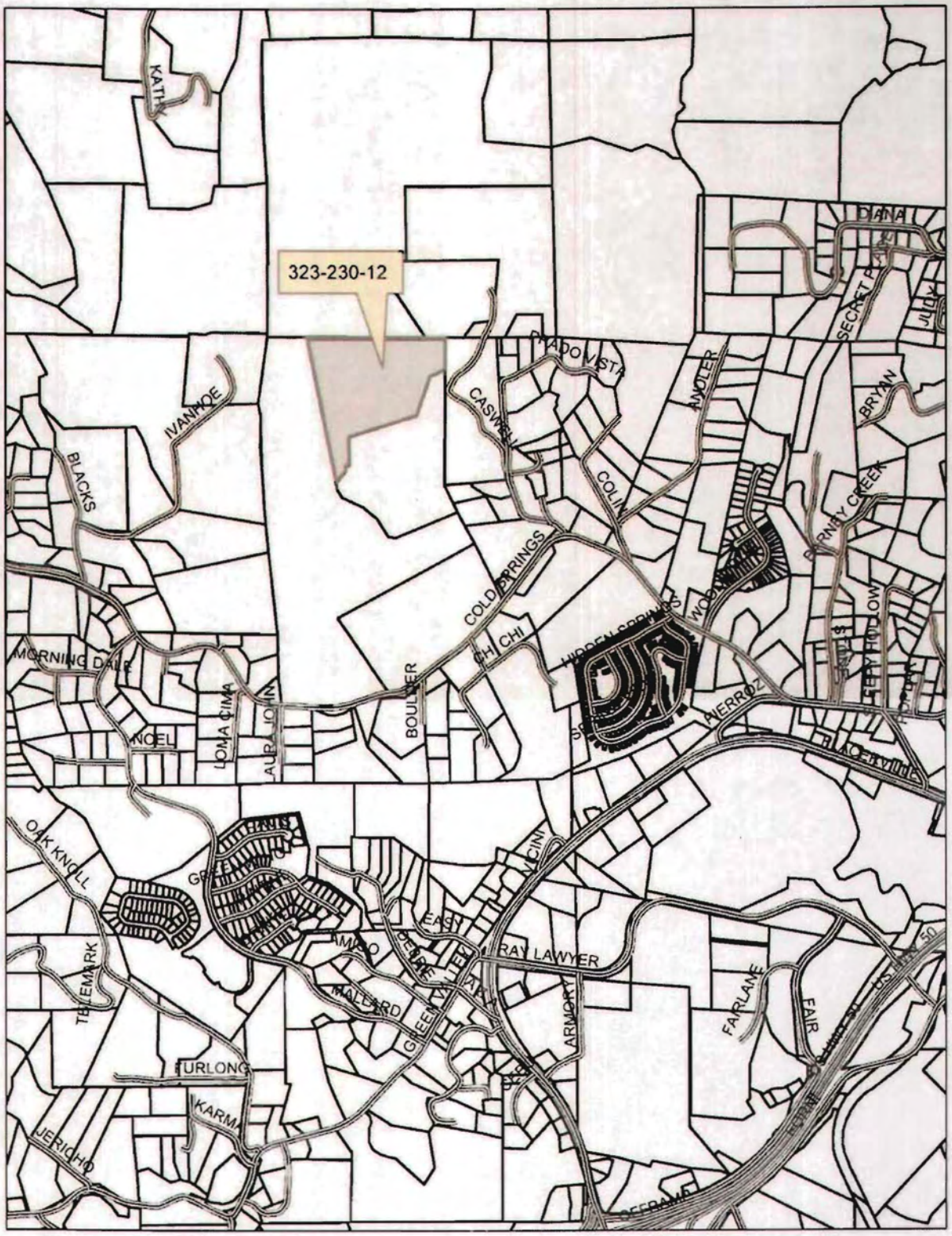
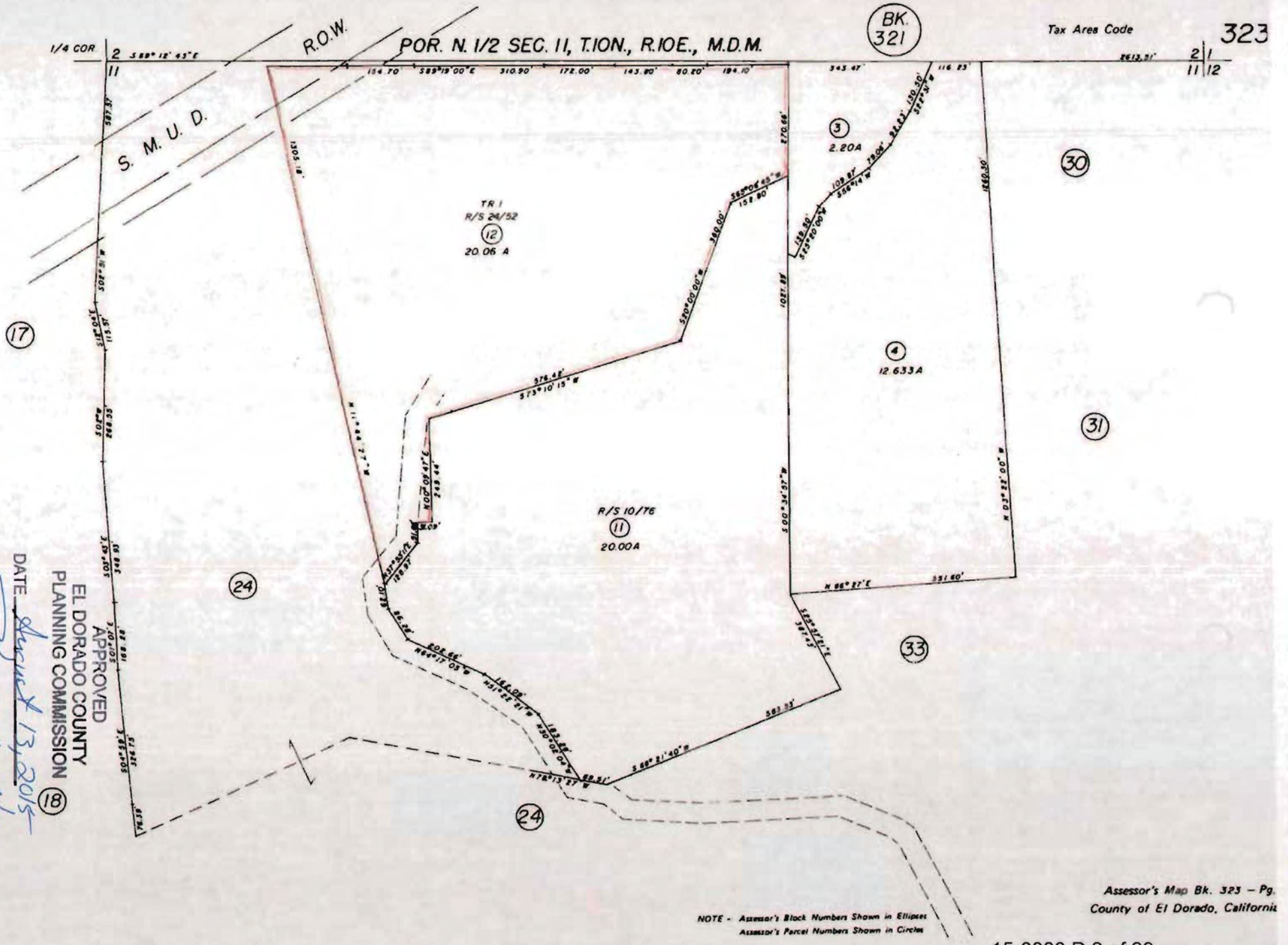


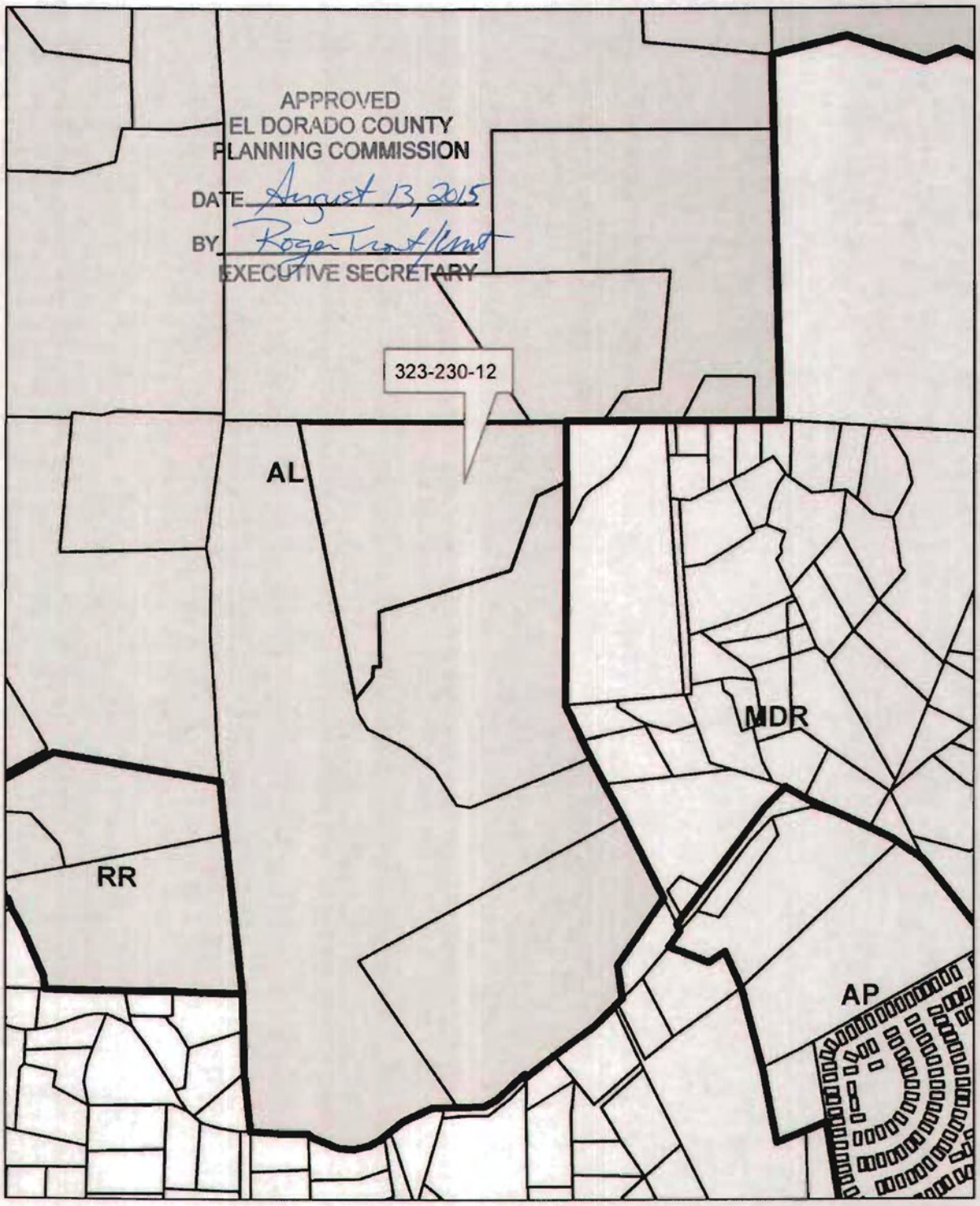
File No. S04-0008-R - Location Map

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout/Cmt
EXECUTIVE SECRETARY

Exhibit A

0 500 1,000 1,500 2,000 Feet


BK. 321
Tax Area Code 323
POR. N. 1/2 SEC. 11, T.10N., R.10E., M.D.M.
1/4 COR
R.O.W.
S. M. U. D.
TR 1
R/S 24/52
(12)
20.06 A
(3)
2.20A
(4)
12.633A
R/S 10/76
(11)
20.00A
(17)
(18)
(24)
(30)
(31)
(33)
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout
EXECUTIVE SECRETARY
Exhibit B
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 323 – Pg.
County of El Dorado, California



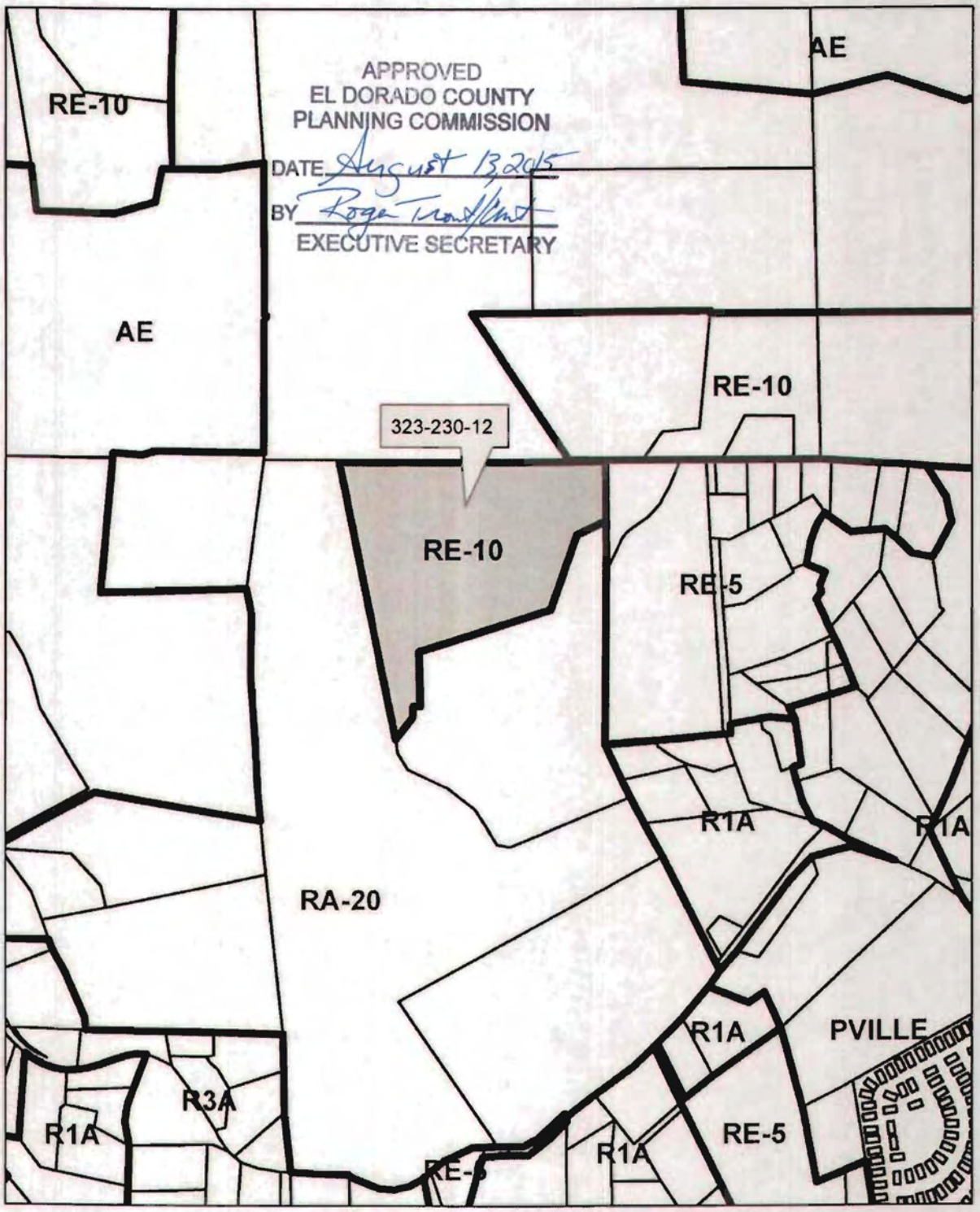
File No. S04-0008-R
General Plan Land Use Map

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

N
W E
S

Exhibit C

0 250 500 750 1,000 Feet



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

N
W E
S

0 250 500 750 1,000 Feet

Exhibit D

Google earth

feet 400
meters 100

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout /cmt
EXECUTIVE SECRETARY

Exhibit E

Exhibit F

verizon wireless

COLD SPRINGS

PSL #: 269258

PROJECT #: 20130913307

2585 COLD SPRINGS RD
PLACERVILLE, CA 95667

SHEET INDEX

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: August 13, 2015
BY: Roger Trout
EXECUTIVE SECRETARY

VERIZON WIRELESS SIGNATURE BLOCK

verizon wireless — SIGNATURE — DATE

CONSTRUCTION _____ _____
REAL ESTATE _____ _____
RF ENGINEER _____ _____
EQUIP. ENGINEER _____ _____
NW ENG./TRANSPORT _____ _____

EPIC WIRELESS SIGNATURE BLOCK

EPIC WIRELESS GROUP, INC. — SIGNATURE — DATE

CONSTRUCTION _____ _____
REAL ESTATE _____ _____
LEASING _____ _____

VICINITY MAP

DRIVING DIRECTIONS

Turn RIGHT (south) onto Blue Ravine Rd	0.1 mi	
Turn LEFT to stay on Blue Ravine Rd	0.7 mi	
Turn RIGHT (south) onto Phoenix City Rd	1.1 mi	
Take Ramp (RIGHT) onto US-50	16.7 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	Point Rd / Placerville Dr
Keep RIGHT to stay on Ramp	27 feet	Placerville Dr
Bear RIGHT (south) onto Point Rd then immediately Bear LEFT	0.1 mi	
Turn LEFT (north) onto Phoenix Rd	0.1 mi	
Turn LEFT (north-west) onto Cold Springs Rd	0.7 mi	
Arrive 2585 Cold Springs Rd, Placerville, CA 9566		

PROJECT TEAM

APPLICANT:	verizon wireless 226 PARKSHORE DR FOLSOM, CA 95630
CONSTR. MGR:	EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM RD. STE. 350 GRANITE BAY, CA. 95746 PETE MANAS PHONE: (530) 363-5957
ZONING MGR:	EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM RD. STE. 350 GRANITE BAY, CA. 95746 MARK LOSHAUSEN PHONE: (916) 203-4067
DESIGNER:	HMH DESIGN GROUP, LLC 5184 FRY ROAD VACAVILLE, CA. 95687 PHONE: (707) 448-8011
SURVEYOR:	GEIL ENGINEERING 1229 HIGH STREET AUBURN, CA 95603 PHONE: (530) 885-0428
OWNER:	LANDLORD: DOUGLAS WEDEKAMP 2585 COLD SPRINGS RD PLACERVILLE, CA 95667 (530) 626-0825

BUILDING/SITE DATA

PROJECT NUMBER:	20130913307
PSL #:	269258
A.P.N.:	323-230-12-10
ZONING:	RE-10 RURAL RESIDENTIAL
OCCUPANCY TYPE:	U
CONSTRUCTION TYPE:	V-B
JURISDICTION:	EL DORADO COUNTY

CODE COMPLIANCE

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.

1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
2. CALIFORNIA BUILDING CODE (CBC) 2013
3. CALIFORNIA MECHANICAL CODE (CMC) 2013
4. CALIFORNIA PLUMBING CODE (CPC) 2013
5. CALIFORNIA ELECTRIC CODE (CEC) 2013
6. CALIFORNIA FIRE CODE (CFC) 2013
7. COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED

PROJECT DESCRIPTION

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 30KW GENERATOR WITH 132 GALLON UL142 DIESEL FUEL TANK ON NEW 8'X25' CONCRETE PAD.
INSTALL (8) 6'-FOOT ANTENNAS (2 PER SECTOR) TO EXISTING MONOPINE
INSTALL (8) DIPLEXERS.
INSTALL (4) RRUS12 (1 PER SECTOR).
INSTALL (1) HYBRID FIBER-POWER CABLE.
INSTALL (2) RAYCAPS ON H-FRAME
INSTALL (16) COAX RUNS TO MONOPINE

HMH DESIGN GROUP
5184 FRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-448-8011

EPIC WIRELESS GROUP INC.

REVISIONS

NO	DATE	DESCRIPTION
0	08/28/14	ISSUE FOR REVIEW
1	09/16/14	PER REDLINES
2	01/7/15	PER REDLINES
3	01/23/15	100%
4	05/20/15	CHG TO OUTDOOR CABINETS

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

PROJ. NUMBER 20130913307
PSL #260258
COLD SPRINGS
2585 COLD SPRINGS RD
PLACERVILLE, CA. 95667
DRAWN BY: D/W DATE: 08/28/14
HMH JOB NO. 014058
SHEET NO.

T-1

DATE OF SURVEY: 05-11-14

SURVEYED BY DR UNDER DIRECTION OF: KENNETH D. ELL, R.C.E. 14853

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 & LORI VEERKAMP
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 30, El Dorado County Records being more particularly described as follows:

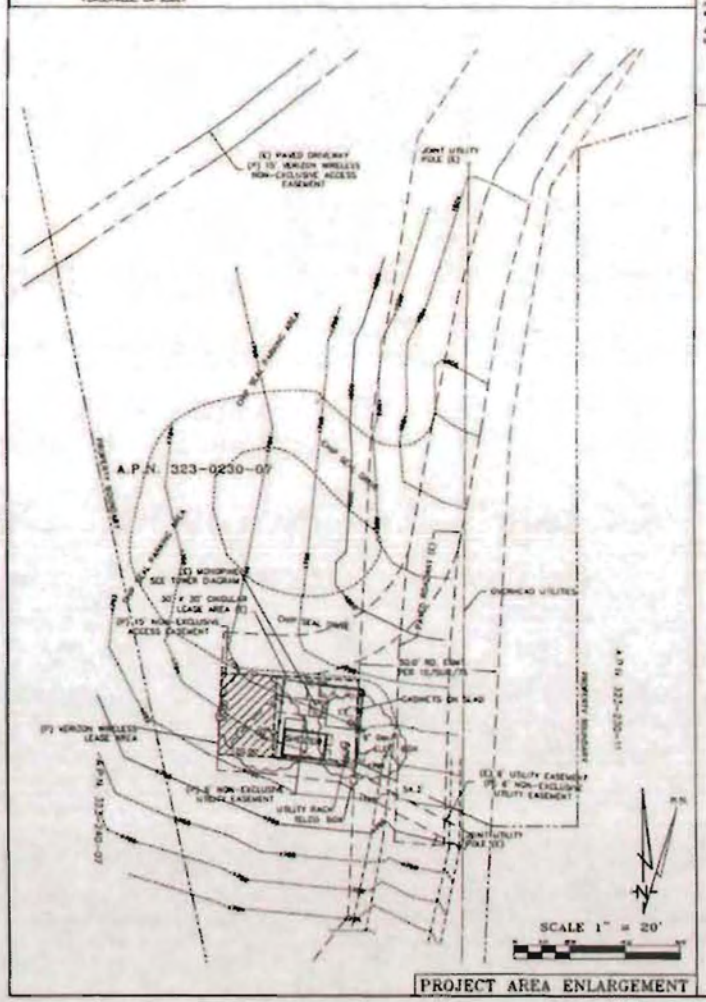
Commencing at a 3/4" plugged iron pipe tagged LS 4117 found at the Southerly terminus of the course described as "South 73°10'15" West 702.16 feet" as shown on the plat filed in Book 10 of Surveys, Page 76, El Dorado County Records; thence South 28°19'24" West 2202.63 feet to the true Point of Beginning; thence from said point of beginning South 04°58'05" West 30.00 feet; thence North 87°01'55" West 20.00 feet; thence North 02°58'05" East 30.00 feet; thence South 87°01'55" East 20.00 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°58'05" West 3.00 feet from the Southwest corner of the above described lease area; thence from said point of beginning South 87°01'55" East 16.76 feet; thence South 82°50'20" East 28.93 feet; thence South 87°20'26" East 52 feet more or less to an existing utility service pole.

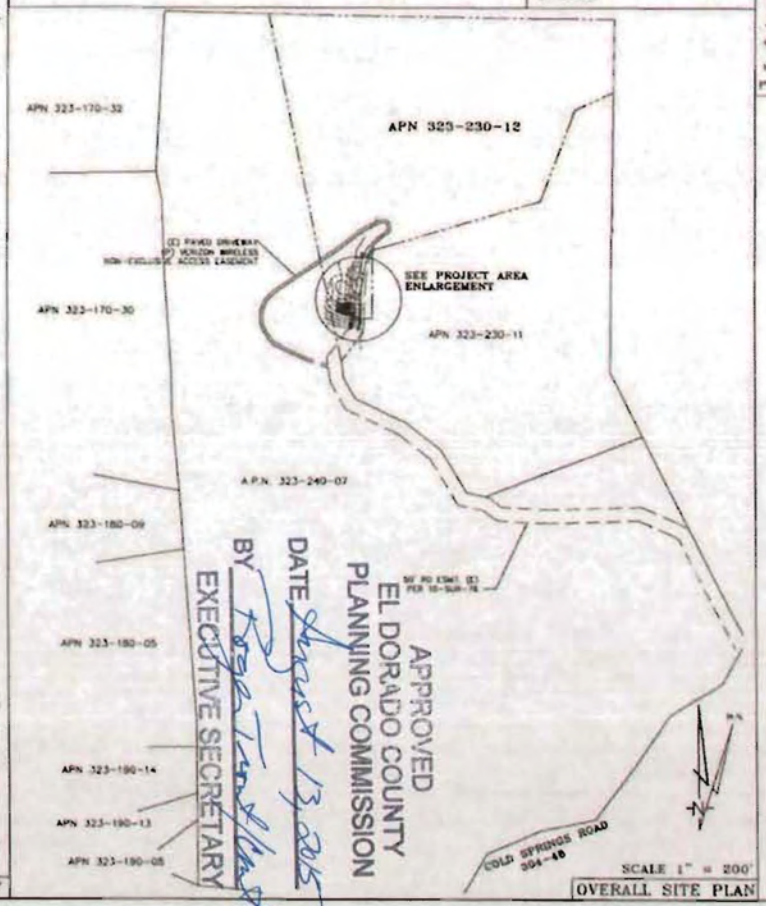
Also together with a non-exclusive easement for utility purposes, six feet in width, the centerline of which is described as follows: Beginning at a point which bears South 02°58'05" West 10.00 feet from the Northeast corner of the above described lease area; thence from said point of beginning South 87°01'27" East 19 feet more or less to existing power pole 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 roadway way, to the public right of way.

BOUNDARY SHOWN IS BASED ON ANNOTATION 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 EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

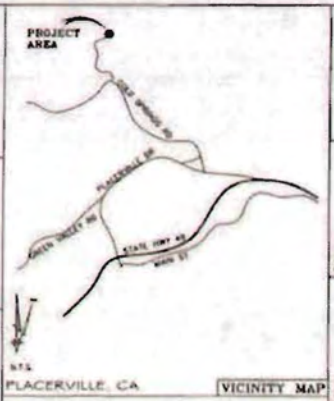


PROJECT AREA ENLARGEMENT

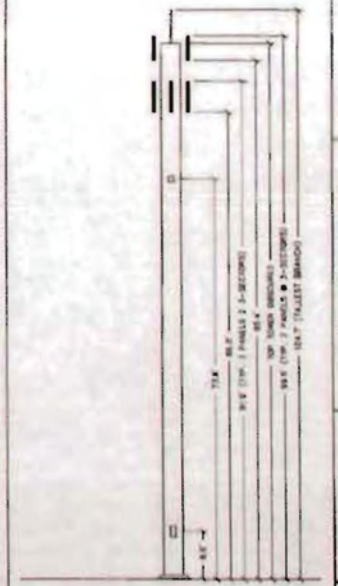


APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Rose Turnipseed
EXECUTIVE SECRETARY

OVERALL SITE PLAN



VICINITY MAP



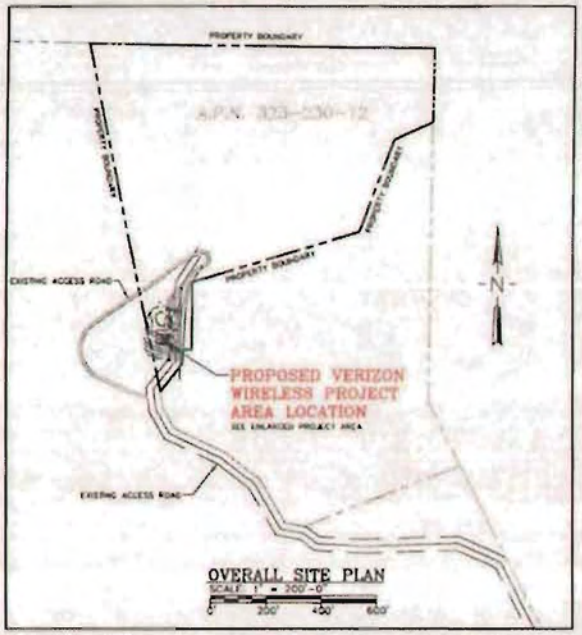
TOWER DIAGRAM

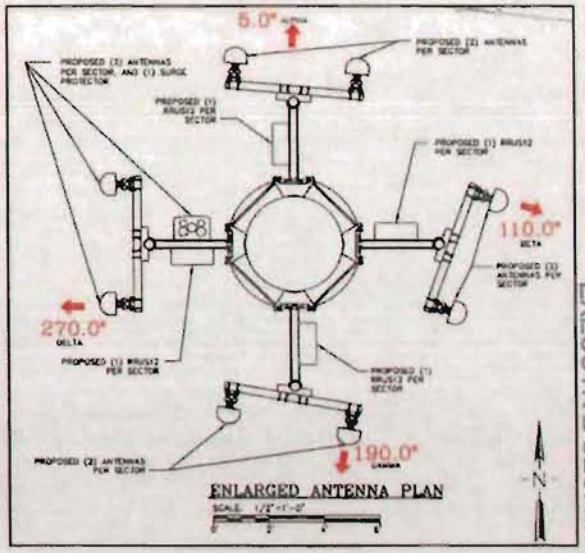
GEL ENGINEERING

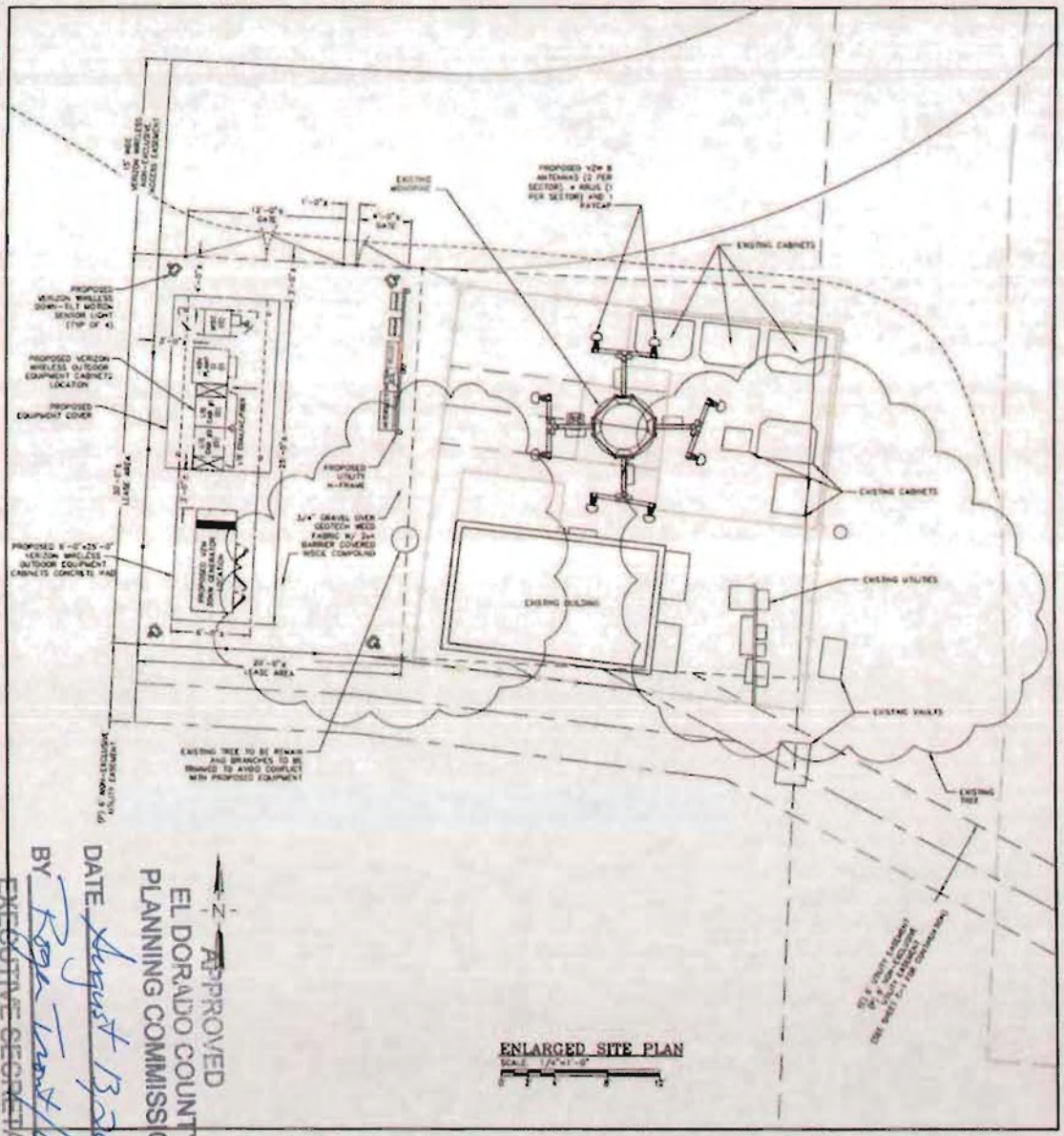
verizon wireless

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

C-1







APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout
EXECUTIVE SECRETARY

HMH
DESIGN GROUP
3164 FRY ROAD
VACAVILLE, CA 95687
PHONE: 707-448-8811

EPIC WIRELESS GROUP INC.

REVISIONS

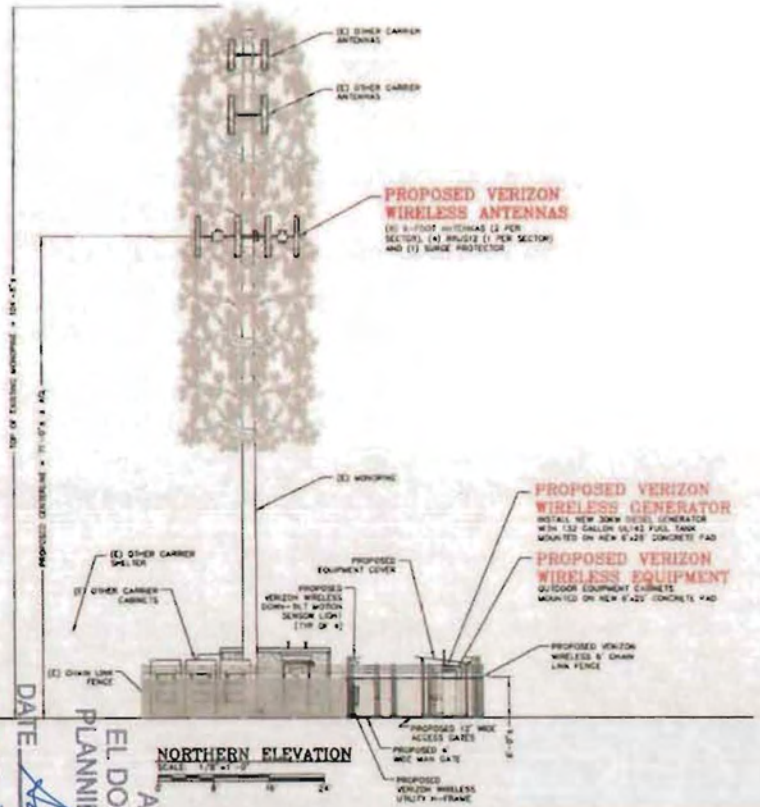
NO	DATE	DESCRIPTION
0	08/26/14	ISSUE FOR REVIEW
1	09/12/14	PER RESPONSES
2	10/7/14	PER RESPONSES
3	01/20/15	ISSUE
4	03/23/15	CHG TO OUTDOOR CABINETS

verizon wireless
VERIZON WIRELESS
2785 PARK SHORE DRIVE
FOLSOM, CA. 95630

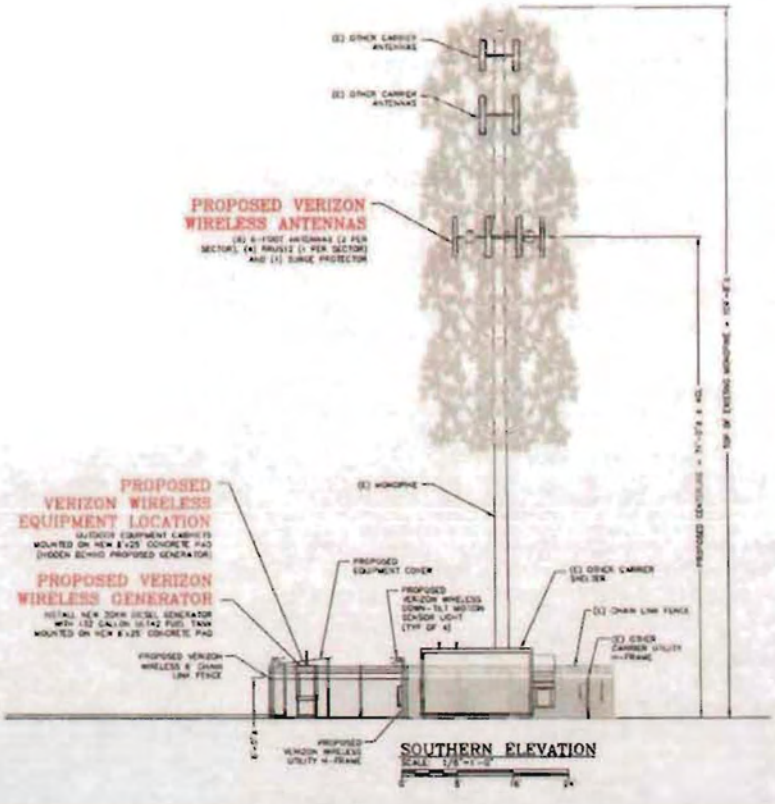
PROJ. NUMBER 20130913307
PSL #260258
COLD SPRINGS
2585 COLD SPRINGS RD
PLACERVILLE, CA 95667

DRAWN BY: D/M DATE: 08/26/14
HMH JOB NO: 214059
SHEET NO:

A-1



NORTHERN ELEVATION



SOUTHERN ELEVATION

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout
EXECUTIVE SECRETARY

HMH
DESIGN GROUP
5184 FRY ROAD
HICKSVILLE, CA. 95687
PHONE: 707-445-8011

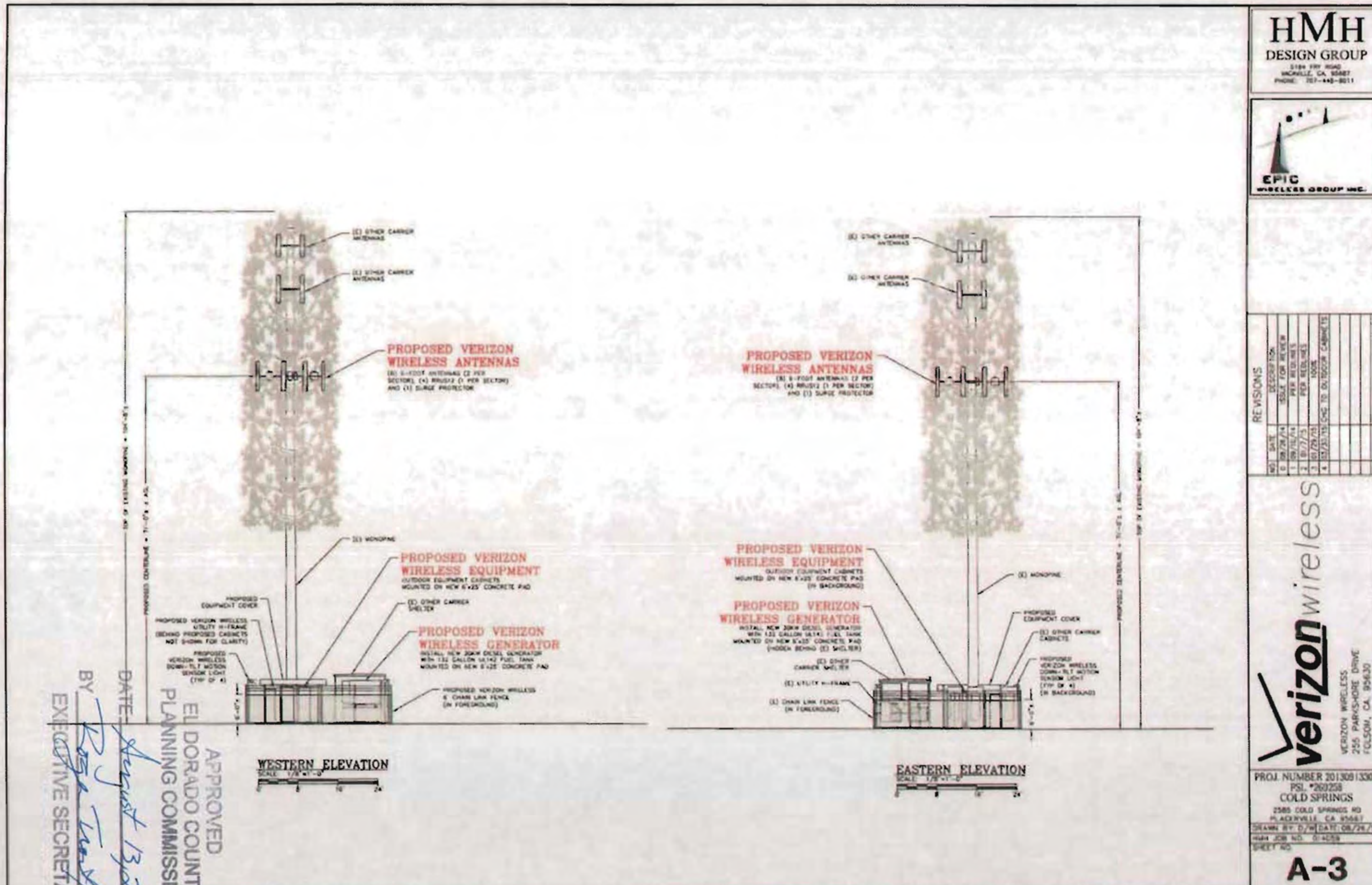
EPIC
WIRELESS GROUP INC.

REVISIONS

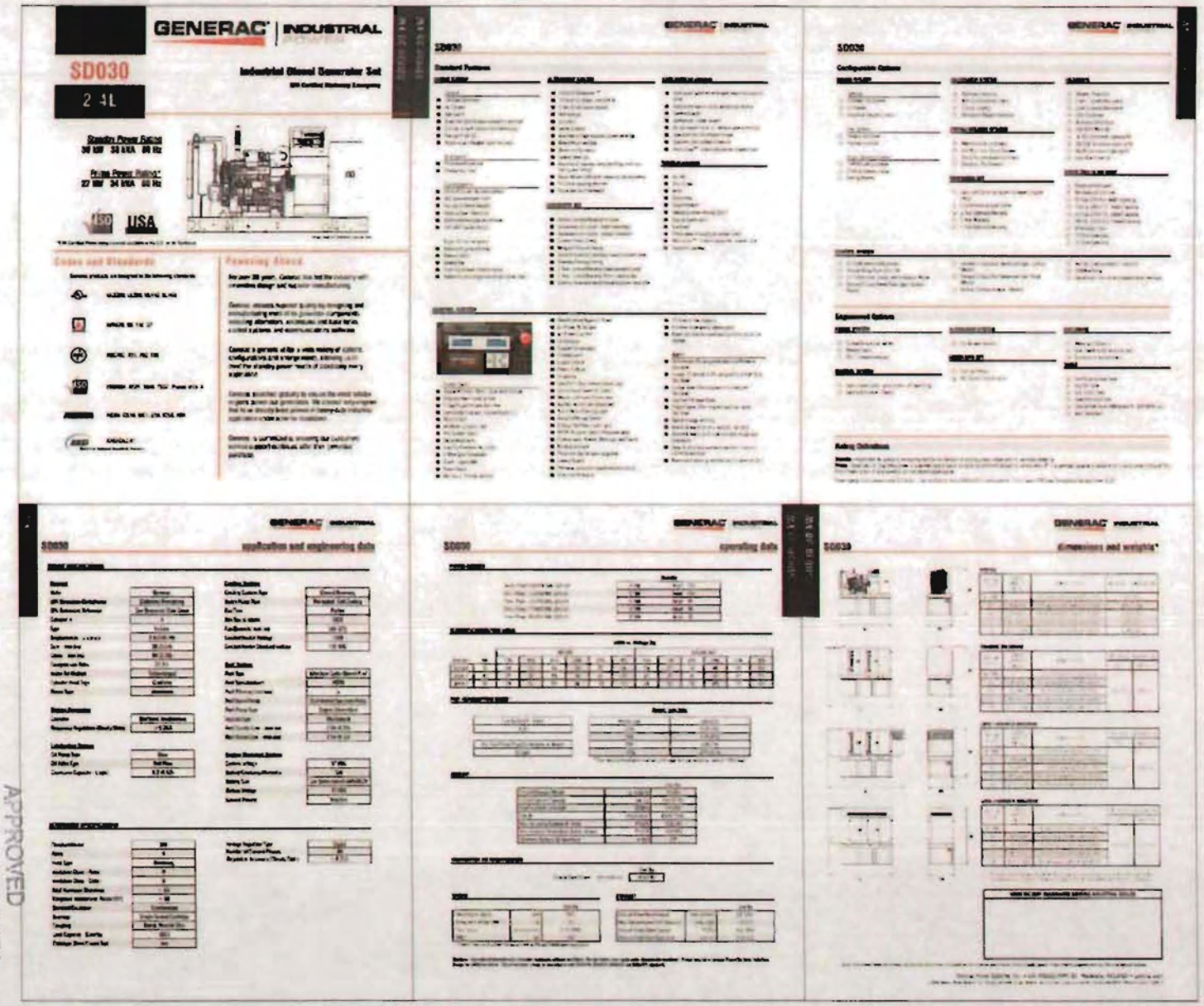
NO	DATE	DESCRIPTION
0	06/27/14	ISSUE FOR REVIEW
1	09/02/14	PER REDLINES
2	01/7/15	PER REDLINES
3	07/28/15	100%
4	03/30/16	ONE TO ONE DOOR CABINETS

verizon wireless
VERIZON WIRELESS
2785 PARKSHORE DRIVE
FOLSOM, CA. 95630

PROJ. NUMBER 20130913307
PSL #260258
COLD SPRINGS
2585 COLD SPRINGS RD
PLACERVILLE, CA 95667
DRAWN BY: D/W DATE: 08/28/14
HMH JOB NO. 314059
SHEET NO.
A-2



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY [signature]
EXECUTIVE SECRETARY



HMH
DESIGN GROUP
5164 TRY ROAD
VACAVILLE, CA. 95687
PHONE: 707-448-8011

EPIC
WIRELESS GROUP INC.

REVISIONS

NO	DATE	DESCRIPTION
0	06/26/14	ISSUE FOR REVIEW
1	09/10/14	PER REMARKS
2	09/17/14	PER REMARKS
3	01/26/15	100%
4	03/30/15	CHG TO GENSET CABINET

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

PROJ. NUMBER 20130913307
PSL #260258
COLD SPRINGS
2585 COLD SPRINGS RD.
PLACERVILLE, CA. 95667
DRAWN BY: D/W DATE: 08/26/14
HMH JOB NO. 014029
SHEET NO.
A-4

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout
EXECUTIVE SECRETARY

Exhibit G

A.P.N. 323-230-12
PROPOSED VERIZON WIRELESS PROJECT AREA LOCATION
EXISTING OTHER CARRIER EQUIPMENT LOCATION
PROPERTY SETBACKS
SCALE 1"=10'-0"
0 10 20 30
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
BY Roger Trout
EXECUTIVE SECRETARY
HMH
DESIGN GROUP
EPIC WIRELESS GROUP INC.
REVISIONS
NO DATE DESCRIPTION
0 08/13/14 ISSUE FOR REVIEW
verizon wireless
VERIZON WIRELESS
2785 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

Version Date: September 10, 2014

Cold Springs
2585 Cold Springs Rd
PLacerville, CA 95667

verizonwireless

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

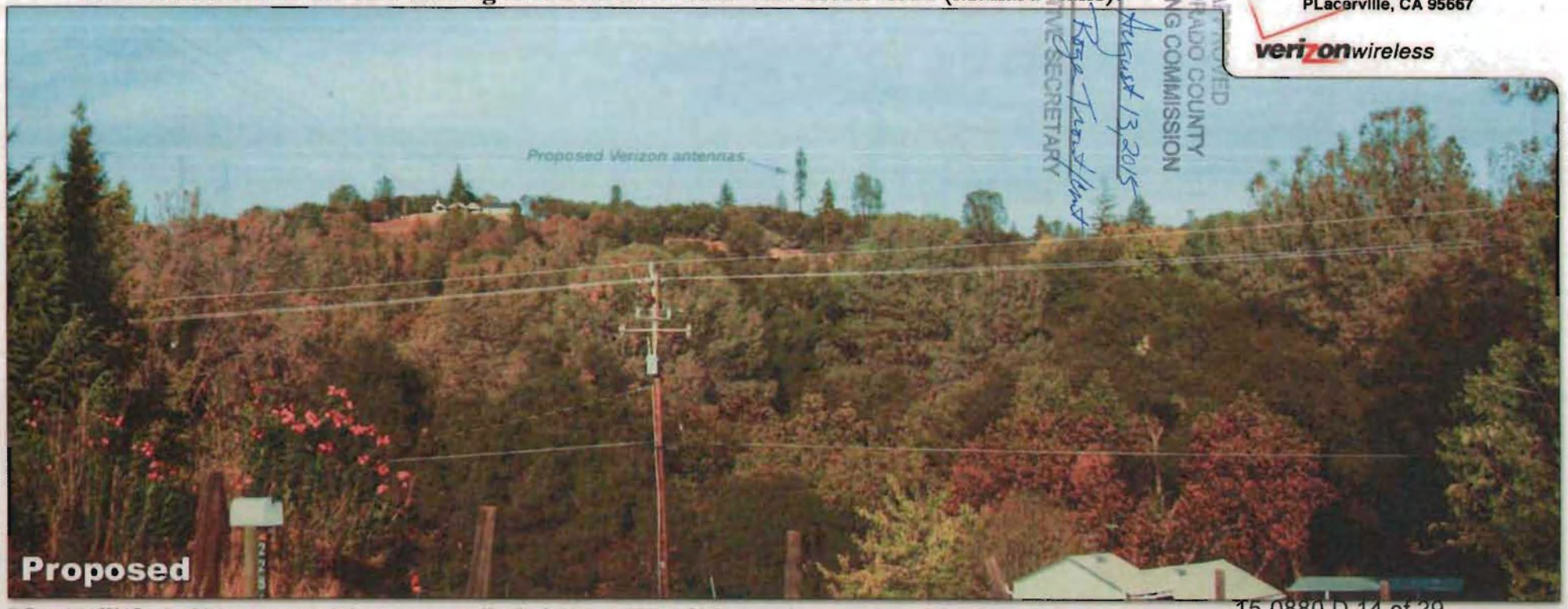
Exhibit H

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
August 13, 2015
THE SECRETARY

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

Cold Springs
2585 Cold Springs Rd
PLacerville, CA 95667
verizonwireless

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
August 13, 2015
Rose Turnbull
SECRETARY



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

Cold Springs
2585 Cold Springs Rd
PLacerville, CA 95667

verizonwireless

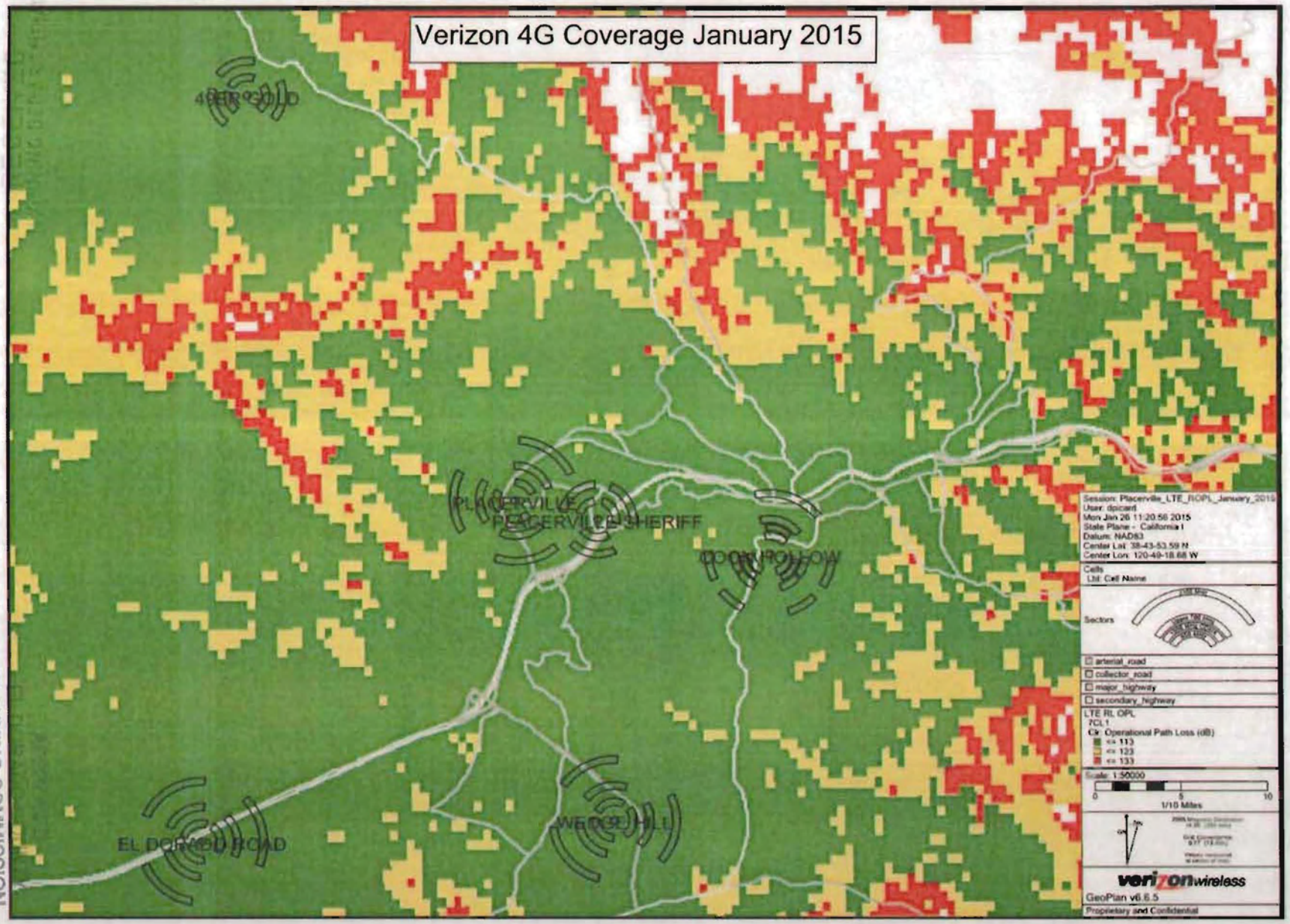


Exhibit I

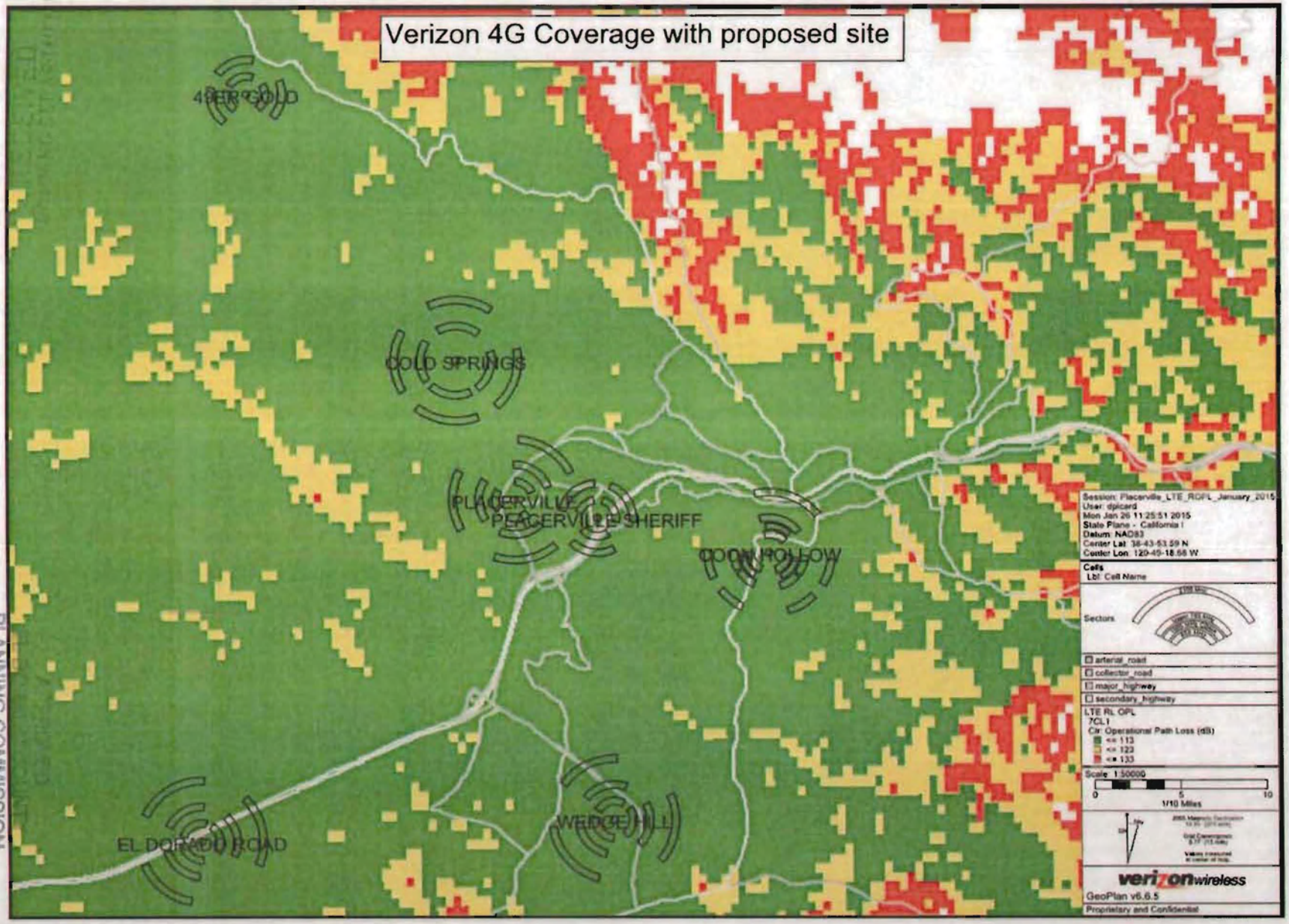
PLANNING COMMISSION

DATE August 13, 2015

BY Roger Trout

EXECUTIVE SECRETARY

S 04-0008-R



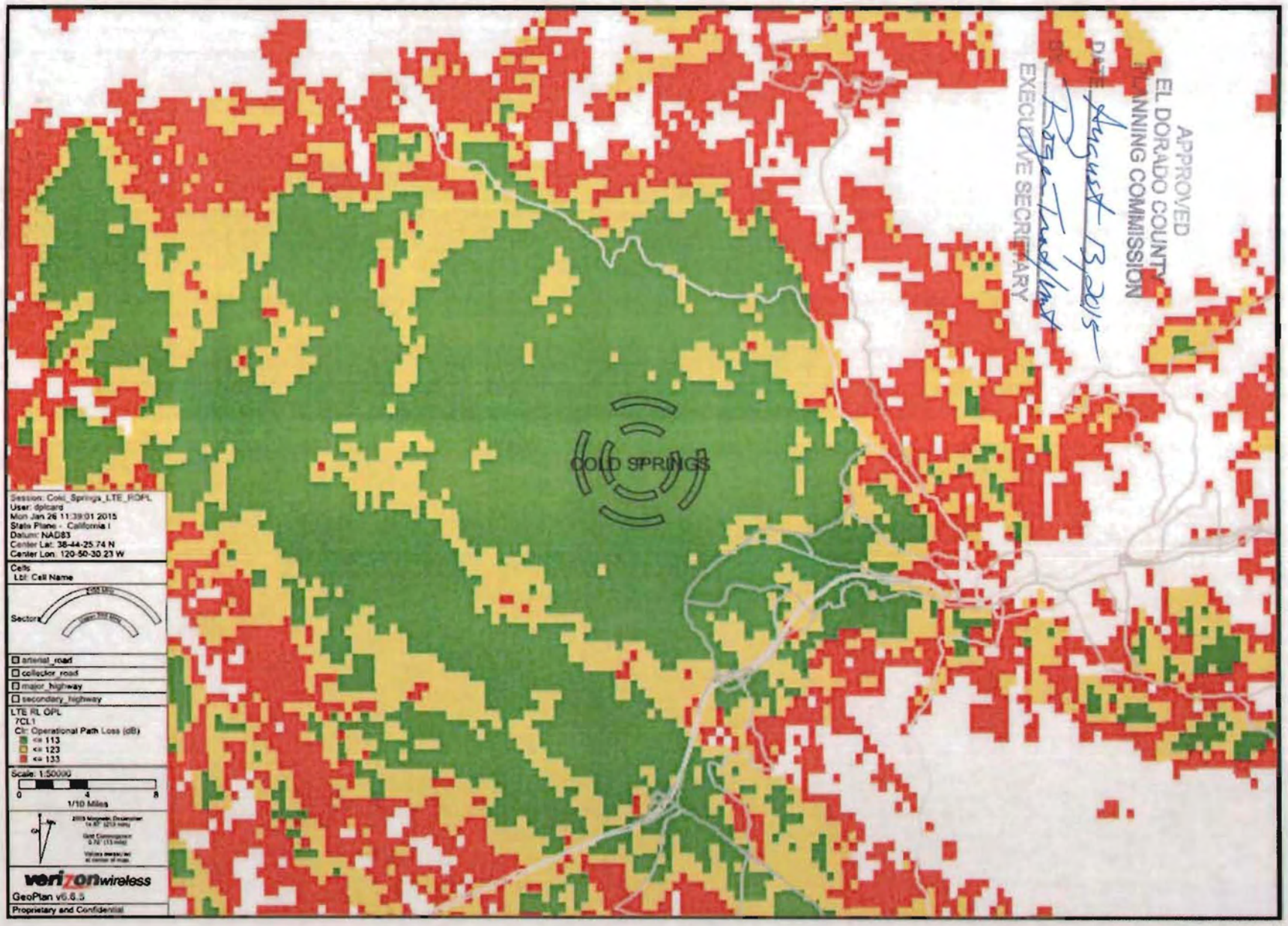
PLANNING COMMISSION

DATE August 13, 2015

BY Roger Trout

EXECUTIVE SECRETARY

S 04-0008-R



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 13, 2015
EXECUTIVE SECRETARY

S 04-0008-R

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

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 cingular 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

590 Menlo Drive, Suite 5 • Rocklin, California 95765 • Telephone (916) 435-1202 • Facsimile (916) 435-1205 • www.foothill.com

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:

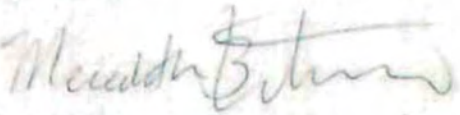
TREE PROTECTION ZONE
DO NOT MOVE OR RELOCATE FENCE
UNTIL PROJECT COMPLETION WITHOUT
PERMISSION OF PROJECT ARBORIST
OR COUNTY OF EL DORADO

- 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.

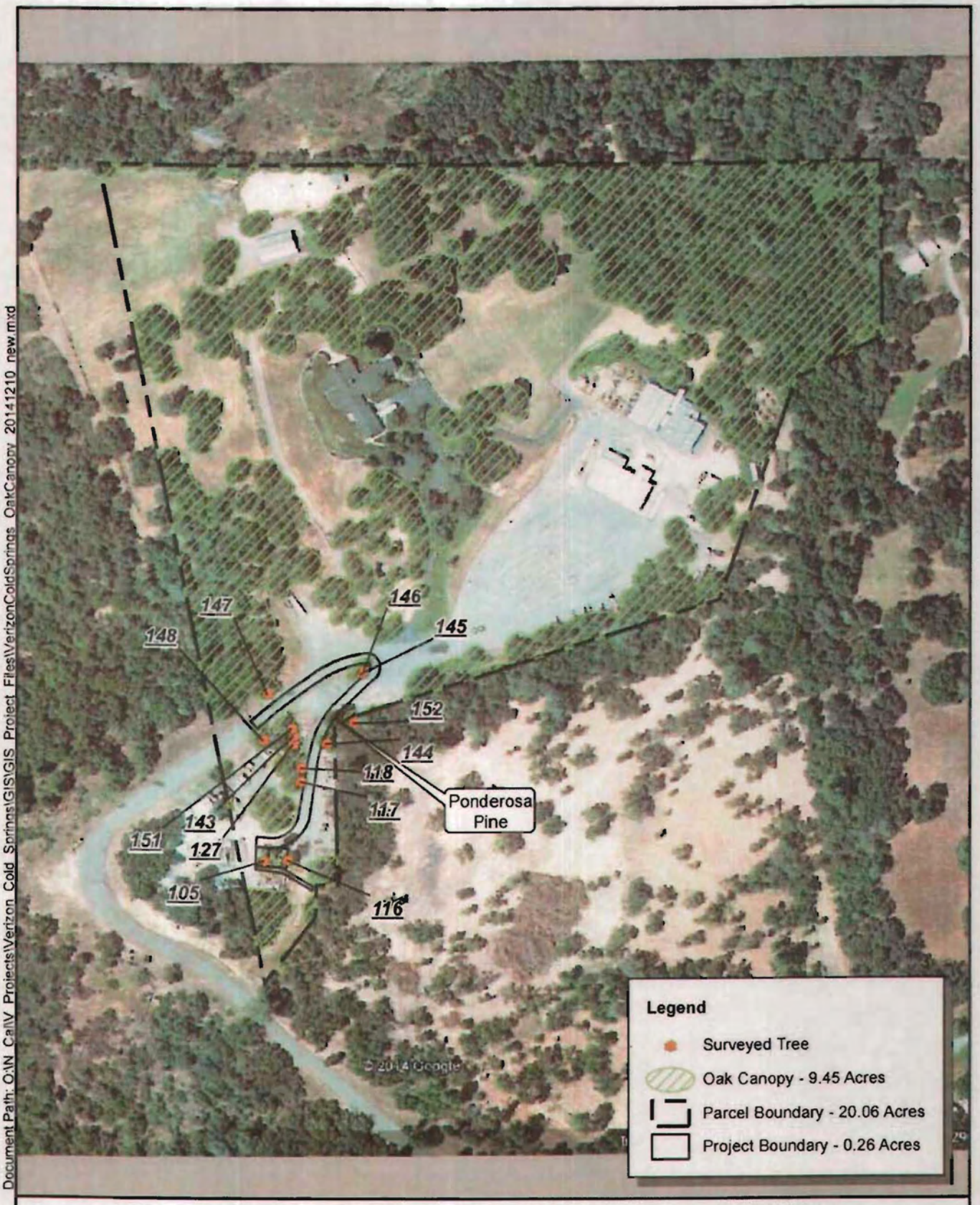
Please do not hesitate to call me at (916) 435-1202 if you have any questions about this report or the tree protection measures.

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



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OAK CANOPY AND APPROXIMATE TREE LOCATIONS

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE
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N

0 110 220
Feet
1 inch = 200 feet

Drawn By: MUB
Date: 04/09/2015

FIGURE 1

VERIZON COLD SPRINGS

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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 *Removed*
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

FOOTHILL ASSOCIATES ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE	1 OF 1	ATTACHMENT B

Attachment C — Oak Canopy Site Assessment Form

El Dorado County

OAK/CANOPY SITE ASSESSMENT FORM

Qualified Professional & Contact Information: *(attach qualifications)*	Kirk Vail, ISA-Certified Arborist #WE-4575A Foothill Associates, 590 Menlo Dr. Ste 5, Rocklin, CA 95765
Property Owner's Name/APN(s):	Douglas Veerkamp/ 323-230-12-10
Address:	2585 Cold Springs Road, Placerville, CA 85667
General Plan Designation:	AL (Agricultural Land)
Zoning:	RE-10 Rural Residential
Project Description: *(attach site photos)*	Expansion of an existing cellular facility with additional equipment.

Would the project, directly or indirectly, have the potential to cause any impact, conflict with, or disturbance to:	**YES**	**NO**
a) Individual landmark or heritage trees (of any species) subject to review under General Plan Policy 7.4.5.2?	☑	☐
c) Oak woodland corridor continuity (General Plan Policy 7.4.4.5)?	☐	☑
d) Sensitive or important oak woodland habitat as defined in the Guidelines?	☐	☑
e) Movement of Wildlife and/or Any Wildlife Migration Corridor?	☐	☑
f) Any Candidate, Listed or Special Status Plant or Animal Species observed or expected to occur on or adjacent to the project site?	☐	☑
g) Is the affected area of oak canopy within or directly adjacent to an Important Biological Corridor or Ecological Preserve overlay?	☐	☑
h) Does the removal of oak canopy comply with the retention requirements of Policy 7.4.4.4?	☑	☐
i) Was project subject to prior County approval? (If yes, provide Tentative Map # and environmental documents if available)	☐	☑
j) For Discretionary Projects, would the project have the potential to cause a significant environmental impact on biological resources?	☐	☑

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.

Qualified Professional: _____ **Date:** 12.15.14

Applicant/Owner: _____ **Date:** _____

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)