

**File No. S15-0011**

**APPROVED Location Map**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**

**DATE** *December 10, 2015* **Exhibit A**



0 400 800 1,200 1,600  
 Feet

BY *Roger Trout / OAS*  
**EXECUTIVE SECRETARY**

POR. SECS. 16, 17, 20 & 21, T.10N., R.11E., M.D.M.

51:43

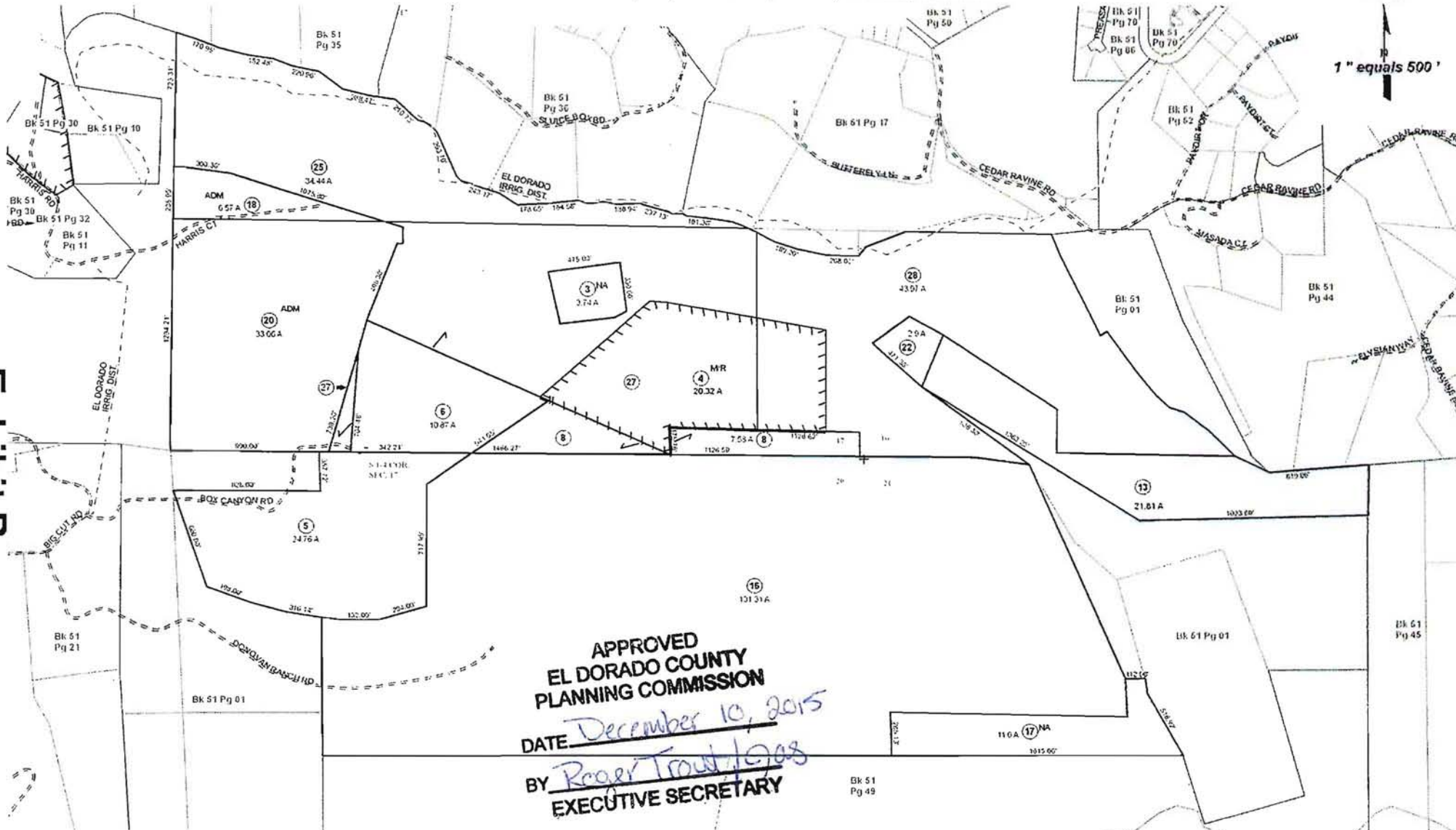


Exhibit B

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE December 10, 2015  
BY Roger Trout  
EXECUTIVE SECRETARY

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.

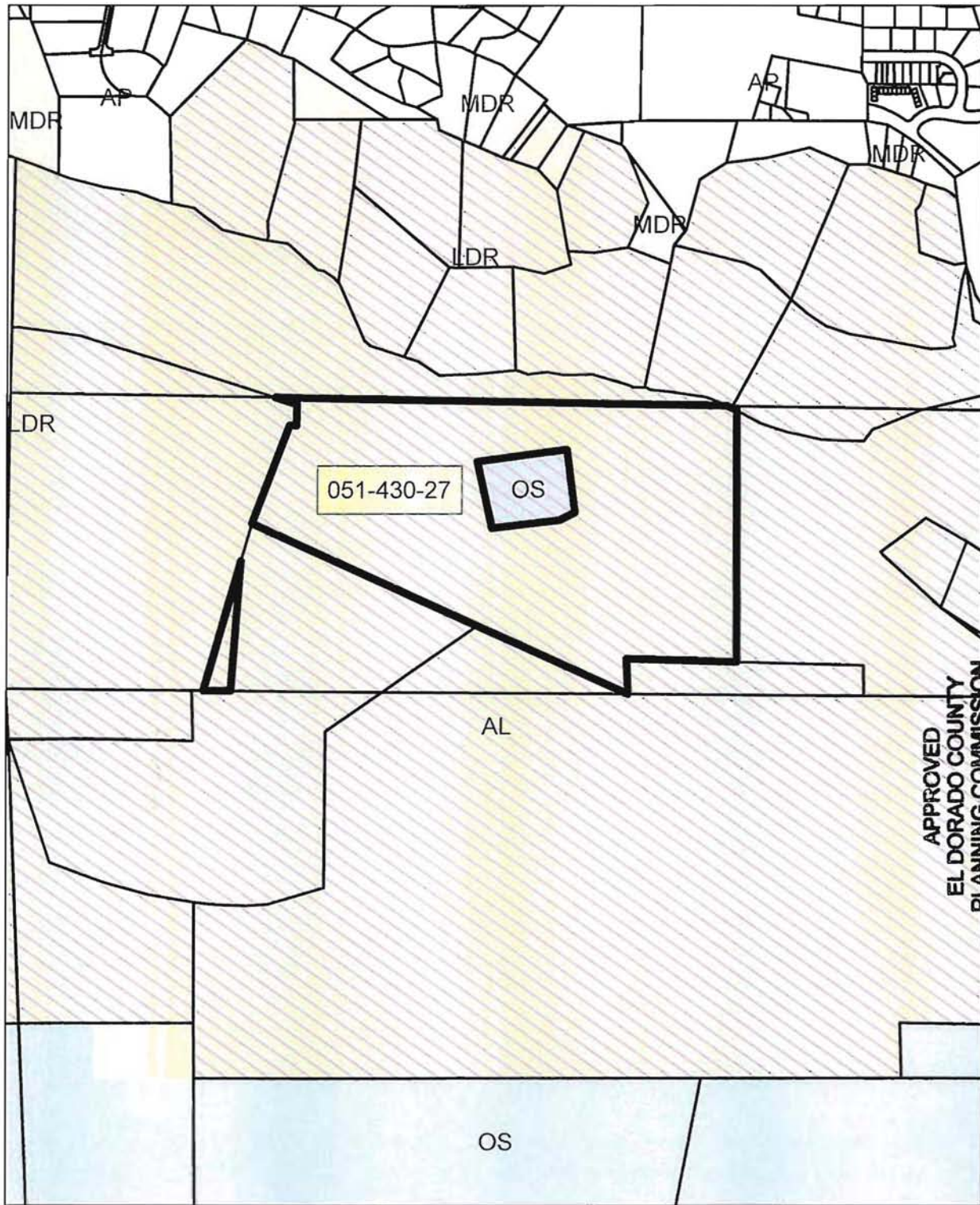
Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. Dec 11, 2006

Assessor's Map Bk. 051, Pg. 43  
County of El Dorado, CA





APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE December 10, 2015

BY Roger Trout 10/08  
EXECUTIVE SECRETARY


-  Adopted Plan
-  Agricultural Lands
-  bio\_corr
-  Low-Density Residential
-  Medium-Density Residential
-  Open Space

# File No. S15-0011 General Plan Land Use Map

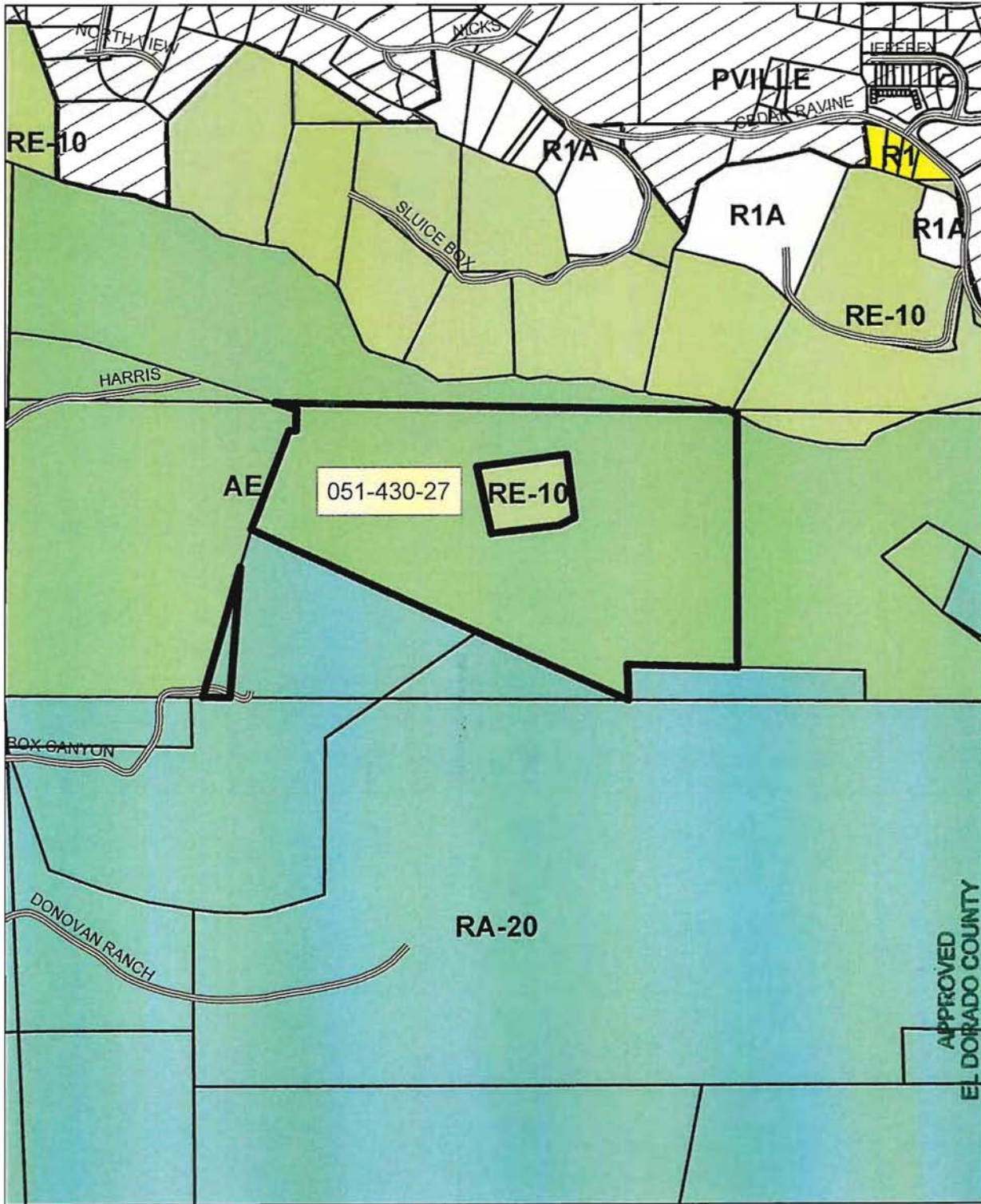


## Exhibit C

0 250 500 750 1,000 Feet







APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE December 10, 2015  
BY: Roger Troutman  
EXECUTIVE SECRETARY

-  City of Placerville
-  One-Acre Residential
-  One-Family Residential
-  Estate Residential Ten-Acre
-  Exclusive Agricultural
-  Residential Agricultural 20-acre

## File No. S15-0011 Zoning Map

### Exhibit D







File No. S15-0011



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

Aerial Photo

Exhibit E

DATE December 10, 2015

0 150 300 450 600  
Feet

BY Roger Trout/OAS  
EXECUTIVE SECRETARY



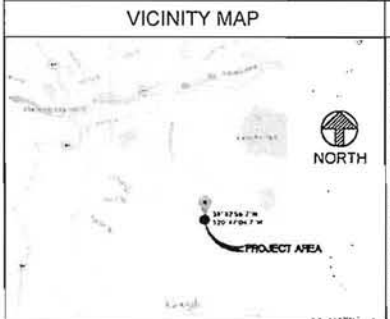
**GENERAL NOTES**

- THE CONTRACTOR SHALL NOTIFY VERIZON WIRELESS (WHERE REQUIRED) OF ANY DROPS, IMMISSIONS, OR INTERFERENCES AS THEY MAY BE OCCURRING IN PLANS, SPECIFICATIONS, NOTES OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY, DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DROPS, IMMISSIONS, OR INTERFERENCES AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF VERIZON WIRELESS (WHERE REQUIRED) AND SHALL INFER ANY DEFICIENCY TO RECTIFY THE SITUATION. THE AGENCY OF CORRECTING ANY DROPS SHALL FIRST BE APPROVED BY VERIZON WIRELESS (WHERE REQUIRED).
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. DISCREPANCIES WILL BE REPORTED IMMEDIATELY TO VERIZON WIRELESS (WHERE REQUIRED). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTORS.
- A COPY OF GOVERNING AGENCY APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE PLANS ARE NOT TO BE USED BY THE WORKMAN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS, IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES UNDER THE DIRECT CARE OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUPPLY VERIZON WIRELESS (WHERE REQUIRED), WITH A COPY OF ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWING RECORDS.
- THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN SUBCONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSE OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONNECTION WITH THE EXECUTION OF THE WORK.
- THE REFERENCES ON THE DRAWINGS ARE FOR CONFORMANCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF ANY DRAWING OR DETAIL.
- ALL CONSTRUCTION THROUGHOUT THE PROJECT SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, EXCEPT WHERE EXEMPTED.
- ALL GLASS AND GLAZING IS TO COMPLY WITH CHAPTER 24 OF THE U.S. CONSUMER SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1428, CFR PART 1201) AND LOCAL SECURITY REQUIREMENTS.
- ALL EXISTING CONSTRUCTION, EQUIPMENT, AND FINISHES NOT TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS:
  - PROPERTY NOTED TO BE RETURNED TO THE OWNER.
  - PROPERTY NOTED TO BE REMOVED BY THE OWNER.
- THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURER'S SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
- CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (EUB) PER PER SEC. 1. WORKER(S) SHALL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FRESH GRADE WITH MATCHING MATERIALS (GRAVEL, ASPHALT, CONCRETE, ETC.)
- CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL USA NORTH AT 1-800-527-7000 AT LEAST 72 HOURS BEFORE DIGGING.
- CONTRACTOR TO PROVIDE EXISTING STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
- CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.
- CONTRACTOR TO REPLACE LANDSCAPE VEGETATION THAT WAS DAMAGED DUE TO CONSTRUCTION, AND TO MOODY REWARDING IRRIGATION LINES TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO AFFECTED AREAS.
- THIS FACILITY IS AN UNLICENSED WIRELESS TELECOMMUNICATION FACILITY.
- WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AND/OR REVISIONS AVAILABLE AS REQUIRED BY THE GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STORAGE OF ALL MATERIALS AND SHALL NOT DO SO ON PUBLIC PROPERTY WITHOUT THE AGENT'S PERMISSION.
- GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONNECTIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN OBTAINING, FITTING/INSTALLING, ETC. SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.
- ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT PREMISES AND SHALL BE LEFT IN A CLEAN (BROOM SWEEP) CONDITION AT ALL TIMES BY EACH TRADE AS THEY PROCEED WITH THEIR PORTION OF THE WORK.
- VERIZON WIRELESS (WHERE REQUIRED) DOES NOT GUARANTEE ANY PRODUCTS, FINISHES, AND/OR ANY EQUIPMENT INSTEAD BY A TRADE OR MANUFACTURER, CONTRACTOR OR WORKMAN THAT MAY BE IN EXCESS IS DONE SO THROUGH THE COMPANY OR MANUFACTURER PROVIDING THE PRODUCT, FINISHES, AND/OR EQUIPMENT ONLY. UNLESS SPECIFIC RESPONSIBILITY IS ALSO PROVIDED BY THE CONTRACTOR/SUBCONTRACTOR IN WRITTEN FORM.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL VERIFY ALL FACILITY INTERIOR AND/OR EXTERIOR MATERIALS, DIMENSIONS, COLORS, AND/OR FINISHES WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT, UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION: THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COVERED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING AS A MAINTENANCE CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBMITTAL OF THE PROJECT UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMAN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR THE REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
- THE ARCHITECT/ENGINEER IN CHARGE SHALL SIGN AND SEAL ALL DRAWINGS AND/OR SPECIFICATIONS.
- FIRE EXTINGUISHER REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL FIRE MARSHAL.
- VERIZON WIRELESS (WHERE REQUIRED) WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPTS. VERIZON WIRELESS (WHERE REQUIRED) PROJECT APPROVAL, OF A SEPARATE ITEM SHALL NOT IMPLY APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO PLACEMENT OF WORKMAN (FOOTING AND OTHER STRUCTURES) TO BE PLACED IN USABLE SIZE GENERAL NOTE #8 ON THIS SHEET.
- SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
- CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (EUB) PER PER SEC. 1. WORKER(S) SHALL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FRESH GRADE WITH MATCHING MATERIALS (GRAVEL, ASPHALT, CONCRETE, ETC.)
- CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL USA NORTH AT 1-800-527-7000 AT LEAST 72 HOURS BEFORE DIGGING.
- CONTRACTOR TO PROVIDE EXISTING STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
- CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.
- CONTRACTOR TO REPLACE LANDSCAPE VEGETATION THAT WAS DAMAGED DUE TO CONSTRUCTION, AND TO MOODY REWARDING IRRIGATION LINES TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO AFFECTED AREAS.
- THIS FACILITY IS AN UNLICENSED WIRELESS TELECOMMUNICATION FACILITY.



**CEDAR RAVINE**  
3310 & 3340 HARRIS COURT, PLACERVILLE, CA 95667

PROJECT ID: 20141015892 PS LOCATION #: 285383



**DIRECTIONS TO SITE FROM VERIZON**

- FROM: VERIZON: 295 PARKSHORE DRIVE, FOLSOM, CA 95630  
TO: 3310 & 3340 HARRIS COURT, PLACERVILLE, CA 95667
- GET ON US-50 E/EL DORADO FWY FROM PARKSHORE DR AND FRARRIE CITY RD  
2.8 MI / 5 MIN.
  - HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR 0.5 MI
  - TURN LEFT ONTO PLAZA DR 427 FT
  - TURN RIGHT TO STAY ON PLAZA DR 112 FT
  - TAKE THE 1ST RIGHT TO STAY ON PLAZA DR 400 FT
  - TAKE THE 1ST LEFT ONTO BLUE RAVINE RD 0.2 MI
  - TURN RIGHT ONTO FRARRIE CITY RD 1.1 MI
  - MERGE ONTO US-50 E/EL DORADO FWY VIA THE RAMP TO S LAKE TAHOE 0.7 MI
  - MERGE ONTO US-50 E/EL DORADO FWY 21.1 MI / 19 MIN
  - TAKE CEDAR RAVINE RD TO SLUICE BOX RD 1.6 MI / 4 MIN
  - TURN RIGHT ONTO BEDFORD AVE 256 FT
  - TURN LEFT ONTO MAIN ST 0.2 MI
  - TAKE THE 1ST RIGHT ONTO CEDAR RAVINE RD 1.0 MI
  - SLIGHT RIGHT ONTO SLUICE BOX RD 0.3 MI

**DESIGN CRITERIA**

- SECTOR: EXISTING: 2013 CALIFORNIA BUILDING CODE (CALIFORNIA STATE DESIGN)
- SECTOR: LOADS: ROOF W<sub>s</sub> = 20 PSF ROOF W<sub>t</sub> = 20 PSF (INDUSTRIAL)
- SECTOR: LOADS
- SECTOR: SITE CLASS & CATEGORY: E (MECHANICAL-MONUMENTAL EQUIPMENT)
- SECTOR: WIND CATEGORY: IIVE-W
- SECTOR: COEFFICIENT: K<sub>e</sub> = 1.5
- SECTOR: DESIGN CATEGORY (CSD) SHALL BE TYPE 'II'
- EQUIPMENT AMPLIFICATION FACTOR: Q<sub>e</sub> = 1.0
- EQUIPMENT RESPONSE FACTOR: R<sub>e</sub> = 1.5
- SECTOR: WIND: ILLINOIS
- SECTOR: WIND SPEED = 115 MPH (HURRICANE) - 15 PSF WIND PRESSURE = 20 PSF AT 10' AGL

**APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION**

DATE December 10, 2015  
BY Roger Trout/OAS  
EXECUTIVE SECRETARY

**811**  
Call before you dig.  
CALL 811  
WWW.CALL811.COM  
CONTRACTOR TO CALL NATIONWIDE ONE-CALL SYSTEMS AT LEAST (2) WORKING DAYS PRIOR TO DIGGING.

**SHEET INDEX**

T-1	TITLE SHEET, PROJECT INFORMATION
C-1	SURVEY
C-2	EROSION AND SEDIMENT CONTROL PLAN
A-1	OVERALL SITE PLAN & SITE PLAN
A-2	ENLARGED SITE PLAN & ANTENNA PLAN
A-3	GRADING PLAN
A-4	ELEVATIONS
A-5	GENERATOR SPECIFICATIONS

**PROJECT INFORMATION**

**PROPERTY INFORMATION:**  
SITE NAME: CEDAR RAVINE  
PS LOCATION #: 285383  
PROJECT ID: 20141015892  
SITE ADDRESS:  
3310 & 3340 HARRIS COURT  
PLACERVILLE, CA 95667  
APR: 051-430-27-10  
COUNTY: EL DORADO  
JURISDICTION: EL DORADO COUNTY  
ZONING DISTRICT: ESTATE RESIDENTIAL SETBACKS: 10' ALL SIDES  
(N) USE: COMMUNICATIONS FACILITY  
(N) OCCUPANCY: U (UNLICENSED)  
(N) TOWER TYPE AND HT: MONOPOLAR; 85' HIGH (INCLUDING BRANCHES)  
ENVIRONMENTAL ISSUES:  
SITE IS NOT LOCATED WITHIN A SCENIC CORRIDOR OR WITHIN 1000' OF A SCHOOL.  
FIRE DISTRICT: EL DORADO COUNTY FIRE DISTRICT  
SCHOOL DISTRICT: PLACERVILLE UNION SCHOOL DISTRICT  
(E) USE PERMIT #: TBD

**SITE MANAGER/DESIGN TEAM:**  
EPIC WIRELESS  
8700 AUBURN FOLSOM ROAD, SUITE 400  
GRANITE BAY, CA 95746  
CONTACT: PETE MANAS  
TELEPHONE: (530) 383-5957  
EMAIL: PETEMANAS@EPICWIRELESS.NET

**LEASING/ZONING MANAGER:**  
EPIC WIRELESS  
8700 AUBURN FOLSOM ROAD, SUITE 400  
GRANITE BAY, CA 95746  
CONTACT: MARK LOBAUGH  
TELEPHONE: 518-203-4067  
EMAIL: MARK.LOBAUGH@EPICWIRELESS.NET

**PROPERTY OWNER:**  
MARY H. HUGGETT  
1011 HARRIS ROAD  
PLACERVILLE, CA 95667

**SPECIAL INSPECTIONS**

TBD

**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. NOTINGS IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
- 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
  - 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.  
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
  - 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
(2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
  - 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.  
(2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
  - 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
(2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
  - 2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
  - 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.  
(2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
  - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
  - 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
  - ANSI/ISA-754-222-G  
11. ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- DISABLED ACCESS REQUIREMENTS**  
THIS FACILITY IS UNLICENSED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 11B-203.4

**PROJECT DESCRIPTION**

MODIFICATION TO AN (E) UNLICENSED TELECOMMUNICATION SITE CONSISTING OF THE FOLLOWING:  
- (N) OUTDOOR EQUIPMENT ON (N) 10' X 18' CONCRETE SLAB INCLUDING:  
- (1) MISC. CABINET  
- (1) -48 CABINET  
- (2) E-NODE B CABINETS  
- (N) STANDBY 30KW DIESEL GENERATOR WITH 132 GALLON UL 142 LISTED TANK ON A 5'X10' CONCRETE PAD.  
- (N) METER AND DISCONNECT AT M-FRAME  
- REMOVE (E) WOOD POLE & REPLACE W/ (N) 86' TALL MONOPOLAR WITH (6) 6' ANTENNAS AT 80' AGL.  
- (N) INSTALL (5) RR90 WITH A2 RECEIVERS.  
- (N) INSTALL (2) SURGE SUPPRESSORS.  
- (N) INSTALL (3) HYBRID TRUNK CABLES TO BE ROUTED AT INSIDE OF MONOPOLAR.

**verizon wireless**  
VERIZON WIRELESS, 295 PARKSHORE DRIVE, FOLSOM, CA 95630

**CEDAR RAVINE**  
PROJECT ID: 20141015892  
PS LOCATION #: 285383  
3310 & 3340 HARRIS COURT  
PLACERVILLE, CA 95667

**EPIC WIRELESS GROUP INC.**

**ATM Engineering**  
Tim McFarland, SE  
2325 East Bidwell Street  
Folsom, CA 95630  
Phone: 916-839-7300  
Direct: 916-934-5177  
Email: timm@atmengineering.com

**ISSUE STATUS**

INT.	DATE	DESCRIPTION	REV
	09/09/13	100% 20'S	0

**SHEET TITLE:**  
TITLE SHEET & PROJECT INFORMATION

**T-1**





PLANNING COMMISSION  
EL DORADO COUNTY  
APPROVED

verizonwireless.com  
VERIZON WIRELESS IS A HANDBOOK PUBLICATION

CEDAR RAVINE  
PROJECT ID: 2014-1015892  
PS LOCATION #: 285383  
3310 & 3340 HARRIS COURT  
PLACERVILLE, CA 95667

EPIC  
WIRELESS GROUP INC

ATM Engineering  
Tim Markland, SE  
2525 East Blinnell Street  
Folsom, CA 95630  
Phone: 916-559-7109  
Direct: 916-534-5177  
Email: [tim@atmengineering.com](mailto:tim@atmengineering.com)

ISSUE STATUS

NO.	DATE	DESCRIPTION	TRK#
26	09/15/15	100% 20'S	0

SHEET TITLE  
EROSION AND SEDIMENT CONTROL PLAN

C-2

BEST MANAGEMENT PRACTICES "BMP" TABLE

BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DESTROYED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. THE GRADE TRIBUTARY AREAS OR INSTALL SAND COLES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ON-SITE SEDIMENT DEPOSITED BEHIND BURN OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
FIBER ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	ON SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTICED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS UNTIL ENTRANCES AND ON-SITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
MINI EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED AND SLOPES HAVE STABILIZED	INSPECT SITE DURING WET WEATHER CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

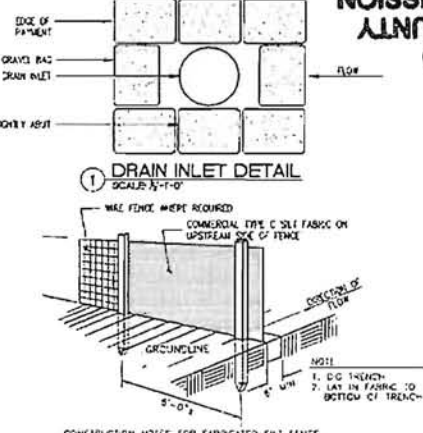
**STORM WATER QUALITY NOTES:**

- CONTRACTOR SHALL PROVIDE DRAIN INLET PROTECTION FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF WORK. THIS INCLUDES ANY CATCH BASINS IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS ON PRIVATE PROPERTY.
- CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EGRESS FROM PROJECT SITE TO PREVENT TRACK-OUT OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY FROM CONSTRUCTION VEHICLES.
- CONTRACTOR SHALL ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PUBLIC ROADWAY, SIDEWALKS AND OUTLETS. ALL SEDIMENT AND CONSTRUCTION DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY.
- CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRUCTION OR DECONSTRUCTION-RELATED SEDIMENT FROM PUBLIC SIDEWALKS, OUTLETS AND ROADWAY.
- CONTRACTOR SHALL SCHEDULE WORK FROM DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.
- CONTRACTOR SHALL INSTALL AN APPROVED WASH-OFF STRUCTURE AT THE CONSTRUCTION SITE. ALL CONCRETE, PAINT, STUCCO AND OTHER LIQUIDS WILL BE WASHED OUT IN THIS AREA.
- CONTRACTOR SHALL PROVIDE BEST CONTROL TO PREVENT THE MISUSE OF BLOWING DUST WITHOUT CAUSING SEDIMENT, DEBRIS, OR LITTER TO ENTER THE STORM DRAIN SYSTEM.
- CONTRACTOR SHALL INSTALL ANY OTHER BMP'S AS NECESSARY TO CONTROL THE DISCHARGE OF POLLUTANTS FROM THE PROJECT SITE.
- TOTAL DISTURBED AREA IS APPROXIMATELY 318 SQ. FT. THIS INCLUDES THE EQUIPMENT PAD, FENCE, TOWER FOOTING AND GENERATOR PAD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND ADHERENCE TO THE LOCAL SWPPP.

CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN

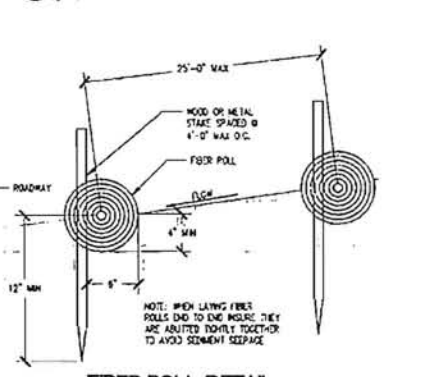
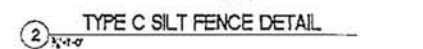
**NOTES:**

- CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FROM THE MEASURES SCHEDULE OR SPECIES ON THESE PLANS.
- CONTRACTOR MUST INSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WETTEST MONTHS FROM OCTOBER 1 TO OCTOBER 31.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE, DURING AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REFER TO CURRENT VERSION OF STORMWATER "BMP" MANUAL FOR SPECIFIC SCHEDULE PER SITE CONDITIONS.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS ANY CORRECTIVE CHANGES TO THE BMP'S OF EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION WHEN APPLICABLE FOR SITES NOT ACCESSIBLE BY CONVENTIONALLY PREPARED ACCESSES. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE CONSTRUCTION OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE (WHEN APPLICABLE) SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMOVED IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY INCLUDE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY WEASLES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WEASLES SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- CONTRACTOR SHALL MAINTAIN HOUSEKEEPING PRACTICES AS FOLLOWS:
  - SOLID WASTE MANAGEMENT:** PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS AVAILABLE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SERAP OR SUPPLIES BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
  - MATERIAL DELIVERY AND STORAGE:** PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING, STORE MATERIAL ON PALETTES AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA AND BUILDING SHELL WHEN POSSIBLE. INSPECT AREA DAILY.
  - CONCRETE WASTE:** PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OFF. DISPOSE OF HARDENED CONCRETE OFF-SITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINAGE VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL BLEND, AND MIXEDLY FOR REMOVAL OF HARDENED CONCRETE.
  - PAINT AND PAINTING SUPPLIES:** PROVIDE PROTECTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE DAILY FOR EVIDENCE OF MISUSE/REMOVAL.
  - VEHICLE FUELING, MAINTENANCE AND CLEANING:** PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH Drip Pans. RESTRICT DUST. MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA DAILY.
  - HAZARDOUS WASTE MANAGEMENT:** PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS USUALLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
- USE "BMP'S" AT ALL PHASES OF CONSTRUCTION.
- GRAVEL BAGS WITH FIBER ROLLS/ SILT BARRIER AND OR BAG INLET FILTERS TO BE USED FOR INLET PROTECTION FROM CONSTRUCTION CONTAMINATES. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS WHERE THIS MAY APPLY AND MAINTAIN DURING THE COURSE OF CONSTRUCTION. THIS SHALL APPLY TO THE LOCAL SITE ACTIVITY AS WELL AS ANY AREA TRAVELED EXTERIOR TO THE POINT OF SITE ACCESS AND ONTO THE PUBLIC RIGHT OF WAY. NO CONSTRUCTION DEBRIS MAY EVER ENTER ANY STORM WATER DRAIN AT ANY TIME. THE CONTRACTOR SHALL IMPLEMENT MEASURES TO MONITOR THIS AT ALL TIMES DURING THE CONSTRUCTION PHASE.
- ANY ALL STORED MATERIALS, INCLUDING BUT NOT LIMITED TO, EXCAVATED SOIL, SHORTEST ROCK, SAND OR GRAVEL, PAINT, CONCRETE, WOOD, METAL, OR CONTAMINATED WATER SHALL BE STORED PROPERLY TO INSURE NO DISCHARGE OF CONTAMINATES.
- REPAIR DRILL, DEBRIS AND WELDS FROM PUBLIC SIDE WALK AREAS AND STORM DRAIN SYSTEMS AND ANY CONSTRUCTION MATERIALS OR DEBRIS TO AN APPROVED LOCATION AS ON A DAILY BASIS (OR AS DIRECTED BY THE CITY ENGINEER) A CONCRETE WASH-OFF SHALL BE INSTALLED AT ALL TIMES. CONTRACTOR TO FIELD VERIFY LOCATION AND BEST METHOD TO PREVENT STILLS AND DISCHARGE OF CONCRETE/ WATER CONTAMINANTS.
- CONTRACTOR TO FIELD VERIFY "BMP'S" (BEST MANAGEMENT PRACTICES) FOR SITE CONDITIONS AND REFER TO CURRENT VERSION OF STORMWATER "BMP" MANUAL FOR SPECIFIC SCHEDULES OR DETAILS NOT SPECIFIED IN THIS PLAN.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN FABRIC FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 24" MINIMUM AND FASTENED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUDGERS" DEVELOP IN THE SILT FENCE.



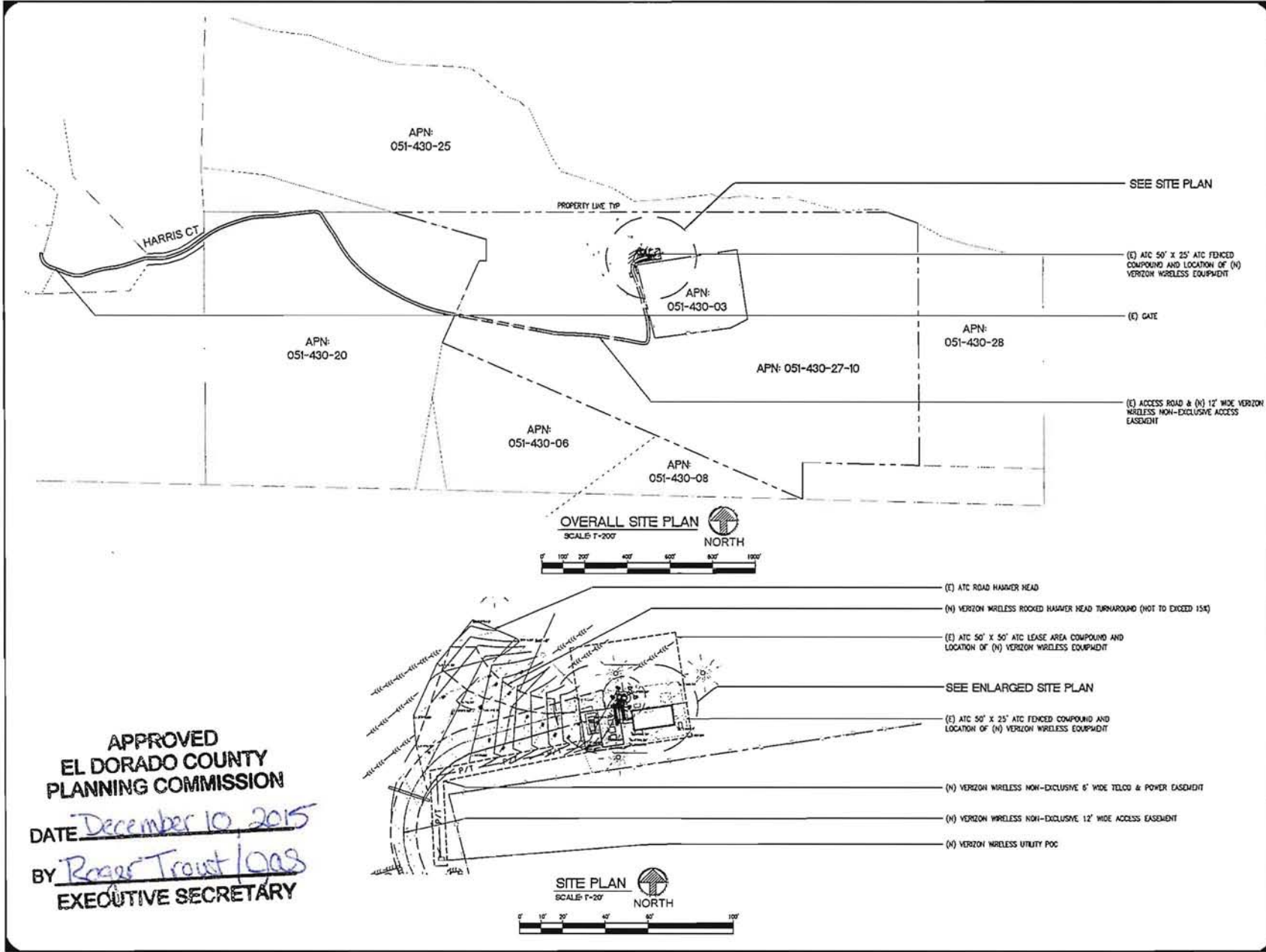
3 FIBER ROLL DETAIL SCALE: 1/4\"/>

**FIBER ROLL NOTES:**

- REPAIR OR REPLACE SPIKE, TORN UNWINDING OR SLIPPING FIBER ROLLS. FIBER ROLLS TO BE STAKED 4\"/>
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, DURING AND FOLLOWING RAIN EVENTS. AT LEAST DAILY DURING PROLONGED RAINFALL. FOR SPECIFIC MONITORING INTERVALS REFER TO THE CURRENT VERSION OF STORM WATER "BMP" MANUAL FOR DURING THE NON-RAINY SEASON.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GRADING SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DEPOSITED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.

Exhibit F-3





APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE December 10, 2015  
 BY Roger Trout/GAS  
 EXECUTIVE SECRETARY



verizon wireless  
 VERIZON WIRELESS, 205 PARADISE DRIVE, FOLSOM, CA 95630

---

**CEDAR RAVINE**  
 PROJECT ID: 20141015892  
 PS LOCATION #: 285383  
 3310 & 3340 HARRIS COURT  
 PLACERVILLE, CA 95667

---



**ATM Engineering**  
 Tim McPartland, SE  
 2525 East Bidwell Street  
 Folsom, CA 95630  
 Phone: 916-859-7300  
 Direct: 916-934-5177  
 Email: timm@atmengineering.com

STAMP

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**ISSUE STATUS**

INT	DATE	DESCRIPTION	REV
JEM	09/09/15	100% 2D'S	1

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SHEET TITLE:  
 OVERALL SITE PLAN  
 & SITE PLAN

**A-1**



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

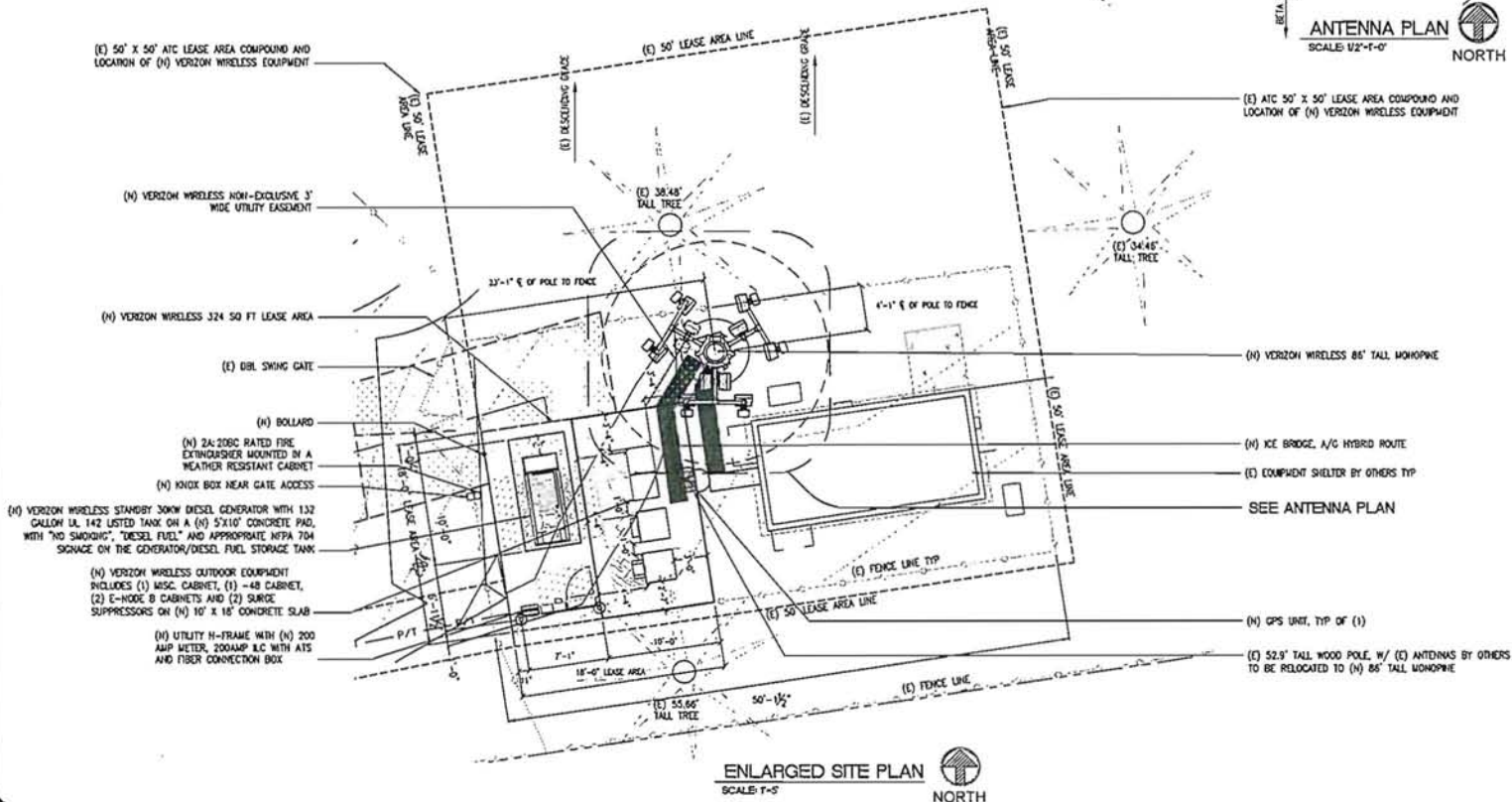
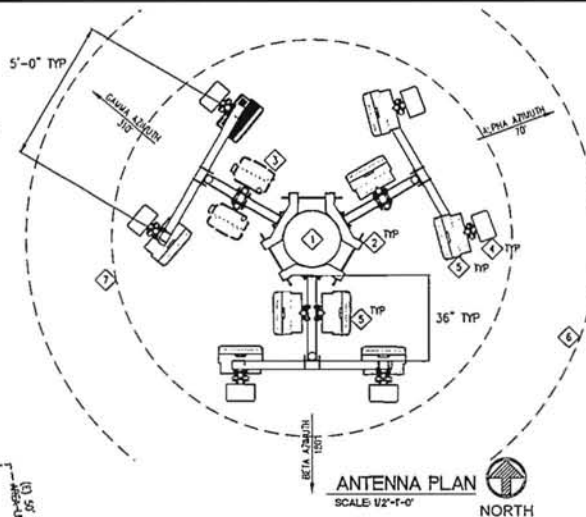
DATE December 10, 2015

BY Roger Trout / Gas  
EXECUTIVE SECRETARY

ANTENNA PLAN KEY NOTES:

- (N) (1) 86' MONOPHRE
- (N) TRI-SECTOR MOUNT, (3) 36" STANDOFF ARMS, CROSS PLATES, CROSS PIPES, ANTENNA AND EQUIPMENT MOUNTING HARDWARE. USE SITE PRO MDL, R4F5-3072 OR EQUIV.
- (N) (2) SUPPRESSORS
- (N) (6) 6' TALL ANTENNAS
- (N) (3) RRHs W/ A2 RECEIVERS, (3) PER SECTOR TYP
- (N) (4) 20" DIA LIMIT OF MONOPHRE BRANCHES
- (N) (4) 14" DIA LIMIT OF MONOPHRE BRANCHES

NOTES: (N) EQUIPMENT INSTALL TO BE VERTICALLY STAGGERED TO ACHIEVE ALL MIN CLEARANCES



**verizon wireless**  
VERIZON WIRELESS, 755 PARADISE DRIVE, FOLSOM, CA 95630

**CEDAR RAVINE**  
PROJECT ID: 20141015892  
PS LOCATION #: 285583  
3310 & 3340 HARRIS COURT  
PLACERVILLE, CA 95667

**EPIC WIRELESS GROUP INC.**

**ATM Engineering**  
Tim McParland, SE  
2525 East Bidwell Street  
Folsom, CA 95630  
Phone: 916-859-7300  
Direct: 916-934-3177  
Email: tsmc[at]atmengineering.com

STAMP

ISSUE STATUS			
INT	DATE	DESCRIPTION	REV
	JUN 09/09/13	100% 2D S.	0

SHEET TITLE:  
ENLARGED SITE PLAN &  
ANTENNA PLAN

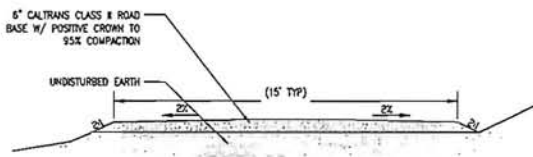
**A-2**



**CONSTRUCTION EROSION/ SEDIMENTATION CONTROL PLAN NOTES:**

1. THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE DURING AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REFER TO CURRENT VERSION OF STORMWATER "BMP" MANUAL FOR SPECIFIC SCHEDULE PER SITE CONDITIONS.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs, AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO GRASS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION WHEN APPLICABLE FOR SITES NOT ACCESSIBLE BY CONVENTIONALLY PREPARED ACCESS. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE CONSTRUCTION OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE (WHEN APPLICABLE) SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SHEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REPAIRED IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
11. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
12. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
13. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
14. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
  - A. SOLID WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
  - B. MATERIAL DELIVERY AND STORAGE: PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMS, STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA DAILY.
  - C. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND REQUEST FOR REMOVAL OF HARDENED CONCRETE.
  - D. PAINT AND PAINTING SUPPLIES: PROMOTE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE DAILY FOR EVIDENCE OF IMPROPER DISPOSAL.

NOTE:  
RESSEED/REPLANT DISTURBED SOIL  
(NOT COVERED W/GRAVEL) WITH NATIVE GRASSES FOR SOILS EROSION CONTROL.

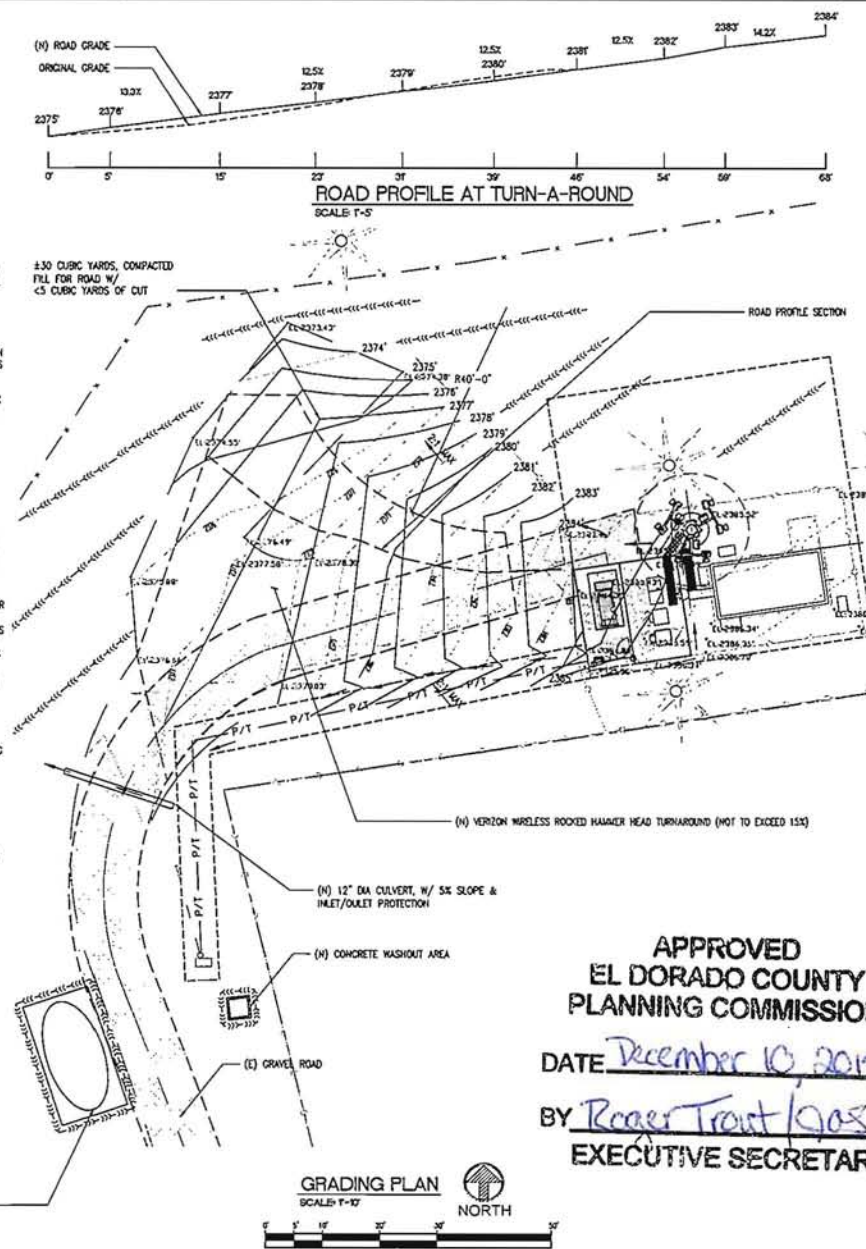


1 ACCESS ROAD DETAIL

- LEGEND**
- (E) EXISTING
  - (P) PROPOSED
  - (F) FLOW LINE
  - (D) FLOW LINE
  - (F) FIBER ROLL
  - (S) SALT FENCE

**CONSTRUCTION EROSION/ SEDIMENTATION CONTROL PLAN NOTES:**

1. USE "BMP'S" AT ALL PHASES OF CONSTRUCTION.
2. GRAVEL BAGS WITH FIBER ROLLS/ AND SILT BARRIER AS HEADED AND OR BAG INLET FILTERS TO BE USED FOR BLEET PROTECTION FROM CONSTRUCTION CONTAMINATES. CONTRACTOR TO FIELD IDENTIFY ALL CONDITIONS WHERE THIS MAY APPLY AND MAINTAIN DURING THE COURSE OF CONSTRUCTION. THIS SHALL APPLY TO THE LOCAL SITE ACTIVITY AS WELL AS ANY AREA TRAVELED EXTENDING TO THE POINT OF SITE ACCESS AND ONTO THE PUBLIC RIGHT OF WAYS. NO CONSTRUCTION DEBRIS MAY ENTER ANY STORM WATER DRAIN AT ANY TIME. THE CONTRACTOR SHALL IMPLEMENT MEASURES TO MONITOR THIS AT ALL TIMES DURING THE CONSTRUCTION PHASE.
3. ANY AN ALL STORED MATERIALS, INCLUDING BUT NOT LIMITED TO, DEDICATED SOIL, IMPORTED ROCK, SAND OR GRAVEL, PAINT, CONCRETE, WOOD, METAL, OR CONTAMINATED WATER SHALL BE STORED PROPERLY TO INSURE NO DISCHARGE OF CONTAMINANTS.
4. REMOVE DIRT, DEBRIS AND NEEDS FROM PUBLIC SIDE WALK AREAS AND STORM DRAIN SYSTEMS AND ANY CONSTRUCTION MATERIALS OR DEBRIS TO AN APPROVED LOCATION AS ON A DAILY BASIS (OR AS DIRECTED BY THE CITY ENGINEER). A CONCRETE/STUCCO WASHOUT SHALL BE ON SITE AT ALL TIMES. CONTRACTOR TO FIELD VERIFY LOCATION, AND BEST METHOD TO PREVENT SPILLS AND DISCHARGE OF CONCRETE/ WATER CONTAMINANTS.
5. CONTRACTOR TO FIELD IDENTIFY "BMP'S" (BEST MANAGEMENT PRACTICES) PER SITE CONDITIONS, AND REFER TO CURRENT VERSION OF STORM WATER "BMP" MANUAL FOR SPECIFIC SCHEDULES OR DETAILS NOT SPECIFIED IN THIS PLAN.
6. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
7. PLACE GRAVEL BAGS AROUND NEARBY, DOWN STREAM STORM INLET(S) DURING CONSTRUCTION.
8. REPAIR OR REPLACE SPLIT, TORN UNWRAPING OR SLUMPING FIBER ROLLS. FIBER ROLLS TO BE STAKED 4' O.C. PARALLEL TO (E) CONTOURS.
9. INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, DURING AND FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, FOR SPECIFIC MONITORING INTERVALS REFER TO THE CURRENT VERSION OF STORM WATER "BMP" MANUAL.
10. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH. USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DEPOSED AT AN APPROPRIATE LOCATION.
11. FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
12. ON SITE WATER TRUCK MAY BE REQUIRED FOR DUST MITIGATION.



GRADING PLAN  
SCALE 1"=10'

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE December 10, 2015  
BY Roger Trout / 008  
EXECUTIVE SECRETARY

**verizon wireless**  
VERIZON WIRELESS, 775 PARKWAY DRIVE, FOLSOM, CA 95630

**CEDAR RAVINE**  
PROJECT ID: 20141015892  
PS LOCATION #: 285383  
3310 & 3340 HARRIS COURT  
PLACERVILLE, CA 95667

**EPIC**  
WIRELESS GROUP INC.

**ATM Engineering**  
Tim McParland, SE  
2525 East Bidwell Street  
Folsom, CA 95630  
Phone: 916-859-7300  
Direct: 916-934-3177  
Email: timm@atmengineering.com

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ISSUE STATUS

INT	DATE	DESCRIPTION	REV
JEN	09/09/13	100% 20'S	0

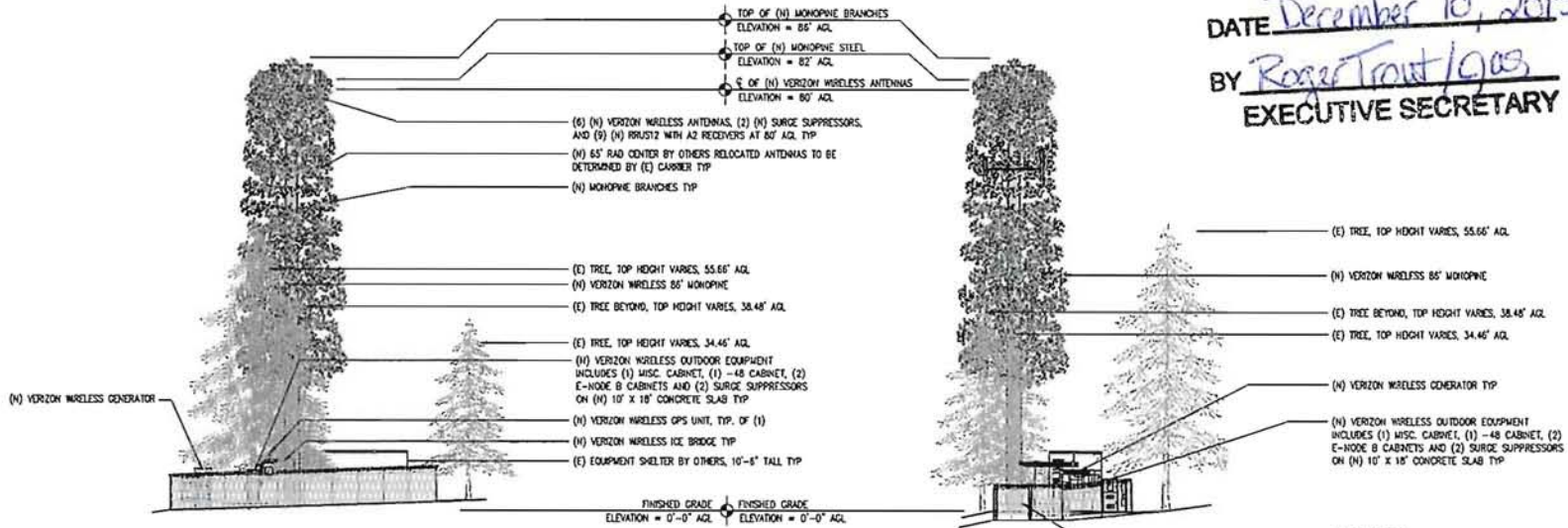
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GRADING PLAN

A-3



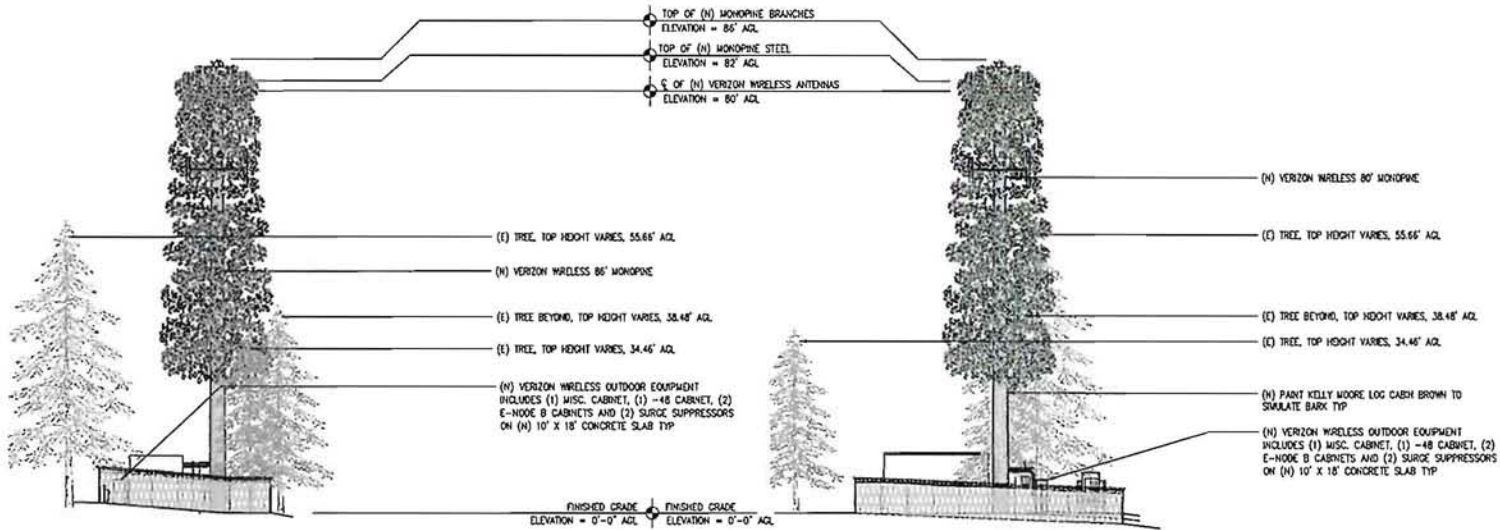
APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE December 10, 2015  
BY Roger Trout / GCS  
EXECUTIVE SECRETARY



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0" H

**WEST ELEVATION**  
SCALE: 3/32" = 1'-0" H



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0" H

**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0" H



**CEDAR RAVINE**  
PROJECT ID: 20141015892  
PS LOCATION #: 285383  
3310 & 3310 HARRIS COURT  
PLACERVILLE, CA 95667



**ATM Engineering**  
Tim McParland, SE  
2525 East Birdwell Street  
Folsom, CA 95630  
Phone: 916-839-7300  
Direct: 916-934-5177  
Email: timm@atmengineering.com

STAMP

**ISSUE STATUS**

REV	DATE	DESCRIPTION	REV
1EM	09/09/15	100% 70'S	0

SHEET TITLE:  
ELEVATIONS

A-4

Exhibit F-7







APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE December 10, 2015

BY Roger Troutman  
EXECUTIVE SECRETARY

## PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON SITE "CEDAR RAVINE"

APN 051-430-27

3310 and 3340 Harris Court, PLACERVILLE, CA. 95667

APR 19 PM 3:02

RECEIVED  
PLANNING DEPARTMENT

### INTRODUCTION

Verizon Wireless is seeking to improve communications service in the El Dorado County area near Harris Court and Cedar Ravine 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 usage along Cedar Ravine Rd and will also improve service in the town of Placerville and the surrounding rural residential areas. The location of the tower is set within a portion of this parcel that already has an existing wireless facility and 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 50' x 50' fenced compound including: (1) proposed 16' x 11'5" equipment shelter, a 30kVa Diesel generator and a 86' stealth monopine that is replacing the existing Wood Pole, 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.

The parcel selected for this communication is owned by Mary Nugent and totals 76 acres. The location for this project is situated approximately 0.32 miles from Cedar Ravine Rd.

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.

### 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.

### **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 AE and is consistent with application design standards in the area and environment.

### **MAINTENANCE AND STANDBY 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.



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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.



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EL DORADO COUNTY  
PLANNING COMMISSION

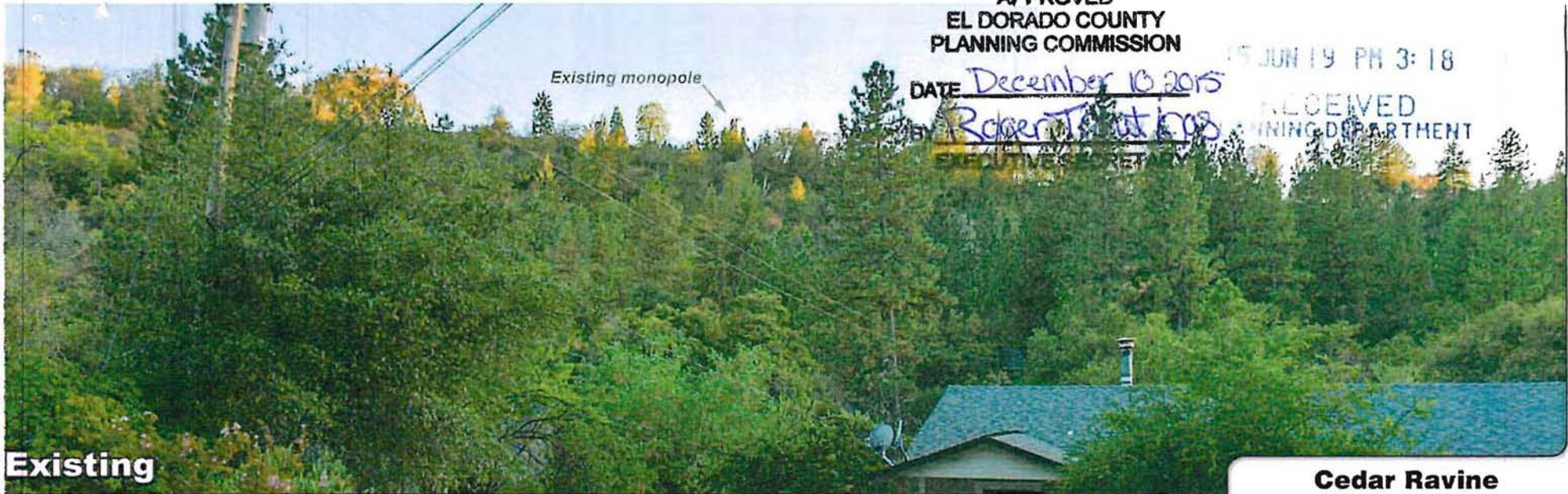
15 JUN 19 PM 3:18

DATE December 10 2015

BY Robert T. ...

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Existing monopole



**Existing**

Photosimulation of the view looking south from the nearest point along Cedar Ravine Road.

**Cedar Ravine**

1011 Harris Court  
Placerville CA 95667



Proposed new monopine

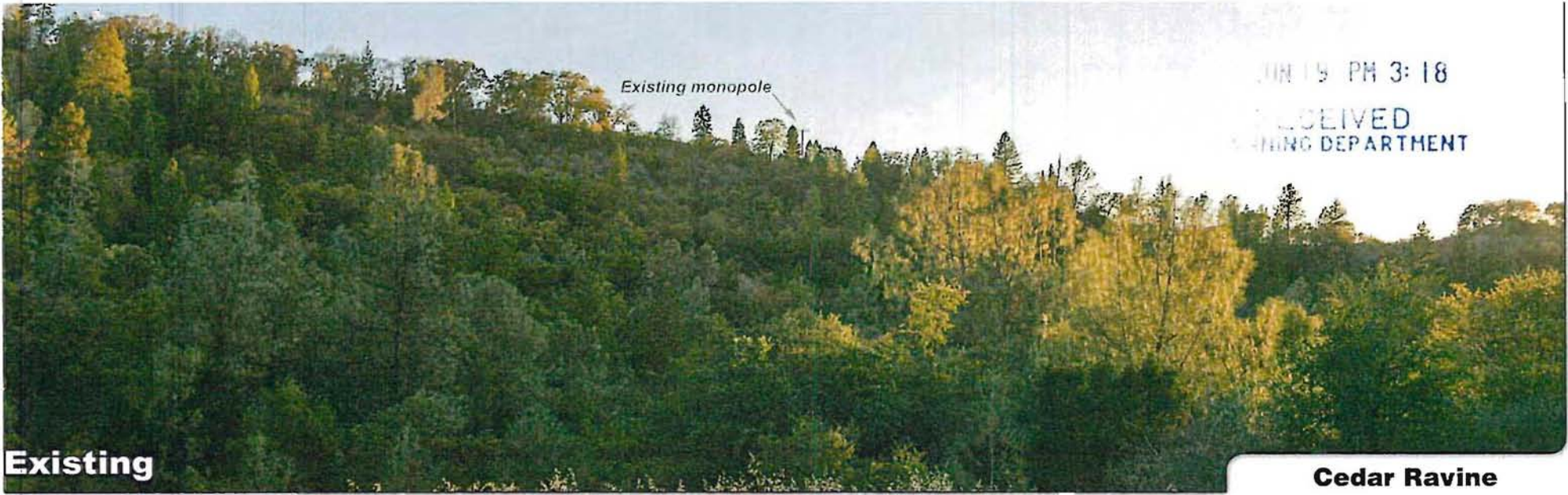


**Proposed**

Exhibit H

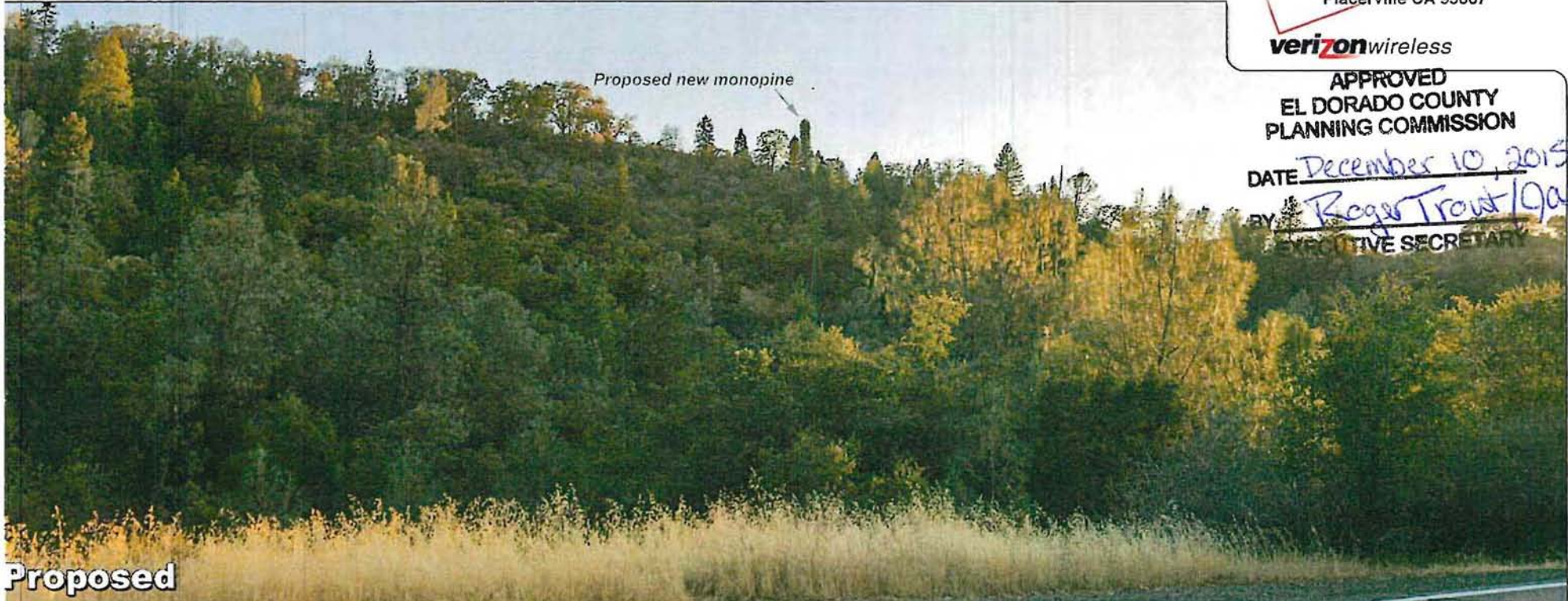
**S 15-0011**





**Existing**

Photosimulation of the view looking southwest from Cedar Ravine Road, near the church.



**Proposed**

**Cedar Ravine**

1011 Harris Court  
Placerville CA 95667

**verizon**wireless

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**EL DORADO COUNTY**  
**PLANNING COMMISSION**

DATE December 10, 2015

BY Reger Trout / 908

**EXECUTIVE SECRETARY**



JUL 22 PM 3:56

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PLANNING DEPARTMENT

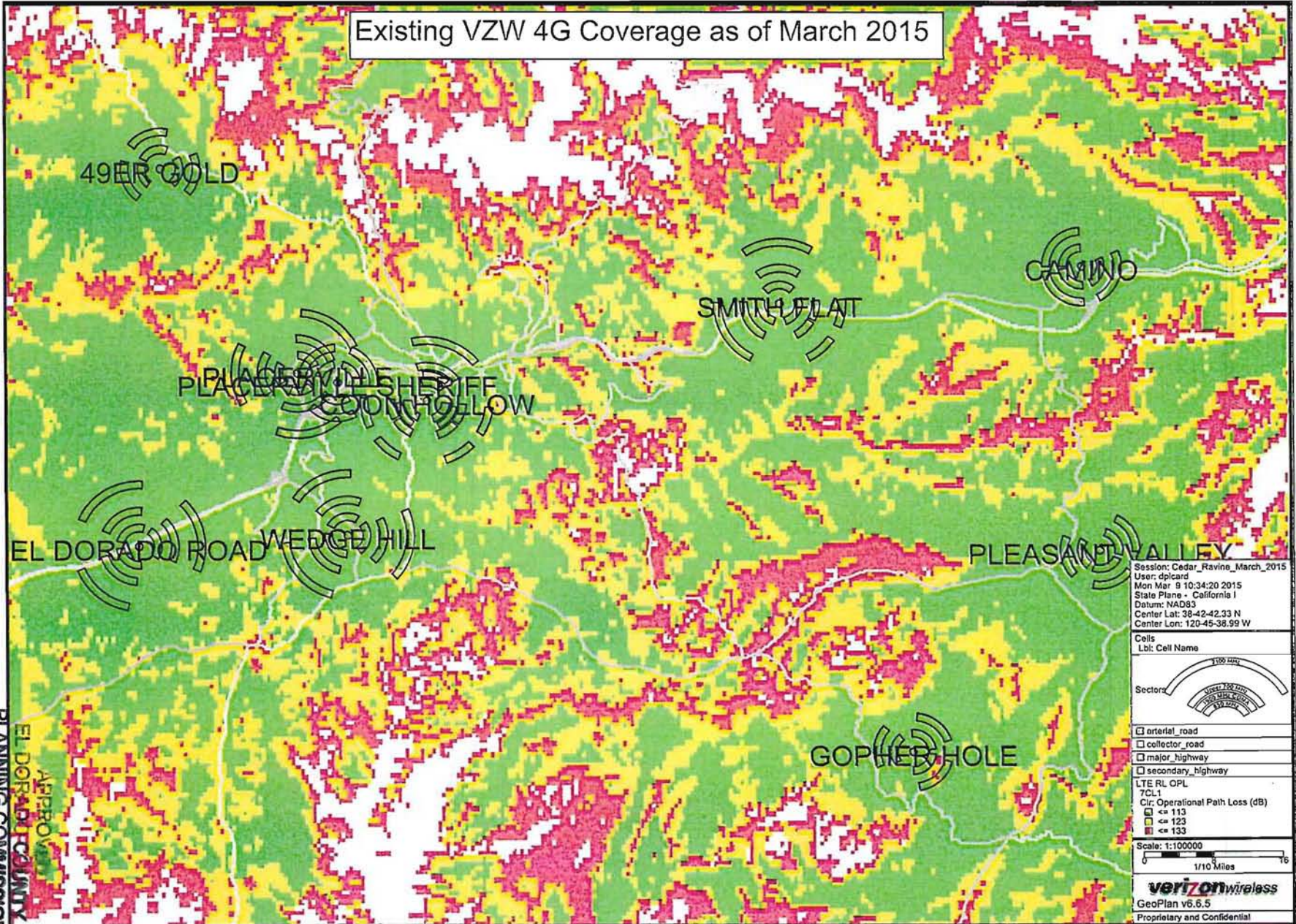
Exhibit 1-1

BY Rege Troutman  
EXECUTIVE SECRETARY

DATE December 10, 2015

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

Existing VZW 4G Coverage as of March 2015



Session: Cedar\_Ravine\_March\_2015  
 User: dplcard  
 Mon Mar 9 10:34:20 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-42-42.33 N  
 Center Lon: 120-45-38.99 W

Cells  
 Lbl: Cell Name

Sectors

arterial\_road  
 collector\_road  
 major\_highway  
 secondary\_highway

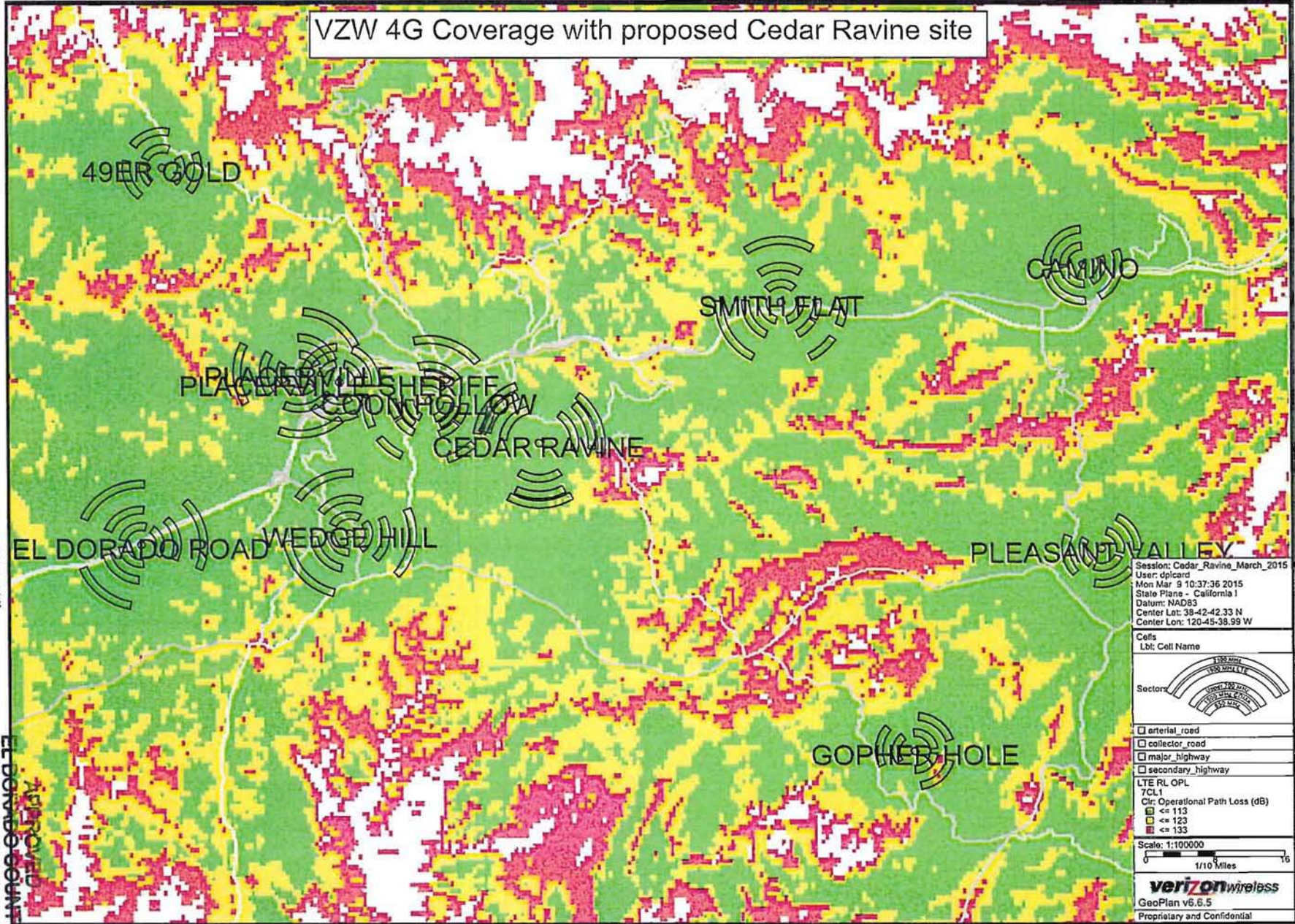
LTE RL OPL  
 7CL1  
 Clr: Operational Path Loss (dB)  
 ≤ 113  
 ≤ 123  
 ≤ 133

Scale: 1:100000  
 0 1/10 Miles

**verizon wireless**  
 GeoPlan v6.6.5  
 Proprietary and Confidential



VZW 4G Coverage with proposed Cedar Ravine site



Session: Cedar\_Ravine\_March\_2015  
 User: dplcard  
 Mon Mar 9 10:37:36 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-42-42.33 N  
 Center Lon: 120-45-38.99 W

Cells  
 Lbl: Cell Name



- arterial\_road
- collector\_road
- major\_highway
- secondary\_highway

LTE RL OPL  
 7CL1  
 Clr: Operational Path Loss (dB)  
 <= 113  
 <= 123  
 <= 133

Scale: 1:100000  
 0 1/10 Miles 10

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 GeoPlan v6.6.5  
 Proprietary and Confidential

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DATE: December 16, 2015  
 BY: Roger Trout 1003

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PLANNING DEPARTMENT

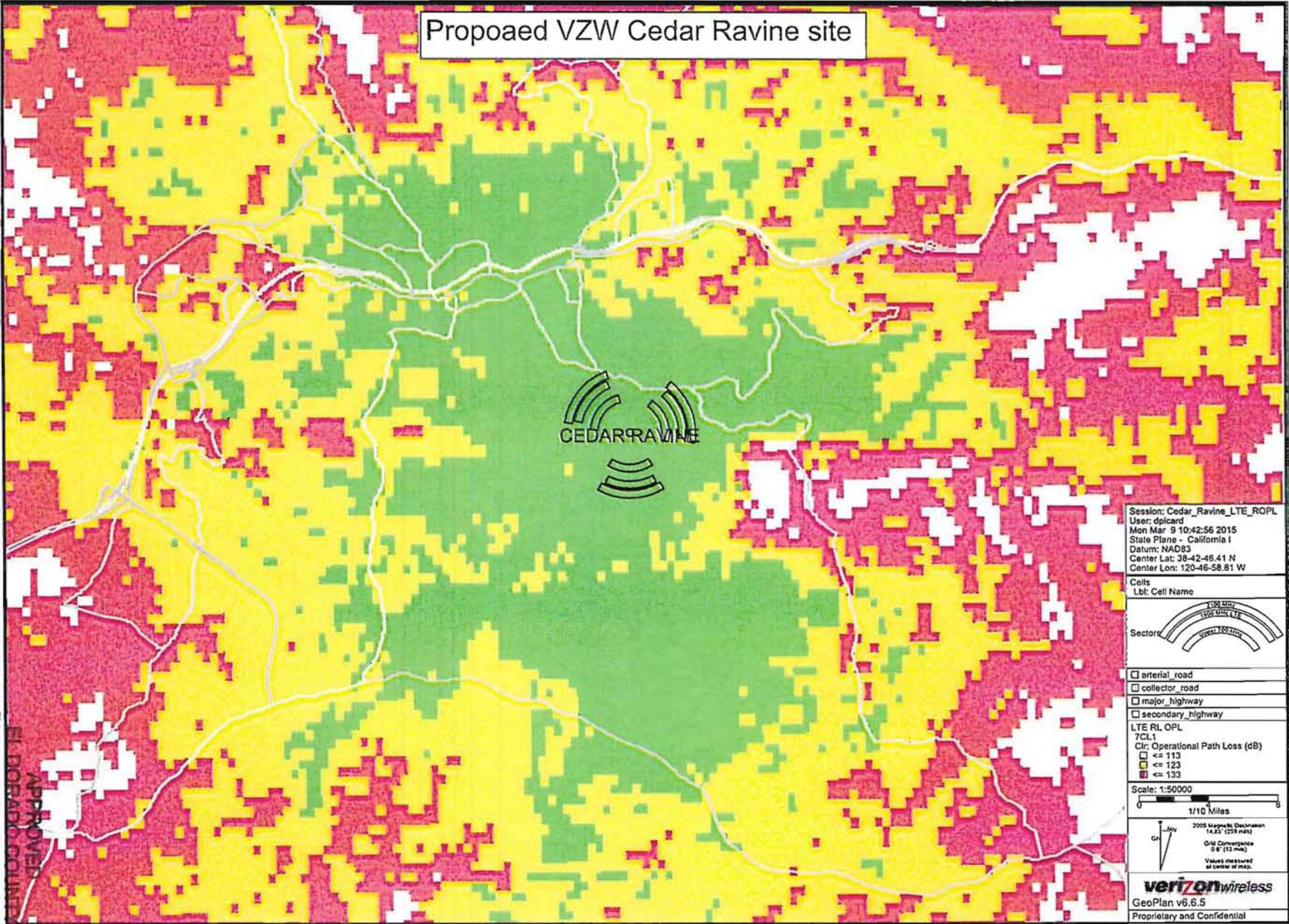
# Exhibit 1-3

DATE December 10, 2015

PLANNING COMMISSION

BY Robert Trout

EXECUTIVE SECRETARY



Propoaed VZW Cedar Ravine site

CEDAR RAVINE

Session: Cedar\_Ravine\_LTE\_ROPL  
 User: dplcard  
 Mon Mar 9 10:42:56 2015  
 State Plane - California I  
 Datum: NAD83  
 Center Lat: 38-42-46.41 N  
 Center Lon: 120-46-58.81 W

Cells  
 Lbl: Cell Name

Sectors

arterial\_road  
 collector\_road  
 major\_highway  
 secondary\_highway

LTE RL OPL  
 7CL1  
 Clr: Operational Path Loss (dB)  
 <= 113  
 <= 123  
 <= 133

Scale: 1:50000  
 0 1/10 Miles 0

2005 MapData Distribution  
 (4.85' (259 m))  
 0/6 Contourance  
 @ 6' (1.8 m)  
 Values measured  
 at center of map.

**verizon**wireless  
 GeoPlan v6.6.5  
 Proprietary and Confidential

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EL DORADO COUNTY