

**File No. S04-0008-R - Location Map**



**Exhibit A**



BK. 321

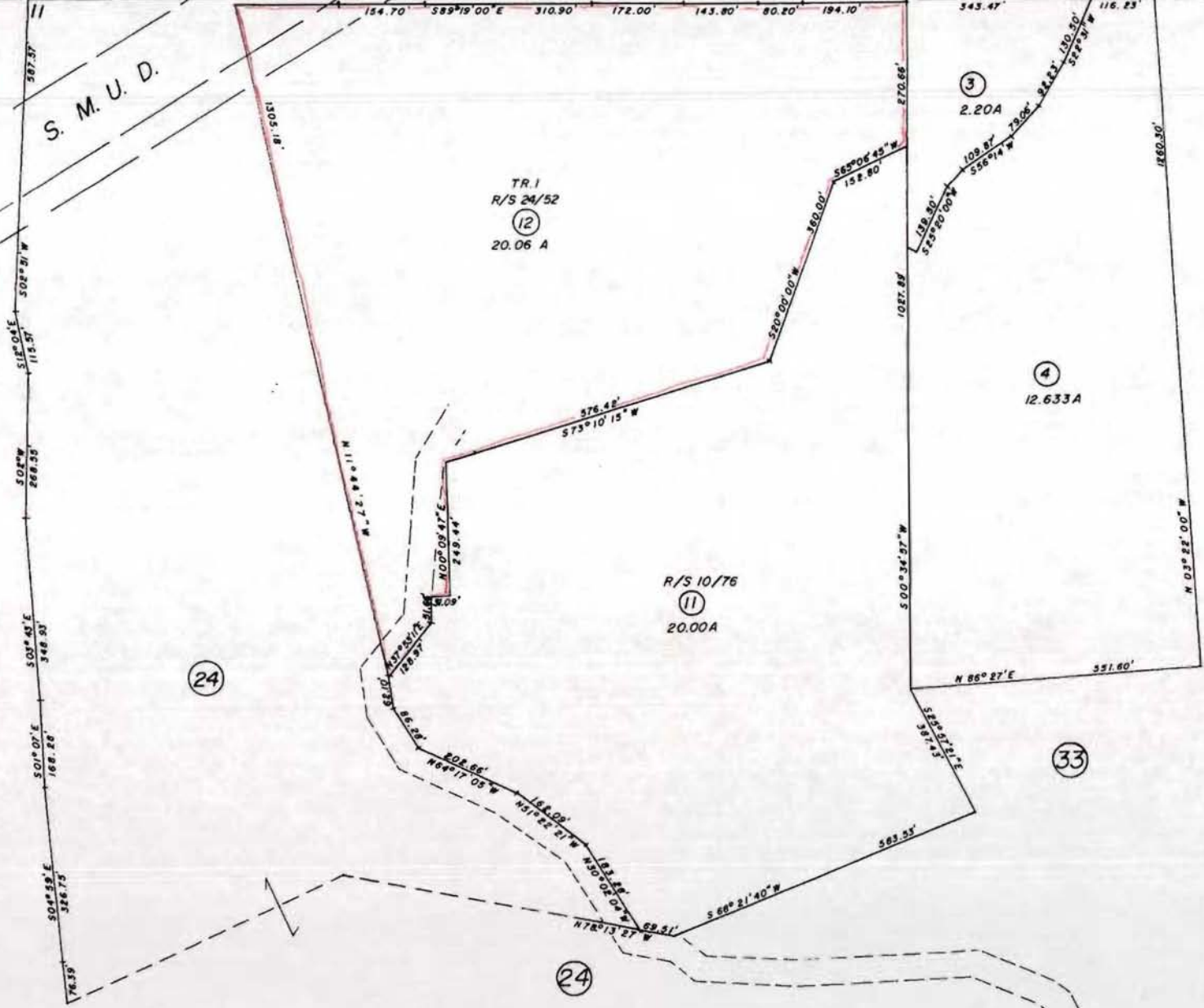
POR. N. 1/2 SEC. 11, T. 10N., R. 10E., M.D.M.

1/4 COR. 2 589° 12' 43" E

R.O.W.

S. M. U. D.

Exhibit B



TR. 1  
R/S 24/52  
20.06 A

R/S 10/76  
20.00A

3  
2.20A

4  
12.633A

33

30

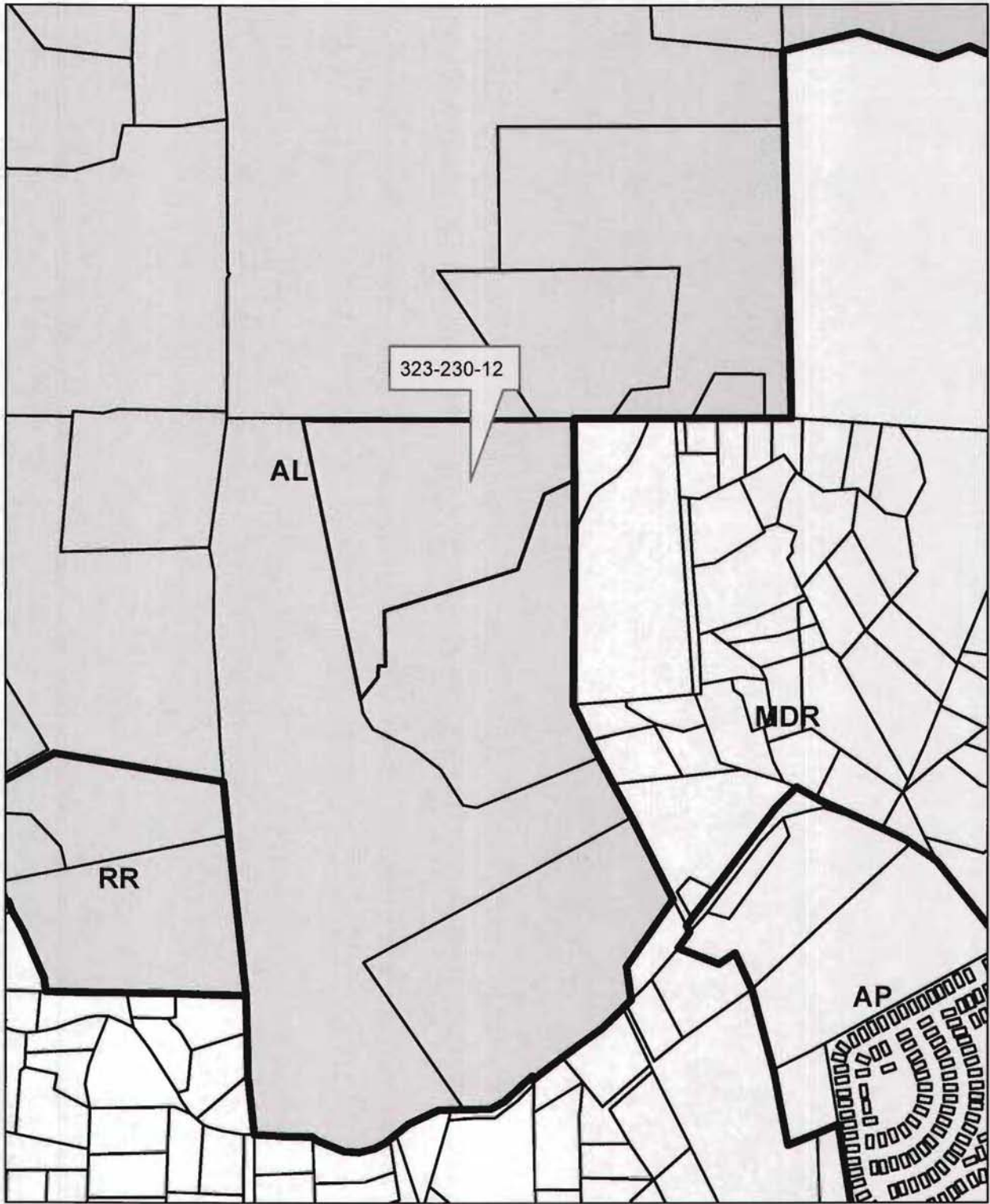
31

24


24

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



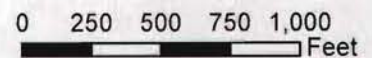


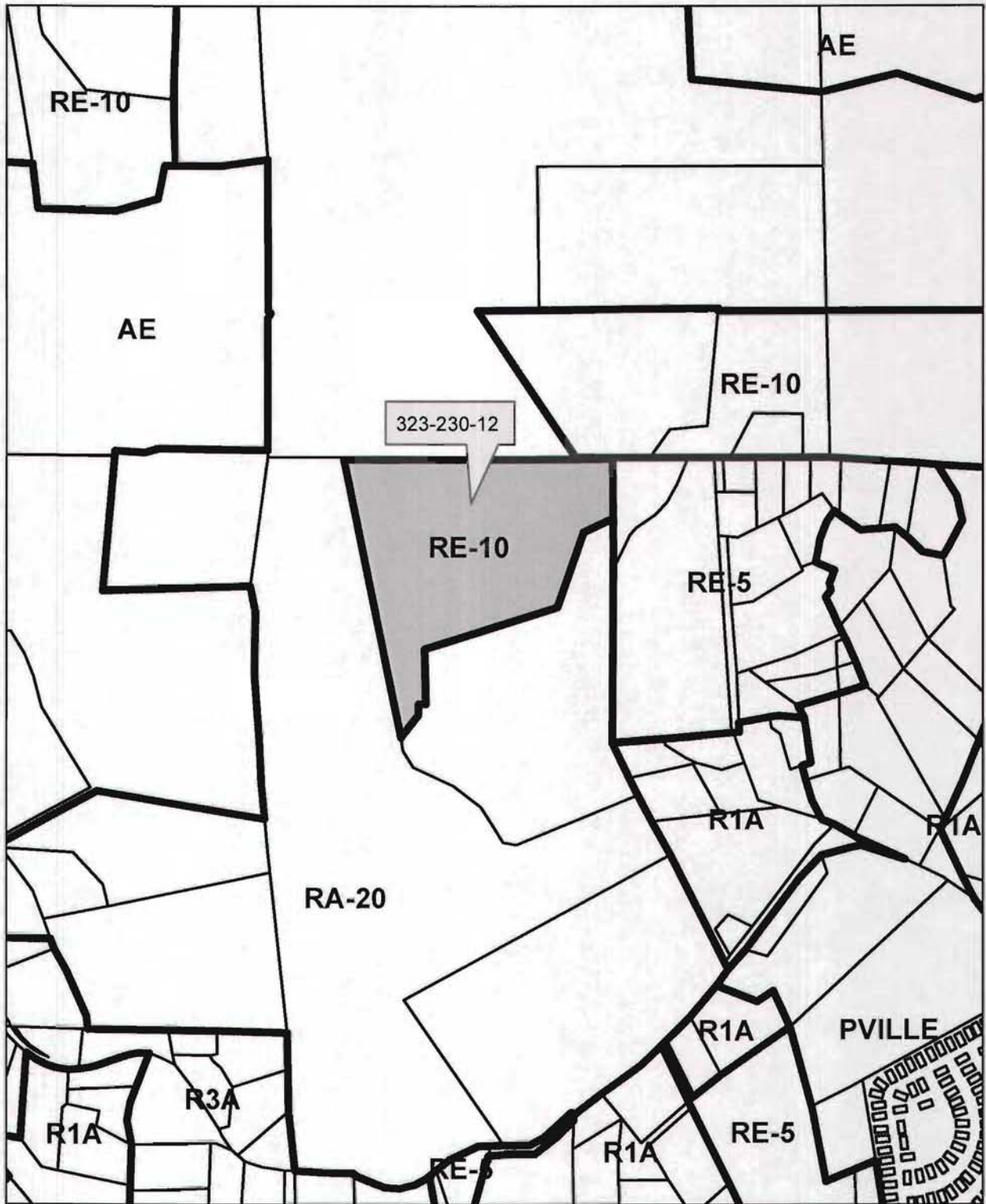
**File No. S04-0008-R**  
**General Plan Land Use Map**

- AL - Agricultural Lands
- MDR - Medium-Density Residential
- RR - Rural Residential
- AP - Adopted Plan
-  Agricultural District Overlay



**Exhibit C**

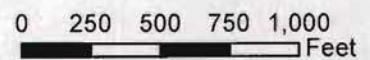




**File No. S04-0008-R  
Zoning Map**

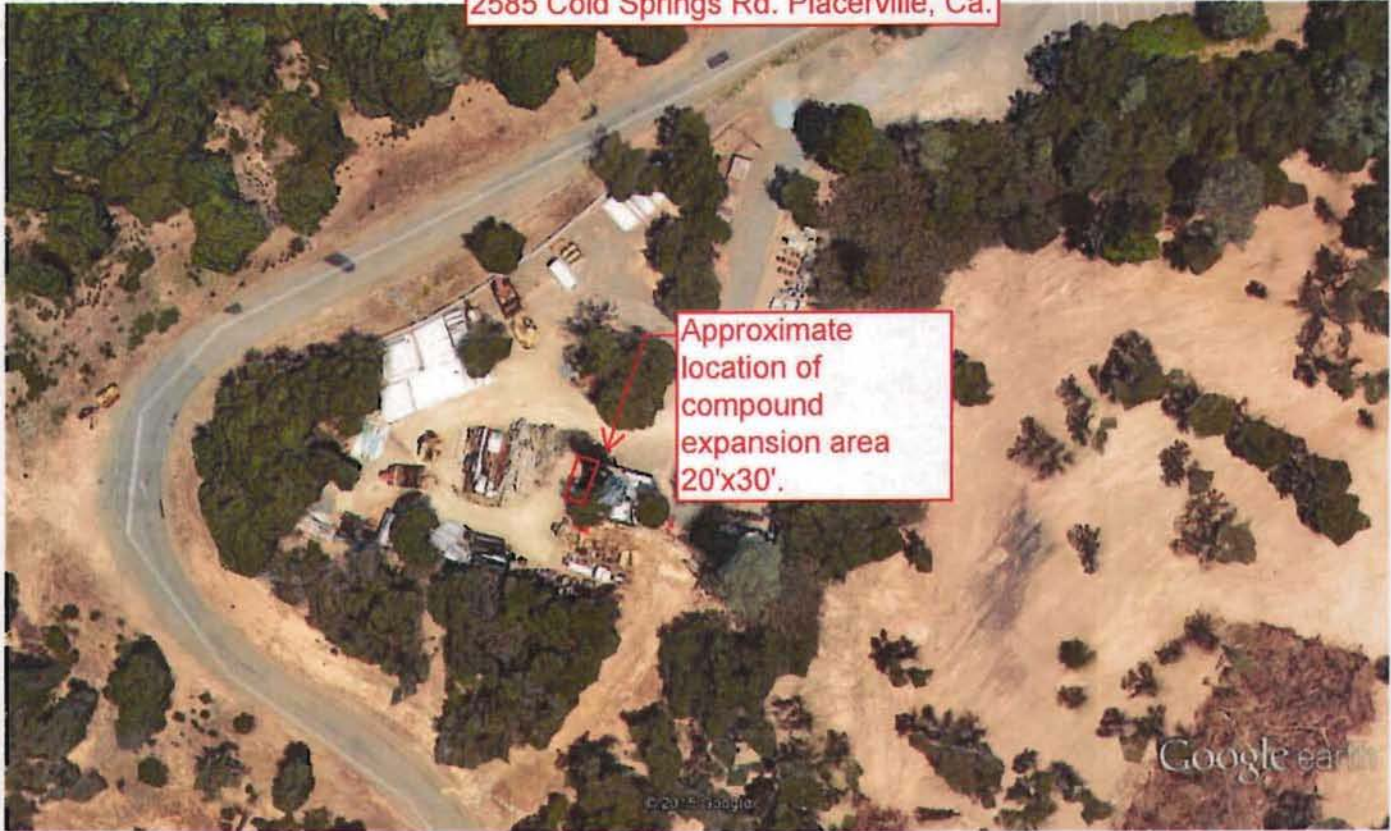
- AE - Exclusive Agriculture
- PVILLE - City of Placerville
- R1A - One-Acre Residential
- R3A - Single-Family Three-Acre
- RA-20 - Residential Agriculture 20-Acre
- RE-5 - Estate Residential Five-Acre
- RE-10 - Estate Residential

**Exhibit D**





2585 Cold Springs Rd. Placerville, Ca.



Google earth



RECEIVED  
TRAINING DEPARTMENT  
15 APR 17 AM 10:31

Exhibit E

Exhibit F

RECEIVED  
PLANNING DEPARTMENT  
APR 23 PM 3:14



# COLD SPRINGS

PSL #: 269258  
PROJECT #: 20130913307

2585 COLD SPRINGS RD  
PLACERVILLE, CA 95667



SHEET INDEX	VERIZON WIRELESS SIGNATURE BLOCK	VICINITY MAP	PROJECT TEAM
<p>T-1 TITLE SHEET C-1 SITE SURVEY A-1 OVERALL SITE PLAN A-2 ELEVATION A-3 ELEVATION A-4 GENERATOR CUT SHEETS</p>	<p><b>Verizon Wireless SIGNATURE</b></p> <p>CONSTRUCTION: _____ DATE: _____ REAL ESTATE: _____ RF ENGINEER: _____ EQUIP. ENGINEER: _____ M/E, ENG./TRANSPORT: _____</p>		<p><b>APPLICANT:</b> Verizon Wireless 225 PARKSHORE DR FOLSOM, CA 95630</p> <p><b>CONSTR. MGR:</b> EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM RD, STE. 350 GRANITE BAY, CA 95746 PETE MANOS PHONE: (530) 363-5957</p> <p><b>ZONING MGR:</b> EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM RD, STE. 350 GRANITE BAY, CA 95746 MARK LOBAUGH PHONE: (916) 203-4067</p> <p><b>DESIGNER:</b> HMH DESIGN GROUP, LLC 5154 FRY ROAD VACARVILLE, CA 95667 PHONE: (707) 448-8011</p> <p><b>SURVEYOR:</b> GEL ENGINEERING 1226 HIGH STREET AUBURN, CA 95603 PHONE: (530) 805-0426</p> <p><b>OWNER:</b> LANDLORD: DOUGLAS VEDRAMP 2585 COLD SPRINGS RD PLACERVILLE, CA 95667 (530) 828-0825</p>
<p><b>CODE COMPLIANCE</b></p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 &amp; 25)</li> <li>CALIFORNIA BUILDING CODE (CBC) 2013</li> <li>CALIFORNIA MECHANICAL CODE (CMC) 2013</li> <li>CALIFORNIA PLUMBING CODE (CPC) 2013</li> <li>CALIFORNIA ELECTRIC CODE (CEC) 2013</li> <li>CALIFORNIA FIRE CODE (CFC) 2013</li> <li>COUNTY ORDINANCES</li> </ol> <p>ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAPPED</p>	<p><b>PROJECT DESCRIPTION</b></p> <p>A NEW PROPOSED 4-SECTOR LTE ONLY SITE WITH AWS, WIRELESS COMMUNICATIONS FACILITY TO INCLUDE: INSTALL NEW VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS ON NEW 6'X25' CONCRETE PAD. INSTALL NEW 50KW GENERATOR WITH 132 GALLON UL142 DIESEL FUEL TANK ON NEW 6'X25' CONCRETE PAD. INSTALL (8) 6-FOOT ANTENNAS (2 PER SECTOR) TO EXISTING MONOPINE. INSTALL (5) DUPLEXERS INSTALL (4) HRUS12 (1 PER SECTOR). INSTALL (1) HYBRID FIBER-POWER CABLE. INSTALL (2) RAYCAPS ON H-FRAME INSTALL (10) COAX RUNS TO MONOPINE.</p>	<p><b>DRIVING DIRECTIONS</b></p> <p>Turn RIGHT (West) onto Blue Ravine Rd 0.1 mi Turn LEFT to stay on Blue Ravine Rd 0.7 mi Turn RIGHT (South) onto Prairie City Rd 1.1 mi Take Ramp (RIGHT) onto US-50 10.7 mi US-50 E. / South Lake Tahoe At exit 44A, stay on US-50 (East) 1.0 mi At exit 44B, keep STRAIGHT onto Ramp 0.1 mi Park Rd / Placerville Dr Keep RIGHT to stay on Ramp 07 yds Placerville Dr Bear RIGHT (West) onto Park Rd, then immediately to 1.2 mi Turn LEFT (North) onto Placerville Rd 0.1 mi Turn LEFT (North-West) onto Cold Springs Rd 0.7 mi</p> <p>Active 2585 Cold Springs Rd, Placerville, CA 95667</p>	<p><b>BUILDING/SITE DATA</b></p> <p>PROJECT NUMBER: 20130913307 PSL #: 269258 A.P.N.: 323-230-12-10 ZONING: RE-10 MUN. RESIDENTIAL OCCUPANCY TYPE: U CONSTRUCTION TYPE: V-B JURISDICTION: EL DORADO COUNTY</p> <p>PROJ. NUMBER 20130913307 PSL #269258 COLD SPRINGS 2585 COLD SPRINGS RD PLACERVILLE, CA 95667 DRAWN BY: D/W DATE: 08/26/14 HMH JOB NO. 014059 SHEET NO.</p>

NO.	DATE	DESCRIPTION
0	08/26/14	ISSUE FOR REVIEW
1	09/10/14	PER REDLINES
2	07/27/15	PER REDLINES
3	07/29/15	TOUR
4	07/30/15	CHG TO OUTDOOR CABINETS



PROJ. NUMBER 20130913307  
PSL #269258  
COLD SPRINGS  
2585 COLD SPRINGS RD  
PLACERVILLE, CA 95667  
DRAWN BY: D/W DATE: 08/26/14  
HMH JOB NO. 014059  
SHEET NO.

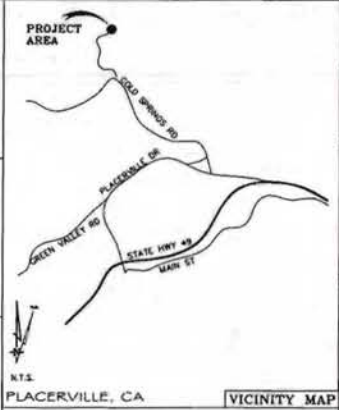
T-1



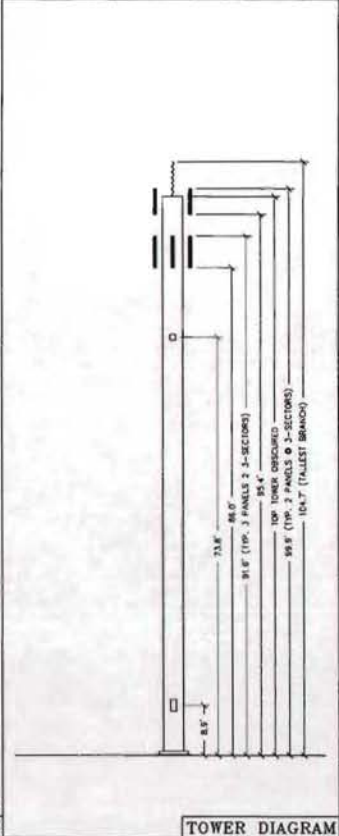
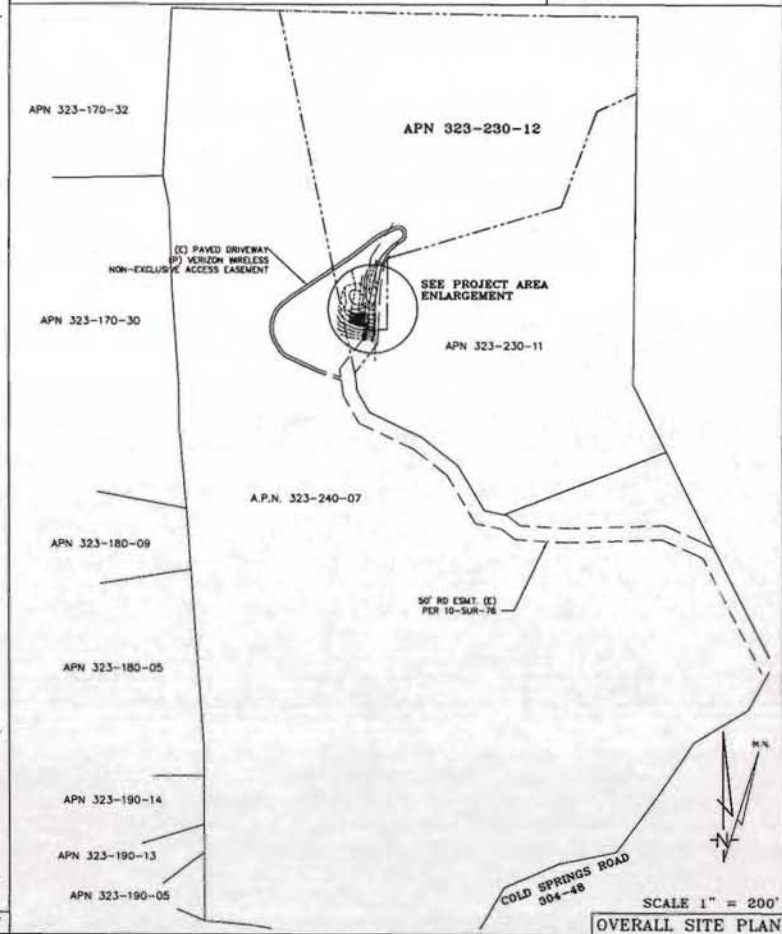
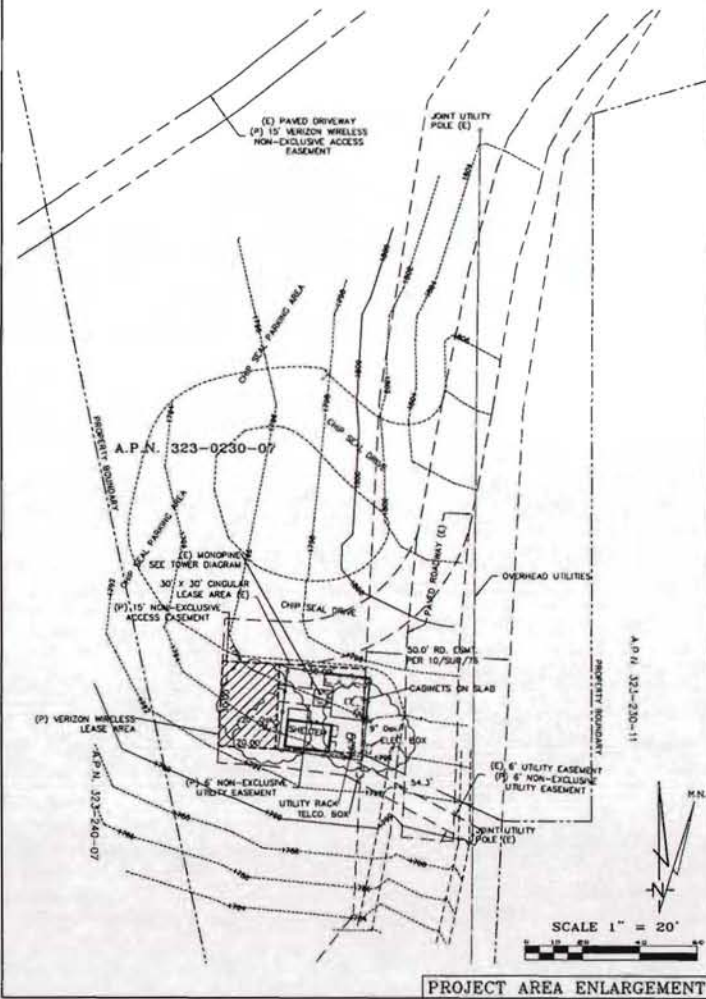
DATE OF SURVEY: 05-11-14  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GILL, R.C.E. 14803  
 LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.71' FROM ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: 2'  
 ASSESSOR'S PARCEL NUMBER(S): 323-230-12  
 OWNER(S): DOUGLAS & LOUI VEEHWAUP  
 2585 COLD SPRINGS ROAD  
 PLACERVILLE, CA 95667

**Lease Area Description**  
 All that certain lease area being a portion of Tract 1 as shown on the plat filed in Book 24 of Surveys, Page 22, El Dorado County Records being more particularly described as follows:  
 Commencing at a 3/4" plugged iron pipe tagged LS 4117 found at the Southern terminus of the course described as "South 87°01'51" West 102.18 feet" as shown on the plat filed in Book 10 of Surveys, Page 76, El Dorado County Records, thence South 29°18'34" West 222.63 feet to the true Point of Beginning, thence from said point of beginning South 02°56'09" West 30.00 feet, thence North 87°01'51" West 30.00 feet, thence North 02°56'09" East 30.00 feet, thence South 87°01'51" East 30.00 feet to the point of beginning.  
 Together with a non-exclusive easement for utility purposes, six feet in width, the centerline of which is described as follows: Beginning at a point which bears South 02°58'09" West 3.00 feet from the Southwest corner of the above described lease area, thence from said point of beginning South 87°01'51" East 16.76 feet, thence South 82°51'27" East 26.93 feet, thence South 87°02'26" East 52 feet more or less to an existing utility service pole.  
 Also together with a non-exclusive easement for utility purposes, six feet in width, the centerline of which is described as follows: Beginning at a point which bears South 02°58'09" West 10.20 feet from the Northeast corner of the above described lease area, thence from said point of beginning South 82°51'27" East 19 feet more or less to existing tower and as necessary to install, operate, and maintain the necessary communications equipment.  
 Also together with an easement for ingress and egress, fifteen feet in width, from the above described lease area, over and across the existing traveled way, to the public right of way.

BOUNDARY SHOWN IS BASED ON DOCUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORDS AND AVAILABLE DOCUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLATTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.  
 THESE DIAGRAMS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF G&E ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM G&E ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH G&E ENGINEERING WITHOUT PRECEDENT AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



DEPT.	APPROVED DATE



**verizon wireless**

**COLD SPRINGS**  
 2585 COLD SPRINGS RD  
 PLACERVILLE, CA 95667  
 PLOT PLAN AND  
 SITT TOPOGRAPHY

REVISION	DATE	BY	CHKD

Sheet: **C-1**

# HMH DESIGN GROUP

5164 FRY ROAD  
 PLACERVILLE, CA 95867  
 PHONE: 707-448-8011



REVISIONS		
NO.	DATE	DESCRIPTION
0	09/26/14	ISSUE FOR REVIEW
1	09/30/14	PER REDLINES
2	10/17/15	PER REDLINES
3	01/29/15	LOOK BOOK
4	05/20/15	CHG TO OUTDOOR CABINETS



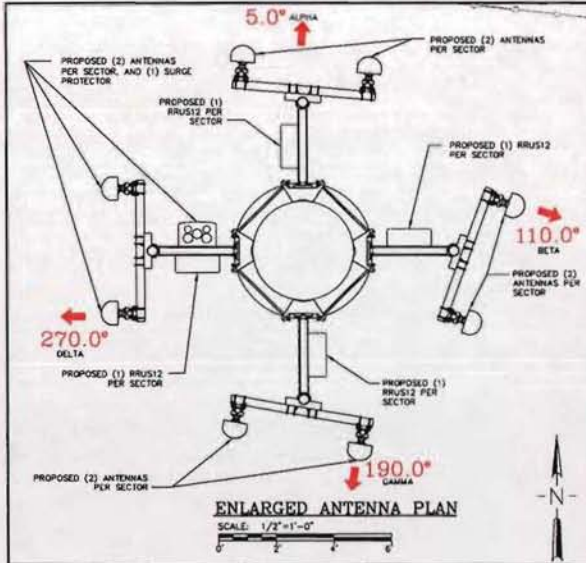
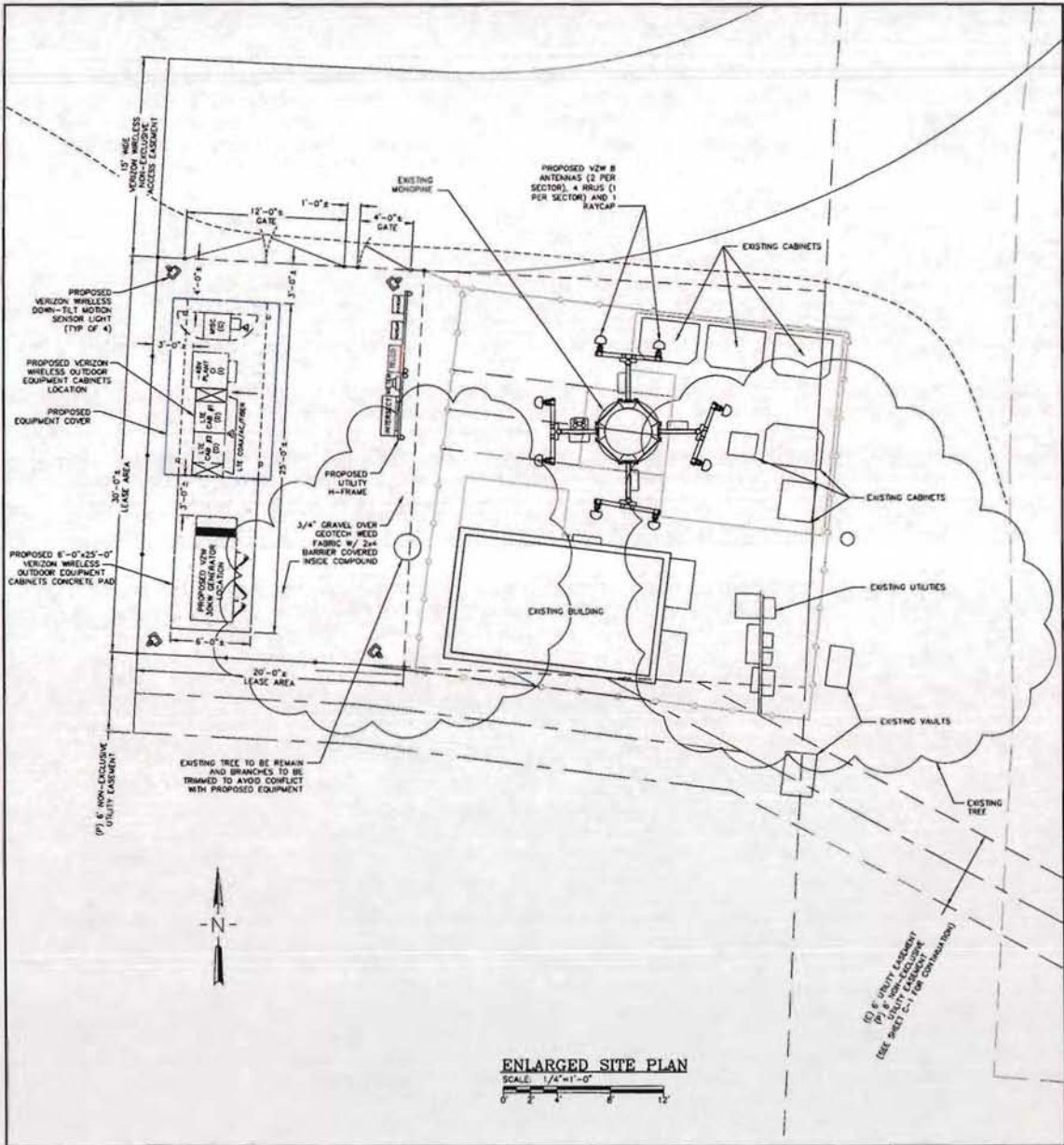
VERIZON WIRELESS  
 255 PARKSHORE DRIVE  
 FOLSOM, CA. 95630

PROJ. NUMBER 20130913307  
 PSL #269258  
 COLD SPRINGS

2585 COLD SPRINGS RD  
 PLACERVILLE, CA 95867

DRAWN BY: D/W DATE: 08/26/14  
 HMH JOB NO: 01-4059  
 SHEET NO:

**A-1**





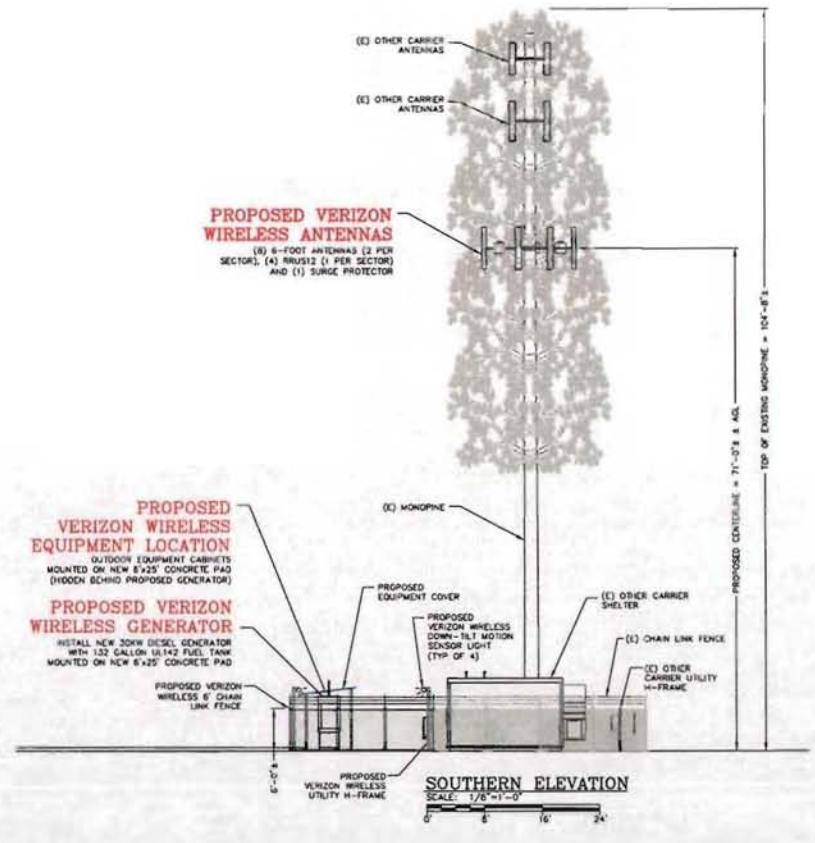
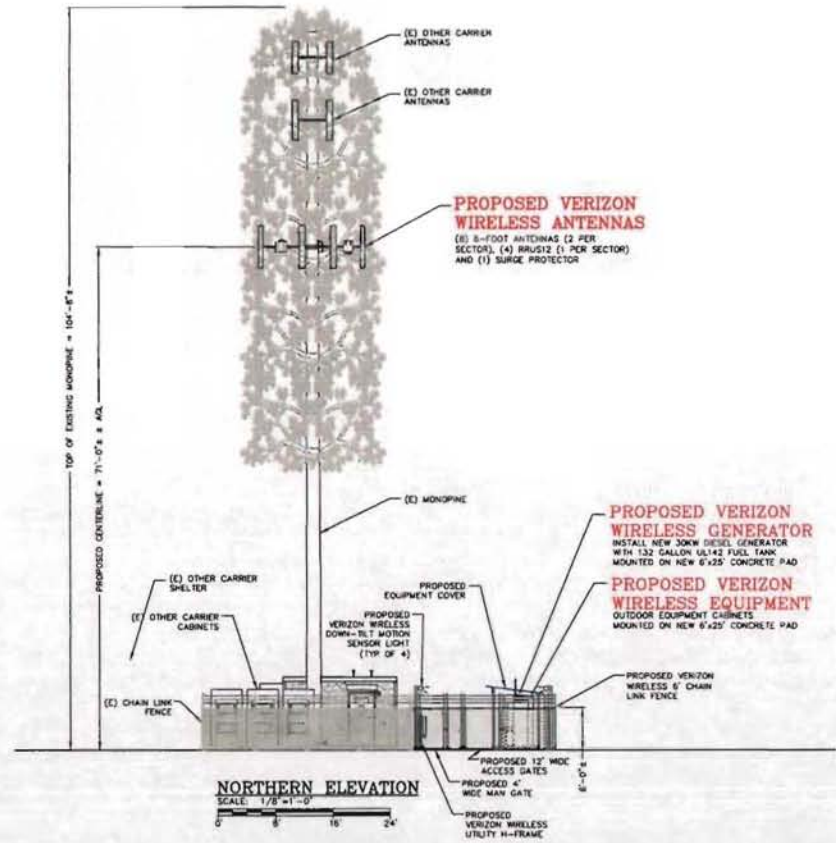


NO.	DATE	DESCRIPTION
0	08/26/14	ISSUE FOR REVIEW
1	09/10/14	PER REVISIONS
2	07/17/15	PER REVISIONS
4	03/20/15	CHG TO OUTDOOR CABINETS



PROJ. NUMBER 20130913307  
 PSL #269258  
 COLD SPRINGS  
 2585 COLD SPRINGS RD  
 PLACERVILLE, CA 95667  
 DRAWN BY: D/W/DATE: 08/28/14  
 HMH JOB NO. 014059

SHEET NO.  
**A-2**



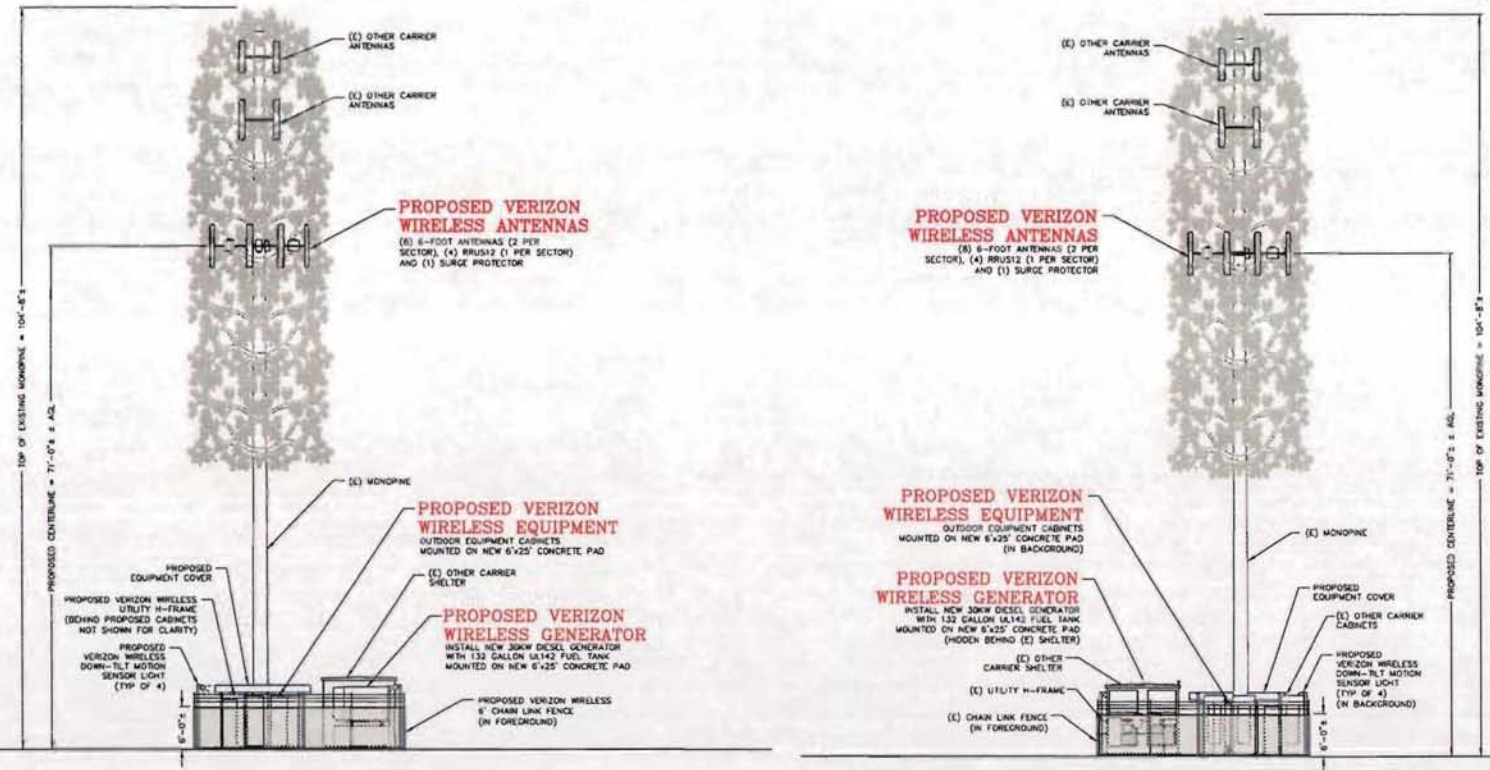


NO.	DATE	DESCRIPTION
0	08/26/14	ISSUE FOR REVIEW
1	09/29/14	PER REVISIONS
2	07/29/15	PER REVISIONS
3	07/29/15	CHG TO OUTDOOR CABINETS
4	03/20/15	CHG TO OUTDOOR CABINETS

**verizon** wireless  
VERIZON WIRELESS  
255 PARKSHORE DRIVE  
FOLSOM, CA 95630

PROJ. NUMBER 20130913307  
PSL #269258  
COLD SPRINGS  
2585 COLD SPRINGS RD  
PLACERVILLE, CA 95667  
DRAWN BY: D/W DATE: 08/26/14  
HMH JOB NO. 014059  
SHEET NO.

**A-3**



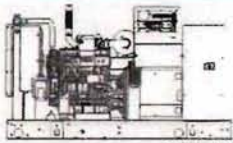


SD030

Industrial Diesel Generator Set

2.4L

Standby Power Rating 36 kW 36 kVA 60 Hz
Prime Power Rating 27 kW 27 kVA 60 Hz



100% Certified Powerplant tested according to the U.S. or N. Technical

Codes and Standards

- General products are designed to the following standards:
UL2084, UL20, UL147, UL48
IEEE 618, IEEE 118, IEC
NFPA 70, NFPA 70E
IEEE 446, IEEE 1547, IEEE 1547.4
IEEE 693, IEEE 724, IEEE 800
IEEE 625, IEEE 1000, IEEE 1000.4

Powering Ahead

For over 50 years, Generac has led the industry with innovative design and superior manufacturing. Generac achieves superior quality by designing and manufacturing most of its generator components including alternators, enclosures and base frames, control systems, and communication software.

SD030

Standard Features

- Generator Set
Control Panel
Fuel System
Cooling System
Voltage Regulation
Synchronization
Load Bank
Transfer Switch
Remote Monitoring
Sound Attenuation
Emissions Control
Safety Features
Compliance
Warranty

Optional Features

- Generator Enclosure
Control Panel
Fuel System
Cooling System
Voltage Regulation
Synchronization
Load Bank
Transfer Switch
Remote Monitoring
Sound Attenuation
Emissions Control
Safety Features
Compliance
Warranty

SD030

Configurable Options

- Generator Enclosure
Control Panel
Fuel System
Cooling System
Voltage Regulation
Synchronization
Load Bank
Transfer Switch
Remote Monitoring
Sound Attenuation
Emissions Control
Safety Features
Compliance
Warranty

Engineered Options

- Generator Enclosure
Control Panel
Fuel System
Cooling System
Voltage Regulation
Synchronization
Load Bank
Transfer Switch
Remote Monitoring
Sound Attenuation
Emissions Control
Safety Features
Compliance
Warranty

SD030

application and engineering data

Table with columns for Generator Data, Application Data, and Electrical Data. Includes fields for Nameplate, Application, and Electrical Specifications.

Table with columns for Generator Data, Application Data, and Electrical Data. Includes fields for Nameplate, Application, and Electrical Specifications.

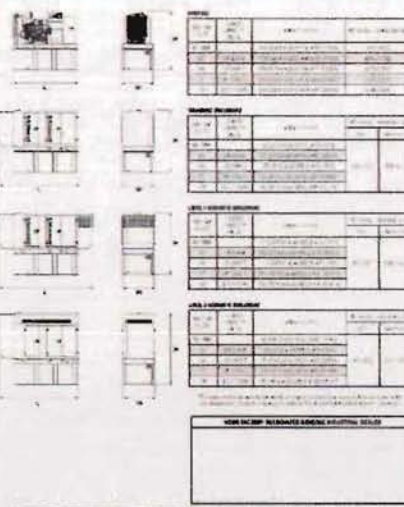
SD030

operating data

Table containing performance data, operating data, and electrical specifications for the SD030 generator set.

SD030

dimensions and weights\*



HMH DESIGN GROUP
5184 FRY ROAD
MACALVILLE, LA 70687
PHONE: 707-448-8011



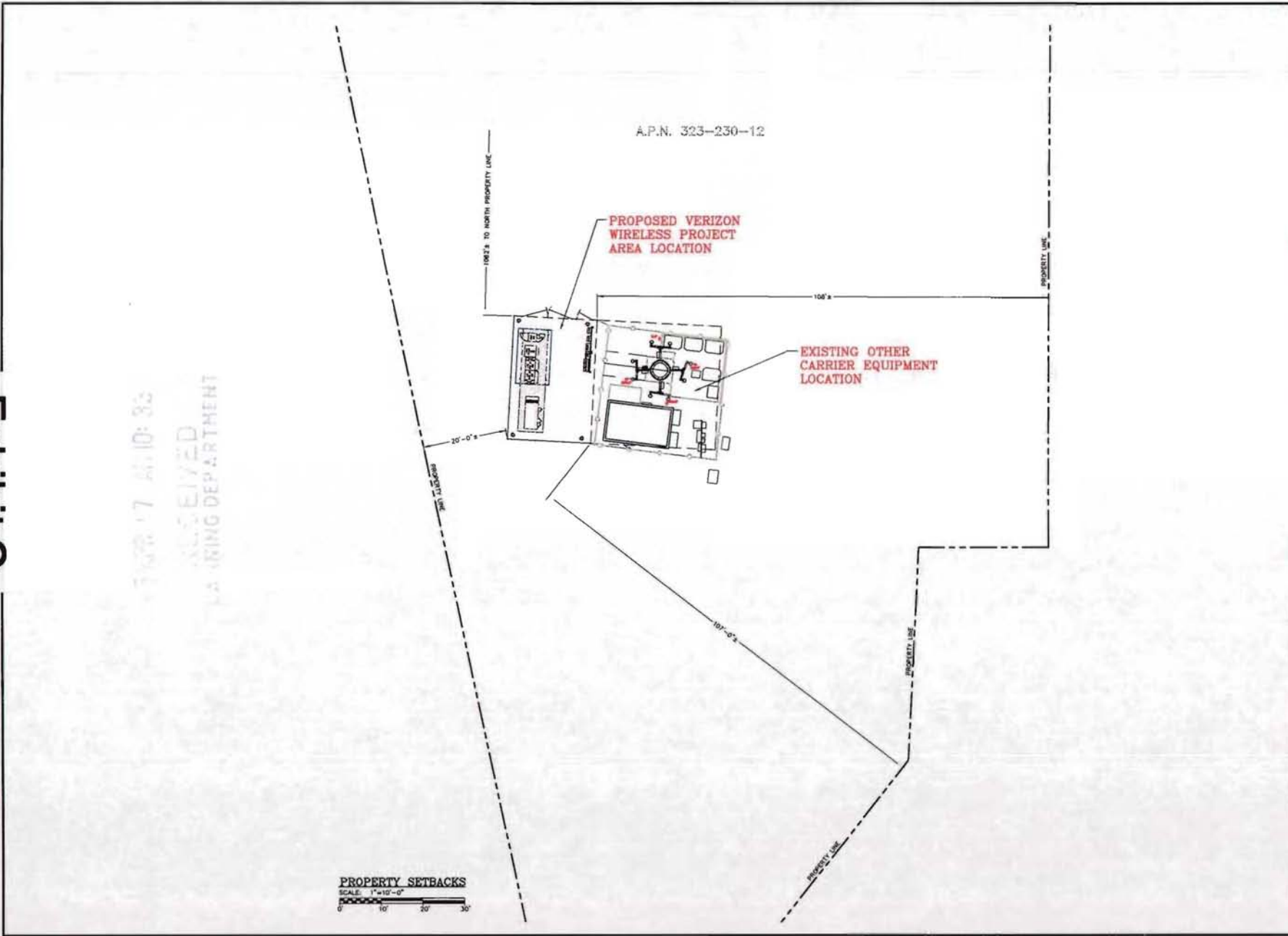
Table with columns for NO., DATE, DESCRIPTION, ISSUE FOR REVIEW, PER REVISIONS, PER REVISIONS, and CHG TO OUTDOOR CABINETS.

verizon wireless
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630

PROJ. NUMBER 20130913307
PSL #269258
COLD SPRINGS
2585 COLD SPRINGS RD
PLACERVILLE, CA 95667
DRAWN BY: D/W DATE: 08/26/14
HMH JOB NO.: 014059
SHEET NO.

# Exhibit G

RECEIVED  
PLANNING DEPARTMENT  
JUN 17 4:10:33



**HMH**  
DESIGN GROUP  
5164 FRY ROAD  
YACAVILLE, CA. 95667  
PHONE: 707-448-8011

**EPIC**  
WIRELESS GROUP INC.

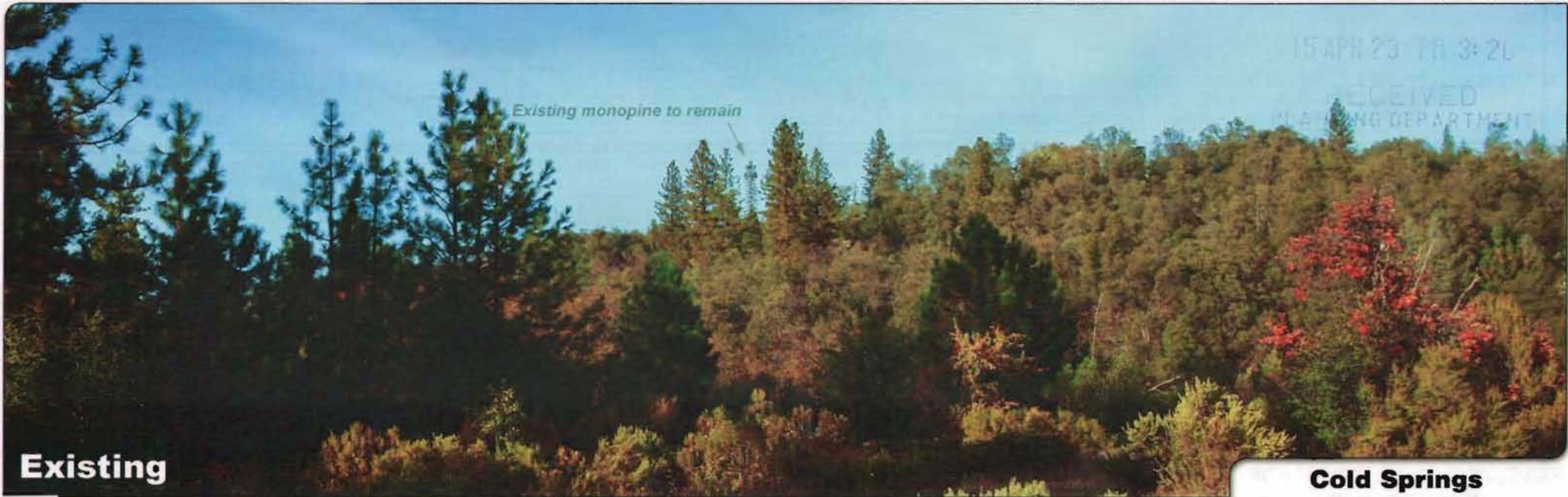
NO.	DATE	DESCRIPTION	ISSUE FOR REVIEW
0	05/21/14		

**verizon wireless**  
VERIZON WIRELESS  
255 PARKSHORE DRIVE  
FOLSOM, CA. 95630

PROJ. NUMBER 20130913307  
PSL #269258  
COLD SPRINGS  
2585 COLD SPRINGS RD  
PLACERVILLE, CA 95667  
DRAWN BY: D/WJ DATE: 08/26/14  
HMH JOB NO. 014059  
SHEET NO.

## EXHIBIT





**Existing**

Photosimulation of the view looking north from the nearest point along Cold Springs Road.

**Cold Springs**

2585 Cold Springs Rd  
Placerville, CA 95667

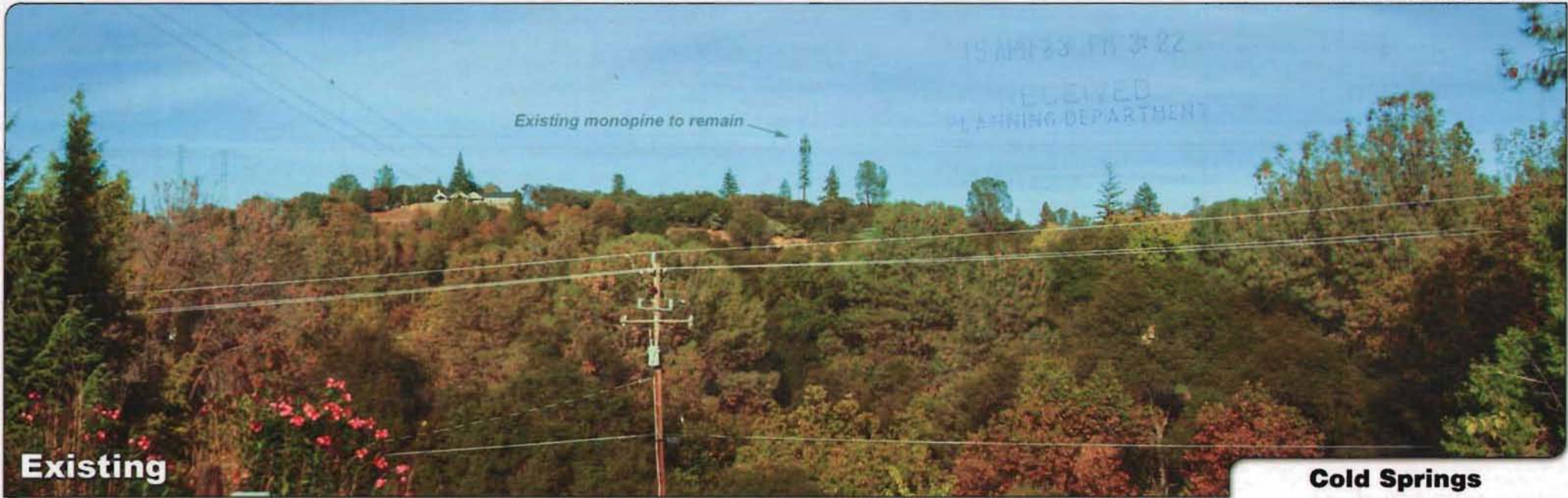
**verizon**wireless

**Exhibit H**



**Proposed**





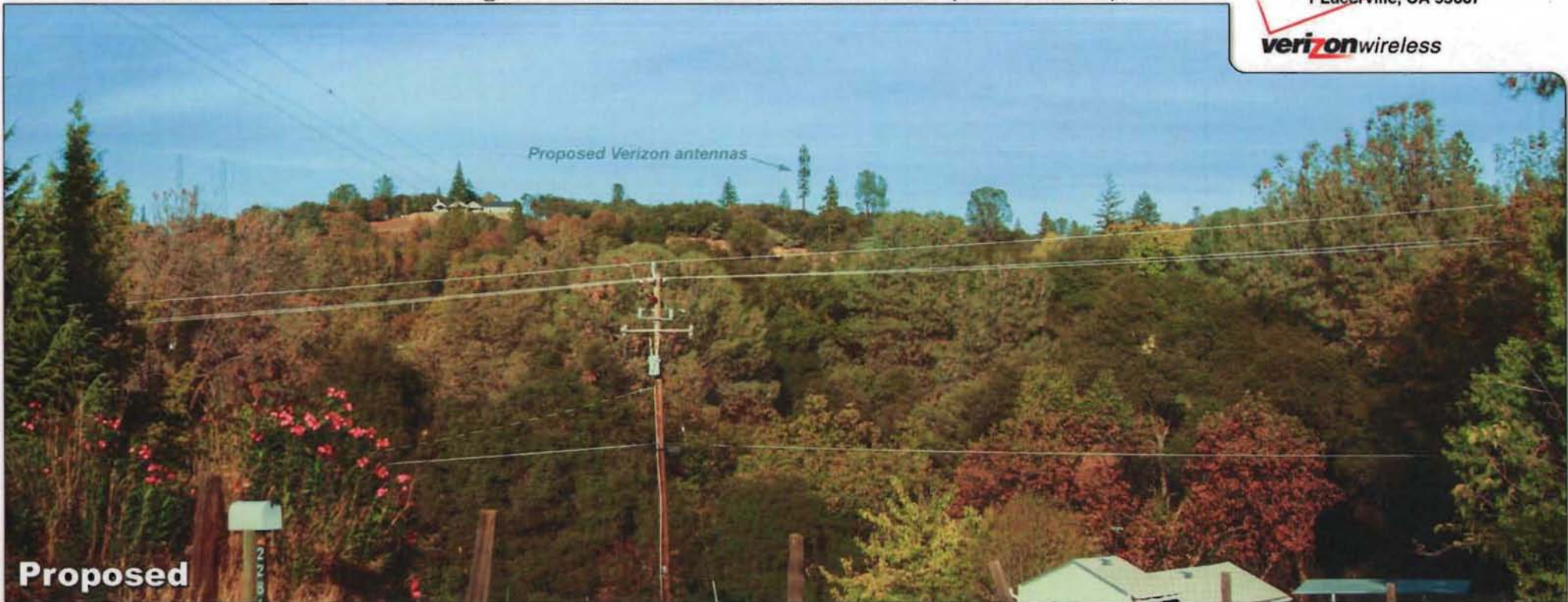
**Existing**

Photosimulation of the view looking northeast from Coolwater Creek Road (Mallard Lane).

**Cold Springs**

2585 Cold Springs Rd  
Placerville, CA 95667

**verizon**wireless



**Proposed**



Photosimulation of the view looking northwest from the access road, not a public viewpoint.



**Existing**

**Cold Springs**

2585 Cold Springs Rd  
PLacerville, CA 95667

**verizon**wireless

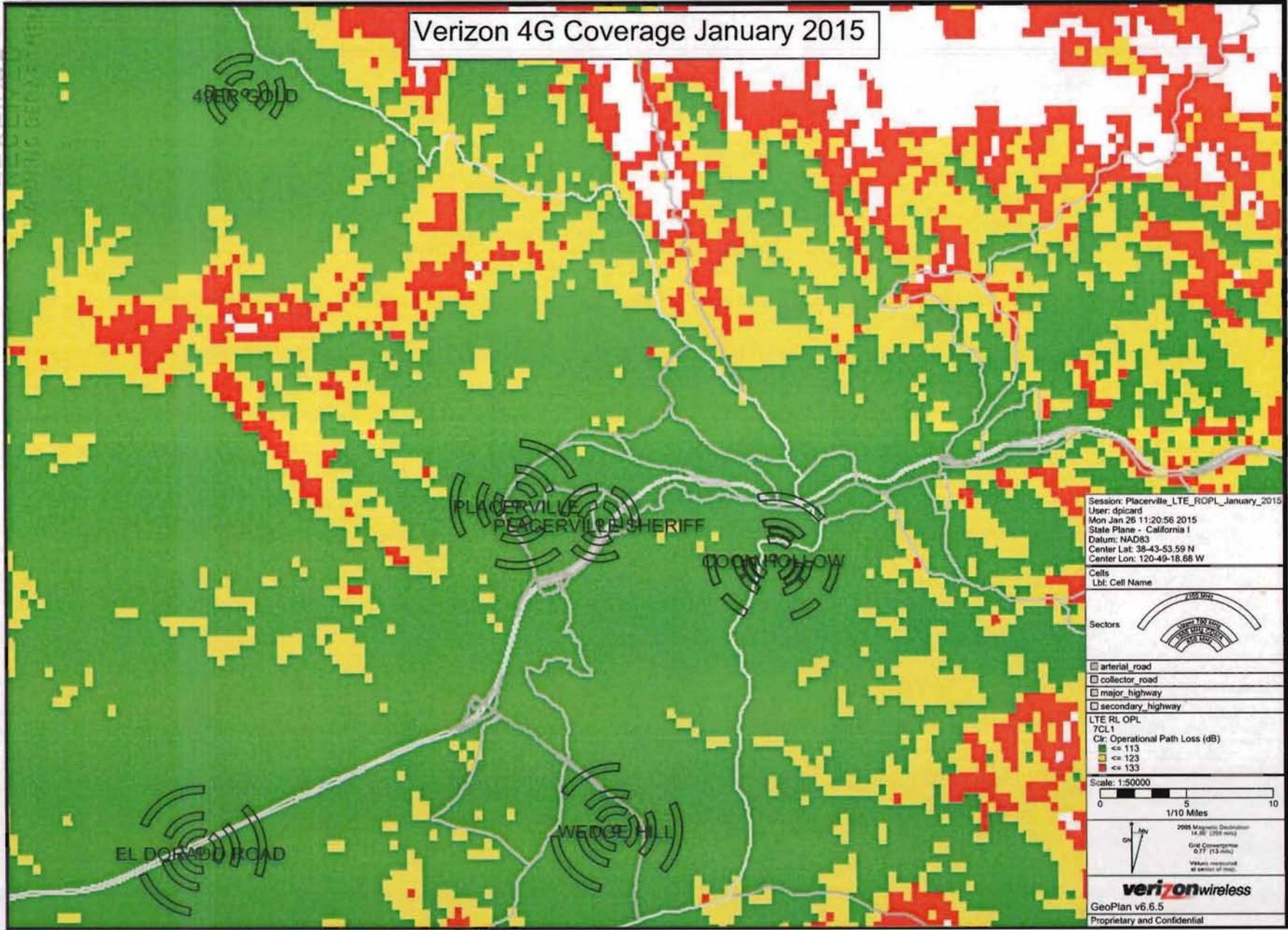
**Proposed**



15 FEB -9 PM 4: 26


Exhibit I

# Verizon 4G Coverage January 2015



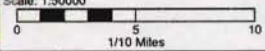
Session: Placerville\_LTE\_ROPL\_January\_2015  
 User: dpicard  
 Mon Jan 26 11:20:56 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-43-53.59 N  
 Center Lon: 120-49-18.68 W

Cells  
 Lbl: Cell Name

Sectors  


arterial\_road  
 collector\_road  
 major\_highway  
 secondary\_highway

LTE RL OPL  
 7CL1  
 Clr: Operational Path Loss (dB)  
 ≤ 113  
 ≤ 123  
 ≤ 133

Scale: 1:50000  


2005 Magnetic Declination  
 14.00 (1994 min)  
 Grid Convergence  
 0.77 (13 min)  
 Values truncated  
 at center of map.

**verizon**wireless  
 GeoPlan v6.6.5  
 Proprietary and Confidential

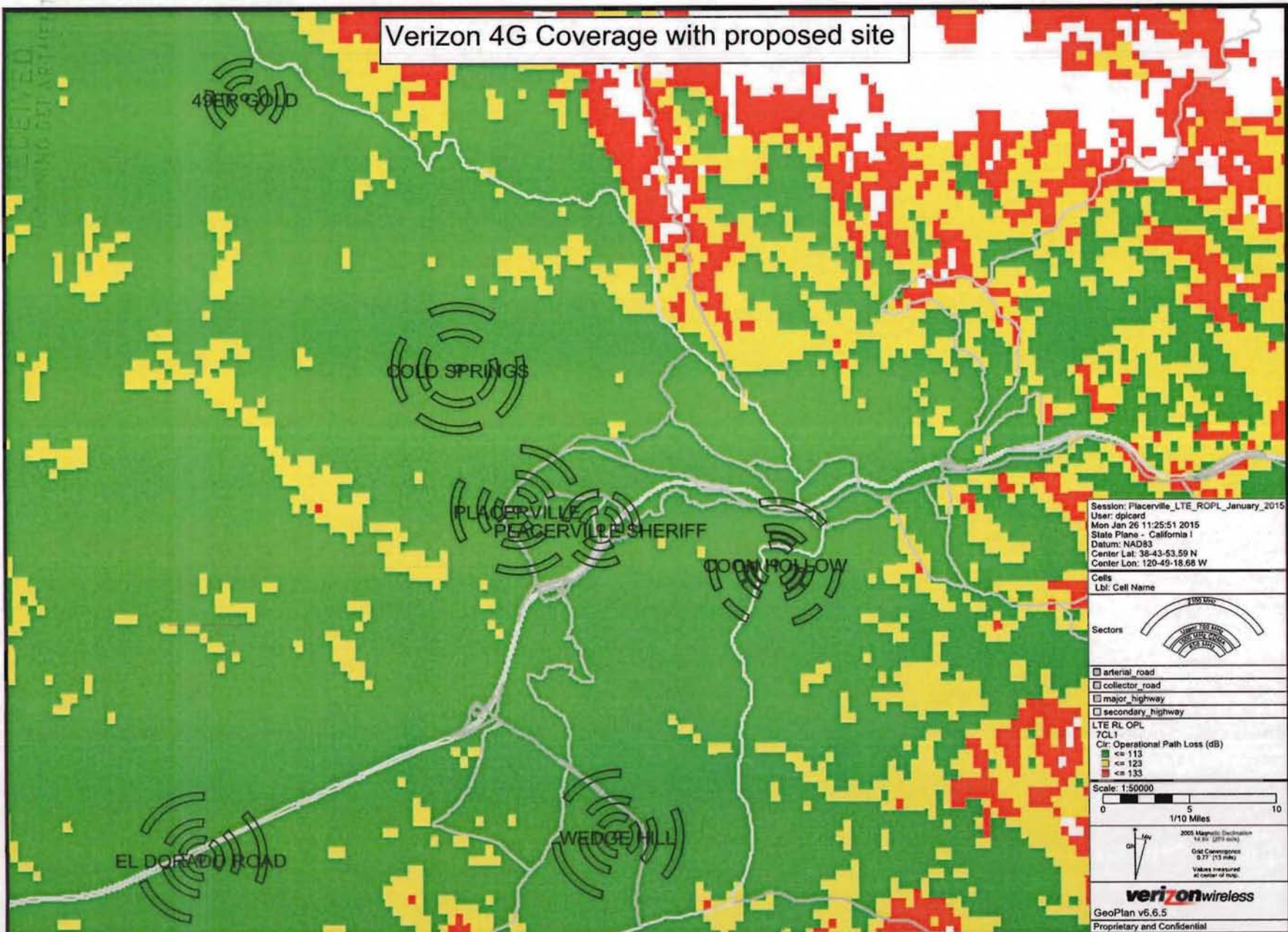
# S 04-0008-R

16-0080 D 16 of 29



15 FEB -9 PM 4:27

# Verizon 4G Coverage with proposed site



Session: Placerville\_LTE\_ROPL\_January\_2015  
 User: dpicard  
 Mon Jan 26 11:25:51 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-43-53.59 N  
 Center Lon: 120-49-18.68 W

Cells  
 Lbl: Cell Name

Sectors

arterial\_road  
 collector\_road  
 major\_highway  
 secondary\_highway

LTE RL OPL  
 TCI 1  
 Cir: Operational Path Loss (dB)

- Green: ≤ 113
- Yellow: ≤ 123
- Red: ≤ 133

Scale: 1:50000

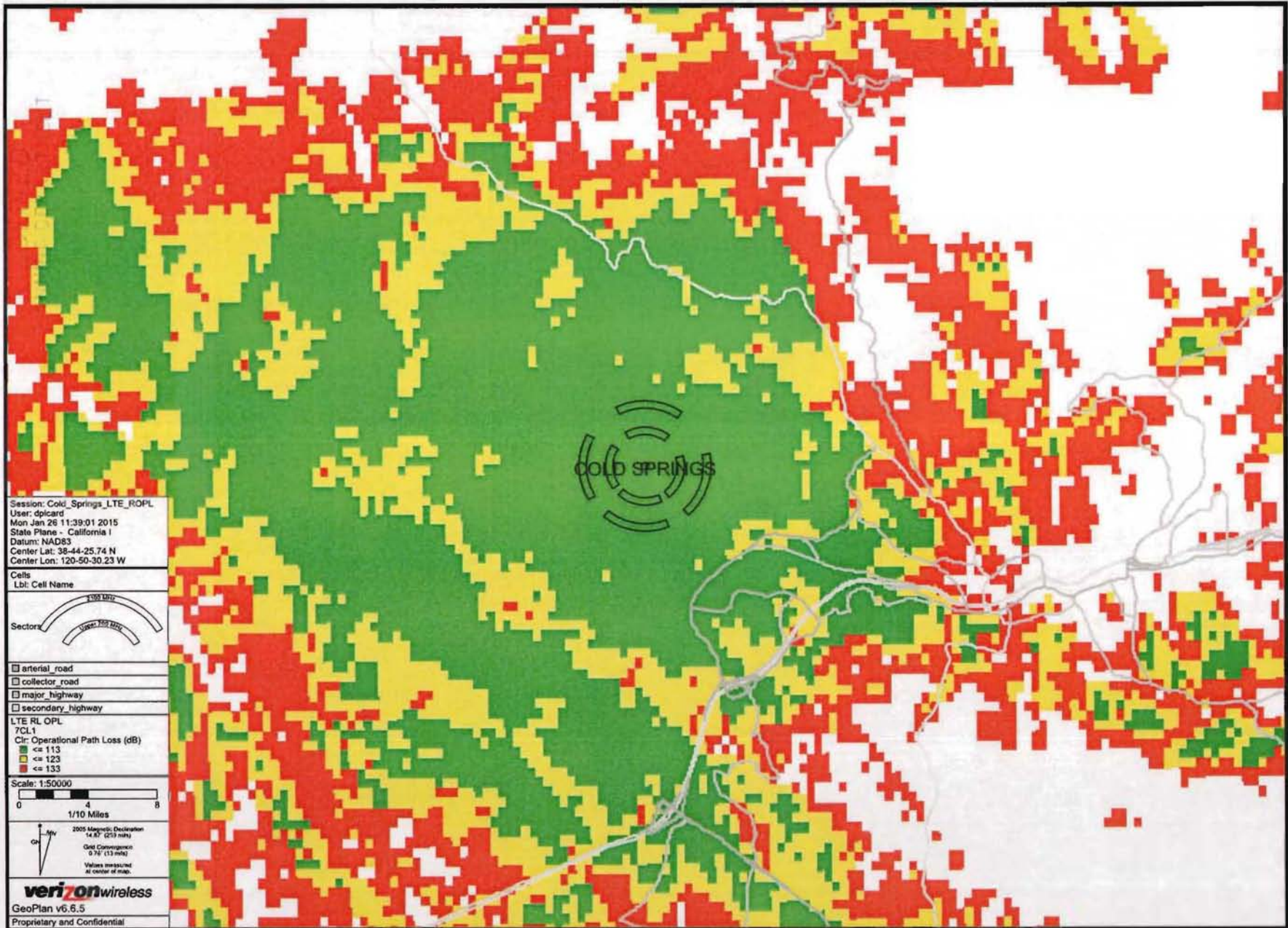
2005 MapInfo (elevation 14.94 (279 m))  
 Cell Coverage: 0.77 (13 miles)  
 Values measured at center of map.

**verizon**wireless  
 GeoPlan v6.6.5  
 Proprietary and Confidential

# S 04-0008-R



15 FEB -9 PM 4:27



S 04-0008-R

15 FEB 2009 13:02:29



April 9, 2015

Mark Lobaugh  
 Leasing/Zoning Manager  
 Epic Wireless Group, Inc.  
 8700 Auburn Folsom Road, Suite 400  
 Granite Bay, CA 95746

**RE: Verizon Cold Springs Site, El Dorado County, California**

Dear Mark:

This letter updates the previous arborist report, dated December 15, 2014, to reflect the revised project plan. This letter documents the existing trees and oak woodland canopy on the Verizon Cold Springs Site, evaluate impacts to the oak woodland canopy, and provide recommendations for tree preservation and mitigation.

The project site is located at 2585 Cold Springs Road, El Dorado County, California (APN 323-230-12-10). The proposed project consists of adding a 600 square-foot lease area, a 6-foot wide utility easement and a 15-foot wide access easement to an existing 900 square-foot singular lease area. The total project area is approximately 0.26 acres. The proposed project will add eight antennas to the existing monopine tower and expand the equipment enclosure to add a generator, a shelter, and various other equipment to the existing facilities. The project site is currently heavily disturbed and used for the storage of construction materials.

County of El Dorado regulates impacts to oak woodlands under Option A of General Plan Policy 7.4.4.4. This policy applies to all projects which would result in soil disturbance on parcels larger than 1 acre with at least 1 percent total canopy cover and on parcels less than 1 acre with at least 10 percent total canopy cover. Existing canopy must be retained as shown in **Table 1** below.

**Table 1 — Allowable Oak Canopy Impacts**

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Source: Table from General Plan Policy 7.4.4.4 Option A



In addition to preservation of existing oak woodland canopy, mitigation for impacts to oak woodland canopy is required at a 1:1 ratio. Application of the policy is described in the *Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A)*, which was last amended on October 12, 2007.

In addition, Policy 7.4.5.2 requires an Oak Tree Removal Permit for removal of any native oak tree with a single trunk of at least 6 inches diameter or a multiple trunk with an aggregate trunk diameter of at least 10 inches.

### **Methods**

The site was surveyed by an ISA-Certified Arborist (WE-4575A) on December 3, 2014. All native oak trees 6 inches in diameter at breast height (DBH) or greater within the survey limits were inventoried using a Trimble GeoXT Global Positioning System (GPS) hand-held unit with sub-meter accuracy. A diameter tape was used to verify each trunk diameter at breast height, which is 54" above the ground. The measurement from the trunk to the end of the longest lateral limb was used as the dripline radius (DLR). All surveyed trees are identified with an aluminum tag that corresponds to the numbering in **Attachment A**. Tree numbers include #105, #116, #117, #118, #127, #143-148, #151 and #152.

Oak canopy was mapped in ArcGIS 10 using a combination of aerial photo interpretation and the results of the field survey. Approximate tree locations and overall oak canopy is shown in **Figure 1**. Representative site photographs are included in **Attachment B**.

### **Results**

The site is located in a mixed oak woodland dominated by blue oak (*Quercus douglasii*) with interior live oak (*Quercus wislizeni*), and some ponderosa pine (*Pinus ponderosa*). A total of 9.49 acres of oak canopy were mapped on the 20.06 acre property, resulting in a total canopy cover of 47 percent (**Figure 1**). A total of 13 oak trees were surveyed in the project area, consisting of 10 interior live oak, 2 black oak (*Q. kelloggii*), and 1 blue oak. All surveyed trees, except #145, are in Fair or Better health. Four of the oak trees (#116, #143, #145, and #147) have minor trunk wounds, probably from past construction activities, and one tree (#117) has been pruned for powerline clearance in the past and has a split branch crotch. Complete tree data is shown in **Attachment A**.

### **Impacts from Proposed Project**

Only one interior live oak (#105) will be directly impacted as part of the proposed project. Additionally, several other oak trees overhang into the 15 foot-wide proposed access easement and may require minor pruning for construction access. Tree #105 is located within the lease area between the existing facilities and the new generator and equipment cabinets. The area within the new utility enclosure will not be graded, but a geotextile fabric and layer of gravel will be placed over the existing ground surface. The generator will be placed on a concrete pad. This is located at the outer limits of the tree's canopy area, and is not expected to have a significant impact on the tree. Since the area is currently heavily disturbed and used for materials storage, no grading is required, and the new gravel surface will remain permeable, tree #105 can be preserved on the project site. Since no trees are being removed, no mitigation is required.



### **Tree Preservation Recommendations**

The following tree protection measures should be integrated into the project construction documents.

- Install geotextile and gravel under tree #105 at the beginning of construction to minimize additional compaction of the soil due to construction activities.
- Install Tree Protection Fencing around all trees to remain within 50 feet of the lease area, staging and storage areas, or any other areas of grading or ground disturbance.
- Tree Protection Fencing, consisting of a minimum 4-foot tall high-visibility fence (orange plastic snow fence or similar), shall be placed around the perimeter of the tree protection zone (TPZ) (dripline radius +1 foot) for all trees to remain. The TPZ is the minimum distance for placing protective fencing, but tree protection fencing should be placed as far outside of the TPZ as possible. Signs shall be placed along the fence at approximately 50 foot intervals. Each sign shall be a minimum of 2 feet by 2 feet and shall include the following:

TREE PROTECTION ZONE  
DO NOT MOVE OR RELOCATE FENCE  
UNTIL PROJECT COMPLETION WITHOUT  
PERMISSION OF PROJECT ARBORIST  
OR COUNTY OF EL DORADO

- Whenever possible, fence multiple trees together in a single TPZ;
- If permanent site improvements (e.g. paving, buildings, and sidewalks) encroach into the TPZ, install fence at limit of work. If temporary impacts (e.g. grading, utility installation) require encroachment into the TPZ, move fence to limit of work during active construction of item and return to edge of TPZ once work is completed;
- For trees located around the perimeter of the work site, tree protection fencing may be placed only on the side of the tree facing the project area;
- Tree protection fencing shall not be moved without prior authorization from the Project Arborist or County of El Dorado or as detailed on approved plans;
- Avoid paving within TPZ. If paving cannot be avoided, porous materials will be used;
- No parking, portable toilets, dumping or storage of any construction materials, including oil, gas, or other chemicals, or other infringement by workers or domesticated animals is allowed in the TPZ;
- No signs, ropes, cables, metal stakes, or any other items shall be attached to a protected tree, unless recommended by an ISA-Certified Arborist;
- Grading, excavation, or trenching within the TPZ of existing native oaks should be avoided to the greatest extent possible. Under no circumstances should fill soil be placed against the trunk of an existing tree;
- Any grading or ground disturbance within 20 feet of the edge of the TPZ shall be supervised by an ISA-Certified Arborist;



- Underground utilities should be avoided in the TPZ, but if necessary shall be bored or drilled. No trenching is allowed within the TPZ unless specifically approved by the Project Arborist;
- Drains shall be installed according to County specifications to avoid harm to existing oak trees due to excess watering;
- Pruning of living limbs or roots shall be done under the supervision of an ISA-Certified Arborist. All pruning should be done by hand, air knife, or water jet, in accordance with ISA standards using tree maintenance best practices. Climbing spikes should not be used on living trees. Limbs should be removed with clean cuts just outside the crown collar;
- Cover exposed roots or cut root ends in trenches with damp burlap to prevent drying out;
- Minimize disturbance to the native ground surface (grass, leaf, litter, or mulch) under preserved trees to the greatest extent feasible;
- Native woody plant material (limbs pruned from on site trees) may be chipped or mulched on the Site and placed in a 4 to 6 inch deep layer around existing trees to remain. Do not place mulch in contact with the trunk of preserved trees;
- Deep water preserved trees that have had roots cut during project activities once a month throughout the summer as needed or as recommended by the Project Arborist;
- Appropriate fire prevention techniques shall be employed around all trees to be preserved. This includes cutting tall grass, removing flammable debris within the TPZ, and prohibiting the use of tools that may cause sparks, such as metal bladed trimmers or mowers;
- No open flames shall be permitted within 15 feet of the tree canopy; and
- Damage to any protected tree during construction shall be immediately reported to County of El Dorado Planning Services. Damage shall be corrected as required by the County representative.

Please do not hesitate to call me at (916) 435-1202 if you have any questions about this report or the tree protection measures.

Sincerely,



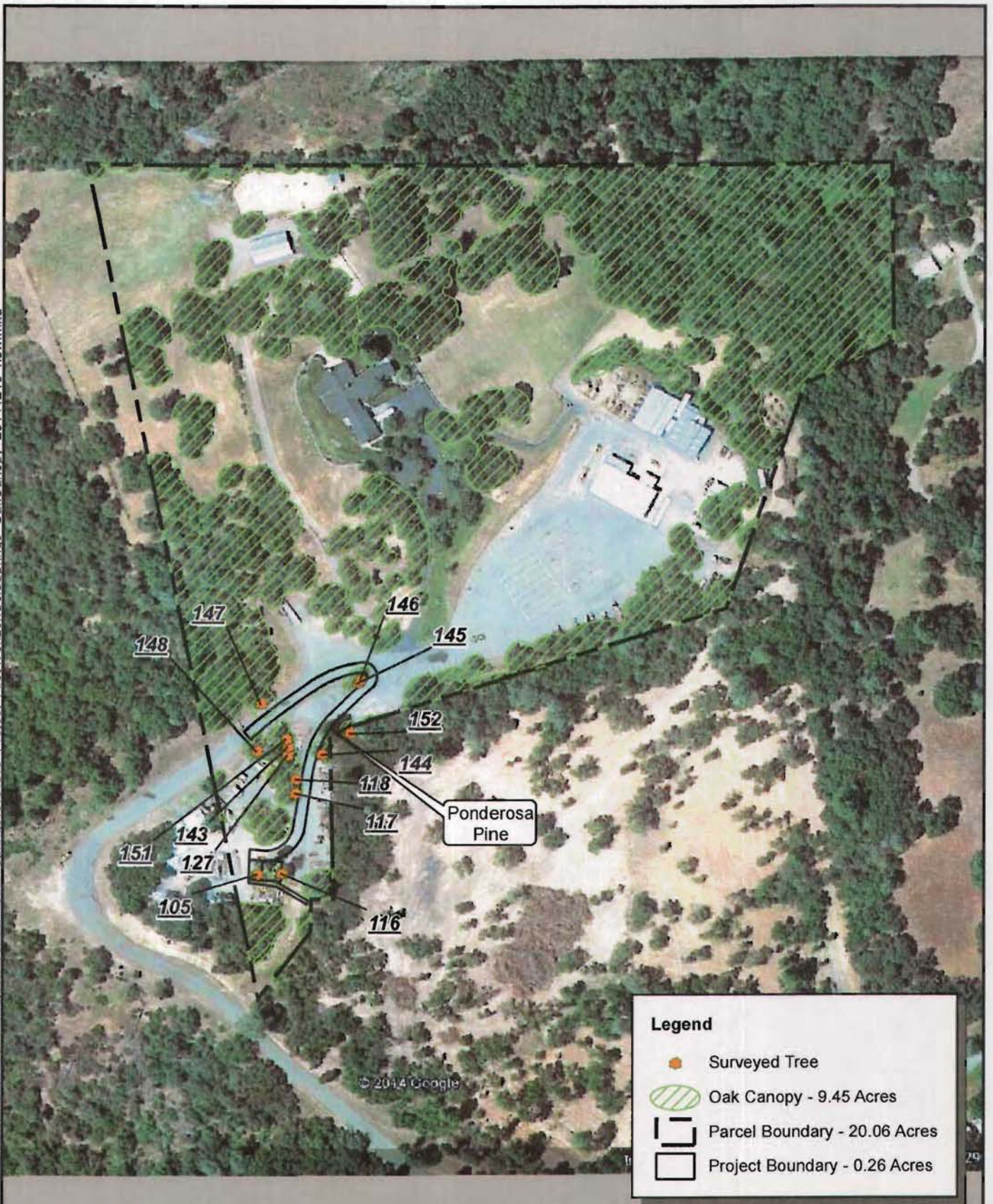
Meredith Branstad  
ISA-Certified Arborist #WE-6727A

**Enclosures:**

- Figure 1 — Oak Canopy and Approximate Tree Locations
- Attachment A — Tree Data
- Attachment B — Representative Site Photographs
- Attachment C — Oak Canopy Site Assessment Form



Document Path: O:\N CallV Projects\Verizon Cold Springs\GIS\GIS Project Files\VerizonColdSprings OakCanopy 20141210\_new.mxd



### OAK CANOPY AND APPROXIMATE TREE LOCATIONS

**FOOTHILL ASSOCIATES**  
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE  
© 2015



0 110 220  
Feet  
1 inch = 200 feet

Drawn By: MUB  
Date: 04/09/2015

FIGURE 1



## Attachment A — Tree Data

---



## Attachment A — Tree Data

Tree #	Species	# of Trunks	DBH (Inches)	DLR (Feet)	Health	Structure	Additional Notes
105	Interior Live Oak	1	16	15	Good	Fair-Good	fence materials surround base of tree <i>Removed</i>
116	Interior Live Oak	1	13	8	Fair	Fair	trunk wound
117	Interior Live Oak	1	21	12	Fair	Fair	powerline clearance, crotch split
118	Interior Live Oak	3	8,8,9	12	Good	Fair-Good	
127	Interior Live Oak	4	8,9,9,10	12	Fair-Good	Fair-Good	
143	Interior Live Oak	1	16	15	Good	Fair-Good	minor trunk wound
144	Black oak	2	9,11	10	Fair-Good	Fair-Good	
145	Interior Live Oak	1	11	6	Poor-Fair	Fair	major trunk wound
146	Blue Oak	1	13	12	Fair-Good	Fair-Good	
147	Interior Live Oak	3	9,9,11	12	Fair	Fair-Good	trunk wound
148	Interior Live Oak	4	8,10,12,12	15	Fair-Good	Fair-Good	
151	Interior Live Oak	1	12	15	Fair-Good	Fair	
152	Black oak	1	7	6	Good	Fair-Good	



## **Attachment B — Representative Site Photographs**

---





View of new utility site and tree #105 from northeast.

Date: December 3, 2014

Photographer: K. Vail



View of new utility site and tree #105 from east.

Date: December 3, 2014

Photographer: K. Vail

### REPRESENTATIVE SITE PHOTOGRAPHS



## **Attachment C — Oak Canopy Site Assessment Form**

---

## El Dorado County

### OAK/CANOPY SITE ASSESSMENT FORM

<b>Qualified Professional &amp; Contact Information:</b> <i>(attach qualifications)</i>	Kirk Vail, ISA-Certified Arborist #WE-4575A Foothill Associates, 590 Menlo Dr. Ste 5, Rocklin, CA 95765	
<b>Property Owner's Name/APN(s):</b>	Douglas Veerkamp/ 323-230-12-10	
<b>Address:</b>	2585 Cold Springs Road, Placerville, CA 85667	
<b>General Plan Designation:</b>	AL (Agricultural Land)	
<b>Zoning:</b>	RE-10 Rural Residential	
<b>Project Description:</b> <i>(attach site photos)</i>	Expansion of an existing cellular facility with additional equipment.	
<b>Would the project, directly or indirectly, have the potential to cause any impact, conflict with, or disturbance to:</b>	<b>YES</b>	<b>NO</b>
a) Individual landmark or heritage trees (of any species) subject to review under General Plan Policy 7.4.5.2?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Oak woodland corridor continuity (General Plan Policy 7.4.4.5)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sensitive or important oak woodland habitat as defined in the Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Movement of Wildlife and/or Any Wildlife Migration Corridor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Any Candidate, Listed or Special Status Plant or Animal Species observed or expected to occur on or adjacent to the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Is the affected area of oak canopy within or directly adjacent to an Important Biological Corridor or Ecological Preserve overlay?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Does the removal of oak canopy comply with the retention requirements of Policy 7.4.4.4?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Was project subject to prior County approval? (If yes, provide Tentative Map # and environmental documents if available)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) For Discretionary Projects, would the project have the potential to cause a significant environmental impact on biological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>I affirm that all of the information contained in this document is true and correct to the best of my knowledge and I acknowledge and agree that any material misinformation in this document can result in the denial or revocation of any permits or County approvals for this project.</i>		
<b>Qualified Professional:</b> _____	<b>Date:</b> <u>12.15.14</u>	
<b>Applicant/Owner:</b> _____	<b>Date:</b> _____	

**Required Attachments:** 1) Qualified Professional Qualifications; 2) Site Photos; 3) Required Tree Survey, Preservation, and Replacement Plan or Biological Resources Study and Important Habitat Mitigation Program (see Interim Interpretive Guidelines for El Dorado County Policy 7.4.4.4 Option A)