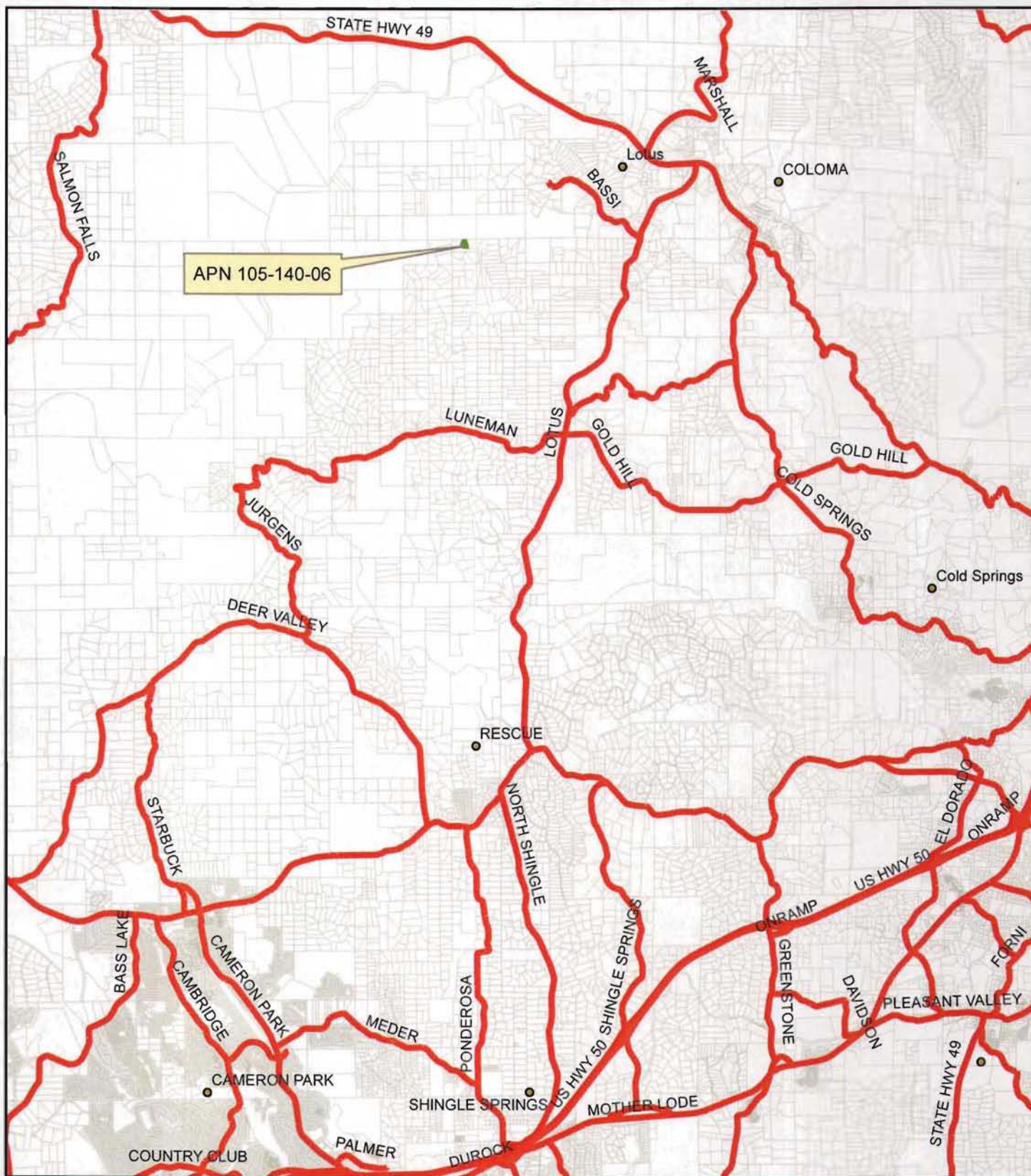


# Exhibit A: Location Map

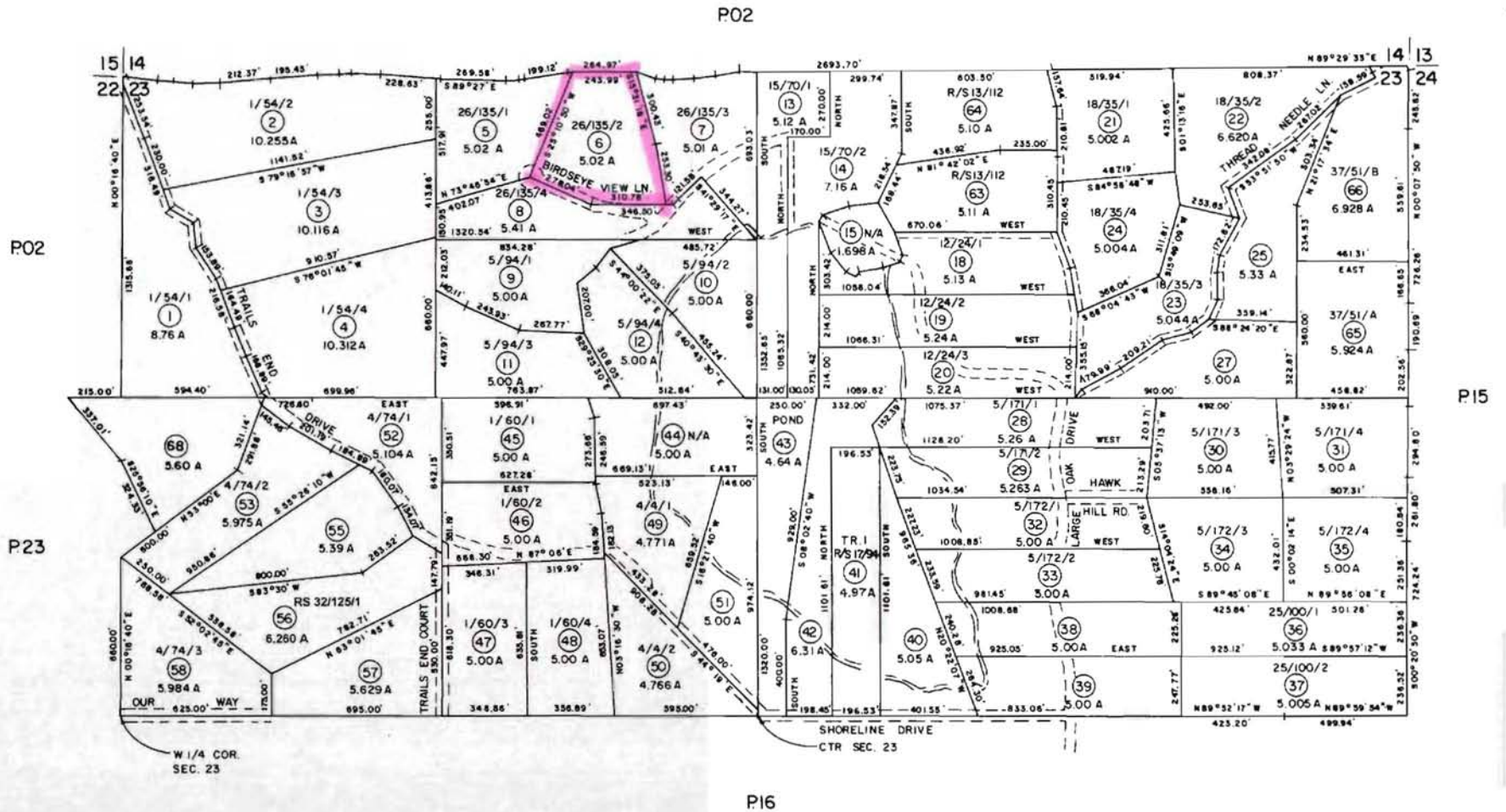


- placenames
- major\_roads
- ▭ prclbase



S15-0004 Arrowbee Verizon Tower  
Prepared By Aaron Mount

0 0.5 1 2 Miles



**EXHIBIT B**

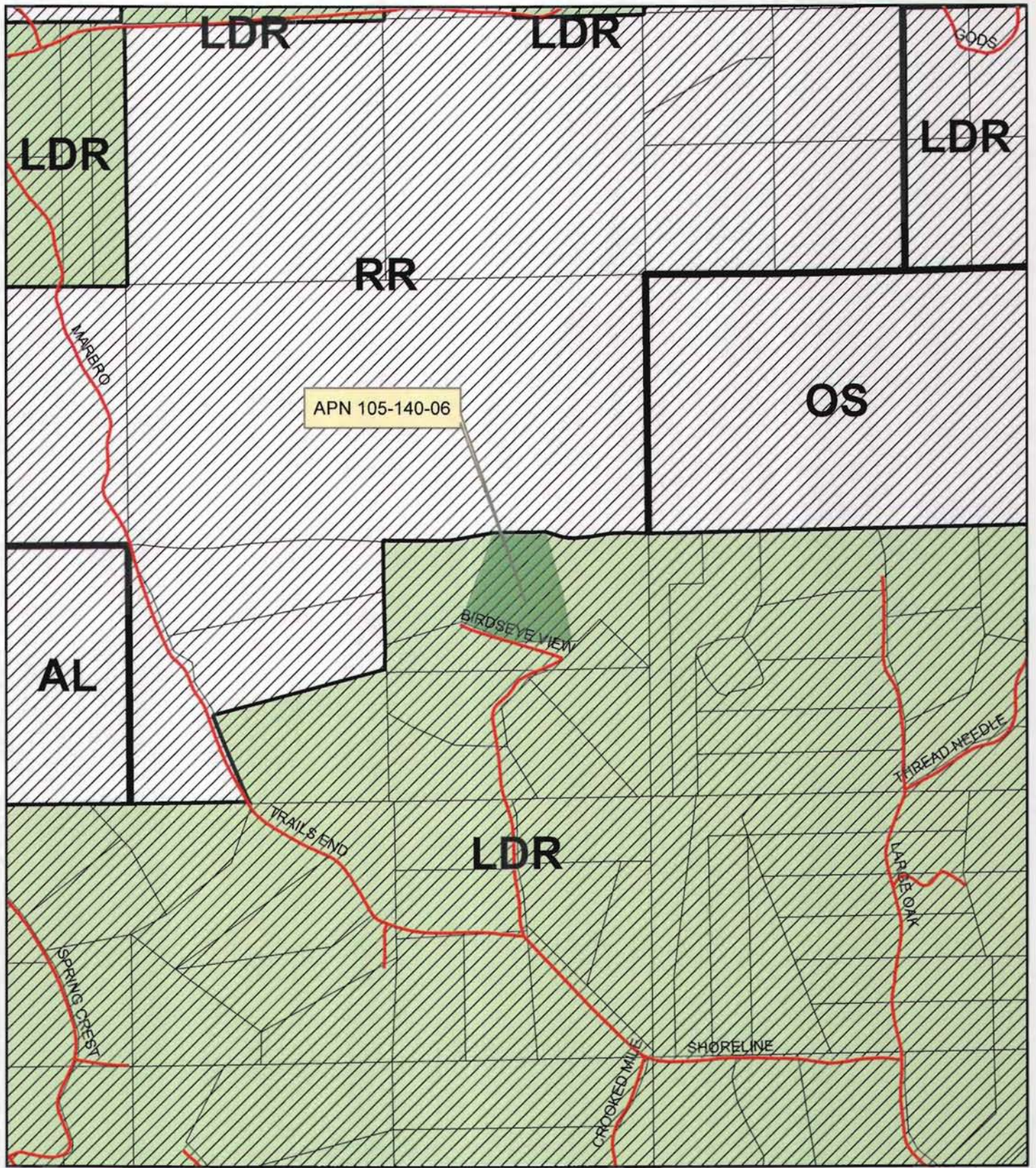
REV. 4/28/2011

Assessor's Map Bk. 105 -- Pg. 14  
County of El Dorado, California

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

# Exhibit C: General Plan Map



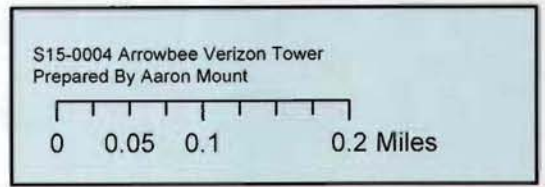
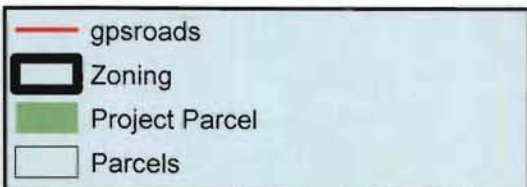
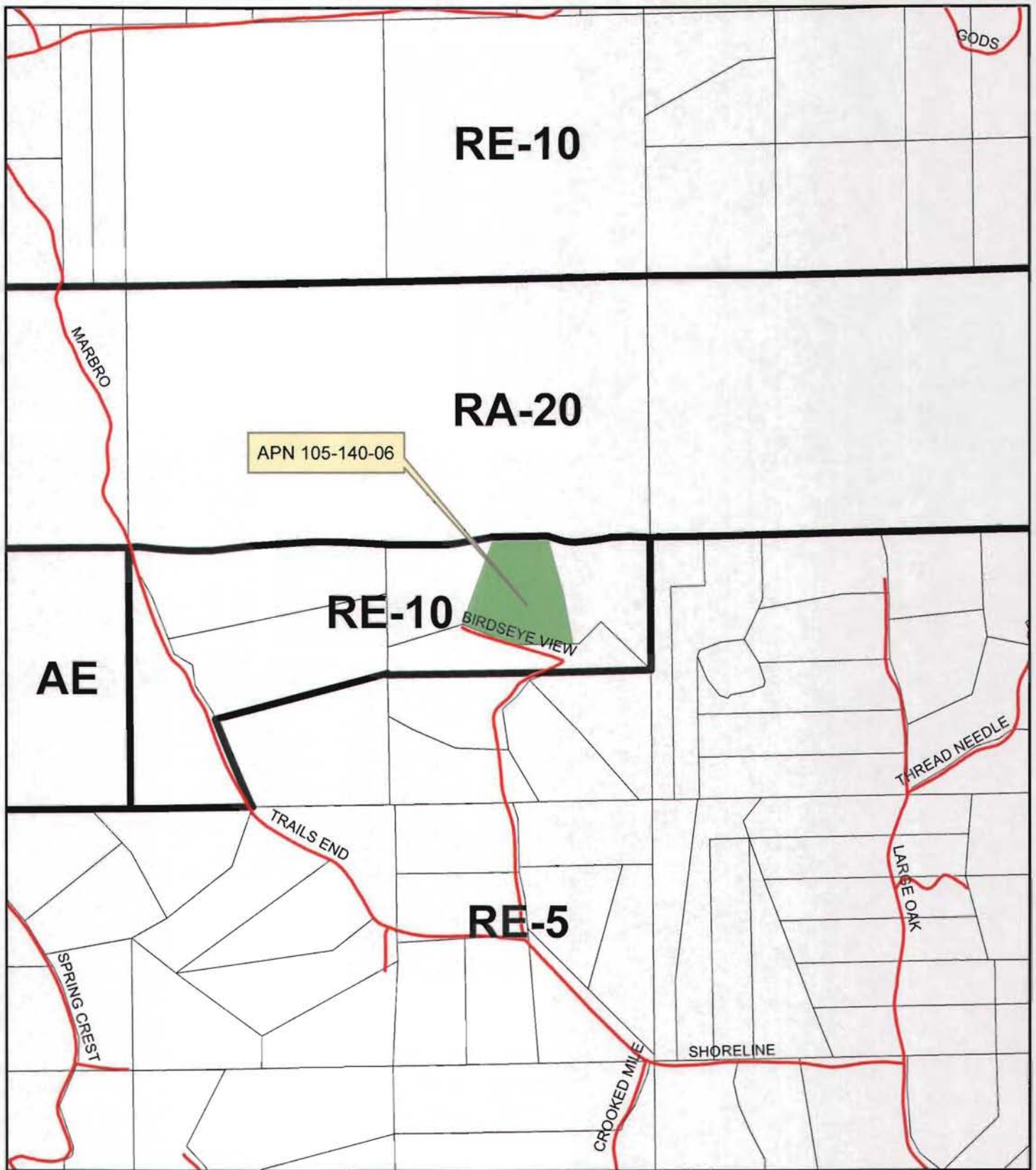
- gpsroads
- ▨ IBC
- Parcels
- Platted Lands
- ▭ Land Use



S15-0004 Arrowbee Verizon Tower  
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

# Exhibit D: Zone District Map



# Exhibit E: Aerial Photo



— gpiroads  
— pcrbase selection  
— pcrbase  
**raster2011**  
RGB  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3



S15-0004 Arrowbee Verizon Tower  
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

# PROJECT : Arrowbee Lake - New Build

4131 BIRDSEYE VIEW LANE  
PLACERVILLE, CA 95667

LOCATION NO: 269257



PREPARED FOR

295 Parkshore Drive  
Folsom, California 94630

Vendor:

8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95746

Project Address:

4131 Birdseye View Lane  
Placerville, CA 95667

Architect:

ARCHITECTURE PLANNING INTERIORS

PROJECT NO:	20130913306
LOCATION NO:	269257
DRAWN BY:	J.V.M.
CHECKED BY:	B.K.W.

REV	DATE	DESCRIPTION
0	12/02/15	100% ZD Rev 1
1	06/23/15	100% CD Submittal
B	11/13/14	95% ZD Submittal
A	10/01/14	90% ZD Submittal

Licensors:

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:

12/02/15  
100% ZD Rev 1

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

**A-0**

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																									
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <ol style="list-style-type: none"> <li>(P) VERIZON WIRELESS OUTDOOR EQUIPMENT ON (P) 33'-4" x 20'-0" STEEL PLATFORM WITH HAND RAILS</li> <li>(P) 30KVA DIESEL GENERATOR W/ 132 GALLON UL 142 LISTED TANK ON (P) STEEL PLATFORM</li> <li>(P) 90' STEALTH MONOPINE</li> <li>ADD (2) 4' MICROWAVE DISHES</li> <li>ADD (P) H-FRAME W/ (P) METER, (P) TELCO, AND (P) INTERSECT W/ DISCONNECT</li> <li>ADD (2) ANTENNAS PER SECTOR (3 SECTORS) TOTAL OF (6)</li> <li>ADD (9) RRUS TOTAL (3) PER SECTOR (3 SECTORS)</li> <li>ADD (4) SURGE SUPPRESSORS, (2) MOUNTED AT TOWER, (2) ON H-FRAME</li> <li>ADD (2) HYBRID FIBER CABLE</li> <li>PLACE (1) GPS ANTENNA ON H-FRAME</li> <li>6' HIGH CHAIN LINK SECURITY FENCE AROUND LEASE AREA</li> </ol>	<p><b>Property Information:</b> Site Name: ARROWBEE LAKE</p> <p>Site Number: 20130913306</p> <p>Search Ring: ARROWBEE LAKE</p> <p>Site Address: 4131 BIRDSEYE VIEW LANE PLACERVILLE, CA 95667</p> <p>A.P.N. Number: 105-140-06-10</p> <p>Current Use: LI</p> <p>Zoning: LI</p> <p>Jurisdiction: EL DORADO COUNTY</p> <p>Ground Elevation: 1,526' AMSL</p> <p>School District : Placerville Union School District</p> <p>Fire District: Rescue Fire Protection District</p>	<p><b>Construction Mgr.:</b> EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM ROAD, SUITE 400 GRANITE BAY, CA 95746 contact: PETE MANAS email: pete.manas@epicwireless.net ph: (530) 383-5957</p> <p><b>Applicant / Lessee:</b> VERIZON WIRELESS 255 PARKSHORE DRIVE FOLSOM, CA 95630</p> <p><b>Agent for applicant and Planning and Zoning Mgr:</b> EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM ROAD, SUITE 400 GRANITE BAY, CA 95746 contact: MARK LOBAUGH email: mark.lobaugh@epicwireless.net cell: (916) 203-4067</p>	<p><b>Architect / Engineer:</b> 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</p> <p><b>Structural Engineer:</b> NORM SCHEEL STRUCTURAL ENGINEER 5022 SUNRISE BLVD FAIR OAKS, CA 95628 contact: NORM SCHEEL email: norm@nsse.com ph: (916) 536-9585</p> <p><b>Survey:</b> Geil Engineering 1226 High Street Auburn, Ca 95603-5015 contact: NEIL ROHDE email: nrhode@pacbell.net ph: (530) 885-0426</p> <p><b>RF Engineer:</b> VERIZON WIRELESS 255 PARKSHORE DRIVE FOLSOM, CA 95630 contact: ERICSON MALANA email: ericson.malana@verizonwireless.com ph: (925) 788-1863</p>	<p>A-0 TITLE SHEET</p> <p>C-1 SURVEY - SITE TOPOGRAPHY</p> <p>A-1 OVERALL SITE PLAN</p> <p>A-2 ENLARGED SITE PLAN</p> <p>A-3 EQUIPMENT &amp; ANTENNA LAYOUTS</p> <p>A-4.1 ELEVATIONS</p> <p>A-4.2 ELEVATIONS</p> <p>A-5.1 GENERATOR SPECIFICATION</p>	<p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p>																								
<p><b>CODE COMPLIANCE</b></p> <p>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.</p> <ol style="list-style-type: none"> <li>2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS</li> <li>2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 IBC (PART 2, VOL 1-2)</li> <li>2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)</li> <li>2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)</li> <li>2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)</li> <li>2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)</li> <li>2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)</li> <li>2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)</li> <li>2013 CALIFORNIA ENERGY CODE (CEC)- AFTER JULY 1, 2014 (PART 6)</li> <li>ANSI / EIA-TIA-222-G</li> <li>2012 NFPA 101, LIFE SAFETY CODE</li> <li>2013 NFPA 72, NATIONAL FIRE ALARM CODE</li> <li>2013 NFPA 13, FIRE SPRINKLER CODE</li> </ol>	<p><b>VICINITY MAP</b></p>	<p><b>DIRECTIONS FROM VERIZON WIRELESS</b></p> <p>DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 255 PARKSHORE DRIVE, FOLSOM , CA</p> <ol style="list-style-type: none"> <li>Head northeast on Parkshore Dr toward Coolidge Dr</li> <li>Turn left onto Plaza Dr</li> <li>Take the 1st right to stay on Plaza Dr</li> <li>Take the 1st left onto Blue Ravine Rd</li> <li>Turn right onto Prairie City Rd</li> <li>Merge onto us-50 e via the ramp to S Lake Tahoe</li> <li>Take the exit toward South Shingle Rd</li> <li>Turn left onto S Shingle Rd (signs for US-50 W/Sacramento)</li> <li>Turn right onto N Shingle Rd</li> <li>Continue straight onto Green Valley Rd</li> <li>Continue onto Lotus Rd</li> <li>Turn left onto Luneman Rd</li> <li>Continue onto Arrowbee Dr</li> <li>Turn left onto Large Oak Dr</li> <li>Take the 1st left onto Shoreline Dr</li> <li>Sharp left onto Birdseye View LN</li> </ol> <p>Destination will be on the left</p>	<p><b>GENERAL CONTRACTOR NOTES</b></p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE 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.</p>	<p><b>DIGALERT</b></p> <p>800-227-2600 Call 2 Full Working Days In Advance</p>																									
<p><b>OCCUPANCY AND CONSTRUCTION TYPE</b></p> <p>OCCUPANCY : U (UNMANNED)</p> <p>CONSTRUCTION TYPE: V-B</p> <p><b>DISABLED ACCESS REQUIREMENTS</b></p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS IS 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</p>	<p><b>SPECIAL INSPECTIONS</b></p> <p>POST INSTALLED CONCRETE WEDGE ANCHORS</p>	<p><b>VERIZON SIGNATURE BLOCK</b></p> <table border="1"> <thead> <tr> <th>DISCIPLINE:</th> <th>SIGNATURE:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>SITE ACQUISITION:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>RF:</td> <td></td> <td></td> </tr> <tr> <td>MICROWAVE:</td> <td></td> <td></td> </tr> <tr> <td>TELCO:</td> <td></td> <td></td> </tr> <tr> <td>EQUIPMENT:</td> <td></td> <td></td> </tr> <tr> <td>PROJECT ADMINISTRATOR:</td> <td></td> <td></td> </tr> <tr> <td>WO ADMINISTRATOR:</td> <td></td> <td></td> </tr> </tbody> </table>	DISCIPLINE:	SIGNATURE:	DATE:	SITE ACQUISITION:			CONSTRUCTION:			RF:			MICROWAVE:			TELCO:			EQUIPMENT:			PROJECT ADMINISTRATOR:			WO ADMINISTRATOR:		
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File Name: 12/02/15 14:46 PM - Rev: 0001 - EPIC Wireless V:\V\1400231 Arrowbee Lake\269257 Arrowbee Lake\Drawings\A-0 Title Sheet.dwg - Plotted by: Helen Hoang

14002-31

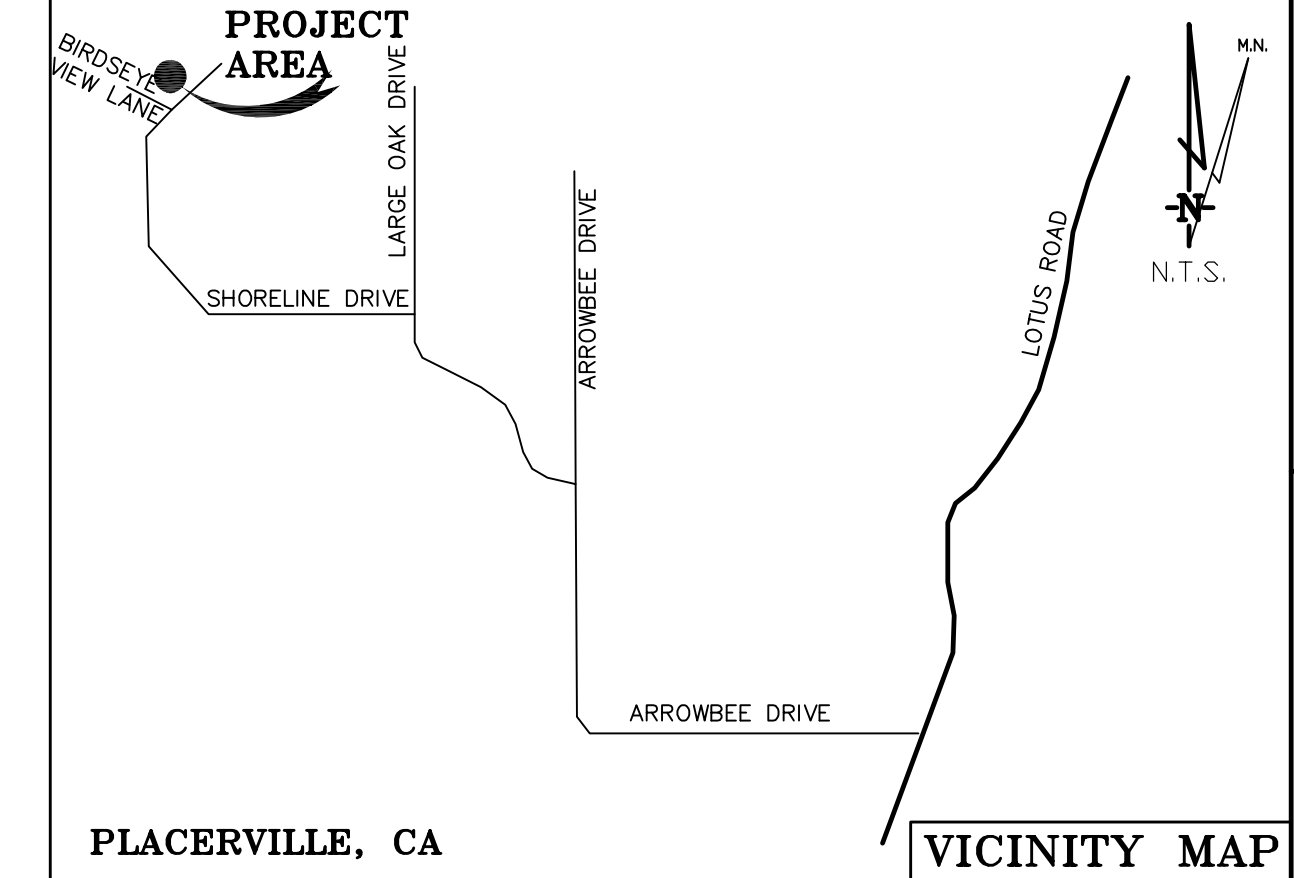
# Exhibit F1-F8

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.

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.

DATE OF SURVEY: 08-22-14  
 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 XXX' FROM ELEVATIONS SHOWN.  
 CONTOUR INTERVAL: 1'  
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.  
 ASSESSOR'S PARCEL NUMBER: 105-140-06-10  
 OWNER(S): ERIC & ELIZABETH JOHANSON  
 4131 BIRDSEYE VIEW LANE  
 PLACERVILLE, CA 95667

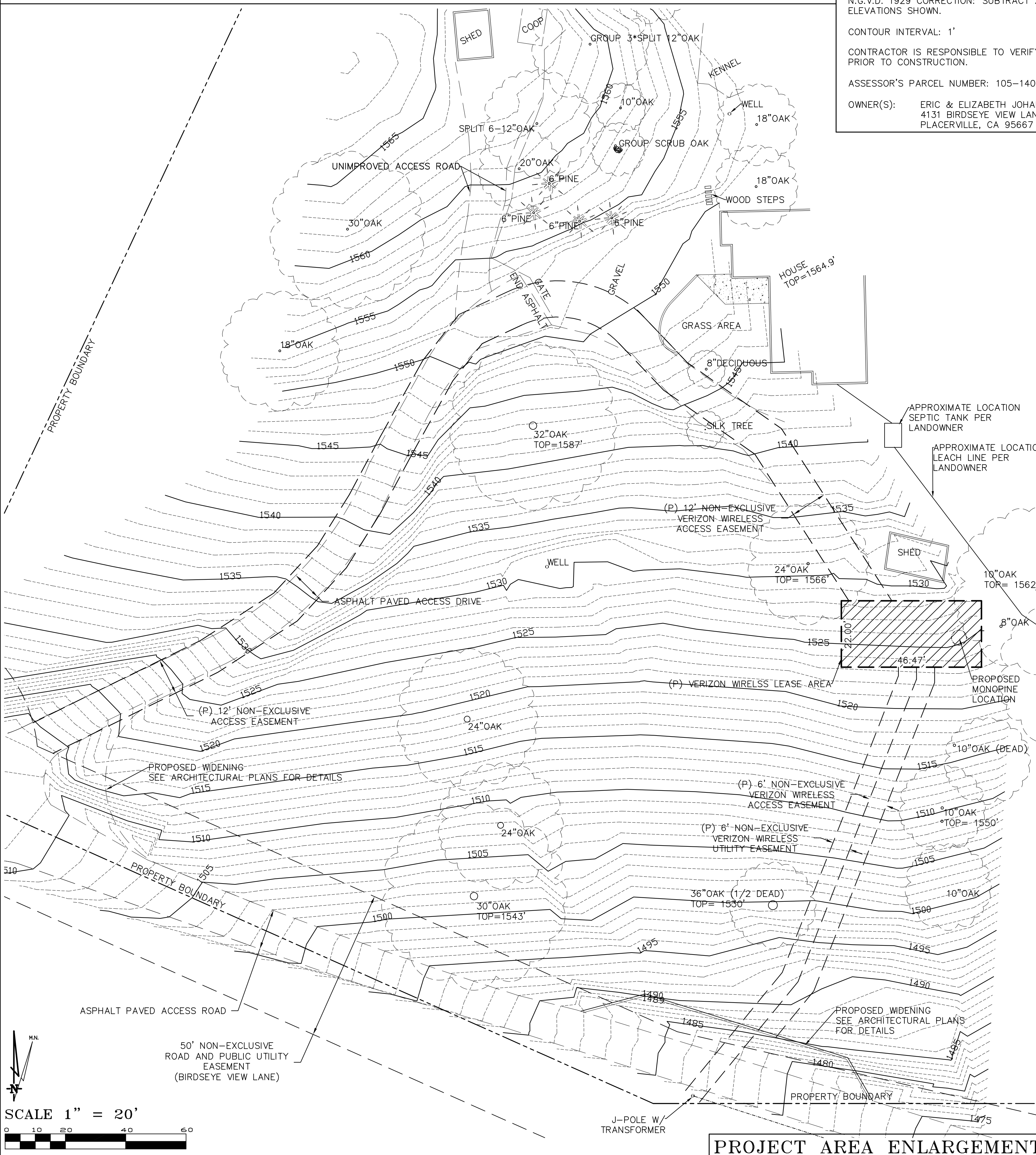
Geil Engineering  
 Engineering \* Surveying \* Planning  
 1226 High Street  
 Auburn, California 95603-5015  
 Phone: (530) 885-0426 \* Fax: (530) 823-1309  
 Verizon Wireless  
 Project Name: Arrowbee Lake  
 Project Site Location: 4131 Birdseye View Lane  
 Placerville, CA 95667  
 El Dorado County  
 Date of Observation: 08-22-14  
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.  
 Type of Antenna Mount: Proposed Monopine  
 Coordinates  
 Latitude: N 38° 47' 48.74" (NAD83) N 38° 47' 49.10" (NAD27)  
 Longitude: W 120° 56' 38.03" (NAD83) W 120° 56' 34.24" (NAD27)  
 ELEVATION of Ground at Structure (NAVD88) 1526' 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



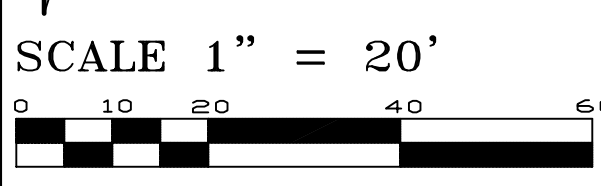
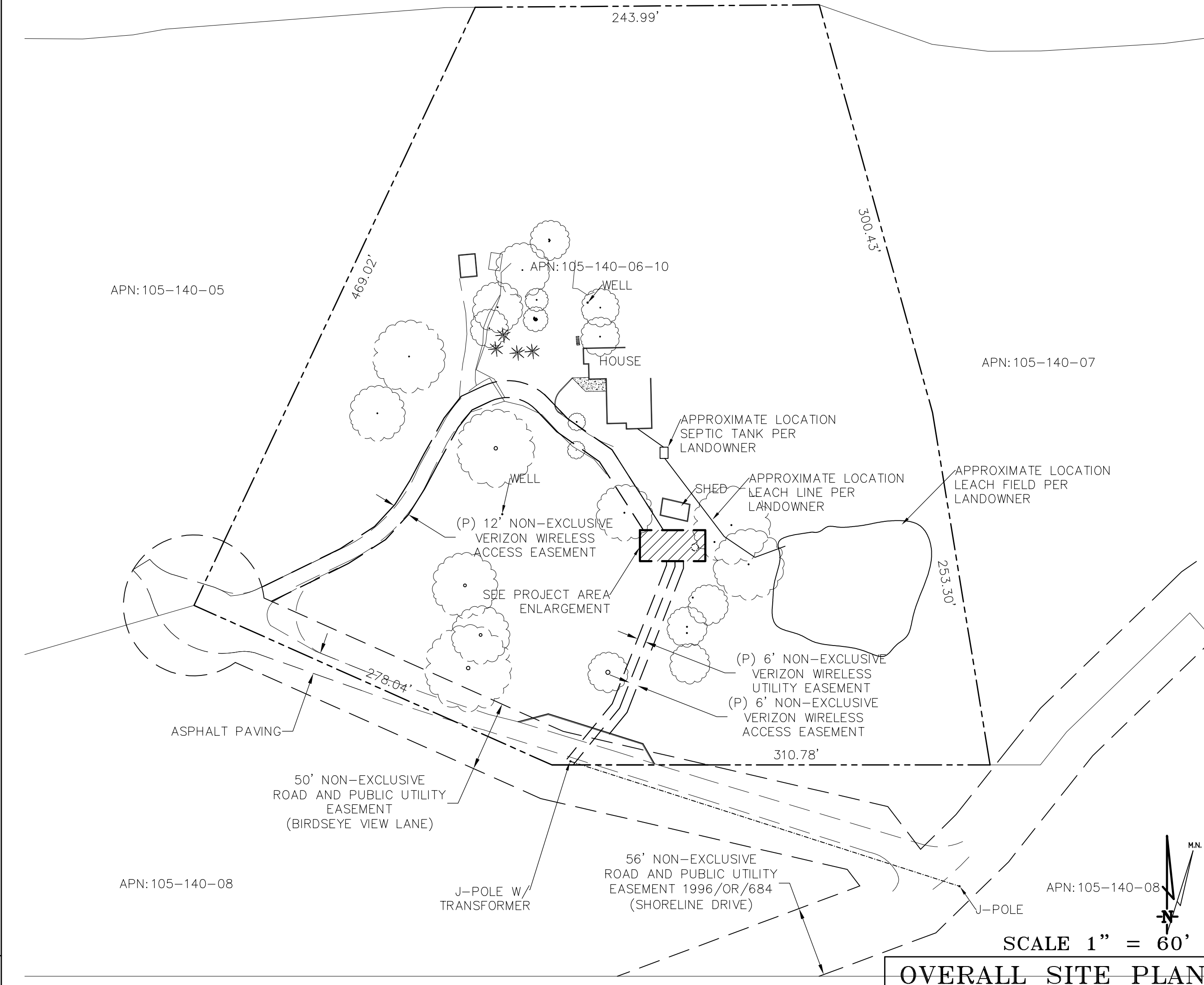
DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor

**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 2 as is shown on that certain Parcel Map Recorded at Book 26 of Parcel Maps at Page 135, Official Records of El Dorado County, California, and being a portion of Section 23, Township 11 North, Range 9 East M.D.B. & M. being more particularly described as follows:  
 Commencing at a 3/4" Capped Iron Pipe stamped LS4434 set for the Southeast corner of the above referenced parcel 2 from which a similar monument bears West 200.03 feet; thence from said point of commencement North 54°22'59" West 248.41 feet to the True Point of Beginning; thence from said True Point of Beginning West 46.47 feet; thence North 22.00 feet; thence East 46.47 feet; thence South 22.00 feet to the True 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 on the South boundary of the above described lease area which bears West 24.54 feet from the Southeast corner thereof and running thence South 3.43 feet; thence South 21°23'26" West 106.68 feet; thence South 39°18'56" West 51 feet more or less to the existing utility pole.  
 Also together with a non-exclusive easement for access purposes six feet in width the centerline of which is described as follows: Beginning at a point on the South boundary of the above described lease area which bears West 18.54 feet from the Southeast corner thereof and running thence South 4.56 feet; thence South 21°23'26" West 108.76 feet; thence South 39°18'56" West 19 feet more or less to the existing access improvements.  
 Also together with a non-exclusive easement for access purposes being twelve feet in width from the above described lease area Northwesterly to the existing access roadway; thence over and across the underlying parcel and existing traveled way as shown on the "Overall Site Plan" to the existing non-exclusive road easement; thence over and across said road easement to the public right of way. Said access to include turn-around and widening areas as shown hereon.



**verizon**

ARROWBEE LAKE  
 4131 BIRDSEYE VIEW LANE  
 PLACERVILLE, CA 95667  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

REVISIONS	DRAWING SUBMITTAL	TITLE WORK	LEACH AREA ADDED	LEASE AREA MOD	ADDITIONAL TOPO ADDED
REV	08-27-14	N. RICHIE			
REV	10-15-14	N. RICHIE			
REV	12-31-14	N. RICHIE			
REV	07-09-15	N. RICHIE			
REV	07-08-15	N. RICHIE			

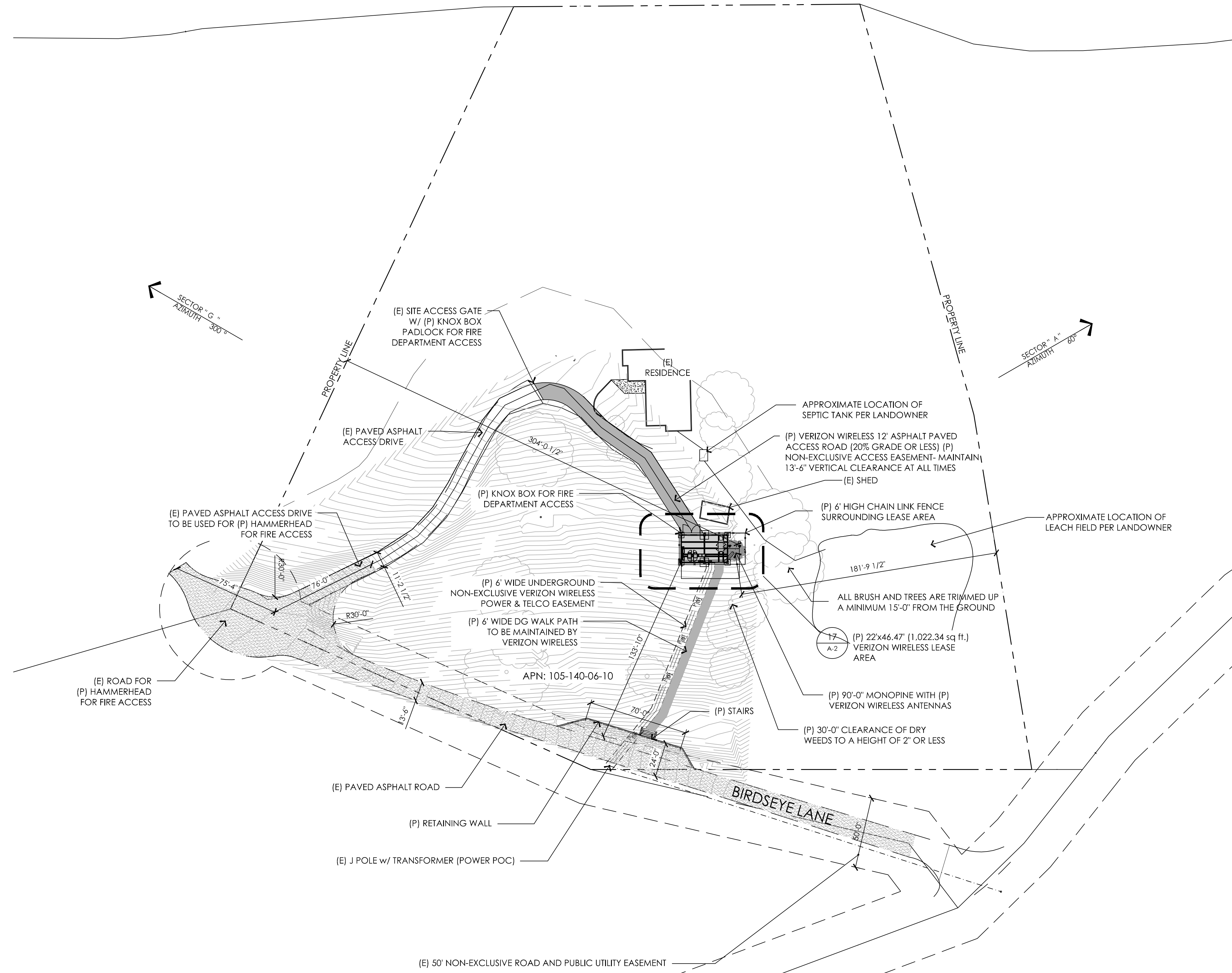
Sheet

**C-1**

# Exhibit F1-F8

**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.



PREPARED FOR  
**verizon**wireless  
295 Parkshore Drive  
Folsom, California 94630

Vendor:  
**EPIC WIRELESS GROUP INC.**  
8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95746

Project Address:  
4131 Birdseye View Lane  
Placerville, CA 95667

Architect:  
**Borges ARCHITECTURAL GROUP**  
ARCHITECTURE  
PLANNING  
INTERIORS  
408 STONE HENRI DRIVE  
SUITE 150  
ROCKVILLE CA 95644  
TEL: 530 892 1500  
FAX: 530 775 5817  
BORGESARCH.COM

PROJECT NO: 20130913306  
LOCATION NO: 269257  
DRAWN BY: J.V.M.  
CHECKED BY: B.K.W.

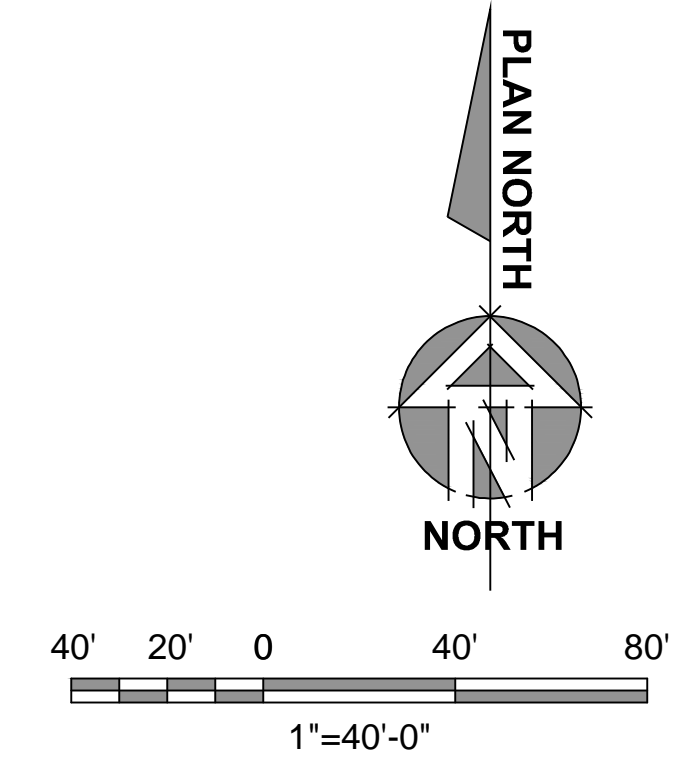
REV	DATE	DESCRIPTION
0	12/02/15	100% ZD Rev 1
1	06/23/15	100% CD Submittal
B	11/13/14	95% ZD Submittal
A	10/01/14	90% ZD Submittal

Licenser:  
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:  
**12/02/15**  
100% ZD Rev 1

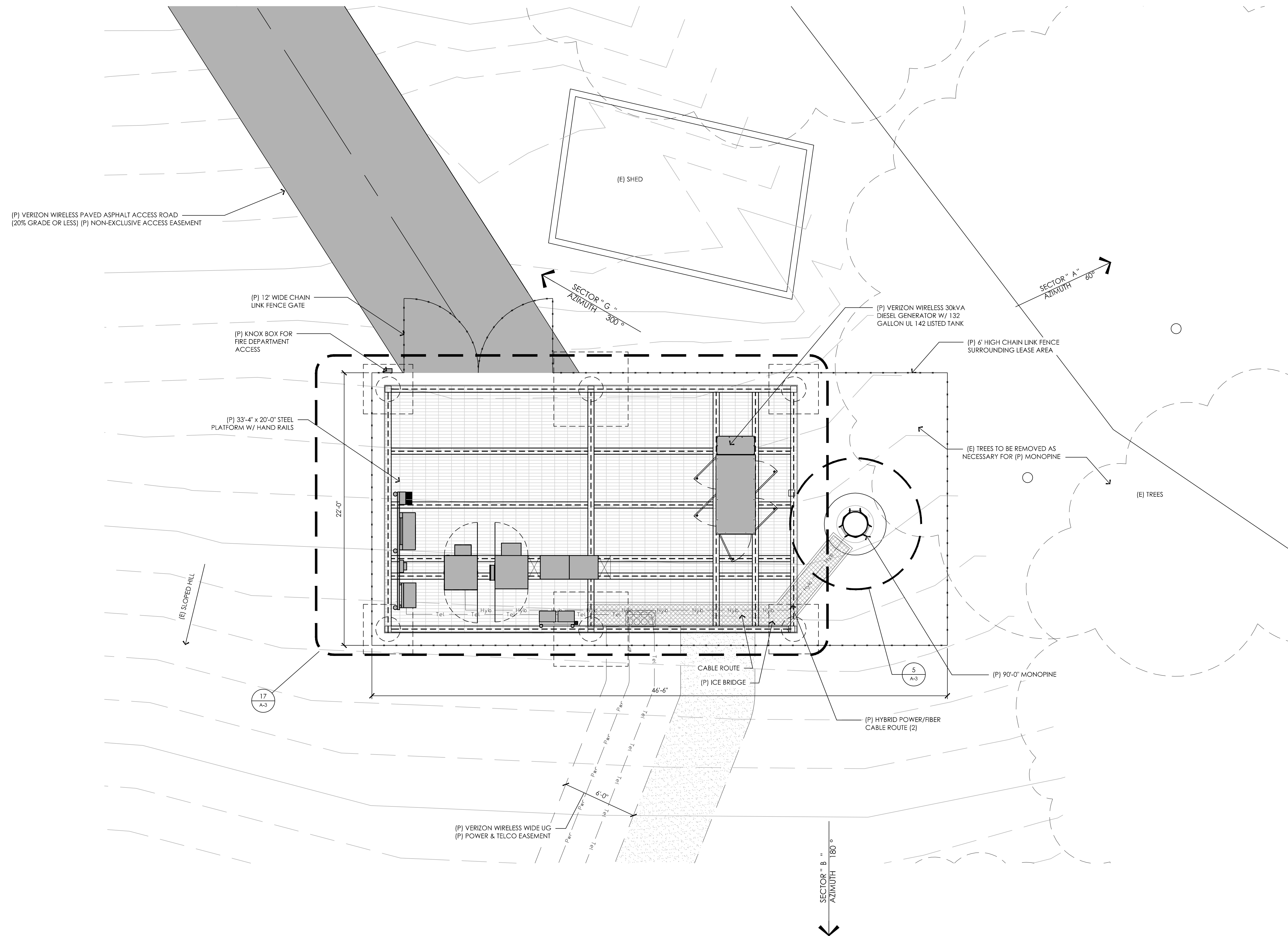
SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**





# Exhibit F1-F8



PREPARED FOR  
**verizon**wireless  
 295 Parkshore Drive  
 Folsom, California 94630

Vendor:  
**EPIC**  
 WIRELESS GROUP INC.  
 8700 Auburn Folsom Road, Suite 400  
 Granite Bay, California 95746

Project Address:  
 4131 Birdseye View Lane  
 Placerville, CA 95667

Architect:  
**Borges**  
 ARCHITECTURAL GROUP  
 PLANNING  
 INTERIORS  
1401 STONE HOLLOW DRIVE SUITE 100  
 INDIAVILLE CA 95460  
 916.932.1111  
 11.114.775.2217  
 BORGESARCHITECT.COM

PROJECT NO: 20130913306  
 LOCATION NO: 269257  
 DRAWN BY: J.V.M.  
 CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
0	12/02/15	100% ZD Rev 1
1	06/23/15	100% CD Submittal
B	11/13/14	95% ZD Submittal
A	10/01/14	90% ZD Submittal

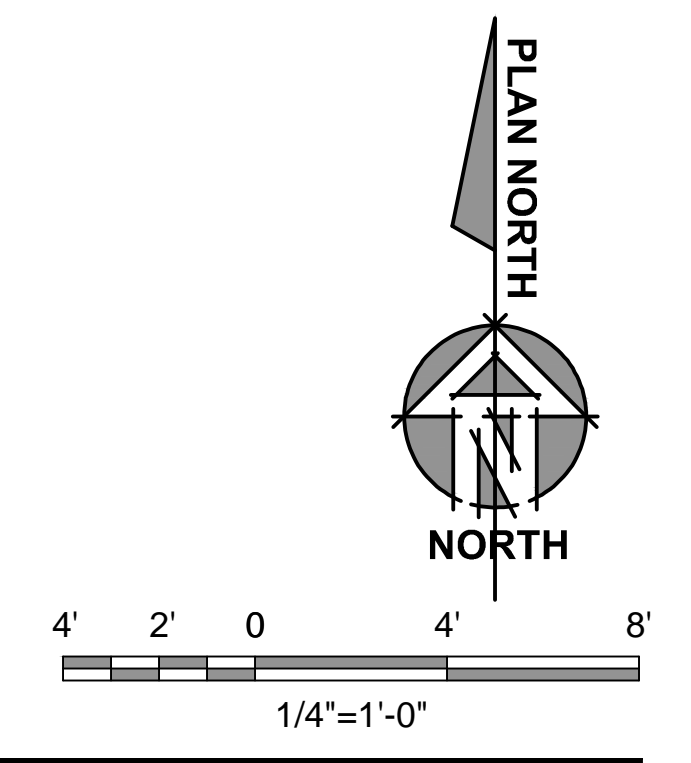
Licenser:

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:  
 12/02/15  
 100% ZD Rev 1

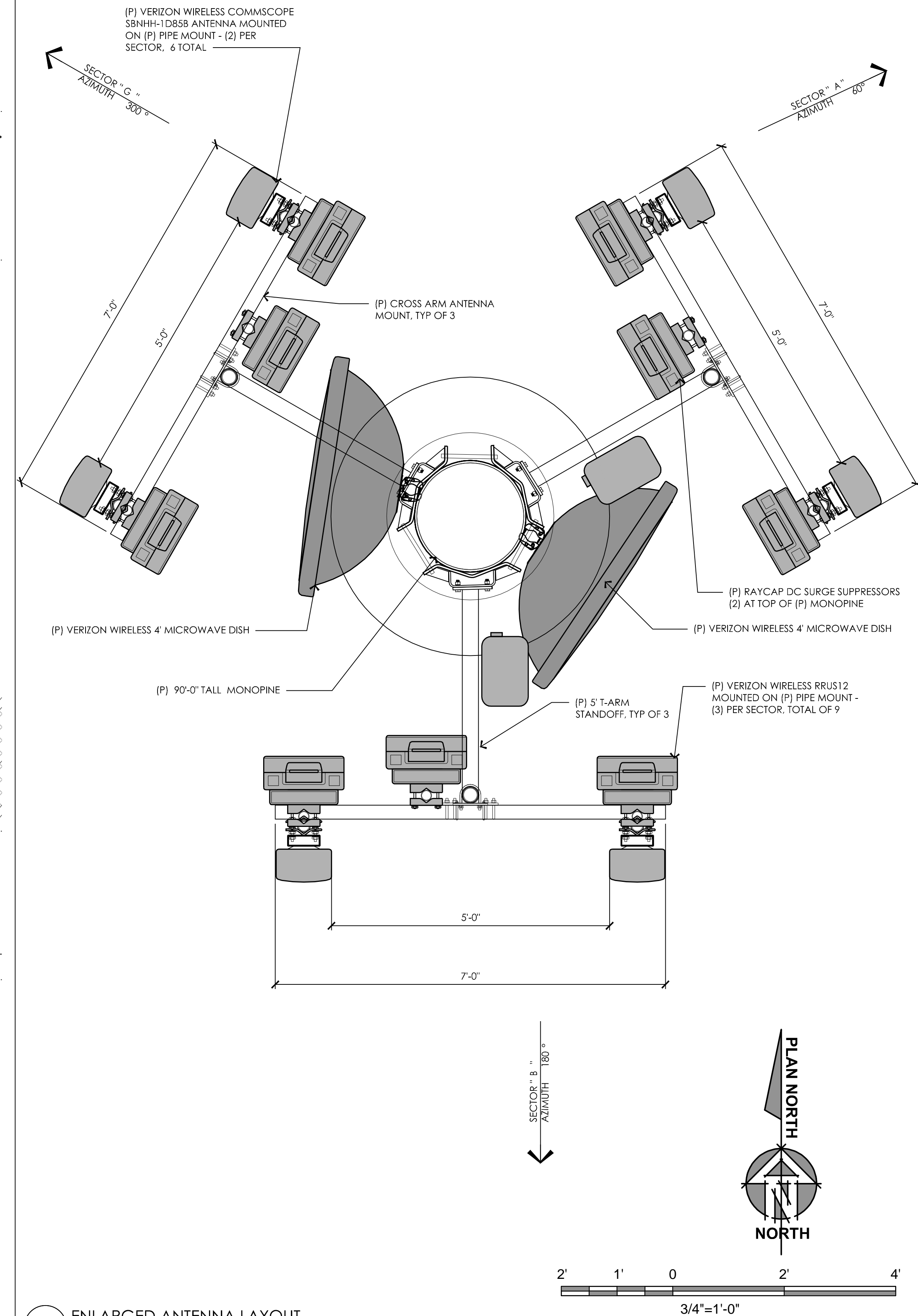
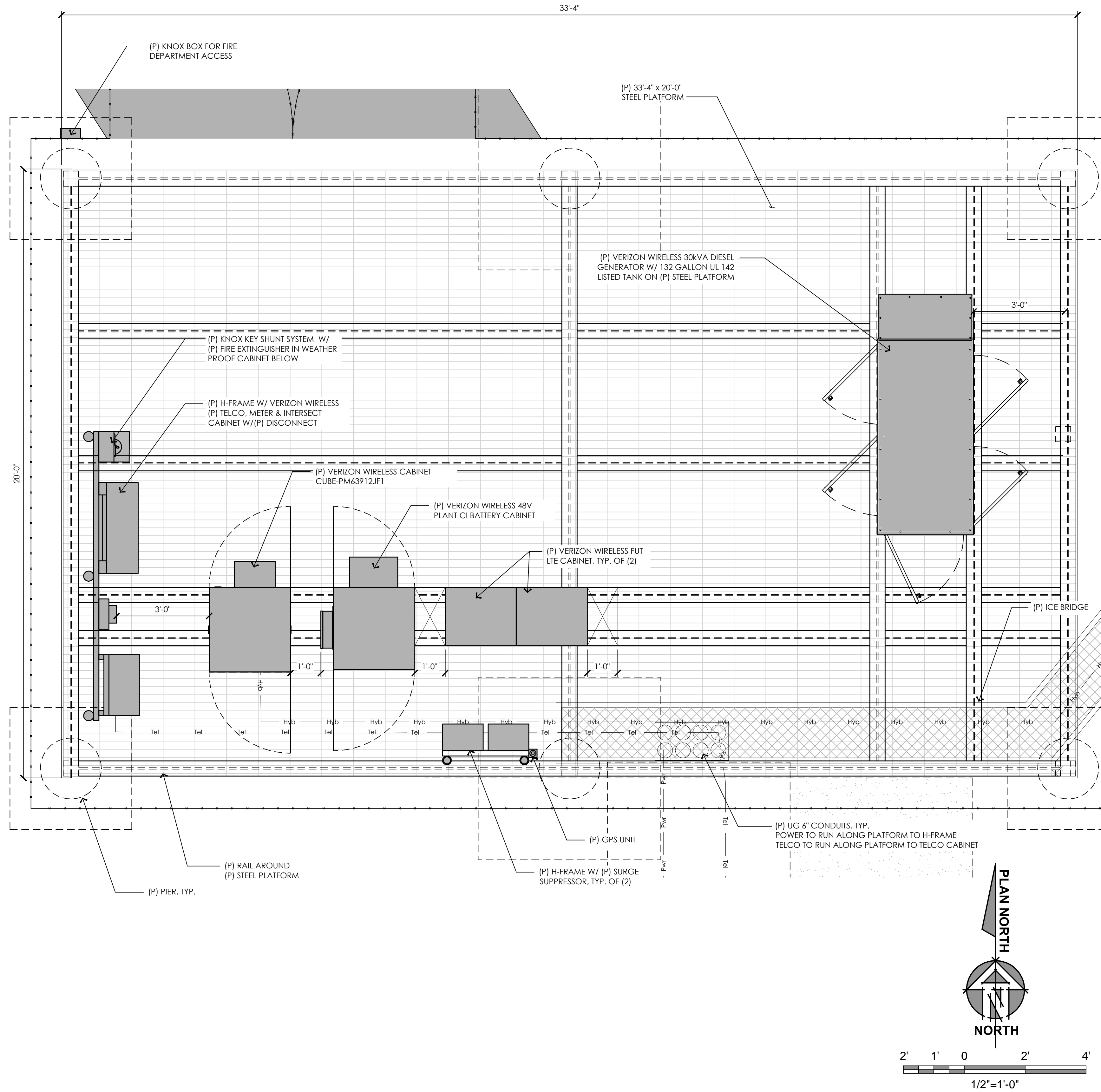
SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-2**



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# Exhibit F1-F8



17 ENLARGED EQUIPMENT AREA  
1/2" = 1'-0"

5 ENLARGED ANTENNA LAYOUT  
3/4" = 1'-0"

PREPARED FOR  
**verizon**wireless  
295 Parkshore Drive  
Folsom, California 94630

Vendor:  
**EPIC WIRELESS GROUP INC.**  
8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95746

Project Address:  
4131 Birdseye View Lane  
Placerville, CA 95667

Architect:  
**Borges**  
ARCHITECTURAL GROUP  
ARCHITECTURE  
PLANNING  
INTERIORS

PROJECT NO: 20130913306  
LOCATION NO: 269257  
DRAWN BY: J.V.M.  
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
0	12/02/15	100% ZD Rev 1
1	06/23/15	100% CD Submittal
B	11/13/14	95% ZD Submittal
A	10/01/14	90% ZD Submittal

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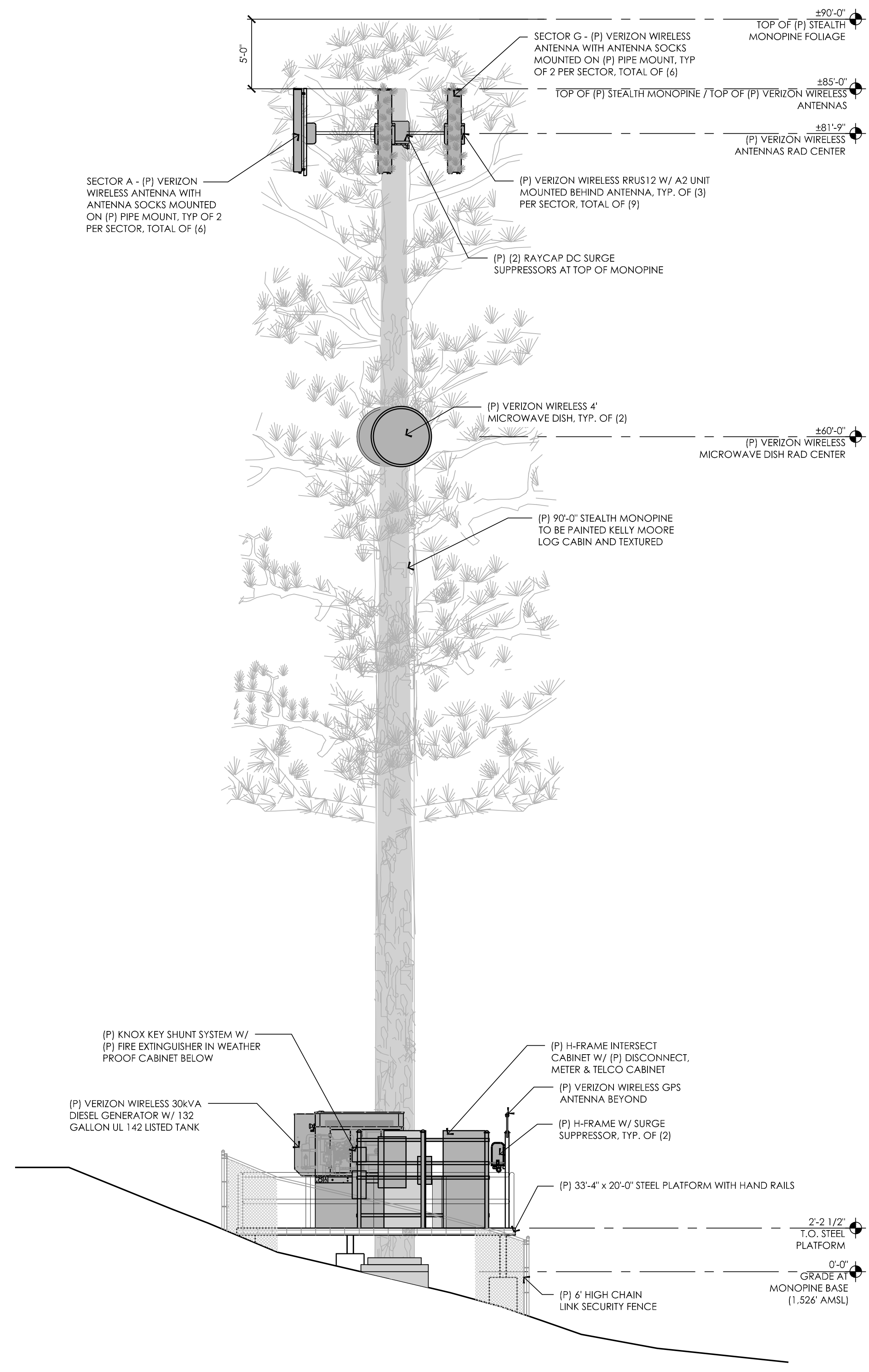
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Issued For:  
12/02/15  
100% ZD Rev 1

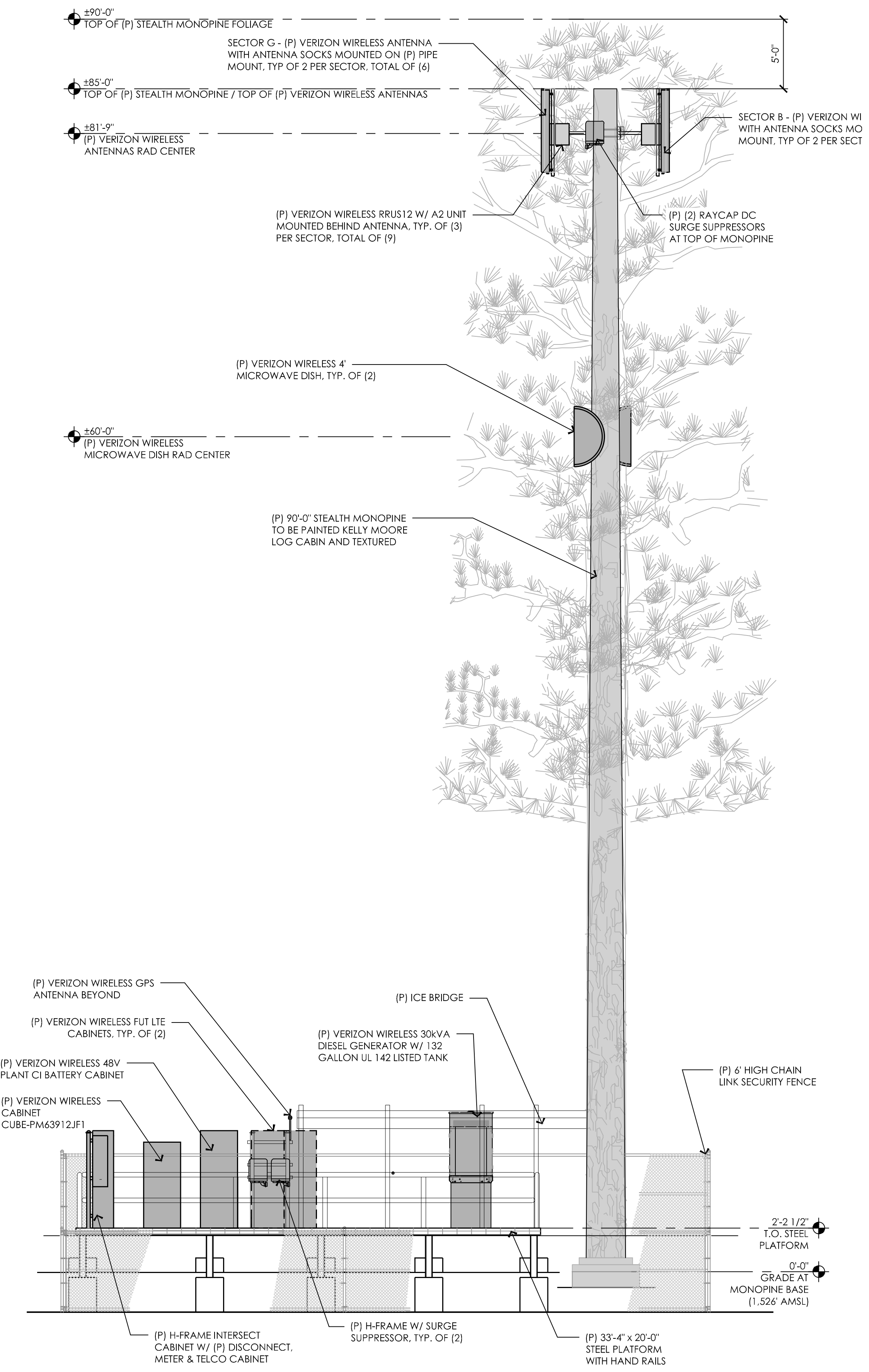
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EQUIPMENT &  
ANTENNA LAYOUTS

SHEET NUMBER:  
**A-3**

# Exhibit F1-F8



13 PROPOSED WEST ELEVATION  
1/8" = 1'-0"



5 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

PREPARED FOR

295 Parkshore Drive  
Folsom, California 94630

Vendor:

8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95746

Project Address:

4131 Birdseye View Lane  
Placerville, CA 95667

Architect:

ARCHITECTURAL GROUP  
PLANNING  
INTERIORS

PROJECT NO: 20130913306

LOCATION NO: 269257

DRAWN BY: J.V.M.

CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
0	12/02/15	100% ZD Rev 1
1	06/23/15	100% CD Submittal
B	11/13/14	95% ZD Submittal
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Issued For:

12/02/15  
100% ZD Rev 1

SHEET TITLE:

ELEVATIONS

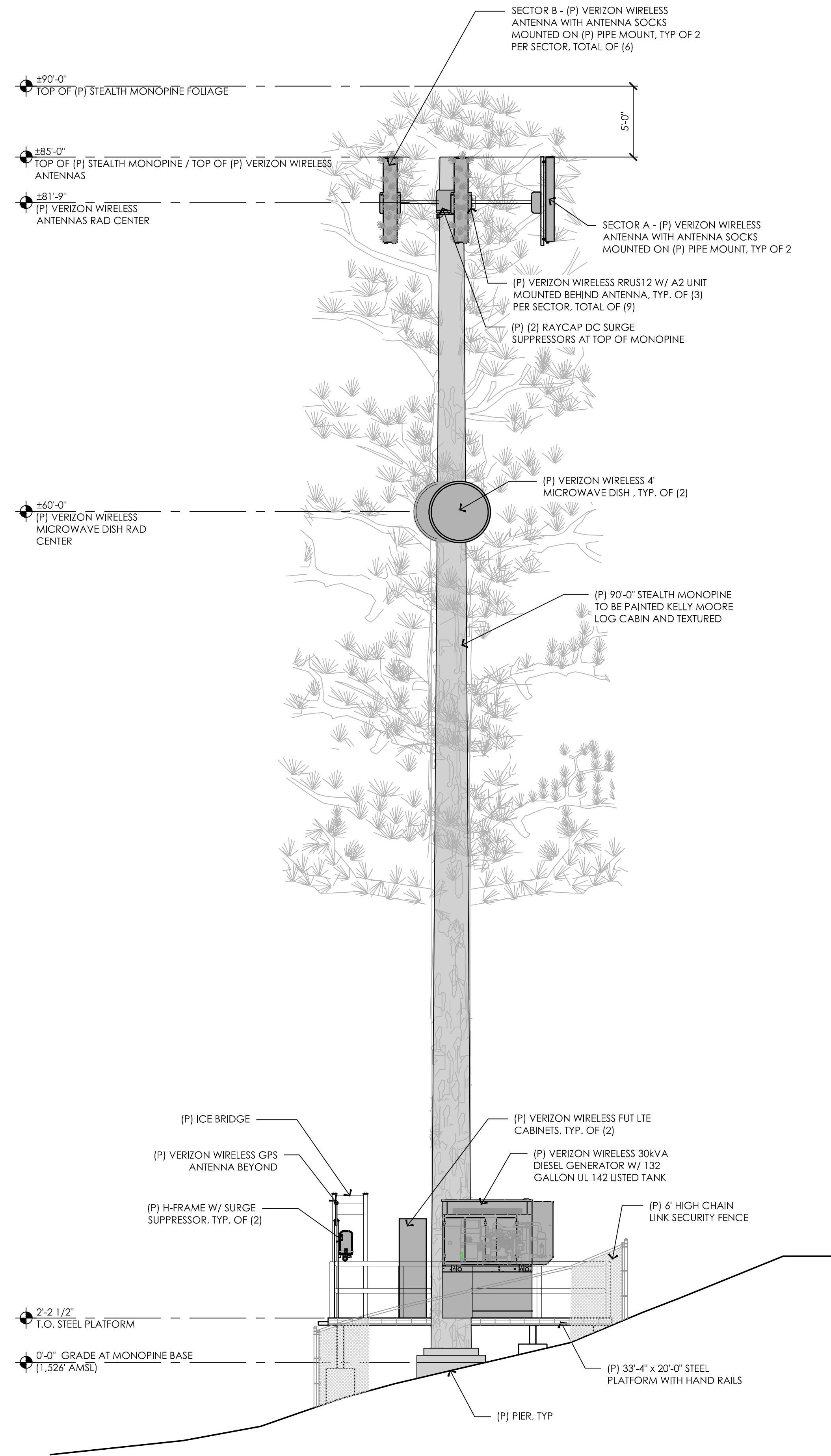
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A-4.1

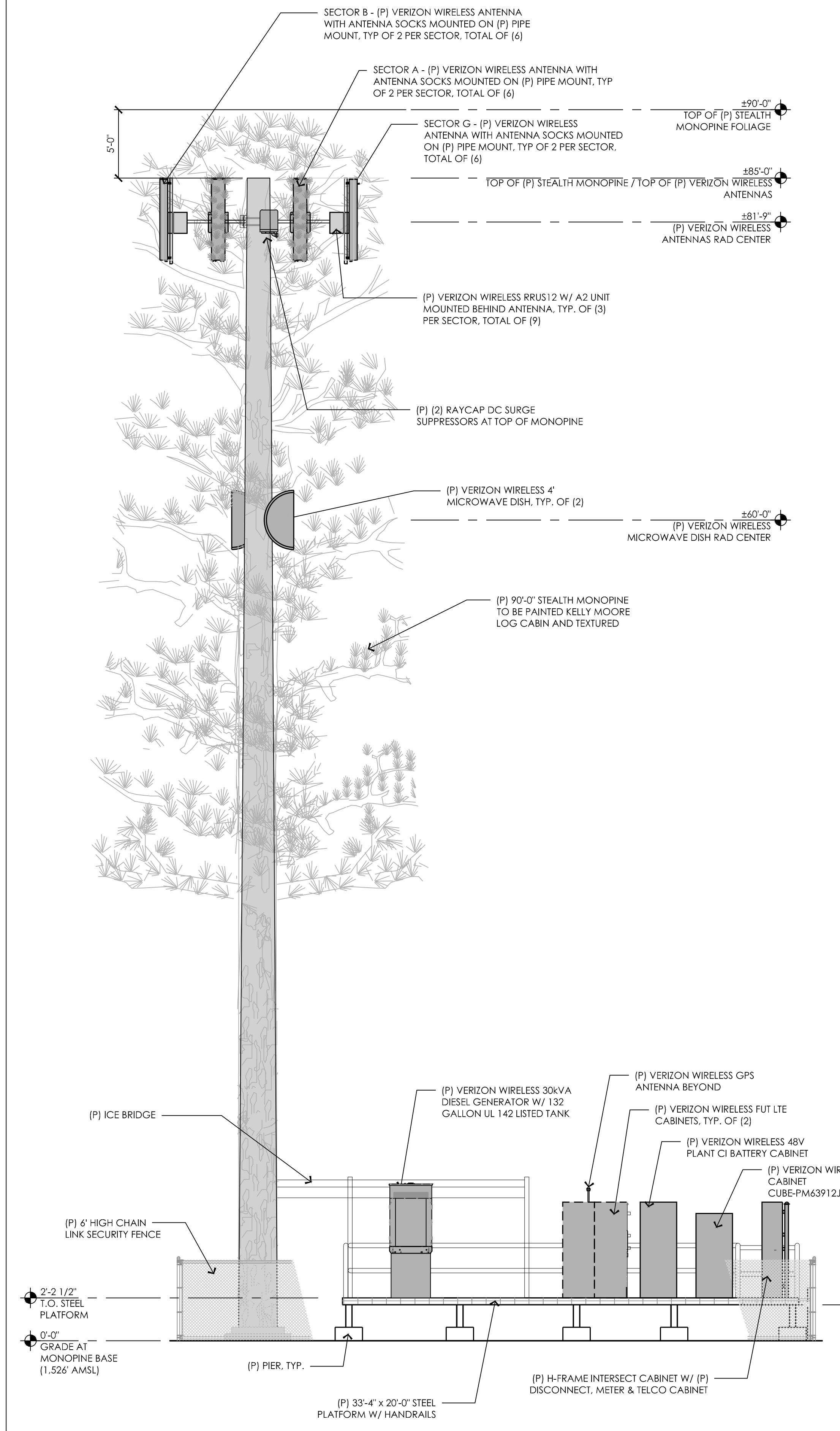
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14002-31

# Exhibit F1-F8



13 PROPOSED EAST ELEVATION  
1/8" = 1'-0"



5 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"

PREPARED FOR  
**verizon**wireless  
295 Parkshore Drive  
Folsom, California 94630

Vendor:  
**EPIC WIRELESS GROUP INC.**  
8700 Auburn Folsom Road, Suite 400  
Granite Bay, California 95746

Project Address:  
4131 Birdseye View Lane  
Placerville, CA 95667

Architect:  
**Borges** ARCHITECTURAL GROUP  
ARCHITECTURE PLANNING INTERIORS  
404 STONE HOLLOW DRIVE SUITE 100 ROSHARON CA 95642  
TEL: 916 775 2817 BORGESARCH.COM

PROJECT NO: 20130913306  
LOCATION NO: 269257  
DRAWN BY: J.V.M.  
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
0	12/02/15	100% ZD Rev 1
1	06/23/15	100% CD Submittal
B	11/13/14	95% ZD Submittal
A	10/01/14	90% ZD Submittal

Licenser:  
  
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Issued For:  
**12/02/15**  
100% ZD Rev 1

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-4.2**

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14002-31



## PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON SITE "ARROWBEE LAKE"

APN 105-140-06-10

4131 Birdseye View Ln, PLACERVILLE, CA. 95667

15 FEB 12 PM 4:4

RECEIVED  
PLANNING DEPARTMENT

### INTRODUCTION

Verizon Wireless is seeking to improve communications service in the El Dorado County area near Lotus Road. Verizon would like to increase coverage and capacity in the area by constructing a new telecommunications facility in to improve service for both current and potential customers. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This tower will help alleviate an area of poor coverage and inadequate capacity within this service area, which causes reoccurring lost calls and ineffective service. This site will relieve inadequate capacity in the area due to high cell phone and broadband usage in the greater Arrowbee Lake area. The proposed location of the tower is set within an unutilized portion of this parcel will be designed to comply with all County of El Dorado's wireless design guidelines. The proposed Verizon Communications facility will be located within a 33'x20' fenced compound including: (1) proposed 16' x 11'6" equipment shelter, a 30kw Diesel generator and a 90' stealth monopine, and is designed to blend in with the existing trees nearby. This tower will accommodate (3) sectors with (2) antennas per sector, (3) remote radio units (RRU's) per sector. This tower has been designed to accommodate future collocation by other carriers. This site is constructed atop a raised steel platform in order to minimize the amount of earth work needed to achieve a flat site. As such, very little soil will need to be graded for this site. This site lies in an area that is well screened from public views by se Rejected by Verizon, in adequate coverage capability. The proposed site is well screened from public view by several large mature trees and has been selected due to its location on a hill top, adequately positioned to provide coverage in the intended service area.

The parcel selected for this communication is owned by Eric and Elizabeth Johanson and totals 5.02 acres. The location for this project is situated approximately 1.77miles from Lotus Road.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

### ALTERNATIVE LOCATIONS REVIEWED BUT NOT SELECTED

1310 Large Oak Drive	Landlord not interested in pursuing a lease with Verizon
4590 Stoney Ridge Rd.	Rejected by Verizon, in adequate coverage capability.
4540 Stoney Ridge Rd.	Rejected by Verizon, in adequate coverage capability.
4541 Burnt Oak Dr.	Rejected by Verizon, in adequate coverage capability.
1310 Large Oak Dr.	Landlord not interested in pursuing a lease with Verizon
4101 Birds Eye Court	Landlord not interested in pursuing a lease with Verizon

### SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is

just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

**CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE**

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

**COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS**

This project has been carefully designed to comply with all applicable standards.

**COMPLIANCE WITH FCC STANDARDS**

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

**TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

**FUTURE COLLOCATION OPPORTUNITIES**

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate carriers should they come forward. Additional ground space would need to be leased from the landlord.

**LIGHTING**

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

**NOISE**

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

**HAZARDOUS MATERIAL**

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

**ENVIRONMENTAL SETTING**

The site is set within a parcel that is zoned LI and is consistent with application design standards in the area and environment.

#### **MAINTENANCE AND STANDY GENERATOR TESTING**

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

#### **CONSTRUCTION SCHEDULE**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.





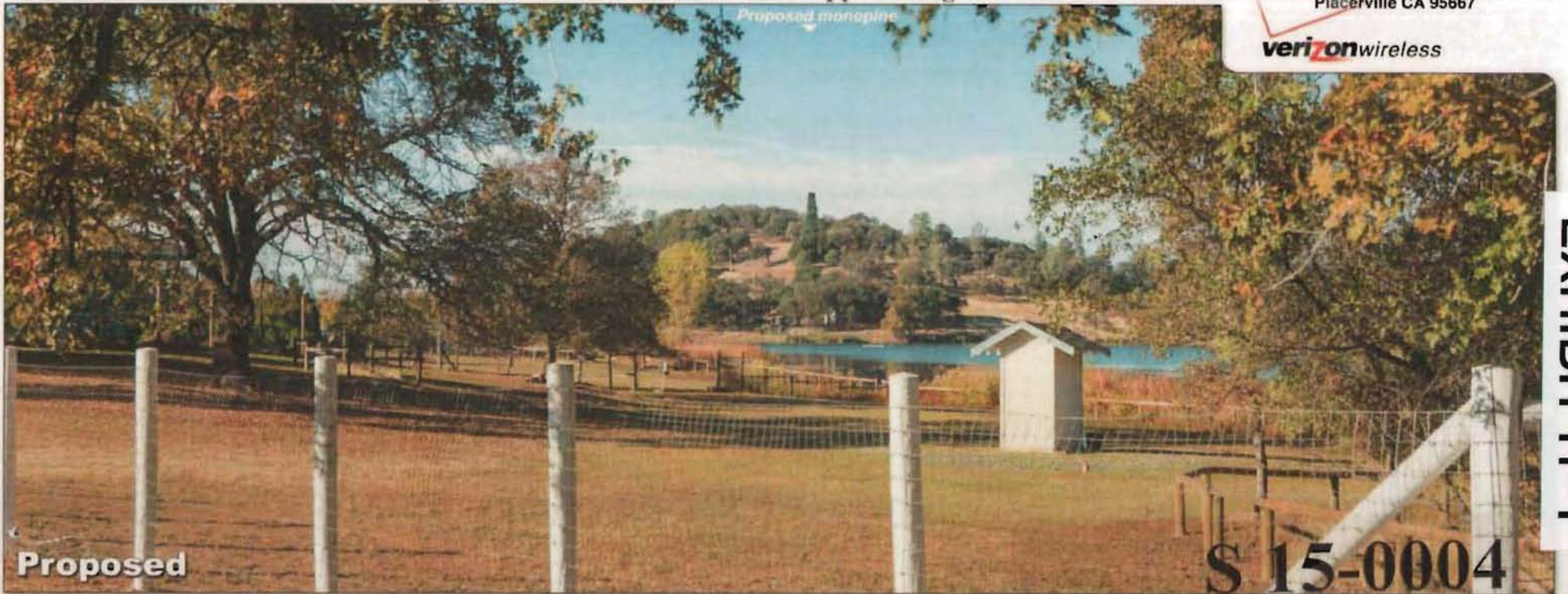
**Existing**

Photosimulation of the view looking northwest from Shoreline Drive approaching Wild Flower Lane.

**Arrowbee Lake**

4131 Birdseye View Lane  
Placerville CA 95667

**verizon**wireless

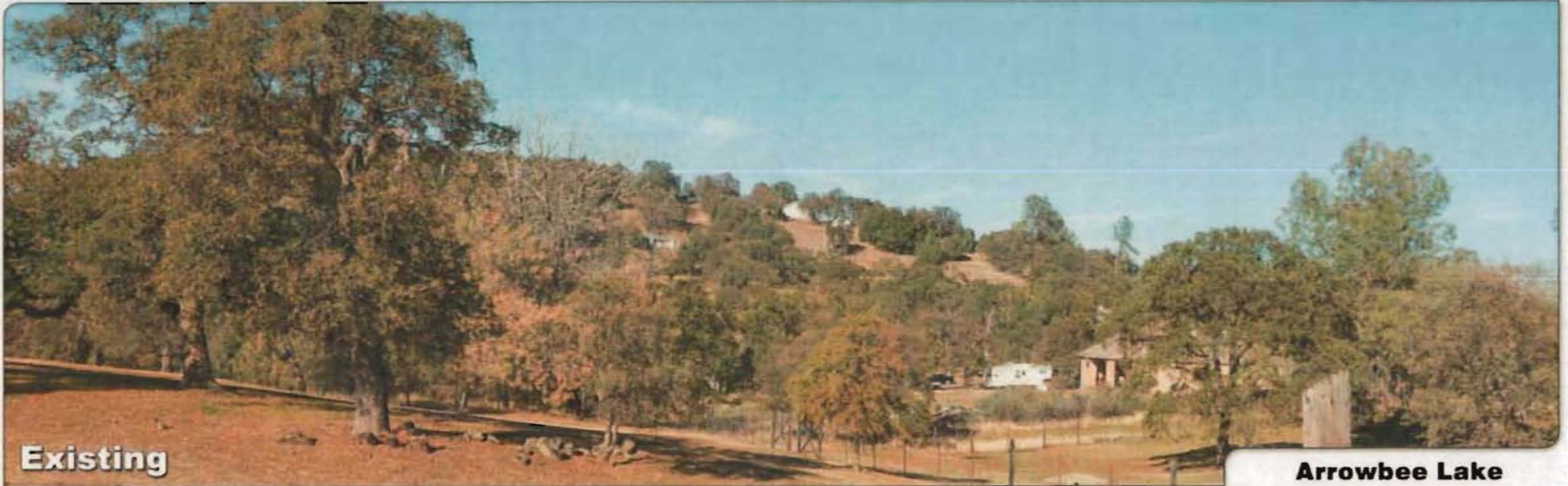


*Proposed monopole*

**Proposed**

**S 15-0004**

**EXHIBIT H-1**

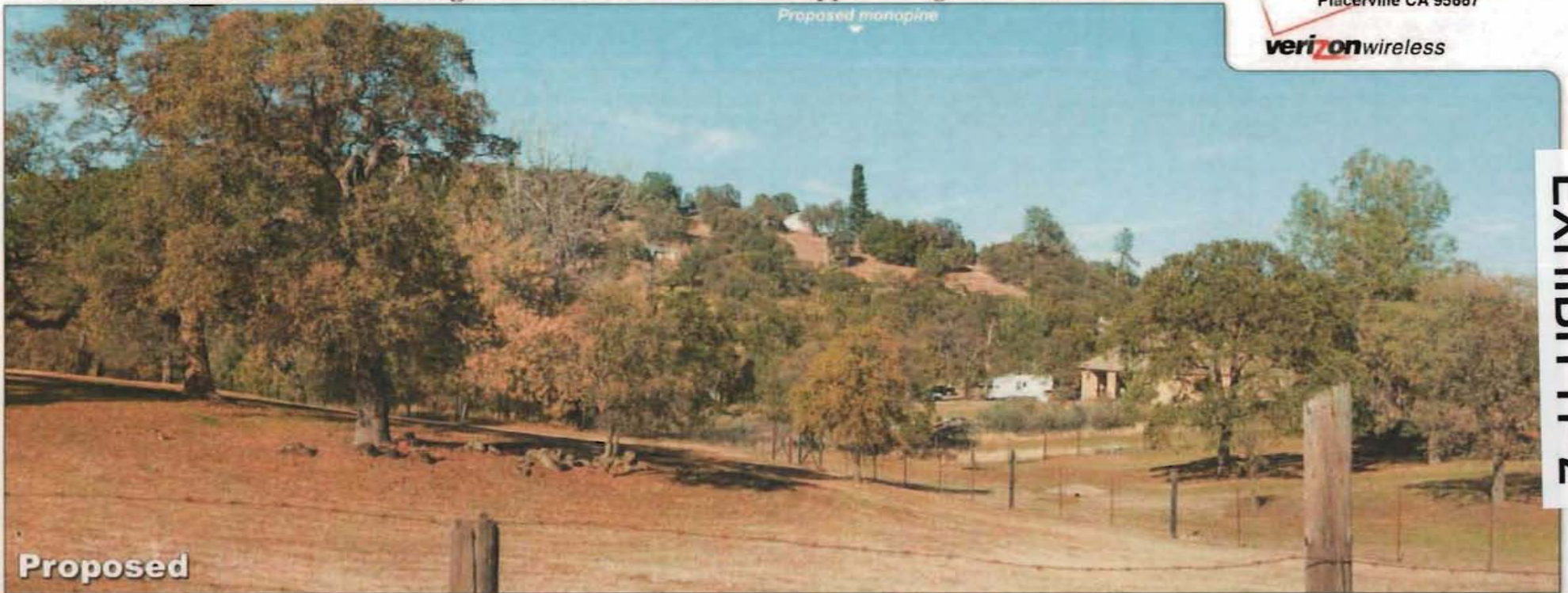


**Existing**

Photosimulation of the view looking north from Trail's End Road approaching Trails End Court.

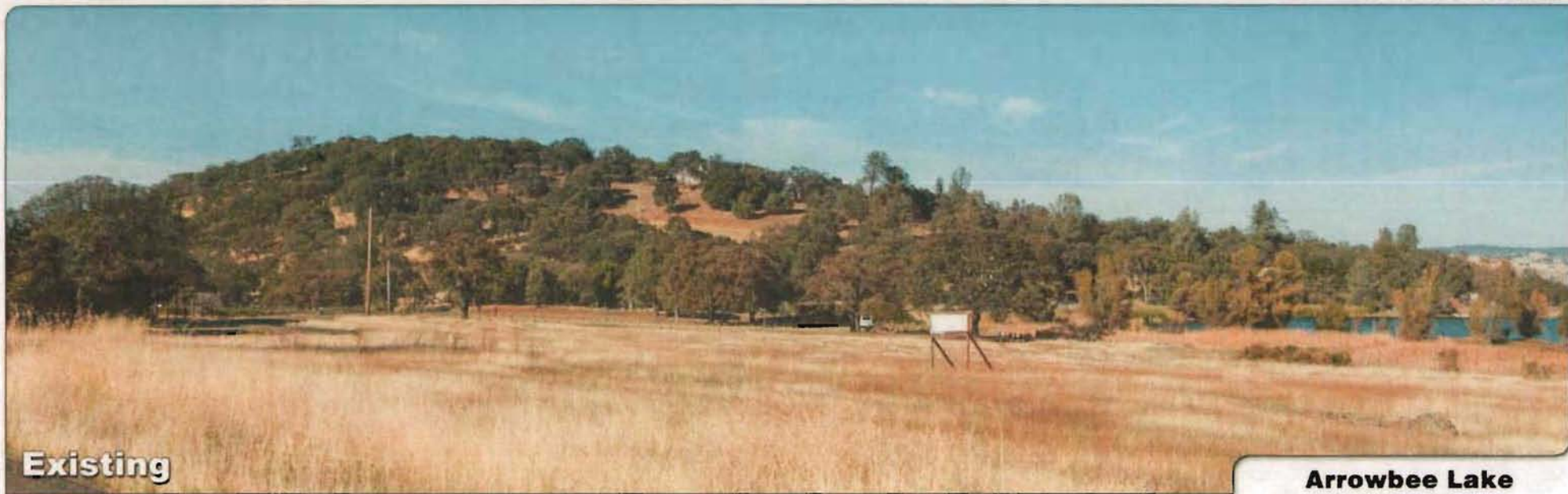
**Arrowbee Lake**

4131 Birdseye View Lane  
Placerville CA 95667



**Proposed**

**EXHIBIT H-2**



**Existing**

Photosimulation of the view looking north-northwest from Shoreline Drive approaching Trails End Drive.

**Arrowbee Lake**  
4131 Birdseye View Lane  
Placerville CA 95667



*Proposed monopine*

**Proposed**

**EXHIBIT H-3**

15 FEB 12 PM 4:46

PLA

### VZW 4G Coverage February 2015

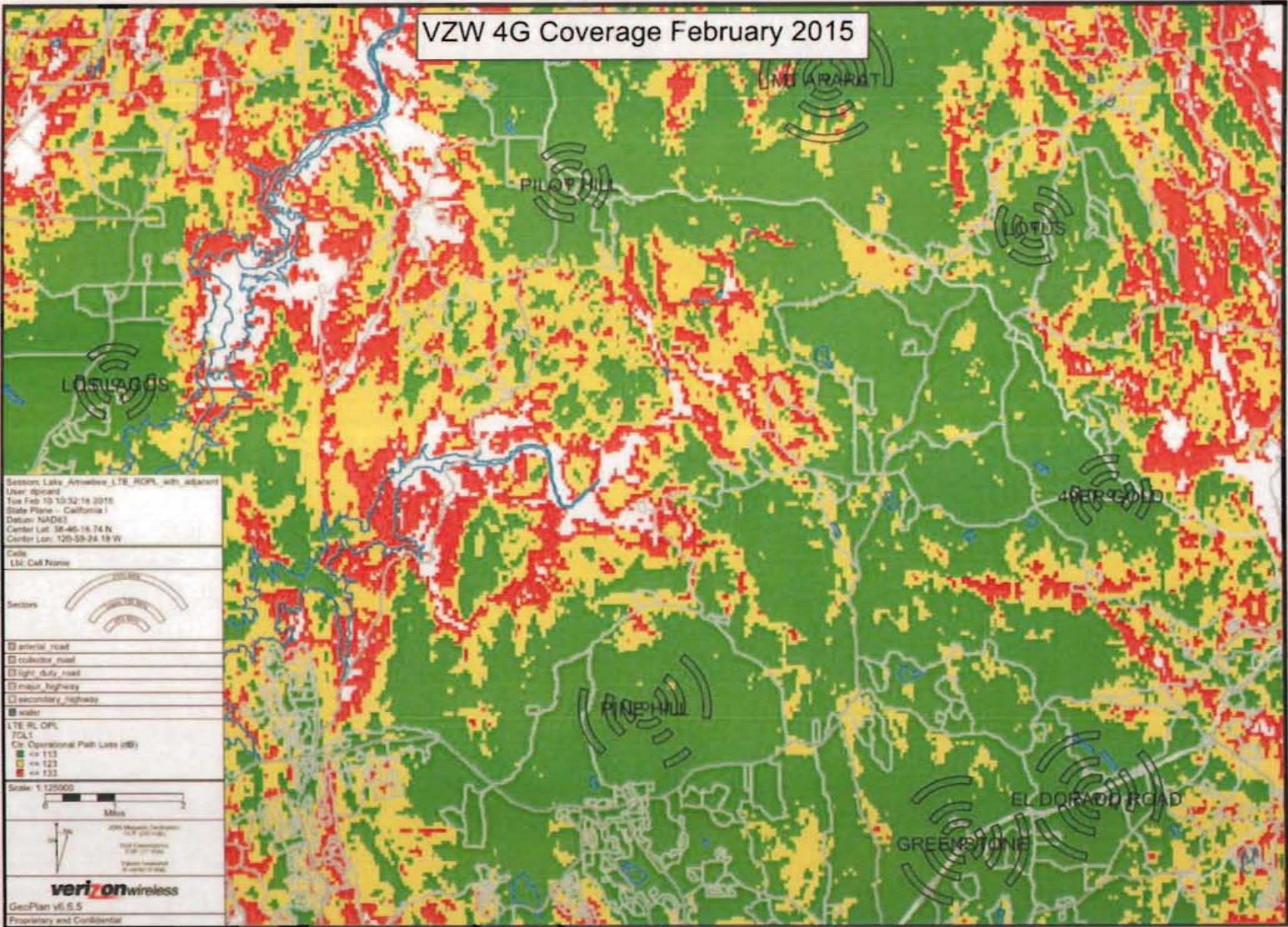


EXHIBIT I-1

VZW 4G Coverage with proposed Arrowbee Lake site

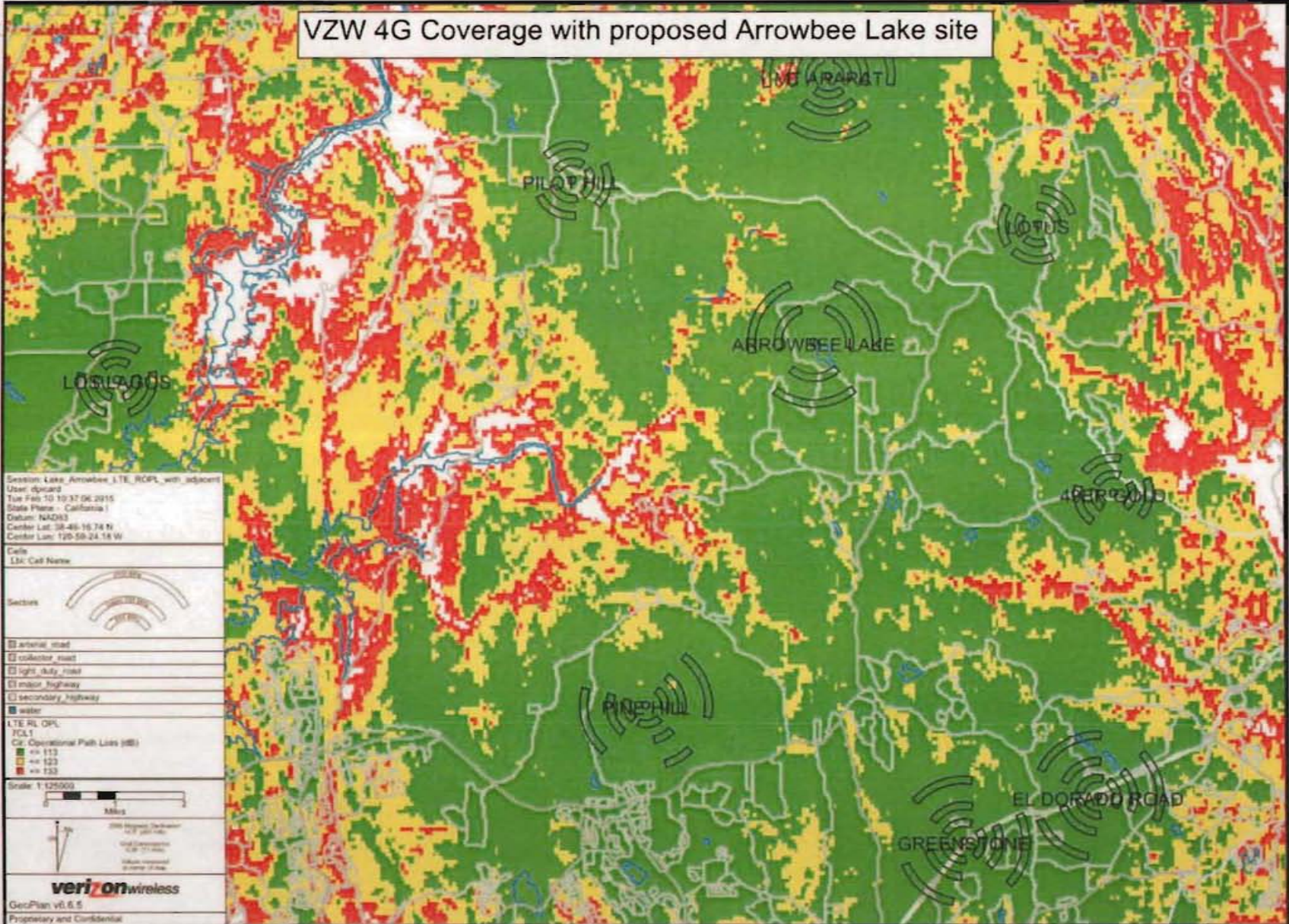


EXHIBIT I-2

15 FEB 12 PM 4:46

PLANNING DEPARTMENT

### 4G Coverage from proposed Arrowbee Lake site

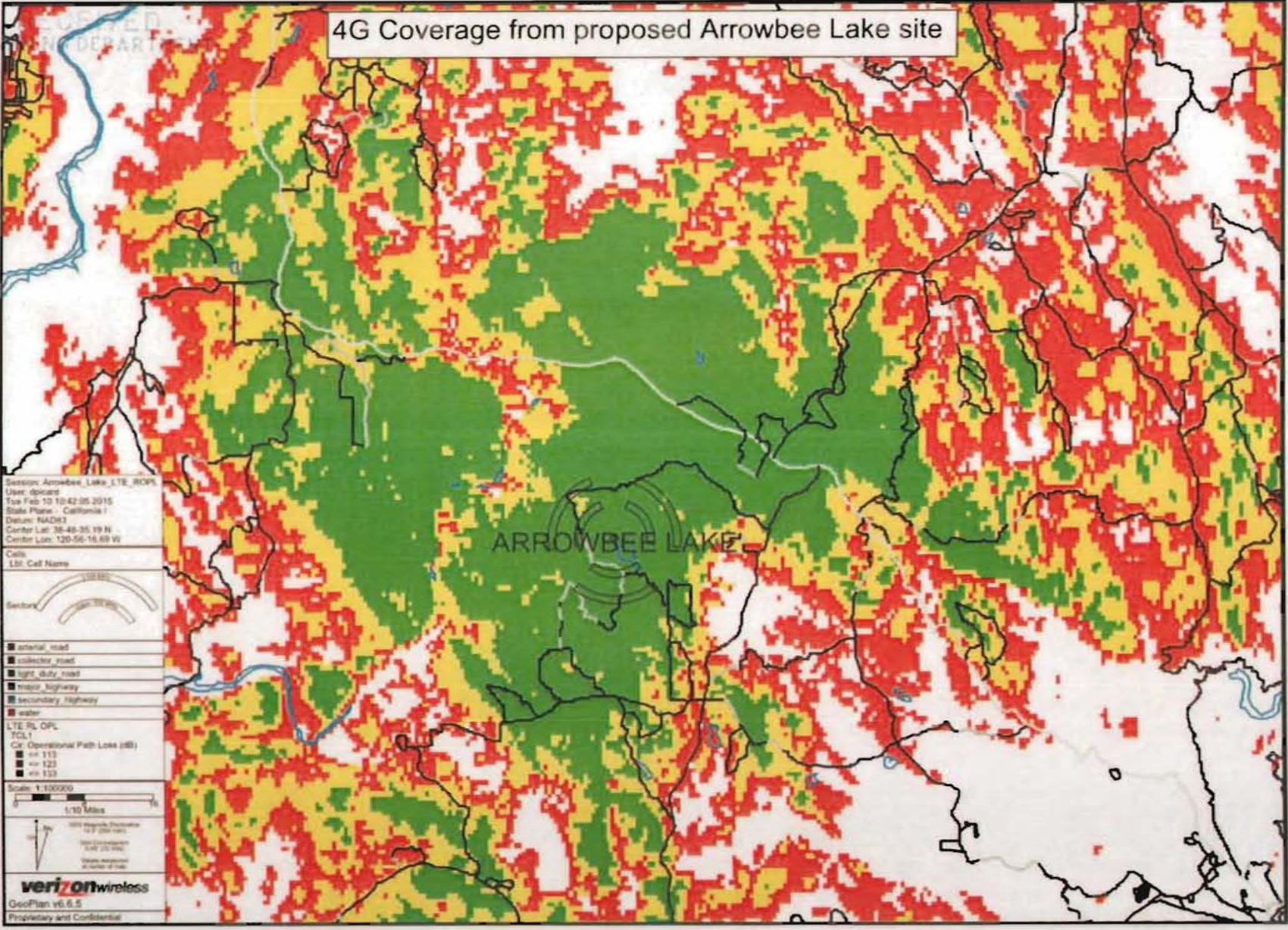


EXHIBIT I-3