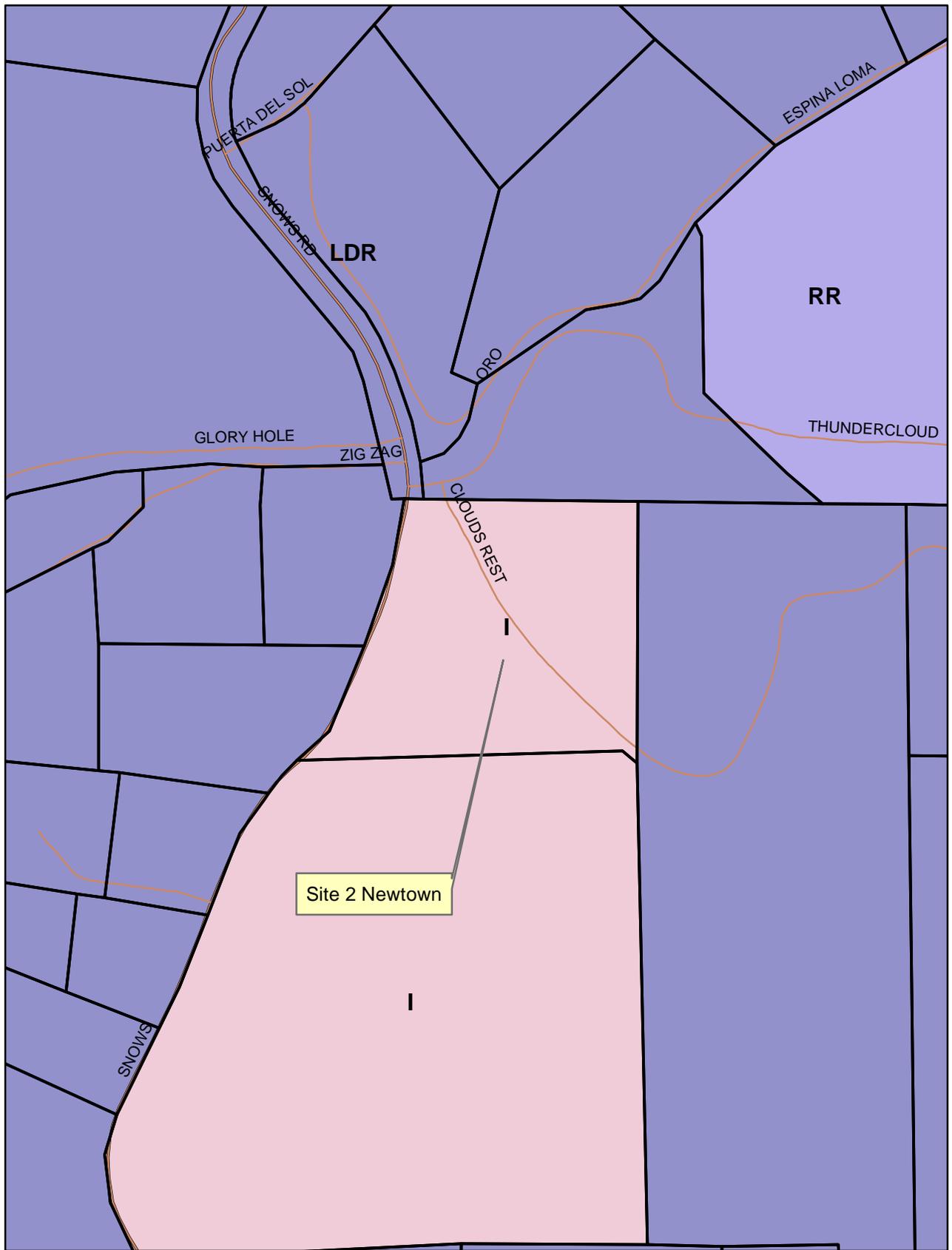


S17-0016/AT&T CAF4
Site 2 Newtown
Location Map
Exhibit A



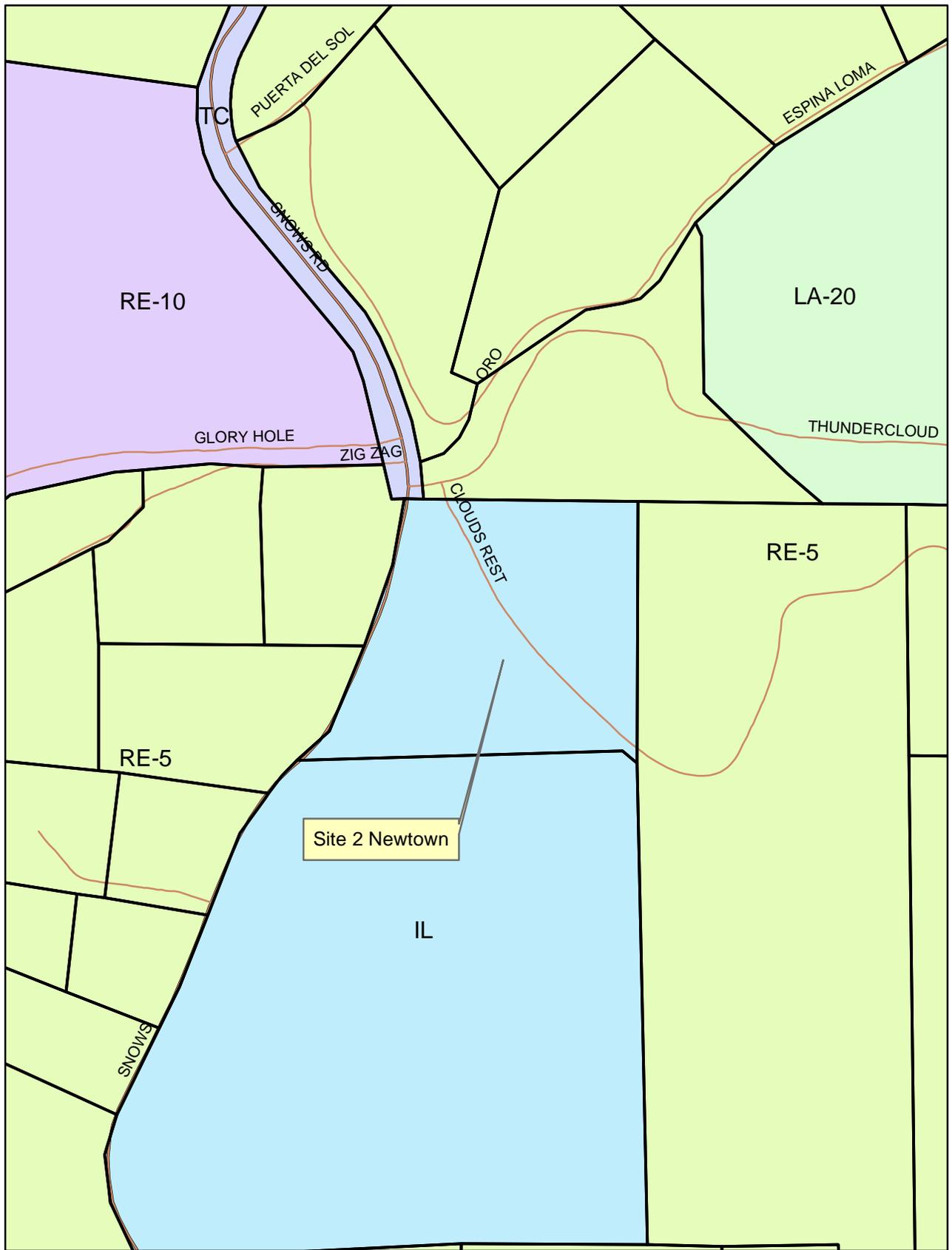


S17-0016/AT&T CAF4
 Site 2 Newtown
 General Plan Map
 Exhibit C



- I
- LDR
- RR

0 0.0325 0.065 0.13 Miles
 18-1015 E 3 of 47



S17-0016/AT&T CAF4
 Site 2 Newtown
 Zoning Map
 Exhibit D



- IL
- LA-20
- RE-10
- RE-5
- TC

0 0.0325 0.065 0.13 Miles
 18-1015 E 4 of 47



S17-0016/AT&T CAF4
Site 2 Newtown
Aerial Map
Exhibit E



Lease Area Description

All that certain lease area being a portion of Parcel "1" as is shown on that certain Parcel Map, filed for record in Book 8 of Parcel Maps, Page 36, El Dorado County Records, located in the County of El Dorado, State of California, and being a portion of the Northwest 1/4 of Section 21, Township 10 N., Range 12 E., M.D.B. & M., and being more particularly described as follows:

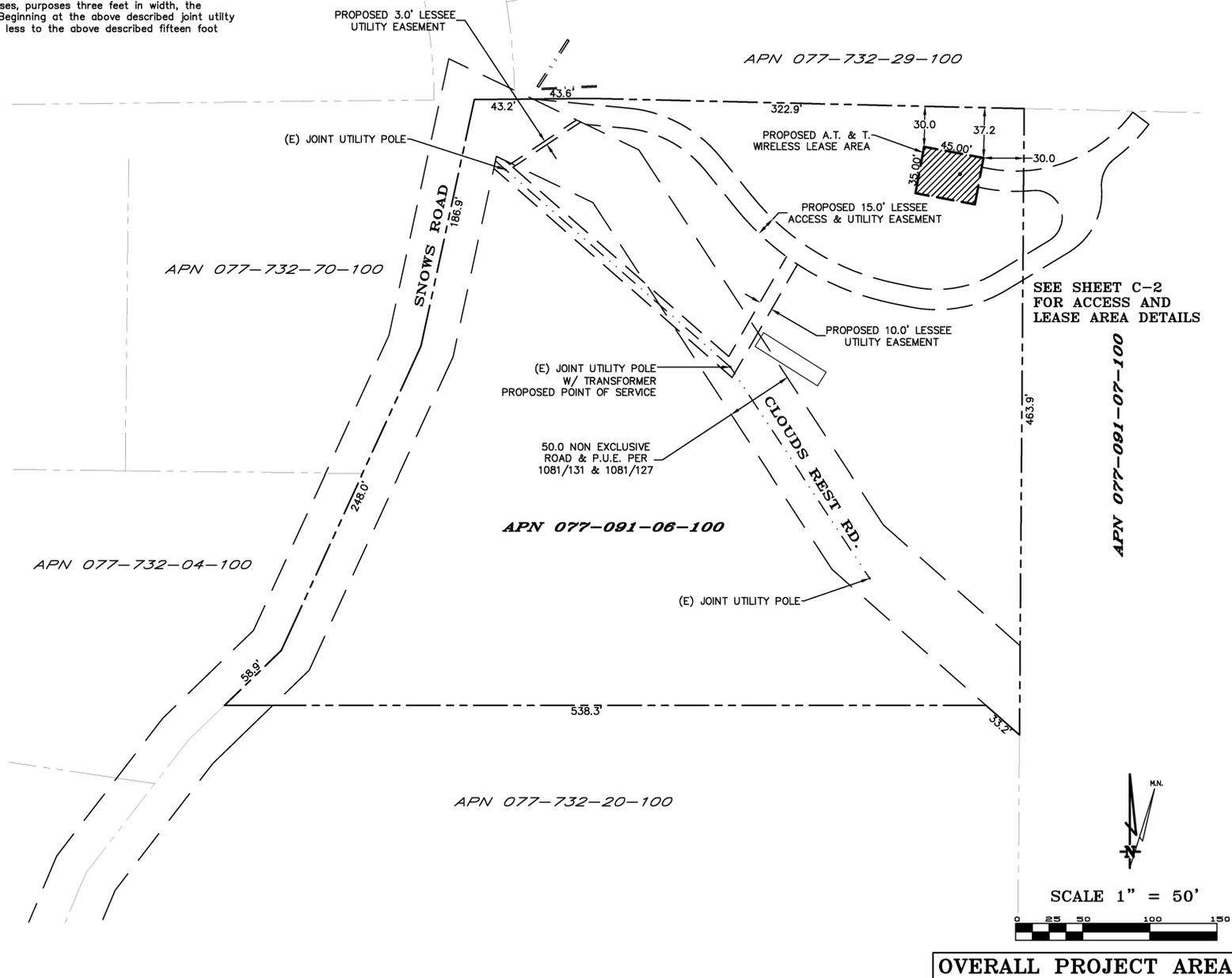
Commencing at the Northwest corner of the aforementioned Section 21; thence South 88°39'30" East, 249.04 feet along the North Section line; thence leaving said Section line South 1°20'30" West, 30.00 feet to the True Point of Beginning; thence from said point of beginning South 79°23'40" East, 45.00 feet; thence South 10°36'20" West, 35.00 feet; thence North 79°23'40" West, 45.00 feet; thence North 10°36'20" East, 35.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes, purposes fifteen feet in width, the centerline of which is more particularly described as follows: Beginning at a point which bears South 10°36'20" West, 14.43 feet from the Northeast corner of the above described lease area; thence along a non-tangent curve to the East, having a radius of 116.30 feet a central angle of 39°11'38", and a chord of 78.01 feet bearing North 83°39'19" East; thence along said curve a distance of 79.55 feet to a point hereafter referred to as Point A; thence along a non-tangent curve to the Southeast, having a radius of 42.50 feet a central angle of 88°52'50", and a chord of 59.51 feet bearing North 14°24'49" East; thence along said curve a distance of 65.93 feet; thence South 58°51'14" West, 54.87 feet; thence along a tangent curve to the Southwest, having a radius of 92.50 feet and a central angle of 42°39'21"; thence along said curve a distance of 68.86 feet; ; thence North 78°29'25" West, 14.38 feet; thence along a tangent curve to the West, having a radius of 192.50 feet and a central angle of 23°20'35"; thence along said curve a distance of 78.43 feet, to a point hereafter referred to as Point B; thence continuing Northwest along said curve, a distance of 53.64 feet; thence North 39°10'53" West, 37.28 feet; thence along a tangent curve to the Northwest, having a radius of 92.50 feet and a central angle of 45°22'53"; thence along said curve a distance of 73.27 feet; ; thence North 84°33'46" West, 51.69 feet more or less to the public right of way more commonly known as Snows Road.

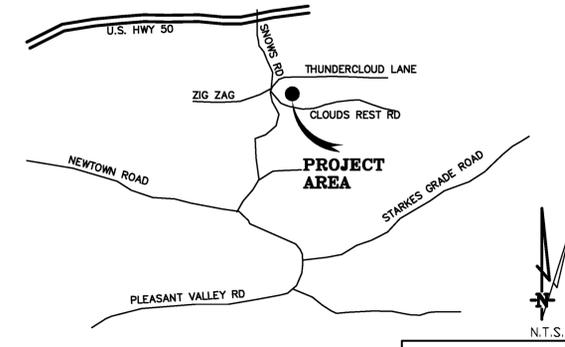
Also together with a non-exclusive easement for access and utility purposes, purposes fifteen feet in width, the centerline of which is more particularly described as follows: Beginning at the above described Point A, thence from said point of beginning along a curve concave to the northwest, having a radius of 116.30 feet, a central angle of 27°18'44", and a chord of 54.91 feet bearing North 50°24'08" East.

Also together with a non-exclusive easement for utility purposes, purposes ten feet in width, the centerline of which is more particularly described as follows: Beginning at the above described Point B, thence from said point of beginning South 30°09'35" West, 98.79 feet; thence North 48°52'43" West, 232.32 feet more or less to an existing joint utility pole; thence continuing to the public right of way.

Also together with a non-exclusive easement for utility purposes, purposes three feet in width, the centerline of which is more particularly described as follows: Beginning at the above described joint utility pole and running thence North 56°24' East 65.3 feet more or less to the above described fifteen foot wide access and utility easement.



OVERALL PROJECT AREA



PLACERVILLE, CA VICINITY MAP

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

DATE OF SURVEY: 04-24-17
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.84' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1 FT.
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 077-091-06-100
 OWNER(S): KAREN McCORMICK
 4160 CLOUDS REST ROAD
 PLACERVILLE, CA 95667

A.T. & T. Mobility
 Project No./Name: CVL03158 / NEWTOWN
 Project Site Location: 3921 Snows Road
 Placerville, CA 95667
 El Dorado County
 Date of Observation: 04-24-17
 Equipment/Procedure Used to Obtain Coordinates: Trimble Geo XT post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Monopine Tower
 Coordinates
 Latitude: N 38°42'44.18" (NAD83) N 38°42'44.53" (NAD27)
 Longitude: W 120°39'58.27" (NAD83) W 120°39'54.52" (NAD27)
 ELEVATION of Ground at Structure (NAVD88) 2623' AMSL

DEPT	APPROVED	DATE
ARC		
RE		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1526 HIGH STREET
 PLACERVILLE, CALIFORNIA 95667
 Phone: (530) 868-1000
 Fax: (530) 868-1006

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at&t
 MOBILITY

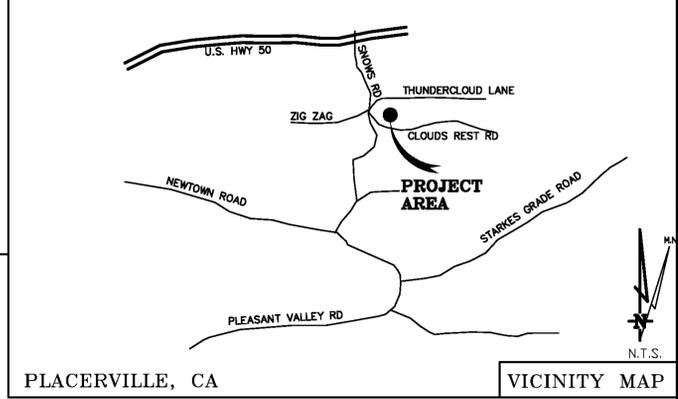
CVL03158 Newtown
 3921 Snows Road
 Placerville, CA 95667
 PLOT PLAN AND
 SITE TOPOGRAPHY

REVISIONS	REV	DATE	DESCRIPTION
	04-25-17		Preliminary Drawing
	08-08-17		redlines

Sheet
C-1

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

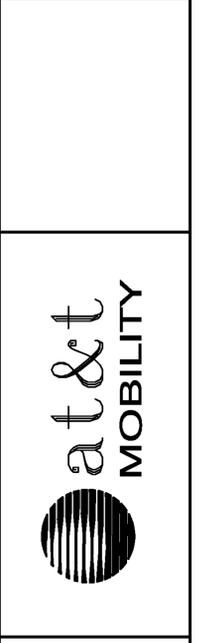
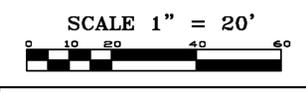
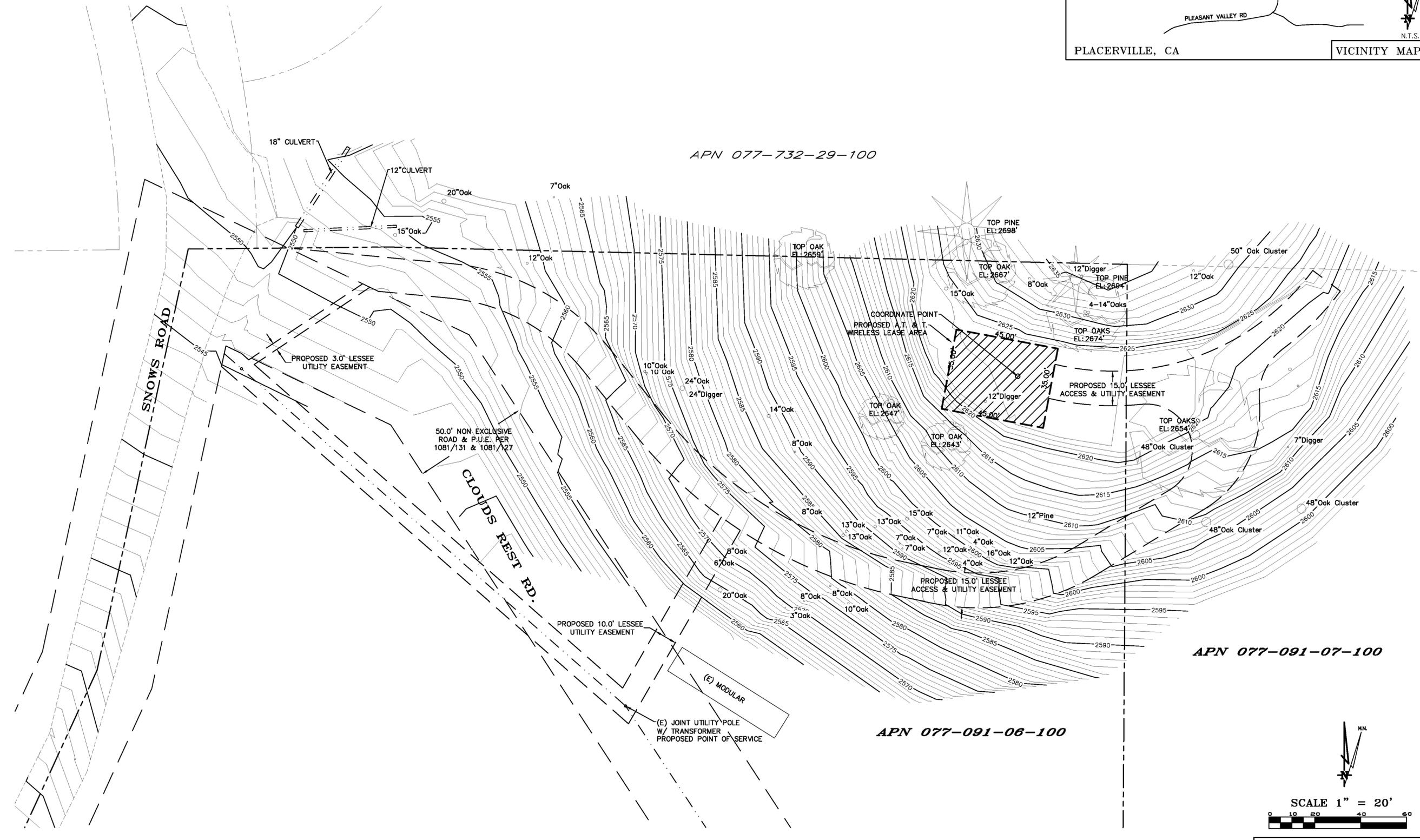
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DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor

GEIL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1526 HIGH STREET
 PLACERVILLE, CALIFORNIA 95667
 PHONE: (530) 866-1300
 FAX: (530) 866-1305



CVL03158 Newtown
3921 Snows Road
Placerville, CA 95667

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
REV	04-25-17	Preliminary Drawing
REV		
REV		
REV		
REV		

Sheet

C-2

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

CLIENT:



2600 CAMINO RAMON
 SAN RAMON, CA 94583

PROJECT INFORMATION:

NEWTOWN

3921 SNOWS RD
 PLACERVILLE, CA 95667

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
1	6-13-17	90% ZONING DOC'S	RB
2	8-3-17	REV 90% ZONING DOC'S	RB
3	8-21-17	100% ZONING DOC'S	RB

COORDINATING ENGINEER:

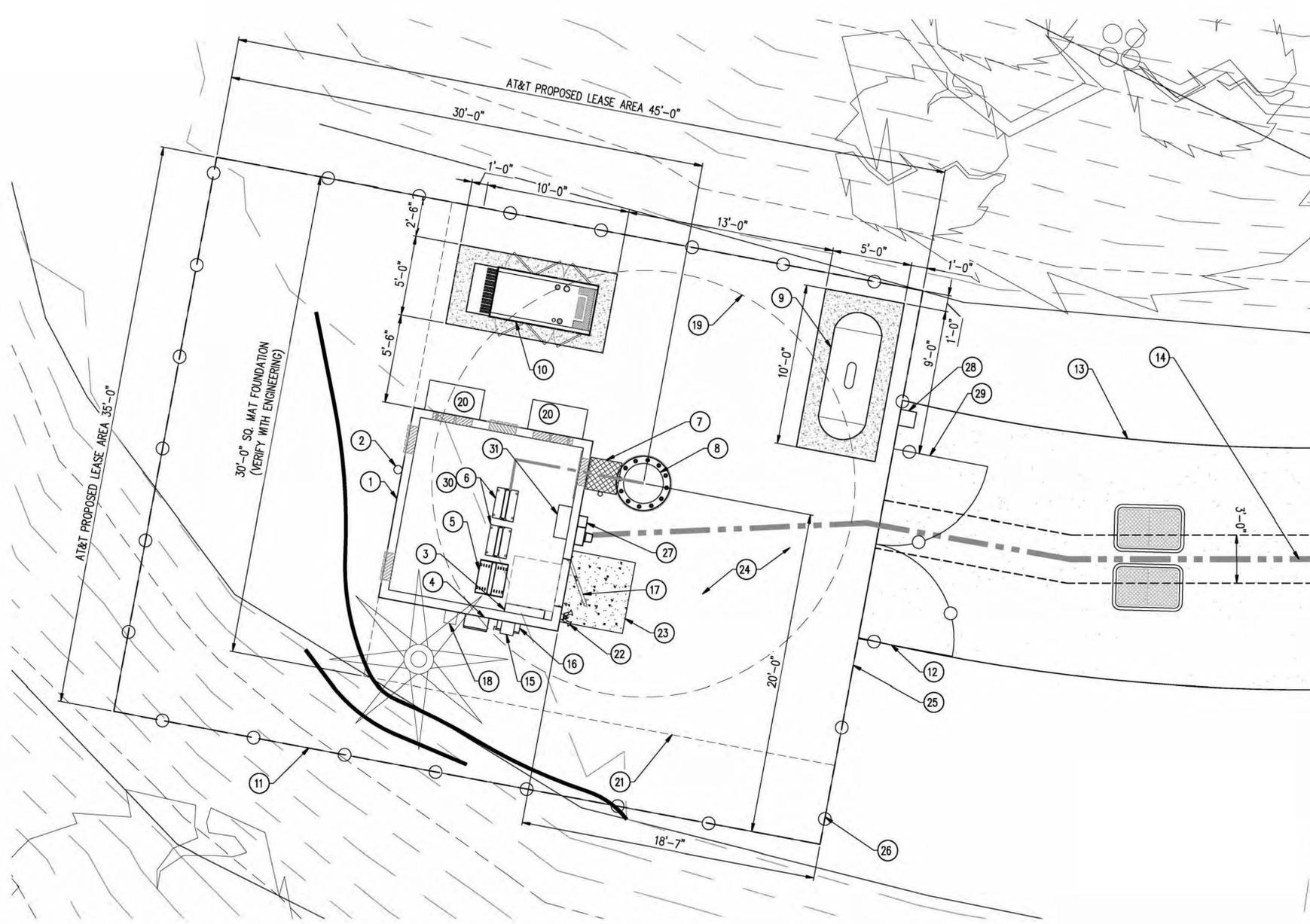
Peek Site-Com
 12852 Earhart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail info@peeksitecom.com



SITE #: CVL03158 CHK.: ... DRAWN BY: RB

EQUIPMENT PLAN

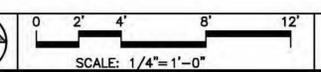
SHEET NUMBER: A-2 REVISION: 0



KEY NOTES

- NEW PRE-FAB EQUIPMENT SHELTER
- (1) NEW GPS ANTENNA
- NEW 200A ELEC. PANEL
- TELCO BOX
- NEW D/C POWER PLANT
- NEW 23" FIF RACK, TYP. OF (2)
- NEW ICE BRIDGE
- NEW MONOPINE
- NEW 500 GAL LP PROPANE TANK ON NEW CONC. SLAB
- NEW 35 KW DC BACK-UP GENERATOR ON NEW CONC. SLAB
- NEW 6'-0" CHAIN LINK FENCE W/ VINYL SLATS
- NEW 12' WIDE DOUBLE ACCESS GATE
- NEW A/C PAVED ROAD
- NEW U/G POWER AND TELCO CONDUITS
- NEW CAMLOCK GENERATOR INTERFACE
- NEW 200A DISCONNECT
- NEW ACCESS DOOR
- NEW 2A:20BC RATED FIRE EXTINGUISHER IN WEATHER RESISTANT CABINET
- 24" MAX BRANCH DIAMETER AT BASE OF POLE
- NEW HVAC, PROVIDED WITH SHELTER
- OUTLINE OF NEW TOWER MAT FOUNDATION
- NEW OUTDOOR LIGHTS PROVIDED WITH SHELTER, W/ TIMER AND MOTION SENSOR
- NEW CONC. STOOP
- NEW MIN. 2" CLEAN CRUSHED ROCK OVER 4" CLASS II ROAD BASE OVER WEED BARRIER FABRIC
- NEW SOUND BLANKET BBC-13X, 1.2 LBS. PSF MIN. OR EQUAL SOUND BLANKET AT INTERIOR SIDE OF FENCE
- NEW AT&T 45'X35' LEASE AREA
- NEW 200A METER MAIN
- NEW FIRE DEPT. KNOX BOX
- NEW CARRIER CONTACT SIGNAGE AT GATE
- NEW CIENA WITHIN FIF RACK
- NEW AUTOMATIC TRANSFER SWITCH

EQUIPMENT PLAN

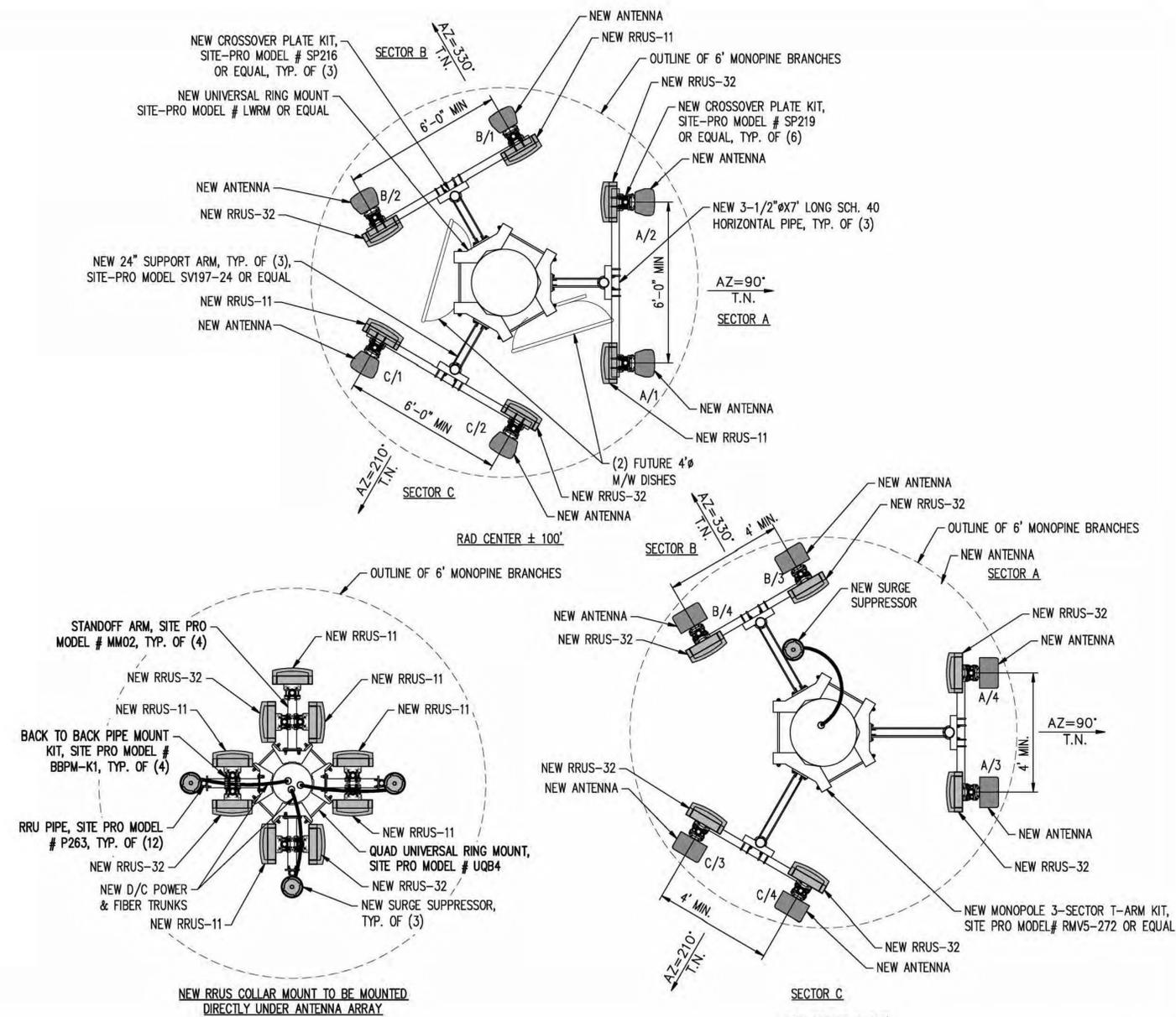


RF SCHEDULE

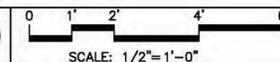
SECTOR/POS.	ANTENNA MODEL	RAD CENTER	PHYSICAL AZIMUTH	RRU	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
A/1	QS6656-3	± 100'	90°	(1) RRUS-11 & (1) RRUS-32 B2	N/A	± 160'	± N/A	N/A	-
A/2	QS6658-3	± 100'	90°	(2) RRUS-11 & (1) RRUS-32 B66	N/A	± 160'	± N/A	N/A	-
A/3	HBSA-M65R-KU-H6	± 110'	90°	(1) RRUS-32 B30	N/A	± 170'	± N/A	N/A	-
A/4	HBSA-M65R-KU-H6	± 110'	90°	(1) RRUS-32 B30	N/A	± 170'	± N/A	N/A	-
B/1	QS6656-3	± 100'	330°	(1) RRUS-11 & (1) RRUS-32 B2	N/A	± 160'	± N/A	N/A	-
B/2	QS6658-3	± 100'	330°	(2) RRUS-11 & (1) RRUS-32 B66	N/A	± 160'	± N/A	N/A	-
B/3	HBSA-M65R-KU-H6	± 110'	330°	(1) RRUS-32 B30	N/A	± 170'	± N/A	N/A	-
B/4	HBSA-M65R-KU-H6	± 110'	330°	(1) RRUS-32 B30	N/A	± 170'	± N/A	N/A	-
C/1	QS6656-3	± 100'	210°	(1) RRUS-11 & (1) RRUS-32 B2	N/A	± 160'	± N/A	N/A	-
C/2	QS6658-3	± 100'	210°	(2) RRUS-11 & (1) RRUS-32 B66	N/A	± 160'	± N/A	N/A	-
C/3	HBSA-M65R-KU-H6	± 110'	210°	(1) RRUS-32 B30	N/A	± 170'	± N/A	N/A	-
C/4	HBSA-M65R-KU-H6	± 110'	210°	(1) RRUS-32 B30	N/A	± 170'	± N/A	N/A	-

RF SCHEDULE

SCALE: N.T.S. 1



ANTENNA PLAN



2

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2600 CAMINO RAMON
SAN RAMON, CA 94583

PROJECT INFORMATION:

NEWTOWN

3921 SNOWS RD
PLACERVILLE, CA 95667

REV: DATE: DESCRIPTION: BY:

1	6-13-17	90% ZONING DOC'S	RB
2	8-3-17	REV 90% ZONING DOC'S	RB
3	8-21-17	100% ZONING DOC'S	RB

COORDINATING ENGINEER:

Peek Site-Com

12852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6160

E-Mail info@peeksitecom.com

SEAL:



SITE #: CHK.: DRAWN BY:

CVL03158 ... RB

SHEET TITLE:

ANTENNA PLAN

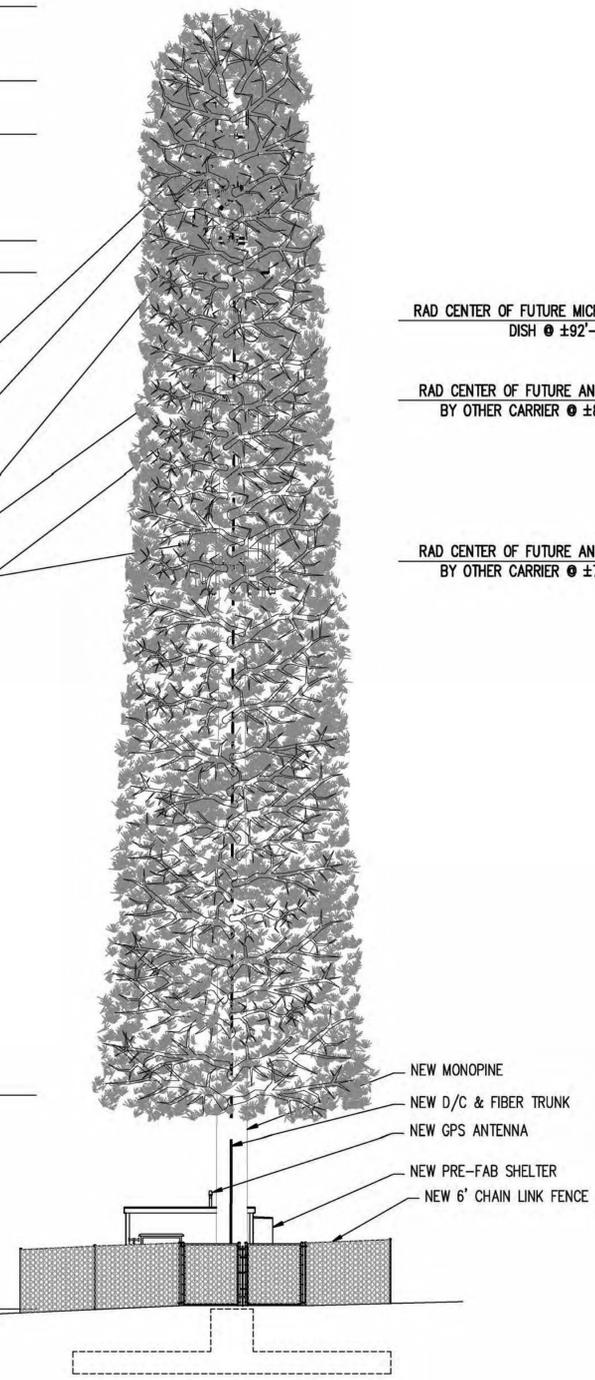
SHEET NUMBER: REVISION:

A-3 0

- TOP OF MONOPINE BRANCHES @ ±122' AGL
- OVERALL HEIGHT OF MONOPINE & TOP OF AT&T ANTENNAS @ ±115' AGL
- AT&T RAD CENTER @ ±110' AGL
- AT&T RAD CENTER @ ±100' AGL
- BOTTOM OF AT&T ANTENNAS @ ±97' AGL

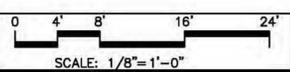
- NEW AT&T ANTENNA, TYP. OF (4) PER SECTOR FOR A TOTAL OF (12)
- NEW RRU, TYP. OF (18) & (3) FUTURE RRUS, MOUNTED ON RRU COLLAR MOUNT BELOW ANTENNAS
- NEW SURGE SUPPRESSOR, TYP. OF (3) (2) FUTURE 4' M/W DISHES
- FUTURE ANTENNAS BY OTHER CARRIERS

- START OF MONOPINE BRANCHES @ ±20' AGL
- FINISH GRADE @ 0' AGL



- RAD CENTER OF FUTURE MICROWAVE DISH @ ±92'-6" AGL
- RAD CENTER OF FUTURE ANTENNAS BY OTHER CARRIER @ ±85' AGL
- RAD CENTER OF FUTURE ANTENNAS BY OTHER CARRIER @ ±70' AGL

EAST ELEVATION



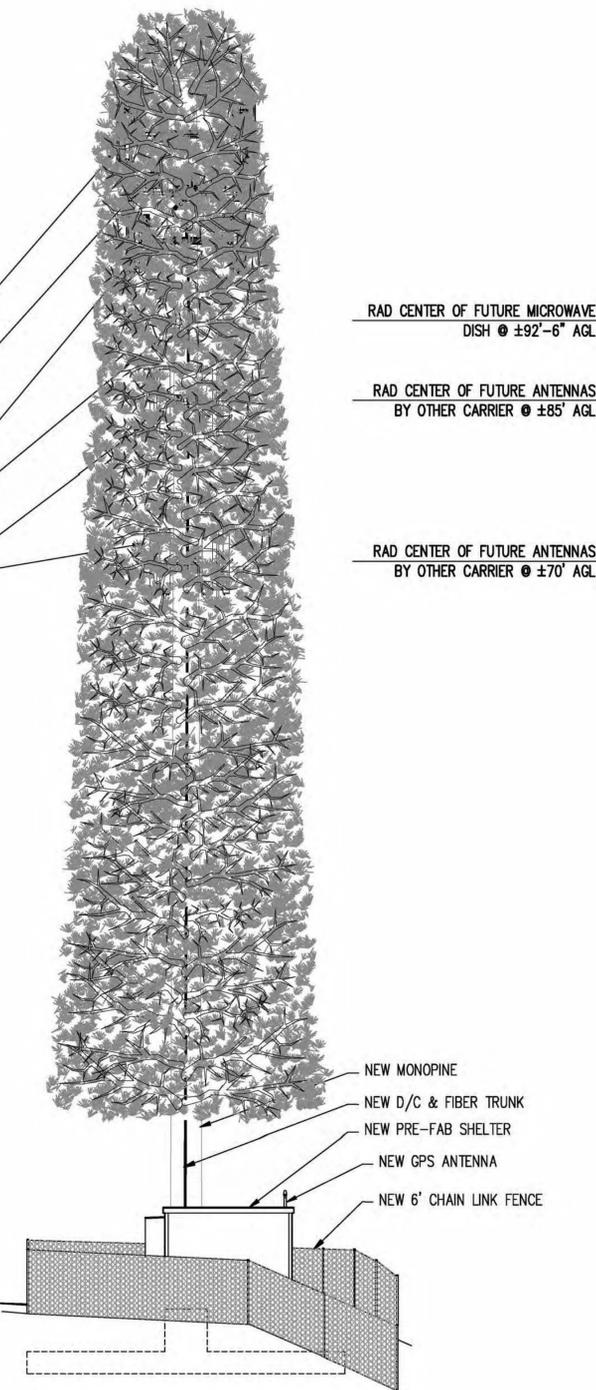
2

- NOTE:
1. MONOPINE BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO SCALE.
 2. TRUNK TO BE PAINTED KELLEY MOOR LOG CABIN BROWN OR EQUAL.
 3. ANTENNAS TO BE CONCEALED WITH ANTENNAS SOCKS
 4. RRUS TO BE PAINTED BROWN

- TOP OF MONOPINE BRANCHES @ ±122' AGL
- OVERALL HEIGHT OF MONOPINE & TOP OF AT&T ANTENNAS @ ±115' AGL
- AT&T RAD CENTER @ ±110' AGL
- AT&T RAD CENTER @ ±100' AGL
- BOTTOM OF AT&T ANTENNAS @ ±97' AGL

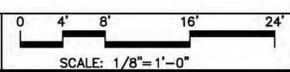
- NEW AT&T ANTENNA, TYP. OF (4) PER SECTOR FOR A TOTAL OF (12)
- NEW RRU, TYP. OF (18) & (3) FUTURE RRUS, MOUNTED ON RRU COLLAR MOUNT BELOW ANTENNAS
- NEW SURGE SUPPRESSOR, TYP. OF (3) (2) FUTURE 4' M/W DISHES
- FUTURE ANTENNAS BY OTHER CARRIERS

- START OF MONOPINE BRANCHES @ ±20' AGL
- FINISH GRADE @ 0' AGL



- RAD CENTER OF FUTURE MICROWAVE DISH @ ±92'-6" AGL
- RAD CENTER OF FUTURE ANTENNAS BY OTHER CARRIER @ ±85' AGL
- RAD CENTER OF FUTURE ANTENNAS BY OTHER CARRIER @ ±70' AGL

WEST ELEVATION



1

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CLIENT:

2600 CAMINO RAMON
 SAN RAMON, CA 94583

PROJECT INFORMATION:

NEWTOWN
 3921 SNOWS RD
 PLACERVILLE, CA 95667

REV.	DATE	DESCRIPTION	BY
1	6-13-17	90% ZONING DOC'S	RB
2	8-3-17	REV 90% ZONING DOC'S	RB
3	8-21-17	100% ZONING DOC'S	RB

COORDINATING ENGINEER:

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

SEAL:

SITE #	CHK.	DRAWN BY:
CVL03158	...	RB

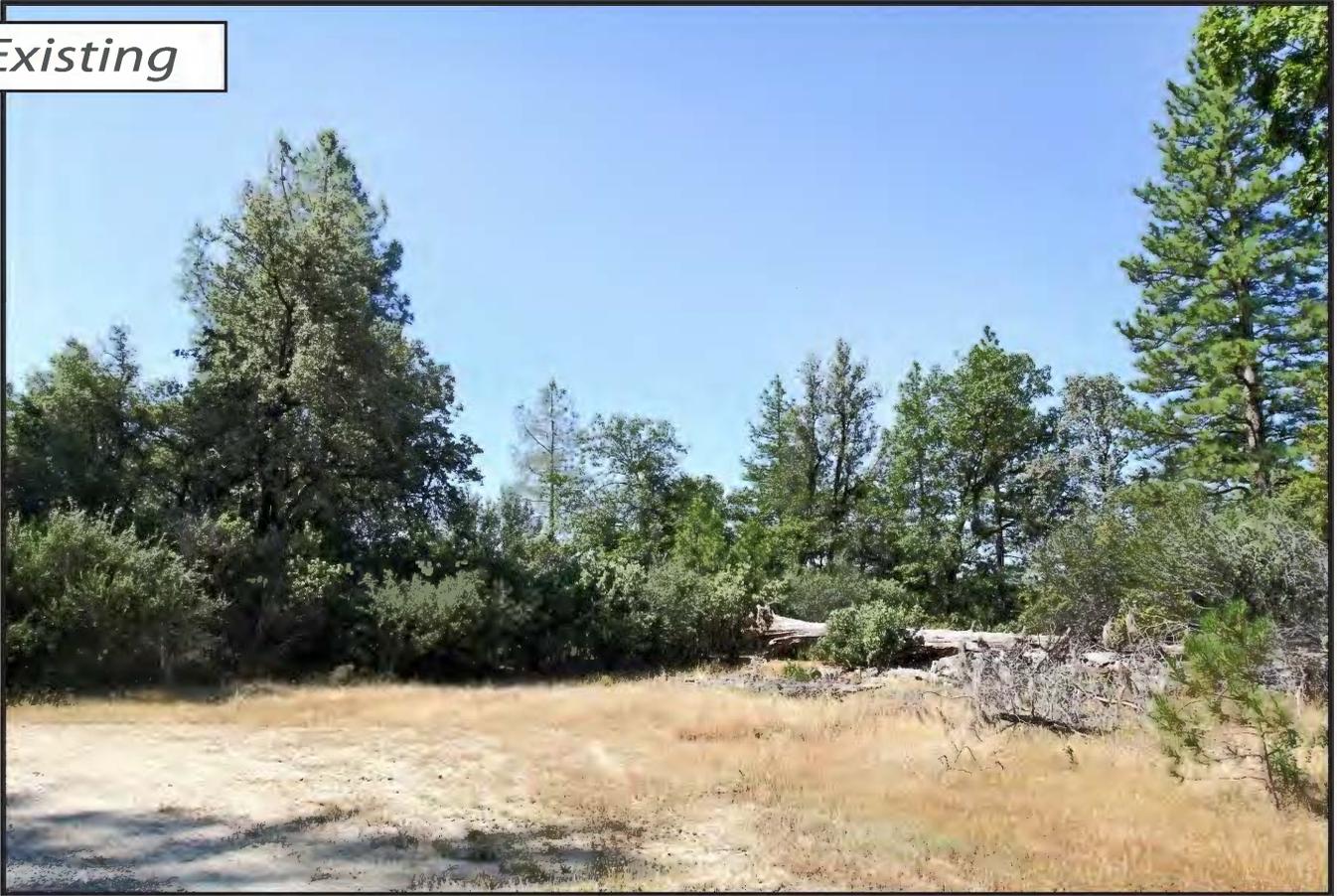
SHEET TITLE: **ELEVATIONS**

SHEET NUMBER: **A-4.1** REVISION: **0**



Exhibit G
Site 2 Newtown

Existing



Proposed

Proposed AT&T
Installation



view from Thundercloud Lane looking south at site



CVL03158 Newtown
3821 Snows Road, Placerville, CA
Photosims Produced on 6-23-2017

Existing



Proposed



Proposed AT&T
Installation

view from Clouds Rest Road looking northeast at site

Existing



Proposed



Proposed AT&T Installation

view from Snows Road looking east at site

Existing



Proposed



view from Puerta de Sol Road looking southeast at site



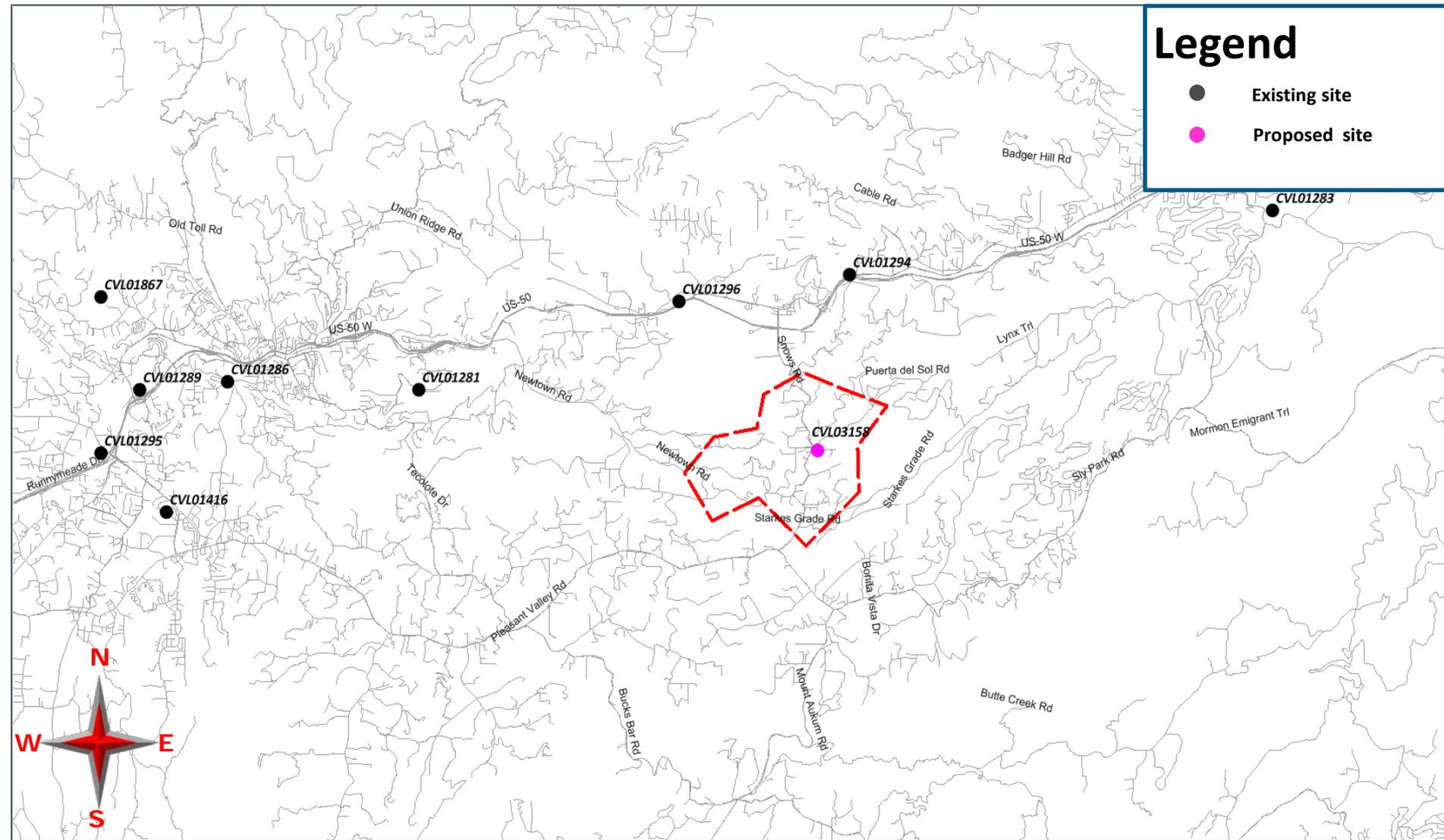
CVL03158 Newtown
3821 Snows Road, Placerville, CA
Photosims Produced on 6-23-2017

CVL03158 Zoning Propagation Map

May 19th, 2017

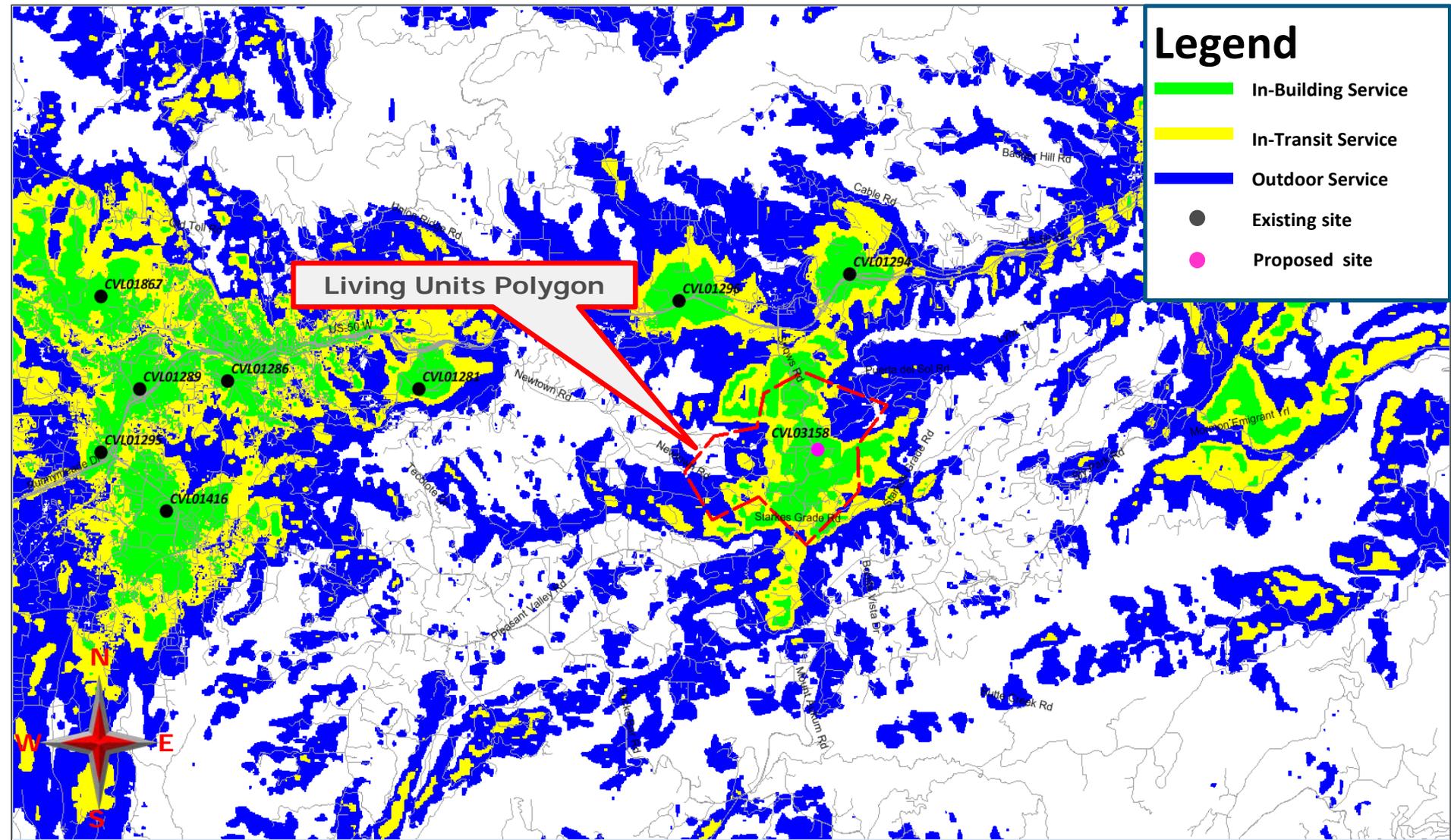


Street View With Existing and Proposed Site





Existing LTE 700 Coverage With CVL03158 @ RC – 110ft Supports 214 LU's





Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name: Newtown	Site Structure Type: Monopine
Address: 3921 Snows Road	Latitude: 38.712287
Placerville, CA	Longitude: -120.66613
Report Date: July 3, 2017	Project: New Build

General Summary

AT&T Mobility has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the proposed Newtown site located at 3921 Snows Road, Placerville, CA. This report contains information about the radio telecommunications equipment to be installed at this site and the surrounding environment with regard to RF Hazard compliance. This assessment is based on installation designs and operational parameters provided by AT&T Mobility.

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.

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 particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

Exhibit I Site 2 Newtown

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 nine (9) new panel antennas
- Install nine (9) new RRUS-11 Remote Radio Heads
- Install twelve (12) new RRUS-32 Remote Radio Heads

The antennas will be mounted on a 122-foot Monopine with centerlines at 100 and 110 feet above ground level. The antennas will be oriented toward 90, 330 and 210 degrees. The Effective Radiated Power (ERP) in any direction from all AT&T Mobility operations will not exceed 26,123 Watts. Other appurtenances such as RRUs and hybrid cable are not sources of RF emissions. From this site, AT&T Mobility will enhance voice and data services to surrounding areas in licensed 700, 850, 1900, 2100 and 2300 MHz bands. No other antennas are known to be operating in the vicinity of this site.

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, serve 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 0.6875% of the FCC General Population limits (0.1375% of the FCC Occupational limits). Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.189% of the FCC General Population limits (0.4378% of the FCC Occupational limits). The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or at adjacent buildings by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting contact information signage at the gate that informs personnel entering the site of basic precautions to be followed when working around antennas. RF alerting signage (Warning) should be posted at the base of the proposed Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

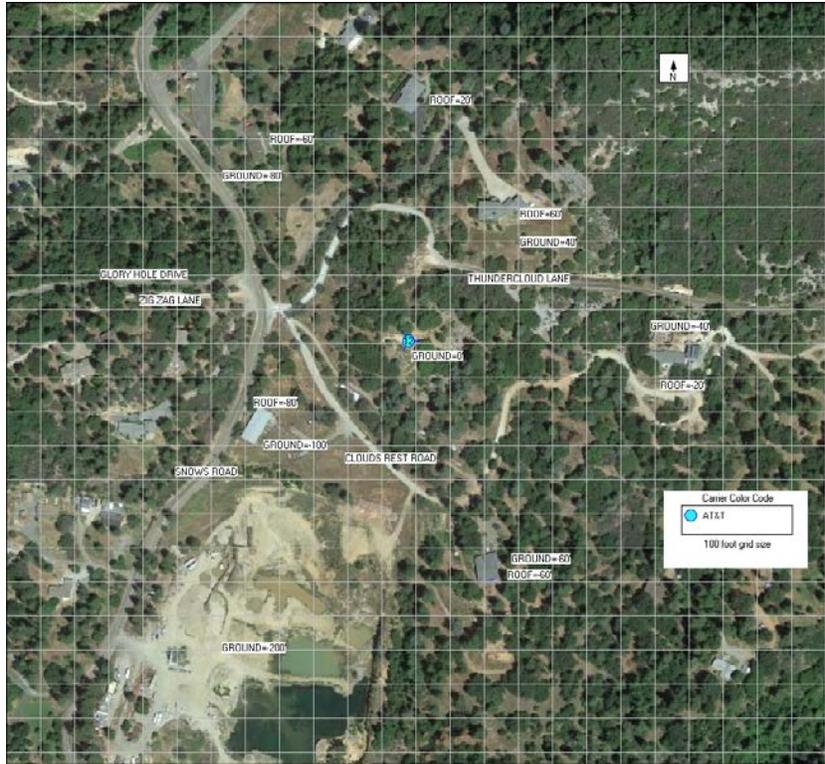


Figure 1: Antenna Locations

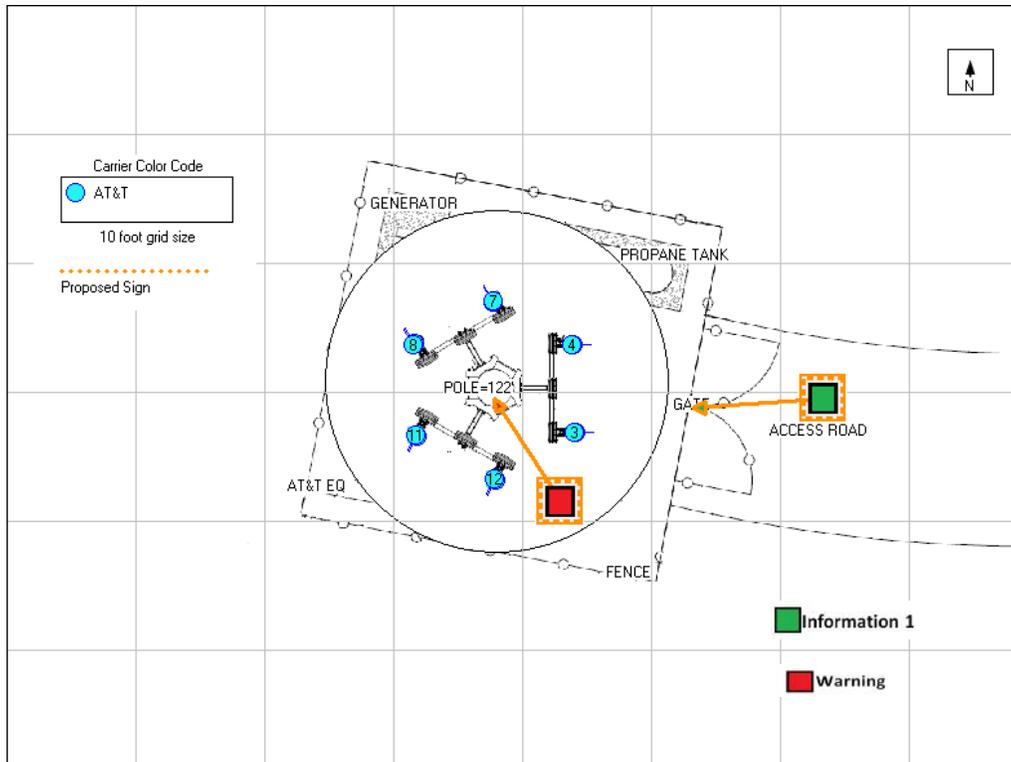


Figure 2: Mitigation Recommendations

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the installation proposed by AT&T Mobility at 3921 Snows Road, Placerville, CA 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.

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.





on Behalf of



PROJECT SUPPORT STATEMENT

AT&T PROJECT NAME: CONNECT AMERICA FUND II (CAF II) PROJECT

DEVELOPMENT APPLICATION FOR AT&T SITE "NEWTOWN"

AT&T SITE NUMBER: CVL03158

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

JARED KEARSLEY; 916-755-1326; jared.kearsley@epicwireless.net

PROPERTY OWNER: KAREN OLIVER

LANDOWNER CONTACT: 530-644-8700

APN: 077-091-06-100

3921 SNOWS ROAD, PLACERVILLE, CA 95667

- **PROJECT'S BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
- **OPERATIONAL STATEMENT**
- **FIRE SUPPRESSION SYSTEM**
- **OTHER CONSIDERATIONS RELATING TO NEW WIRELESS TELECOMMUNICATION FACILITIES PURSUANT TO 17.14.210 AND 17.22.500 OF THE EL DORADO COUNTY ZONING CODE**

Exhibit J
Site 2 Newtown



on Behalf of



Project Background and objectives:

AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The build-up of hi-speed broadband internet throughout rural/underserved areas will not only drive economic growth in rural America, but will expand the online marketplace nationwide, creating jobs, educational and businesses opportunities across the country. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds.

AT&T has the necessary technology that allows them to build out their territory in El Dorado County with the much demanded hi-speed broadband internet to help improve the county’s rural infrastructure. AT&T’s basis for transmitting and receiving hi-speed broadband internet to residences is executed by providing one site with either a microwave fiber hop or a direct fiber line to the site and transferring the high speeds of fiber to each Living Unit (LU) via wireless signals. Each LU being provided with the service will have a small square antenna located in a vantage point on the property where it has a direct line of site to the tower. The square antenna will send and receive wireless broadband internet providing the LU with a minimum of 10/1 Mbps download and upload speeds, respectively.

AT&T’s secondary objective is to provide and enhance AT&T’s Wireless Telecommunications services (cellular services) to underserved areas. Cellular services go hand in hand with building the internet infrastructure throughout these underserved areas. People today rely on their mobile devices not only for educational and business purposes, but also for emergency services. Increasing AT&T’s cellular coverage and capacity throughout El Dorado County’s rural areas while providing wireless broadband internet will greatly assist with enhancing the county’s economic growth and the area’s infrastructure.

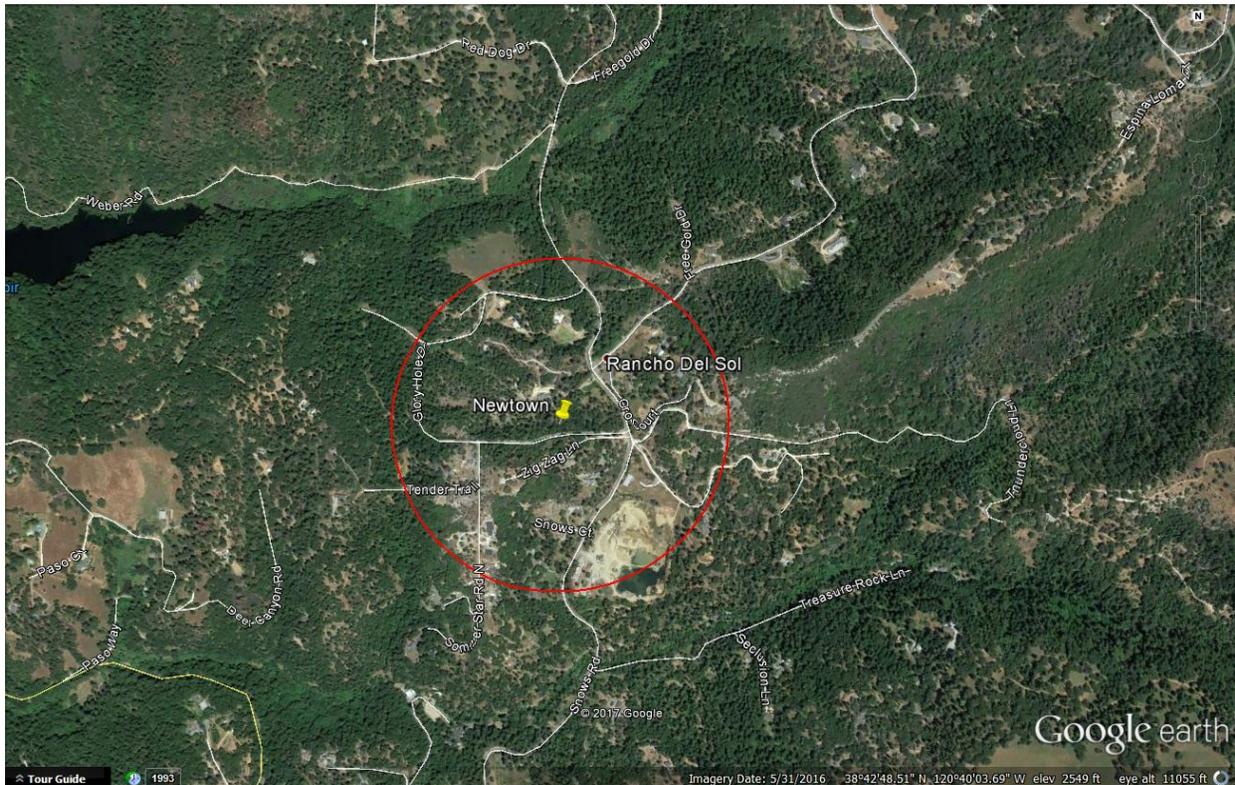
Given the need for direct line of site to residences, a taller than typical tower will be necessary in order to provide wireless broadband internet services to as many homes in the targeted areas as possible. During the tower design phase, the Radio Frequency (RF) engineer study many variables including surrounding tree heights, tree densities, population densities, and surrounding hill tops, in order to properly design a sufficient tower height with the goal of achieving the FCC’s track census block mandates of reaching specific LU coverage objectives per area. Living Unit (LU) coverage objectives are provided by the RF engineer using density maps and are based on the area’s approximate population. AT&T’s goal is not only to reach the coverage objective, but to outperform the coverage objective to ensure that the maximum amount of homes are being provided this service while taking into consideration a small margin of error during the simulation process.



on Behalf of



Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 35' x 45' (1,575) square foot enclosed compound (lease area). The compound will include a 122 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located at 3921 Snows Road, Placerville, within El Dorado County's jurisdiction in a 4.9 acre IL zone. The site is approximately 1,500 feet north of South Fork Weber Creek and the area consists of evergreen trees, and rolling hills with rocky terrain.

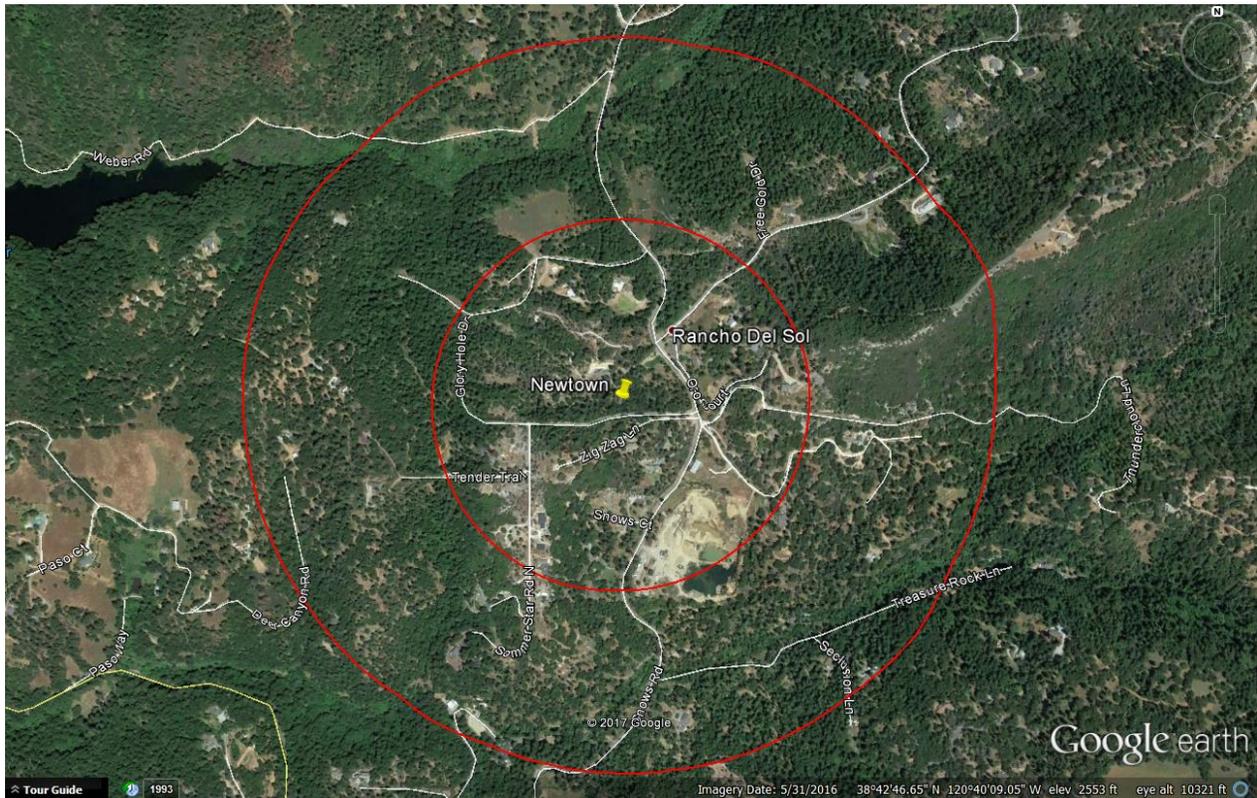
AT&T's objective for the Newtown site is to provide wireless hi-speed broadband internet and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the Newtown area, in all directions of the search ring which is a relatively dense underserved area. The site location's elevation is approximately 2,640 feet while the surrounding community's elevation averages around 2,450 feet, giving the homes within the community great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting their FCC objective for this search ring with the least intrusive means.



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Potential Co-locations:

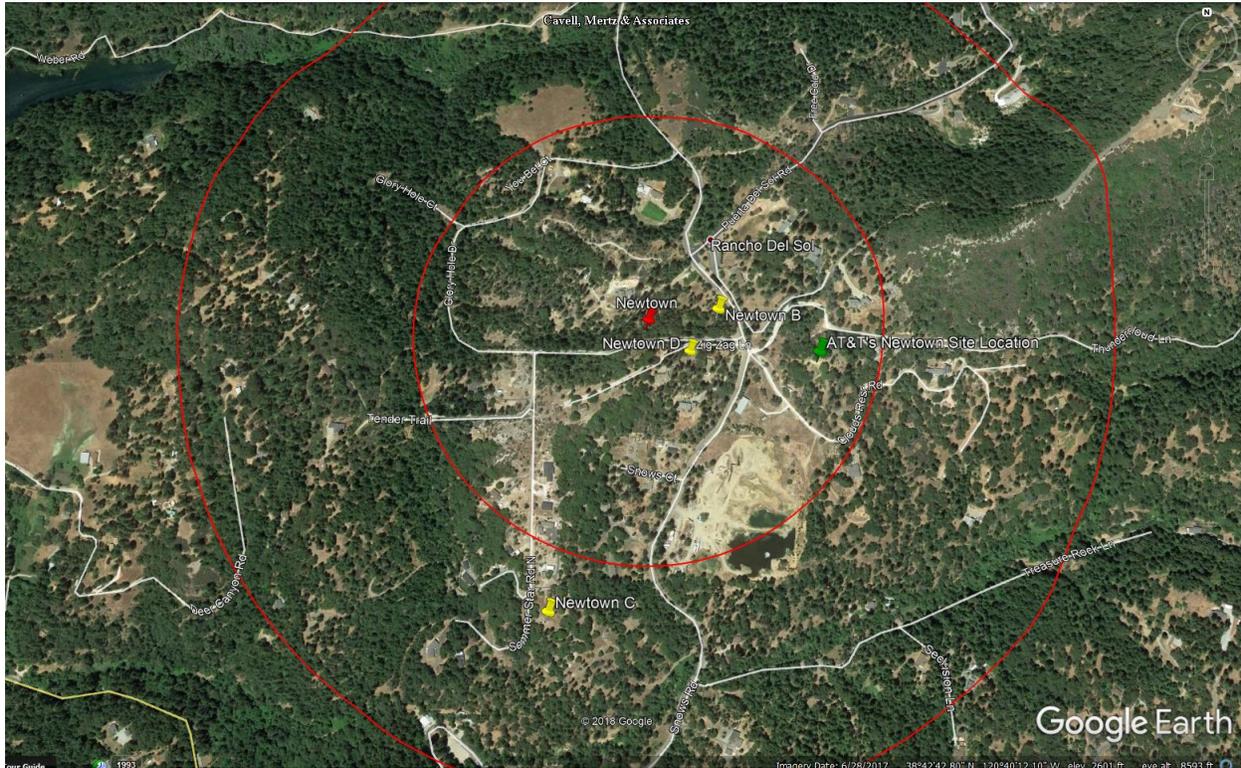


There are no potential Co-location opportunities in the near vicinity of the provided Search Ring.

There is one existing Tower owned by Verizon Wireless that is 1.10 miles south of the proposed AT&T Newtown tower. The Verizon tower provides wireless mobility services to the surrounding communities, however, the tower is insufficient for AT&T's CAF II internet project given the lengthy distance from the existing tower to AT&T's targeted area. The existing Verizon tower is designed to cover the surrounding area with wireless mobility services, and was not designed for line of site for wireless internet services to each community. Even though the Verizon tower is too far for the Newtown's targeted area, AT&T still ran a coverage simulation which resulted in a 45% loss in coverage to the Newtown's targeted area. Additionally, the Verizon tower does not fill AT&T's significant gap in LTE coverage.

on Behalf of

Alternative Site Analysis pursuant to 17.14.210 (B) (1):



Above is a map showing the Search Ring (center is the red pin), Proposed Site (green pin) and the three alternative sites (yellow pins) that were considered for placement of the telecommunications facility. Each Alternative Site is discussed below:



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Newtown Alternative Candidate B:

3858 Snows Road, Camino, CA 95709

Latitude/Longitude: 38.712953, -120.668143

Proposal – New Tower



Considerations:

Candidate B is located approximately 400 feet east of the center of AT&T's search ring. The proposed tower would be located on a 16.95 acre, RE-10 zoned property owned by Kerry & Julie Burnside. The property is located on the west side of Snows Road and the site was proposed on the south side of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded 20% fewer LU's than the subject site located at 3921 Snows Road (Subject Parcel). In addition to a loss in coverage, the Tower would be more intrusive than the location on the subject parcel. The site is directly across from Rancho Del Sol and in closer proximity to nearby homes. The two nearest dwelling units are approximately 235 feet from the proposed site location along with other dwelling units under 400 feet away. The access route would have to cross a seasonal water way resulting in constructing a bridge and further due diligence with fish and wildlife. Multiple Oak Woodlands would be required to be removed for this site location. The surrounding Land Use is LDR with 2 Industrial properties, one being the subject property located at 3921 Snows Road.



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Newtown Alternative Candidate C:

4150 Snows Road, Placerville, CA 95667

Latitude/Longitude: 38.708453, -120.671388

Proposal – New Tower



Considerations:

Candidate C is located approximately 1,720 feet south-west of the center of AT&T's search ring. The proposed tower would be located on a 5 acre, RE-5 zoned property owned by James McKenna. The property is located on the west side of Snows Road and the site was proposed on the north side of the property. Candidate C was chosen as AT&T's third preferred candidate as the RF Engineer's simulation yielded 25% fewer LU's than the subject site located at 3921 Snows Road (Subject Parcel). In addition to a loss in coverage, the Tower would be more intrusive than the location on the subject parcel. The site has a few homes in the nearby vicinity that would have a clear vantage point to the facility. The nearest dwelling unit is approximately 230 feet from the proposed site location along with other dwelling units under 400 feet away. No oak woodlands would be expected to be removed for this site location. The surrounding Land Use is only LDR.



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Newtown Alternative Candidate D:

4440 Zig Zag Lane, Camino, CA 95709

Latitude/Longitude: 38.712353, -120.668549

Proposal – New Tower



Candidate D is located approximately 300 feet south-east of the center of AT&T's search ring. The proposed tower would be located on a 1.96 acre, RE-5 zoned property owned by Robert and Mary Mayville. The property is located on the west side of Snows Road and the site was proposed on the east side of the property. Candidate D was chosen as AT&T's fourth preferred candidate as the RF Engineer's simulation yielded 18% fewer LU's than the subject site located at 3921 Snows Road (Subject Parcel). In addition to a loss in coverage, the Tower would be more intrusive than the location on the subject parcel. The site has a few homes in the nearby vicinity that would have a clear vantage point to the facility. The nearest dwelling unit is approximately 100 feet from the proposed site location along with other dwelling units under 400 feet away. No oak woodlands would be expected to be removed for this site location. Unfortunately the septic system layout conflicted with the access route and the project would not have been approved by environmental. Therefore, Candidate D was disqualified as a viable candidate. The surrounding Land Use is LDR with two parcels with a Land Use of Industrial, one being the primary located on 3921 Snows Road.



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Additional alternative sites considered and letters of interest sent out but received no response by landlords included the following parcels:

Camino, CA 95709 – APN: 077-790-03; Owner: Susan and Leonard Miller

Zig Zag Lane, Camino, CA 95709 – APN: 077-091-68; Owner: Mary Curry

Zig Zag Lane, Camino, CA 95709 – APN: 077-431-26; Owner: Jeanette Fox



on Behalf of



Actual View of the Proposed Location:

The proposed lease area is located on the north-east side of the subject property. The site will not interfere with the existing use of the property, Land Use: Industrial. Access will be directly off of Snows Road. The site is elevated above the surrounding area and has great potential for line of site to the communities down below the subject parcel. The site isn't intrusive to nearby residents nor their view points from their homes. The nearest residence is approximately 375 feet to the northeast and sits 45 feet higher than the site location. Since the nearest property is elevated above the site location and had potential to interrupt the viewpoint of the resident, Epic Wireless spoke to the property owner, Patrick Fallis regarding the placement of the tower. Mr. Fallis confirmed that the tower would not interfere with their viewpoint to the southwest and explained that their main viewpoint is to the southeast. Furthermore, Mr. Fallis described how excited they were for the AT&T internet and cell phone services coming their way as the area is vastly underserved by AT&T services. The subject property is lined with oak and evergreen trees which naturally stealths the facility from adjacent properties. There are two other nearby properties east and southeast of the site location. The property to the east, owned by Bruce Person, is 600 feet away and is approximately 50 feet below the site location. The property to the southeast, owned by Randy Hellesvig, is approximately 900 feet away and is approximately 26 feet below the site location. Dense foliage covers the area between the two residences and the site location, therefore, the site location isn't anticipated to be aesthetically obtrusive to the said residences. Multiple Oak resources will be removed and/or trimmed as the oaks have overgrown the access route to the site location. The surrounding Land Use for the area is LDR and Industrial.





Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

on Behalf of



7/31/2017

Enter Another Parcel

Assessor's Parcel Number: 077-091-06

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	85 - 16	PM 8/36/1	4.9

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
I									

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
IL			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
I									

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
I			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
EL DORADO COUNTY FPD		GOLD OAK UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0800E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
3 BRIAN VEERKAMP		Mitigation Area 2	No

REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.



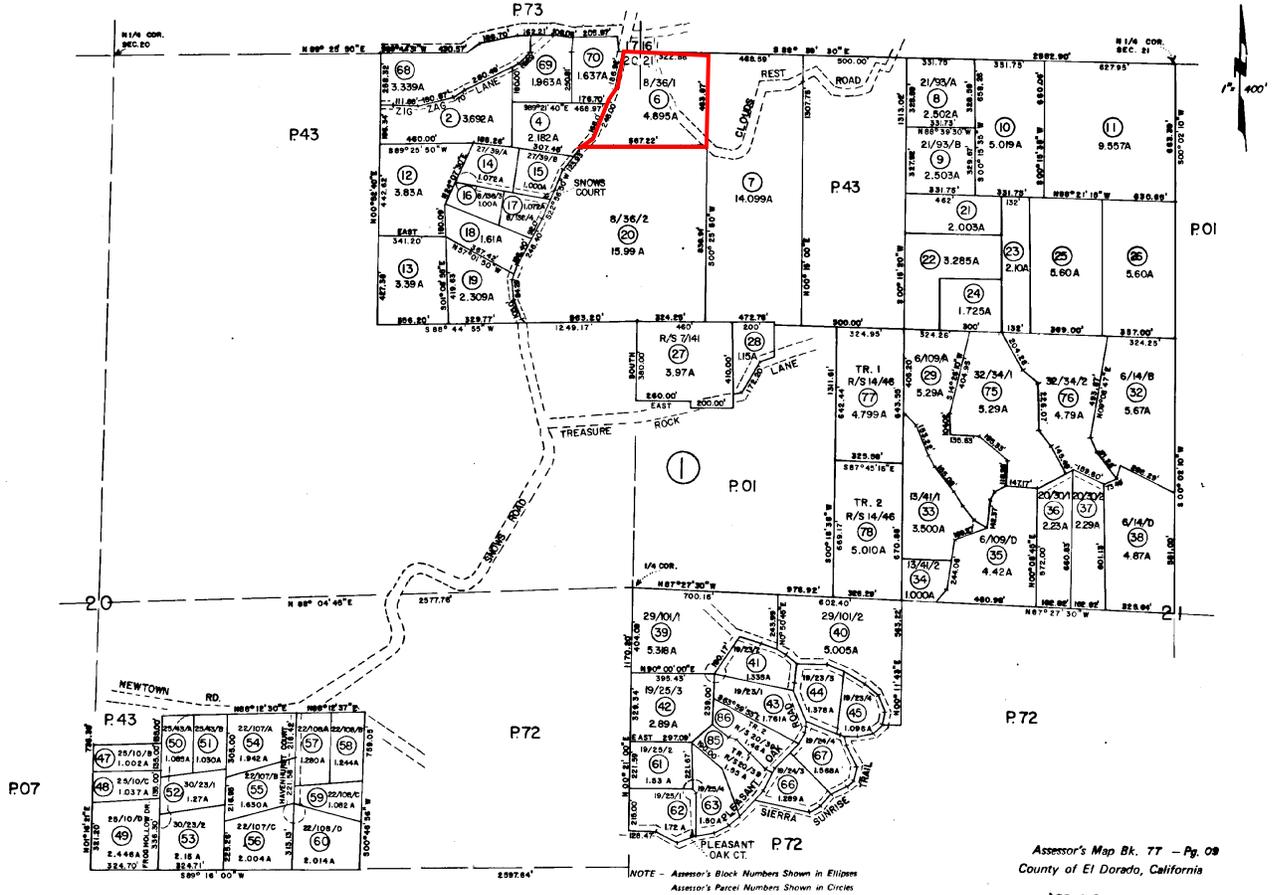
on Behalf of

Assessor's Parcel Map

POR. SEC. 20 & 21, T.10N., R.12E., M.D.M.

Tax Area Code

77:09



on Behalf of

Overhead View of Lease Area and Distances to nearby residences:



Emergency 35kw Propane Generator and 4 Ton HVAC Noise Analysis:

○ **Equation and Calculation Method:**

The sound analysis methods and results are hypothetical only, using Sound Level and Distance calculations. These calculations do not take outside sounds, trees, hills, buildings, and other sound dampening variables into consideration, but, only raw sound levels after specific traveled distances which results in the worst case scenario for the sounds of the onsite backup generator and HVAC systems.

The use of emergency equipment is exempted from these limits per section 130.37.20(B).

Formulas to calculate the sound level L in dB (sound pressure level or sound intensity level) in dependence of the distance r .

Sound level L and Distance r	
$L_2 = L_1 - 20 \cdot \log\left(\frac{r_1}{r_2}\right) $	$L_2 = L_1 - 10 \cdot \log\left(\frac{r_1}{r_2}\right)^2 $
$r_2 = r_1 \cdot 10^{\left(\frac{L_1 - L_2}{20}\right)}$	$r_1 = \frac{r_2}{10^{\left(\frac{L_1 - L_2}{20}\right)}}$
Sound pressure level (dB) = Sound intensity level (dB)	
$L_2 = L_1 - 20 \cdot \log\left(\frac{r_1}{r_2}\right) $	$L_2 = L_1 - 10 \cdot \lg\left(\frac{r_1}{r_2}\right)^2$



on Behalf of



Sound Specifications:

- Emergency Generator Model: SG035 Generac
 - Average decibel (dBA) level at 23 feet = 64.9 dBA
- HVAC Model: ASDCA48
 - Average decibel (dBA) level at 50 feet = 57 dBA

Sound Specifications while taking the Sound Blanket into consideration:

- Emergency Generator Model: SG035 Generac
 - Average decibel (dBA) level at 23 feet = 58.11 dBA
- HVAC Model: ASDCA48
 - Average decibel (dBA) level at 50 feet = 46.36 dB

Findings:

1. Distance to the nearest property line = 30'
 - a. Generator Decibel level at 30' = 55.8 dBA
 - b. HVAC Decibel level at 30' = 50 dBA
2. Distance to a nearest residence = 375'
 - a. Generator Decibel level at 375' = 33.86 dBA
 - b. HVAC Decibel level at 375' = 28.86 dBA

Conclusion:

After calculating all decibel levels at each nearby residence’s property line and actual residence, the onsite Emergency Backup Generator and HVAC systems are within El Dorado County’s noise level standards according to El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards.

Table 1 – Eldorado County Table 130.37.060.1
 Noise Level Performance Standards for Noise Sensitive Land Uses
 Affected by Non-Transportation Sources

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50



on Behalf of



Operation Statement:

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

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. **(1) NEW 12' WIDE GRAVEL ACCESS ROAD**
2. **(1) NEW 35' X 45' FENCED LEASE AREA**
3. **(1) NEW 6' CHAIN LINK FENCE**
4. **(1) NEW 12' WIDE DOUBLE ACCESS GATE**
5. **(1) NEW 122' MONOPINE TOWER**
6. **(1) NEW PRE-FAB EQUIPMENT SHELTER**
7. **(1) NEW GPS ANTENNA**
8. **(1) NEW 35KW PROPANE GENERATOR**
9. **(1) LP PROPANE TANK (500 GALLON)**
10. **(12) NEW ANTENNAS**
11. **(9) NEW RRUS-11, (9) NEW RRUS-32 & (3) FUTURE RRUS**
12. **(4) NEW SURGE SUPPRESSORS**
13. **(2) FUTURE 4' M/W DISH**
14. **(1) NEW 16' WIDE TRAFFIC GATE**

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month. A 12 foot wide access route will be created directly from Snows Road. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages. The Facility is approximately 30' feet west and south of the nearest property lines and approximately 375 feet south of the nearest residence. The location is surrounded by evergreen trees which will naturally stealth the facility. The surrounding area is covered with evergreen tree backdrops. The tower will be built to provide co-location opportunities.

Fire Suppression System:

A 12 foot wide access route will be created directly from Snows Road. A Hammer Head Fire Turnaround will be proposed within the access route. A Fire Department Knox Box will be located at the Facility's access gate and property's access gate. The El Dorado County Fire Department Station 18 is 7.5 miles from the Proposed Facility. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the exterior wall of the proposed shelter.



on Behalf of



Conclusion:

Candidate A, 3921 Snows Road, meets the FCC's mandated objectives for the targeted area of Newtown and is the best choice for the surrounding area. The chosen location will meet and exceed the FCC's mandated coverage objectives with providing hi-speed broadband internet in the Targeted area of El Dorado County. The Stealth Monopine Tower design has been chosen to blend into the existing surrounding environment as the least intrusive means while filling AT&T's significant gap in coverage. Existing foliage on the subject parcel and surrounding parcels results in a stealthed compound from all directions. Multiple oak woodlands will be impacted/removed for this location. No special species or protected animals will be impacted per the biological resource assessment prepared by Sycamore Environmental Consultants, Inc. The site exceeds the FCC's coverage requirements (LUs) for the targeted area. Additionally, this site covers 20-25% more LUs than the backup candidates located and 45% more than the existing Verizon Tower. The Proposed Wireless Facility is an allowed use on the property subject to the approval of a Conditional Use Permit