



File No. PD15-0005/S14-0012

Location Map

Exhibit A



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



## 71:03

1" equals 1,200'

## Exhibit B

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

Note: All Parcels on this page are Block 2

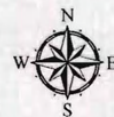
Rev. Feb. 27, 2006      Assessor's Map Bk. 071, Pg. 03  
County of El Dorado, CA



**File No. PD15-0005/S14-0012**  
**General Plan Land Use Map**

AL - Agricultural Lands  
LDR - Low-Density Residential  
MDR - Medium-Density Residential  
RR - Rural Residential

**Exhibit C**



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

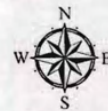




**File No. PD15-0005/S14-0012**  
**Zoning Map**

AE - Exclusive Agricultural  
 R1A - One-Acre Residential  
 R2A - Single-Family Two-Acre Residential  
 RE-5 - Estate Residential Five-Acre  
 RE-10 - Estate Residential  
 [Shaded Area] - Planned Development

**Exhibit D**



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

A horizontal scale bar with markings at 0, 500, 1,000, 1,500, and 2,000 feet.





**File No. PD15-0005/S14-0012**



**Aerial Photo**


**Exhibit E**

0 125 250 375 500  
Feet



Exhibit F-1

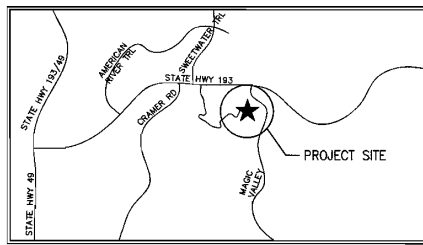
CD DRAWING SIGN-OFF		
DATE:	TIME:	% CWC-PLEASE RETURN BY:
		
SITE ACQUISITION:	SIGNATURE	DATE
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		
		
CONSTRUCTION:	SIGNATURE	DATE
F. ENGINEER:		
N. ENG./TRANSPORT:		
KUPMENT ENGINEER:		
OTHER (F. APPLICABLE)	SIGNATURE	DATE



**295 Parkshore Drive, Folsom, CA 95630**

## AUBURN LAKE TRAILS

1930 STATE HIGHWAY 193  
COOL, CA 95614  
APN: 071-032-46-10  
LOCATION #: 285385





LOCATION PLAN

SPECIAL INSPECTIONS
<p>SPECIAL INSPECTIONS PER 2013 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:</p> <p>A.) ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCEMENT OF STRUCTURAL STEEL.</p> <p>B.) INSTALLATION &amp; TIGHTENING OPERATIONS FOR ALL HIGH-STRENGTH FRICTION BOLTING</p> <p>C.) INSTALLATION &amp; TIGHTENING OPERATIONS FOR ALL ANCHOR BOLTS</p> <p>D.) DURING THE TAKING OF TEST SPECIMENS &amp; PLACING OF ALL REINFORCED CONCRETE WHERE THE SPECIFIED CONCRETE STRENGTH EXCEEDS 2500 PSI</p> <p>E.) DURING PLACEMENT OF REINFORCING STEEL</p> <p>F.) SOILS &amp; FOUNDATION COMPLIANCE WITH PROJECT SOIL REPORT PRIOR TO FOUNDATION INSPECTION</p> <p>STRUCTURAL DESIGN CRITERIA:</p> <p>1) SOIL SITE CLASSIFICATION: D</p> <p>2) SOIL BEARING CAPACITY: SLABS: 1500 PSF</p> <p>3) SEISMIC IMPORTANCE FACTOR: I</p> <p>4) SPECTRAL RESPONSE ACCELERATIONS: <math>S_a = 0.485g</math> <math>S_1 = 0.233g</math></p> <p>5) SPECTRAL RESPONSE COEFFICIENTS: <math>SDS = 0.456g</math> <math>SD1 = 0.361g</math></p> <p>6) SITE COEFFICIENTS: <math>F_0 = 1.0</math></p> <p>7) SEISMIC DESIGN CATEGORY: D</p>

DIRECTIONS
<p>FROM VERIZON OFFICE @ 255 PARKSHORE DRIVE, FOLSOM, CA 95630:</p> <ol style="list-style-type: none"> <li>1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR</li> <li>2. TURN LEFT ONTO PLAZA DR</li> <li>3. TURN RIGHT TO STAY ON PLAZA DR</li> <li>4. TAKE THE 1ST RIGHT TO STAY ON PLAZA DR</li> <li>5. TAKE THE 1ST LEFT ONTO BLUE HWYNE RD</li> <li>6. CONTINUE ONTO GREEN VALLEY RD</li> <li>7. TURN LEFT ONTO SALMON FALLS RD</li> <li>8. TURN RIGHT ONTO SALMON FALLS CUTOFF RD</li> <li>9. TURN LEFT ONTO CA-49 N</li> <li>10. TURN RIGHT ONTO CA-193 E</li> <li>11. ENTER THROUGH CATTLE GATE AT ADDRESS, &amp; TRAVEL APPROXIMATELY 0.7 MILES DOWN A WELL-MAINTAINED DIRT ROAD TO THE DESTINATION</li> </ol>

INDEX OF DRAWINGS																																										
<table border="0"> <tr> <td>1. T1.1</td> <td>TITLE SHEET, LOCATION PLAN, PROJECT DATA</td> </tr> <tr> <td>2. T1.2</td> <td>GENERAL NOTES</td> </tr> <tr> <td>3. C1</td> <td>CIVIL SURVEY SHEET</td> </tr> <tr> <td>4. C2</td> <td>CIVIL SURVEY SHEET</td> </tr> <tr> <td>5. C3</td> <td>CIVIL SURVEY SHEET</td> </tr> <tr> <td>6. A1.1</td> <td>OVERALL SITE PLAN</td> </tr> <tr> <td>7. A2.1</td> <td>EQUIPMENT LAYOUT PLAN</td> </tr> <tr> <td>8. A2.2</td> <td>ANTENNA LAYOUT PLAN</td> </tr> <tr> <td>9. A3.1</td> <td>PROJECT ELEVATIONS</td> </tr> <tr> <td>10. A4.1</td> <td>CONSTRUCTION DETAILS</td> </tr> <tr> <td>11. A4.2</td> <td>CONSTRUCTION DETAILS</td> </tr> <tr> <td>12. A4.3</td> <td>CONSTRUCTION DETAILS</td> </tr> <tr> <td>13. A6.1</td> <td>STANDBY GENERATOR DATA SHEETS</td> </tr> <tr> <td>14. A6.2</td> <td>STANDBY GENERATOR INSTALLATION DETAILS</td> </tr> <tr> <td>15. A6.3</td> <td>UL142 CERTIFIED, 210 GALLON TANK DETAIL</td> </tr> <tr> <td>16. S1.0</td> <td>OVERTURNING CALCULATIONS</td> </tr> <tr> <td>17. S1.1</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>18. E1.1</td> <td>ELECTRICAL DETAILS</td> </tr> <tr> <td>19. E2.1</td> <td>GROUNDING PLAN</td> </tr> <tr> <td>20. E2.2</td> <td>GROUNDING DETAILS</td> </tr> <tr> <td>21. G1.1</td> <td>GROUNDING PLAN</td> </tr> </table>	1. T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA	2. T1.2	GENERAL NOTES	3. C1	CIVIL SURVEY SHEET	4. C2	CIVIL SURVEY SHEET	5. C3	CIVIL SURVEY SHEET	6. A1.1	OVERALL SITE PLAN	7. A2.1	EQUIPMENT LAYOUT PLAN	8. A2.2	ANTENNA LAYOUT PLAN	9. A3.1	PROJECT ELEVATIONS	10. A4.1	CONSTRUCTION DETAILS	11. A4.2	CONSTRUCTION DETAILS	12. A4.3	CONSTRUCTION DETAILS	13. A6.1	STANDBY GENERATOR DATA SHEETS	14. A6.2	STANDBY GENERATOR INSTALLATION DETAILS	15. A6.3	UL142 CERTIFIED, 210 GALLON TANK DETAIL	16. S1.0	OVERTURNING CALCULATIONS	17. S1.1	STRUCTURAL DETAILS	18. E1.1	ELECTRICAL DETAILS	19. E2.1	GROUNDING PLAN	20. E2.2	GROUNDING DETAILS	21. G1.1	GROUNDING PLAN
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PROJECT DIRECTORY																				
<p>APPLICANT: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630</p> <p>PROPERTY OWNER: DOUGLAS AVERY P.O. BOX 604 COOL, CA 95614 530-889-0850</p> <p>ARCHITECT: MANUEL S. TSILIAS MST ARCHITECTS, INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-567-9630 manuel@mstarchitects.com</p> <p>CONSTRUCTION MANAGER: CHAD AVANIAN COMPLETE WIRELESS CONSULTING, INC. 2029 V STREET SACRAMENTO, CA 95818 916-764-9539 cavonian@completwireless.net</p>																				
PROJECT SUMMARY																				
<p>ASSESSOR'S PARCEL NUMBER: 071-032-46-10</p> <p>JURISDICTION: EL DORADO COUNTY</p> <p>OCCUPANCY: U (UNMANNED TELECOMMUNICATIONS FACILITY)</p> <p>TYPE OF CONSTRUCTION: V-B</p> <p>ZONING: RE-10 (ESTATE RESIDENTIAL -10 ACRE)</p>																				
CODE COMPLIANCE																				
<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> <p>2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS INCLUDING SUPPLEMENTS EFFECTIVE JULY 1, 2015</p> <p>PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 2 CALIFORNIA BUILDING CODE PART 2.5 CALIFORNIA RESIDENTIAL BUILDING CODE PART 3 CALIFORNIA ELECTRICAL CODE PART 4 CALIFORNIA MECHANICAL CODE PART 5 CALIFORNIA PLUMBING CODE PART 6 CALIFORNIA ENERGY CODE PART 8 CALIFORNIA HISTORICAL BUILDING CODE PART 9 CALIFORNIA FIRE CODE PART 10 CALIFORNIA EXISTING BUILDING CODE PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE PART 12 CALIFORNIA REFERENCE STANDARDS CODE</p> <p>LOCAL COUNTY OR CITY ORDINANCES</p> <p>ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.</p>																				
PROJECT DESCRIPTION																				
<p>PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:</p> <ul style="list-style-type: none"> <li>- A 50'-0"x50'-0" LEASE AREA.</li> <li>- A FENCE @ LEASE AREA PERIMETER.</li> <li>- OUTDOOR EQUIPMENT CABINETS.</li> <li>- POWER &amp; TELCO UTILITIES BROUGHT TO FACILITY.</li> <li>- A STANDBY GENERATOR.</li> <li>- A CABLE ICE BRIDGE.</li> <li>- (6) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPINE.</li> </ul>																				
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<table border="0"> <tr> <td>09/02/2014</td> <td>80% ZONING DOCUMENTS</td> </tr> <tr> <td>09/30/2014</td> <td>95% ZONING DOCUMENTS</td> </tr> <tr> <td>10/09/2014</td> <td>100% ZONING DOCUMENTS</td> </tr> <tr> <td>02/26/2015</td> <td>100% ZONING DOCUMENTS REV 1</td> </tr> <tr> <td>03/27/2015</td> <td>100% ZONING DOCUMENTS REV 2</td> </tr> <tr> <td>04/07/2015</td> <td>90% CONSTRUCTION DOCUMENTS</td> </tr> <tr> <td>05/13/2015</td> <td>90% CONSTRUCTION DOCUMENTS REV 1</td> </tr> <tr> <td>05/19/2015</td> <td>90% CONSTRUCTION DOCUMENTS REV 2</td> </tr> <tr> <td>06/16/2015</td> <td>90% CONSTRUCTION DOCUMENTS: CDE</td> </tr> <tr> <td>XX/XX/XXXX</td> <td>100% CONSTRUCTION DOCUMENTS</td> </tr> </table>	09/02/2014	80% ZONING DOCUMENTS	09/30/2014	95% ZONING DOCUMENTS	10/09/2014	100% ZONING DOCUMENTS	02/26/2015	100% ZONING DOCUMENTS REV 1	03/27/2015	100% ZONING DOCUMENTS REV 2	04/07/2015	90% CONSTRUCTION DOCUMENTS	05/13/2015	90% CONSTRUCTION DOCUMENTS REV 1	05/19/2015	90% CONSTRUCTION DOCUMENTS REV 2	06/16/2015	90% CONSTRUCTION DOCUMENTS: CDE	XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS
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XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS																			

AUBURN LAKE TRAILS  
1930 STATE HIGHWAY 193  
COOL, CA 95614

VERIZON WIRELESS

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA



Revisions:

1	
2	
3	
4	
5	
6	

File: 193 1285.111.dwg

Drawn By: me

Checked By: trt

Scale: as noted

Date: 06/16/2015

Job No. 193 1285

# T1.1



INTENTIONALLY LEFT BLANK

## GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBER, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



AUBURN LAKE TRAILS  
1930 STATE HIGHWAY 193  
COOL, CA 95014



Revisions:
1. ---
2. ---
3. ---
4. ---

File: 193-1214-D7.dwg
Drawn By: AK
Checked By: ST
Scale: as noted
Date: 06/16/2015

Job No. 193-1214

**T1.2**



# Exhibit F-3

Project Name: Auburn Lake Trails  
Project Site Location: 1930 State Hwy 163  
Cool, CA 95614  
El Dorado County  
Date of Observation: 08-10-14  
Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder  
GeokIT post processed with Pathfinder Office software.  
Type of Antenna Mount: Proposed Free Standing Monopole  
Coordinates (Center Locus Area):  
Latitude: N 36°53'40.27" (NAD83) N 36°33'40.83" (NAD27)  
Longitude: W 120°58'11.59" (NAD83) W 120°58'11.50" (NAD27)  
ELEVATION of Ground at Structure (NAVD83) 1778' AMSL

DATE OF SURVEY: 08-20-14  
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GILL  
E.C. #14803  
LOCATED IN THE COUNTY OF EL DORADO STATE OF CALIFORNIA  
BEARINGS AND DISTANCES 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.D. 88 DATUM ABOVE MEAN SEA LEVEL UNLESS  
OTHERWISE NOTED.  
N.G.V.D. 1929 CORRECTION: SUBTRACT 2.68" FROM ELEVATIONS  
SHOWN.  
CONTOUR INTERVAL: 2 FT.  
ASSESSOR'S PARCEL NUMBER: 071-032-48-100  
LANDLORD(S): DOUGLAS AVERY  
1830 STATE HWY 163  
COOL, CA 95014

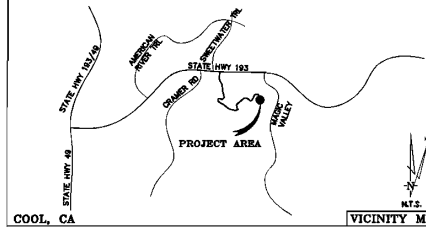
### Auburn Lake Trails Lease Area Description

Commencing at the Northeast corner of the aforementioned pool of land, thence South 89°58'28" West 261.21 feet and South 00°00'32" East 58.94 feet to the True Point of Beginning; thence from said point of beginning North 77°12'04" East 50.00 feet; thence South 12°47'56" East 50.00 feet; thence South 77°12'04" West 50.00 feet; thence North 12°47'56" West 50.00 feet to the point of beginning.

[illegible]

Also together with an easement for utility purposes, ten feet in width, the centerline of which is described as follows: Beginning at a point which bears North 77°2'04" East 7.50 feet, North 12°47'56" West 60.11 feet; thence along a curve to the left having a radius of 37.50 feet and a central angle of 77°2'04" and thence East 152.09 feet; thence from said point of beginning North 87°23'17" West 366 feet more or less to an existing utility service connection location.

Also together with an easement for utility purposes, ten feet in width, the centerline of which is described as follows: Beginning at the above described point A and running thence South 30°35'55" West 207.7 feet; thence South 76°57'54" West 81.7 feet; thence South 12°05'42" East 140 feet more or less as necessary for connection of utility service.

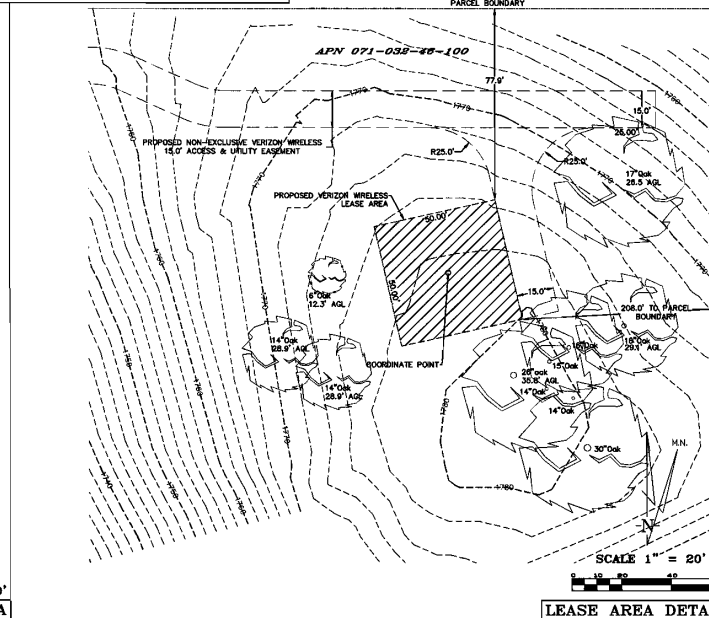
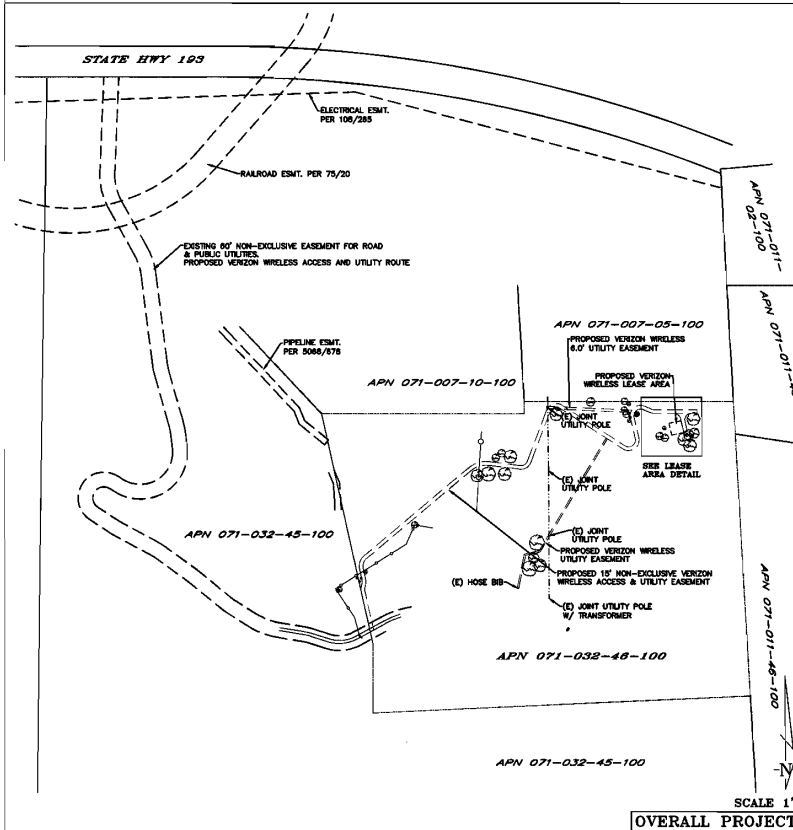


COOL, CA

**VICINITY MAP**

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

[illegible]

**Auburn Lake Trails**  
1930 State Hwy 193  
Cool, CA 95614

### PLOT PLAN AND SITE TOPOGRAPHY

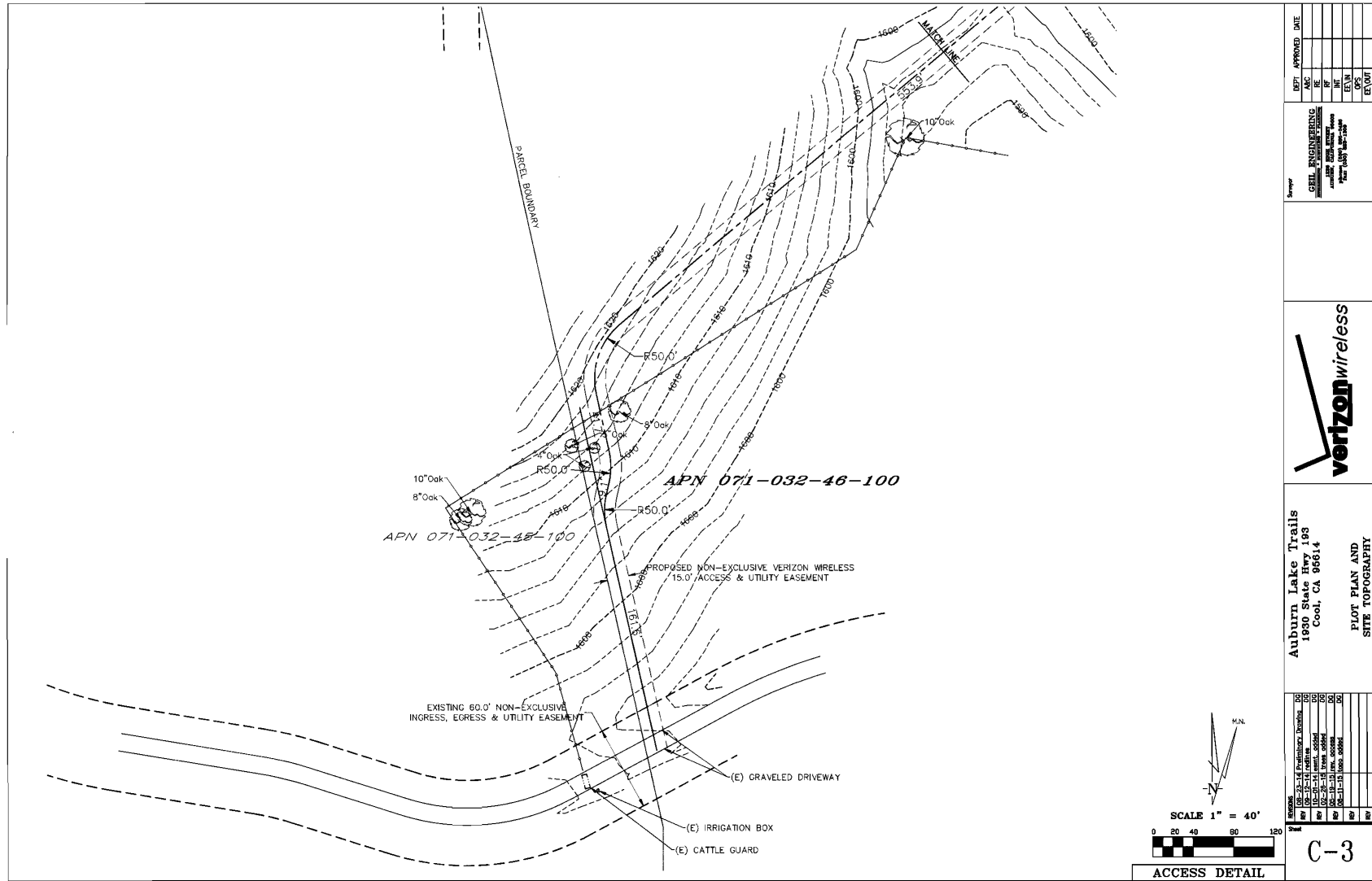
REVISED	
REV	08-23-14 Preliminary Drafting DO
REV	09-12-14 redlines DO
REV	10-01-14 east. added DO
REV	02-28-15 trees added DO
REV	02-19-15 rev. access DO
REV	08-11-15 total added DO
REV	
REV	

C-1

[illegible]



# Exhibit F-5



The site plan is divided into two main sections. The top section, labeled 'EQUIPMENT LAYOUT PLAN' (A2.1), shows a detailed view of the tower and antenna array. It includes a scale bar from 0' to 100' and a north arrow. The bottom section, labeled 'UTILITY POINT OF CONNECTION SITE PLAN' (A1.1), shows the tower's location relative to State Hwy 193, existing easements, and surrounding property lines. It includes a scale bar from 0' to 400' and a north arrow.

**Equipment Layout Plan (A2.1) Details:**

- PROPOSED VERIZON WIRELESS 50'-0"x50'-0" LEASE AREA:** The central area containing the tower and antenna array.
- PROPOSED VERIZON WIRELESS 6'-0" UTILITY EASEMENT:** A narrow strip of land along the top boundary.
- EXISTING JOINT UTILITY POLE/PROPOSED VERIZON WIRELESS POWER & TELCO P.O.C.:** A pole located on the left side of the lease area.
- EXISTING TREES TO REMAIN:** Several trees are marked with 'X' and labeled as trees to remain.
- PROPOSED GRAVEL DRIVEWAY/PROPOSED VERIZON WIRELESS 15'-0" NON-EXCLUSIVE ACCESS & UTILITY EASEMENT:** A driveway/easement area on the right side.
- EXISTING HOSE BIB:** Located near the bottom right of the equipment layout.
- EXISTING BUILDINGS:** Several buildings are shown to the right of the equipment layout.





**Utility Point of Connection Site Plan (A1.1) Details:**

- STATE HWY 193:** A major road running horizontally across the top of the plan.
- EXISTING ELECTRICAL EASEMENT:** A dashed line indicating an existing easement.
- EXISTING RAILROAD EASEMENT:** A dashed line indicating an existing easement.
- EXISTING 60' NON-EXCLUSIVE EASEMENT FOR ROAD & PUBLIC UTILITIES/PROPOSED VERIZON WIRELESS ACCESS & UTILITY ROUTE:** A wide easement area on the left side.
- EXISTING TREES TO REMAIN:** Several trees are marked with 'X' and labeled as trees to remain.
- PROPOSED VERIZON WIRELESS 15'-0" ALL WEATHER GRAVEL ACCESS ROAD:** A road running diagonally from the bottom left towards the equipment layout.
- PROPOSED VERIZON WIRELESS 15'-0" NON-EXCLUSIVE VERIZON WIRELESS ACCESS & UTILITY EASEMENT:** A wide easement area on the right side.
- APN: 071-007-10, 071-007-05, 071-011-02, 071-011-48, 071-032-46, 071-032-45, 071-011-46:** Various Assessor's Parcel Numbers (APNs) are labeled throughout the plan.

[illegible]

**verizon** WIRELESS  
 AUBURN LAKE TRAILS  
 1930 STATE HIGHWAY 193  
 COOL, CA 95614



Revisions:	
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File: 162.1283A11.dwg
Drawn By: AME
Checked By: TST
Scale: AS NOTED
Date: 06/18/2015

Job No. 162.1283

## A1.1



50'-0"

25'-0"

25'-0"

19'-0"

12'-0"

50'-0"

19'-0"

5'-0"

26'-0"

19'-0"

0' 1' 5' 10'

1/4" = 1'-0"

1

A2.1

EQUIPMENT LAYOUT PLAN

SCALE: 1/4" = 1'-0"

PROPOSED VERIZON WIRELESS 6'-0" TALL CHAIN LINK FENCE W/TAH COLORED SLATS, BARBED WIRE, & 12'-0" ACCESS GATE

PROPOSED 80.0' VERIZON WIRELESS MONOPOLE

PROPOSED VERIZON WIRELESS ICE BRIDGE

(2) PROPOSED VERIZON WIRELESS GPS ANTENNAS

PROPOSED VERIZON WIRELESS SURGE PROTECTORS MOUNTED ON UTILITY H-FRAME

TOP OF SLAB 1779.8' A.M.S.L.

TOP OF GRADE 1778.0' A.M.S.L.

PROPOSED VERIZON WIRELESS 12'-0"x26'-0" CONCRETE EQUIPMENT SLAB

PROPOSED VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS

PROPOSED VERIZON WIRELESS HOODED & DOWNLIGHTED SECURITY LIGHT

PROPOSED VERIZON WIRELESS TELCO BOX MOUNTED ON UTILITY H-FRAME

PROPOSED VERIZON WIRELESS PORTABLE FIRE EXTINGUISHER ON UTILITY H-FRAME. INSTALL/LOCATE ON HANGERS/BRACKETS & LABELLED. THE EXTINGUISHER SHALL BE RATED 4A:80B:C

1

A4.1

PROPOSED VERIZON WIRELESS 15'-0" ACCESS & UTILITY EASEMENT

8

A4.1

PROPOSED VERIZON WIRELESS SITE IDENTIFICATION SIGN

1

A2.2

ANTENNA LAYOUT PLAN

1779' contour

1780' contour

1

A6.1

PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 300W STANDBY DIESEL GENERATOR AND UL142 CERTIFIED 132 GALLON FUEL TANK

U/G GENERATOR CONDUIT:  
1" C. (TO ALARM BOX)  
1" C. (120V HTR & CHGR)  
1" C. (START CONTROL)  
3" C. (POWER)

5

A4.1

PROPOSED VERIZON WIRELESS INTERSECT PANEL MOUNTED ON UTILITY H-FRAME

9

A4.1

PROPOSED VERIZON WIRELESS HOODED & DOWNLIGHTED SECURITY LIGHT

5

A4.1

PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED ON UTILITY H-FRAME

TOP OF SLAB 1780' A.M.S.L.

TOP OF GRADE 1779.5' A.M.S.L.

**verizon** WIRELESS  
AUBURN LAKE TRAILS  
1930 STATE HIGHWAY 193  
COOL, CA 95614

**SHEET TITLE:** EQUIPMENT LAYOUT PLAN



Revisions:	
△	2011-01-01
△	2011-01-01
△	2011-01-01
△	2011-01-01
△	2011-01-01

File: 162-1283A21.docx  
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Checked By: TST  
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Date: 06/18/2015

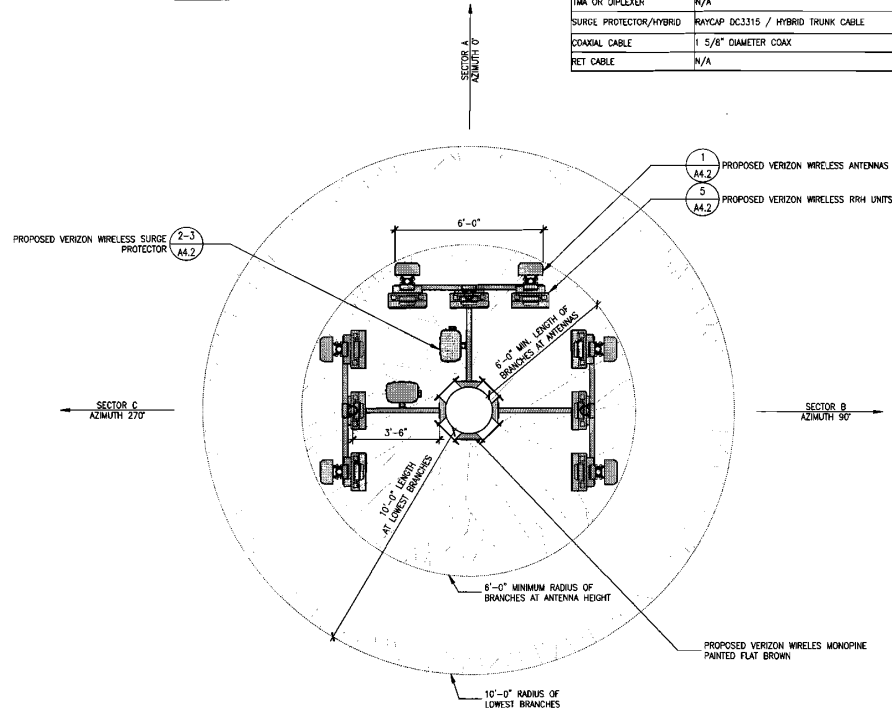
Job No. 162,1283

## A2.1

# Exhibit F-8

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	2	2	2	6
RRH	RRUS12 W/A2 BACKPACK	3	3	3	9
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE		2/2		2/2
COAXIAL CABLE	1 5/8" DIAMETER COAX	4	4	4	12
RET CABLE	N/A		0		0



0' 1' 5' 10' N  
1/2" = 1'-0"  
1 ANTENNA LAYOUT PLAN  
A2.2 SCALE: 1/2" = 1'-0"



AUBURN LAKE TRAILS  
1930 STATE HIGHWAY 193  
COOL, CA 95614  
verizon WIRELESS  
SHEET TITLE: ANTENNA LAYOUT PLAN



Revisions:
1
2
3
4
5

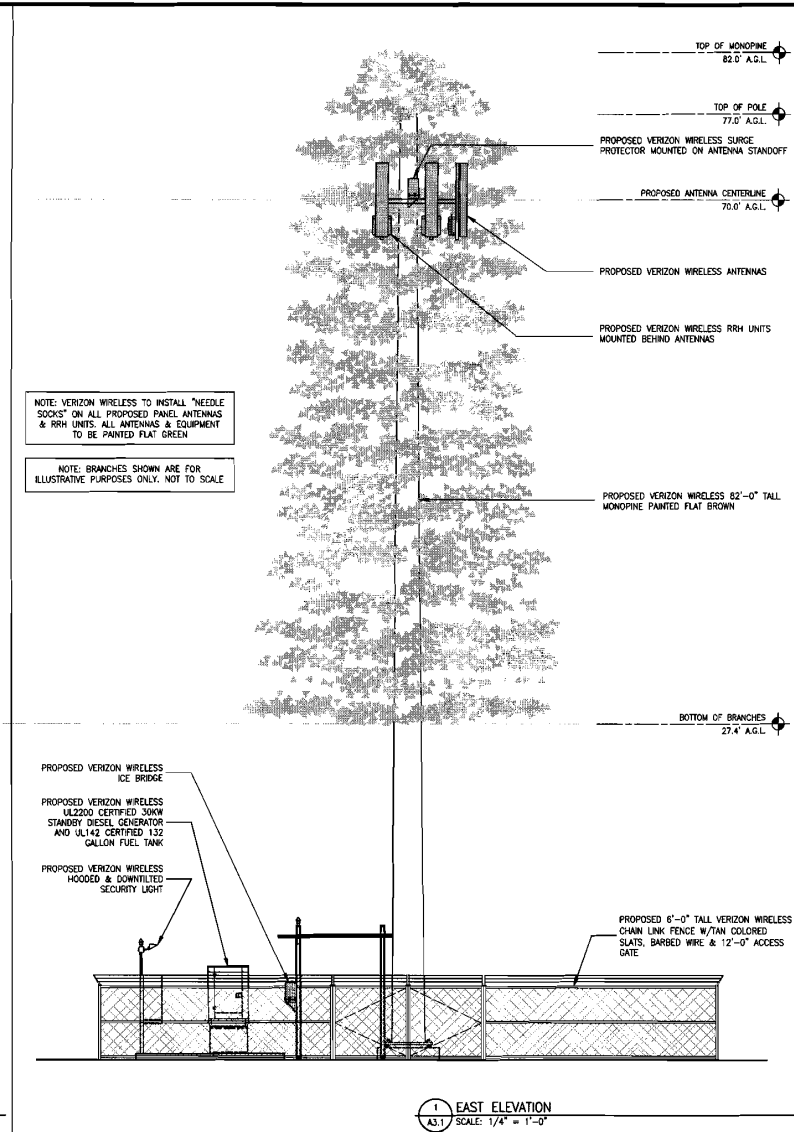
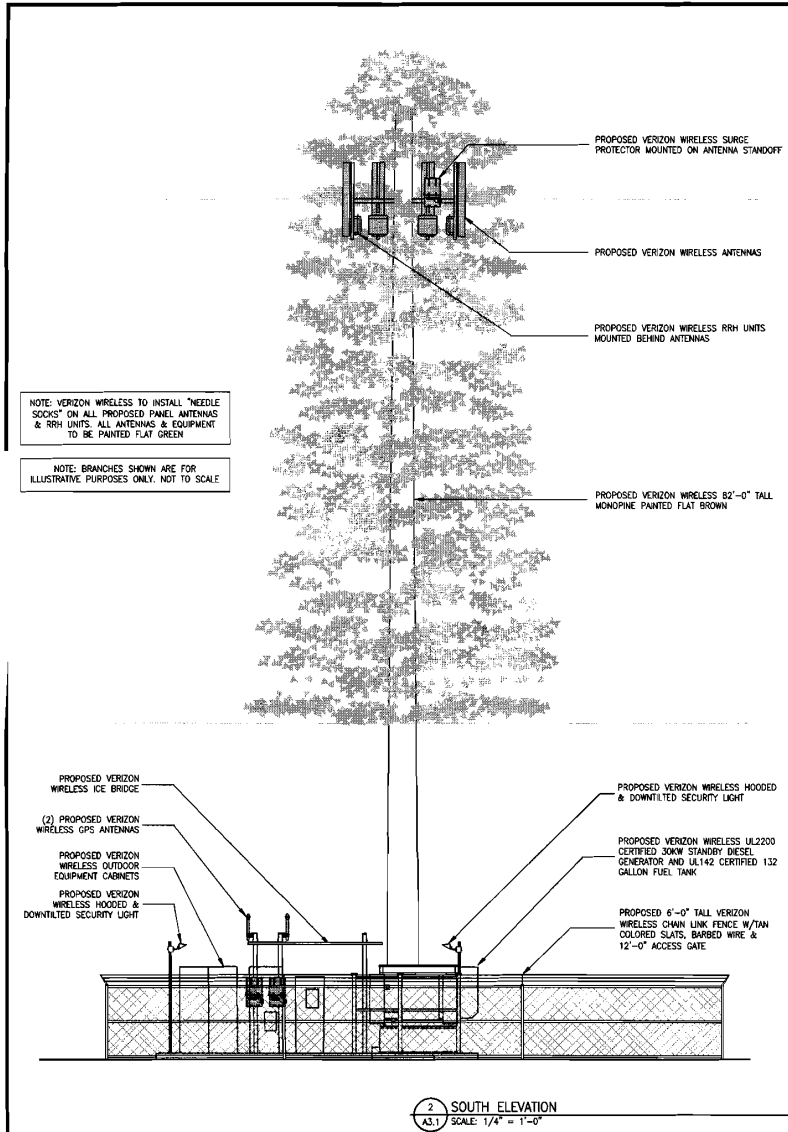
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Drawn By: mll  
Checked By: ITS  
Scale: AS NOTED  
Date: 06/14/2015

Job No. 1611203

A2.2



# Exhibit F-9



**MST ARCHITECTS**  
 1500 S. MAIN ST., SUITE 100  
 COOL, CA 95614  
 (916) 441-1111  
 www.mstarchitects.com

**VERIZON WIRELESS**  
 AUBURN LAKE TRAILS  
 1930 STATE HIGHWAY 193  
 COOL, CA 95614

**PROJECT ELEVATIONS**

File: 15-1214.Dwg  
 Drawn By: mst  
 Checked By: mst  
 Scale: AS NOTED  
 Date: 08/16/2015

15-1214 D 14 of 33



**Existing**

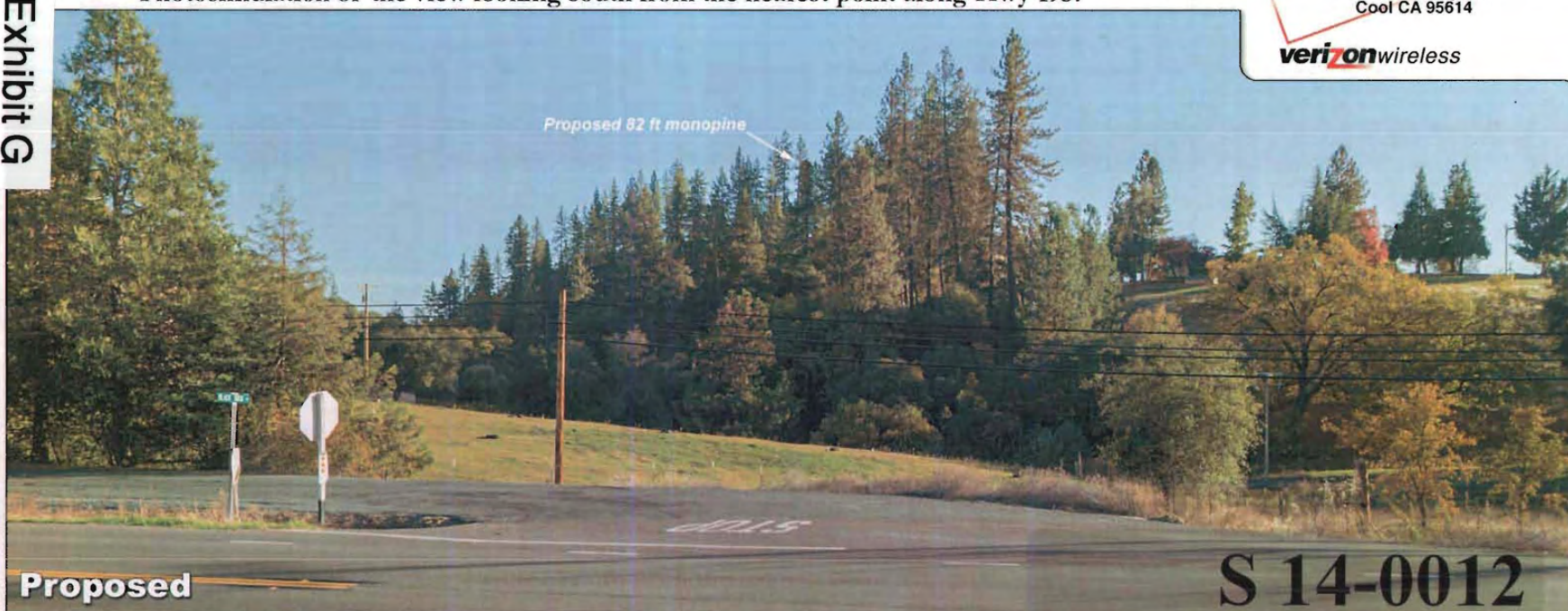
Photosimulation of the view looking south from the nearest point along Hwy 193.

**Auburn Lake Trails**

1930 State Hwy 193  
Cool CA 95614

**verizon**wireless

**Exhibit G**

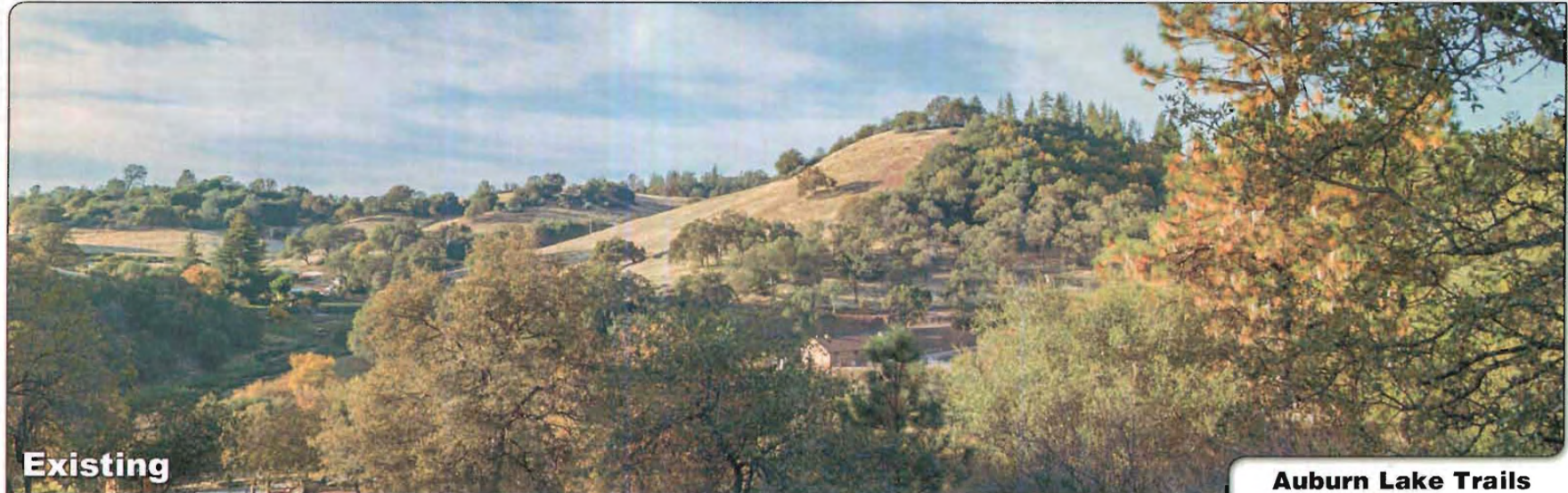


**Proposed**

**S 14-0012**

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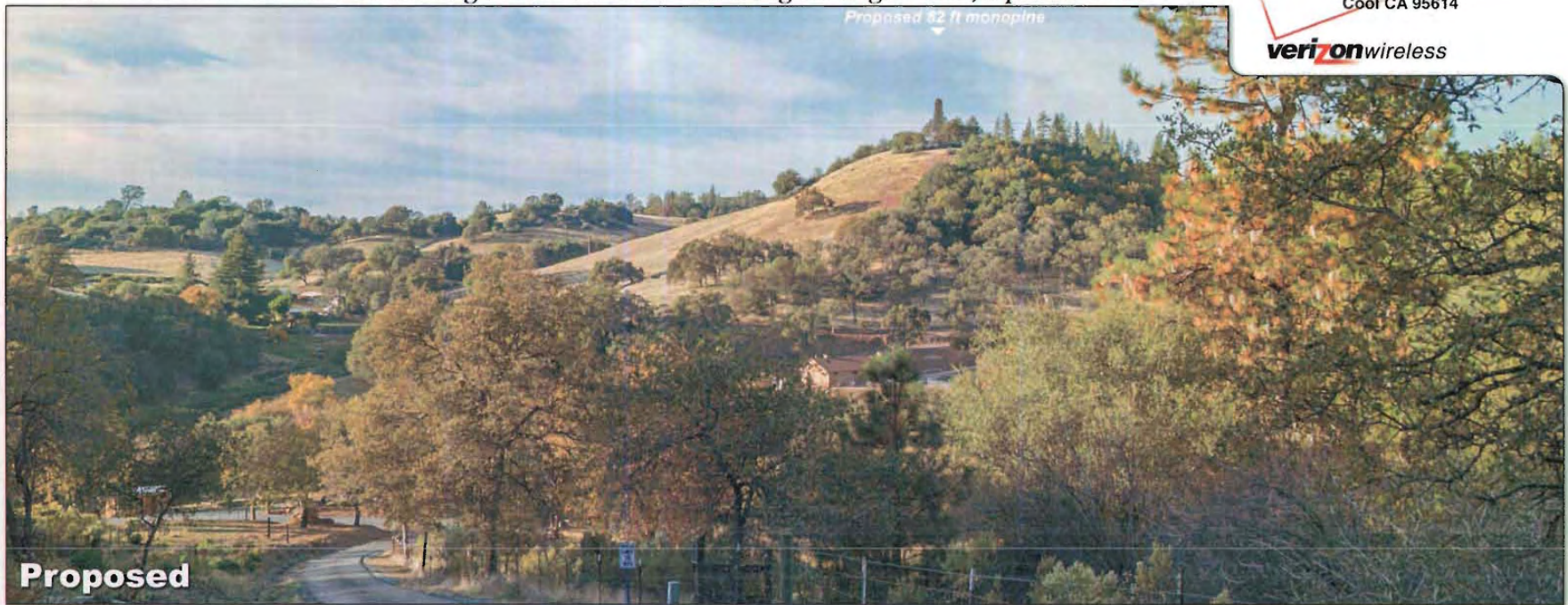
## Existing

Photosimulation of the view looking north-northwest from Magic Morgan Trail, a private road.

## Auburn Lake Trails

1930 State Hwy 193  
Cool CA 95614

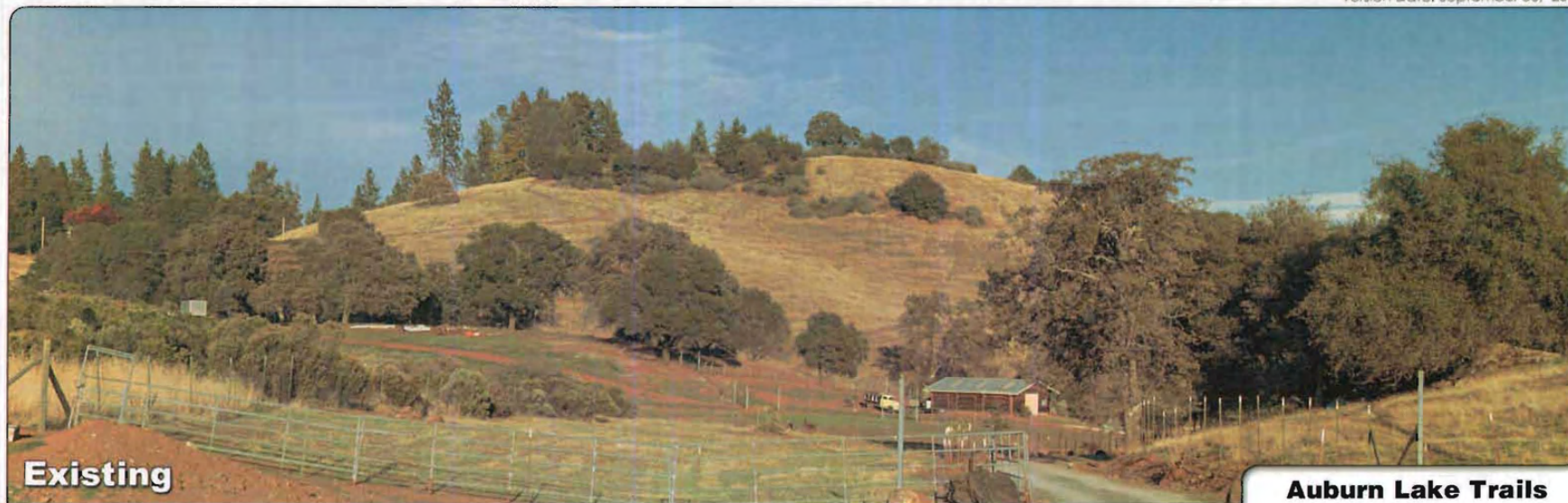
verizonwireless



## Proposed

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## Existing

Photosimulation of the view looking northeast from the private access road. Not a public viewpoint.

### Auburn Lake Trails

1930 State Hwy 193  
Cool CA 95614



Proposed 82 ft monopine



## Proposed

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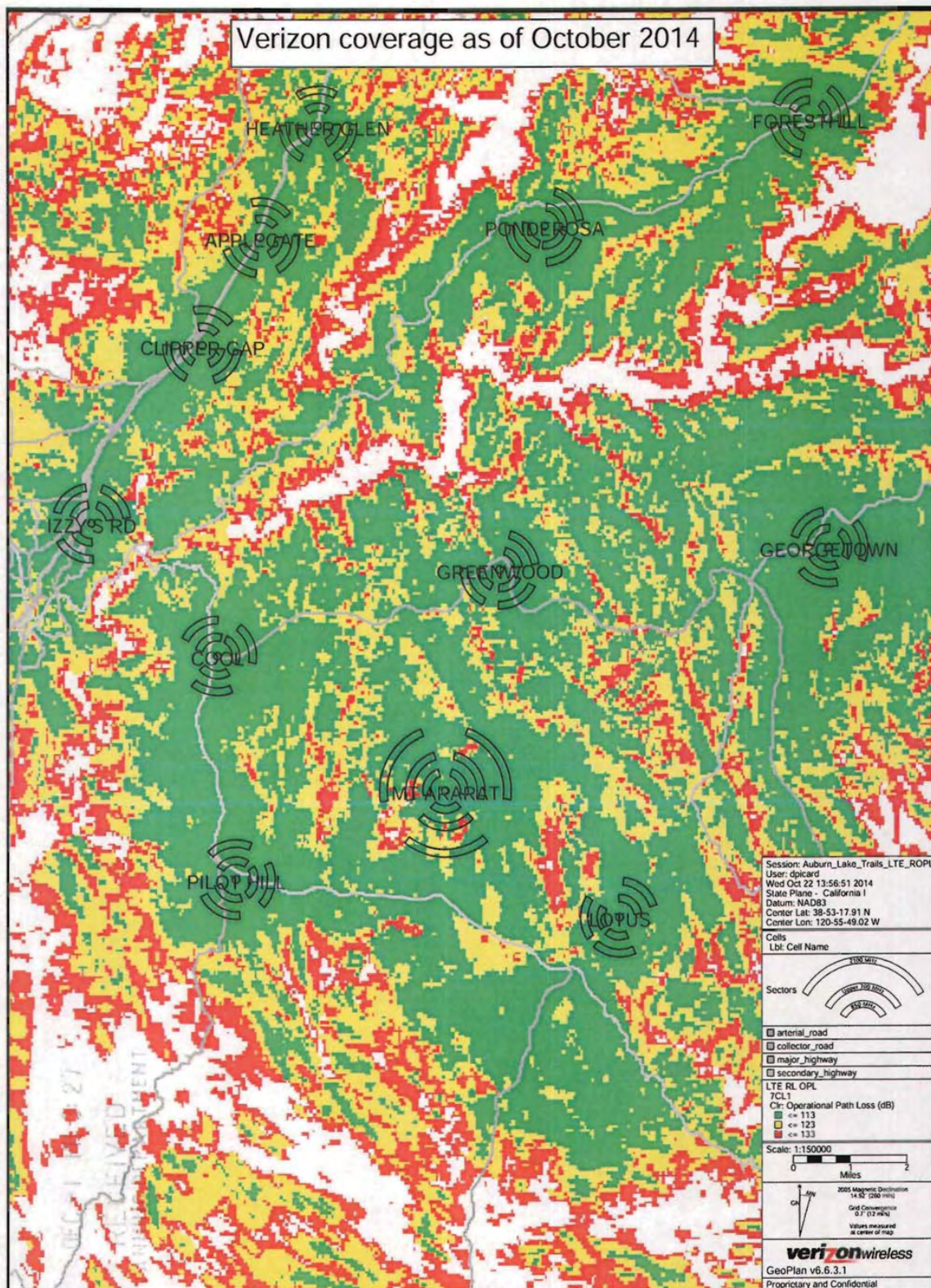


Exhibit H-1

S 14-0012



Coverage from proposed Verizon Auburn Lake Trails site with surrounding site

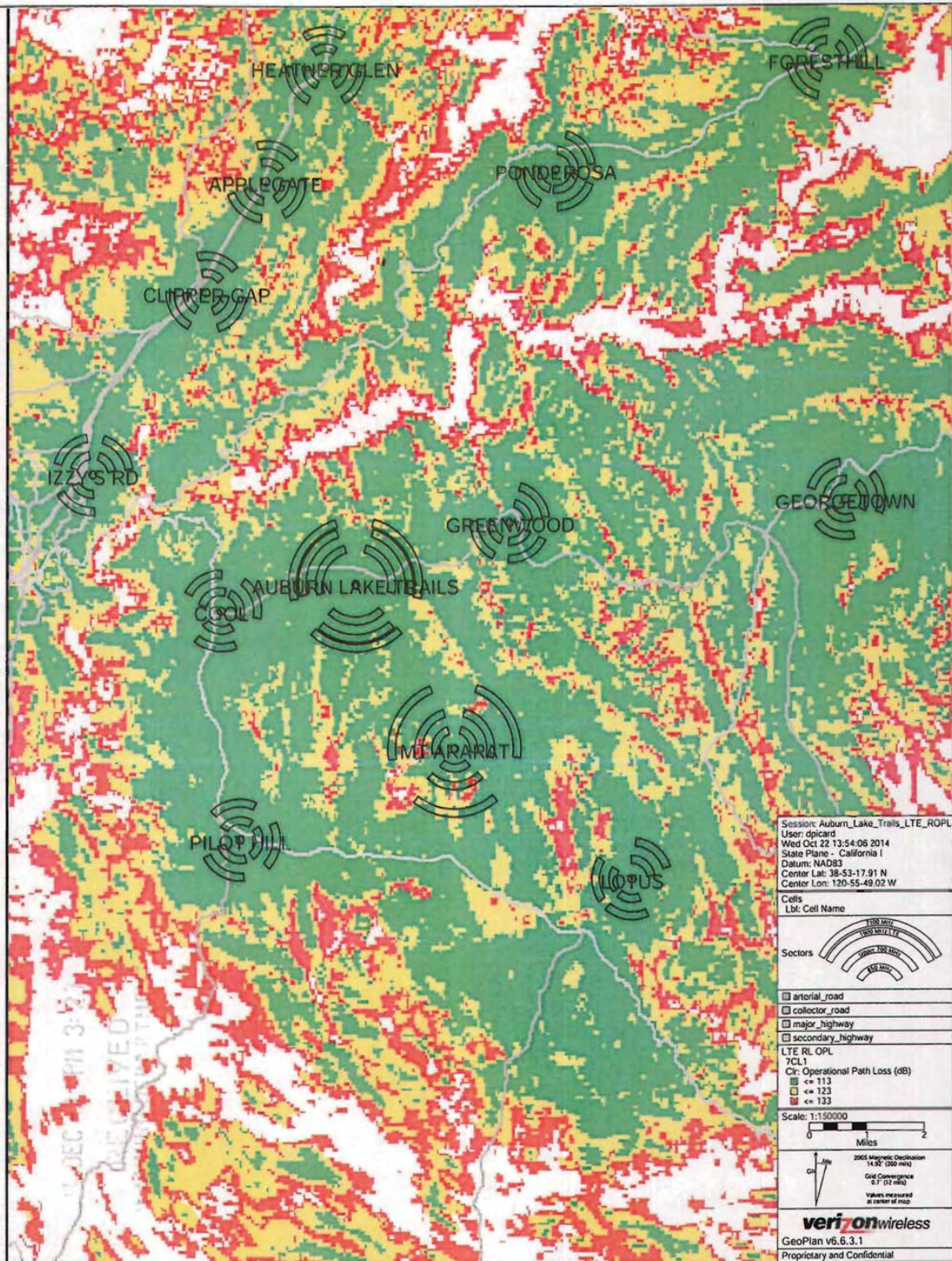


Exhibit H-2



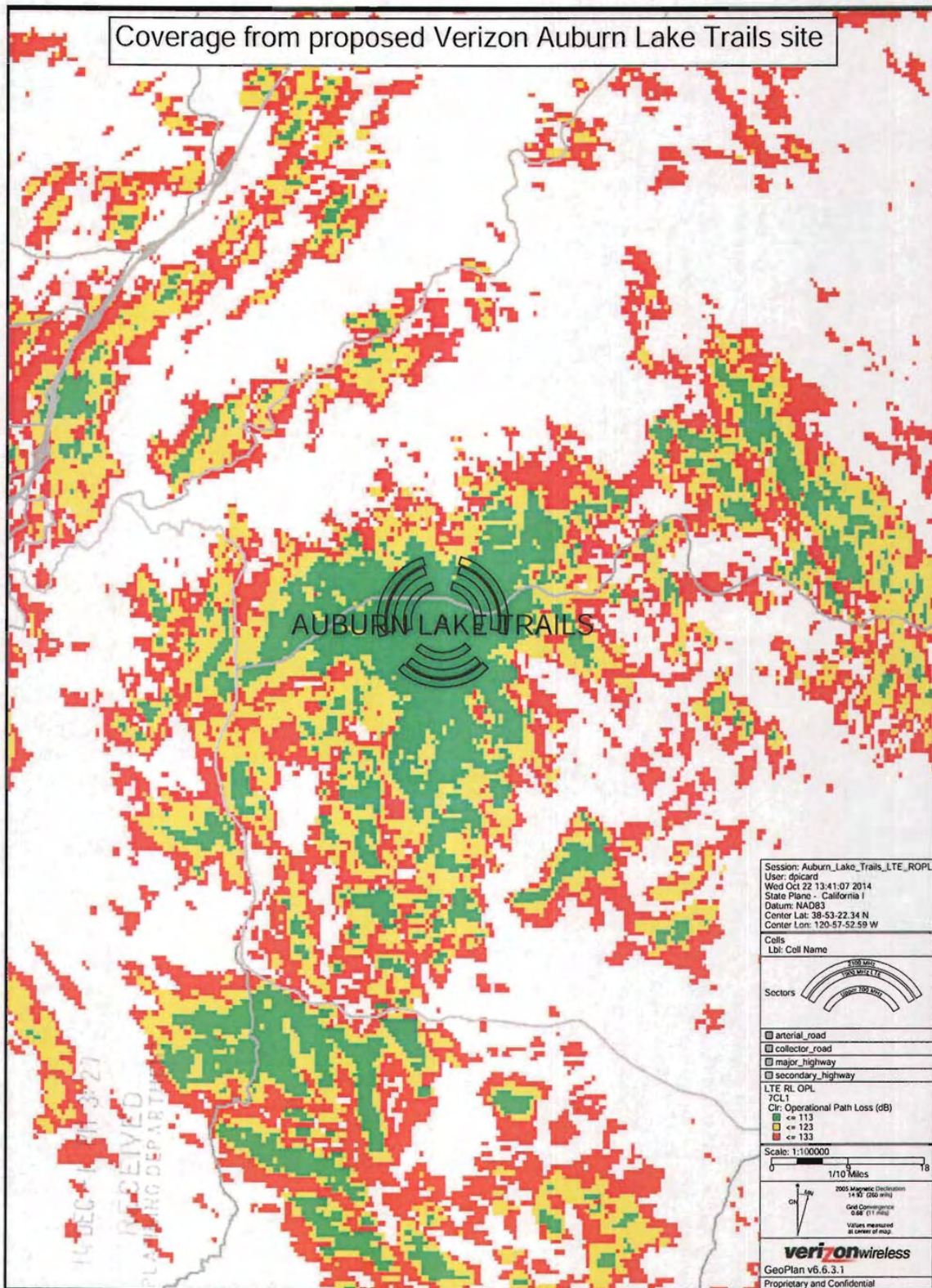
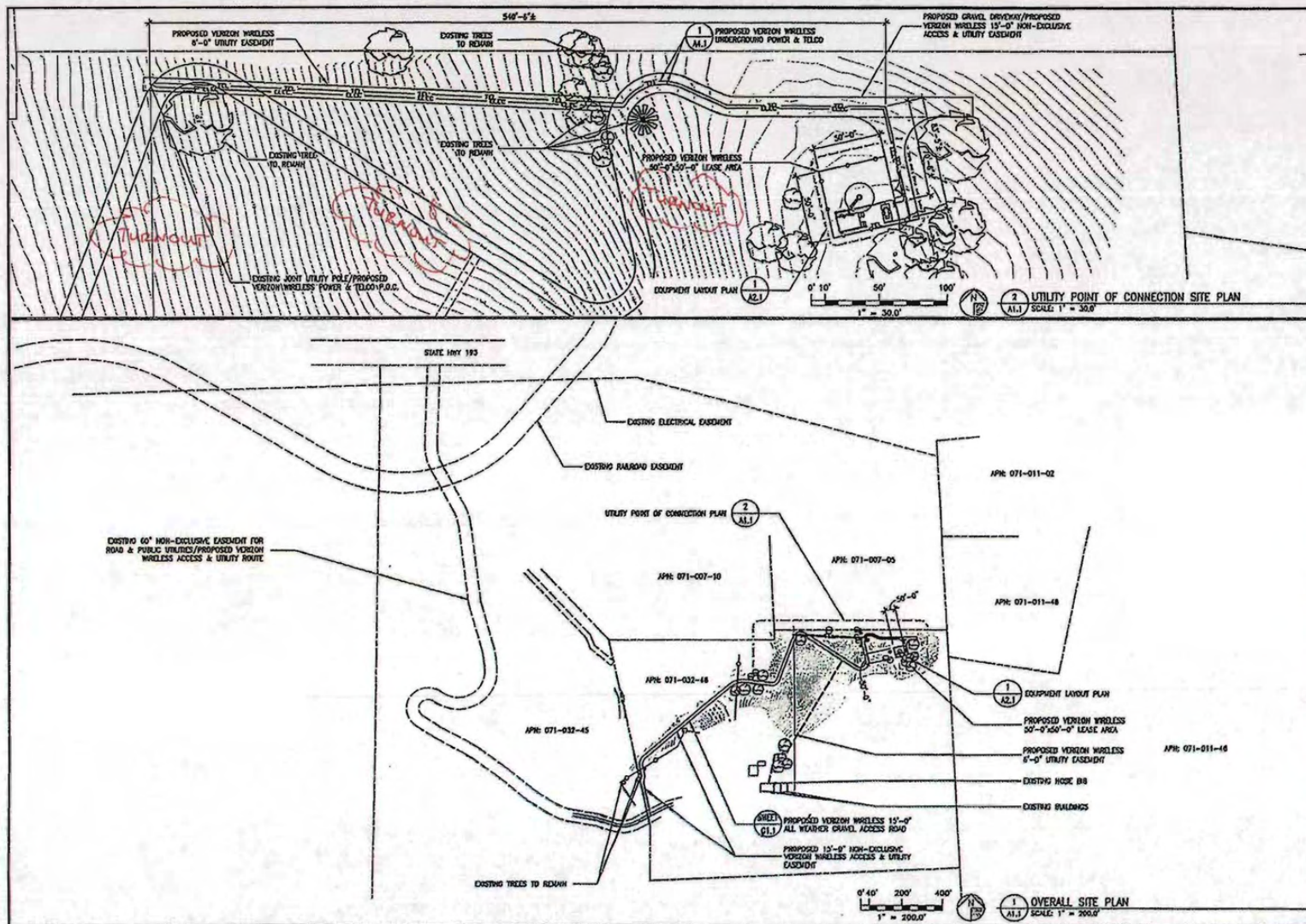


Exhibit H-3





**MST ARCHITECTS**  
1330 STATE HIGHWAY 193  
COOL, CA 95014  
TEL: 530.835.1111  
WWW.MSTARCHITECTS.COM

VERIZON WIRELESS  
1330 STATE HIGHWAY 193  
COOL, CA 95014  
SHEET TITLE: OVERALL SITE PLAN

PAUL A. TITTEL  
No. 62829  
Exp. 06-15  
Civil Engineer  
State of California

**Revisions:**

1		
2		
3		
4		
5		

**The Team:**  
 Design By: MST  
 Checked By: MST  
 Sealed as: Engineer  
 Date: 06/15/15

**SUB NO. 100000**

**A1.1**

Exhibit I







## PROJECT SUPPORT STATEMENT

### VERIZON WIRELESS SITE: "AUBURN LAKE TRAILS"

1930 STATE HIGHWAY 193, COOL, CA 95614

---

#### INTRODUCTION

Verizon Wireless (VZW) is seeking to improve cellular communication service in the Auburn Lake Trails area of El Dorado County. More specifically, Verizon Wireless would like to increase cellular coverage and capacity, in the area around Hwy 193 between the towns of Cool and Greenwood. Currently, this portion of the Verizon network is suffering from a lack of cellular capacity and poor coverage due to an insufficient amount of telecommunications facilities and the ever increasing volume of service in this area. To address this issue, Verizon Wireless is proposing a new wireless communications facility at 1930 State Highway, 193, Cool, CA 95614.

The project will include an unmanned telecommunications facility including, (6) antennas with associated tower mounted equipment mounted at 70' on a proposed 82' monopine, a pre-fabricated equipment shelter, a standby generator all within a 50' x50' lease area surrounded by a 6' chain link fence with tan slats.

Verizon Wireless maintains a strong customer base in this area and strives to increase and improve coverage and capacity for both current and potential customers. Additionally, this network development will increase public safety within this area and bring wireless service to areas that currently suffer from poor service. 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 backup to the existing landline service in the area and will provide improved mobile communications, which are essential to modern day commerce and recreation.

---

## PROJECT LOCATION

This project is located at 1930 State Highway, 193, Cool, CA 95614 at the highest point of the property on a 45.03 parcel zoned RE-10 in a rural residential area.



---

## COMPLIANCE WITH COUNTY WIRELESS DEVELOPMENT STANDARDS

This project has been carefully designed to comply with all applicable standards set forth in the County's Zoning Code, Chapter 17.14 (Communication Facilities, Wireless) with regard to project location, development standards, visual impacts, radio frequency requirements, and submittal requirements. The following summarizes the list of Required Submittal Information for Wireless Communications Facilities:

- 1) *Manufacturers specifications or noise studies for any proposed generator and/or air conditioning units.*

See Acoustical Study (attached).

- 2) *Copy of Hazardous Material Questionnaire. Indicate power source for the facility.*

Project Support Statement – Special Use Permit Application  
Verizon Wireless Site: "Auburn Lake Trails"

See Hazardous Materials Questionnaire. Power source for the proposed facility is shown on the attached Site Plan. Emergency power source is identified in above text.

*3) Provide EMF/RF Report for proposed wireless facility demonstrating compliance with FCC standards for emissions and exposure levels.*

See Radio Frequency Emissions Study (attached). Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, VZW will comply with all FAA rules on site location and operation.

*4) Provide information describing the fire suppression system proposed for the wireless facility shelter/enclosure.*

The proposed facility is will be equipped with a fire alarm that is connected to a nation-wide alerting system. The equipment shelter will contain a fire extinguisher.

*5) Provide information that shows and lists the alternative site locations that have been reviewed pursuant to Zoning Ordinance Chapter 14.14.200 (B) (1).*

See Alternatives Sites section (below).

*6) Provide information identifying the school district and any HOA established by CC&R's.*

The proposed facility is located within the Black Oak Mine Unified School District. The proposed facility site is not located within any existing HOA, or governed by any CC&R's.

*7) Provide information describing the co-location capability of the proposed tower.*

The proposed facility has been designed to accommodate future co-location by other carriers, as preferred by the County. Towers designed for co-location must take into account the necessary centerline heights for future carriers to offer the desired coverage within their network. The approximate highest available centerline available at this facility will be roughly 63' and should adequately provide service for future carriers. There is allowable space for other carriers ground equipment within the proposed equipment compound.

*8) Provide seven (7) color copies of Visual Simulations.*

See attached (7) copies of Photosimulations.

*9) Indicate a fire district approved turn around at the project site.*

A fire district approved turn around is shown on the Site Plan (attached).

*10) Indicate the facility setbacks to property lines and or road easements. Describe and justify any setback waivers.*

All setbacks are shown on the Survey and Site Plan (attached). No setback waivers are requested.

*11) Indicate if the facility will be underground or above ground and if the utilities will be underground or above ground. Indicate the distance and cubic yards of material removed and replaced of utility trenching.*

See Site Plans. The facility is above ground with underground power & telco utilities brought to facility. Grading is not required for the construction of this project site.

*12) Indicate any lighting to be used and if any timers or motion detector controlled lights will be utilized and type of light shielding.*

See Site Plan (attached). Only one light, by the entrance to the equipment shelter, is proposed. This proposed light is a hooded security light, equipped with motion sensors.

*13) Provide information on paint and colors proposed to be used on the facility and support structure.*

See Site Plan and Elevations (attached). Verizon will accommodate the County's preferred colors for the various components (equipment shelter, chain-link fence slats, monopine, antennas, foliage, etc.) of the facility.

*14) Provide information on the type of camouflage techniques to be used on the facility and support structure. Show how you will address the elimination of all reflective surfaces.*

See Site Plan and Photosimulation (attached). The proposed facility incorporates both screening and stealthing methods to reduce visual impacts. The site/location was selected, in large part, due to the existing terrain and vegetation. The site is significantly screened from view from adjacent residences and the public right of way by the existing terrain and vegetation. Because of the screening effect offered by the existing vegetation, the ground equipment will not be visible from adjacent residences or any public ROW. The proposed tower has been designed as a monopine to blend in with the areas natural surroundings. All exposed surfaces are proposed to be painted in non-reflective colors.

*15) Identify and list all tree and plant species type and size that will be removed and replaced for the new facility, if applicable.*

See Site Plan, Oak Tree Canopy Survey and Site Photos (attached). There are no trees or plant species to be removed for the construction of this project site. The lease area is a large - flat area allowing for the non-removal of plants and/or trees.

*16) Provide a landscaping plan and temporary irrigation system for the facility of vegetation is to be used to screen the facility.*



Proposed facility will be sufficiently screened by existing vegetation. No landscaping plan is proposed.

17) *Provide a title report or deed identifying legal access.*

See Preliminary Title Report and Grant Deed (attached).

---

## ALTERNATIVE SITES

The candidate review process for this site began in January 2014. In identifying the least intrusive site location and design, VZW begins its process by identifying a search area (called a "search ring") and a required centerline height. The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height represents the required height of the antennas to produce the desired coverage objective. Once a search ring and centerline height have been established, VZW looks to local codes and general plans to identify the values significant to the local community for the siting/locating of wireless facilities. Chapter 17.14.200 (B) (1) of the El Dorado County Zoning Code was used to guide the candidate review process for this facility. ,

In addition to the above mentioned location and height attributes, each proposed site must meet certain minimum requirements, such as the following:

- a willing landlord
- feasible construction
- road access
- available telephone and electrical utilities
- satisfaction of coverage objectives
- compliance with local zoning requirements

During the candidate review process, VZW first looked for collocation opportunities within the Search Ring. This particular Search Ring does not have any existing wireless communication towers that would provide any co-location opportunities. Next VZW looked for feasible facade mount and roof mount opportunities. Since, no feasible co-location, facade mount, or roof mount opportunities exist within this search ring, VZW determined that a new facility, with co-location potential, was the next best option.

The following is a list of the specific opportunities that were considered prior to identification of the subject property as the preferred location:

1. **2060 State Highway 193 (Charlotte Miller)** – The landowner was initially interested in leasing to Verizon. However, the lease area the LL proposed was too sloped for a new build site, and the site was rejected.

2. **3073 Scotty Dog Ln (Margery Pliley)** – The landowner was initially interested in leasing to Verizon. However, the property had no clear line of site to Hwy 193 and was too low to meet RF requirements. The site was deemed to not meet coverage requirements and rejected.
3. **3108 Miranda Ln (John Jones)** – Landowner was initially interested in leasing to Verizon. However, the landowner lost interest in the project, and the site was deemed not feasible.
4. **7695 Brush N Rocks Ln. (Lorraine Bettencourt)** – Property owner was non-responsive to repeated efforts to contact regarding leasing to Verizon, and the property was deemed not feasible.
5. **3190 Magic Morgan Trail (Davis Laux)** – Property owner was non-responsive to repeated efforts to contact regarding leasing to Verizon, and the property was deemed not feasible.
6. **2320 State Hwy 193 (Emily McGill)** – Property owner was non-responsive to repeated efforts to contact regarding leasing to Verizon, and the property was deemed not feasible.
7. **3520 Magic Morgan Trail (Nicolas & Elizabeth Nielsen)** – Property owner was non-responsive to repeated efforts to contact regarding leasing to Verizon, and the property was deemed not feasible.
8. **2371 Challenge Ct. (Scott Harley Odden)** – Property owner was non-responsive to repeated efforts to contact regarding leasing to Verizon, and the property was deemed not feasible.
9. **2201 State Hwy 193 (Timothy Thomas)** – Property owner was non-responsive to repeated efforts to contact regarding leasing to Verizon, and the property was deemed not feasible.



The identified project location and design of the proposed facility represents a thorough and responsible investigation of the alternative sites and co-location possibilities performed over the last 10 months. Of the potentially viable candidates, VZW has determined that the proposed site

is the best available location for a wireless telecommunications facility, from the perspective of producing the desired coverage objective, while having the least possible impact on both the surrounding area and over all County. This site/design represents the least intrusive means to provide the needed coverage.

#### **REQUIRED FINDINGS**

In accordance with Section 17.22.540 of the Zoning Ordinance, the following findings must be made by the Zoning Administrator or Planning Commission before the special use permit can be approved:

1. *The issuance of the permit is consistent with the general plan;*
2. *The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and*
3. *The proposed use is specifically permitted by special use permit pursuant to this Title.*

***The issuance of the permit is consistent with the General Plan & The proposed use is specifically permitted by special use permit pursuant to this Title;***

In support of the findings above, Eldorado County encourages facilities to be located in areas where adverse impact on the community is minimal. Wireless facilities are preferred in nonresidential districts and co-location, facade mounts and roof mounts are encouraged in order to minimize visual impact. New towers/monopoles are subject to Planning Commission approval through Special Use Permit process in a residential zone. The height limit in the RE-10 zone is 45', however, the height limit may be exceeded through the SUP process and a showing of technical necessity by RF. The required height by RF is an antenna centerline of 70' to meet coverage objectives. The monopine design requires an extension of height of approximately 10% more than the placement, or rather centerline of the antennas due to the asymmetrical design of the faux monopine tree, resulting in the overall height of 82' needed for this monopine.

***The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;***

Telecommunications facilities are heavily regulated by the Federal Communications Commission (FCC). The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI).

Based on worst case predictive modeling at this site performed by certified radio frequency compliance engineers, there are no areas on the ground or on nearby buildings that exceed the occupational or general public exposure limits adopted by these regulatory agencies. The composite exposure level from all carriers on this site is



approximately 1.10 percent of the FCC's general public limit (0.22 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The presence of the facility will not pose a threat to security or public welfare in the area, as access will be tightly controlled and clearly identified with appropriate warnings as to avoid any potential for attractive nuisance. The proposed facility will not negatively affect the properties or improvements in the neighborhood as it will be completely self-contained, stealthed and operated remotely.

---

#### **SAFETY BENEFITS / EMERGENCY OPERATIONS**

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 Wireless has taken the responsibility for back-up service very seriously. As such, VZW ensures that all of its wireless communications facilities include a minimum 8-hour back-up battery system that will operate in the event of an emergency and/or power outage. VZW also incurs the increased expense to install standby generators to recharge the back-up battery system in the event of a prolonged power outage. This will ensure constant and quality communication for the surrounding community, regardless of any disaster or catastrophe. The proposed generator will be fully contained within the equipment shelter. The generator will be operated for routine maintenance approximately 15 minutes per week. In the event of an extended power outage, the generator will turn on for approximately 30 minutes every 8 hours to recharge the batteries and maintain seamless wireless communication for the service area.

---

#### **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.

---

#### **FUTURE COLLOCATION OPPORTUNITIES:**

The proposed facility has been designed to accommodate future co-location by other carriers, as preferred by the County. Towers designed for co-location must take into account the necessary centerline heights for future carriers to offer the desired coverage within their network. The approximate highest available centerline available at this facility will be roughly 63' and should adequately provide service for future carriers. Space for other carriers ground equipment is available within the proposed equipment compound.

---

#### **LIGHTING:**

Unless tower lighting is required by the FAA, the only lighting on the facility will be a shielded, down-tilted motion sensor light by the door on the equipment shelter.

---

#### **NOISE:**

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

During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

---

#### **HAZARDOUS MATERIALS:**

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

---

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

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon Wireless' emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless' communications equipment will first transition over to the back-up batteries. The batteries can run the site for a roughly 8 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, while recharging the batteries. This two state back-up plan is an extremely important component of every Verizon Wireless communications site. As one of the nation's largest wireless companies, Verizon Wireless is the mobile phone service of choice to many Federal, State, and Local public safety agencies. While many public safety agencies employ their own two-way radio systems for intra-agency communications, Verizon Wireless phones are often the link to other agencies and the outside world. Back-up batteries and generators allow Verizon Wireless' 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.

---

#### **COMPLIANCE WITH FCC STANDARDS**

Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, VZW will comply with all FAA rules on site location and operation.

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.

---

#### **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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#### **OPERATIONS**

Once the construction of the proposed wireless facility is complete and the telephone switching equipment is running, visitation to the site by a service technician for routine maintenance typically occurs on an average of once per month. The proposed site will be entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

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#### **TEMPORARY SERVICE DURING CONSTRUCTION**

As part of this application, Verizon Wireless desires the ability to operate a temporary wireless site after the approval of this application. This temporary facility will supply the community with wireless service between the time the planning permit has been obtained and the construction of the facility is complete. A typical temporary facility includes a mast with three

antennas located on a utility trailer that is raised to the height approved. A generator powers radio equipment on the ground. This temporary facility will be easily removed upon completion of the permanent wireless site.

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#### **NOTICE OF ACTIONS AFFECTING THIS DEVELOPMENT PERMIT**

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

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