



**CITY OF PLACERVILLE
PLANNING APPLICATION**

Date: 10/22/20
Zoning: C GP: _____
File No: CUP20-05; SPR83-04-R2
Filing Fee (PZ) CUP \$700; SPR \$300
Filing Fee (EN) _____
Receipt No: 7855

REQUEST FOR:

- ☐ Annexation ☐ Boundary Line Adjustment ☐ Certificate of Compliance ☒ Conditional Use Permit
☐ Environmental Assessment ☐ Environmental Impact Report ☐ Final Subdivision Map ☐ General Plan Amendment
☐ General Plan Consistency ☐ Historic District Review ☐ Landscape Plan Review ☐ Map Amendment ☐ Merger
☐ Minor Deviation ☐ Planned Development ☐ Preliminary Plan Review ☐ Sign Package Review / Amendment
☒ Site Plan Review ☐ Temporary Commercial Coach ☐ Temporary Use Permit ☐ Tentative Parcel Map
☐ Tentative Subdivision Map ☐ Variance ☐ Zone Change

DESCRIPTION: Proposed AT&T microcell facility includes (1) 26.8" antenna on the north east roof top of the mini-mart building.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME New Cingular Wireless PCS, LLC c/o Complete Wireless Consulting
MAILING ADDRESS _____
2009 V Street, Sacramento, CA 95818 - Attn: Maria Kim
PHONE 916-247-6087
EMAIL mkim@completewireless.net

APPLICANT'S REPRESENTATIVE (if different)

NAME _____
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Tesoro Sierra Properties LLC c/o Eco Site II, LLC PHONE _____
MAILING ADDRESS PO BOX 592809, San Antonio, TX 78259 - Attn: David Callender, Director, Advocacy and Zoning
EMAIL ADDRESS DCallender@eco-site.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____
have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 519 Placerville Drive, Placerville, CA 95667
ASSESSOR'S PARCEL NO.(S) 323-480-007-000
Above described property was acquired by owner on _____
Month Day Year

**CITY OF PLACERVILLE
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252**

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.


Applicant's Signature

Maria Kim, Complete Wireless Consulting on behalf of New Cingular Wireless PCS, LLC

Printed Name of Applicant(s)

10/2/2020

Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Signature of Property Owner

Please see Letter of Authorization.

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

PROJECT SUPPORT STATEMENT

AT&T MOBILITY

Site: CVL02199 Speedway Placerville
Address: 519 Placerville Drive, Placerville, CA 95667
APN: 323-480-007-000

INTRODUCTION

AT&T Mobility (AT&T) is seeking to improve telecommunication services at the heavily traveled intersection of Placerville Road in the City of Placerville. To address congestion at this intersection, AT&T proposes a new microcell facility on the rooftop of the existing Speedway gas station mini-mart building, located at 519 Placerville Drive. This unmanned facility will provide service to area travelers, commuters, residents, and businesses 24 hours a day, 7 days a week.

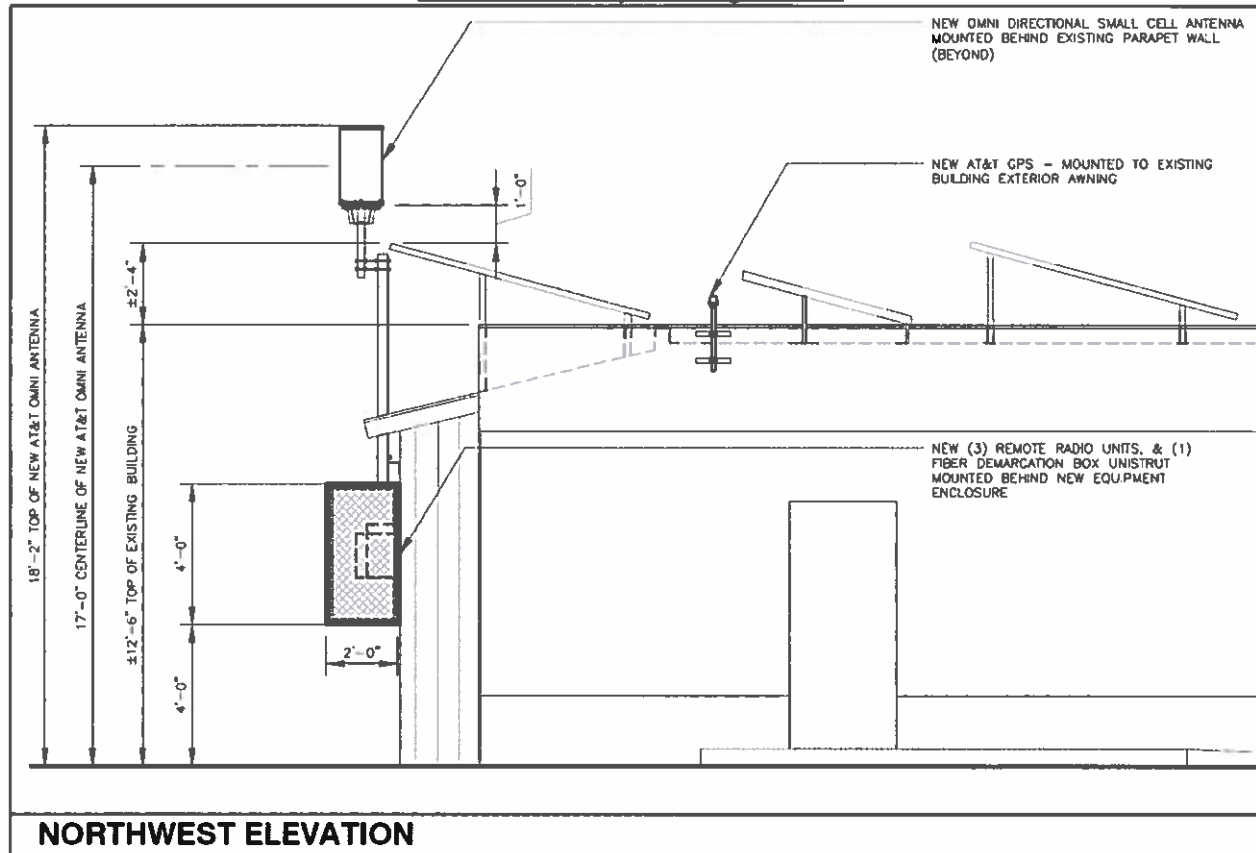
Aerial View of Project Location



PROJECT DESIGN & LOCATION

The proposed AT&T microcell facility includes (1) 26.8" antenna located on the northeast rooftop of the mini-mart building at 519 Placerville Drive. There will be (3) remote radio units (RRU's) located in a demarcation box, mounted to the wall, along the rear wall of the building. Additionally, all other equipment will be placed within the Speedway's existing utility room, which is not publicly accessible and inside the existing building. Please see pages C01 and C02 in the Site Plans for additional details.

Elevation Sheet from Page C03.1



The proposed antenna will increase the height of the building from the parapet to the top of the radome by less than 6'. Please note that there are solar panels covering both the rooftop and the awning over the gas pumps. To prevent any interference with the antenna's signal, the bottom of AT&T's antenna had to be at least 1' away from the tallest point of the solar panel installation. Furthermore, the antenna must sit along the edge of the roof to provide a signal that can clear the solar panels and roof edges. Please see pages C03.1 and C03.2 in the Site Plans for additional details.

PROJECT JUSTIFICATION - CONSISTENCY WITH THE GENERAL PLAN AND THE CITY MUNICIPAL CODE

The project is located on a parcel zoned C (Commercial) along a remarkably busy section of Placerville Drive with a lot of traffic, by vehicles, pedestrians, as well as businesses and their customers. This area is designated for commercial uses and the Speedway is surrounded by similar

commercial uses. The setbacks in the zone do not apply to this project as all the equipment will be either on the roof, mounted to the rear exterior wall, or within the interior of the existing building.

Additionally, although the proposed facility is unstealthed from Placerville Road, the antenna is short is not visually noticeable due to the solar panels and other existing equipment, including overhead power lines, that are visible from the public right-of-way.

Photo Simulation of AT&T Facility from Placerville Drive



ADDITIONAL INFORMATION BY APPLICANT

Operations & Maintenance

Visitation to the site by a service technician for routine maintenance typically occurs rarely as all sites are remotely monitored. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there is no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

Compliance with FCC Standards

AT&T complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. Please see site specific radio frequency study, which has been enclosed as part of AT&T's application materials.

Notice of Actions Affecting This Development Permit

In accordance with California Government Code Section 65945(a), AT&T Mobility requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



**City of Placerville
Development Services
Department**

**CONDITIONAL USE PERMIT
CHECKLIST**

FILING INSTRUCTIONS: Complete application must be received by the Planning Division well in advance of a scheduled Planning Commission meeting to allow staff to review application for completeness, to prepare, publish and post public hearing notifications, and to prepare staff's report to the Planning Commission. An appointment is required to submit the application.

PROCESSING PROCEDURE: Use Permit applications are reviewed during a public hearing by the Planning Commission in accordance with the Development Code, Title 16, Chapter 16.76, and unless otherwise advised by the Planning Division, applicants or their authorized representatives are required to attend the meeting to present their project to the commission. A copy of the agenda and staff report will be mailed no later than seventy-two (72) hours prior to the commission meeting.

1) POSTING REQUIREMENTS: See attached, *City of Placerville Policy For Posting Properties For Development Projects*

2) APPLICATION SUBMISSION CHECKLIST REQUIREMENTS (Include this checklist with your submission): Unless otherwise determined by the Planning Division, an application for a Conditional Use Permit must include the following:

Applications and Fees

☒ Completion of the Planning Application Form

☒ Conditional Use Permit Application fee

Major: Should project require a California Environmental Quality Act (CEQA) Initial Study / Negative Declaration/ Environmental Impact Report be required;

Minor: Should project be CEQA categorically or statutorily exempt.

☒ Environmental assessment fee (if Major Conditional Use Permit)

Plans and Exhibits

☒ **Site Plan**, accurately drawn to scale. Include the following:

☒ General location/vicinity map of proposed site in relation to major streets and adjacent properties.

☒ Scale, north arrow and date.

☒ Name and phone number of person preparing plan. A licensed architect, landscape architect and/or civil engineer should wet stamp and sign off final plans as appropriate.

☒ All property lines with distances, including existing and proposed easements.

☒ All existing features on the site including topography, any structures, street frontage improvements (i.e. curbs, gutters, sidewalks, edge of paving), utilities, power poles, easements, parking areas, trees, creeks, etc. and name of adjoining streets, or right-of-way easements and nearest cross street.

☒ Identify any structures, utilities or trees (location and species) to be removed.

☒ Locations and dimensions of proposed uses, including all buildings, accessory structures, driveways, parking spaces, service or loading areas, trash enclosures, outdoor storage, seating or use areas, fencing, landscape areas, mechanical equipment/control panels.

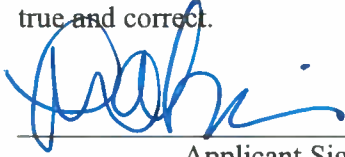
☒ Include distance from all structures to property lines.

- ☒ **Floor Plan**, accurately drawn to scale:
- ☐ Proposed interior use of building.
 - ☐ Include total square footage of any areas proposed for different uses (i.e. retail, customer service, storage, office, manufacturing, etc.).
- ☒ **Existing and Proposed Elevations**, accurately drawn to scale, if exterior building modifications are proposed.
- ☒ **Submission requirements:**
- ☒ Ten (10) copies of the following at no larger than 24" x 36" (unless otherwise directed by Department staff): 5 copies of 11" x 17" and USB drive with high-resolution PDF.
 - ☒ Site Plan
 - ☒ Floor Plan
 - ☒ Existing and Proposed Elevations
 - ☒ One (1) reduced copy of the required plans and exhibits to accompany full-size plans
 - ☒ PDF of Exhibits: High quality PDF files of all exhibits are required. Files may be submitted on disc with the planning application or may be emailed to the Department.
 - ☒ Environmental Checklist (complete)
 - ☒ Additional studies (traffic, sewer, water, etc.) as required by Department staff.
 - ☒ Completion of the following as to how your request conforms to the following questionnaire. Use additional pages as necessary:

3) CONDITIONAL USE PERMIT QUESTIONNAIRE: On separate page(s) as necessary, provide responses to the following:

1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.
2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.
3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.
4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

Maria Kim, Complete Wireless Consulting on behalf of
I, New Cingular Wireless PCS LLC, hereby acknowledge that the above information is
~~true and correct.~~



Applicant Signature

11/10/2020

Date

Maria Kim, Complete Wireless Consulting on behalf of
New Cingular Wireless PCS LLC

Applicant Printed Name

APPEAL PROCEDURE: Any applicant or person claiming to be directly and adversely affected by any action of the Planning Commission may, within ten (10) days after said action, file a written appeal along with the appropriate fee, with the City Clerk for transmittal to the City Council. Said appeal shall stay the issuance of any permits in connection with the action, pending the decision of the City Council. Upon the receipt of an appeal, the City Council shall, after receiving a report from the Planning Commission, and after at least one (1) Public Hearing, render a decision sustaining, amending, or overruling the Planning Commission action.

CONDITIONAL USE PERMIT QUESTIONNAIRE AT&T MOBILITY

Site: CVL02199 Speedway Placerville
Address: 519 Placerville Drive, Placerville, CA 95667
APN: 323-480-007-000

- 1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.***

AT&T Mobility (AT&T) is seeking to improve telecommunication services at the heavily traveled intersection of Placerville Road in the City of Placerville. To address congestion at this intersection, AT&T proposes a new microcell facility on the rooftop of the existing Speedway gas station mini-mart building, located at 519 Placerville Drive. The parcel is already being used for an industrial purpose (gas station) and there are existing rooftop structures (solar panels) on both the gas pump awning and the roof of the convenience store building.

The project is located on a parcel zoned C (Commercial) along a remarkably busy section of Placerville Drive with a lot of traffic, by vehicles, pedestrians, as well as businesses and their customers. This area is designated for commercial uses and the Speedway is surrounded by similar commercial uses. The setbacks in the zone do not apply to this project as all the equipment will be either on the roof, mounted to the rear exterior wall, or within the interior of the existing building.

- 2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.***

The proposed AT&T microcell facility includes (1) 26.8" antenna located on the northeast rooftop of the mini-mart building at 519 Placerville Drive. There will be (3) remote radio units (RRU's) located in a demarcation box, mounted to the wall, along the rear wall of the building. Additionally, all other equipment will be placed within the Speedway's existing utility room, which is not publicly accessible and inside the existing building. Although the proposed facility is unstealthed from Placerville Road, the antenna is short is not visually noticeable due to the solar panels and other existing equipment, including overhead power lines, that are visible from the public right-of-way.

- 3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.***

Other than initial construction, the facility will be remotely monitored 24/7.

- 4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety, and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.***

The proposed small cell facility seeks to bring coverage to an area in Placerville that is deficient. This unmanned facility will provide service to area travelers, commuters, residents, public safety, and businesses 24 hours a day, 7 days a week.

File Number: CUP 20-05/Major Change to SPR 83-04-R2 Date Filed: October 19, 2020

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: AT&T Site: CVL02199 Speedway Placerville

City: Placerville, CA

Name of Owner: Tesoro Refining & Marketing Co. c/o Eco-Site II, LLC Telephone: _____

Address: PO Box 592809, San Antonio, TX 94259

Name of Architect, Engineer or Designer: Jeromy Karaan, Delta Groups Engineering

Address: 6800 Koll Center Parkway, Suite 225, Pleasanton, CA 94566 Telephone: 925-468-0115

Project Location: 519 Placerville Drive, Placerville, CA 95667

Assessor's Parcel Number(s): 323-480-007-000

General Plan Designation: Commercial Retail

Zoning: C (Commercial)

Property size

Gross (sq. ft./acre): 0.38 acres

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : N/A

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Small cell telecommunications facility on the rooftop of the convenience store.
2. What is the number of units/parcels proposed? N/A
3. What is the gross number of units per acre? N/A
4. Site Size: No increased footprint to the existing building.
5. Square footage of each use: See above.
6. Number of floors of construction: N/A
7. Amount of off-street parking provided: N/A
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.
9. Proposed scheduling: _____
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: _____
N/A - Unmanned telecommunications

12. If industrial, indicate type, estimated employment per shift, and loading facilities
N/A - Unmanned telecommunications

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A - Unmanned telecommunications

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: CUP required to establish a telecommunications use on the existing parcel

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. N/A

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

| | YES | NO |
|---|--------------------------|-------------------------------------|
| 17. Change in existing features of any hills or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

27. Substantially increase fossil fuel consumption (oil, natural gas, etc.) ☐ ☒

28. Is this project part of a larger project or series of projects. ☐ ☒

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

Attach photographs of the site. Snapshots or Polaroid photos will be accepted. _____

Currently, the parcel is used as a Speedway gas station. There are currently solar panels on the overhead awning above the gas pumps and also on the roof of the mini-mart/convenience store building.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. _____

All parcels along Placerville Drive are commercial or retail-oriented.

GEOLOGY AND SOILS

N/A -- 31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35

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

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: N/A

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. No.

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: Hangtown Creek is over 100' south of the parcel, across Placerville Drive.

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No.

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No.

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No. If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: None. Parcel is commercially-developed and paved.

54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? N/A

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? _____
56. Will the project reduce or restrict access to public lands, parks or any public facilities? No.
57. Will the project change the L.O.S. on any existing roads? No.

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? The project will provide coverage in the immediate vicinity and boost and provide support to AT&T's existing network in the area.
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? Project seeks to increase development intensity in an area that is already full of wireless users.
60. Will the project require the extension of existing public utility lines? No If So, identify and give distances: _____

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No.
62. 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.
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No.
64. Will the project displace any community residents? No.

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: N/A

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

11/10/2020

Date


Signature

CD-021-P
01.17

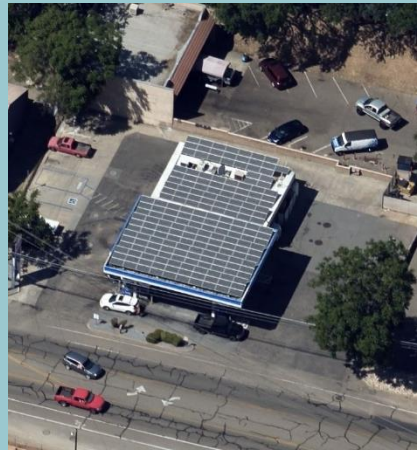
For Complete Wireless Consulting on behalf of
New Cingular Wireless PCS LLC (AT&T)

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. CVL02199
Speedway Placerville
519 Placerville Drive
Placerville, California 95667
El Dorado County
38.73346300; -120.82678400 NAD83
Rooftop

**The proposed AT&T installation will be in compliance with FCC regulations
upon proper installation of recommended signage.**

EBI Project No. 6220005326
October 16, 2020



Prepared for:
AT&T Mobility, LLC
c/o Complete Wireless Consulting Inc
2009 V Street
Sacramento, CA 95818

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVL02199 located at 519 Placerville Drive in Placerville, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 15 feet of ATT's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 6 feet of ATT's proposed antennas at the main roof level.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2 signs posted every 8 feet on the barrier near the antenna. Yellow CAUTION 2 sign posted on the antenna support structure.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

I.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

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

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

| Table I: Limits for Maximum Permissible Exposure (MPE) | | | | |
|--|-----------------------------------|-----------------------------------|---|---|
| (A) Limits for Occupational/Controlled Exposure | | | | |
| Frequency Range (MHz) | Electric Field Strength (E) (V/m) | Magnetic Field Strength (H) (A/m) | Power Density (S) (mW/cm ²) | Averaging Time [E] ² , [H] ² , or S (minutes) |
| 0.3-3.0 | 614 | 1.63 | (100)* | 6 |
| 3.0-30 | 1842/f | 4.89/f | (900/f ²)* | 6 |
| 30-300 | 61.4 | 0.163 | 1.0 | 6 |
| 300-1,500 | -- | -- | f/300 | 6 |
| 1,500-100,000 | -- | -- | 5 | 6 |

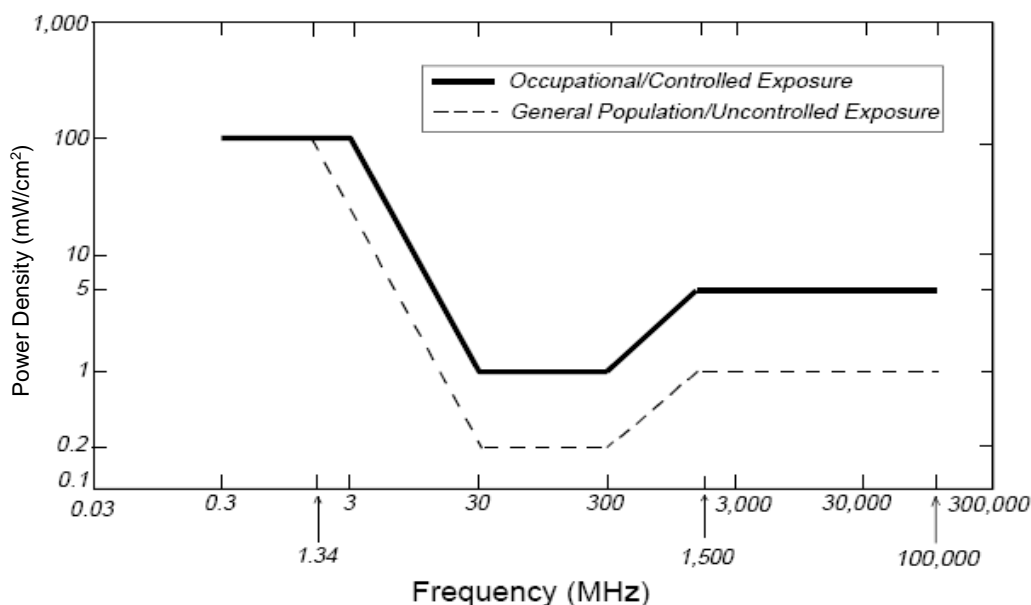
| (B) Limits for General Public/Uncontrolled Exposure | | | | |
|--|--|--|--|--|
| Frequency Range (MHz) | Electric Field Strength (E) (V/m) | Magnetic Field Strength (H) (A/m) | Power Density (S) (mW/cm²) | Averaging Time [E]², [H]², or S (minutes) |
| 0.3-1.34 | 614 | 1.63 | (100)* | 30 |
| 1.34-30 | 824/f | 2.19/f | (180/f ²)* | 30 |
| 30-300 | 27.5 | 0.073 | 0.2 | 30 |
| 300-1,500 | -- | -- | f/1,500 | 30 |
| 1,500-100,000 | -- | -- | 1.0 | 30 |

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

| Personal Wireless Service | Approximate Frequency | Occupational MPE | Public MPE |
|----------------------------------|------------------------------|-------------------------|-------------------------|
| Microwave (Point-to-Point) | 5,000 - 80,000 MHz | 5.00 mW/cm ² | 1.00 mW/cm ² |
| Broadband Radio (BRS) | 2,600 MHz | 5.00 mW/cm ² | 1.00 mW/cm ² |
| Wireless Communication (WCS) | 2,300 MHz | 5.00 mW/cm ² | 1.00 mW/cm ² |
| Advanced Wireless (AWS) | 2,100 MHz | 5.00 mW/cm ² | 1.00 mW/cm ² |
| Personal Communication (PCS) | 1,950 MHz | 5.00 mW/cm ² | 1.00 mW/cm ² |
| Cellular Telephone | 870 MHz | 2.90 mW/cm ² | 0.58 mW/cm ² |
| Specialized Mobile Radio (SMR) | 855 MHz | 2.85 mW/cm ² | 0.57 mW/cm ² |
| Long Term Evolution (LTE) | 700 MHz | 2.33 mW/cm ² | 0.47 mW/cm ² |
| Most Restrictive Frequency Range | 30-300 MHz | 1.00 mW/cm ² | 0.20 mW/cm ² |

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop and ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 15 feet of

AT&T's Sector A antenna on the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 6 feet of AT&T's Sector A antenna on the main roof level.

At the nearest walking/working surfaces to the AT&T antennas on the main roof level, the maximum power density generated by the AT&T antennas is approximately 1,731.82 percent of the FCC's general public limit (346.36 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1,731.82 percent of the FCC's general public limit (346.36 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 3.61 percent of the FCC's general public limit (0.722 percent of the FCC's occupational limit).

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

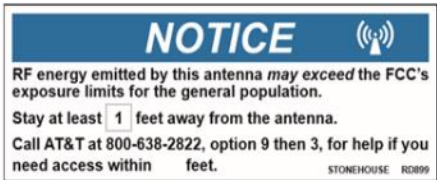

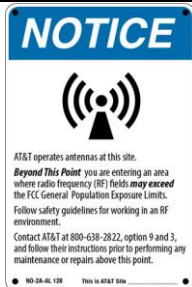
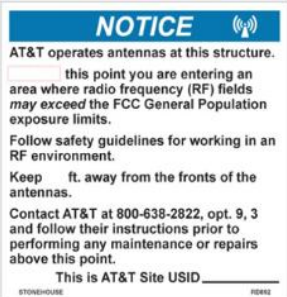


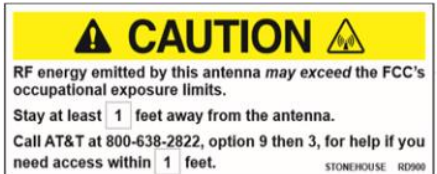





Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

| CRAN / HETNET Small Cell Decals / Signs | | Alerting Signs | |
|---|------------------|--|---|
|  | NOTICE DECAL |  |  |
|  | NOTICE SIGN |  |  |
|  | CAUTION DECAL |  |  |
|  | CAUTION SIGN |  |  |

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2 signs posted every 8 feet on the barrier near the antenna. Yellow CAUTION 2 sign posted on the antenna support structure.

No barriers are required for this site. Barriers should be installed 14 feet by 7 feet near the AT&T Sector A antenna. Barriers are only recommended for installation up to 6 feet from the edge of the rooftop because the accessible areas of concern are within 6 feet of an area with no guard rail or parapet greater than 39 inches high. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 519 Placerville Drive in Placerville, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 15 feet of ATT's proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 6 feet of ATT's proposed antennas at the main roof level.

To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

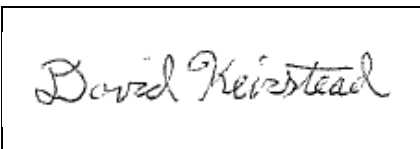
Appendix A

Personnel Certifications

Preparer Certification

I, David Keirstead, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I 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.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in cursive script that reads "David Keirstead".

Reviewed and Approved by:



sealed 19oct2020

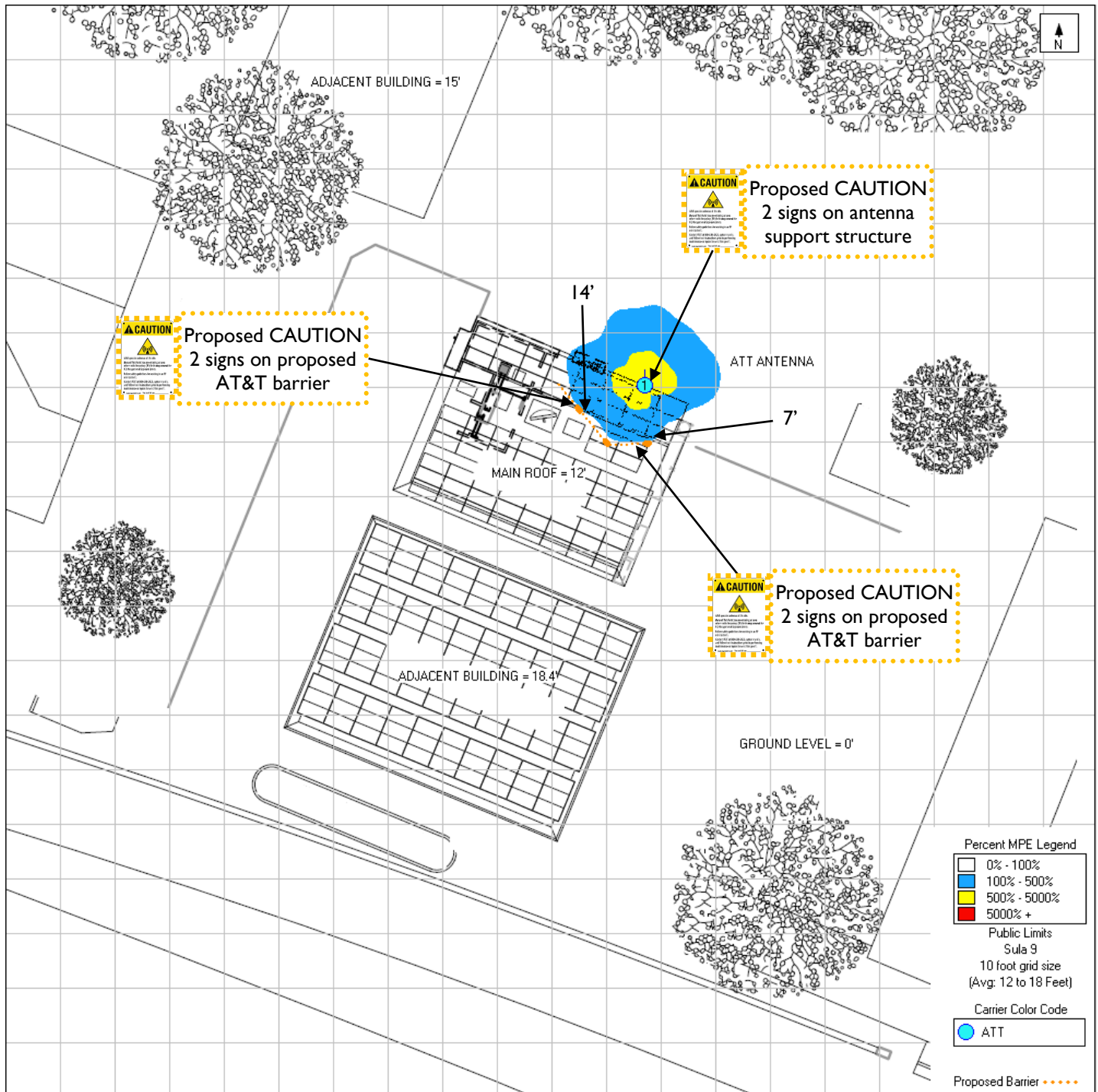
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Compliance/Signage Plan

Main Roof Level Simulation



| | |
|--|----------------|
| | Existing Sign |
| | Proposed Sign |
| | Installed Sign |

| SIGN IDENTIFICATION LEGEND | | | |
|----------------------------|-------------------------------|--|--------------------------------|
| | AT&T NOTICE 2 Sign | | AT&T CAUTION 2 – Rooftop Sign |
| | AT&T WARNING 1B and 2A Signs | | AT&T CAUTION 2B – Tower Sign |
| | AT&T NOTICE Small Cell Signs | | AT&T CAUTION 2C – Parapet Sign |
| | AT&T CAUTION Small Cell Signs | | AT&T TRILINGUAL NOTICE Sign |



Existing



Proposed



view from Placerville Drive looking northwest at site

Existing



Proposed



view from Placerville Drive looking northeast at site

Existing



Proposed



view from Cold Springs Road looking southwest at site