

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

RAMIREZ & CASTILLO (AT&T)
(PLN180314)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Find the project is a minor alteration of an existing facility, which qualifies for a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
- 2) Approve a Use Permit to allow an increase of the height of an existing steel lattice tower from 117 feet to 129 feet, the installation of 12 panel antennas, 18 remote radio units, three (3) surge suppressors, a new equipment shelter, back-up diesel powered backup generator, and 16 foot x 16 foot perimeter screening fence at the foot of the existing electrical transmission line support tower.

[PLN180314, Ramirez & Castillo d/b/a AT&T,
17121 Tarpey Road, Lockwood, North County
Coastal Area Plan (APN: 181-181-006)]

The Ramirez & Castillo d/b/a AT&T) application (PLN180314) came on for public hearing before the Monterey County Zoning Administrator on December 6, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) The project is a co-located wireless communications facility including an increase of the height of an existing steel lattice tower from 117 feet to 129 feet, the installation of 12 panel antennas, 18 remote radio units, three (3) surge suppressors, a new equipment shelter, back-up diesel powered backup generator, and 16 x 16 perimeter screening fence at the foot of the existing electrical transmission line support tower.
 - b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Monterey County Coastal Implementation Plan (Part 2);
 - Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- c) The property is located at 17121 Tarpey Road (Assessor's Parcel Number 181-181-006-000), North County Land Use Plan (LUP), Coastal Zone. The parcel is zoned Rural Density Residential (Coastal Zone), with a B overlay that disallows further subdivision of existing parcels [RDR/B-6 (CZ)]. The installation of wireless facilities are identified as allowed uses pursuant to MCC Sections 20.64.310.B, subject to the granting of the applicable coastal development permit. See also Finding Nos. 3 and 5. Therefore, the project is an allowed land use for this site.
- d) The parcel is principally used as an agricultural enterprise and is developed with an accessory agricultural building, a series of hoop houses, and a residential mobile home. Row crops are grown on the property as well. There are two existing PG&E lattice towers that support overhead electrical lines. The addition of the cell facility would not impact operations of the agricultural activities or the residential use of the property. Furthermore, the wireless facility would not have any significant adverse impact on surrounding properties.
- e) The project has been sited and designed to meet the requirements for wireless communications facilities specified in Monterey County Code Section 21.64.310 (see Finding 7).
- f) The project planner conducted a site inspection on June 20, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180314.

2. FINDING: **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) Necessary public facilities are available. No additional facilities are required for this use.
 - b) A Radio-Frequency Electromagnetic (RF-EME) Modeling Report was prepared for the project. The RF-EME report indicated that there are no physical or environmental impacts resulting from radio frequency emissions that would be detrimental to public health and safety. This report is consistent with applicable requirements of the Federal Communications Commission (FCC).
 - c) Staff conducted a site inspection on June 20, 2018 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180314.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, RMA-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

“Geotechnical Investigation Report” prepared by GEOBODEN, Inc., Irvine, CA, September 20, 2018. (LIB180393)

“Radio frequency – Electromagnetic Energy Compliance Report” prepared by EBI Consulting, Walnut Creek, CA, June 12, 2018

The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involved is subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on April 18, 2018, at which all persons had the opportunity to be heard, and voted 8-0 to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public
- d) Staff conducted a site inspection on June 20, 2018 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180314.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff researched County records to assess if any violation exists on the subject properties. There are no open code enforcement cases associated with this property.

b) Staff conducted a site inspection on June 20, 2018 and did not observe any code violations.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180314.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts the minor alteration of an existing facility.
 - b) The project involves extending the height of an existing 117 foot tower to 129 feet and installing 12 panel antennas, 18 remote radio units, three (3) surge suppressors, and support equipment, including a back-up electrical generator, associated transmission cables, and a 16 x 16 foot wood-slat fencing perimeter.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 20, 2018.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180314.

6. **FINDING** **WIRELESS COMMUNICATIONS FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communication facility complies with all applicable requirements of Monterey County Code (MCC) Section 21.64.310. The subject property on which the wireless communication facility is to be installed is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- EVIDENCE:**
- a) The project consists of an increase of the height of an existing steel lattice tower from 117 feet to 129 feet and the installation of 12 panel antennas and 18 remote radio units and three (3) surge suppressors, all mounted on the existing lattice tower. The project also consists of a new equipment enclosure, a diesel-powered backup generator, and 16 X 16 perimeter wood-slat perimeter screening fence located within the footprint of the existing lattice electrical tower. The site is located at 17121 Tarpey Road, Royal Oaks.
 - b) Pursuant to the requirements in MCC Section 21.64.310(C)(5) the County analyzed potential visual impacts which could result from the placement of the facility, and finds that the proposed facility will not create a significant visual impact from adjacent properties or roadways. The subject property is not in a designated Visually Sensitive area

pursuant to MCC Title 20 (Zoning Ordinance). The proposed facility will be visible from adjacent properties and from portions of Tarpey Road in the vicinity of the project site, but the WCF is co-located on an existing PG&E electrical tower and the panels blend with the existing structural characteristics of the tower. Additionally, conditions have been incorporated that require the panels to be painted in such a way – grey tones - as to blend with the existing tower, which will help filter its presence, that would reduce the visual impacts in the event of technological advances, and that would require removal and restoration of the site in case of termination of use (Condition Nos. 7, 8, and 9).

- c) The project is consistent with MCC Chapter 21.86, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC Section 20.92.020, and the proposed height is consistent with the limitations outlined in MCC Section 20.92.060.
- d) The project is consistent with the *Marina Municipal Airport Comprehensive Land Use Plan*. The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is not within the airport Planning Area; the project site is located approximately 10 miles from the Fritzsche Army Airfield (Marina) Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.
- e) The project planner reviewed the project application materials and plans, as well as the County’s GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180314.

7. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; exceeds height limit for the zoning district)

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Use Permit to allow an increase of the height of an existing steel lattice tower from 117 feet to 129 feet, the installation of 12 panel antennas, 18 remote radio units, three (3) surge suppressors, a new equipment shelter, back-up diesel powered backup generator, and 16 foot x 16 foot perimeter screening fence at the foot of the existing electrical transmission line support tower, in general conformance with the attached plan and thirteen (13) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of December 2018.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN180314

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN180314) allows the installation of a co-located wireless communications facility including an increase of the height of an existing steel lattice tower from 117 feet to 129 feet and the installation of 12 panel antennas, 18 remote radio units and three (3) surge suppressors, all mounted on the existing lattice tower. The project also consists of a new equipment enclosure and a diesel-powered backup generator located within the footprint of the existing lattice tower, and a 16 x 16 perimeter wood-slat security fence, North County Coastal Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Coastal Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 181-181-006-000 on December 6, 2018. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

**Compliance or
Monitoring
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

6. PD046 - CRITICAL EROSION AREAS (NORTH COUNTY LUP)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All development shall demonstrate minimal disturbance in Critical Erosion Areas (North County Land Use Plan Section 20.144.070.A.2.c). For all other areas in North County Coastal Zone, an erosion control and drainage plan shall be prepared consistent with the County's Erosion Control Ordinance and Policy 2.5.3.6 of the North County Area Land Use Plan. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit evidence of compliance with the Erosion Control Plan to the RMA - Planning and the RMA - Building Services.

On an on-going basis, the Owner/Applicant shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the RMA Chief of Planning and RMA Chief of Building Services.

Prior to the final inspection, the Owner/Applicant shall submit evidence of compliance with the Implementation Schedule to RMA - Planning and RMA - Building Services.

7. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

8. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the panel antennas, surge suppressors, back-up generator, equipment shelter, security fencing, and any appurtenant equipment related to the WCF. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the RMA Chief of Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA Chief of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

9. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the RMA Chief of Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the RMA Chief of Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

10. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval. Standard inspection notes are available on the RMA-Environmental Services website.

11. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall provide certification from the licensed practitioner(s).

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the Geotechnical Investigation Report prepared by GeoBoden Inc., dated September 20, 2018. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

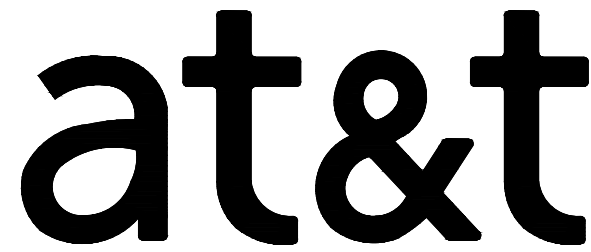
Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

13. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Investigation Report and the approved grading plan. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.



SITE NUMBER: CCL03680-AROMAS

SITE NAME: PG&E #3-RAMIREZ

FA NUMBER: 13787537
PTN NUMBER: 3701A06RZ1, 3701A08GE6, 3701A-8XM9
3701A08XL2, 3701A08XM8
PACE NUMBER: MRSFR031107 1C
PROJECT:
SITE TYPE: TOWER/SHELTER
SITE ADDRESS: 17121 TARPEY RD.
ROYAL OAKS, CA 95076



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000

REV	DATE	DESCRIPTION
3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS



TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN CALIFORNIA (SOUTH), CALL
DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org
CALIFORNIA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

SITE INFORMATION

PROPERTY OWNER: ALEJANDRO CASTILLO RAMIREZ
20027 AUDREY LN
PRUNEDALE, CA 93907

APPLICANT: AT&T MOBILITY
ADDRESS: 5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

APPLICANT REPRESENTATIVE: VINCULUMS SERVICES
ADDRESS: 575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598

LATITUDE (NAD 83): 36° 52' 13.18" N
LONGITUDE (NAD 83): -121° 40' 33.81" W
ELEVATION: 181.5' (AMSL)
OCCUPANCY: UNMANNED TELECOM FACILITY
CONSTRUCTION TYPE: TBD
APN #: 181-181-006
ZONING JURISDICTION: MONTEREY COUNTY
CURRENT ZONING: -
PROPOSED USE: UNMANNED TELECOM FACILITY

PROJECT TEAM

PROJECT MANAGER: VINCULUMS SERVICES
575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598
PHONE: (925) 895-3734
EMAIL: mhippen@vinculums.com

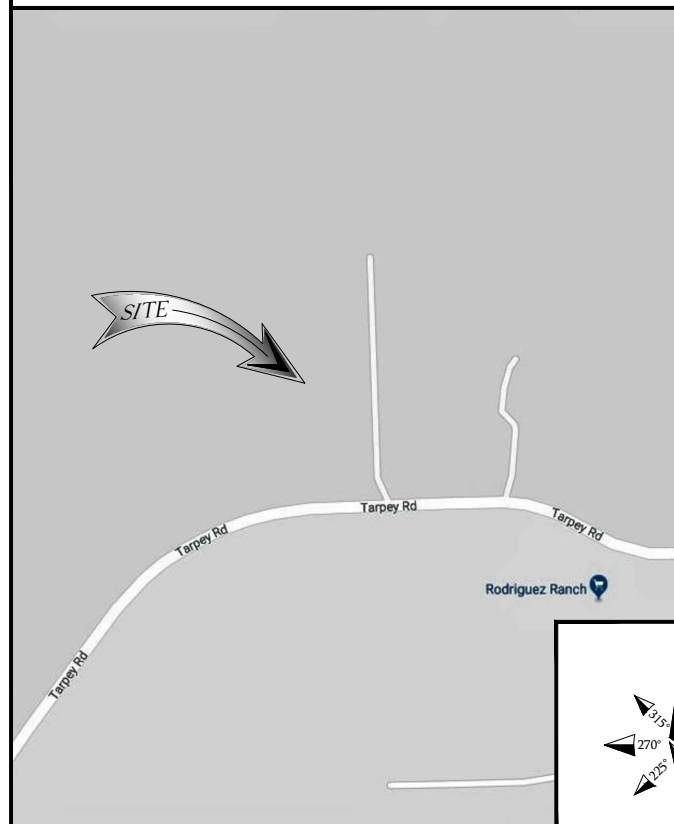
ARCHITECTURAL & ENGINEERING:
INFINIGY ENGINEERING
26455 RANCHO PKWY SOUTH
LAKE FOREST, CA 92630
CONTACT: DAN CONNELL
PHONE: (949) 306-4644
dconnell@infinigy.com

APPLICANT: AT&T MOBILITY
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

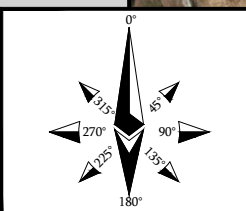
SITE ACQUISITION:
TSJ CONSULTING INC.
27130A PASEO ESPADA, SUITE #1426
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
PHONE: (925) 785-3727
tom@tsjconsultinginc.com

LOCATION MAPS

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR. TURN RIGHT ONTO SUNSET DR. TURN
RIGHT ONTO BOLLINGER CANYON RD. MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE.
MERGE ONTO I-680 S. STAY ON I-680 S (SIGNS FOR I-580 W/DUBLIN/OAKLAND/SAN JOSE).
MERGE ONTO US-101 S TOWARD LOS ANGELES, TAKE THE EXIT TOWARD SAN JUAN RD. TURN
RIGHT ONTO SAN JUAN RD. TURN LEFT ONTO TARPEY RD. ARRIVE AT 17121 TARPEY RD.
ROYAL OAKS, CA 95076

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON
THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES A NEW WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE
FOLLOWING:

- INSTALL (1) NEW WIC EQUIPMENT SHELTER WITHIN NEW 7'-0" HIGH WOOD FENCE
TELECOMMUNICATION COMPOUND
- INSTALL (5) DC-6 SURGE PROTECTORS (3 ABOVE, 2 BELOW CONDUCTORS)
- INSTALL (1) NEW AT&T GPS UNIT ON EQUIPMENT SHELTER
- INSTALL (12) NEW AT&T ANTENNAS ON (E) TOWER
- INSTALL (18) NEW RRU'S ON (E) TOWER
- INSTALL (1) 15KW DIESEL GENERATOR ON CONCRETE PAD

DRAWING INDEX

SHEET NO:	
T-1	TITLE SHEET
F-1	FIRE DEPARTMENT / BATTERY INFO
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	SITE PLAN, ANTENNA LAYOUT & RRUS SCHEDULE
A-2	EQUIPMENT LAYOUT
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	GENERATOR SPEC SHEETS

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT
EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN
THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE
FOLLOWING CODES.

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA TITLE 24
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 INTERNATIONAL BUILDING CODE
2016 NATIONAL ELECTRIC CODE
TIA/EIA-222-G OR LATEST EDITION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CCL03680-AROMAS
PG&E #3-RAMIREZ
17121 TARPEY RD.
ROYAL OAKS, CA 95076
TOWER/SHELTER

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



MARATHON™ Front Terminal Specifications										
Model Number	Voltage	Capacity (Ah)		Nominal Dimensions						Nominal Weight
		8 Hr To 1.7510 VPC @ 25°C	10 Hr To 1.80 VPC @ 20°C	Inches			Millimeters			
				A	B	C	A	B	C	
M12V105FT	12	104	100	20.12	4.33	9.38	511	110	238	79 35.8
M12V125FT	12	125	121	22.00	4.90	11.15	559	124	283	105 47.6
M12V155FT	12	155	150	22.00	4.90	11.15	559	124	283	119 53.8
M12V180FT	12	180	175	22.00	4.90	12.50	559	124	318	133 60.0

MARATHON™ Front Terminal Electrical Data			
Model Number	Short Circuit Current	Internal Resistance (mOhms)	
M12V105FT	3125	4.0	
M12V125FT	3814	3.2	
M12V155FT	3883	3.0	
M12V180FT	4,147	3.0	

Float Voltage & Charging
Constant Voltage charging is recommended
Recommended float voltage: 2.27 VPC @ 25°C (77°F)
Float Voltage Range: 2.25 to 2.30 VPC @ 25°C (77°F)
Equalize voltage: 2.35 VPC for 24 Hours

BATTERY SPECIFICATIONS



From the World Leader in VRLA Battery Technology

Designed for durability in Telecommunications, and Electric Utility applications, the GNB FRONT Terminal MARATHON™ series provides high performance and reliability in long duration discharge applications. The location of the terminals on the front (vs. the top) of the battery greatly facilitates the installation and maintenance of the product when placed in a cabinet enclosure or on a standard relay rack tray. The MARATHON™ Front Terminal battery series highlights another example of GNB's extensive experience and world wide leadership in VRLA technology.

“Designed in” Quality Manufacturing

Quality manufacturing processes for the MARATHON™ series batteries incorporate the industry's most advanced technologies including: an automated helium leak detection system, a computer controlled “fill by weight” acid filler, and a temperature controlled water bath formation process. Each and every unit is capacity tested.

High Performance MARATHON™ Series Features

- Flame-retardant reinforced container and cover compliant with UL94 V-0, 28% L.O.I.
- Integrated flash arrester ultrasonically welded into cover.
- Patented “Diamond Side-Wall” design to maintain structural integrity in higher operating temperatures
- Heat sealed case-to-cover bond to ensure a leak proof seal
- High-Compression Absorbent Glass Mat (AGM) technology for greater than 99% recombination efficiency
- High-tin, calcium, silver, lead positive plate design for maximum service float life 10 year design life @ 25°C (77°F)
- Front Accessible Copper Alloy Terminals & “Easy On/Easy Off” Post Protector
- Reliable one-way, self-sealing safety vents
- Integrated Carry Handles
- Multifold design for faster installation and reduced maintenance

Applications

MARATHON™ series batteries incorporate GNB's advanced VRLA technology designed for long life and high performance in:

- Telecommunications
 - Distributed Power
 - PCS
 - Cellular
 - Broadband

- Electric Utility
 - Switchgear Control Power
 - Communications



UL Recognized Component

IV. FIRE AND EXPLOSION HAZARD DATA	
Flash Point:	Not Applicable
Flammable Limits:	LEL = 4.1% (Hydrogen Gas in air) ; UEL = 74.2%
Extinguishing media:	CO ₂ ; foam; dry chemical
Special Fire Fighting Procedures:	Use positive pressure, self-contained breathing apparatus. Beware of acid splatter during water application and wear acid-resistant clothing, gloves, face and eye protection. If batteries are on charge, shut off power to the charging equipment, but, note that strings of series connected batteries may still pose risk of electric shock even when charging equipment is shut down.
Unusual Fire and Explosion Hazards:	In operation or when on charge, batteries generate hydrogen and oxygen gases (hydrogen is highly flammable and oxygen supports combustion). They must always be assumed to contain these gases which, if ignited by burning cigarette, naked flame or spark, may cause battery explosion with dispersion of casing fragments and corrosive liquid electrolyte. Carefully follow manufacturer's instructions for installation and service. Keep away all sources of gas ignition, ensure that adequate ventilation is provided, and do not allow metallic articles to simultaneously contact the negative and positive terminals of a battery.
V. REACTIVITY DATA	
Stability:	Stable <input checked="" type="checkbox"/> Unstable <input type="checkbox"/>
Conditions to Avoid:	Prolonged overcharging and overheating current; sparks and other sources of ignition.
Incompatibility: (materials to avoid)	Electrolyte: Contact of sulfuric acid with combustibles and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents, most metals, carbides, chlorates, nitrates, and peroxides, sulfur trioxide gas, strong oxidizers, and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas. Lead compounds: Avoid contact with strong acids, bases, halides, halogenates, potassium nitrate, permanganate, peroxides, nascent hydrogen, potassium, carbides, sulfides, phosphorus, sulfur and reducing agents.
Hazardous Decomposition Products:	Electrolyte: Sulfur trioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide, hydrogen sulfide, hydrogen. Lead compounds: Temperatures above the melting point are likely to produce toxic metal fume, vapor, or dust; contact with strong acid or base or presence of nascent hydrogen may generate highly toxic arsine gas. Hazardous Polymerization: May Occur <input type="checkbox"/> Will Not Occur <input checked="" type="checkbox"/>
VI. HEALTH HAZARD DATA	
Routes of Entry:	Electrolyte: Harmful by all routes of entry. Under normal conditions of use, sulfuric acid vapors and mist are not generated. Sulfuric acid vapors and mist may be generated when product is overheated, oxidized, or otherwise processed or damaged. Lead compounds: Under normal conditions lead dust, vapors, and fumes are not generated. Hazardous exposure can occur only when product is heated above the melting point, oxidized or otherwise processed or damaged to create dust, vapor, or fume.
Inhalation:	Electrolyte: Breathing of sulfuric acid vapors or mists may cause severe respiratory irritation. Lead compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs.
Ingestion:	Electrolyte: May cause severe irritation of mouth, throat, esophagus, and stomach. Lead compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea, and severe cramping. This may lead rapidly to systemic toxicity. Acute ingestion should be treated by physician.
Skin Contact/Skin Absorption:	Electrolyte: Severe irritation, burns, and ulceration. Sulfuric acid is not readily absorbed through the skin. Lead compounds: Not readily absorbed through the skin.
Eye Contact:	Electrolyte: Severe irritation, burns, cornea damage, blindness. Lead compounds: May cause eye irritation.

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ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

FIRE DEPARTMENT NOTES:

A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.

B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.

C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.

D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING:

CLASS 1 WATER REACTIVE LIQUID
TOXIC LIQUID
CORROSIVE LIQUID
OTHER HEALTH HAZARD LIQUID

E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.

F. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.

G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.

H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH CALIFORNIA FIRE CODE REGULATIONS.

I. EXIST DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

J. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.

BATTERY: GNB MARATHON 12MV155FT
NUMBER OF STRINGS: 3
MODULES PER STRING: 4
TOTAL MODULES: 12
WEIGHT PER MODULE: 119 LBS
LEAD 74% (PER MSDS): 74%
TOTAL LEAD: 1,057 LBS
ELECTROLYTE PER MODULE (17% BY WT.) 2.5 GAL
TOTAL ELECTROLYTE: 30 GAL



MATERIAL SAFETY DATA SHEET

I. PRODUCT IDENTIFICATION					
MANUFACTURER Exide Technologies Industrial Energy 3950 Sussex Avenue Aurora, IL 60504-7932		CHEMICAL/TRADE NAME (as used on label)		MARATHON V-0 and SPRINTER V-0 Valve Regulated Lead Acid Battery	
FOR INFORMATION Primary: MACTEC Engineering and Consulting, Inc. Attention: Julian Colburn (770) 421-3485 Secondary: Environmental, Safety & Health Attention: Eric Murray (800) 532-4622 or Fred Gansler (610) 921-4052		CHEMICAL FAMILY/ CLASSIFICATION		Electrical Storage Battery Motorblock type	
		DATE ISSUED:		January 2010	
FOR EMERGENCY CHEMTREC (800) 424-9300 24-hour Emergency Response Contact Ask for Environmental Coordinator		CHEMTREC INTERNATIONAL (703) 527-3887 – Collect			
II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION					
Components	CAS Number	% by Wt.	OSHA	ACGIH	NIOSH
Inorganic components of:					
Lead	7439-92-1	71-76	50	50	50
Antimony Oxide	7440-36-0	< 0.6	500	500	500
Calcinated Clay	N/A	< 1.2	N/A	N/A	N/A
Tin	7440-31-5	0.4-0.6	2000	2000	2000
Copper	7440-50-8	< 0.1	1000	1000	1000
Electrolyte (sulfuric acid)	7664-93-9	16-18	1000	200	1000
Case Material:					
Polypropylene	9003-07-0	6-7	N/A	N/A	N/A
Plate separator material:					
Glass	N/A	2-3	N/A	N/A	N/A
NOTE: Inorganic lead and electrolyte (water and sulfuric acid solution) are the primary components of every battery manufactured by Exide Technologies or its subsidiaries. Other ingredients may be present dependent upon battery type. Polypropylene is the principal case material of automotive and commercial batteries.					
III. PHYSICAL DATA					
Boiling Point (Electrolyte)	203° F (at 760 mm Hg)	Specific Gravity (H ₂ O=1)		1.230 to 1.350	
Melting Point	Not Applicable	Vapor Pressure (mm Hg at 20 °C)		10	
Solubility in Water	100%	Vapor Density (AIR=1)		Greater than 1	
Evaporation Rate (Benzyl acetate=1)	Less Than 1	Vapor Density (AIR=1)		Greater than 1	
Appearance and Odor	A clear liquid with a sharp, penetrating, pungent odor. A battery is a manufactured article; no apparent odor.		% Volatiles by Weight		Not Applicable

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VI. HEALTH HAZARD DATA (CONTINUED)

Effects of Overexposure - Acute: Electrolyte: Severe skin irritation, burns, damage to cornea may cause blindness, upper respiratory irritation. Lead compounds: Headache, fatigue, abdominal pain, loss of appetite, nausea, vomiting, diarrhea, muscular aches and weakness, sleep disturbances, and irritability.
Effects of Overexposure - Chronic: Electrolyte: Possible erosion of tooth enamel; inflammation of nose, throat, and bronchial tubes, and scarring of the cornea. Lead compounds: Anemic neuropathy, particularly of the motor nerves, with wrist drop; kidney damage; reproductive changes in both males and females.
Cardiogenecity: Electrolyte: The National Toxicology Program (NTP) and the International Agency for Research on Cancer (IARC) have classified "strong inorganic acid mist containing sulfuric acid" as a substance that is carcinogenic to humans. This classification does not apply to sulfuric acid solutions in static liquid state or to electrolyte in batteries. Batteries subjected to abusive charging at excessively high currents for prolonged periods of time without vent caps in place may create a surrounding atmosphere of the offensive strong inorganic acid mist containing sulfuric acid. Lead compounds: Listed as a 2B carcinogen, likely in animals at extreme doses. Proof of carcinogenicity in humans is lacking at present.
Medical Conditions Generally Aggravated by Exposure: Overexposure to sulfuric acid mist may cause lung damage and aggravate pulmonary conditions. Contact of electrolyte (water and sulfuric acid solution) with skin may aggravate skin diseases such as eczema and contact dermatitis. Contact of electrolyte (water and sulfuric acid solution) with eyes may cause cornea and/or cause blindness. Lead and its compounds can aggravate some forms of kidney, liver, and neurologic diseases.
Emergency and First Aid Procedures: Inhalation: Electrolyte: Remove to fresh air immediately. If breathing is difficult, give oxygen. Lead compounds: Remove from exposure, gargle, wash nose, eyes, and lips; consult physician. Ingestion: Electrolyte: Give large quantities of water, do not induce vomiting; consult physician. Lead compounds: Consult physician immediately. Skin: Electrolyte: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes and do not wear clothes again until cleaned. If acid is splashed on shoes, remove and discard if they contain leather. Lead compounds: Wash immediately with soap and water. Lead compounds are not readily absorbed through the skin. Eyes: Electrolyte and Lead compounds: Flush immediately with large amounts of water for at least 15 minutes; consult physician immediately.

VII. PRECAUTIONS FOR SAFE HANDLING AND USE

Handling and Storage: Store batteries under roof in cool, dry, well-ventilated areas that are separated from incompatible materials and from activities which may create flames, sparks or heat. Keep away from metallic objects that could bridge the terminals on a battery and create a dangerous short-circuit. Single batteries pose no risk of electric shock but there may be increasing risk of electric shock from strings of connected batteries exceeding three 12-volt units.
Charging: There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to charges whenever not in use and before detachment of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Charging space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby. Wear face and eye protection when near batteries being charged.
Spill or Leak Procedures: Remove combustible materials and all sources of ignition. Stop flow of material and contain spill by diking with soda ash, etc. Carefully neutralize spill with soda ash, etc. Make certain mixture is neutral then collect residue and place in a drum or other suitable container with a label specifying "corrosive hazardous waste" (or if uncertain call distributor regarding proper labeling procedures). Dispose of as hazardous waste. If battery is leaking, place battery in a heavy duty plastic bag. Wear acid resistant boots, face shield, chemical splash goggles and acid resistant gloves. DO NOT RELEASE UNNEUTRALIZED ACID.

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IX. OTHER REGULATORY INFORMATION (CONTINUED)

CERCLA (Superfund) and EPCRA:		
(a)	Reportable Quantity (RQ) for spilled 100% sulfuric acid under CERCLA (Superfund) and EPCRA (Emergency Planning and Community Right to Know Act) is 1,000 lbs. State and local reportable quantities for spilled sulfuric acid may vary.	
(b)	Sulfuric acid is a listed "Extremely Hazardous Substance" under EPCRA, with a Threshold Planning Quantity (TPQ) of 1,000 lbs.	
(c)	EPCRA Section 302 notification is required if 1,000 lbs or more of sulfuric acid is present at one site. An average automotive/commercial battery contains approximately 5 lbs of sulfuric acid. Contact your Exide representative for additional information.	
(d)	EPCRA Section 312 Tier Two reporting is required for non-automotive batteries if sulfuric acid is present in quantities of 500 lbs or more and/or if lead is present in quantities of 10,000 lbs or more.	
(e)	Supplier Notification: This product contains a toxic chemical or chemicals subject to the reporting requirements of section 313 of (Title) III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372.	
	Chemical	CAS
	Lead (Pb)	7439-92-1
	Electrolyte: Sulfuric Acid	7664-93-9
		Percent by Weight
		71-76
		16-18
If you distribute this product to other manufacturers in SIC Codes 20 through 39, this information must be provided with the first shipment of each calendar year.		
Note: The Section 313 supplier notification requirement does not apply to batteries that are "consumer products".		
CAA:	Exide Technologies supports preventative actions concerning ozone depletion in the atmosphere due to emissions of CFCs and other ozone depleting chemicals (ODCs), defined by the USEPA as Class I substances. Pursuant to Section 611 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 19, 1993, Exide established a policy to eliminate the use of Class I ODCs prior to the May 15, 1993 deadline.	
TSCA:	Each ingredient chemical listed in Section II of this MSDS is also listed on the TSCA Registry.	
CANADIAN REGULATIONS: All chemical substances in this product are listed on the CEPA DSL/NDSL or are exempt from list requirements.		
CALIFORNIA PROPOSITION 65:		
"WARNING: This product contains lead, a chemical known to the State of California to cause cancer, or birth defects or other reproductive harm."		
PREPARED BY:	EXIDE TECHNOLOGIES INDUSTRIAL ENERGY	
	3950 SUSSEX AVENUE	
	AURORA, IL 60594-7932	
	(800) 872-0471	
VENDOR AND THIRD PERSONS ASSUME THE RISK OF INJURY PROXIMATELY CAUSED BY THE MATERIAL IF REASONABLE SAFETY PROCEDURES ARE NOT FOLLOWED AS PROVIDED FOR IN THE DATA SHEET, AND VENDOR SHALL NOT BE LIABLE FOR INJURY TO VENDOR OR THIRD PERSONS PROXIMATELY CAUSED BY ABNORMAL USE OF THE MATERIAL EVEN IF REASONABLE PROCEDURES ARE FOLLOWED.		
ALL PERSONS USING THIS PRODUCT, ALL PERSONS WORKING IN AN AREA WHERE THIS PRODUCT IS USED, AND ALL PERSONS HANDLING THIS PRODUCT SHOULD BE FAMILIAR WITH THE CONTENTS OF THIS DATA SHEET. THIS INFORMATION SHOULD BE EFFECTIVELY COMMUNICATED TO EMPLOYEES AND OTHERS WHO MIGHT COME IN CONTACT WITH THE PRODUCT.		
WHILE THE INFORMATION ACCUMULATED AND SET FORTH HEREIN IS BELIEVED TO BE ACCURATE AS OF THE DATE HEREOF, EXIDE TECHNOLOGIES MAKES NO WARRANTY WITH RESPECT THERETO AND DISCLAIMS ALL LIABILITY FROM RELIANCE THEREON. RECIPIENTS ARE ADVISED TO CONFIRM IN ADVANCE OF NEED THAT THE INFORMATION IS CURRENT, APPLICABLE, AND SUITABLE FOR THEIR PARTICULAR CIRCUMSTANCES.		

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VII. PRECAUTIONS FOR SAFE HANDLING AND USE (CONTINUED)

Waste Disposal Methods: Sulfuric Acid: Neutralize as described above for a spill, collect residue and place in a container labeled as containing hazardous waste. Dispose of as a hazardous waste. If uncertain about labeling procedures, call your local battery distributor or listed contact. DO NOT FLUSH LEAD CONTAMINATED ACID TO SEWER. Spent batteries: Send to secondary lead smelter for recycling following applicable federal, state, and local regulations. Precautionary Labeling: POISON - CAUSES SEVERE BURNS DANGER - EXPLOSIVE GASES CORROSIVE - CONTAINS SULFURIC ACID KEEP AWAY FROM CHILDREN	
VIII. CONTROL MEASURES	
Engineering Controls and Work Practices: Store and handle in well-ventilated area. If mechanical ventilation is used, components must be acid-resistant. Handle batteries cautiously. Use certain vent caps are on securely. If battery case is damaged, avoid bodily contact with internal components. Wear protective clothing, eye and face protection, when charging or handling batteries. Follow all manufacturers' recommendations when stacking or palletizing. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Use a battery carrier to lift a battery or place hands at opposite corners to avoid spilling acid through the vents. Avoid contact with internal components of the batteries.	
Hygiene Practices: Wash hands thoroughly before eating, drinking or smoking after handling batteries.	
Respiratory Protection: None required under normal conditions. If an overcharging or overheating condition exists and concentrations of sulfuric acid mist are known or suspected to exceed PEL, use NIOSH or MSHA-approved respiratory protection.	
Protective Clothing: None required under normal conditions. If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlet, acid-resistant apron, clothing, and boots.	
Eye Protection: None required under normal conditions. If battery case is damaged, chemical goggles or face shield.	
Emergency Flushing: In areas where water and sulfuric acid solutions are handled in concentrations greater than 1%, emergency eyewash stations and showers should be provided, with unlimited water supply.	
IX. OTHER REGULATORY INFORMATION	
NFPA Hazard Rating for sulfuric acid: Flammability (Re) = 0 Health (R) = 3 Reactivity (Y) = 2	
TRANSPORTATION: Not regulated pursuant to §173.159(d) of the DOT Hazardous Materials Regulations (49 CFR Parts 171-180) provided each package is marked "NONSPILLABLE" or "NONSPILLABLE BATTERY". For air shipments, reference IATA Dangerous Goods Regulations Special Provision A-67. For ocean shipments, reference IMDG Special Provision #238. Note: Exide Technologies batteries which have met the test requirements for "nonspillable batteries" in shipment must be protected against short circuit and securely packaged. Label: NONSPILLABLE	
RCRA: Spent lead-acid batteries are not regulated as hazardous waste when recycled. Spilled sulfuric acid is a characteristic hazardous waste; EPA hazardous waste number D002 (corrosivity).	

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5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000

3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CCL03680-AROMAS
PG&E #3-RAMIREZ
17121 TARPEY RD.
ROYAL OAKS, CA 95076
TOWER/SHELTER

SHEET TITLE

FIRE DEPARTMENT /
BATTERY INFO

SHEET NUMBER

F-1

NOTES

OWNER(S): ALEJANDRO RAMIREZ / MARIA G. CASTILLO

APNS: 181-181-006

TOWER OWNER(S): PG&E

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 26917178, DATED APRIL 09, 2018. WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, FIVE (5) OF WHICH ARE EASEMENTS AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065037, PANEL NO. 0269F, DATED JUNE 19, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN EITHER ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 52' 13.18" N NAD 83
LONG. 121° 40' 33.81" W NAD 83
ELEV. 181.5' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

PARENT PARCEL LEGAL DESCRIPTION (PER TITLE REPORT):

PROPERTY LOCATED IN MONTEREY, CA

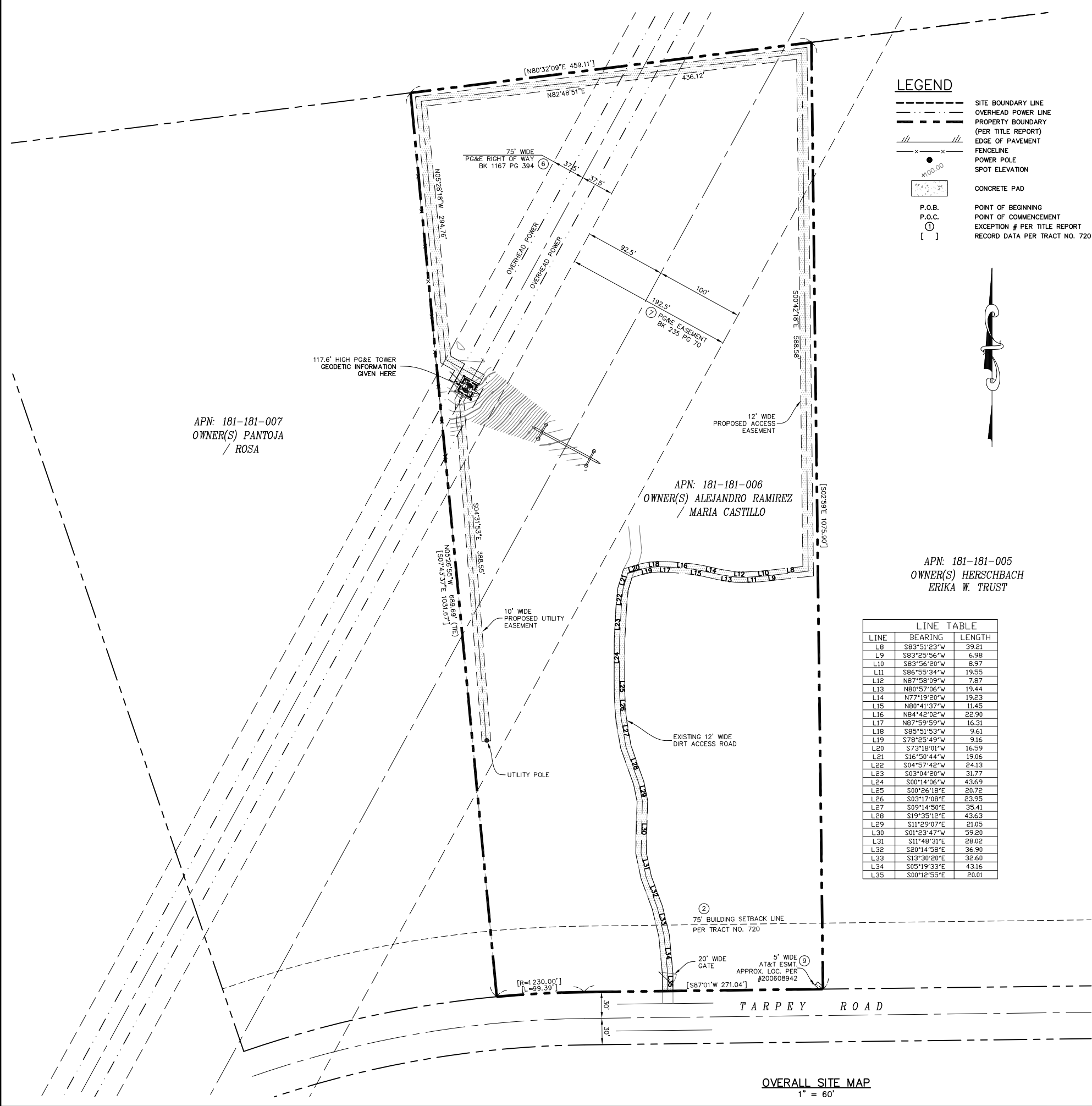
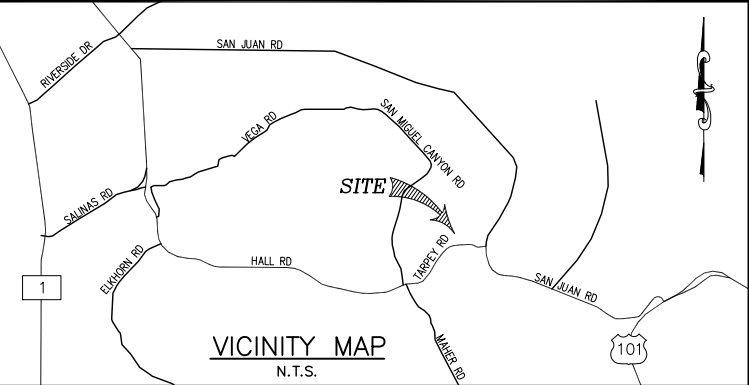
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 6, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 720, RANCHO BAUTISTA SUBDIVISION", FILED FOR RECORD OCTOBER 10, 1973 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 12 OF MAPS, "CITIES AND TOWNS", AT PAGE 37.

AND BEING THE SAME PROPERTY CONVEYED TO ALEJANDRO RAMIREZ AND MARIA G. CASTILLO FROM CALIFORNIA COASTAL RURAL DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION BY CORPORATION GRANT DEED DATED MARCH 16, 2015 AND RECORDED MARCH 20, 2015 IN INSTRUMENT NO. 2015013703.

EASEMENTS PER TITLE REPORT:

- MAP OF TRACT NO. 720 RANCHO BAUTISTA SUBDIVISION RECORDED IN MAP BOOK 12, PAGE 37.
** 75' BUILDING SETBACK LINE DEPICTED PER SAID MAP. **
- EASEMENT
IN FAVOR OF: COUNTY OF MONTEREY
RECORDED ON: 12/30/1949
RECORDED IN: DEED BOOK 1182, PAGE 363
(BEST COPY AVAILABLE)
** SAID DOCUMENT IS ILLEGIBLE, NOT PLOTTABLE. **
- RIGHT OF WAY
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
RECORDED ON: 10/19/1949
RECORDED IN: DEED BOOK 1167, PAGE 394
** PLOTTED, AS SHOWN HEREON. **
- EASEMENT:
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
RECORDED ON: 10/03/1963
RECORDED IN: DEED BOOK 235, PAGE 70
** PLOTTED, AS SHOWN HEREON. **
- GRANT OF EASEMENT
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DBA AT&T CALIFORNIA
RECORDED ON: 10/10/2006
RECORDED IN: INSTRUMENT NO. 2006089482
** APPROX. LOC OF EASEMENT PLOTTED, AS SHOWN HEREON. **



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- P.O.B.
- P.O.C.
- [1]
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXCEPTION # PER TITLE REPORT
- RECORD DATA PER TRACT NO. 720

APN: 181-181-005
OWNER(S) HERSCHBACH
ERIKA W. TRUST

LINE TABLE		
LINE	BEARING	LENGTH
L8	S83°51'23"W	39.21
L9	S83°25'56"W	6.98
L10	S83°56'20"W	8.97
L11	S86°55'34"W	19.55
L12	N87°58'09"W	7.87
L13	N80°57'06"W	19.44
L14	N77°19'20"W	19.23
L15	N80°41'37"W	11.45
L16	N84°42'02"W	22.90
L17	N87°59'59"W	16.31
L18	S85°51'53"W	9.61
L19	S78°25'49"W	9.16
L20	S73°18'01"W	16.59
L21	S16°50'44"W	12.96
L22	S04°57'42"W	24.13
L23	S03°04'20"W	31.77
L24	S00°14'06"W	43.69
L25	S00°26'18"E	20.72
L26	S03°17'08"E	23.95
L27	S09°14'50"E	35.41
L28	S19°35'12"E	43.63
L29	S11°29'07"E	21.05
L30	S01°23'47"W	59.20
L31	S11°48'31"E	28.02
L32	S20°14'58"E	36.90
L33	S13°30'20"E	32.60
L34	S05°19'33"E	43.16
L35	S00°12'55"E	20.01



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SPACE RESERVED FOR PROFESSIONAL SEAL

PRELIMINARY
NOT TO BE CONSIDERED FINAL WITHOUT SURVEYOR'S SEAL AND SIGNATURE

REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	DL	04/10/18
2	REV. LINETYPE	DA	04/16/18
3	100% ZD	DL	06/04/18
4			
5			
6			
7			
8			

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DRAWN BY: DL
CHECKED BY: DA
DATE DRAWN: 04/10/18
SMITHCO JOB #: 56-752

SITE NAME

CCL03680
AROMAS

SITE ADDRESS

17121 TARPEY ROAD
ROYAL OAKS, CA 95076

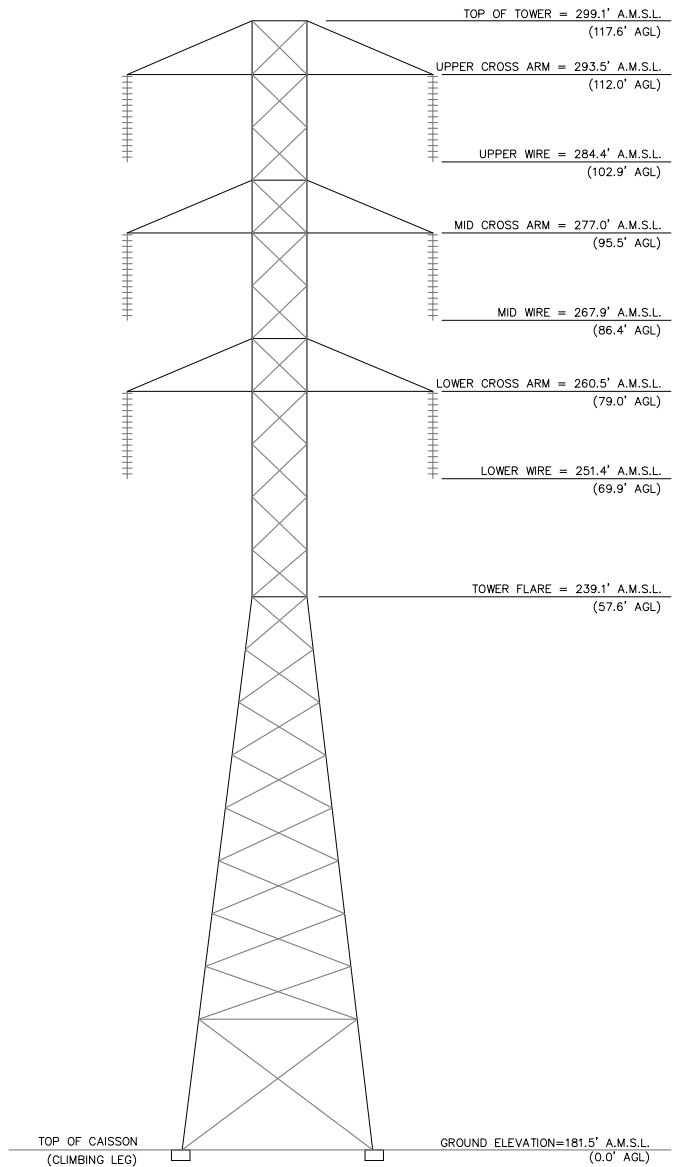
MONTEREY COUNTY

SHEET TITLE

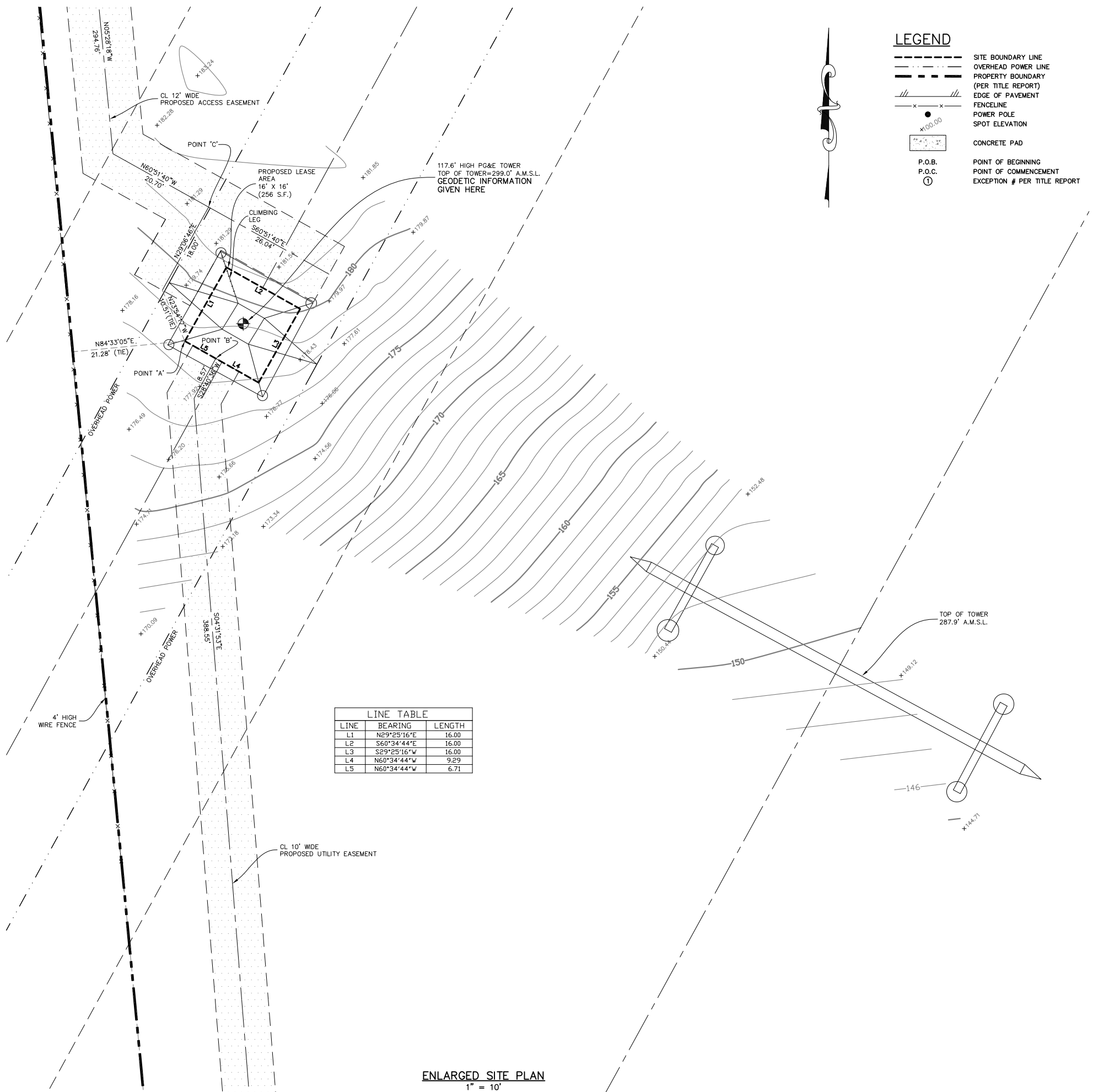
SITE SURVEY

FOR EXAMINATION ONLY
SHEET

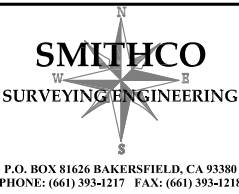
C-1



TOWER ELEVATION
LOOKING NORTH
1" = 10'



ENLARGED SITE PLAN
1" = 10'



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10			

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SMITHCO JOB #: 56-752

SITE NAME

CCL03680
AROMAS

SITE ADDRESS

17121 TARPEY ROAD
ROYAL OAKS, CA 95076
MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET

C-2

PROPOSED LEASE AREA DESCRIPTION:

ALL THAT PORTION OF THAT LOT 6, AS SAID LOT SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 720, RANCHO BAUTISTA SUBDIVISION", FILED FOR RECORD OCTOBER 10, 1973 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 12 OF MAPS, "CITIES AND TOWNS", AT PAGE 37, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE ALONG THE WEST LINE OF SAID LOT 6, N 05°26'55" W, A DISTANCE OF 689.69 FEET; THENCE LEAVING SAID WEST LINE, N 84°33'05" E, A DISTANCE OF 21.28 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 29°25'16" E, A DISTANCE OF 16.00 FEET;
COURSE 2) THENCE S 60°34'44" E, A DISTANCE OF 16.00 FEET;
COURSE 3) THENCE S 29°25'16" W, A DISTANCE OF 16.00 FEET;
COURSE 4) THENCE N 60°34'44" W, A DISTANCE OF 9.29 FEET TO POINT 'B';
COURSE 5) THENCE CONTINUING N 60°34'44" W, A DISTANCE OF 6.71 FEET TO THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 256 SQUARE FEET, MORE OR LESS.

PROPOSED ACCESS EASEMENT DESCRIPTION:

A 12.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE ABOVE DESCRIBED POINT 'A'; THENCE N 23° 54'17" W, A DISTANCE OF 10.51 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 29°06'46" E, A DISTANCE OF 18.00 FEET TO POINT 'C';
COURSE 2) THENCE N 60°51'40" W, A DISTANCE OF 20.70 FEET;
COURSE 3) THENCE N 05°28'18" W, A DISTANCE OF 294.76 FEET;
COURSE 4) THENCE N 82°48'51" E, A DISTANCE OF 436.12 FEET;
COURSE 5) THENCE S 00°42'18" E, A DISTANCE OF 588.58 FEET;
COURSE 6) THENCE S 83°51'23" W, A DISTANCE OF 39.21 FEET;
COURSE 7) THENCE S 83°25'56" W, A DISTANCE OF 6.98 FEET;
COURSE 8) THENCE S 83°56'20" W, A DISTANCE OF 8.97 FEET;
COURSE 9) THENCE S 86°55'34" W, A DISTANCE OF 19.55 FEET;
COURSE 10) THENCE N 87°58'09" W, A DISTANCE OF 7.87 FEET;
COURSE 11) THENCE N 80°57'06" W, A DISTANCE OF 19.44 FEET;
COURSE 12) THENCE N 77°19'20" W, A DISTANCE OF 19.23 FEET;
COURSE 13) THENCE N 80°41'37" W, A DISTANCE OF 11.45 FEET;
COURSE 14) THENCE N 84°42'02" W, A DISTANCE OF 22.90 FEET;
COURSE 15) THENCE N 87°59'59" W, A DISTANCE OF 16.31 FEET;
COURSE 16) THENCE S 85°51'53" W, A DISTANCE OF 9.61 FEET;
COURSE 17) THENCE S 78°25'49" W, A DISTANCE OF 9.16 FEET;
COURSE 18) THENCE S 73°18'01" W, A DISTANCE OF 16.59 FEET;
COURSE 19) THENCE S 16°50'44" W, A DISTANCE OF 19.06 FEET;
COURSE 20) THENCE S 04°57'42" W, A DISTANCE OF 24.13 FEET;
COURSE 21) THENCE S 03°04'20" W, A DISTANCE OF 31.77 FEET;
COURSE 22) THENCE S 00°14'06" W, A DISTANCE OF 43.69 FEET;
COURSE 23) THENCE S 00°26'18" E, A DISTANCE OF 20.72 FEET;
COURSE 24) THENCE S 03°17'08" E, A DISTANCE OF 23.95 FEET;
COURSE 25) THENCE S 09°14'50" E, A DISTANCE OF 35.41 FEET;
COURSE 26) THENCE S 19°35'12" E, A DISTANCE OF 43.63 FEET;
COURSE 27) THENCE S 11°29'07" E, A DISTANCE OF 21.05 FEET;
COURSE 28) THENCE S 01°23'47" W, A DISTANCE OF 59.20 FEET;
COURSE 29) THENCE S 11°48'31" E, A DISTANCE OF 28.02 FEET;
COURSE 30) THENCE S 20°14'58" E, A DISTANCE OF 36.90 FEET;
COURSE 31) THENCE S 13°30'20" E, A DISTANCE OF 32.60 FEET;
COURSE 32) THENCE S 05°19'33" E, A DISTANCE OF 43.16 FEET;
COURSE 33) THENCE S 00°12'55" E, A DISTANCE OF 20.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARPEY ROAD AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 12.00 FOOT WIDE STRIP OF LAND FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'C';

COURSE 1) THENCE S 60°51'40" E, A DISTANCE OF 26.04 FEET TO THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO INTERSECT WITH THE NORTHERLY RIGHT OF WAY LINE OF TARPEY ROAD.

PROPOSED UTILITY EASEMENT DESCRIPTION:

A 10.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

COURSE 1) THENCE S 28°40'36" W, A DISTANCE OF 8.57 FEET;
COURSE 2) THENCE S 04°31'53" E, A DISTANCE OF 388.55 FEET TO THE TERMINUS OF THIS DESCRIPTION.



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SPACE RESERVED FOR PROFESSIONAL SEAL

PRELIMINARY
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REVISION			
NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	DL	04/10/18
1	REV. LINETYPE	DA	04/16/18
2	100% ZD	DL	06/04/18
3			
4			
5			
6			
7			

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DRAWN BY: DL
CHECKED BY: DA
DATE DRAWN: 04/10/18
SMITHCO JOB #: 56-752

SITE NAME

CCL03680
AROMAS

SITE ADDRESS

17121 TARPEY ROAD
ROYAL OAKS, CA 95076
MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET

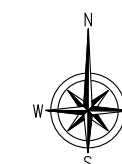


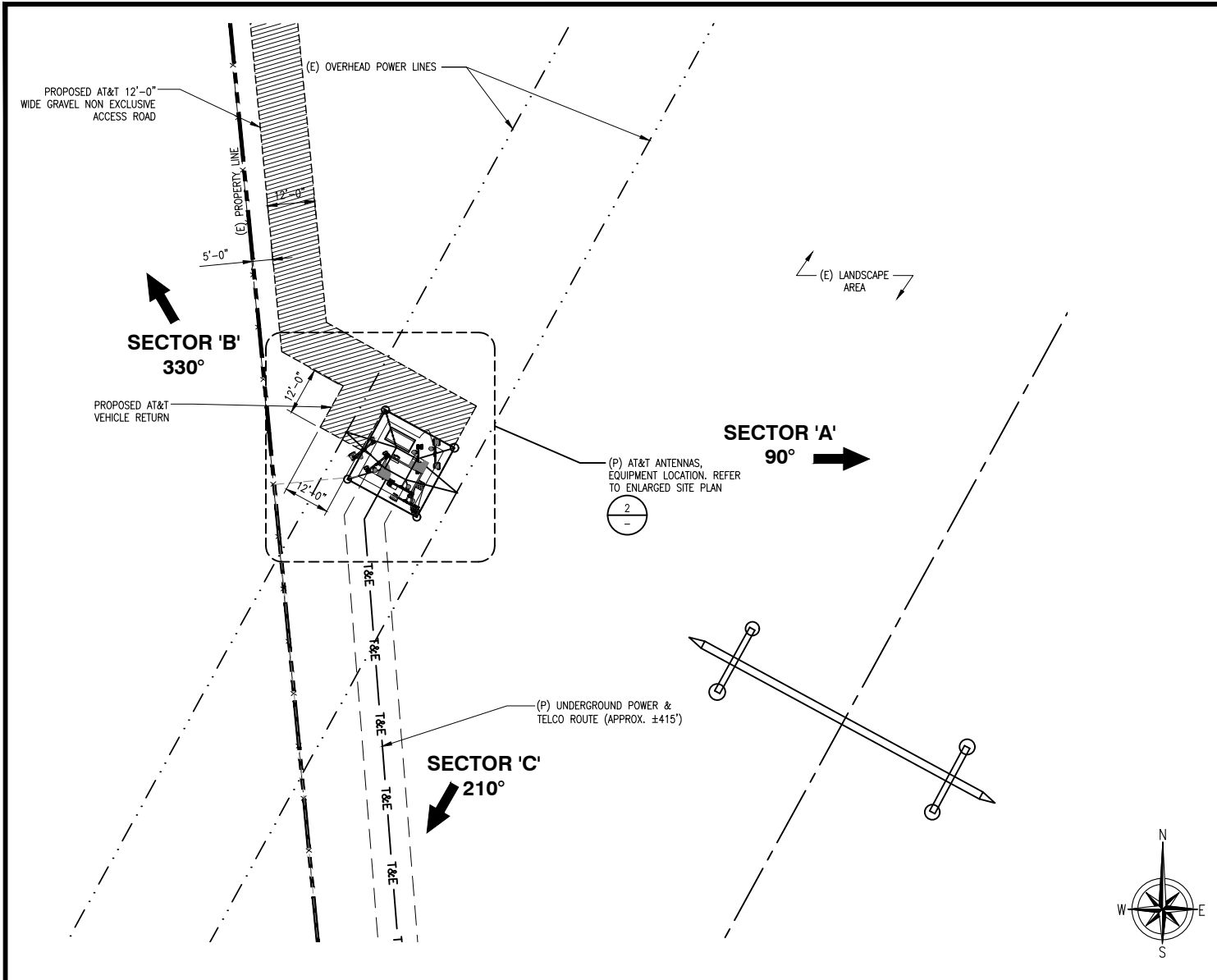
INFINIGY Design.
Build.
Deliver.

3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

CCL03680-AROMAS
PG&E #3-RAMIREZ
17121 TARPEY RD.
ROYAL OAKS, CA 95076
TOWER/SHELTER

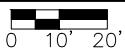
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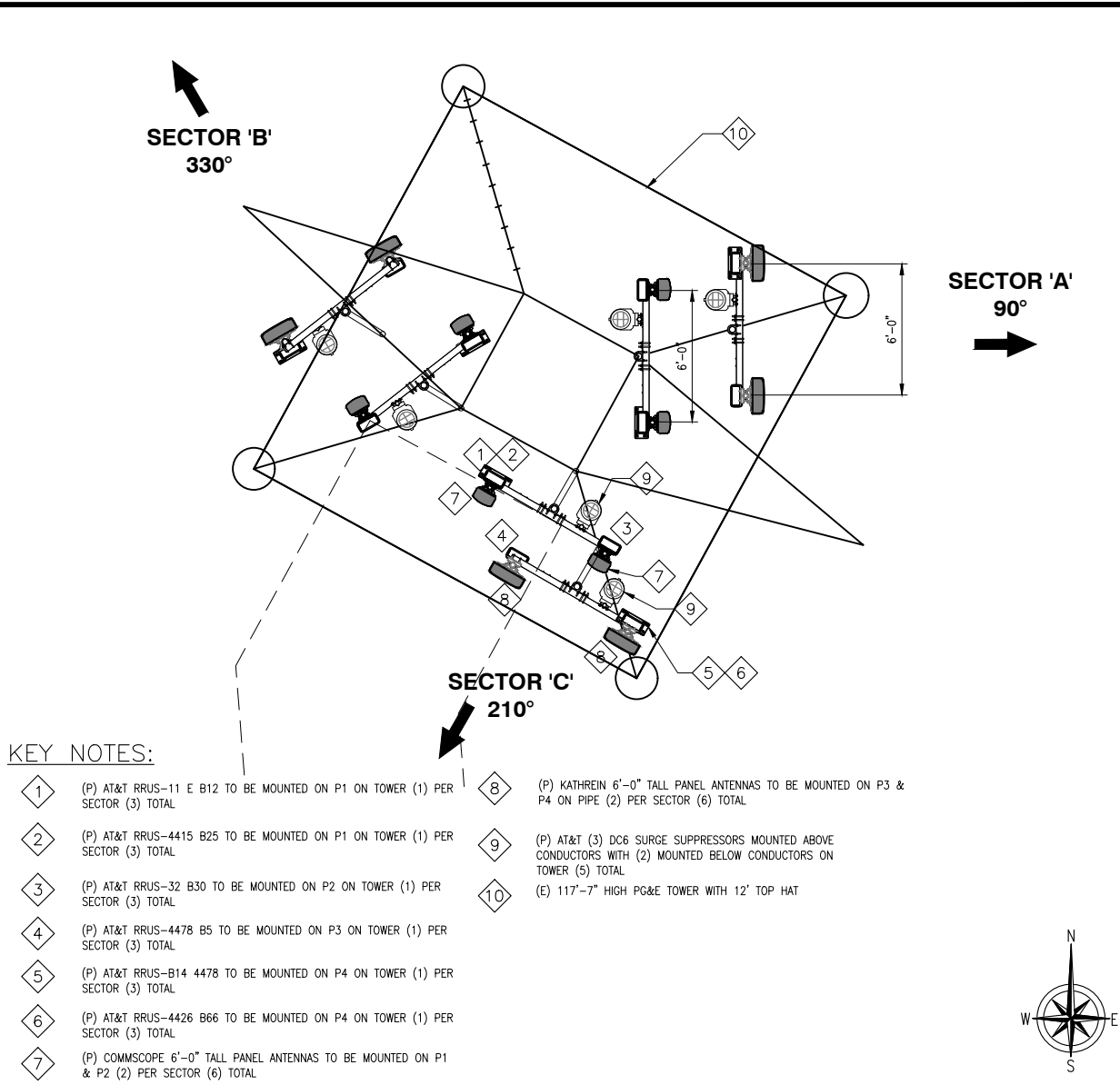


SITE PLAN

SCALE:
1"=20'-0"



1

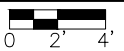


KEY NOTES:

- (P) AT&T RRUS-11 E B12 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- (P) AT&T RRUS-4415 B25 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- (P) AT&T RRUS-32 B30 TO BE MOUNTED ON P2 ON TOWER (1) PER SECTOR (3) TOTAL
- (P) AT&T RRUS-4478 B5 TO BE MOUNTED ON P3 ON TOWER (1) PER SECTOR (3) TOTAL
- (P) AT&T RRUS-B14 4478 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- (P) AT&T RRUS-4426 B66 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- (P) COMMScope 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON P1 & P2 (2) PER SECTOR (6) TOTAL
- (P) KATHREIN 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON P3 & P4 ON PIPE (2) PER SECTOR (6) TOTAL
- (P) AT&T (3) DC6 SURGE SUPPRESSORS MOUNTED ABOVE CONDUCTORS WITH (2) MOUNTED BELOW CONDUCTORS ON TOWER (5) TOTAL
- (E) 117'-7" HIGH PG&E TOWER WITH 12' TOP HAT

ANTENNA LAYOUT

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



2

OPTIMUM ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFDS)						
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE	
					LENGTH	PART NUMBER
ALPHA SECTOR	A1	LTE 700/1900	COMMSCOPE SBNHH-1D65B 6'-0"	90°	126'-0"	FIBER
	A2	LTE WCS	COMMSCOPE SBNHH-1D65B 6'-0"	90°	126'-0"	FIBER
	A3	LTE 850	KATHREIN 800-10965K 6'-0"	90°	57'-0"	FIBER
	A4	LTE 700/AWS	KATHREIN 800-10965K 6'-0"	90°	57'-0"	FIBER
BETA SECTOR	B1	LTE 700/1900	COMMSCOPE SBNHH-1D65B 6'-0"	330°	126'-0"	FIBER
	B2	LTE WCS	COMMSCOPE SBNHH-1D65B 6'-0"	330°	126'-0"	FIBER
	B3	LTE 850	KATHREIN 800-10965K 6'-0"	330°	57'-0"	FIBER
	B4	LTE 700/AWS	KATHREIN 800-10965K 6'-0"	330°	57'-0"	FIBER
GAMMA SECTOR	C1	LTE 700/1900	COMMSCOPE SBNHH-1D65B 6'-0"	210°	126'-0"	FIBER
	C2	LTE WCS	COMMSCOPE SBNHH-1D65B 6'-0"	210°	126'-0"	FIBER
	C3	LTE 850	KATHREIN 800-10965K 6'-0"	210°	57'-0"	FIBER
	C4	LTE 700/AWS	KATHREIN 800-10965K 6'-0"	210°	57'-0"	FIBER

ANTENNA AND RRU SCHEDULE

REMOTE RADIO UNITS (RRU'S)									
SECTOR		RRUS MODELS	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			DC CABLE		
				ABOVE	BELOW	SIDES	QTY.	LENGTH	AWG
ALPHA SECTOR	A1	(1) RRUS-11 E B12, (1) RRUS-4415 B25	10'	16"	8"	8"	1	160'	8
	A2	(1) RRUS-32 B30	10'	16"	8"	8"	1	160'	8
	A3	(1) RRUS-4478 B5	10'	16"	8"	8"	1	110'	8
	A4	(1) RRUS-B14 4478, (1) RRUS-4426 B66	10'	16"	8"	8"	1	110'	8
BETA SECTOR	B1	(1) RRUS-11 E B12, (1) RRUS-4415 B25	10'	16"	8"	8"	1	160'	8
	B2	(1) RRUS-32 B30	10'	16"	8"	8"	1	160'	8
	B3	(1) RRUS-4478 B5	10'	16"	8"	8"	1	110'	8
	B4	(1) RRUS-B14 4478 - (1) RRUS-4426 B66	10'	16"	8"	8"	1	110'	8
GAMMA SECTOR	C1	(1) RRUS-11 E B12, (1) RRUS-4415 B25	10'	16"	8"	8"	1	160'	8
	C2	(1) RRUS-32 B30	10'	16"	8"	8"	1	110'	8
	C3	(1) RRUS-4478 B5	10'	16"	8"	8"	1	110'	8
	C4	(1) RRUS-B14 4478, (1) RRUS-4426 B66	10'	16"	8"	8"	1	160'	8



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000

REV	DATE	DESCRIPTION
3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CCL03680-AROMAS
PG&E #3-RAMIREZ
17121 TARPEY RD.
ROYAL OAKS, CA 95076
TOWER/SHELTER

SHEET TITLE
SITE PLAN, ANTENNA
LAYOUT ANTENNA &
RRUS SCHEDULE

SHEET NUMBER

A-1

3



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
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JOB #469-000

REV	DATE	DESCRIPTION
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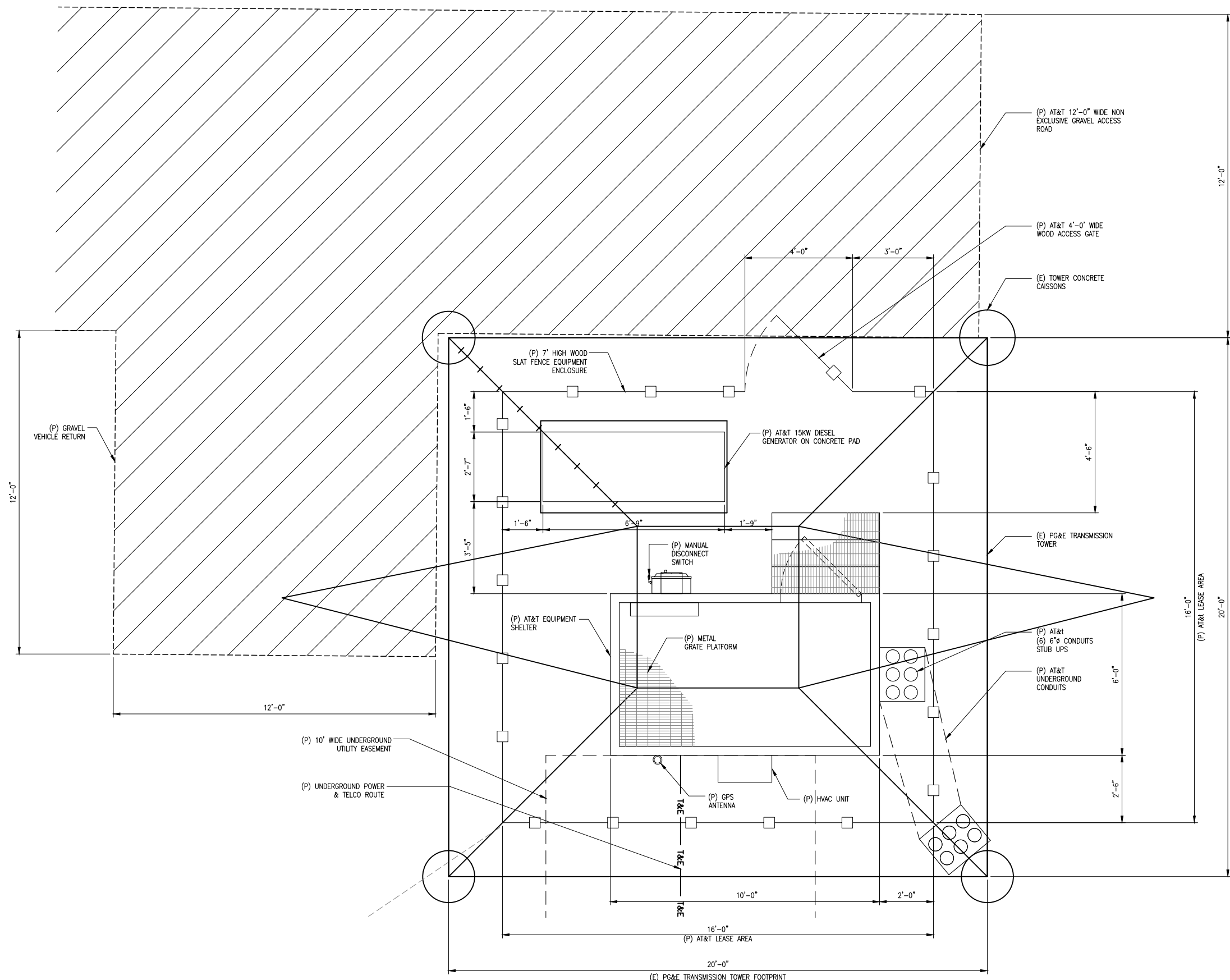
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TO ALTER THIS DOCUMENT.

CCL03680-AROMAS
PG&E #3-RAMIREZ
17121 TARPEY RD.
ROYAL OAKS, CA 95076
TOWER/SHELTER

SHEET TITLE
EQUIPMENT LAYOUT

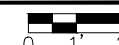
SHEET NUMBER

A-2



EQUIPMENT LAYOUT

SCALE:
1/2"=1'-0"



1

KEY NOTES:

- 1

(P) AT&T RRUS-11 E B12 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- 2

(P) AT&T RRUS-4415 B25 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- 3

(P) AT&T RRUS-32 B30 TO BE MOUNTED ON P2 ON TOWER (1) PER SECTOR (3) TOTAL
- 4

(P) AT&T RRUS-4478 B5 TO BE MOUNTED ON P3 ON TOWER (1) PER SECTOR (3) TOTAL
- 5

(P) AT&T RRUS-B14 4478 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 6

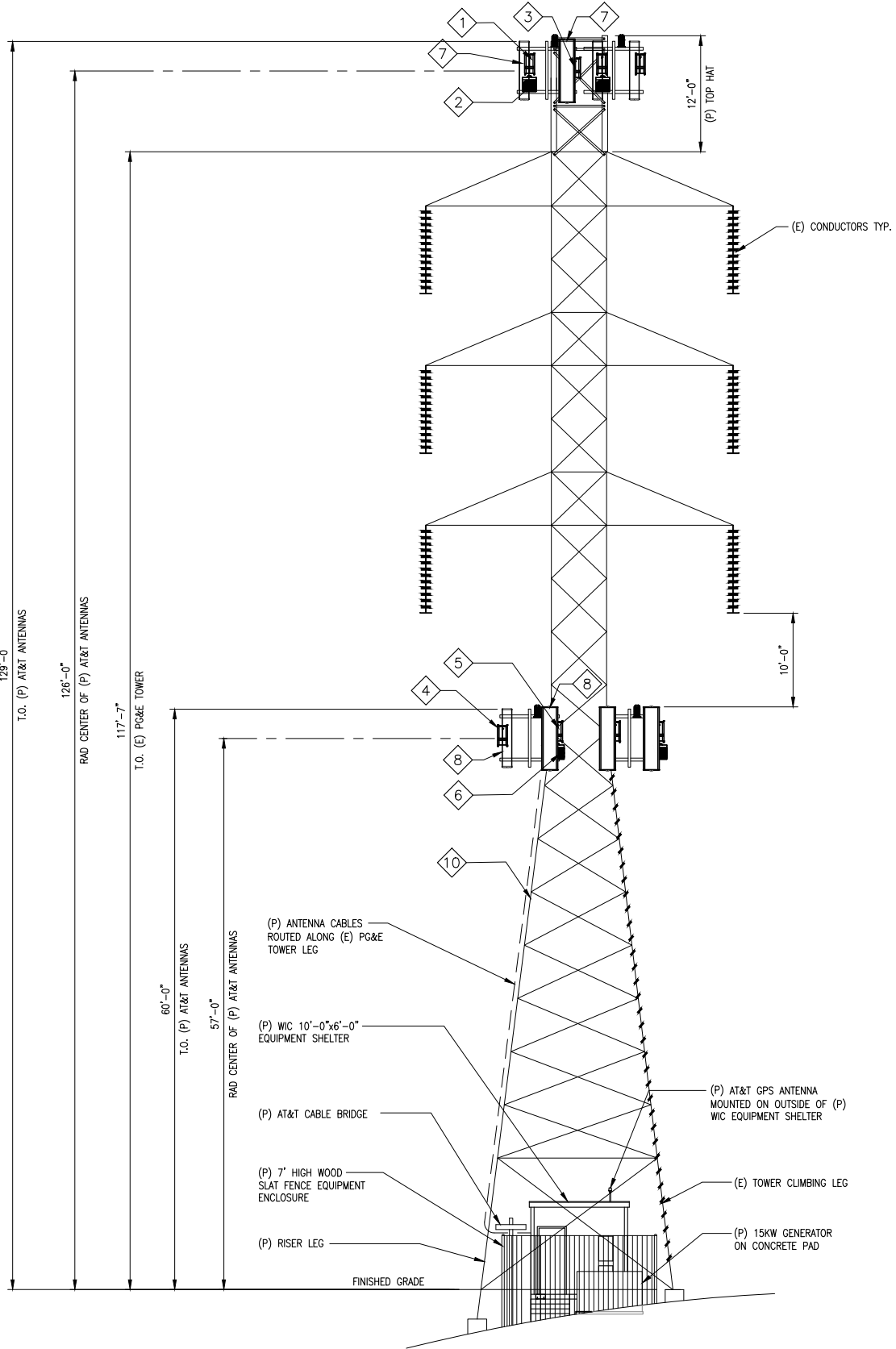
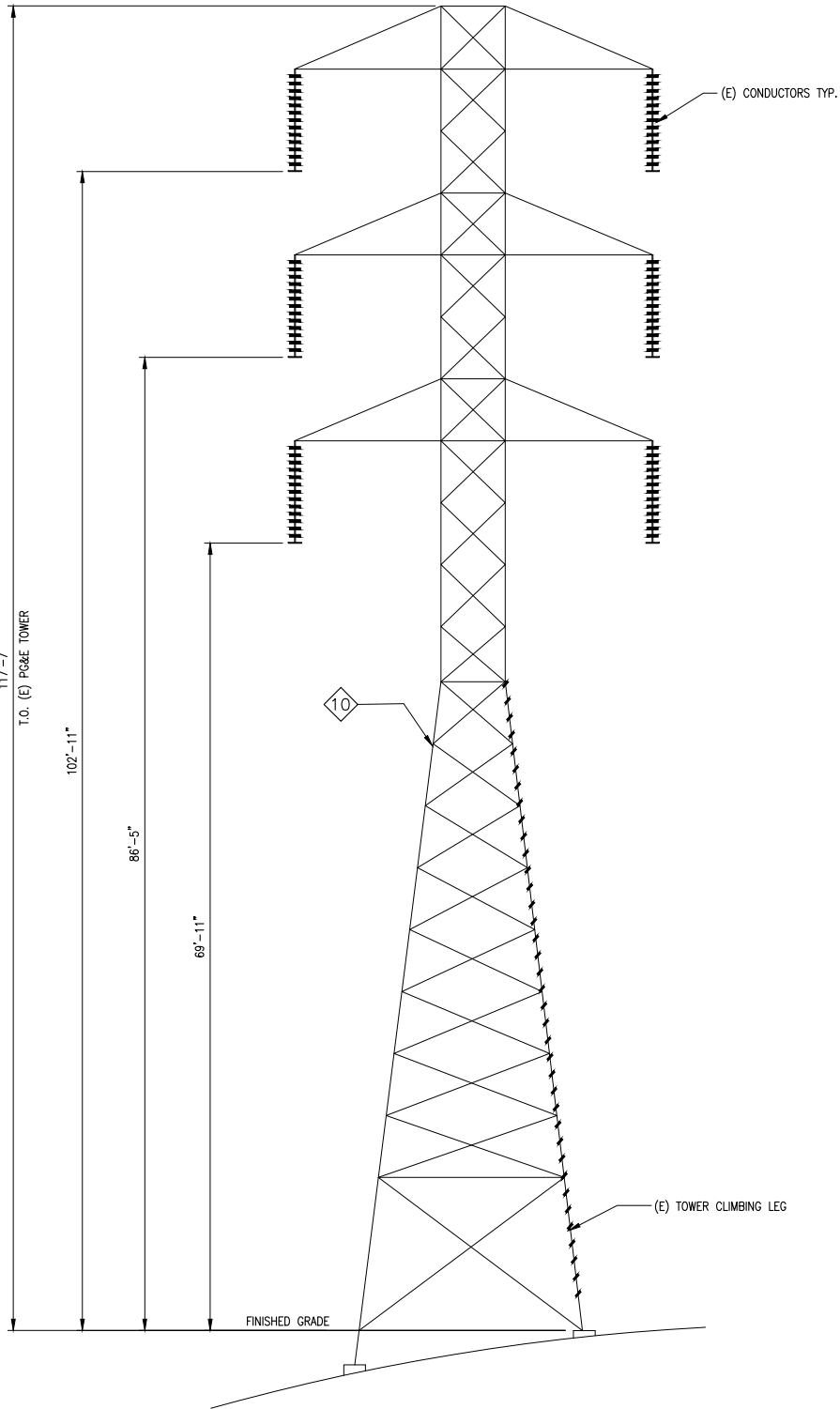
(P) AT&T RRUS-4426 B66 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 7

(P) COMMSCOPE 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 8

(P) KATHREIN 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 9

(P) AT&T (5) DC6 SURGE SUPPRESSORS TO BE MOUNTED ON TOWER
- 10

(E) 117'-7" HIGH PG&E TOWER



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000

REV	DATE	DESCRIPTION
3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS

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CCL03680-AROMAS
PG&E #3-RAMIREZ
17121 TARPEY RD.
ROYAL OAKS, CA 95076
TOWER/SHELTER

SHEET TITLE

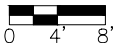
ELEVATIONS

SHEET NUMBER

A-3

EXISTING NORTH ELEVATION

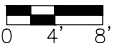
SCALE:
1/8"=1'-0"



1

PROPOSED NORTH ELEVATION

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



2

KEY NOTES:

- 1

(P) AT&T RRUS-11 E B12 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- 2

(P) AT&T RRUS-4415 B25 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- 3

(P) AT&T RRUS-32 B30 TO BE MOUNTED ON P2 ON TOWER (1) PER SECTOR (3) TOTAL
- 4

(P) AT&T RRUS-4478 B5 TO BE MOUNTED ON P3 ON TOWER (1) PER SECTOR (3) TOTAL
- 5

(P) AT&T RRUS-B14 4478 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 6

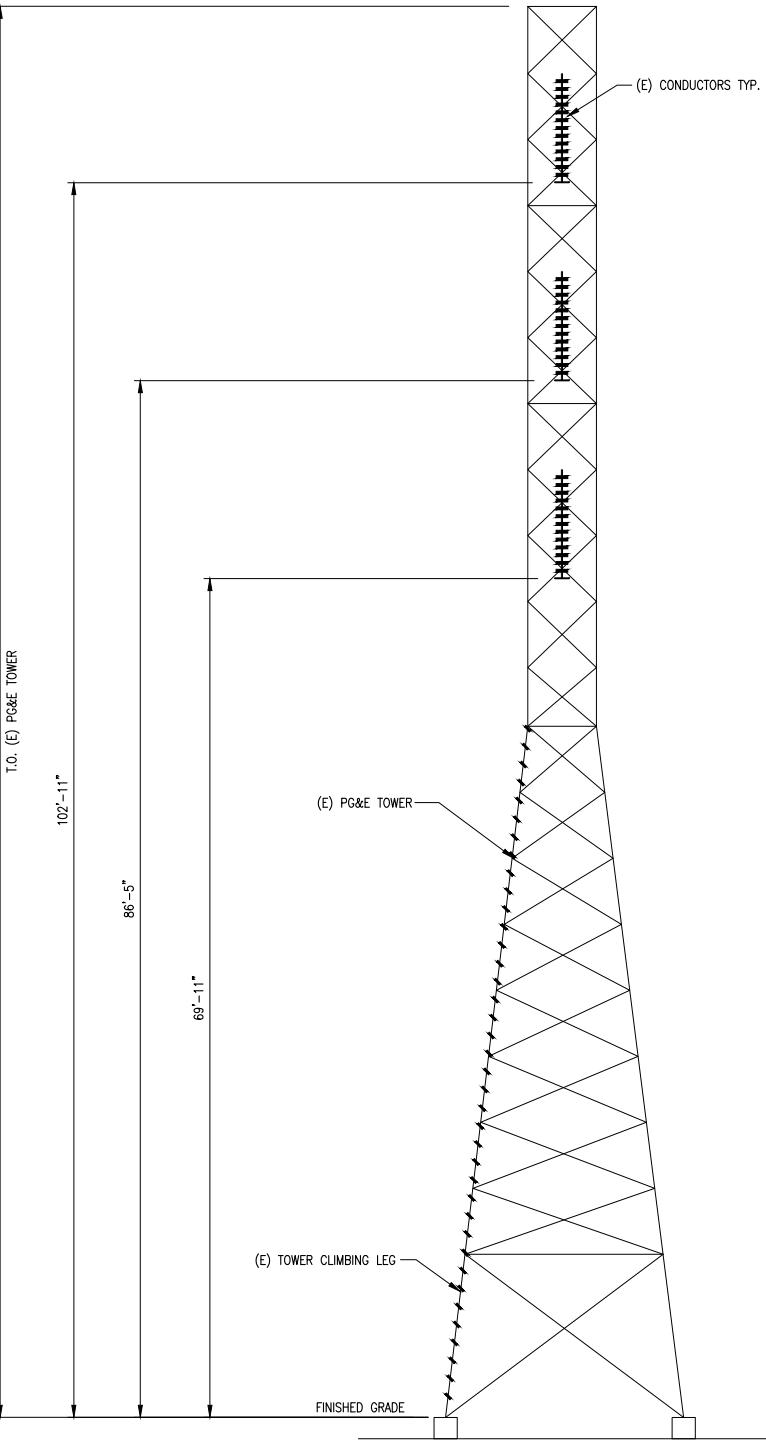
(P) AT&T RRUS-4426 B66 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 7

(P) COMMSCOPE 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 8

(P) KATHREIN 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 9

(P) AT&T (5) DC6 SURGE SUPPRESSORS TO BE MOUNTED ON TOWER
- 10

(E) 117'-7" HIGH PG&E TOWER WITH (P) 12' TOP HAT



EXISTING WEST ELEVATION

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

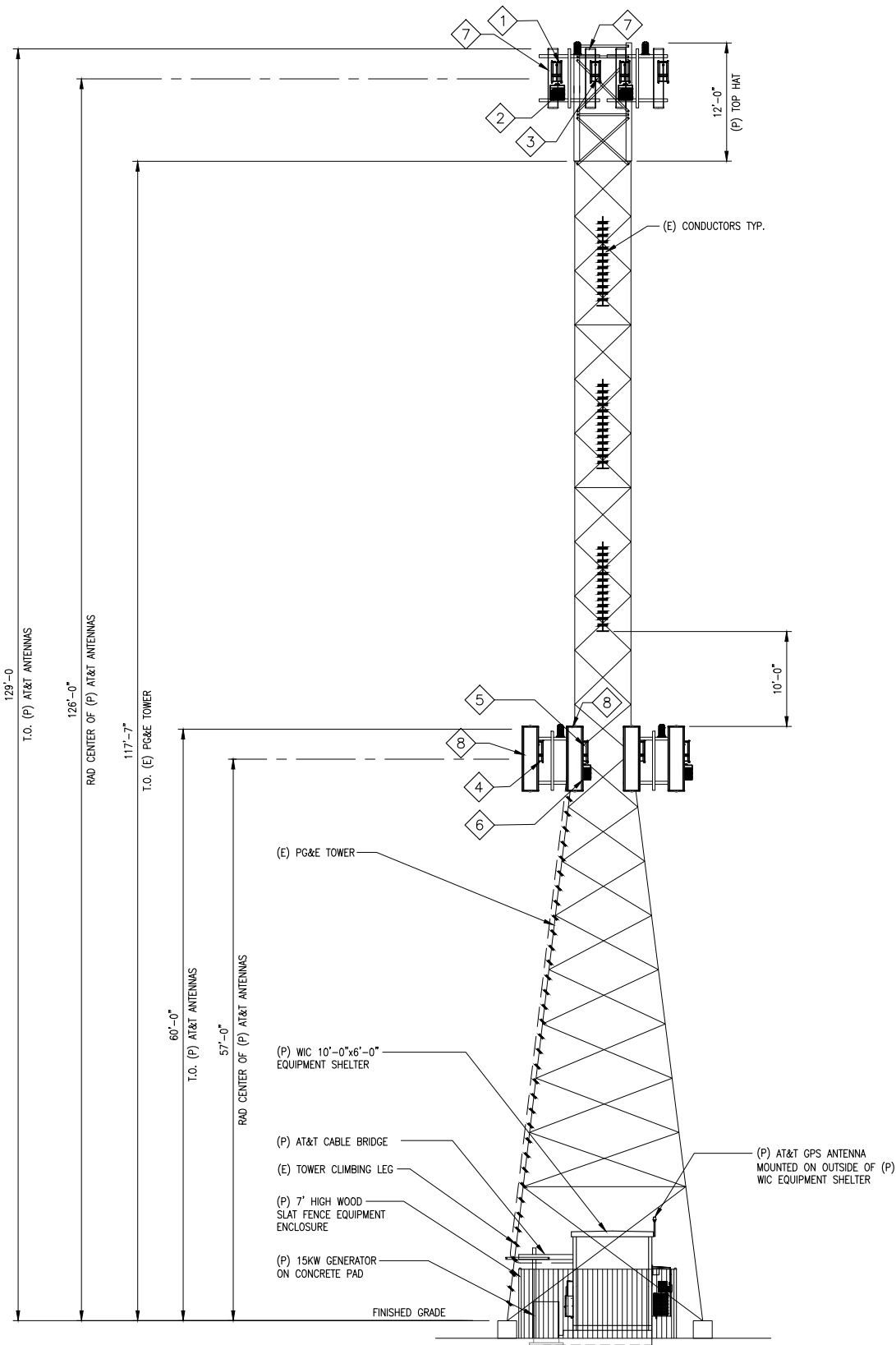
0

4'

8'

1

PROPOSED WEST ELEVATION



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

0

4'

8'

2



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TOWER/SHELTER

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

8220-100 series
Rugged Power



Founded in 1979 Polar Power specialized in solar photovoltaic systems, solar air conditioning and refrigeration. We developed and provided photovoltaic charging controls for telecommunications in the 1980s along with DC generators for the military. In 1994 we were first to provide DC generators with remote control and monitoring to the telecommunications industry.

Model Numbers:
8220-100-D-6 Diesel 6 kW -48 VDC
8220-100-D-10 Diesel 10 kW -48 VDC
8220-100-D-15 Diesel 15 kW -48 VDC



Intertek 4003706
Conforms to UL STD 2200
Certified to CSA STD C22.2 No. 100

Meets EPA Emission Regulations
CA/MA Emissions Compliant

2 year standard warranty

The concepts and features behind Polar's Hybrid application generator for telecommunications include:

SMALL FOOTPRINT. Polar's DC generator is considerably smaller in size than an AC generator. You can now backup sites that could not accommodate an AC generator. Smaller also means less cost for space loading.

LOW MAINTENANCE. Due to oversized oil sump, and oil/fuel filtration system.

LOW ACOUSTIC NOISE. -62 dBA @ 7 meters for diesel, and low vibration so as not to disturb the local residents or building land-lords.

LIGHTWEIGHT. Up to 1/3 the weight of a comparable AC generator.

CORROSION RESISTANT. All-aluminum enclosure with stainless hardware for low maintenance, and long service life.

FUEL EFFICIENT. Up to 85% fuel savings due to smaller engine displacement, high efficiency alternator, and variable speed operation.

RODENT RESISTANT. Small animals can quickly destroy a generator set by gnawing on wires, fuel lines, radiator hoses, etc. Cooling air inlets and outlets have perforated aluminum screens to keep small rodents and large insects out. Stainless steel wire braid is placed over fuel and radiator lines to prevent damage.

SUPERCAPACITOR STARTER. Failure to start is the number one problem plaguing generator reliability and typically this is caused by a bad starting battery. Polar unique design has replaced the starting battery with a Super Capacitor. Capacitors are more reliable and last longer than batteries (10-15 year life).

LONG LIFE. Controls and wire harnesses are designed to exceed a 20 year life. Higher grade, longer life electrical wire (UL 3173), weather tight connectors, gold plated connector pins on signal circuits. No transfer switches are required.

ADVANCED MONITORING. Remote diagnostics, control, and monitoring. Ethernet and RS232 standard, with optional SNMP.

COMPARING THE COST OF AC vs DC

	AC	DC
Transfer switch required	Yes	No
Rectifier	Yes	No
Permitting costs	\$5	\$
Shipping to site and installation cost	\$5	\$
Site preparation/reinforcing structures	\$55	\$
Ethernet/RS232 remote control and monitoring	Extra	Standard

8220 ALTERNATOR FEATURES

- No mechanical adjustments
 - Very lightweight
 - High quality electrical output
 - Voltage and current regulation
 - Up to 94% efficiency
- 40° to 70° C operational range
 - Class 220 C insulation
 - Anodized type II process for aluminum parts
 - Nickel plating for steel parts
 - Stator is varnished

8220 ALTERNATOR SPECIFICATIONS

Type	Permanent Magnets, NdFeB
Weight (lb/kg)	46.5/21
Regulation Type	Variable engine speed operation over 500 RPM range
Stator	3 phase/32 poles
Overcurrent Protection (A)	10 kW - 250 15 kW - 350
Disconnect Means	Fused Disconnect, sized for each generator size
Voltage Range (VDC)	44 to 62
Alternator Exhaust Flow (cfm/cmm)	130 to 180 or 3.68 to 5.1
MTBF (hr)	100,000+

ENCLOSURE

Model	88-25-0100
Type	Weather Protective
Materials	Marine Grade Aluminum
Door Hardware	Pad Locked with Removable Side Panels
Mounting	Secure Mounting Tabs



PERMITTING IS FACILITATED

- Small engine horsepower
- DC generator is fully isolated from the utility grid
- Low acoustic noise
- Incorporates all requirements made by local Fire Marshals

STARTER SUPERCAPACITOR SPECIFICATIONS

Model	20-16-0001
Storage Rating (Farads)	500
Voltage (VDC)	13-14.4
Weight (lb/kg)	12.1/5.5
Operating Temperature (°C/°F)	-40 to 65 or -40 to 149
Service Life (year)	10 to 15

CHARGER SPECIFICATIONS

Model	00-10-0015
Input Voltage (VDC)	28.8 to 60
Output Voltage (VDC)	14 to 14.4
Recharge time from 0 VDC (min)	10
Recharge time from 8 VDC (min)	2
Weight (lb/kg)	2.2/1



ENGINE SPECIFICATIONS: 6 - 10 KW DIESEL

Engine Model	Isuzu 3CA1 or Yanmar 3TNV74
Cylinders	3 In-line
Displacement (L)	0.993
Bore (in./mm)	2.91/74
Stroke (in./mm)	3.03/77
Intake Air System	Naturally Aspirated
Engine HP	18
Emissions Compliance	EPA and CARB Certified
Variable RPM	2300 to 2600

ENGINE SPECIFICATIONS: 15 KW DIESEL

Engine Model	Yanmar 3TNV88
Cylinders	3 In-line
Displacement (L)	1.642
Bore (in./mm)	3.4/88
Stroke (in./mm)	3.5/90
Intake Air System	Naturally Aspirated
Engine HP	24
Emissions Compliance	EPA and CARB Certified
Variable RPM	1500 to 1850

ENVIRONMENTAL

Operating Temperature (°C/°F)	-40 to 72 or -40 to 152
Operating Humidity %	100
Cold Start Aids	Glow Plugs

DIESEL FUEL SYSTEM

Type	Diesel
Fuel Pump Type	Electrical
Injector Type	Mechanical
Fuel Filtering	Paper element

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	1% derate for every 5.6 °C (10 °F) above 25 °C (77 °F)
Altitude Deration	3% derate for every 300 m (1000 ft) above 91 m (300 ft)

WEIGHTS AND DIMENSIONS

	6 - 10 kW Diesel	15 kW Diesel
Dry Weight (lb/kg)	665/302	759/345
Dimensions (LxWxH) (in/cm)	54 x 36 x 38/137 x 97 x 97	

ENGINE LUBRICATION SYSTEM

Oil Filter Type	Full flow spin-on canister
Oil Capacity	2.8 L - 3CA1/3TNV74 14 L (optional) - 3CA1/3TNV74 6.7 L - 3TNV88
Oil Pressure Switch	Yes
Oil Pressure Transducer	Optional

ENGINE COOLING SYSTEM

Type	Pressurized Aluminum Radiator
Water Pump	Belt-driven, Pre-lubed, self-sealing
Fan Type	12 V Electric Fans
Fan Quantity	6
CFM	1300
M³/hr.	2200
Fan Mode	Pusher
Temperature Switch	Yes

DIESEL ENGINE FUEL CONSUMPTION

	Output (kW)	gal/hr	L/hr
3CA1/3TNV74	4	0.35	1.32
	5	0.44	1.66
	6	0.53	2
	7	0.615	2.33
	8	0.7	2.65
	9	0.79	2.99
3TNV88	10	0.88	3.33
	15	1.02	3.86

SOUND EMISSIONS

Contact us for current sound data.



ENGINE COOLING

	6 - 10 kW	15 kW
System coolant capacity (gal/L)	2.2/8.3	
Maximum operation air temperature on radiator (°C/°F)	50/122	57/135
Maximum ambient temperature (°C/°F)	60/140	60/140

COMBUSTION REQUIREMENTS

	6 - 10 kW	15 kW
Flow at rated power (cfm/cmm)	47/1.34	68/2.92

EXHAUST

	6 - 10 kW	15 kW
Exhaust flow at rated output (cfm/cmm)	90/2.55	135/3.82
Exhaust temperature at rated output (°C/°F)	480/900	

CONTROLLER FEATURES

Controller Type	Supra Model 250
4-Line Plain Text LCD Display	Simple user interface for ease of operation
Engine Run Hours Indication	Standard
Programmable Start Delay	Standard
Run/Alarm/Maintenance Logs	Standard
Engine Start Sequence	Cyclic cranking: 5 sec on, 45 sec rest (3 attempts maximum)
Starter Supercapacitor Charger	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Over-speed	Standard
Automatic High Engine Temperature Shutdown	Standard
Field Upgradeable Firmware	Standard
Slow Plug Delay	Automatic With Temperature
Engine Start Delay	Adjustable, Set at 60 sec
Return to Utility Delay	Adjustable, Set at 60 sec
Engine Coodown	Adjustable, Set at 60 sec
Exercise	Programmable, weekly/bi-weekly

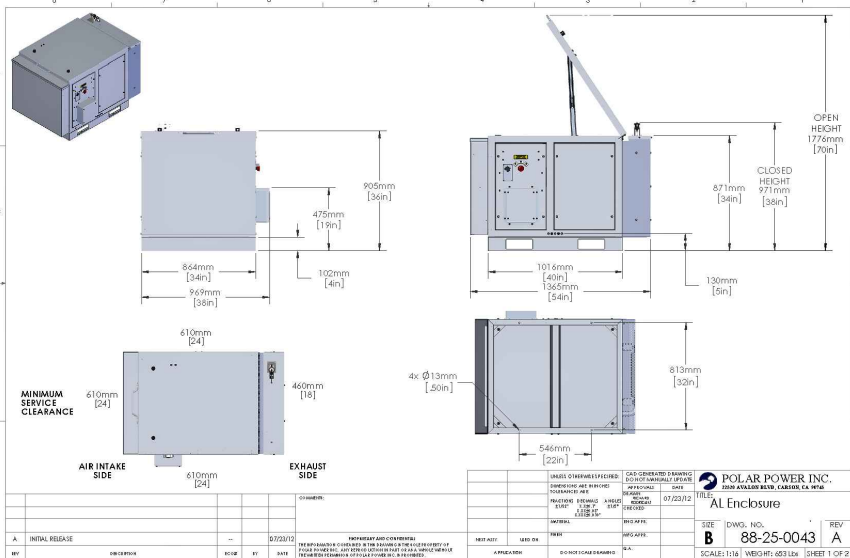
WARNING ALARMS

Low Diesel Fuel Level	Standard
Diesel Fuel Tank Rapture Basin	Standard
Low/High Supercapacitor Voltage	Standard
High Water Temperature	Standard
Low Oil Pressure	Standard

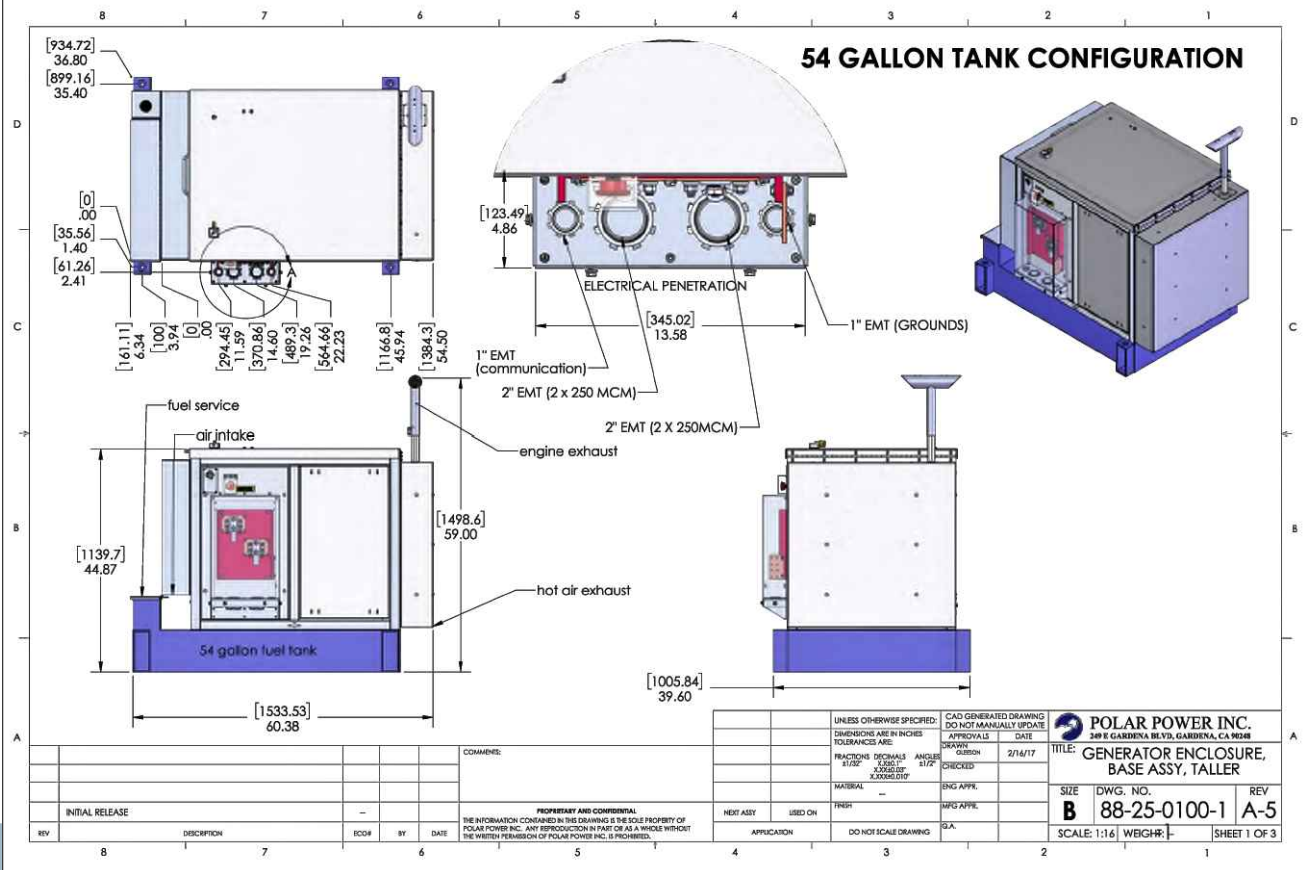
CONTACT CLOSURE FOR REMOTE INDICATION

Shutdown Alarm	Standard
Warning Alarm	Standard
Engine Run	Standard
Low Diesel Fuel Level	Standard
Diesel Fuel Leak	Standard
E-stop Depressed	Standard
Fuel Level Over 90%	Standard

249 E. Gardena Blvd, Gardena CA, 90248 | 310.830.9153 | www.polarpower.com | info@polarpowerinc.com



8220-100 series



NOTE:
GENERATOR MUST BE 55 GAL OR LESS



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SHEET TITLE
GENERATOR SPEC
SHEETS

SHEET NUMBER

D-1

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