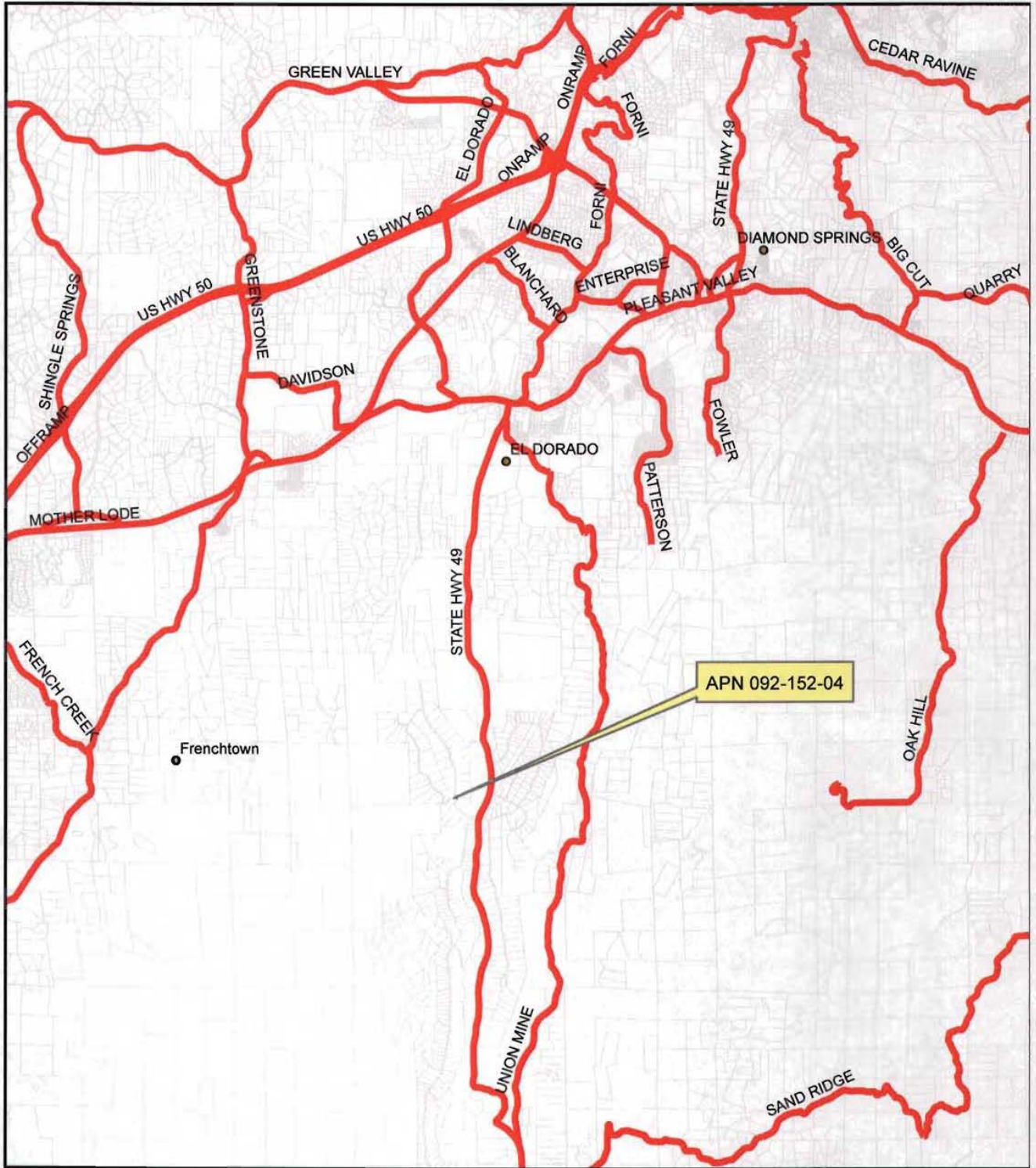







# Exhibit A: Location Map



-  prcibase selection
-  placenames
-  major\_roads
-  prcibase



S07-0024-R Five Year Review  
Prepared By Aaron Mount



0.2 Miles

**GENERAL NOTES**

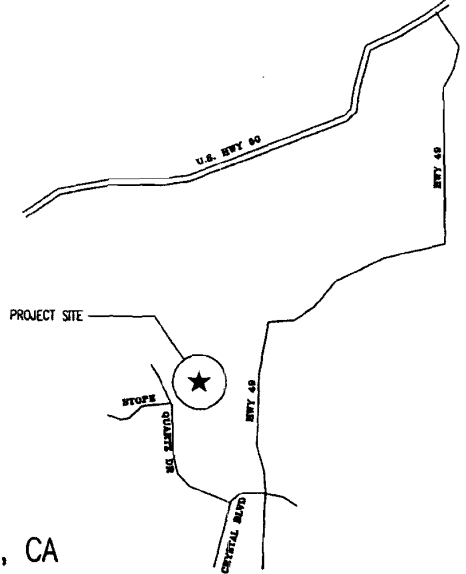
1. DRAWINGS ARE NOT TO BE SCALE. WRITTEN DIMENSIONS TAKE PRECEDENCE AND THIS SET OF PLANS IS INTENDED TO BE USED FOR INFORMATION PURPOSES ONLY. VISIT THE SITE AND VERIFY THE GENERAL CONDITIONS AND SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND NOTHING IS TO BE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CLARIFY THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
3. THE GENERAL CONTRACTOR SHALL REVIEW WRITTEN ACKNOWLEDGMENT TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS. CONSIDERING THE CURRENT CODES, NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL NOTICES AND COMPLY WITH ALL LOCAL ORDINANCES, RULES, REGULATIONS AND LICENSE CODES OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES RELATING TO THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THE PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. EXISTING HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MAJOR MODIFICATIONS MAY BE REQUIRED TO MEET USE CONDITIONS OR SPECIFICATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL, PENETRATING THROUGH THE BUILT BREAK WITH U.S. LISTED OR THE MANUFACTURER APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND FOR PROJECT USE.
11. THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS OR UTILITIES. PRIOR TO THE START OF CONSTRUCTION, LOCAL COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGES THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION OR ON ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND MAINTAIN FREE DURING CONSTRUCTION AND DISPOSAL OF ALL DIRT, DEBRIS, RUBBISH AND REMOVED EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM HAZARD, SPILLS, OIL, OILS AND OR ANY HAZARD.
13. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BEARING THE JOB AND NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE OWNER SHALL BEAR THE RESPONSIBILITY OF VERIFYING (OR WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PERFORM THE WORK CHEAPEST OR EXTENSIVE WORK UNLESS OTHERWISE SPECIFIED.

**DIRECTIONS**

- FROM VERIZON OFFICE @ 255 PARKSHORE DR FOLSOM, CA 95630
1. Start and going southbound on PARKSHORE ON TOWARD FOLSOM BLVD
  2. Turn LEFT onto FOLSOM BLVD
  3. Turn RIGHT onto BLUE RAINE RD
  4. Turn LEFT onto FOLSOM BLVD
  5. Merge onto 25-50 E toward PLACERVILLE
  6. Take the OVERSTONE RD exit - EAST 44
  7. Turn LEFT onto OVERSTONE RD
  8. Turn LEFT onto WOODRIDGE VALLEY DR
  9. Turn SLIGHT RIGHT onto PLEASANT VALLEY RD
  10. Turn RIGHT onto CA-49
  11. Turn RIGHT onto CENTRAL BLVD
  12. Turn SLIGHT RIGHT onto QUARTZ DR
  13. End @ 6109 QUARTZ DR EL DORADO CA 95623-4736

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

**UNION MINE**  
6109 QUARTZ DRIVE  
EL DORADO, CA 95623  
APN: 092-152-041  
PROJECT #: 2006184016  
LOCATION #: 173770



EL DORADO, CA

VICINITY MAP

**PROJECT DIRECTORY**

**ARCHITECT:**  
MARCEL S. TASHAS, ARCHITECT, INC.  
300 27th STREET  
SACRAMENTO, CA 95818  
916-341-0405 PH  
916-341-0406 FX

**OWNER:**  
VERIZON WIRELESS  
255 PARKSHORE DRIVE  
FOLSOM, CA 95630

**CONSULTING ENGINEER:**  
COMPLETE WIRELESS CONSULTING  
8300 TECH CENTER DRIVE, SUITE 190  
SACRAMENTO, CA 95826  
916-422-4653  
info@completewireless.com

**LABELING:**  
EL DORADO FIRE PROTECTION DISTRICT  
PO BOX 741  
DANFORD SPRINGS, CA 95819

**APPROVALS**

LEADER:	DATE:
ZONING:	DATE:
BY ENGINEER:	DATE:
CONSTRUCTION (CIVIL):	DATE:
CONSTRUCTION (ELECTRICAL):	DATE:
EQUIPMENT ENGINEER:	DATE:
OWNER:	DATE:

**PROJECT SUMMARY**

**CROSSITY INFORMATION**  
LAT: N 03° 31' 08.90" AND 83  
LONG: W 120° 51' 30.56" AND 83  
LAT: N 03° 31' 07.24" AND 27  
LONG: W 120° 51' 16.75" AND 27

**APPROXIMATE PARCEL NUMBER:** 092-152-041  
**APPROXIMATE:** EL DORADO COUNTY  
**OCURRENCE:** S-2  
**TYPE OF CONSTRUCTION:** F-4  
**ZONING:** R1A

**CODE COMPLIANCE**

ALL WORK 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 CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25)
2. 2001 CALIFORNIA BUILDING CODE
3. 2001 CALIFORNIA MECHANICAL CODE
4. 2001 CALIFORNIA PLUMBING CODE
5. 2004 CALIFORNIA ELECTRICAL CODE
6. LOCAL COUNTY OR CITY ORDINANCES

**ACCESSIBILITY REQUIREMENTS:**  
THIS FACILITY IS UNIMPAIRED AND NOT FOR HUMAN HABITATION. HANICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2001 CALIFORNIA BUILDING CODE.

**PROJECT DESCRIPTION**

PROPOSED VERIZON WIRELESS COMMUNICATIONS FACILITY IN A FENCED 56'-0" x 30'-0" LEASE AREA INCLUDING: 12'-0" x 12'-0" EQUIPMENT SHELTER, STANDBY GENERATOR WITH A 210 GAL. DOUBLE-WALL DIESEL FUEL STORAGE TANK, POWER AND GROUND TO SITE, & A 110'-0" TALL LATTICE TOWER WITH (3) ANTENNA SECTORS - (2) PROPOSED & (1) EXISTING ANTENNA PER SECTOR TO REPLACE EXISTING FIVE HOLES RADIO TOWER.

**PROJECT MILESTONES**

06/16/07	ISSUE ZONING DOCUMENTS
07/16/07	ISSUE ZONING DOCUMENTS
---	ISSUE CONSTRUCTION DOCUMENTS
---	ISSUE CONSTRUCTION DOCUMENTS

**INDEX OF DRAWINGS**

1	T1.1	TITLE SHEET, SITE PLAN, PROJECT DATA
2	C.1	CIVIL SURVEY SHEET
3	A1.1	EQUIPMENT LAYOUT PLANS
4	A1.2	PROJECT ELEVATIONS
5	C1.1	GRADING PLAN

**Marcel S. Tashas, Architect, Inc.**  
720 2nd Street, Suite 100  
Sacramento, CA 95811  
916.341.0405  
www.marcelst.com

**COMPLETE**  
Architectural & Engineering  
1000 J Street, Suite 100  
Sacramento, CA 95811  
916.441.1111

UNION MINE  
6109 QUARTZ DRIVE  
EL DORADO, CA 95623

verizon WIRELESS

TITLE SHEET, SITE PLAN, PROJECT DATA

**EXHIBIT B**

T1.1

DATE: 07/16/07

SCALE: AS SHOWN

PROJECT: 2006184016

Civil Engineering  
 1234 Main Street, Torrance, CA 90503  
 Phone: (310) 555-1234 Fax: (310) 555-5678  
 Project Name: Union Mine  
 Project No: 100-100-001  
 Date of Sheet Issue: 05-16-07  
 Scale: As Shown  
 Type of Access: Private Road, Easement  
 Name of Engineer: [Signature]  
 License No: 100000000  
 Seal No: 100000000  
 THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED ON ALL SHEETS OF THIS DRAWING.  
 ANY WORK DONE BY AN ASSISTANT ENGINEER OR SURVEYOR SHALL BE UNDER THE CLOSE SUPERVISION AND CONTROL OF THE REGISTERED PROFESSIONAL ENGINEER.  
 ANY WORK DONE BY AN ASSISTANT ENGINEER OR SURVEYOR SHALL BE UNDER THE CLOSE SUPERVISION AND CONTROL OF THE REGISTERED PROFESSIONAL ENGINEER.  
 ANY WORK DONE BY AN ASSISTANT ENGINEER OR SURVEYOR SHALL BE UNDER THE CLOSE SUPERVISION AND CONTROL OF THE REGISTERED PROFESSIONAL ENGINEER.

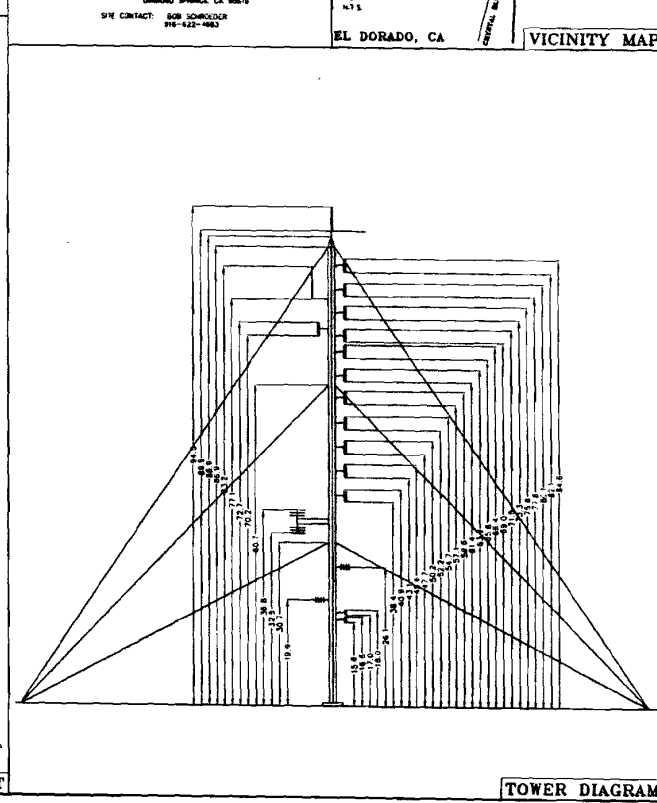
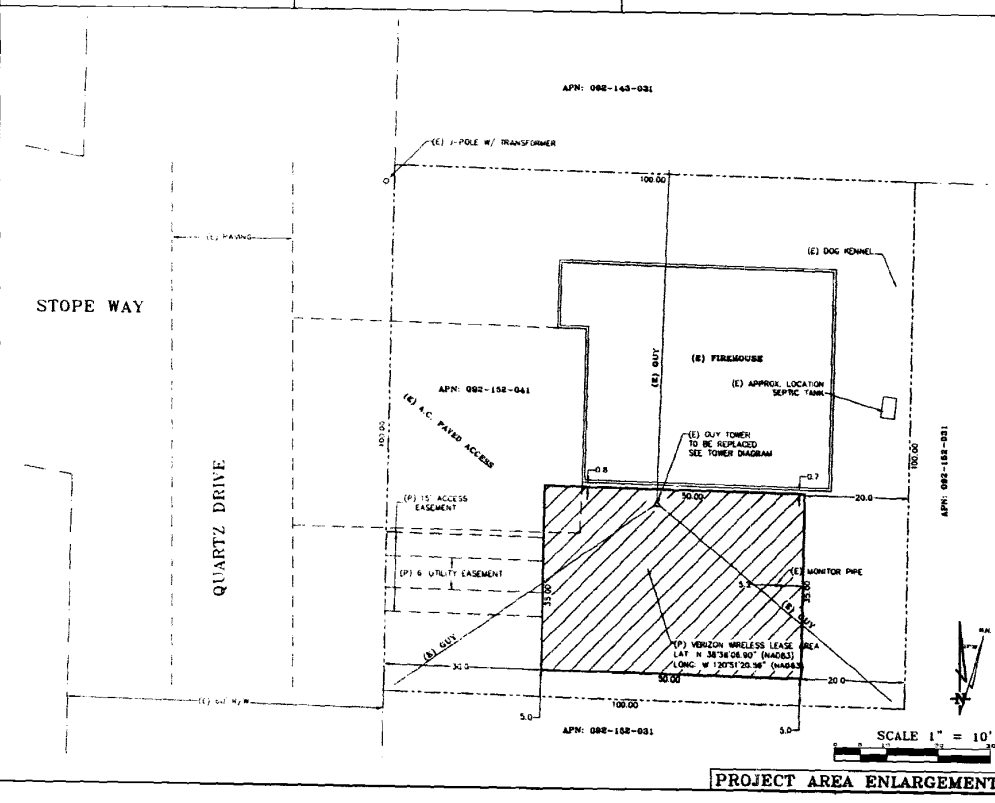
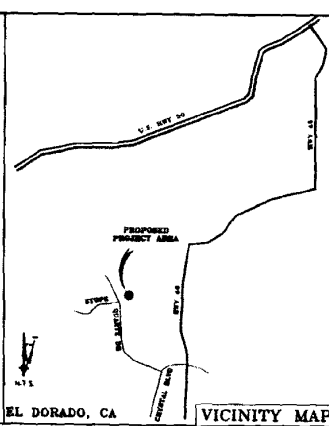
**THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION ARE THE EXCLUSIVE PROPERTY OF GEL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL USE AND CARRIER FOR WHICH THEY ARE PREPARED. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN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

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS CHAINES OF RECORDS AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF EASEMENT NOT INDICATED HERE SHOWN EXCEPT AS SHOWN ON THIS PLAN NO PROPERTY MONUMENTS WERE SET.

THE SITE TITLE FOR INTER-COUNTY TITLE COMPANY ORDER NO. 100-100-001 DATED MARCH 21, 2007, HAS BEEN REVIEWED ALONG WITH SURVEYING DOCUMENTS FOR THE SUBJECT PROPERTY AND FOUND THAT NO EASEMENTS LISTED IN THE TITLE REPORT APPEAR TO AFFECT THE SITE.

**Version Changes**  
 Minor Items:  
 Latest Area Description:  
 An area certain herein was being a portion of Lot 97 as shown on that certain Subdivision map recorded as Book C of sheets of Page 78 Official Reports of El Dorado County, California, said being a portion of the northeast 1/4 of Section 15, Township 3 North, Range 10 East, MERID. & M., being more fully described as follows:  
 Commencing at a 2" OP set at the Northwest corner of the above referenced Lot 97 from which a corner monument of the Southeast corner of said Lot 97 bears South 15°30'27" East 565.84 feet, thence from said point of commencement South 25°18'04" East 87.00 feet to the True Point of Beginning, thence from said point of beginning South 86°46'10" East 30.00 feet, thence South 01°15'07" West 15.00 feet, thence North 88°44'10" West 50.00 feet, thence North 81°15'30" East 15.00 feet to the point of beginning.  
 Together with an easement for access purposes 8 feet in width from the road mentioned herein and thence to the public right of way more completely shown on Quartz Drive.  
 Also together with an easement for utility purposes six feet in width, in compliance of which is described as follows: Beginning at the midpoint on the West boundary of the above described herein area, thence from said point of beginning North 88°44'10" West 30 feet west or less to the public right of way.

DATE OF SURVEY: 05-16-07  
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEL, R.C.E. 10461  
 LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.  
 ACCURACY SHOWN ARE BASED UPON INSTRUMENTS, FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.C.S. M.A.S. 88 DATUM ABOVE MEAN SEA LEVEL (UNLESS OTHERWISE NOTED).  
 N.C.D. 1039 CORRECTION SUBTRACT 2.85 FROM ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: 4'±  
 THE LATITUDE AND LONGITUDE WERE DETERMINED USING GEO-TX GPS AND UTILITY SPANNA OFFICE SOFTWARE. CORRECTION SOFTWARE AT THE LOCATION SHOWN HEREON.  
 LAT. N 38°26'00" W MAG 83  
 LONG. W 120°51'28.57" MAG 83  
 LAT. N 38°26'10" W MAG 27  
 LONG. W 120°51'16.79" MAG 27  
 THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES.  
 SITE NAME: UNION MINE  
 SITE ADDRESS: 6109 QUARTZ DRIVE, EL DORADO, CA 95623  
 ZONING: R-1A  
 ASSessor'S PARCEL NUMBER: 092-132-004  
 OWNER: EL DORADO FIRE PROTECTION DIST., PO BOX 714, DIAMOND SPRING, CA 95619  
 SITE CONTACT: BOB SCHWEDER, 516-622-7683



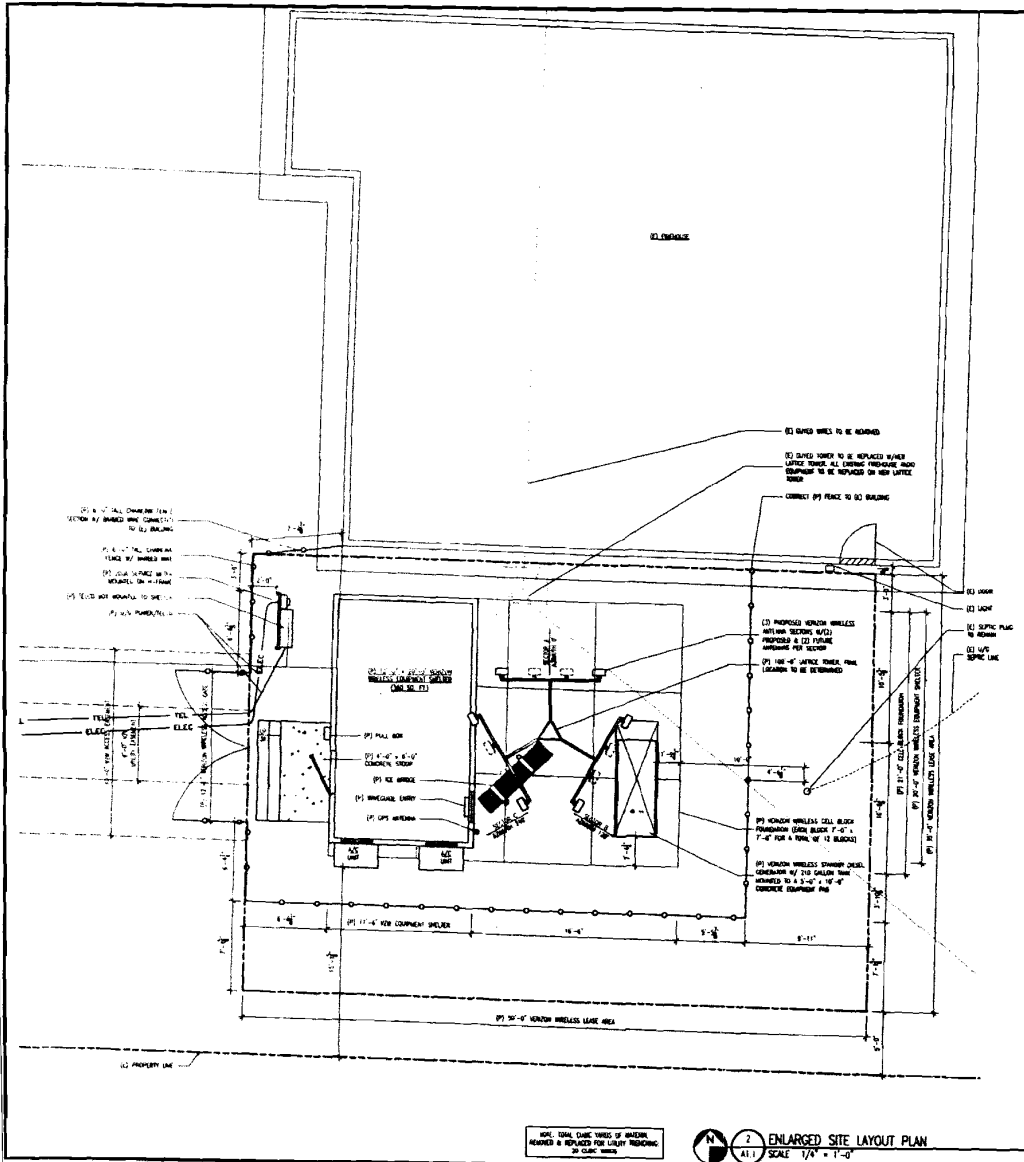
DEPT	APPROVED	DATE

**GEL ENGINEERING**  
 PROFESSIONAL ENGINEERING  
 1234 Main Street, Torrance, CA 90503  
 Phone: (310) 555-1234 Fax: (310) 555-5678

**UNION MINE**  
 6109 QUARTZ DRIVE  
 EL DORADO, CA 95623  
 P. N. AND  
 SITE PHOTOGRAPHY

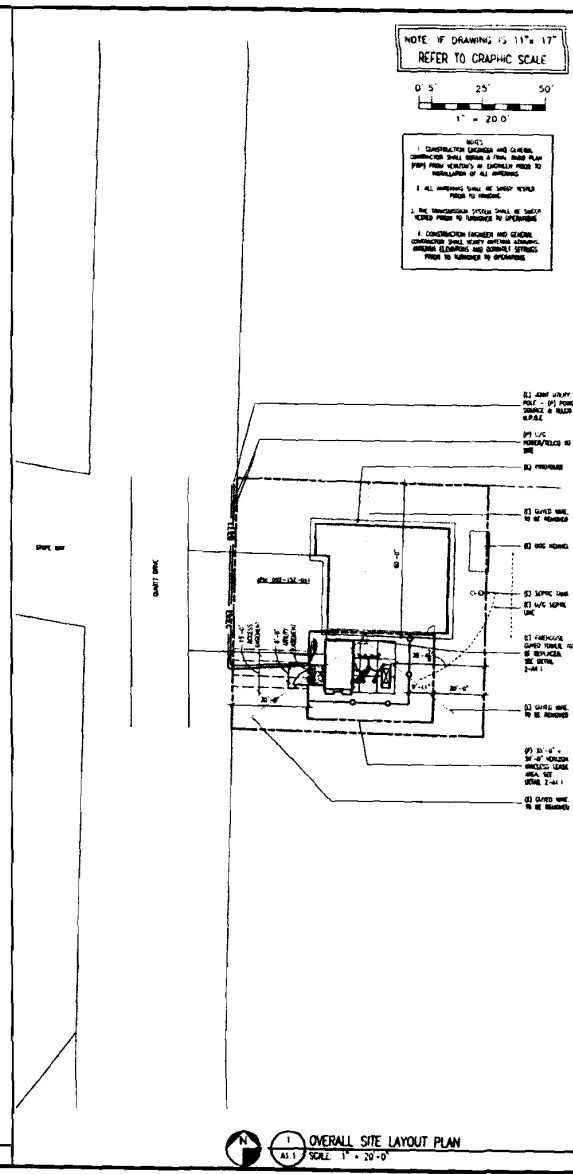
**verizon wireless**  
 215 Amphlett Blvd., Foster City, CA 94404

C-1



ONE (1) ONLY. THESE WIRE TO BE REMOVED & REPLACED FOR LIGHT TOWERING TO CLAC WIRE

2 ENLARGED SITE LAYOUT PLAN  
SCALE 1/4" = 1'-0"



NOTE IF DRAWING IS 11" x 17"  
REFER TO GRAPHIC SCALE

0' 5' 25' 50'  
1" = 20'-0"

- NOTES:
1. CONSTRUCTION SEQUENCE AND GENERAL CONSTRUCTION SHALL BE SHOWN IN FINAL BIDDING PLAN. PPT'S SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL OF ALL IMPROVEMENTS.
  2. ALL IMPROVEMENTS SHALL BE SHOWN WITH "X" MARKS FROM TO BE REMOVED.
  3. THE ARCHITECT'S OFFICE SHALL BE KEPT ADVISED OF ANY CHANGES TO THE CONSTRUCTION SEQUENCE AND GENERAL CONSTRUCTION SHALL BE SHOWN IN FINAL BIDDING PLAN. PPT'S SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL OF ALL IMPROVEMENTS.

- E2 JOIST
- E3 LIGHT
- E3 SEPTIC PLUG TO REMAIN
- E3 LEFT SEPTIC LINE
- E3 JOIST
- E3 LIGHT
- E3 SEPTIC PLUG TO REMAIN
- E3 LEFT SEPTIC LINE
- E3 JOIST
- E3 LIGHT
- E3 SEPTIC PLUG TO REMAIN
- E3 LEFT SEPTIC LINE

Norman S. Tahler, Architect, Inc.  
 222 2nd Street, Suite 201, San Francisco, CA 94104  
 415.398.1234  
 FAX: 415.398.1235

---

COMPLETE COMMUNICATIONS  
 1000 17th Street, Suite 100, San Francisco, CA 94133  
 415.774.1111

---

UNION WIRE  
 6100 CALVERT DRIVE  
 VERIZON WIRELESS  
 EL DORADO, CA 95623

---

EQUIPMENT LAYOUT PLANS  
 SHEET TITLE:

---

Revisions:	
1	01/20/09
2	01/20/09
3	
4	

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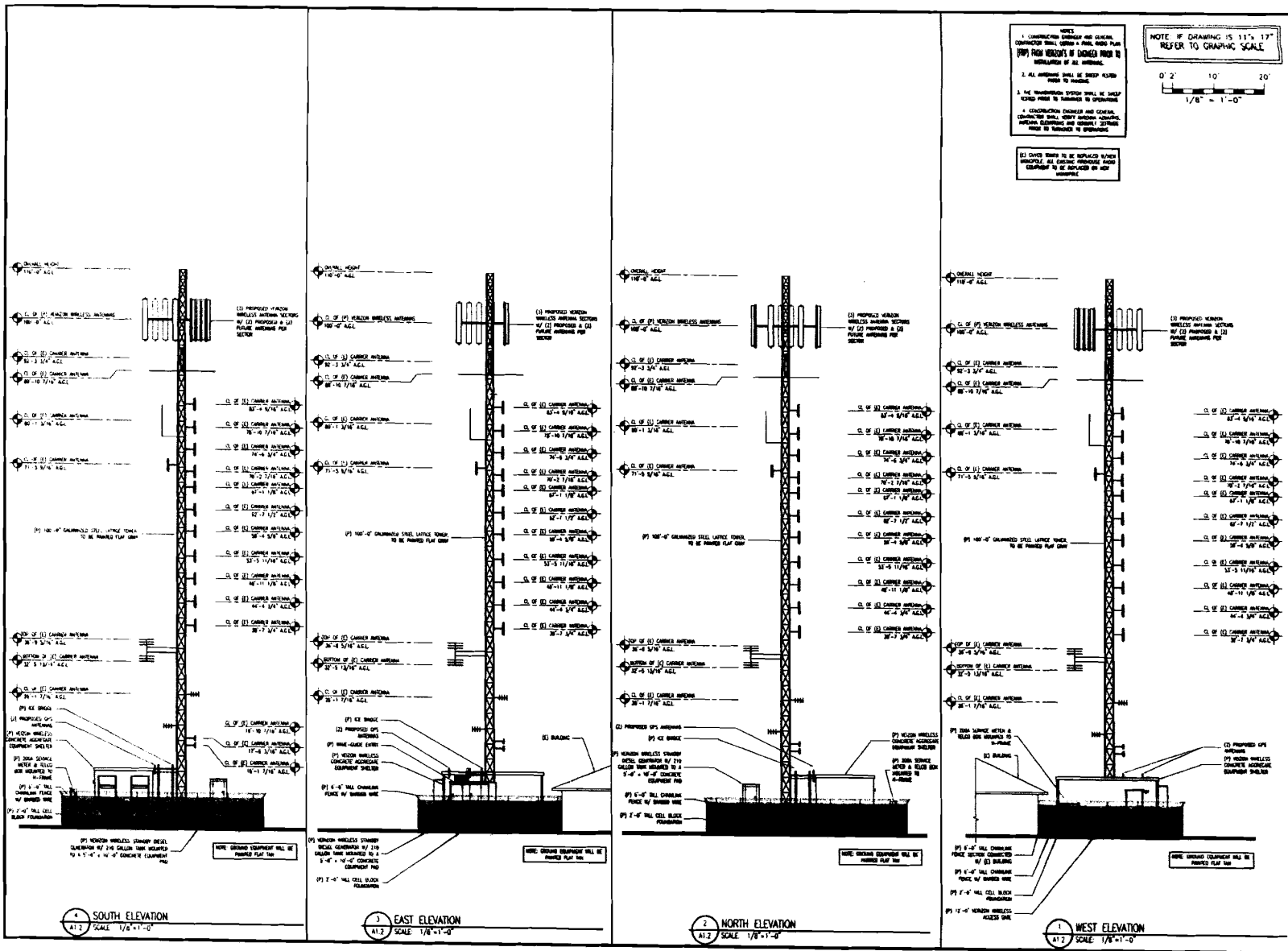
Prepared By:	AM
Drawn By:	AM
Checked By:	AM
Scale:	AS SHOWN
Date:	01/20/09

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Job No. 06110

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**A1.1**



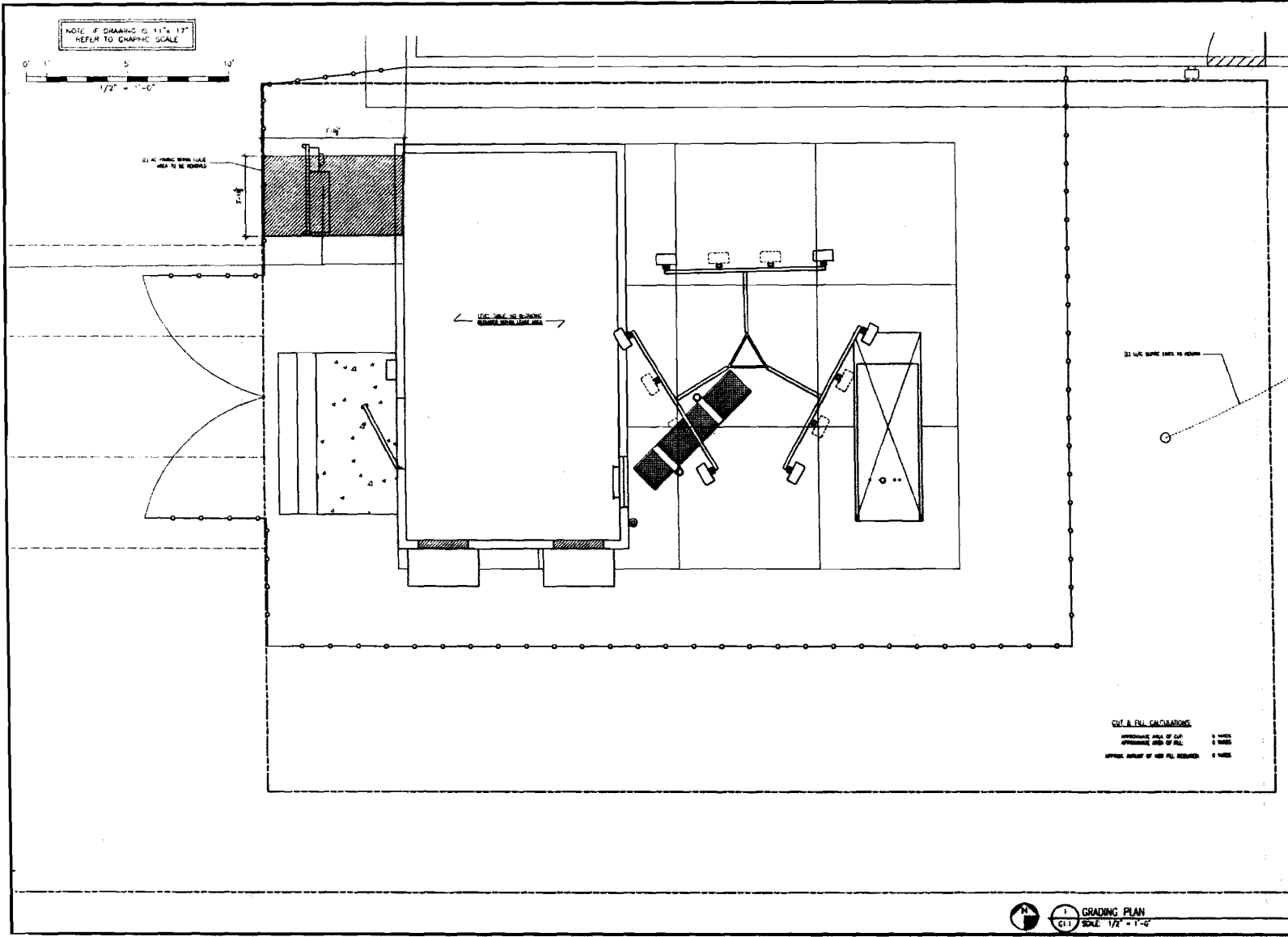
Marshall S. Tallman Architects, Inc.  
 6109 QUARTZ DRIVE  
 EL DORADO, CA 95623

COMPLETE ELEVATIONS, INC.  
 11111 S. JENSEN RD. SUITE 100  
 DANA POINT, CA 92629

UNION MINE  
 6109 QUARTZ DRIVE  
 EL DORADO, CA 95623  
 PROJECT ELEVATIONS  
 SHEET TITLE

Revised:	
By:	
Checked:	
Scale:	
Date:	
Drawn:	
Scale:	
Date:	
Drawn:	

SHEET NO. 11123  
**A1.2**



M  
 Manuel S. Babiker, Architect, Inc.  
 1234 Main Street  
 San Francisco, CA 94101  
 (415) 555-1234  
 www.msb.com

**COMPLETE**  
 UNION WIRE  
 6105 QUARTZ DRIVE  
 EL DORADO, CA 95623  
 VERIZON WIRELESS  
 SHEET TITLE: GRADING PLAN

REVISIONS 1. [ ] 2. [ ] 3. [ ] 4. [ ] 5. [ ]	DATE: 10/15/10 DRAWN BY: [ ] CHECKED BY: [ ] SCALE: 1/2" = 1'-0" DATE: 10/15/10
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Job No. 10120  
**G1.1**

1 GRADING PLAN  
 G1.1 SCALE 1/2" = 1'-0"

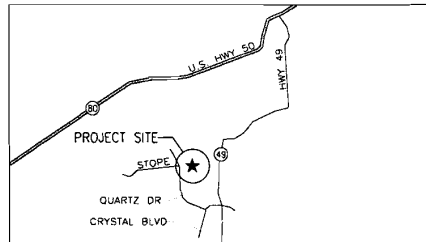
**GENERAL NOTES**

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF RBDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERLESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



**255 Parkshore Drive, Folsom, CA 95630**

**UNION MINE  
AS-BUILT DOCUMENT  
6109 QUARTZ DRIVE  
EL DORADO, CA 95623  
APN: 092-152-04TS  
LOCATION #: 173770**



**EL DORADO, CA**

**LOCATION PLAN**

**DIRECTIONS**

- FROM VERIZON OFFICE @ 255 PARKSHORE DR., FOLSOM, CA 95630:
- START OUT GOING SOUTHWEST ON PARKSHORE DR TOWARD FOLSOM BLVD.
  - TURN LEFT ONTO FOLSOM BLVD.
  - TURN RIGHT ONTO BLUE BAYNE RD.
  - TURN LEFT ONTO FOLSOM BLVD.
  - MERGE ONTO US-50 E TOWARD PLACERVILLE.
  - TAKE THE GREENSTONE RD EXIT - EXIT 41.
  - TURN LEFT ONTO GREENSTONE RD.
  - TURN LEFT ONTO MOTHER LODGE DR.
  - TURN SLIGHT RIGHT ONTO PLEASANT VALLEY RD.
  - TURN RIGHT ONTO CA-49.
  - TURN RIGHT ONTO CRYSTAL BLVD.
  - TURN SLIGHT RIGHT ONTO QUARTZ DR.
  - END AT 6109 QUARTZ DR. EL DORADO, CA 95623-4730

**APPROVALS**

LEASING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION (VZM): \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION (LYLE CO.): \_\_\_\_\_ DATE: \_\_\_\_\_  
 EQUIPMENT ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROJECT MILESTONES**

04/09/2014 100% CONSTRUCTION DOCUMENTS

**PROJECT DIRECTORY**

**LANDLORD:**  
DIAMOND SPRINGS/ EL DORADO  
FIRE PROTECTION DISTRICT  
PO BOX 741  
DIAMOND SPRINGS, CA 95619

**ARCHITECT:**  
MANUEL S. TSHMAS  
MST ARCHITECTS, INC  
801 ALHAMBRA BLVD., SUITE 2  
SACRAMENTO, CA 95816  
916-303-3811  
manuel@mstarchitects.com

**APPLICANT:**  
VERIZON WIRELESS  
LYLE COMPANY  
3410 GOLD CAMP DR, #30  
RANCHO CORDOVA, CA 95670  
ATIN: CRAIG WALKENHORST  
OFFICE: 916-266-7038  
MOBILE: 916-715-7660  
cwalkenhorst@lyleco.com

**PROJECT SUMMARY**

**PROPERTY INFORMATION**  
 LATITUDE: N38° 38' 06.90" NAD 83  
 LONGITUDE: W127° 51' 20.56" NAD 83  
 ASSESSOR'S PARCEL NUMBER: 092-152-04TS  
 JURISDICTION: EL DORADO COUNTY  
 OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)  
 TYPE OF CONSTRUCTION: V-B  
 ZONING: R1A

**CODE COMPLIANCE**

ALL WORK 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 THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
  - 2013 CALIFORNIA BUILDING CODE (CBC)
  - 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
  - 2013 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2013 CALIFORNIA MECHANICAL CODE (CMC)
  - 2013 CALIFORNIA PLUMBING CODE (CPC)
  - 2013 CALIFORNIA ENERGY CODE (CEC)
  - 2013 CALIFORNIA HISTORICAL BUILDING CODE
  - 2013 CALIFORNIA FIRE CODE (FC)
  - 2013 CALIFORNIA EXISTING BUILDING CODE
  - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
  - 2013 CALIFORNIA REFERENCE STANDARDS CODE
  - LOCAL COUNTY OR CITY ORDINANCES
- ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7

**INDEX OF DRAWINGS**

- |   |      |  |
|---|------|--|
| 1 | T1.1 | TITLE SHEET, LOCATION PLAN, PROJECT DATA         |
| 2 | A1.1 | EXISTING SITE PLAN, EXISTING ANTENNA LAYOUT PLAN |
| 3 | A2.1 | EXISTING PROJECT ELEVATIONS                      |

**MST ARCHITECTS**  
 REGISTERED ARCHITECT  
 No. C-28071  
 Exp. 06/15  
 STATE OF CALIFORNIA

UNION MINE  
 AS-BUILT DOCUMENT  
 6109 QUARTZ DRIVE  
 EL DORADO, CA 95623

**verizon WIRELESS**

SHEET TITLE: LOCATION PLAN, PROJECT DATA

REGISTERED ARCHITECT  
 No. C-28071  
 Exp. 06/15  
 STATE OF CALIFORNIA

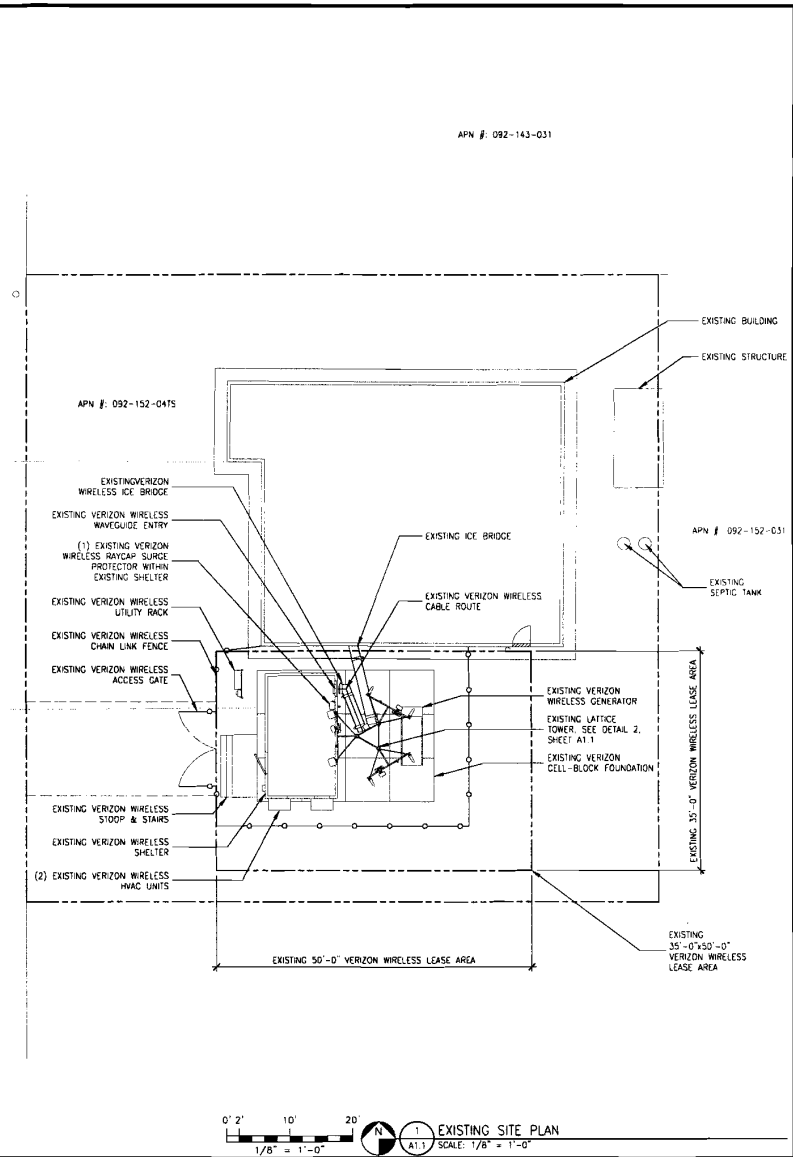
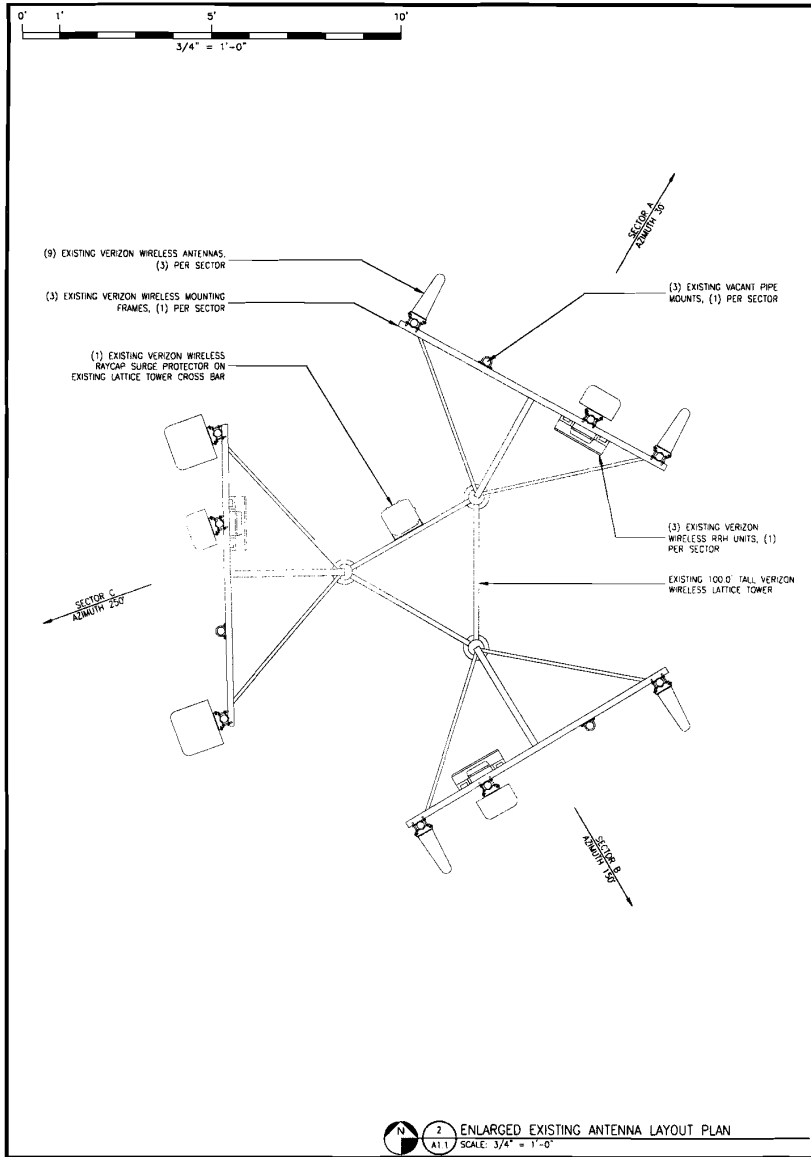
Revisions:

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Δ	--	
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 Drawn By: as  
 Checked By: ast  
 Scale: AS NOTED  
 Date: 04/09/14  
 Job No. 20079

**T1.1**

**EXHIBIT C**



**MST ARCHITECTS**  
ARCHITECTS & ENGINEERS  
1000 S. GARDEN AVENUE, SUITE 200  
DORRADO, CALIFORNIA 91701  
TEL: 951.261.1100  
WWW.MSTARCHITECTS.COM

UNION MINE  
AS-BUILT DOCUMENT  
6109 QUARTZ DRIVE  
EL DORADO, CA 95623

**verizon WIRELESS**  
SHEET TITLE:  
EXISTING SITE PLAN, EXISTING ANTENNA LAYOUT PLAN

REGISTERED ARCHITECT  
ANGEL B. TRUJILLO  
No. C-28021  
Exp. 08/15  
STATE OF CALIFORNIA

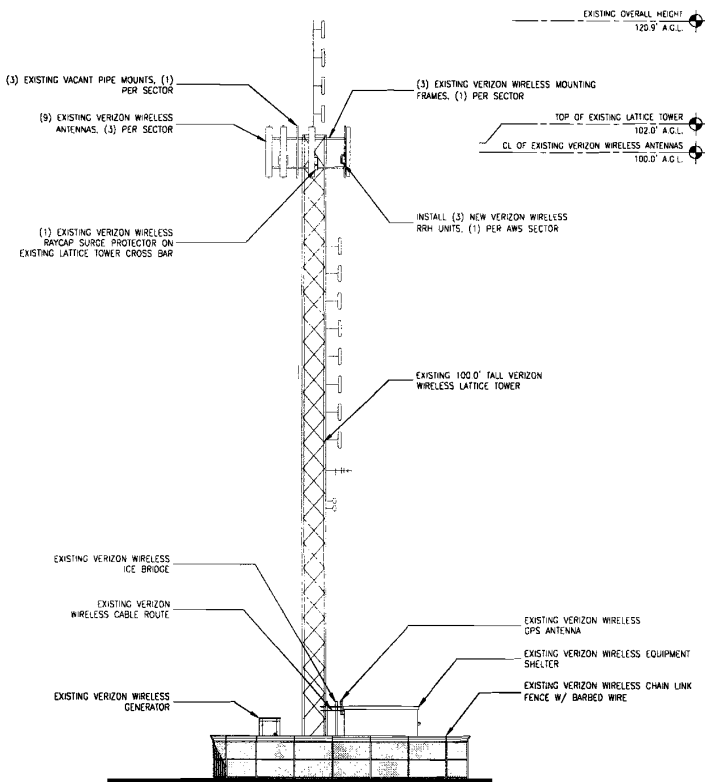
REVISIONS

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Checked By: w1  
Scale: AS NOTED  
Date: 04/20/11

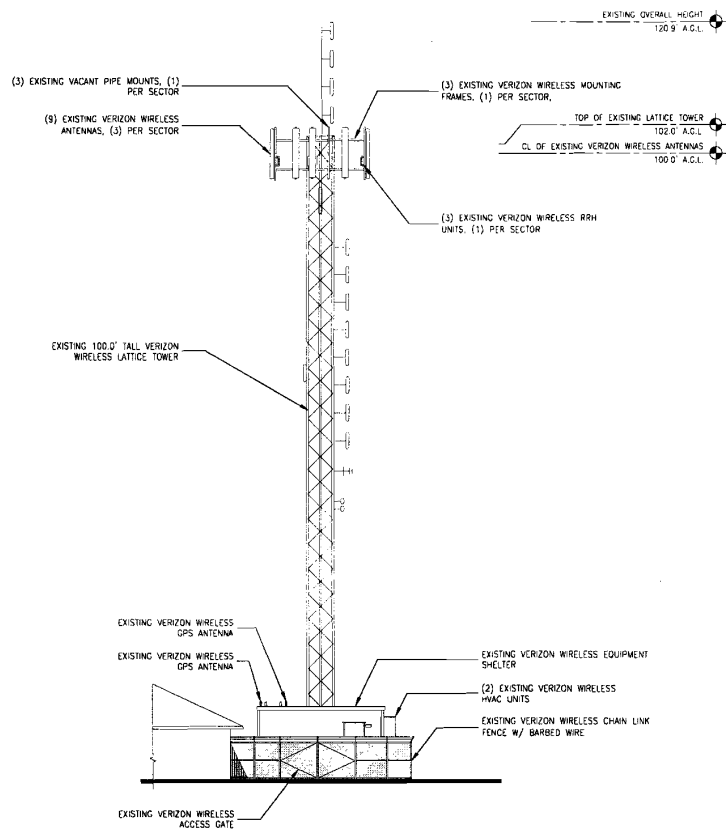
JOB No. 20079

**A1.1**





2 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**MST ARCHITECTS**  
ARCHITECTS & ENGINEERS  
1000 S. GARDEN AVENUE, SUITE 200  
DORRADO, CALIFORNIA 95623  
TEL: 916.484.8800 FAX: 916.484.8801  
WWW.MSTARCHITECTS.COM

UNION MINE  
AS-BUILT DOCUMENT  
6109 QUARTZ DRIVE  
EL DORADO, CA 95623

**verizon** WIRELESS  
SHEET TITLE: EXISTING PROJECT ELEVATIONS

REGISTERED ARCHITECT  
MARCUS S. THOMAS  
No. C-20201  
Exp. 06/15  
STATE OF CALIFORNIA

Revised:	
△ --	
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FILE: 00079\_A21.dwg  
Drawn By: AS  
Checked By: wst  
Scale: AS NOTED  
Date: 04/09/13

Job No. 10079

**A2.1**

**Verizon Wireless 5-Year Review Compliance Statement**  
**for Telecommunications Facility "Union Mine" (S07-0024) - Initially Approved by the**  
**Planning Commission April 24, 2008**

**Conditions:**

**El Dorado County Planning Services**

1. This special use permit approval is based upon and limited to compliance with the approved project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Construction and operation of a new Verizon wireless communications facility to include a 110-foot self-supporting lattice tower with 12 panel antennas at the 100-foot level. Also, related ground equipment including a 360 square-foot equipment shelter, a back-up emergency diesel generator, and two Global Positioning System (GPS) antenna are to be located within a 1,750 square-foot lease area. A 30-foot long six-foot wide utility easement is provided from the western property line to the lease area. The facility is enclosed by a six-foot tall chain link fence with barbed wire atop. The self-supporting lattice tower replaces a 90-foot guyed lattice tower which currently supports emergency agency antennas and is located in the lease area. The existing tower and all guyed wires shall be removed within 60 days of new tower operation. All existing emergency agency antennas will be replaced on the new tower at the same heights.

The 1,750 square-foot lease area will be accessed from an existing paved access off of Quartz Drive and a 15-foot access easement. A 12-foot entrance is secured with a 12-foot access gate. Fencing will enclose approximately 64 percent (1,120 square-feet) of the lease area. The project will require no significant grading. The area directly under the tower, the equipment shelter, and the back-up generator will be developed with 12 Verizon Wireless cell block foundation sections (7' x 7' each) resulting in 588 square-feet of paved area. The remainder of the fenced area for the tower and support equipment will utilize existing lawn.

The facility will be maintained by a technician who will visit the site approximately twice a month to perform any necessary maintenance which may be required. The back-up emergency generator will be utilized in response to power outages or disaster. The generator will be operated for approximately 30 minutes per week for testing and during any outage or disaster.

*Compliance statement:*

14 APR 16 PM 3:10  
RECEIVED  
PLANNING DEPARTMENT

**S 07-0024-R**

*The facility was built in compliance with condition #1 as evidenced by the photographs and facility drawings.*

2. All site improvements shall conform to the site plan and elevations attached as Exhibits G, H, and I.

*Compliance statement:*

*The facility was built in compliance with condition #2 as evidenced by the photographs and facility drawings.*

3. The self-supporting lattice tower shall be painted a flat grey color. All equipment shelters, cabinets or other auxiliary structures shall be painted a flat tan color. The chain link fence shall be covered entirely by tan colored slats to further screen the facility. Said fence shall not have gaps at any portion where it touches ground level and shall have barbed wire attached to the entire top portion. Planning Services shall verify the painting of the structures and the installation of fencing and slats prior to final inspection and approval of the facility.

*Compliance statement:*

*The facility was built in compliance with condition #3 as evidenced by the photographs and facility drawings.*

4. Planning Services shall require landscaping to be installed along the wireless communications facility perimeter fencing. Landscaping shall be sufficient to further screen the facility and the perimeter fencing from adjacent land uses. The required landscaping plan shall be developed and reviewed by Planning Services staff prior to issuance of the building permit. The operator or property owner shall contact Planning Services to verify the installation and/or maintenance of required landscaping 3 years after installation or after landscaping has sufficiently screened the fenced area.

*Compliance statement:*

*The facility is in compliance with condition #4.*

5. Lighting shall only be used for night-time maintenance. A security light may be permitted; however, it shall operate by a motion sensor only and be fully-shielded.

*Compliance statement:*

*The facility is in compliance with condition #5.*

6. For collocation purposes, no further review by the Planning Commission shall be required, provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas per carrier on the tower and the overall height of the tower shall not be increased by more than 15 feet.

*Compliance statement:*

*The facility is in compliance with condition #6. No modifications are proposed at this time*

7. All improvements associated with the communication facility, including equipment shelters, antennae, fences, and landscaping be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.

*Compliance statement:*

*The facility is in compliance with condition #7.*

8. Weekly testing of the proposed diesel generator shall be conducted during normal business hours, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

*Compliance statement:*

*The facility is in compliance with condition #8.*

9. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.

*Compliance statement:*

*The facility is in compliance with condition #9.*

10. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.

*Compliance statement:*

*The facility is in compliance with condition #10.*

11. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status report and present that report to the Planning Commission with a recommendation whether to:

- (1) Allow the facility to continue to operate under all applicable conditions; or
- (2) Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communication system.

By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Development Services Director or his designee to cover the cost of processing a five-year review.

*Compliance statement:*

*The facility is in compliance with condition #11. The purpose of this application is to maintain approval to operate at this location.*

12. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

*Compliance statement:*

*The facility is in compliance with condition #12.*

13. Prior to final inspection, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis.

*Compliance statement:*

*The facility is in compliance with condition #13. The previous permit had addressed this condition.*

14. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

*Compliance statement:*

*The facility is in compliance with condition #14.*

El Dorado County Environmental Management

15. Under the Certified Unified Program Agency (CUPA) programs, if the operation, at any time, will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.

*Compliance statement:*

*The facility is in compliance with condition #15. The previous permit had addressed this condition.*

16. The District Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223, 223.1, and 223.2, whichever rule is appropriate. In addition, a Fugitive Dust Plan (FDP) Application shall be submitted to and approved by the District prior to the start of project construction. These conditions are addressed during the building permit process.

*Compliance statement:*

*The facility is in compliance with condition #16. The previous permit had addressed this condition.*

Diamond Springs-El Dorado Fire Protection District

17. Knox Box shall be installed per District Requirements. Additional requirements may be necessary once a full set of plans are submitted to the district for review. These conditions are addressed during the building permit process.

*Compliance statement:*

*The facility is in compliance with condition #17. The previous permit had addressed this condition.*



EXHIBIT E

