Date:** 8/13/2021

SW/HM Approval: _____ **Date:** _____

CUP-R21-0049



WATERFORD

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PLANNING DEPARTMENT

Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	Dry Creek Jonesville	Site Structure Type:	Monopine
Address:	6521 Green Valley Road	Latitude:	38.720706
	Placerville, CA	Longitude:	-120.875592
Report Date:	August 7, 2019	Project:	New Build

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Dry Creek Jonesville installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Monopine to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

David H. Kiser, P. E. 20190815:15:30:00-0400



General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

CUP-R21-0049

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent worst-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (9) NEW AT&T 6'-6" PANEL ANTENNAS
- INSTALL (3) NEW AT&T 6'-0" PANEL ANTENNAS
- INSTALL (3) NEW AT&T RRUS 4415 825 @ANTENNA LEVEL
- INSTALL (3) NEW AT&T RRUS B14 4478 @ANTENNA LEVEL
- INSTALL (6) NEW AT&T RRUS 4449 B5/B12 @ANTENNA LEVEL
- INSTALL (6) NEW AT&T RRUS 8843 B2/B66A@ANTENNA LEVEL
- INSTALL (3) NEW AT&T RRUS E2 829@ ANTENNA LEVEL
- INSTALL (6) NEW AT&T RRUS 32 @ANTENNA LEVEL

The antennas will be mounted on a new 10' extension to a 70-foot monopine with centerlines 77 feet above ground level. The antennas will be oriented towards 90, 210 and 330 degrees. The radio equipment to be operated at this location is capable of a maximum of 40W per 4G channel at 700 MHz, 40W per 4G channel at 850 MHz, 40W per 4G channel at 1900 MHz, 40W per 4G channel at 2100 MHz, and 25W per 4G channel at 2300 MHz. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. Panel antennas have been installed at this site by other wireless operators. Assumed operating parameters for these antennas are listed in Appendix A.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.7504% of the FCC General Population limits. Based on the operating parameters in Appendix A, the cumulative power density level at this location from all antennas is 1.0663% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 5.3551% of the FCC General Population limits. Based on the operating parameters in Appendix A, the cumulative power density level at this location from all antennas is 6.5429% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

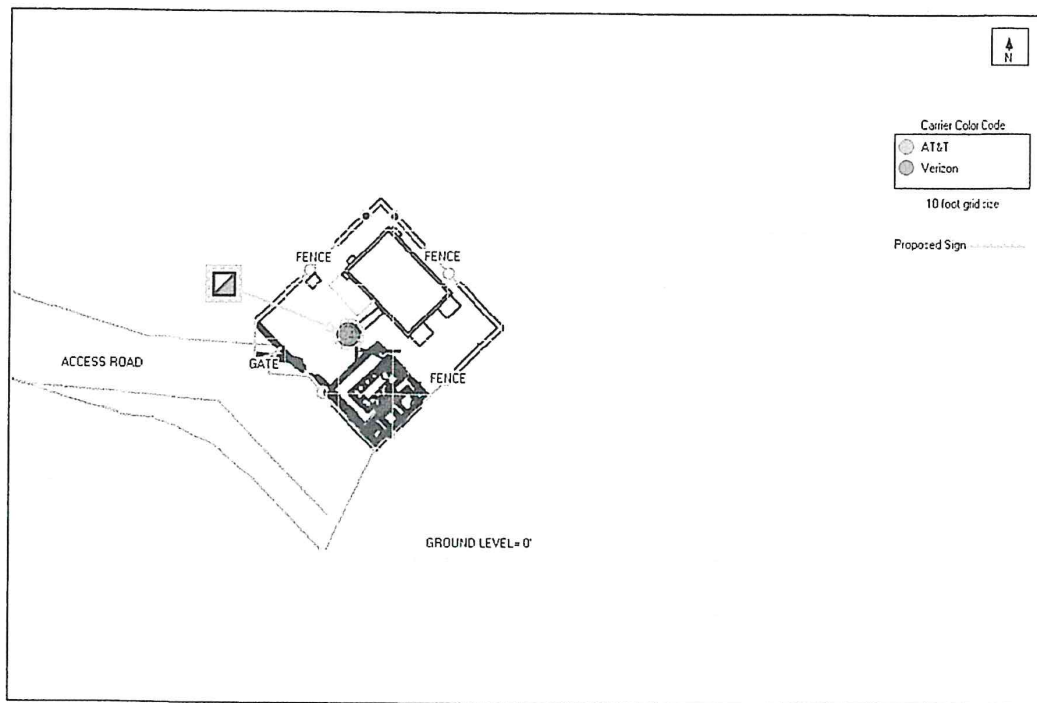


Figure 2: Mitigation Recommendations
Caution 2B posted at base of monopine



Dry Creek Jonesville – New Site Build 080719

Appendix A: Assumed Parameters for Antennas Installed by Other Operators

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (m):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
13	Verizon	COMMScope	NHH-65B-R2B 02DT	700	0	0	65	1.83	80	2	0	12.3	2711	4448	67
14	Verizon	COMMScope	NHH-65B-R2B 02DT	850	0	0	60	1.83	20	8	0	12.6	2938	4821	67
15	Verizon	COMMScope	NHH-65B-R2B 00DT	1900	0	0	69	1.83	40	4	0	15.7	5875	9638	67
16	Verizon	COMMScope	NHH-65B-R2B 00DT	2100	0	0	64	1.83	40	4	0	16.2	6701	10993	67
17	Verizon	COMMScope	NHH-65B-R2B 02DT	700	120	0	65	1.83	80	2	0	12.3	2711	4448	67
18	Verizon	COMMScope	NHH-65B-R2B 02DT	850	120	0	60	1.83	20	8	0	12.6	2938	4821	67
19	Verizon	COMMScope	NHH-65B-R2B 00DT	1900	120	0	69	1.83	40	4	0	15.7	5875	9638	67
20	Verizon	COMMScope	NHH-65B-R2B 00DT	2100	120	0	64	1.83	40	4	0	16.2	6701	10993	67
21	Verizon	COMMScope	NHH-65B-R2B 02DT	700	240	0	65	1.83	80	2	0	12.3	2711	4448	67
22	Verizon	COMMScope	NHH-65B-R2B 02DT	850	240	0	60	1.83	20	8	0	12.6	2938	4821	67
23	Verizon	COMMScope	NHH-65B-R2B 00DT	1900	240	0	69	1.83	40	4	0	15.7	5875	9638	67
24	Verizon	COMMScope	NHH-65B-R2B 00DT	2100	240	0	64	1.83	40	4	0	16.2	6701	10993	67

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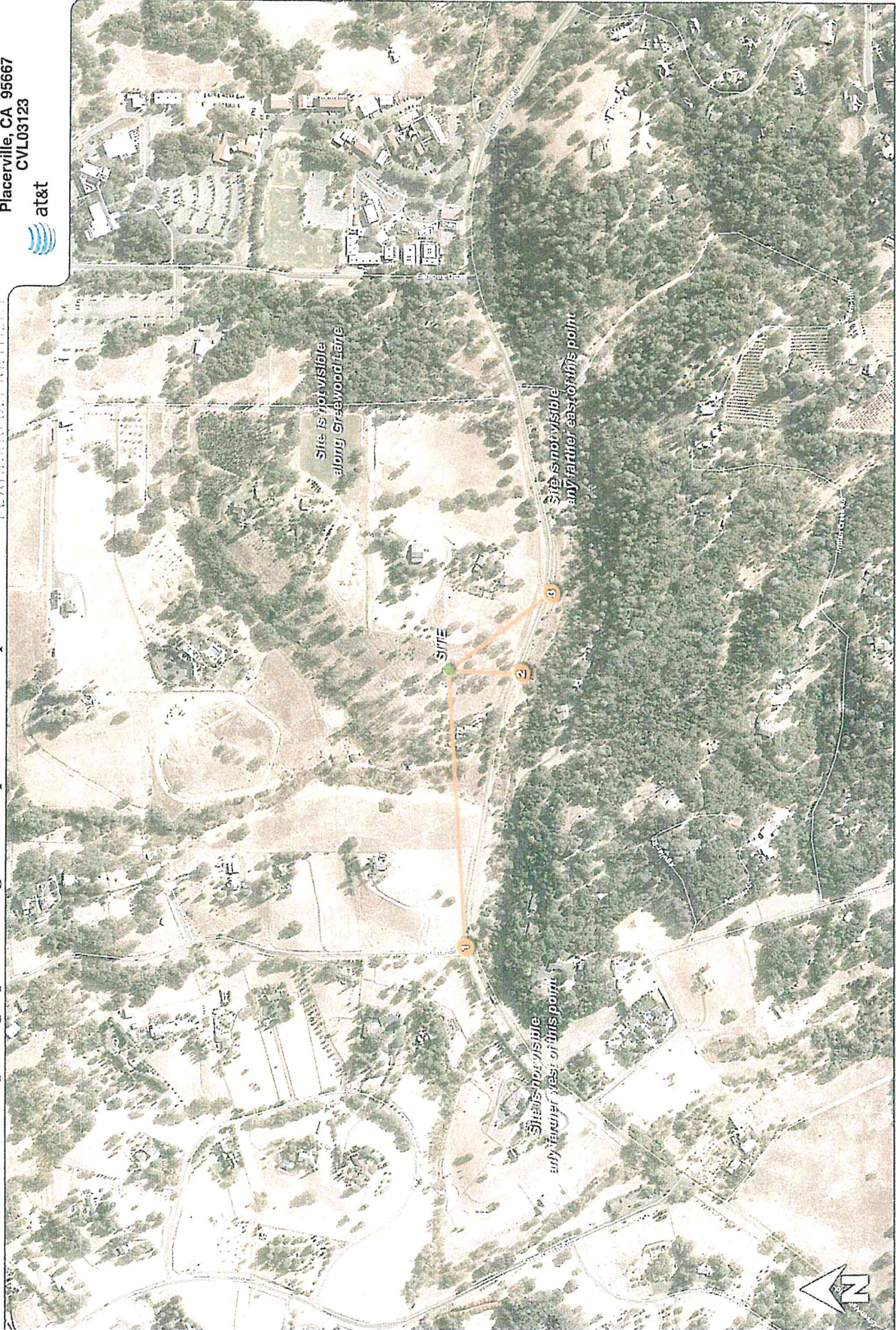
Version Date: August 3, 2021

707 155-05 111 2-27-21

Aerial photograph showing the viewpoints for the photosimulations.

Dry Creek Jonesville

6521 Green Valley Rd
Placerville, CA 95667
CVL03123

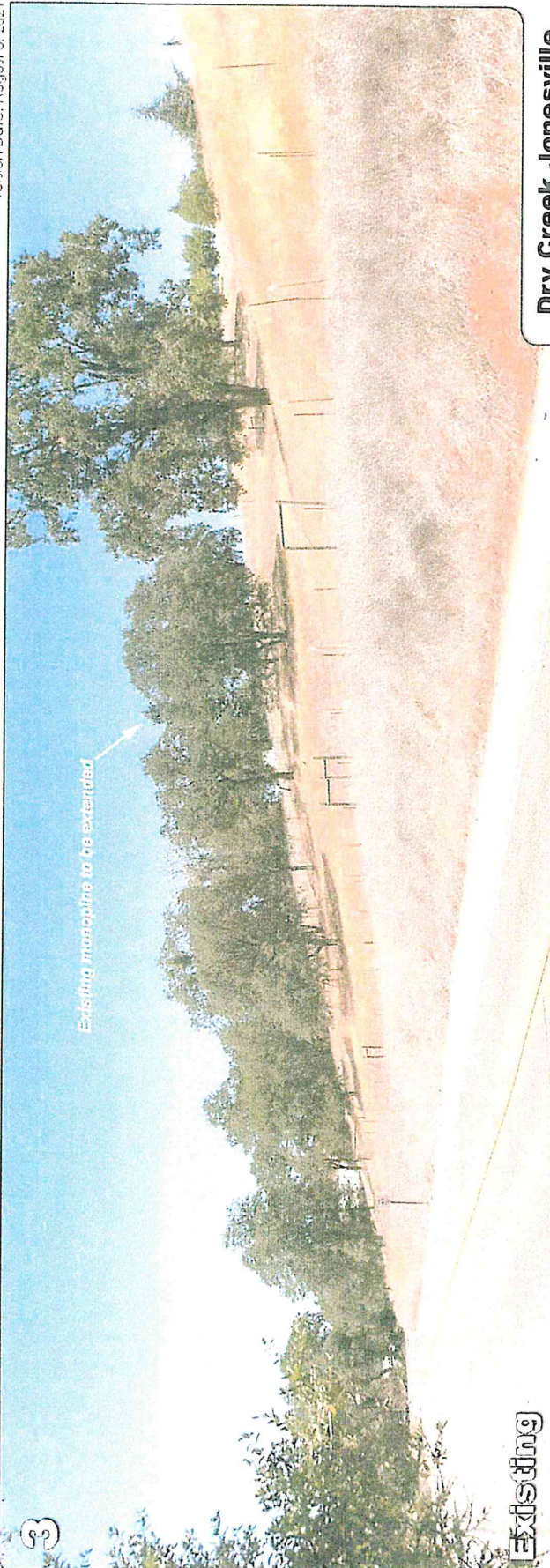


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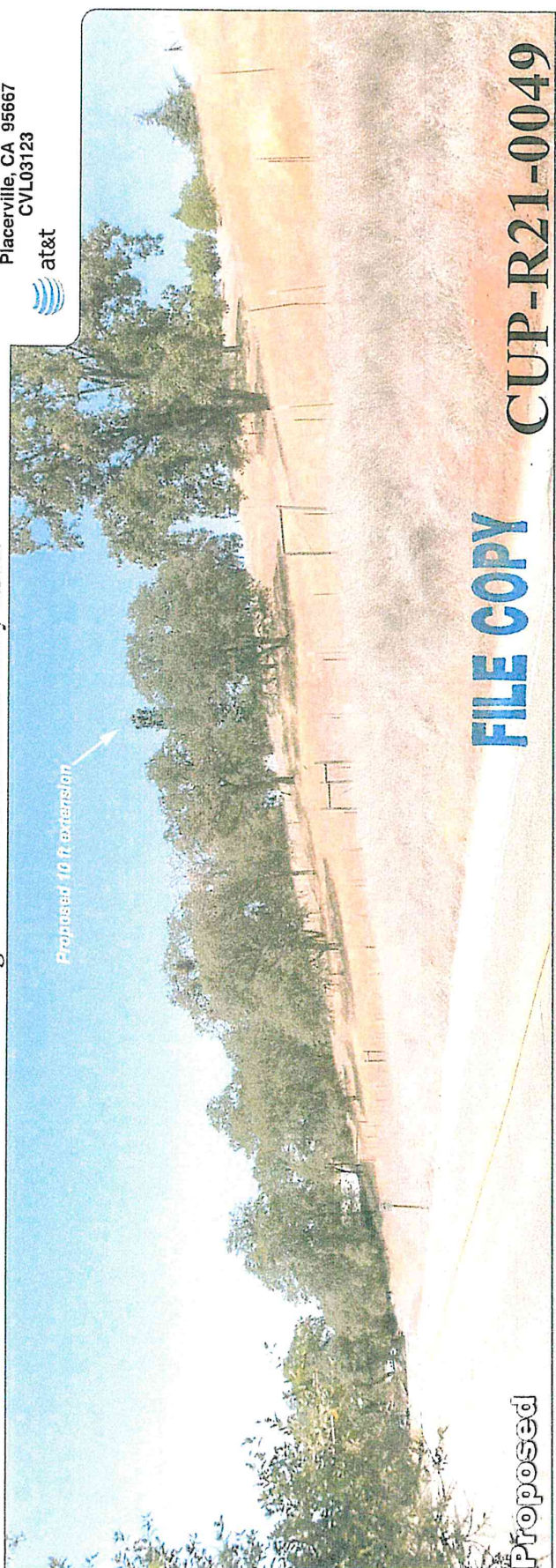


Photosimulation of the view looking due north, between the trees, from the nearest point along Green Valley Road.





Photosimulation of the view looking northwest from Green Valley Road.



 <p><i>First American Title</i></p> <p>Guarantee</p>	<p>CLTA Guarantee Form No. 28 - Condition of Title</p> <p>ISSUED BY First American Title Insurance Company</p> <p>GUARANTEE NUMBER 5026900-5914333</p>

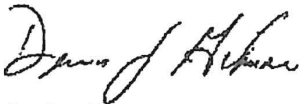
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

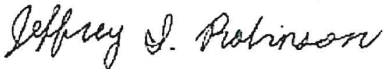
GUARANTEES

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

By:

Authorized Countersignature

This jacket was created electronically and constitutes an original document

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EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by

GUARANTEE CONDITIONS (Continued)

the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation Liability.

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

GUARANTEE CONDITIONS (Continued)

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**

	<i>First American Title</i>	CLTA Guarantee Form No. 28 - Condition of Title
Schedule A		ISSUED BY First American Title Insurance Company
		GUARANTEE NUMBER 5026900-5914333

File No.: 5914333

Guarantee No. 5914333

Amount of Liability: \$2,500

Date of Guarantee: April 01, 2019 at 7:30 A.M.

Fee: \$400

1. Name of Assured:

Epic Wireless Group LLC

2. The estate or interest in the Land which is covered by this Guarantee is:

FEE

3. The Land referred to in this Guarantee is described as follows:

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED OCTOBER 27, 1997 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 46 OF PARCEL MAPS, AT PAGE 71.

APN: 317-250-056-000

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

BLAIR LYNN MITCHELL AS TO AN UNDIVIDED ONE-HALF INTEREST AND BROOKS DALE MITCHELL AS TO AN UNDIVIDED ONE-HALF INTEREST

b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

 <p>Schedule B</p>	<p>CLTA Guarantee Form No. 28 - Condition of Title</p> <p>ISSUED BY First American Title Insurance Company</p> <p>GUARANTEE NUMBER 5026900-5914333</p>
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File No.: 5914333

1. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL TRANSMISSION FACILITIES and incidental purposes in the document recorded NOVEMBER 21, 1945 as [BOOK 220, PAGE 108](#) of Official Records.
4. An easement for ROADWAY, MAINTENANCE and incidental purposes in the document recorded DECEMBER 10, 1996 as [BOOK 4820, PAGE 711](#) of Official Records.
5. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description including but not limited to: ROAD AND PUBLIC UTILITIES, TRAIL, NON-MOTORIZED PURPOSES, EXISTING DRAINAGE SWALES, NON-DEVELOPMENT SETBACKS and incidental purposes affecting said land.
6. An offer of dedication for ROAD AND PUBLIC UTILITY EASEMENTS and incidental purposes, recorded OCTOBER 27, 1997 as INSTRUMENT NO. [1997-53891](#) of Official Records.
To: COUNTY OF EL DORADO
7. The terms and provisions contained in the document entitled "NOTICE OF RESTRICTION" recorded OCTOBER 27, 1997 as INSTRUMENT NO. [1997-53892](#) of Official Records.
8. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as BILLIE L MITCHELL. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.
9. Any right, title or interest of the spouse (if any) of BILLIE L MITCHELL AND JACK DALE MITCHELL.
10. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
11. Water rights, claims or title to water, whether or not shown by the public records.
12. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.

13. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
14. Any claim that any portion of the land is or was formerly tidelands or submerged lands.