

**Fwd: Verizon "Swansboro" telecom project / S15-0001 / Additional info for PC hearing on 4/28**

Aaron Mount <aaron.mount@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Apr 26, 2016

Comment from agent for S15-0001

**Aaron Mount**  
Associate Planner

**County of El Dorado**  
Community Development Agency  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355 / FAX (530) 642-0508  
[aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)

----- Forwarded message -----

From: **Mark Lobaugh** <[Mark.Lobaugh@epicwireless.net](mailto:Mark.Lobaugh@epicwireless.net)>  
Date: Tue, Apr 26, 2016 at 4:18 PM

Subject: RE: Verizon "Swansboro" telecom project / S15-0001 / Additional info for PC hearing on 4/28

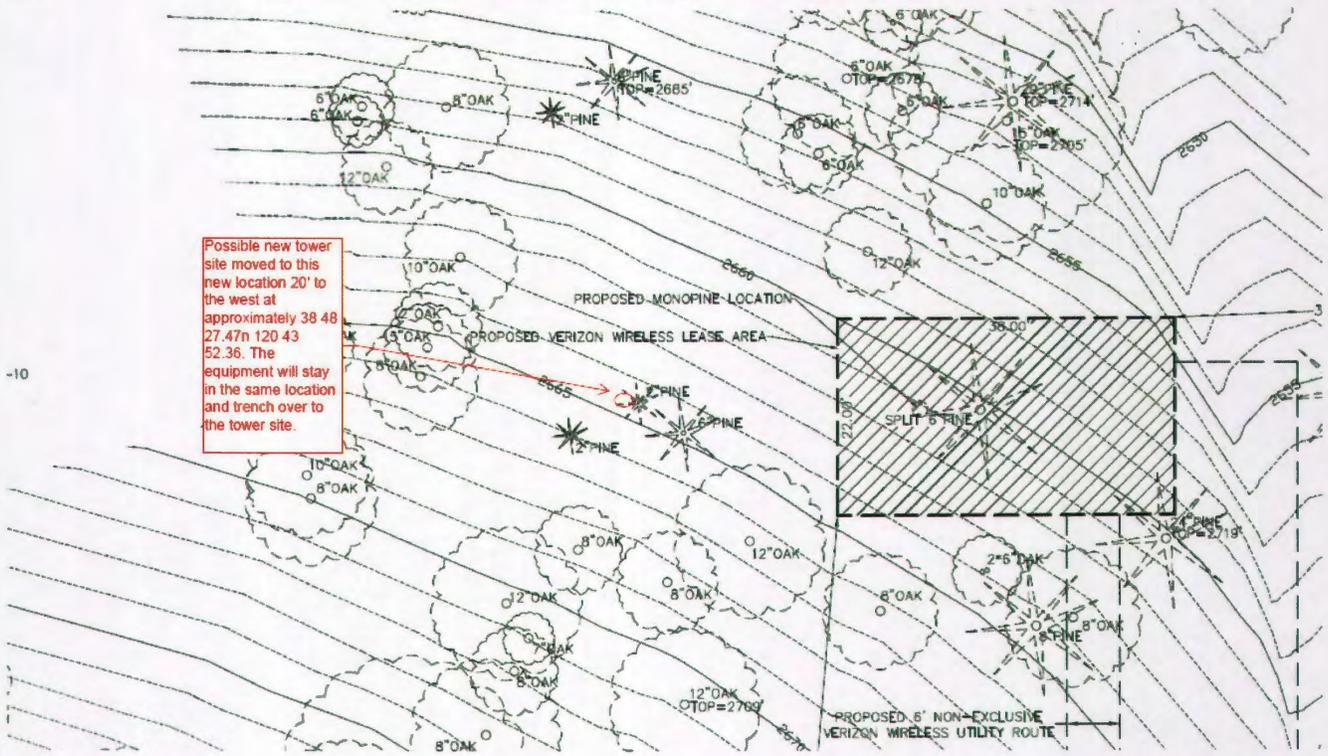
To: "jeff.hansen@edcgov.us" <[jeff.hansen@edcgov.us](mailto:jeff.hansen@edcgov.us)>, "rich.stewart@edcgov.us" <[rich.stewart@edcgov.us](mailto:rich.stewart@edcgov.us)>, "gary.miller@edcgov.us" <[gary.miller@edcgov.us](mailto:gary.miller@edcgov.us)>, "james.williams@edcgov.us" <[james.williams@edcgov.us](mailto:james.williams@edcgov.us)>, "brian.shinault@edcgov.us" <[brian.shinault@edcgov.us](mailto:brian.shinault@edcgov.us)>, Aaron Mount <[aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)>, "lillian.macleod@edcgov.us" <[lillian.macleod@edcgov.us](mailto:lillian.macleod@edcgov.us)>, "colcapt@hotmail.com" <[colcapt@hotmail.com](mailto:colcapt@hotmail.com)>

Greeting Commissions and Staff members: I wanted to make you all aware that recently met with Commissioner Williams and several of the neighbors onsite to discuss this project. I can't for everyone, but I would say that the general consensus was that the new location for the cell site was a big improvement over the original location presented at the first hearing. This is due to the fact that the new site is considerably less visible than the original site, due to the existence of significantly increased vegetation and topographical cover at the new site.

At this meeting with the neighbors and Commissioner Williams, we stood in the driveway of the parcel located closest to the site to discuss visibility issues from this particular vantage point. Commissioner Williams asked if it would be possible to shift the tower slightly west, in order to better utilize a grove of large conifers to screen the view from this vantage point. I suggested accommodate this request to move the tower, while leaving the ground equipment in its current location since it is not visible at all. The attached photos demonstrate the visual impact of the tower west by approximately 20'. The neighbors indicated that they felt this would be an improvement, although I feel they may still oppose the project. Please see the attached "On location" and the proposed "New location" that repositions the tower 20' west. Please note that the shifting of the tower site will not impact any oak trees and therefore not require any mitigation measures.

Another concern voiced at this meeting was the generator at this site due to concerns with noise. Even though the site complies with all county noise standards, Verizon has agreed to remove generator from this site plan and will instead rely on battery backup as a means of supplying power to the site in the event of a blackout.

Please also see the attached survey exhibit (below and attached) that shows the repositioned tower in relation to the original revised site plan and let me know if you have any comments or questions. We have gone to extraordinary lengths to address the concerns of some of the neighbors and hope you will approve this project, as it will greatly enhance communications in a poorly served area. I would like to have these exhibits presented at the hearing.



Possible new tower site moved to this new location 20' to the west at approximately 38 48 27.47n 120 43 52.36. The equipment will stay in the same location and trench over to the tower site.

Sincerely,

**Mark Lobaugh**  
 Leasing/Zoning Manager  
 (916)203-4067 Cellular  
 (916)781-5927 Fax  
 California BRE Brokers Lic # 01121177



8700 Auburn Folsom Road, suite 400  
 Granite Bay, CA. 95746

3 attachments

- New Location.pdf  
3249K
- Original Location.pdf  
4138K
- Swansboro\_Survey redline showing tower shift 20' west.pdf  
806K

New Location

Existing



Proposed

Proposed Verizon Monopine



view from Eye Creek Road looking north at site

**AdvanceSim**  
Plot Simulation Solutions  
Contact (925) 202-8507



285387 Swansboro 4-19-2016  
1 Eye Creek Road, Placerville, CA

Original Location

Existing



Proposed



view from Eye Creek Road looking north at site

AdvanceSim  
Photo Simulation Solutions  
Contact (925) 202-8507

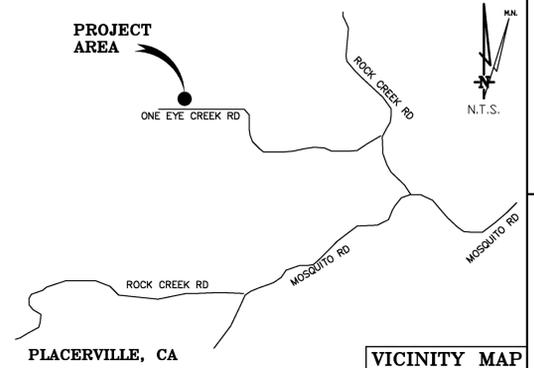


285387 Swansboro 1-19-2016  
1 Eye Creek Road, Placerville, CA



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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.



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**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 Phone: (530) 885-0426  
 Fax: (530) 823-1309

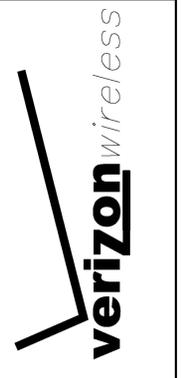
**Lease Area Description**

All that certain lease area being a portion of that certain Parcel labeled "1340-90 O.R. - VILLARREAL" as is shown on that certain Record of Survey filed for record at Book 12 of Surveys at Page 11, El Dorado County Records, and being a portion of Section 10, Township 11 North, Range 11 East, M.D.B. & M., and being more particularly described as follows:

Commencing at a 3/4" iron pipe with cap stamped LS 4974 set at the Southeast corner of the above referenced Parcel from which a similar monument bears North 85°14'40" West 654.49 feet; thence from said point of commencement North 19°02'20" West 114.98 feet to the True Point of Beginning; thence from said point of beginning North 22.00 feet; thence West 38.00 feet; thence South 22.00 feet; thence East 38.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access purposes twenty feet in width from the above described lease area and running thence over and across the underlying parcel and existing access roadway as is shown hereon to the public right of way more commonly known as Rock Creek Road.

Also together with a non-exclusive easement for utility purposes six feet in width from the centerline of which is described as follows: beginning at a point which bears West 9.18 feet from the Southeast corner of the above described lease area and running thence South 54.52 feet; thence South 04°34'24" West 6.12 feet; thence South 04°45'20" West 15.99 feet; thence through a non-tangent curve to the right having a radius of 25.00 feet, the chord of which bears South 37°11'31" West 26.82 feet, through an arc distance of 28.31 feet, thence North 85°30'36" West 177.31 feet; thence South 05°07'31" West 37.6 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: SWANSBORO  
 Project Site Location: APN# 085-010-06-10  
 One Eye Creek Rd.  
 Placerville, CA 95667  
 El Dorado County

Date of Observation: 10-07-14  
 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° 48' 27.47" (NAD83) N 38° 48' 27.82" (NAD27)  
 Longitude: W 120° 43' 52.36" (NAD83) W 120° 43' 48.61" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 2661' 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 ASAC 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: 10-07-14  
 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 2.78' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'  
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 085-010-06-10  
 OWNER(S): NICK JR. & MEGHAN RUMSEY  
 4880 GEMSTONE ROAD  
 PLACERVILLE, CA 95667

**SWANSBORO**  
**APN#085-010-06-10**  
**ONE EYE CREEK RD**  
**PLACERVILLE, CA 95667**  
**PLOT PLAN AND**  
**SITE TOPOGRAPHY**

REV	DATE	ADD.	TOPO	ADDED
09-03-15	N. RORDE			
10-14-15	N. RORDE	LEASE AREA	MOD.	
10-23-15	N. RORDE	LEASE AREA	MOD.	
12-28-15	N. RORDE	LEASE AREA	MOD.	
	N. RORDE			

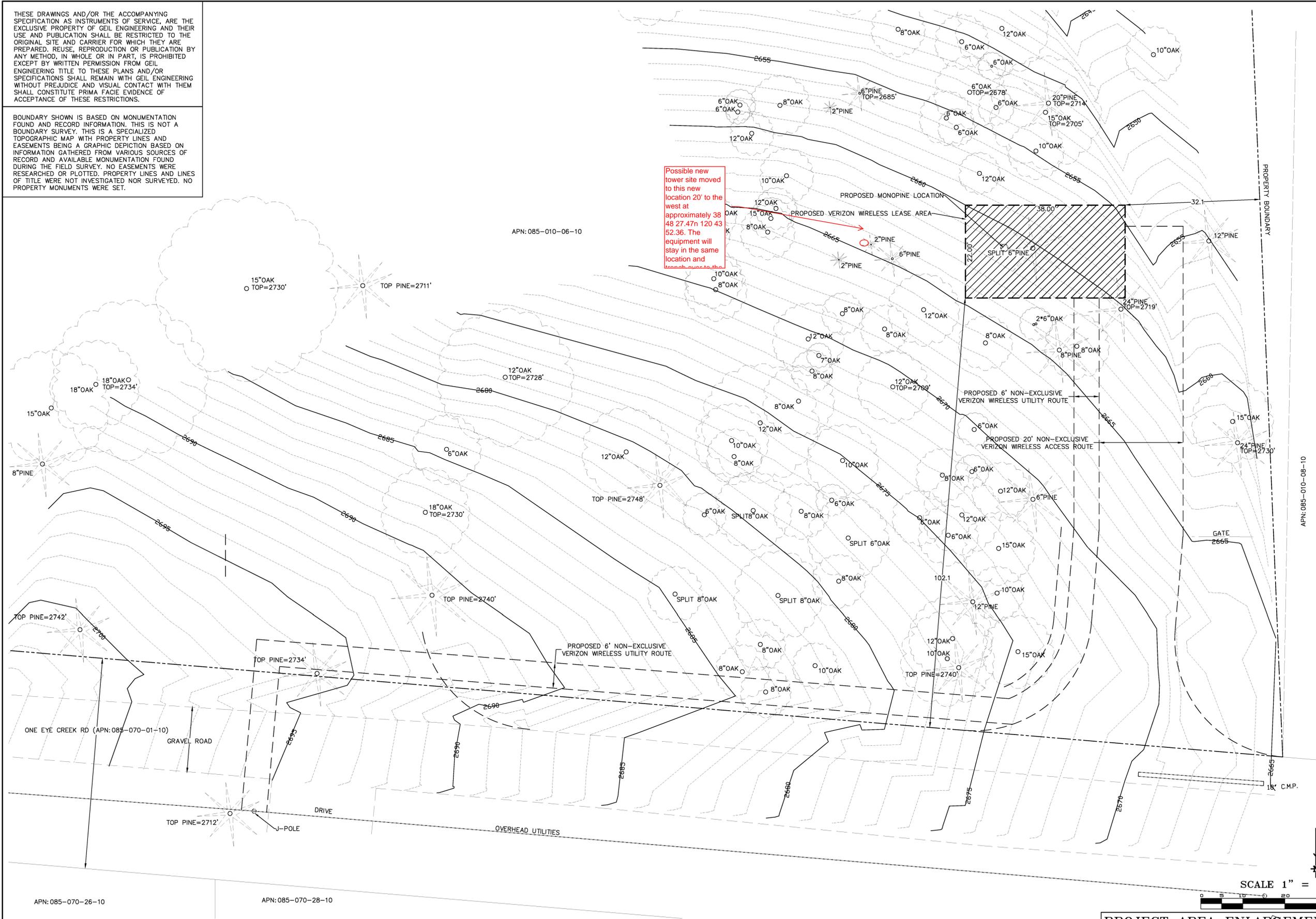
REV	DATE	PRELIMINARY	DRAWING
10-09-14	N. RORDE		
11-05-14	N. RORDE	LEASE AREA	ADDED
11-13-14	N. RORDE	ADDRESS	CHANGE
01-26-15	N. RORDE	ACCESS	ADD.
01-27-15	N. RORDE	EASEMENT	MOD.

Sheet  
**C-1**

**OVERALL SITE PLAN**

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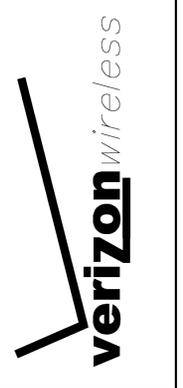


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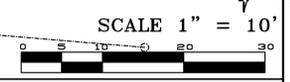
Surveyor  
**GEIL ENGINEERING**  
 10000 SWANSON ROAD, SUITE 100  
 AUBURN, CALIFORNIA 95603  
 phone: (530) 885-0428  
 fax: (530) 885-1309

Architect



SWANSBORO  
 APN#085-010-06-10  
 ONE EYE CREEK RD.  
 PLACERVILLE, CA 95667  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

Sheet  
**C-2**



PROJECT AREA ENLARGEMENT