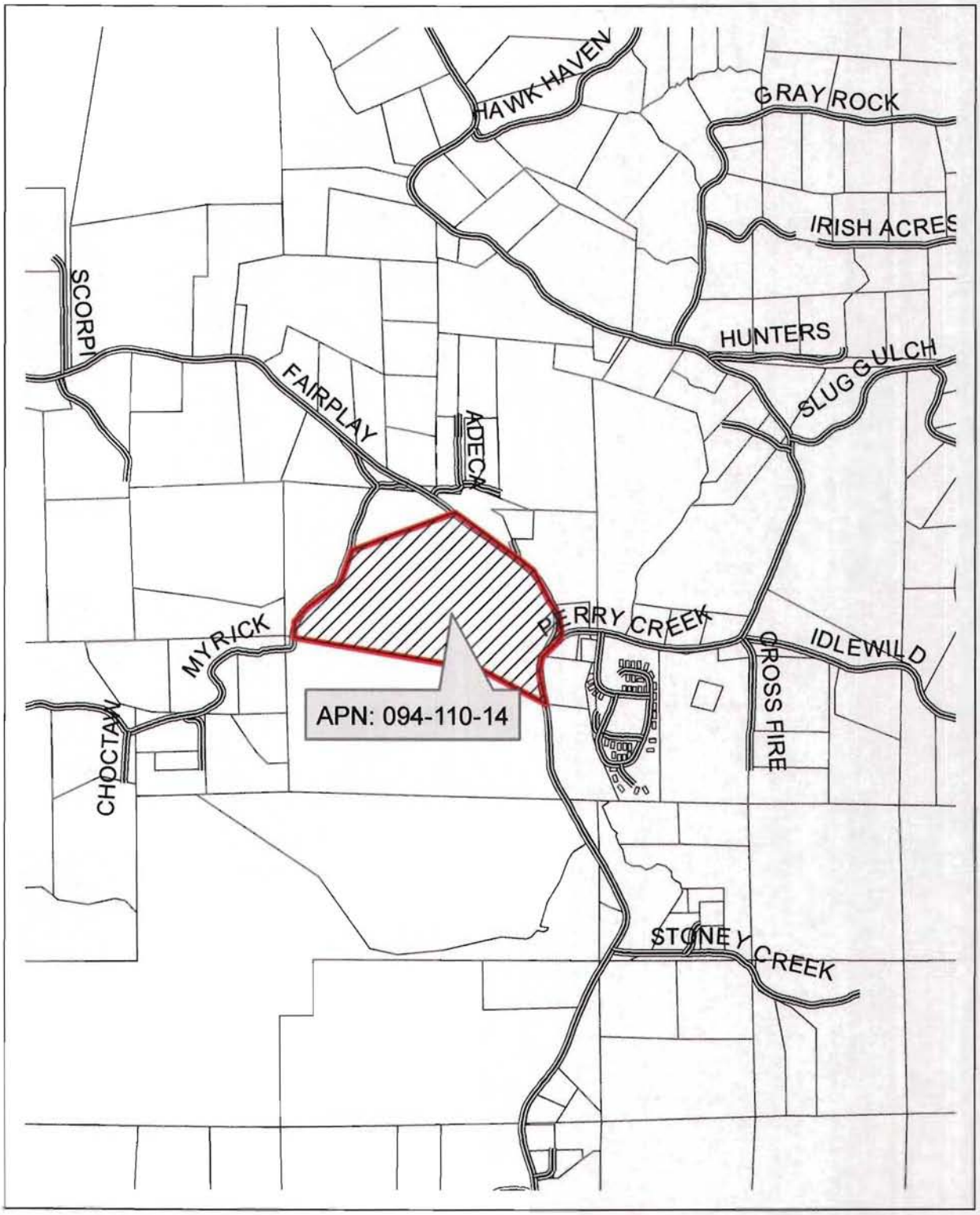


File No. S15-0003
Location Map

Fair Play Wireless

0 0.125 0.25 0.5 Miles

Exhibit A

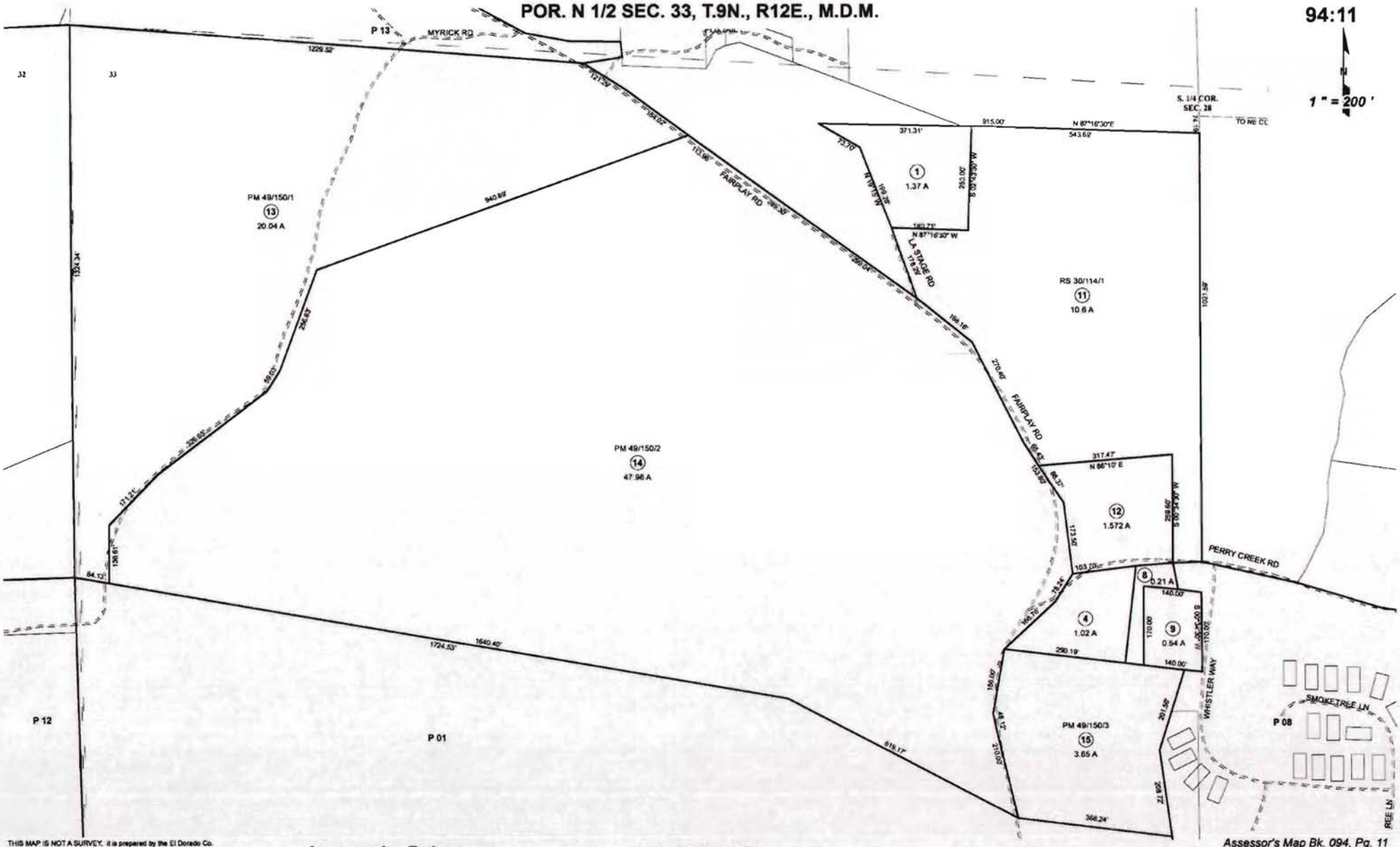
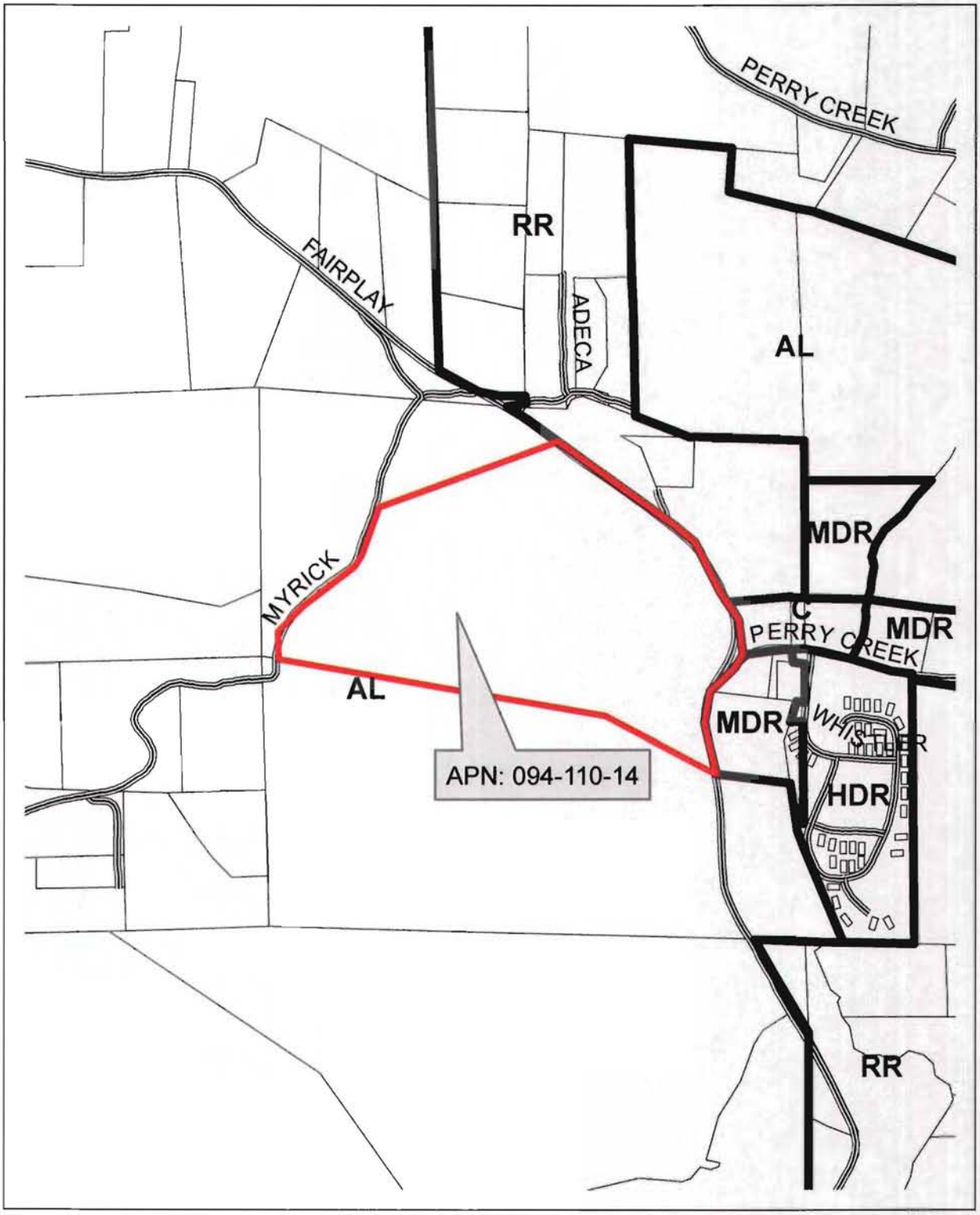

POR. N 1/2 SEC. 33, T.9N., R12E., M.D.M.
94:11
1 " = 200 '
MYRICK RD
FAIRPLAY RD
LA STAGE RD
PERRY CREEK RD
WHISTLER WAY
SMOKETREE LN
S. 1/4 COR. SEC. 28
TO NE CC
PM 49/150/1
13
20.04 A
PM 49/150/2
14
47.96 A
PM 49/150/3
15
3.65 A
RS 30/114/1
11
10.6 A
1
1.37 A
12
1.572 A
4
1.02 A
8
0.21 A
9
0.54 A
P 12
P 01
P 13
P 08
N 87°16'30" E
543.62'
915.00'
371.31'
N 87°16'30" W
N 15°11'41" W
109.26'
293.00'
S 00°43'30" W
1229.52'
1324.34'
940.89'
1724.53'
1640.40'
819.17'
317.47'
N 86°10' E
N 00°34'00" E
259.66'
S 00°34'00" W
140.00'
170.00'
290.19'
368.24'
208.72'
1021.58'
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.
Acreages Are Estimates
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Rev. Dec. 31, 2012
Assessor's Map Bk. 094, Pg. 11
County of El Dorado, CA

Exhibit B

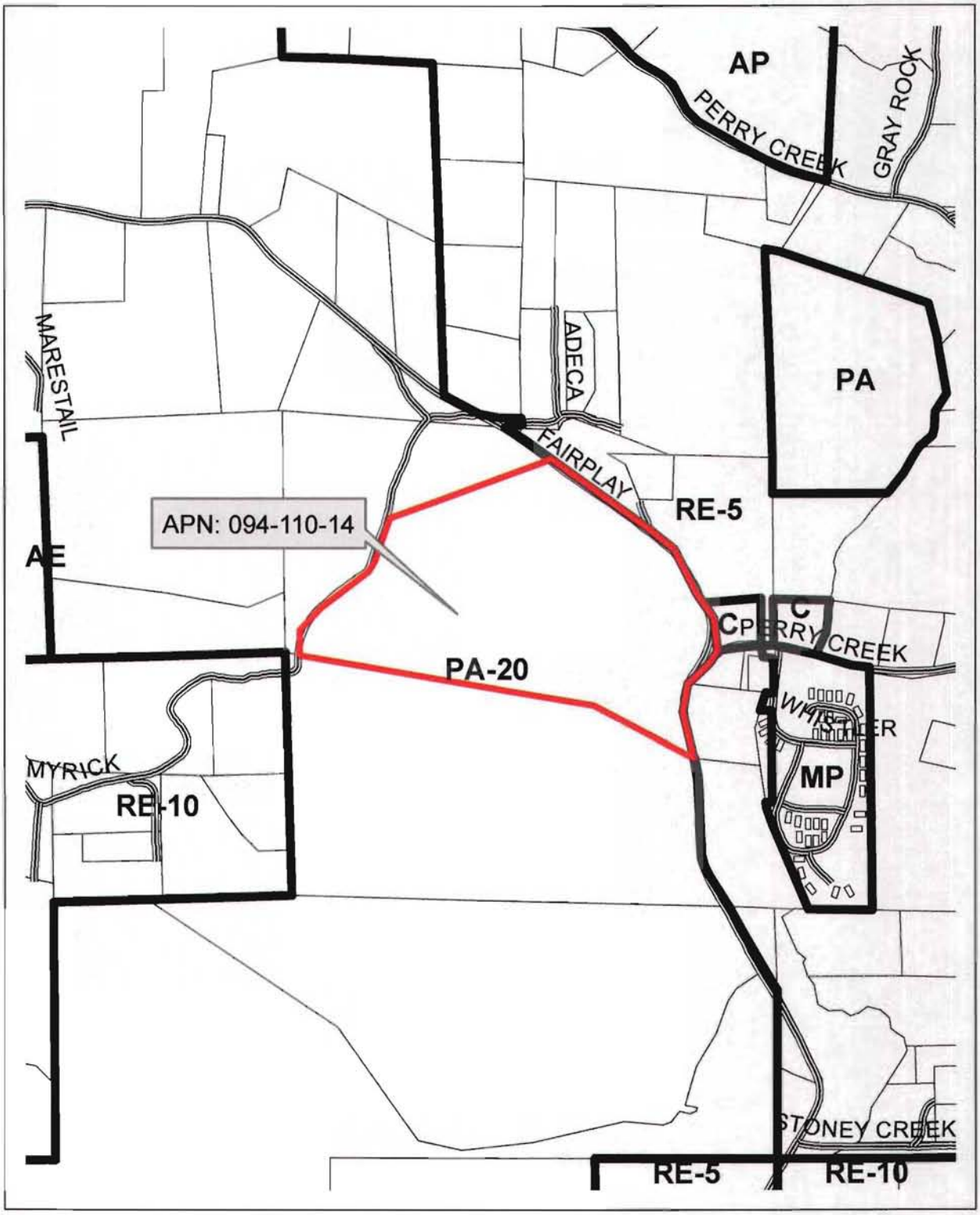


0 0.05 0.1 0.2 0.3 Miles

File No. S15-0003
Land Use Map

Fair Play Wireless

Exhibit C



0 0.05 0.1 0.2 0.3 Miles

File No. S15-0003
Zone Designation Map

Fair Play Wireless

Exhibit D

verizonwireless

PROJECT : Fair Play - New Build

7920 FAIRPLAY ROAD
SOMERSET, CA 95684

PROJECT NO : 20141015917
LOCATION NO: 285283
AREA: West
REGION: Northern California / Nevada
MARKET: Sacramento / Reno (NV)
JURISDICTION: El Dorado County

PROJECT DESCRIPTION

NEW SITE BUILD UNMANNED STEALTH TELECOMMUNICATIONS FACILITY.

1. ADD 11' 8"X16'-10 1/2" PREMANUFACTURED EQUIPMENT SHELTER ON (P) CELL BLOCK FOUNDATION
2. ADD 30kW DIESEL GENERATOR W/ 132 GALLON DSL (43.1/2000) TANK ON (P) CELL BLOCK FOUNDATION
3. ADD (15) 7'x7" CELL BLOCKS
4. ADD 60' STEALTH MONOPINE
5. ADD (9) H-FRAME W/ (2") METER, DISCONNECT, AND TELCO BOX
6. ADD (3) ANTENNAS PER SECTOR (3 SECTORS) TOTAL OF (9)
7. ADD (3) 4' DIAMETER MICROWAVE DISHES TO MONOPINE
8. ADD (3) RRH WITH A2 PIM SECTOR, TOTAL OF (9)
9. ADD (4) SURGE SUPPRESSORS, (2) MOUNTED AT TOWER, (2) INSIDE SHELTER
10. ADD (2) HYBRID FIBER CABLE
11. PLACE (2) GPS ANTENNAS ON OUTSIDE OF NEW PRE FAB SHELTER

PROJECT INFORMATION

Property Information:
Site Name: FAIR PLAY

Site Number: 285283

Search Ring: FAIR PLAY

Site Address: 7920 FAIRPLAY ROAD
SOMERSET, CA 95684

Zoning: PA-20

Current Use: PLANNED AGRICULTURAL

Jurisdiction: EL DORADO COUNTY

Ground Elevation: 2376' AMSL

El Dorado School District

El Dorado County Fire District

Property Owner:
THE D'ARCY ELLEN MURPHY FAMILY REVOCABLE TRUST
7920 FAIRPLAY ROAD
SOMERSET, CA 95684

Power Agency:
PG&E
PG&E Corporation
1 Market Street, Spear Tower
ph: (800) 743-5000

Telephone Agency:
AT&T California
525 MARKET STREETSAN FRANCISCO, CA 94105
ph: (800) 310-2355

PROJECT TEAM

Construction Mgr.:
EPIC WIRELESS GROUP, INC.
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
contact: PETE MANAS
email: Pete.Manos@epicwireless.net
ph: (530) 383-5957

Agent for Applicant, Planning and Zoning Mgr:
EPIC WIRELESS GROUP, INC.
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
contact: Mark Labaugh
email: mark.labaugh@epicwireless.net
cell: (916) 303-4067

Architect / Engineer:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: BRIAN K. WINSLOW
email: brian@borgesarch.com
ph: (916) 782-7200

Structural Engineer:
NORM SCHEEL STRUCTURAL ENGINEER
5022 SUNRISE BLVD
FAIR OAKS, CA 95628
contact: NORM SCHEEL
email: norm@sse.com
ph: (916) 536-9585

Survey:
Gel Engineering
1226 High Street
Auburn, Ca 95603-5015
contact: Neil Rohde
email: nrohde@pacbell.net
ph: (530) 885-0426

RF Engineer:
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630
contact: DOUG PICARD
email: doug.picard@verizonwireless.com
ph: —

SHEET INDEX

		REV
A-0	TITLE SHEET	D
C-1	OVERALL SITE PLAN	D
C-2	PROJECT AREA ENLARGEMENT	D
		D
A-1	OVERALL SITE PLAN	D
A-2	ENLARGED SITE PLAN	D
A-3	EQUIPMENT & ANTENNA LAYOUTS	D
A-4.1	SITE ELEVATIONS	D
A-4.2	SITE ELEVATIONS	D
A-5.1	GENERATOR SPECIFICATION	D
A-5.2	HVAC UNIT SPECIFICATION	D
SH-1	SHELTER PLAN	D

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.

1) 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 1B, PART 1, TITLE 24 CODE OF REGULATIONS
2) 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2)
3) 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
4) 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (AGBSC) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)
5) 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
7) 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
8) 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
9) 2013 CALIFORNIA ENERGY CODE (CEC) - AFTER JULY 1, 2014 (PART 6)
10) ANSI / EIA-TIA-222-G
11) 2012 NFPA 101, LIFE SAFETY CODE
12) 2013 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2013 NFPA 13, FIRE SPRINKLER CODE

VICINITY MAP

DIRECTIONS FROM VERIZON WIRELESS

DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 255 PACKHORSE DRIVE, FOLSOM , CA

1. Head northeast on Packhorse Dr toward Coolidge Dr
2. Turn left onto Plaza Dr
3. Take the 1st right to stay on Plaza Dr
4. Take the 1st left onto Blue Ravine Rd
5. Turn right onto Prairie City Rd
6. Merge onto US-50 E via the ramp to S Lake Tahoe
7. Take the Missouri Flat Rd exit
8. Turn right onto Missouri Flat Rd
9. Turn left onto Pleasant Valley Rd
10. Continue straight to stay on Pleasant Valley Rd
11. Turn right onto Bucks Bar Rd
12. Turn right onto Mt Aukum Rd
13. Turn left onto Arroyo Rd

Destination will be on the right

SPECIAL INSPECTIONS

POST INSTALLED CONCRETE WEDGE ANCHORS

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED)

CONSTRUCTION TYPE: V-B

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5

VERIZON SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RF:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
IWO ADMINISTRATOR:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGALERT
800-227-2600

PREPARED FOR
verizonwireless
255 Parkshore Drive
Folsom, California 94630

Vendor:
EPIC WIRELESS GROUP, INC.
255 Parkshore Drive
Folsom, California 94630

Project Address:

Architect:
Borges

PROJECT NO:	20141015917
LOCATION NO:	285283
DRAWN BY:	S.A.D.
CHECKED BY:	B.K.W.

D	02/09/15	100% ZD Submittal
C	11/18/14	100% ZD Submittal
B	11/04/14	90% ZD Submittal
A	02/13/2014	90% ZD Submittal
REV	DATE	DESCRIPTION

Licensor:

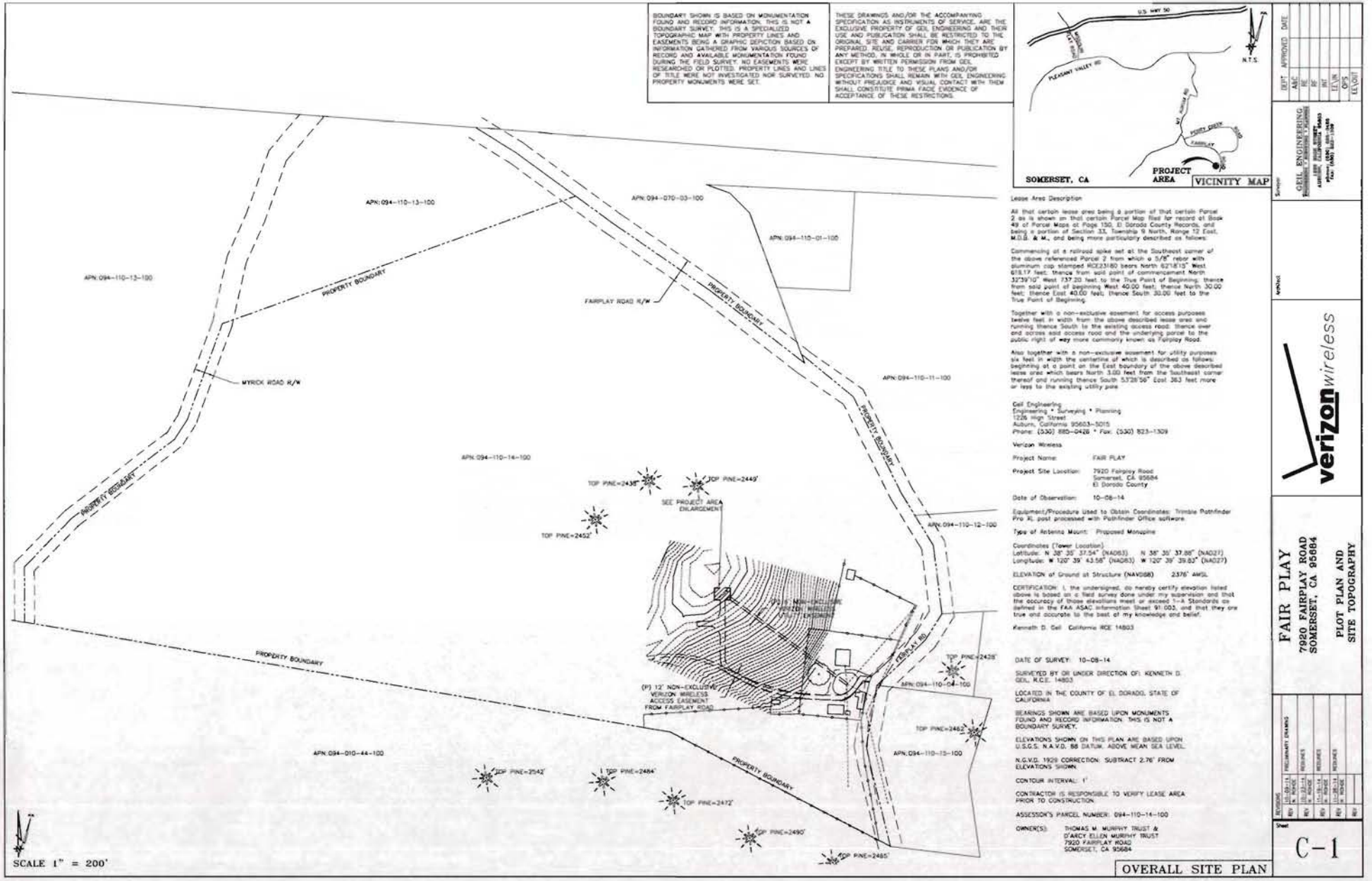
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

Issued For:
02/09/15
100% ZD Submittal

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
A-0

14002-34



Lease Area Description

All that certain lease area being a portion of that certain Parcel 2 as is shown on that certain Parcel Map filed for record at Book 49 of Parcel Maps at Page 150, El Dorado County Records, and being a portion of Section 33, Township 9 North, Range 12 East, M.D.B. & M., and being more particularly described as follows:

Commencing at a railroad spike set at the Southeast corner of the above referenced Parcel 2 from which a 5/8" rebar with aluminum cap stamped RCE23180 bears North 62°18'15" West 618.17 feet; thence from said point of commencement North 32°39'10" West 737.20 feet to the True Point of Beginning; thence from said point of beginning West 40.00 feet; thence North 30.00 feet; thence East 40.00 feet; thence South 30.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access purposes twelve feet in width from the above described lease area and running thence South to the existing access road; thence over and across said access road and the underlying parcel to the public right-of-way more commonly known as Fairplay Road.

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 on the East boundary of the above described lease area which bears North 3.00 feet from the Southeast corner thereof and running thence South 53°28'56" East 26.3 feet more or less to the existing utility pole.

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless

Project Name: FAIR PLAY

Project Site Location: 7920 Fairplay Road
Somerset, CA 95684
El Dorado County

Date of Observation: 10-08-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine

Coordinates (Tower Location)
Latitude: N 38° 35' 37.54" (NAD83) N 38° 35' 37.88" (NAD27)
Longitude: W 120° 39' 43.58" (NAD83) W 120° 39' 39.83" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 2376' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA AGAC information Sheet 91-003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

DATE OF SURVEY: 10-08-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.76' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 094-110-14-100

OWNER(S): THOMAS M. MURPHY TRUST &
D'ARCY ELLEN MURPHY TRUST
7920 FAIRPLAY ROAD
SOMERSET, CA 95684

DEPT APPROVED DATE
A&C
RE
RF
INT
E.V.W.
O.P.'S
E.V.'S.O.I.T.

GEIL ENGINEERING
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603
phone: (530) 885-0426
fax: (530) 823-1309

verizon wireless

FAIR PLAY
7920 FAIRPLAY ROAD
SOMERSET, CA 95684

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
REV	10-09-14 W. RENDE	PRELIMINARY DRAWING
REV	10-22-14 W. RENDE	REVISIONS
REV	11-18-14 W. RENDE	REVISIONS
REV	11-25-14 W. RENDE	REVISIONS
REV		

Sheet
C-1

Exhibit E-2

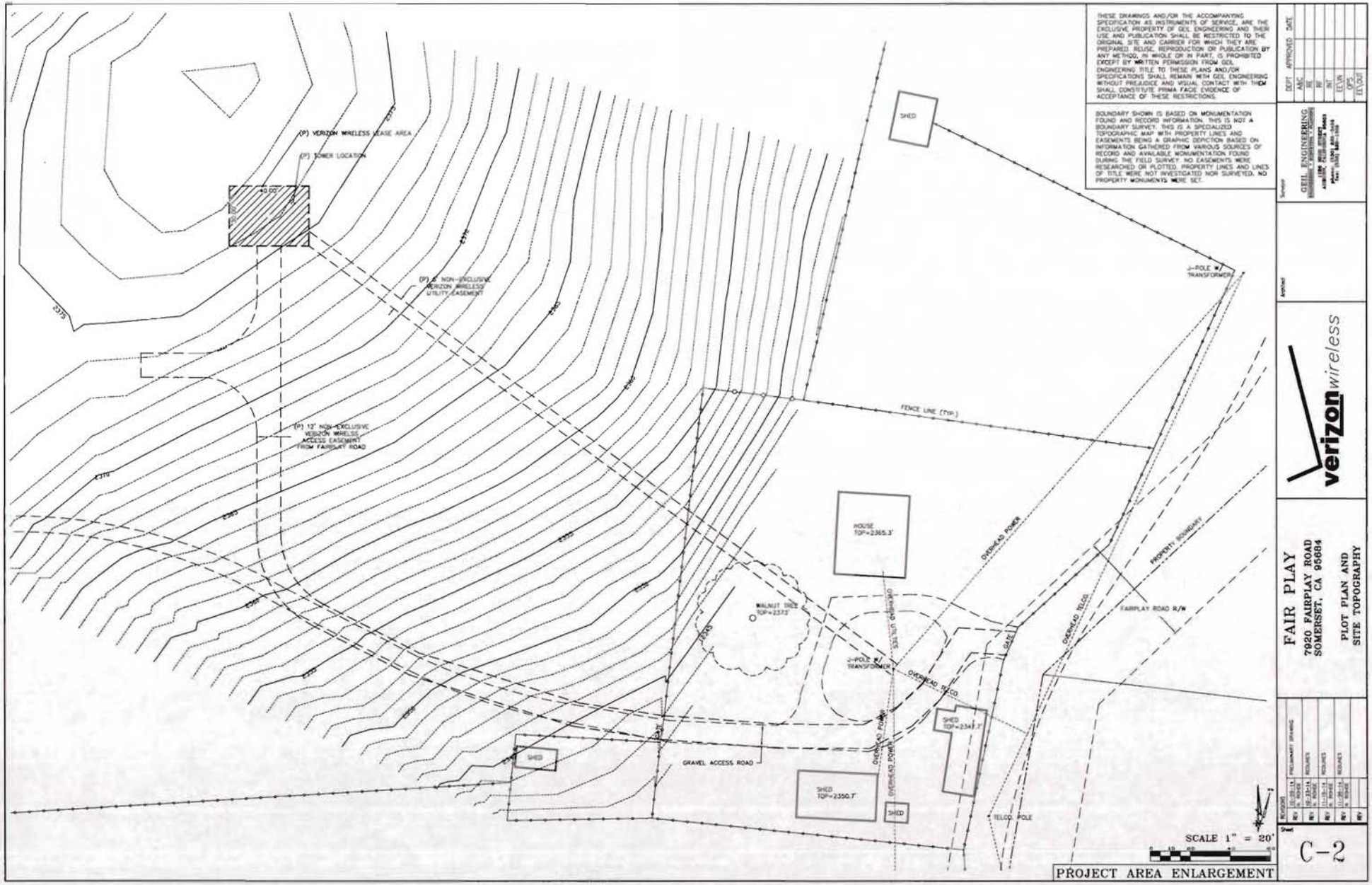

(P) VERIZON WIRELESS LEASE AREA
(P) POWER LOCATION
40.00'
40.00'
(P) 12' NON-EXCLUSIVE VERIZON WIRELESS UTILITY EASEMENT
(P) 12' NON-EXCLUSIVE VERIZON WIRELESS ACCESS EASEMENT FROM FAIRPLAY ROAD
SHED
FENCE LINE (TYP.)
J-POLE W/ TRANSFORMER
HOUSE TOP=2365.3'
WALNUT TREE TOP=2373'
OVERHEAD POWER
OVERHEAD UTILITIES
OVERHEAD TELCO
PROPERTY BOUNDARY
FAIRPLAY ROAD R/W
GRAVEL ACCESS ROAD
SHED TOP=2350.7'
SHED TOP=2347.7'
SHED
SHED
TELCO POLE
SCALE 1" = 20'
PROJECT AREA ENLARGEMENT
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.
DEPT. APPROVED DATE
AMC
RE
RF
INT
EE/VA
OPS
EE/LOU
GEIL ENGINEERING
verizon wireless
FAIR PLAY
7920 FAIRPLAY ROAD
SOMERSET, CA 95684
PLOT PLAN AND SITE TOPOGRAPHY
C-2

Exhibit E-3

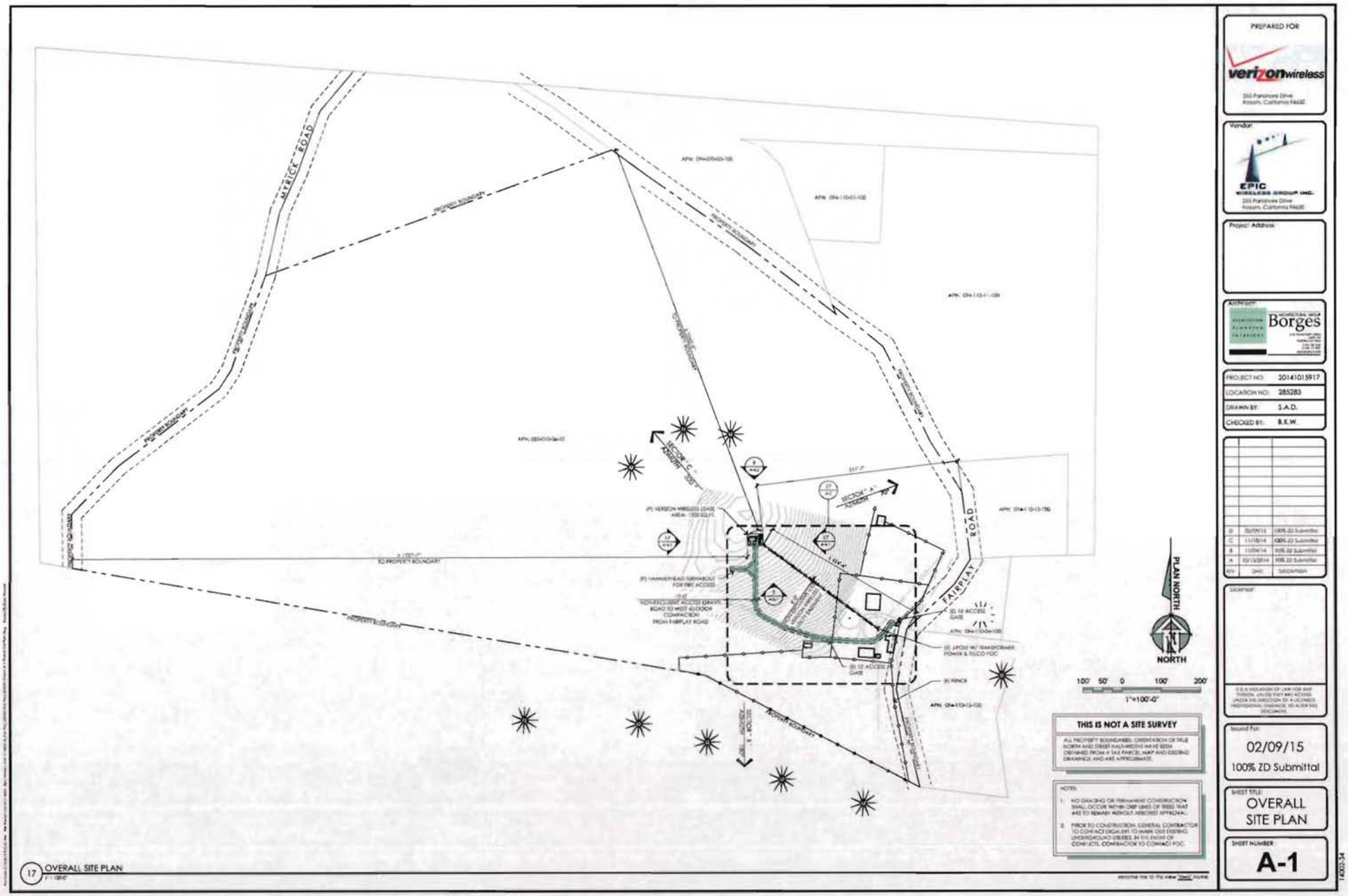

PREPARED FOR
verizonwireless
255 Parkshore Drive
Folsom, California 95630
Vendor:
EPIC
WIRELESS GROUP INC.
255 Parkshore Drive
Folsom, California 95630
Project Address:
Borges
PROJECT NO: 20141015917
LOCATION NO: 285283
DRAWN BY: S.A.D.
CHECKED BY: B.K.W.
Issued For:
02/09/15
100% ZD Submittal
SHEET TITLE:
OVERALL SITE PLAN
SHEET NUMBER:
A-1
MYRICK ROAD
FAIRPLAY ROAD
PLAN NORTH
NORTH
1"=100'-0"
THIS IS NOT A SITE SURVEY
17 OVERALL SITE PLAN

Exhibit E-4

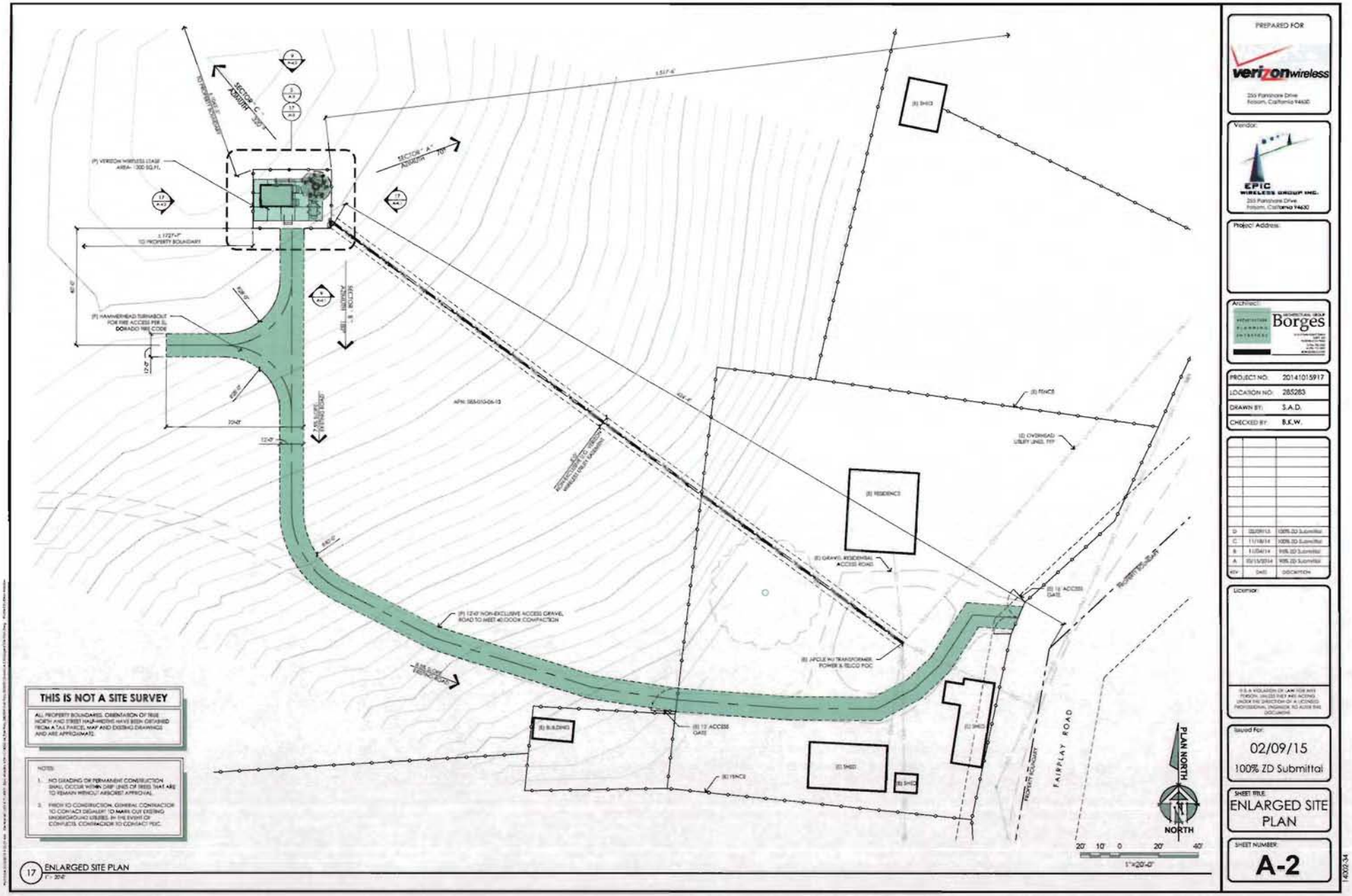

THIS IS NOT A SITE SURVEY
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH, AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.
NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.
(P) 12'-0" NON-EXCLUSIVE ACCESS GRAVEL ROAD TO MEET 90.000# COMPACTION
(P) HAMMERHEAD TURNABOUT FOR FIRE ACCESS PER EL DORADO FIRE CODE
(E) RESIDENCE
(E) GRAVEL RESIDENTIAL ACCESS ROAD
(E) FENCE
(E) OVERHEAD UTILITY LINES, TYP
(E) 12' ACCESS GATE
(E) APCO PAD TRANSFORMER, POWER & TELCO POC
(E) SHED
(E) BARNS
FAIRPLAY ROAD
PLAN NORTH
NORTH
20' 10' 0 20' 40'
1"=20'-0"
17 ENLARGED SITE PLAN
1" = 20'-0"
PREPARED FOR
verizonwireless
2785 Mitchell Drive
Walnut Creek, California 94598
Vendor:
EPIC WIRELESS GROUP INC.
2151 Fairshore Drive
Folsom, California 94630
Project Address:
Architect:
Borges
PROJECT NO: 20141015917
LOCATION NO: 285283
DRAWN BY: S.A.D.
CHECKED BY: B.K.W.
D 02/09/15 100% ZD Submittal
C 11/18/14 100% ZD Submittal
B 11/04/14 90% ZD Submittal
A 10/15/2014 90% ZD Submittal
REV DATE DESCRIPTION
Licensor:
Issued For:
02/09/15
100% ZD Submittal
SHEET TITLE:
ENLARGED SITE PLAN
SHEET NUMBER:
A-2
14003-34

Exhibit E-5

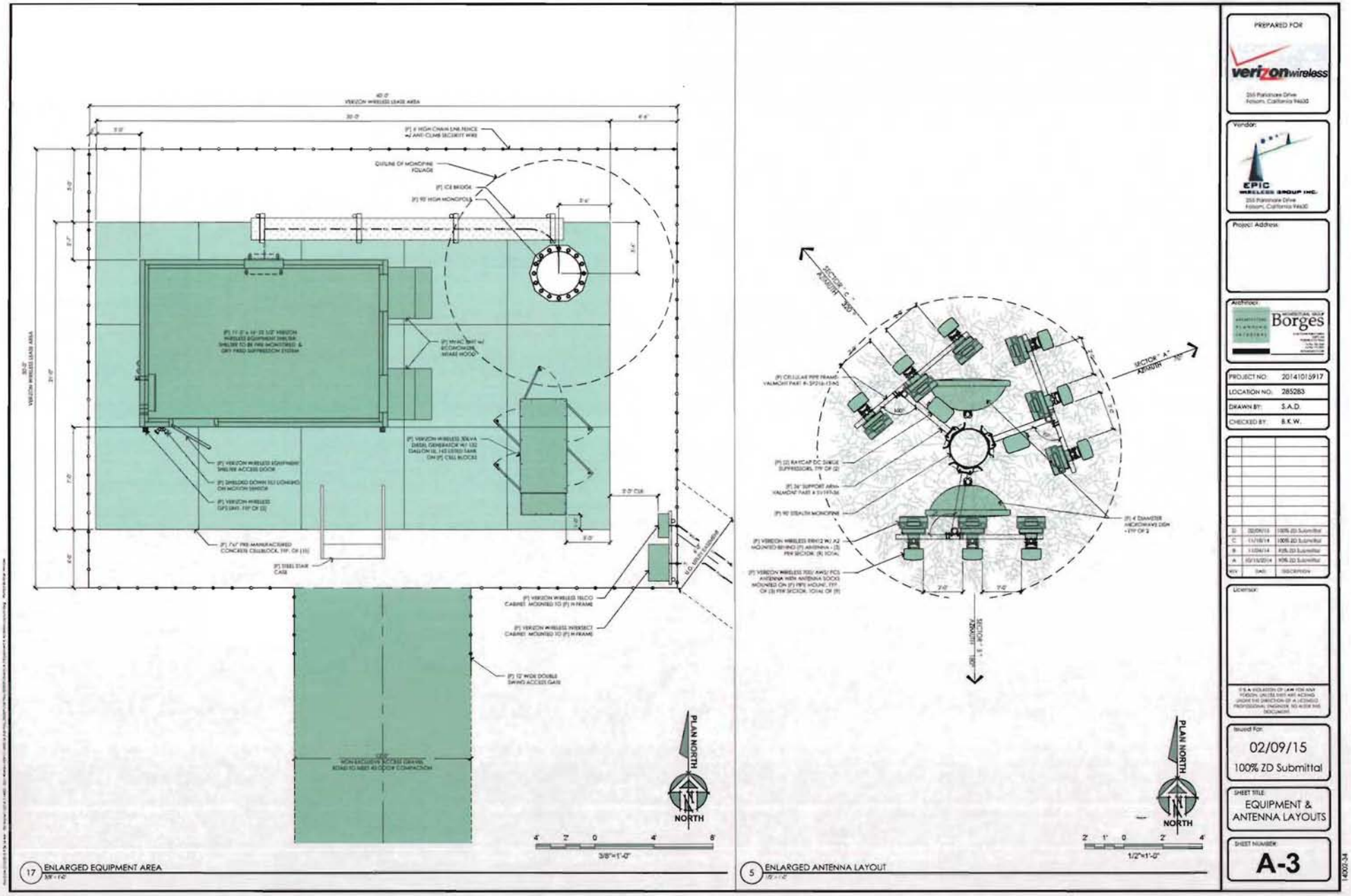
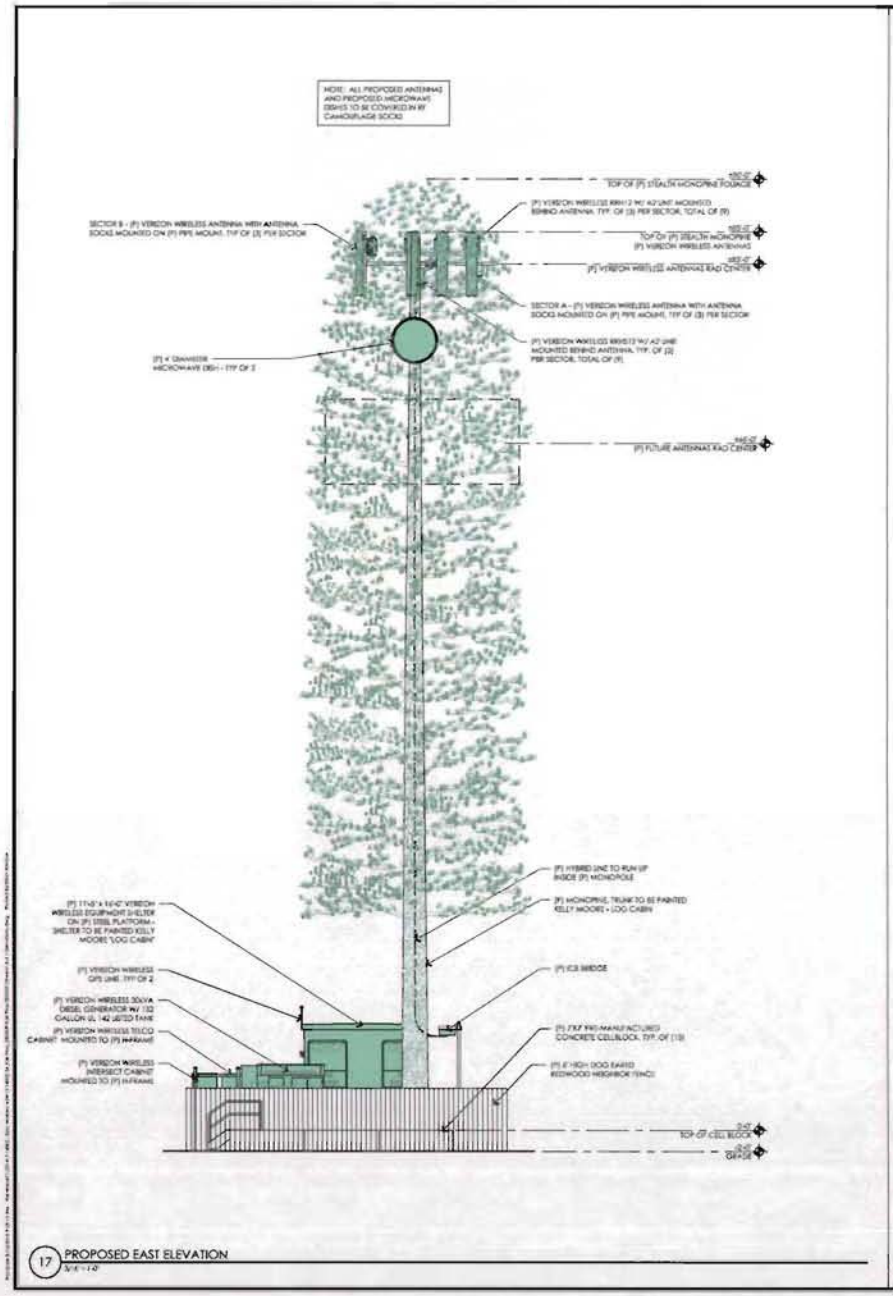
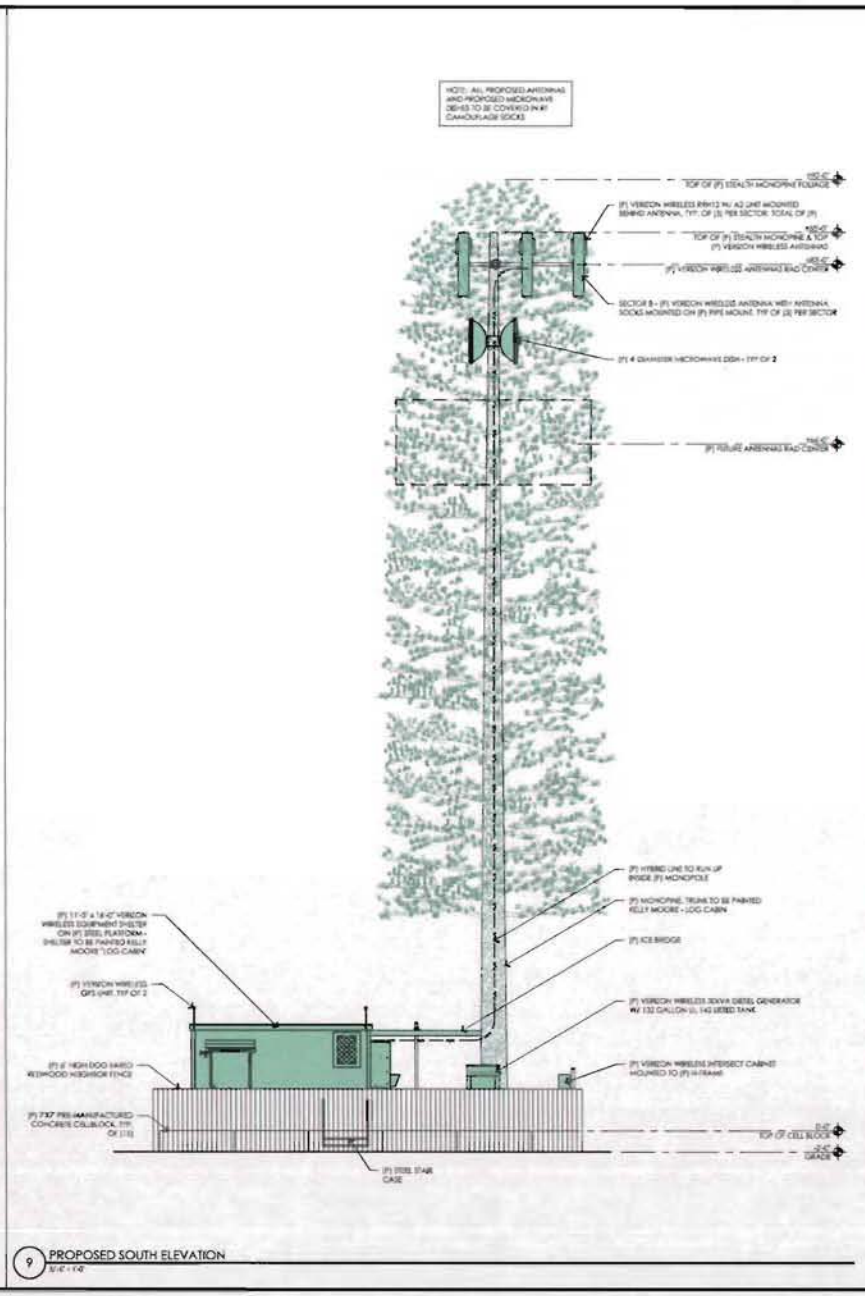

PREPARED FOR
verizonwireless
Vendor:
EPIC WIRELESS GROUP INC.
Project Address:
Architect:
Borges
PROJECT NO: 20141015917
LOCATION NO: 285283
DRAWN BY: S.A.D.
CHECKED BY: R.K.W.
Issued For:
02/09/15
100% ZD Submittal
SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS
SHEET NUMBER:
A-3
PLAN NORTH
NORTH
3/8"=1'-0"
1/2"=1'-0"
17 ENLARGED EQUIPMENT AREA
5 ENLARGED ANTENNA LAYOUT

Exhibit E-6



17 PROPOSED EAST ELEVATION
3/16" = 1'-0"



9 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

PREPARED FOR
verizonwireless
2785 Mitchell Drive
Walnut Creek, California 94598

Vendor:
EPIC WIRELESS GROUP INC.
2785 Mitchell Drive
Walnut Creek, California 94598

Project Address:

Architect:
Borges

PROJECT NO:	20141015917
LOCATION NO:	285283
DRAWN BY:	S.A.D.
CHECKED BY:	B.K.W.

D	02/09/15	100% ZD Submittal
C	11/18/14	100% ZD Submittal
B	11/04/14	90% ZD Submittal
A	02/15/2014	90% ZD Submittal
REV	DATE	DESCRIPTION

Licensor:

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.

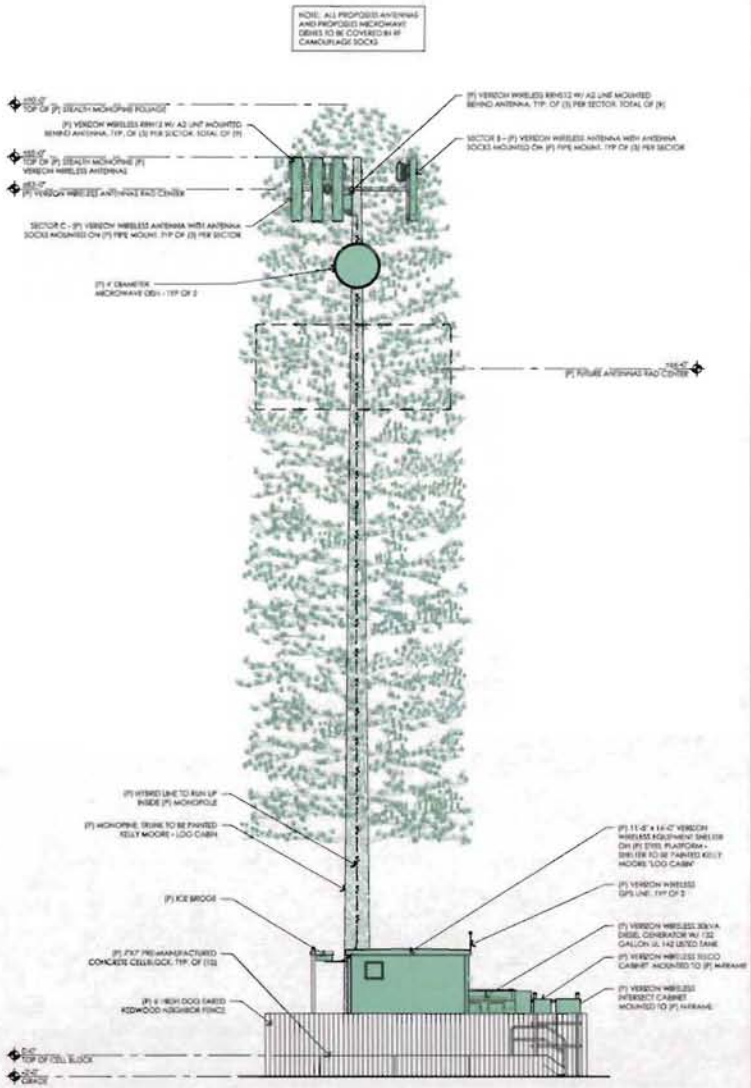
Issued For:
02/09/15
100% ZD Submittal

SHEET TITLE:
ELEVATIONS

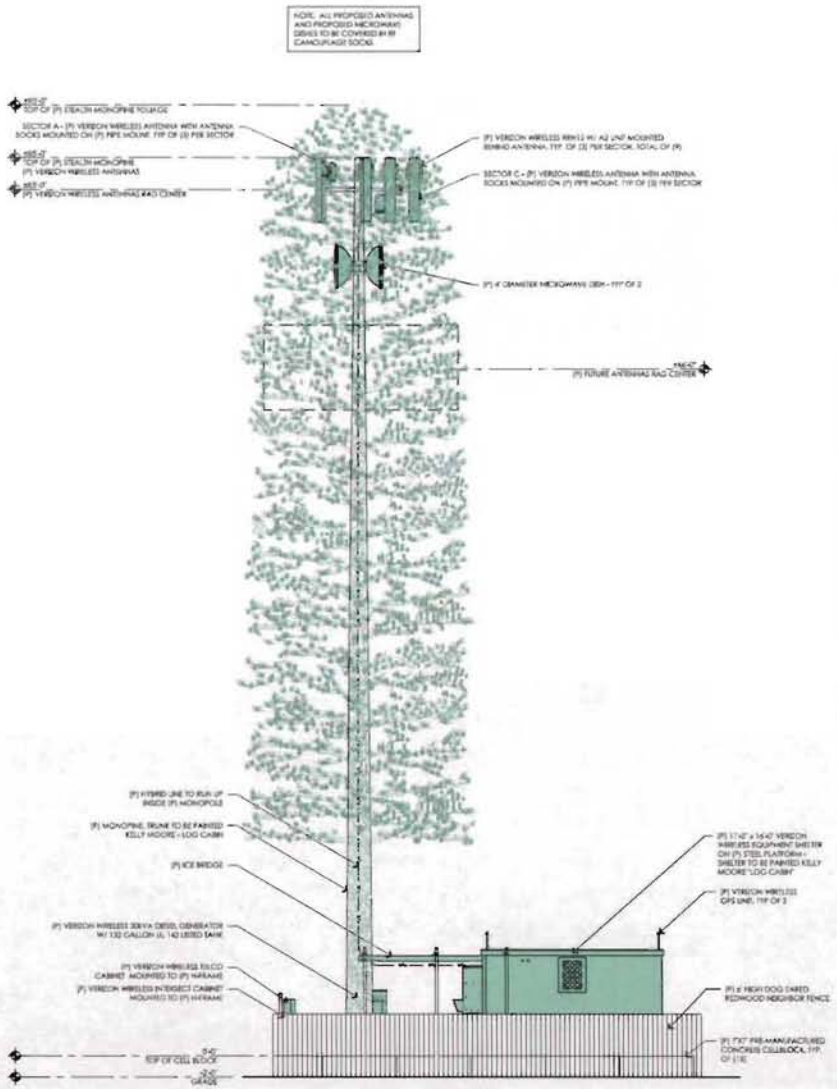
SHEET NUMBER:
A-4.1

14002.34

Exhibit E-7



17 PROPOSED WEST ELEVATION



9 PROPOSED NORTH ELEVATION

PREPARED FOR

verizonwireless

2785 Mitchell Drive
Walnut Creek, California 94598

Vendor:

EPIC WIRELESS GROUP INC.

2785 Mitchell Drive
Walnut Creek, California 94598

Project Address:

Architect:

Borges

PROJECT NO:	20141015917
LOCATION NO:	285283
DRAWN BY:	S.A.D.
CHECKED BY:	S.K.W.

REV	DATE	DESCRIPTION
D	02/09/15	100% ZD Submittal
C	11/19/14	100% ZD Submittal
B	11/04/14	95% ZD Submittal
A	10/15/2014	95% ZD Submittal

Licensor:

Issued For:

02/09/15

100% ZD Submittal

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4.2

14007-34

Exhibit E-8

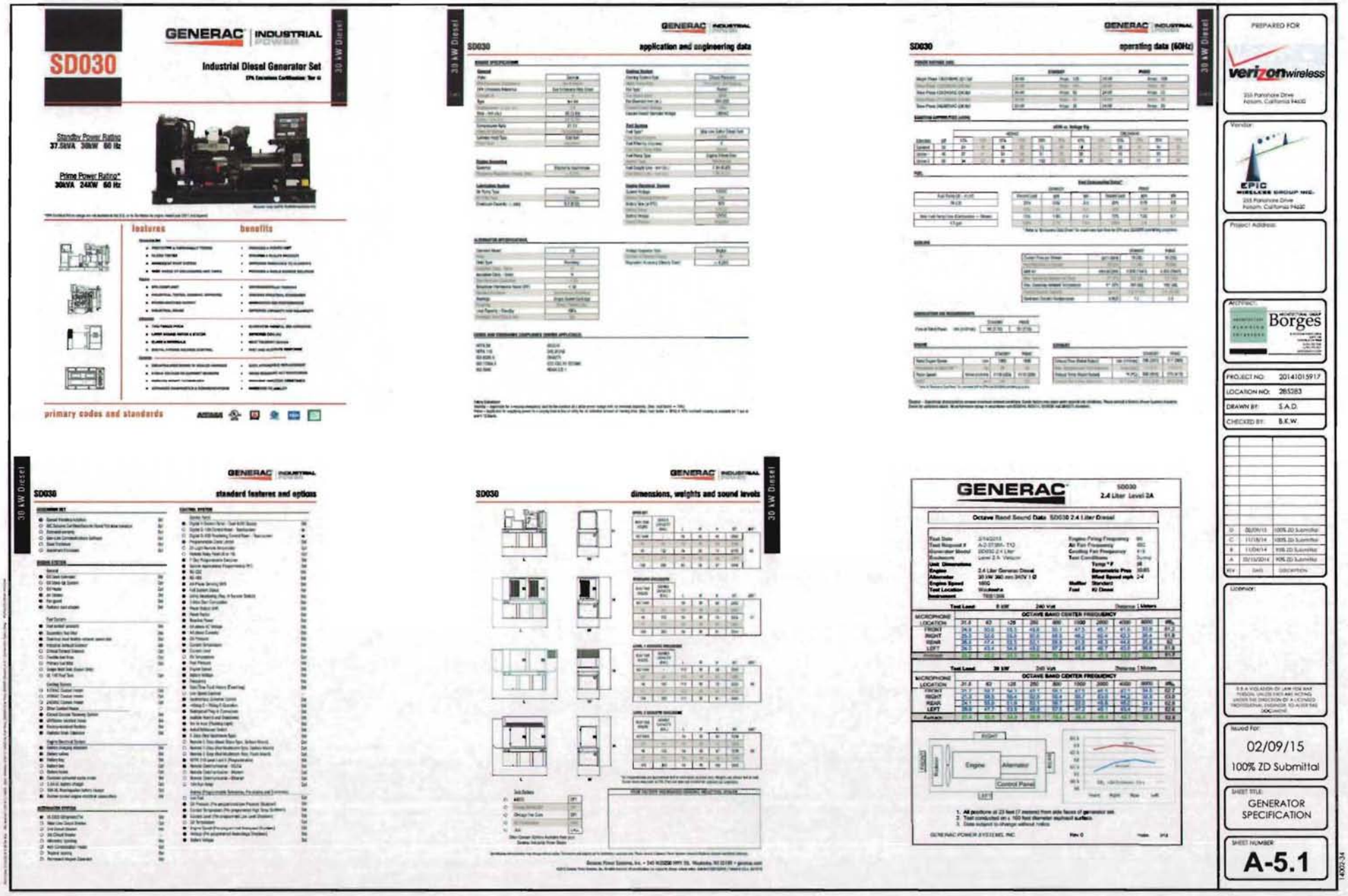

SD030
GENERAC | INDUSTRIAL POWER
Industrial Diesel Generator Set
EPA Emissions Certification: Tier 4i
30 kW Diesel
Standby Power Rating
37.5kVA 30kW 60 Hz
Prime Power Rating*
30kVA 24kW 60 Hz
features
benefits
primary codes and standards
application and engineering data
operating data (60Hz)
standard features and options
dimensions, weights and sound levels
Octave Band Sound Data SD030 2.4 Liter Diesel
2.4 Liter Level 2A
PREPARED FOR
verizonwireless
2785 Mitchell Drive
Walnut Creek, California 94598
Vendor:
EPIC WIRELESS GROUP INC.
2151 Professional Drive
Roseville, California 95661
Project Address:
Architect:
Borges
PROJECT NO: 20141015917
LOCATION NO: 285283
DRAWN BY: S.A.D.
CHECKED BY: B.K.W.
Licensor:
Issued For:
02/09/15
100% ZD Submittal
SHEET TITLE:
GENERATOR SPECIFICATION
SHEET NUMBER:
A-5.1

Exhibit E-9

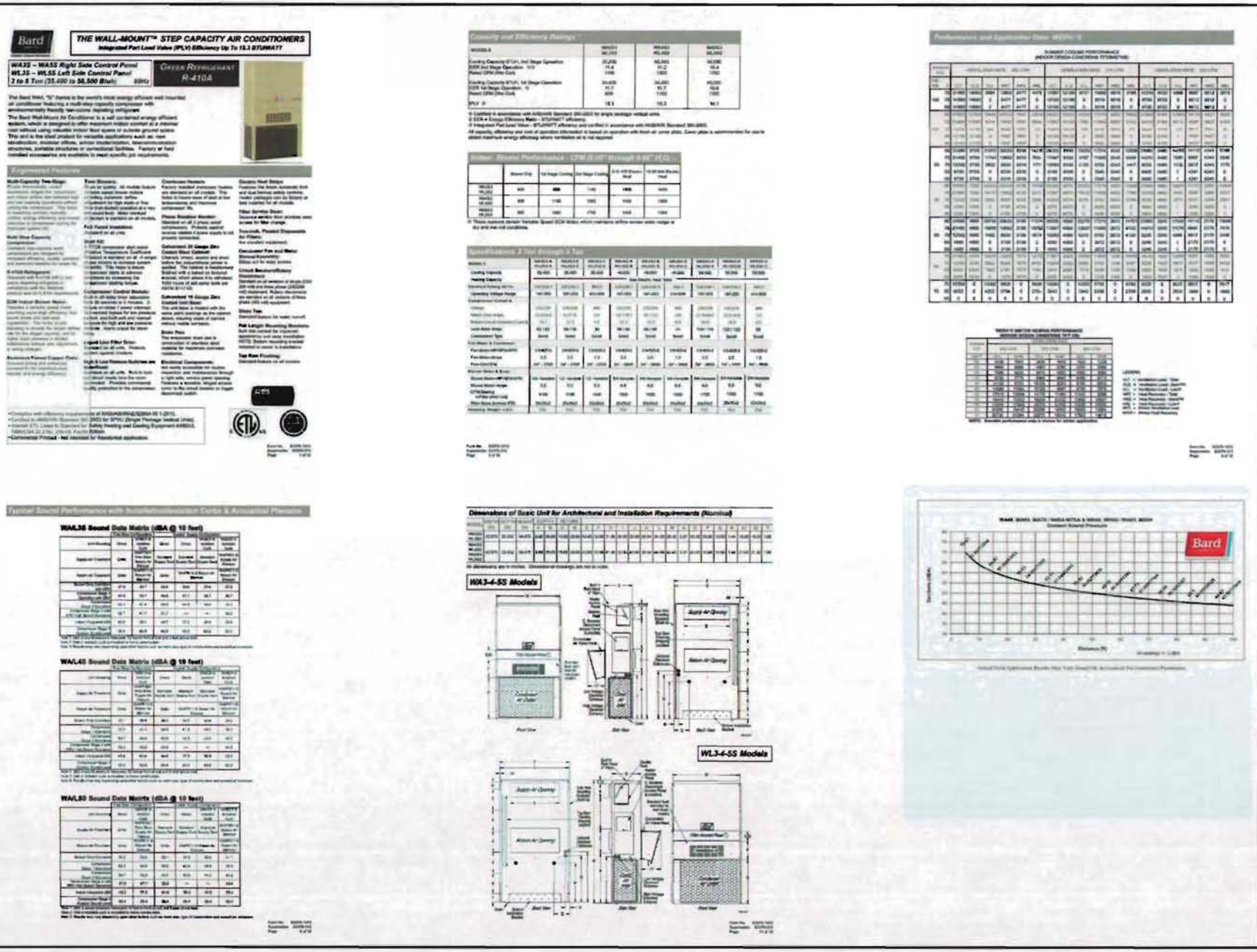
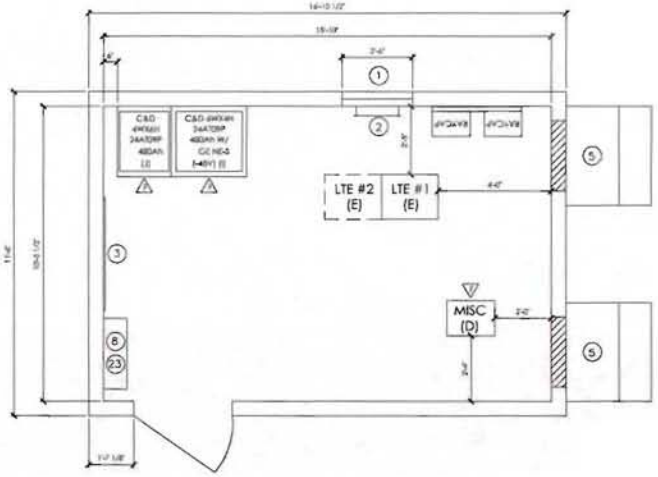
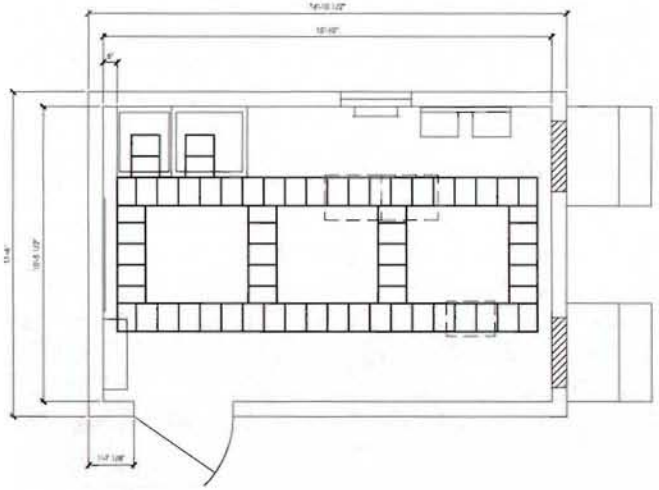

Bard
THE WALL-MOUNT™ STEP CAPACITY AIR CONDITIONERS
Integrated Part Load Value (IPLV) Efficiency Up To 15.3 BTU/WATT
WA3S – WA5S Right Side Control Panel
WL3S – WL5S Left Side Control Panel
2 to 5 Ton (25,400 to 56,500 Btuh) 60Hz
GREEN REFRIGERANT R-410A
Equipment Features
Capacity and Efficiency Ratings
Performance and Application Data
Fan and Motor Performance
Typical Sound Performance with Insulation-Inside Curbs & Acoustical Plenums
WA/L3S Sound Data Matrix (dBA @ 10 feet)
WA/L4S Sound Data Matrix (dBA @ 10 feet)
WA/L5S Sound Data Matrix (dBA @ 10 feet)
Dimensions of Basic Unit for Architectural and Installation Requirements (Nominal)
WA3-4-5S Models
WL3-4-5S Models
Bard
PREPARED FOR
verizonwireless
Vendor:
EPIC WIRELESS GROUP INC.
Project Address:
Architect:
Borges
PROJECT NO: 20141015917
LOCATION NO: 285283
DRAWN BY: S.A.D.
CHECKED BY: B.K.W.
Issued For:
02/09/15
100% ZD Submittal
SHEET TITLE:
HVAC UNIT SPECIFICATION
SHEET NUMBER:
A-5.2

Exhibit E-10



TYPICAL PREFAB BUILDING EQUIPMENT LAYOUT (16'-0" X 11'-4")

1. WAVEGUIDE PORT
2. GROUND BAR
3. TELCO BOARD
5. HVAC, BARD 5 TON, ECONOMIZER
6. LOADCENTER, INTEGRATED 200 A W/ AUTO SWITCH



PROPOSED CABLE TRAY LAYOUT

PREPARED FOR

verizonwireless

Vendor:

EPIC WIRELESS GROUP INC.

Project Address:

Architect:

Borges

PROJECT NO:	20141015917
LOCATION NO:	285283
DRAWN BY:	S.A.D.
CHECKED BY:	B.K.W.

D	02/09/15	100% ZD Submittal
C	11/18/14	100% ZD Submittal
B	11/04/14	90% ZD Submittal
A	10/15/2014	90% ZD Submittal
REV	DATE	DESCRIPTION

Engineer:

Issued For:
02/09/15
100% ZD Submittal

SHEET TITLE:
SHELTER PLAN

SHEET NUMBER:
SH-1

1402-34

Existing

Proposed

view from Perry Creek Road looking west at site

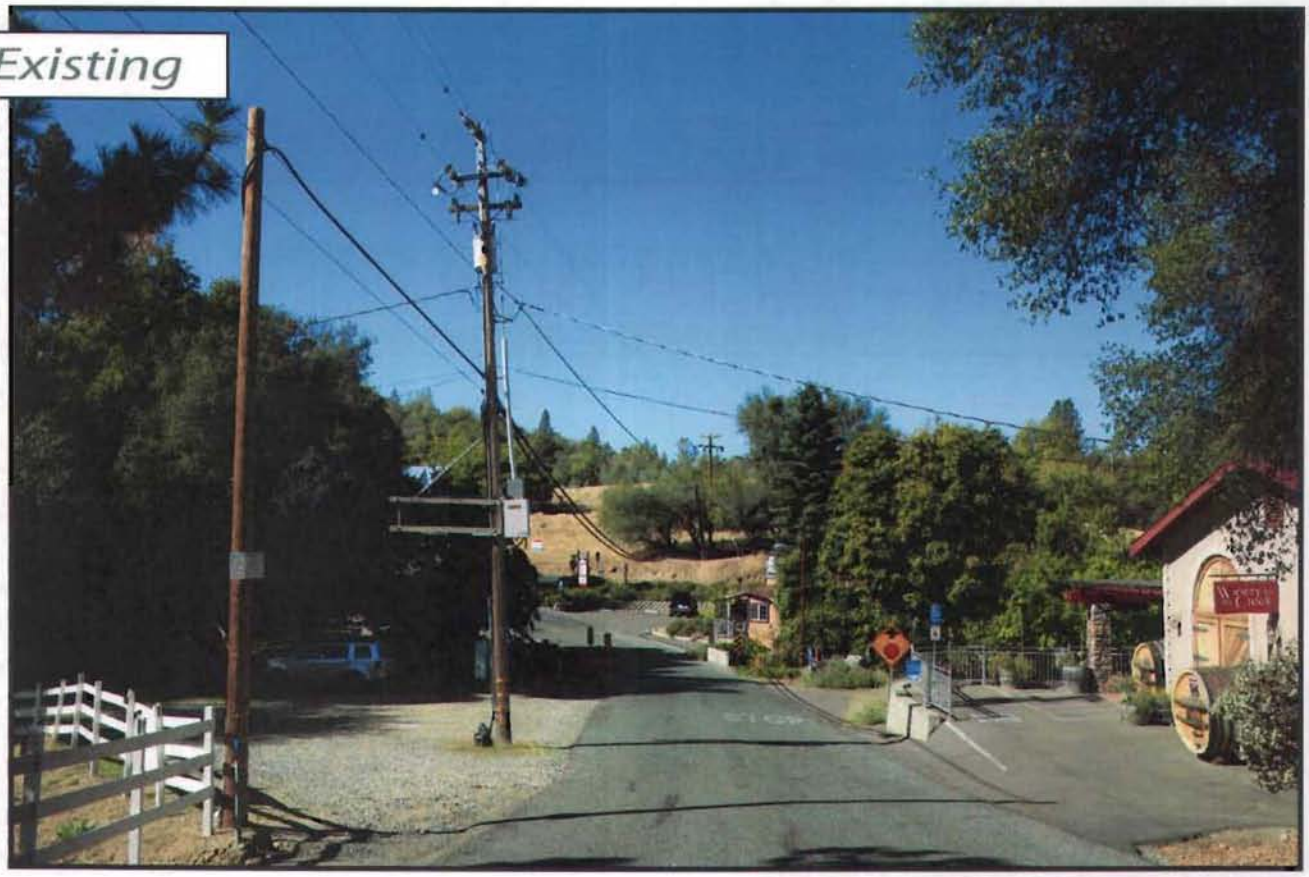
verizon

285283 Fair Play New Build 10-28-2014
7920 Fairplay Road, Somerset, CA

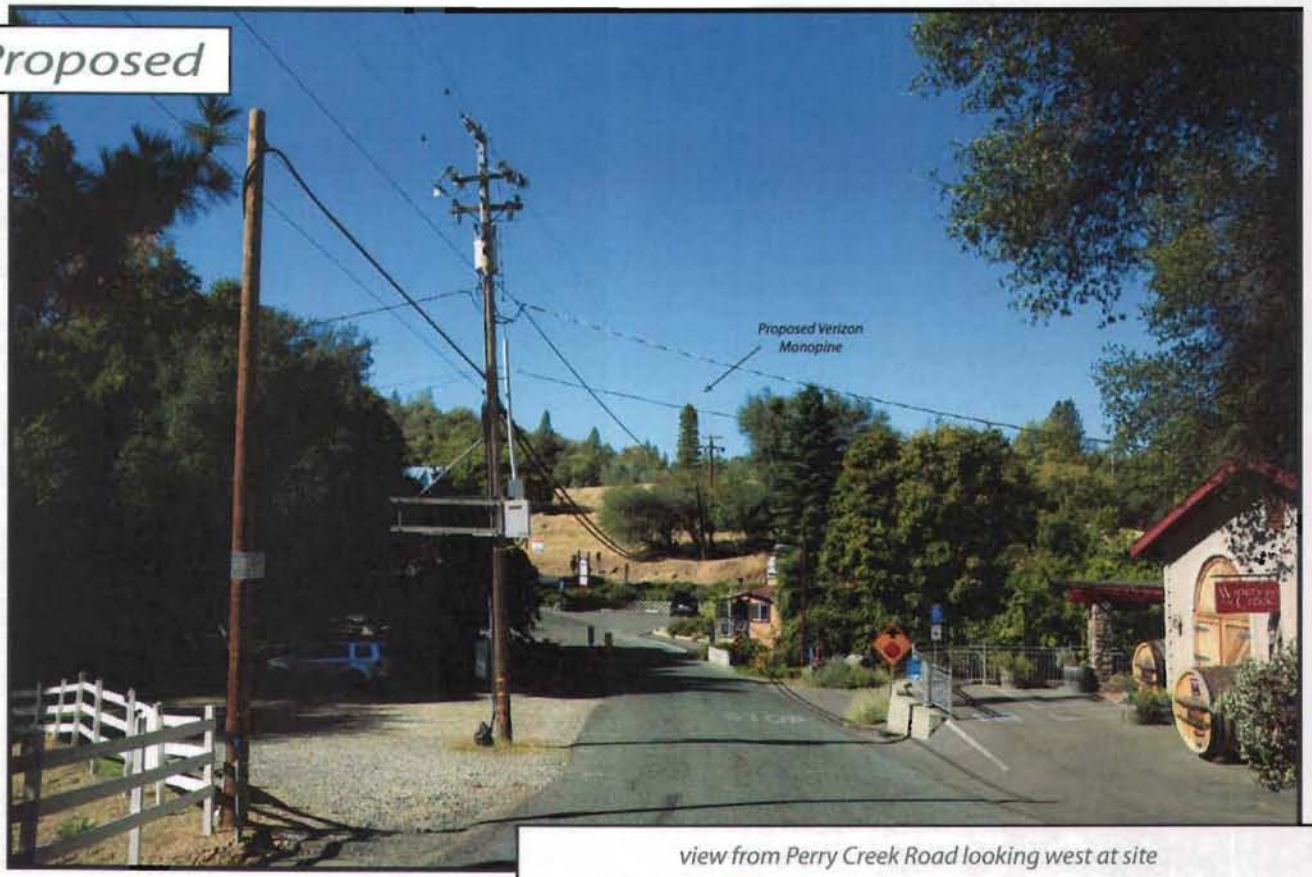
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Exhibit F-1

Existing



Proposed



view from Perry Creek Road looking west at site

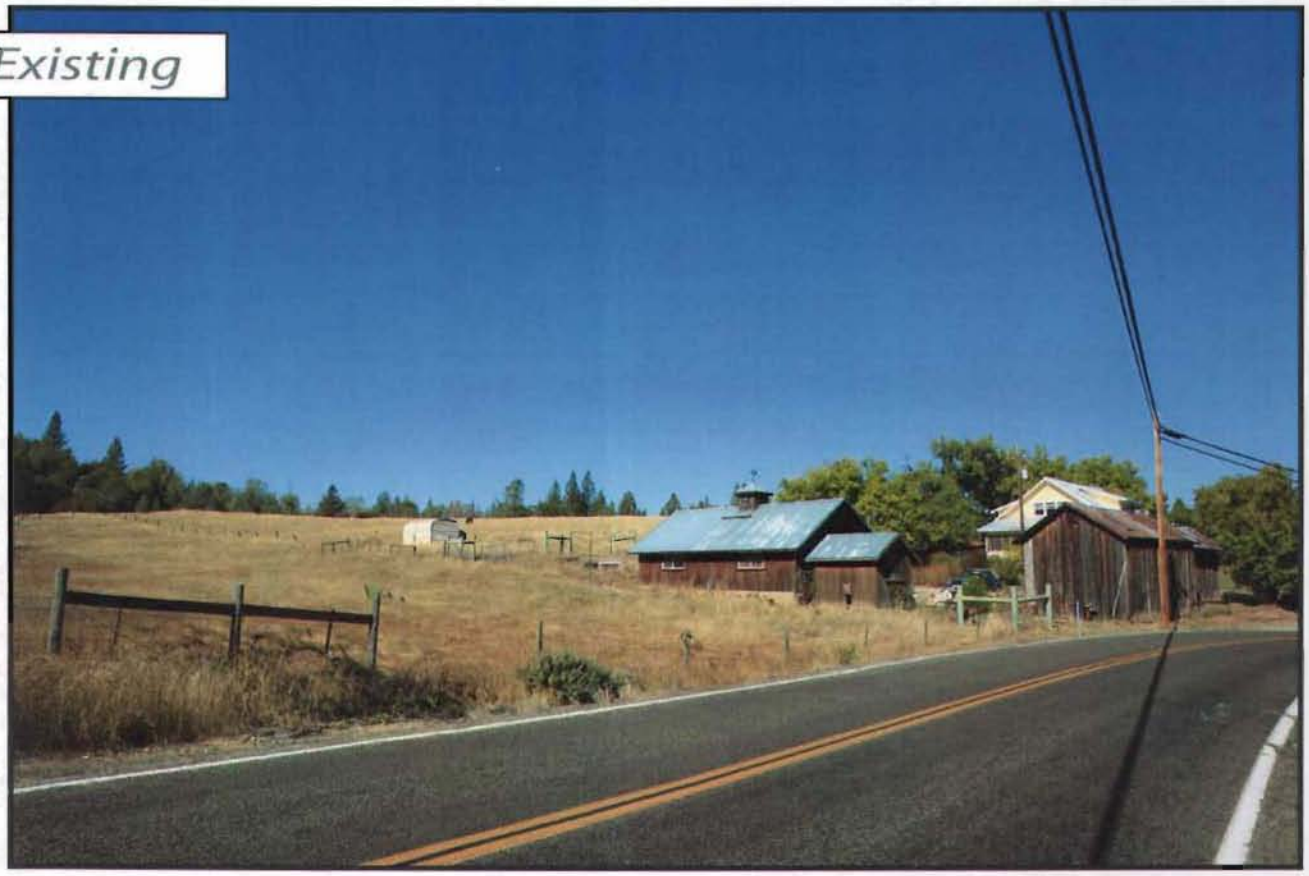
verizon

285283 Fair Play New Build 10-28-2014
7920 Fairplay Road, Somerset, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Exhibit F-2

Existing



Proposed

view from Fairplay Road looking north at site

285283 Fair Play New Build 10-28-2014
7920 Fairplay Road, Somerset, CA

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Exhibit F-3

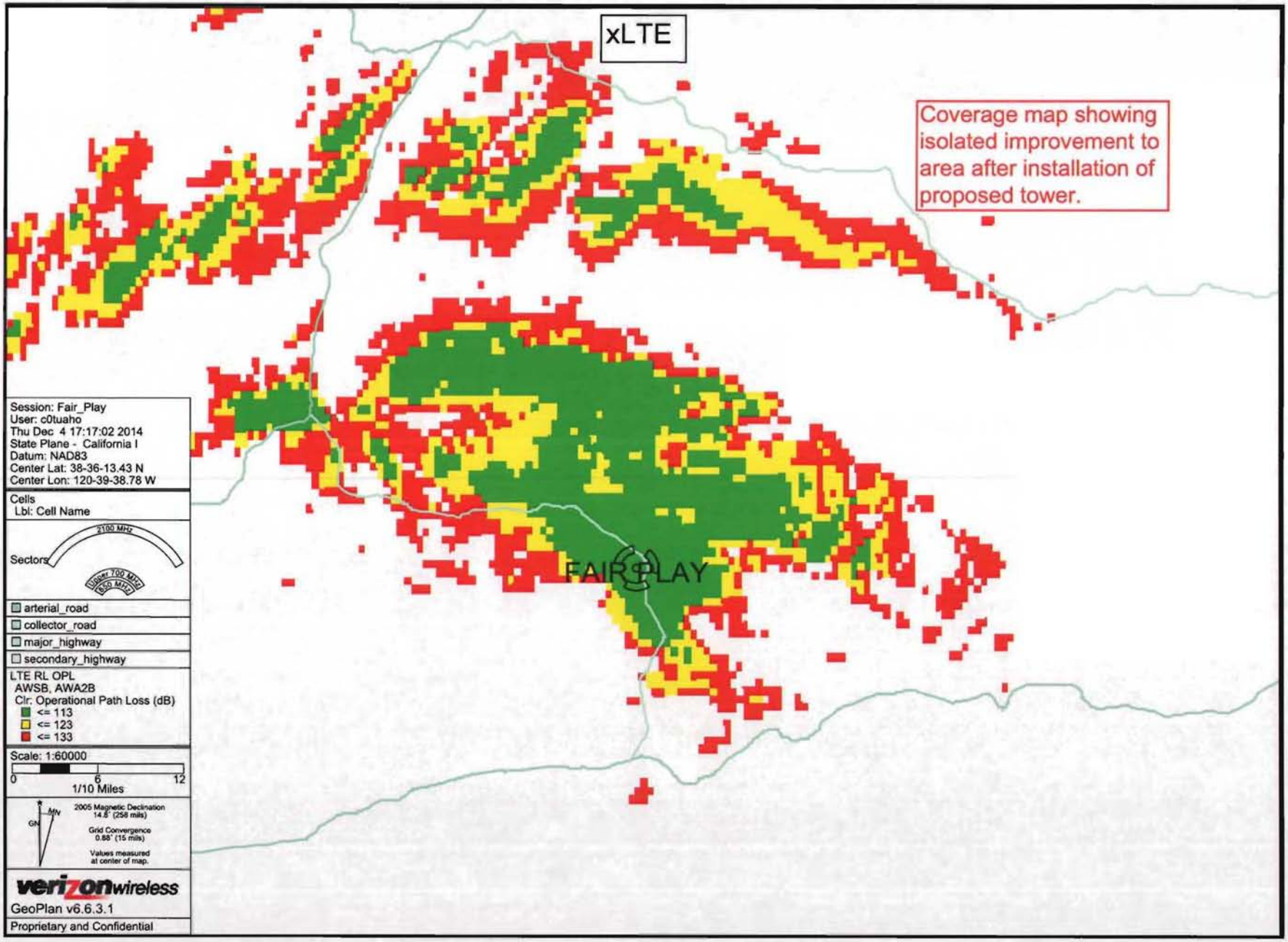

xLTE
Coverage map showing isolated improvement to area after installation of proposed tower.
FAIR PLAY
Session: Fair_Play
User: c0tuaho
Thu Dec 4 17:17:02 2014
State Plane - California I
Datum: NAD83
Center Lat: 38-36-13.43 N
Center Lon: 120-39-38.78 W
Cells
Lbl: Cell Name
Sectors
2100 MHz
Upper 700 MHz
6550 MHz
arterial_road
collector_road
major_highway
secondary_highway
LTE RL OPL
AWSB, AWA2B
Clr: Operational Path Loss (dB)
<= 113
<= 123
<= 133
Scale: 1:60000
0
6
12
1/10 Miles
2005 Magnetic Declination 14.8° (258 mils)
Grid Convergence 0.88° (15 mils)
Values measured at center of map.
verizonwireless
GeoPlan v6.6.3.1
Proprietary and Confidential

Exhibit G-1

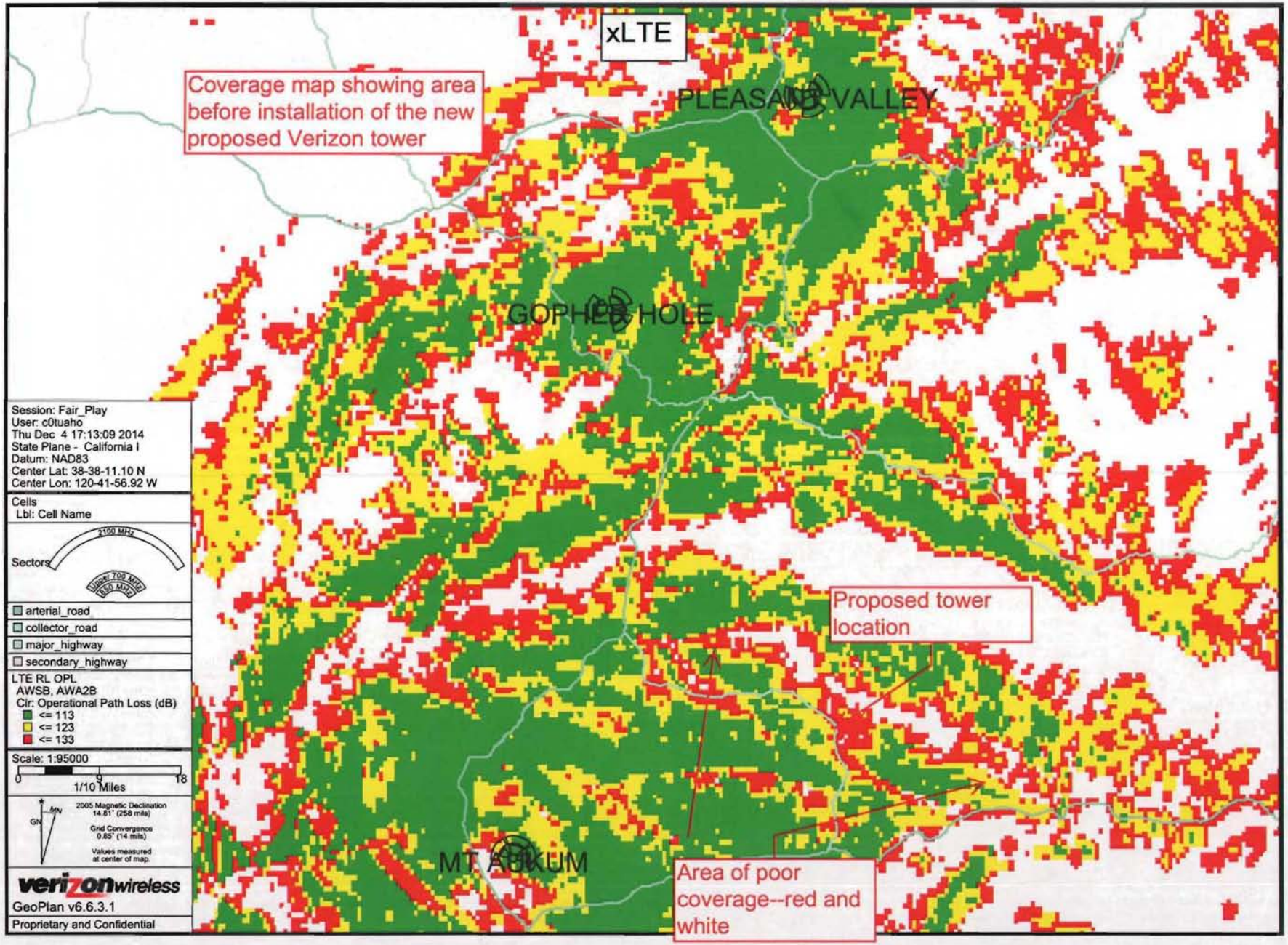

xLTE
Coverage map showing area before installation of the new proposed Verizon tower
PLEASANT VALLEY
GOPHER HOLE
MT ABUKUM
Proposed tower location
Area of poor coverage--red and white
Session: Fair_Play
User: c0tuaho
Thu Dec 4 17:13:09 2014
State Plane - California I
Datum: NAD83
Center Lat: 38-38-11.10 N
Center Lon: 120-41-56.92 W
Cells
Lbl: Cell Name
Sectors
2100 MHz
Upper 700 MHz
850 MHz
arterial_road
collector_road
major_highway
secondary_highway
LTE RL OPL
AWSB, AWA2B
Clr: Operational Path Loss (dB)
<= 113
<= 123
<= 133
Scale: 1:95000
0
9
18
1/10 Miles
2005 Magnetic Declination 14.81° (258 mils)
Grid Convergence 0.85° (14 mils)
Values measured at center of map.
verizonwireless
GeoPlan v6.6.3.1
Proprietary and Confidential

Exhibit G-2

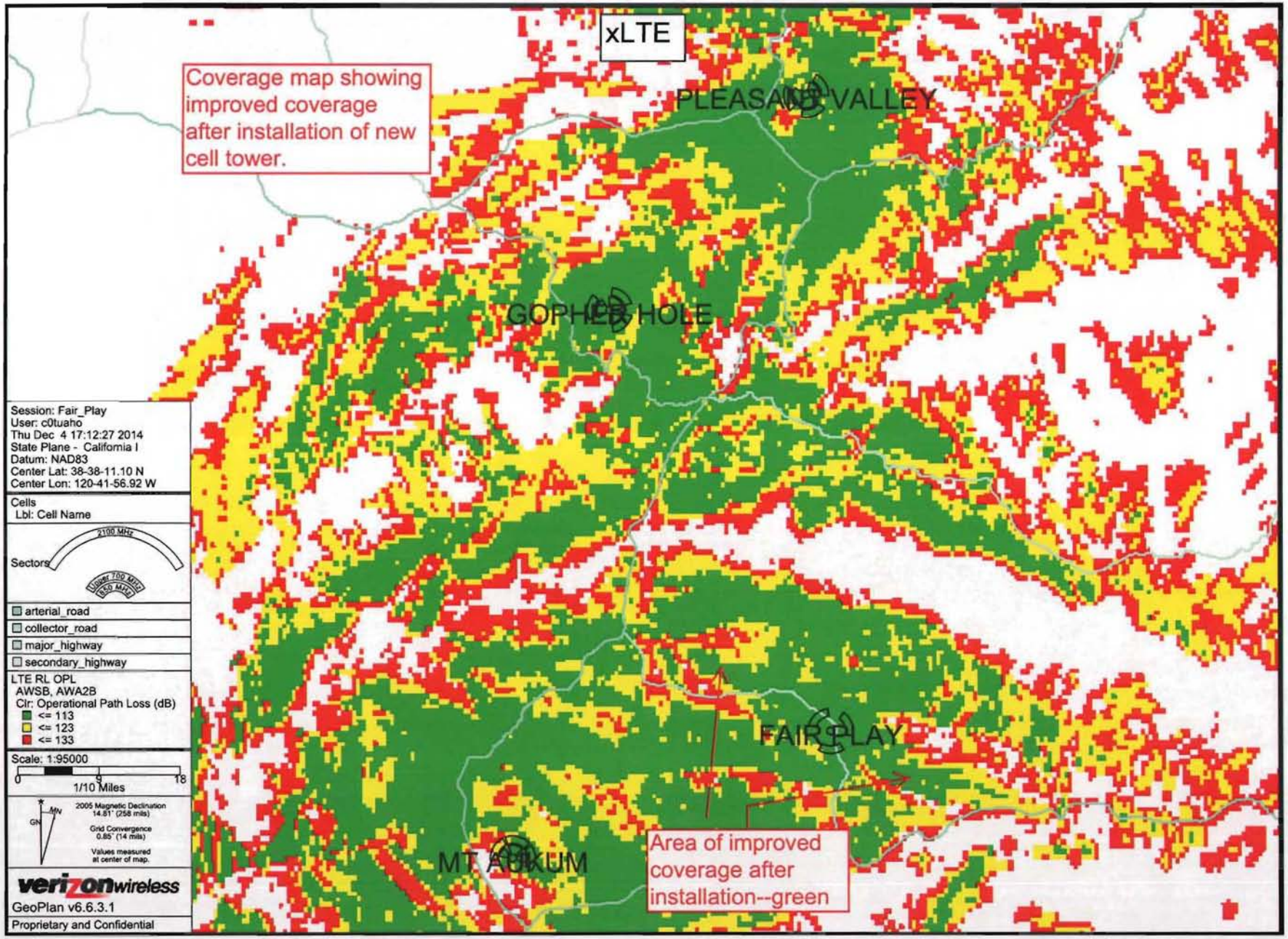

xLTE
Coverage map showing improved coverage after installation of new cell tower.
PLEASANT VALLEY
GOPHER HOLE
FAIR PLAY
MT AUKUM
Area of improved coverage after installation--green
Session: Fair_Play
User: c0tuaho
Thu Dec 4 17:12:27 2014
State Plane - California I
Datum: NAD83
Center Lat: 38-38-11.10 N
Center Lon: 120-41-56.92 W
Cells
Lbl: Cell Name
Sectors
2100 MHz
Upper 700 MHz
Lower 700 MHz
arterial_road
collector_road
major_highway
secondary_highway
LTE RL OPL
AWSB, AWA2B
Clr: Operational Path Loss (dB)
<= 113
<= 123
<= 133
Scale: 1:95000
0
9
18
1/10 Miles
2005 Magnetic Declination 14.81° (258 mils)
Grid Convergence 0.85° (14 mils)
Values measured at center of map.
verizonwireless
GeoPlan v6.6.3.1
Proprietary and Confidential

Exhibit G-3

WATERFORD
COMPLIANCE...FROM START TO SIGNAL

Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name:	**Fair Play**	**Site Structure Type:**	**Monopine**
Address:	**7920 Fairplay Road**	**Latitude :**	**38.593797**
	Somerset, CA 95684	**Longitude :**	**-120.661653**
Report Date:	**February 17, 2015**	**Project:**	**New Build**

General Summary

Verizon Wireless has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the Fair Play site located at 7920 Fairplay Road, Somerset, California. This report contains information about the radio telecommunications equipment to be installed at this site and the surrounding environment with regard to RF Hazard compliance. This assessment is based on installation designs and operational parameters provided by Verizon Wireless.

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.

	Limits for General Population/ Uncontrolled Exposure		***Limits for Occupational/ Controlle Exposure***	
Frequency	**Power Density**	**Averaging Time**	**Power Density**	**Averaging Time**
(MHz)	**(mW/cm^2)**	**(minutes)**	**(mW/cm^2)**	**(minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1	30	5	6

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

Verizon Wireless proposes to install nine (9) panel-type antennas oriented toward 70, 180 and 320 degrees at 83 feet above ground level on a stealth monopine. Two (2) microwave dishes oriented toward 0 and 180 degrees at 72 feet above ground level will be installed. From this site, Verizon Wireless will provide voice and data services to surrounding areas in licensed 750, 1900 and 2100 MHz bands. The Effective Radiated Power (ERP) in any direction will not exceed 13,050 Watts. No other antennas are known to be co-located in the vicinity of this site.

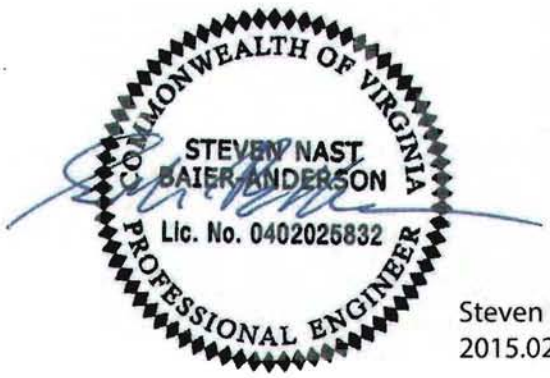
Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serve to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at the ground level, the maximum predicted power density level resulting from all operations is 0.15% of the FCC General Public limits. At the base of the tower, the maximum predicted power density level resulting from all operations is 0.045% of the FCC Occupational limits (0.23% of the General Public limits). At the antenna level of the tower, the maximum predicted power density level resulting from all operations is 545% of the FCC Occupational limits (2,725% of the General Public limits). The nearest residence is located approximately 310 feet southeast of the proposed antenna support structure. At this location, the maximum predicted power density level resulting from all operations is 0.001% of the FCC General Public limits.

Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the installation proposed by Verizon Wireless at 7920 Fairplay Road, Somerset, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § § 1.1307(b)(3) and 1.1310.

Certification

I, Steven Nast Baier-Anderson, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



Steven N. Baier-Anderson, P.E.
2015.02.18 15:45:51 -05'00'