



File No. PD15-0005/S14-0012



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION



Aerial Photo

DATE November 12, 2015 **Exhibit E**

0 125 250 375 500
Feet

BY Roger Trout
EXECUTIVE SECRETARY

Exhibit F-1

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

EXECUTIVE SECRETARY

BY *Rose Land*DATE *November 12, 2015*APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

verizon WIRELESS

295 Parkshore Drive, Folsom, CA 95630

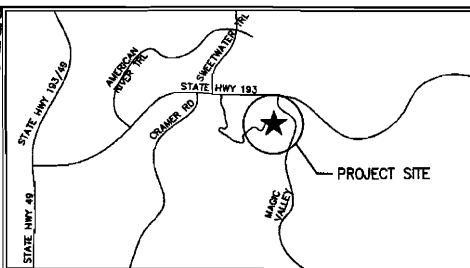
AUBURN LAKE TRAILS

1930 STATE HIGHWAY 193

COOL, CA 95614

APN: 071-032-46-10

LOCATION #: 285385



LOCATION PLAN



PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630

PROPERTY OWNER:
DOUGLAS AVERY
P.O. BOX 604
COOL, CA 95614
530-889-0850

ARCHITECT:
MANUEL S. TSILIAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
CHAD AVAGAN
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-764-9230
cavagan@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 071-032-46-10

JURISDICTION: EL DORADO COUNTY

OCCUPANCY: U (UNMANNED TELECOMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION: V-B

ZONING: RE-10 (ESTATE RESIDENTIAL -10 ACRE)

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. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS INCLUDING SUPPLEMENTS EFFECTIVE JULY 1, 2015

- 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

LOCAL COUNTY OR CITY ORDINANCES

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.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 50'-0" x 50'-0" LEASE AREA.
- A FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY GENERATOR.
- A CABLE ICE BRIDGE.
- (6) ANTENNAS W/ ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPHNE.

PROJECT MILESTONES

08/02/2014	90% ZONING DOCUMENTS
08/30/2014	95% ZONING DOCUMENTS
10/06/2014	100% ZONING DOCUMENTS
02/28/2015	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
05/18/2015	90% CONSTRUCTION DOCUMENTS REV 2
06/18/2015	90% CONSTRUCTION DOCUMENTS: ODE
06/06/2015	100% CONSTRUCTION DOCUMENTS

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS PER 2013 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:

- A.) ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCEMENT OF STRUCTURAL STEEL.
- B.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL HIGH-STRENGTH FRICTION BOLTING.
- C.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL ANCHOR BOLTS.
- D.) DURING THE TAKING OF TEST SPECIMENS & PLACING OF ALL REINFORCED CONCRETE WHERE THE SPECIFIED CONCRETE STRENGTH EXCEEDS 2500 PSI.
- E.) DURING PLACEMENT OF REINFORCING STEEL.
- F.) SOILS & FOUNDATION COMPLIANCE WITH PROJECT SOIL REPORT PRIOR TO FOUNDATION INSPECTION.

STRUCTURAL DESIGN CRITERIA:

- 1) SOIL SITE CLASSIFICATION: D
- 2) SOIL BEARING CAPACITY: SLABS: 1500 PSF
- 3) SEISMIC IMPORTANCE FACTOR: I
- 4) SPECTRAL RESPONSE ACCELERATIONS: $S_s = 0.485g$ $S_1 = 0.233g$
- 5) SPECTRAL RESPONSE COEFFICIENTS: $SDS = 0.456g$ $SD1 = 0.301g$
- 6) SITE COEFFICIENTS: $F_a = 1.0$
- 7) SEISMIC DESIGN CATEGORY: D

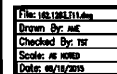
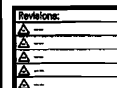
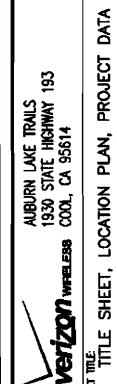
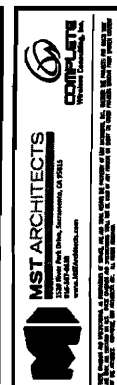
DIRECTIONS

FROM VERIZON OFFICE @ 295 PARKSHORE DRIVE, FOLSOM, CA 95630:

1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR
2. TURN LEFT ONTO PLAZA DR
3. TURN RIGHT TO STAY ON PLAZA DR
4. TAKE THE 1ST RIGHT TO STAY ON PLAZA DR
5. TAKE THE 1ST LEFT ONTO BLUE RAVINE RD
6. CONTINUE ONTO GREEN VALLEY RD
7. TURN LEFT ONTO SALMON FALLS RD
8. TURN RIGHT ONTO SALMON FALLS CUTTOFF RD
9. TURN LEFT ONTO CA-49 N
10. TURN RIGHT ONTO CA-193 E
11. ENTER THROUGH CATTLE GATE AT ADDRESS, & TRAVEL APPROXIMATELY 0.7 MILES DOWN A WELL-MAINTAINED DIRT ROAD TO THE DESTINATION

INDEX OF DRAWINGS

- | | |
|----------|--|
| 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. A5.1 | STANDBY GENERATOR DATA SHEETS |
| 14. A5.2 | STANDBY GENERATOR INSTALLATION DETAILS |
| 15. A5.3 | UL142 CERTIFIED, 210 GALLON TANK DETAIL |
| 16. S1.0 | OVERTURNING CALCULATIONS |
| 17. S1.1 | STRUCTURAL DETAILS |
| 18. E1.1 | ELECTRICAL DETAILS |
| 19. G1.1 | GROUNDING PLAN |
| 20. E2.1 | CONSTRUCTION DETAILS |
| 21. G1.1 | GRADING PLAN |



Job No. 15112111

T1.1

Exhibit F-2

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE November 12, 2015
BY Roger Irons / cmc
EXECUTIVE SECRETARY

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR MEASUREMENTS UNLESS OTHERWISE NOTED. 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 MATERIALS CONDITIONS, 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 PROGRAMS 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 COMPLIANCE WITH ALL 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 FULLY TRAINED CONSTRUCTION SUPERVISOR CAPABLE OF 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 FIRE-RATED MATERIALS AND SEALS IF APPLICABLE TO THIS FACILITY AND/OR PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EXISTING 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 DEBRIS. IF WORK OR CONTRACTORS BEHIND THE JOB ARE NOT SPECIFIED AS REMAINING ON THE PROPERTY, PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SHADINGS 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 BEHIND THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCLUDE SAID CONTRACTORS FROM COMPLETING AND PROVIDING 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 THE CONTRACTORS ARE REQUIRED TO MAKE ANY CORRECTIONS MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

MST ARCHITECTS
 2525 Miller Point Drive, Sacramento, CA 95825
 916.441.8888
www.mstarchitects.com

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

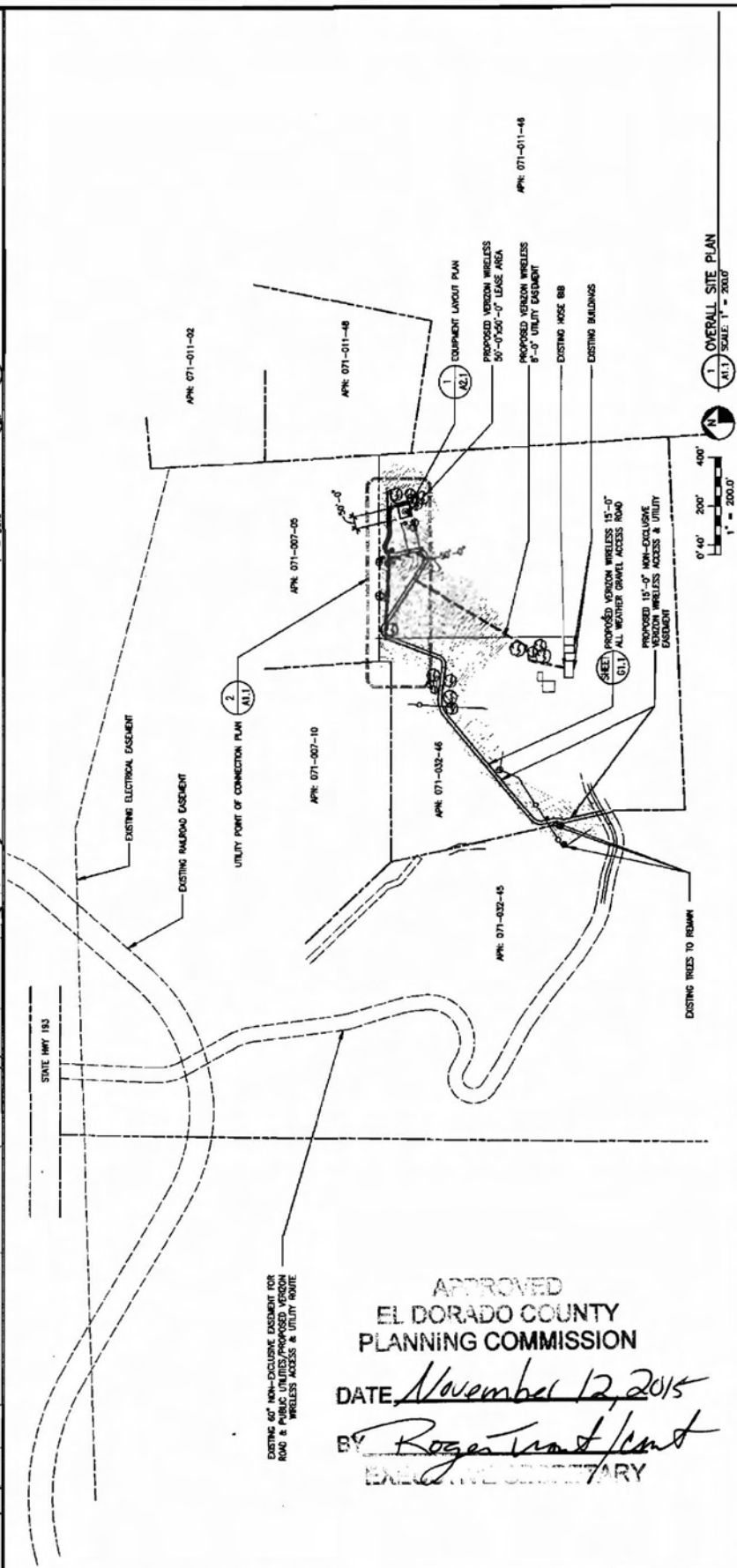
Revisions:

△	--
△	--
△	--
△	--
△	--

File: 182-1283-112.dwg
Drawn By: AUC
Checked By: TST
Scale: AS NOTED
Date: 06/16/2016

Job No. 902-1283

T1.2



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE November 12, 2015
BY Roger Trout / Chair
EXECUTIVE SECRETARY

Exhibit F-7

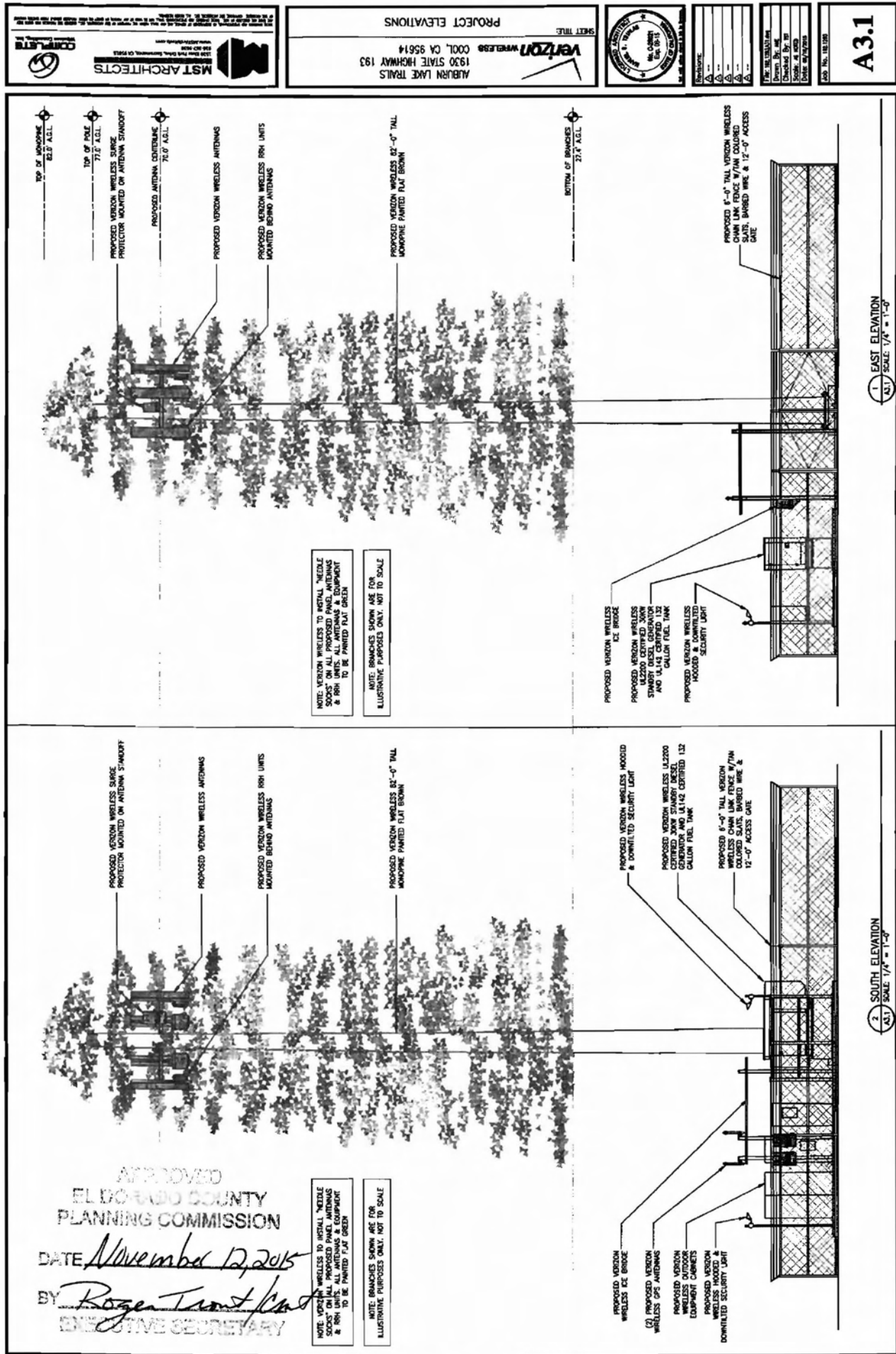


Exhibit F-9



Existing

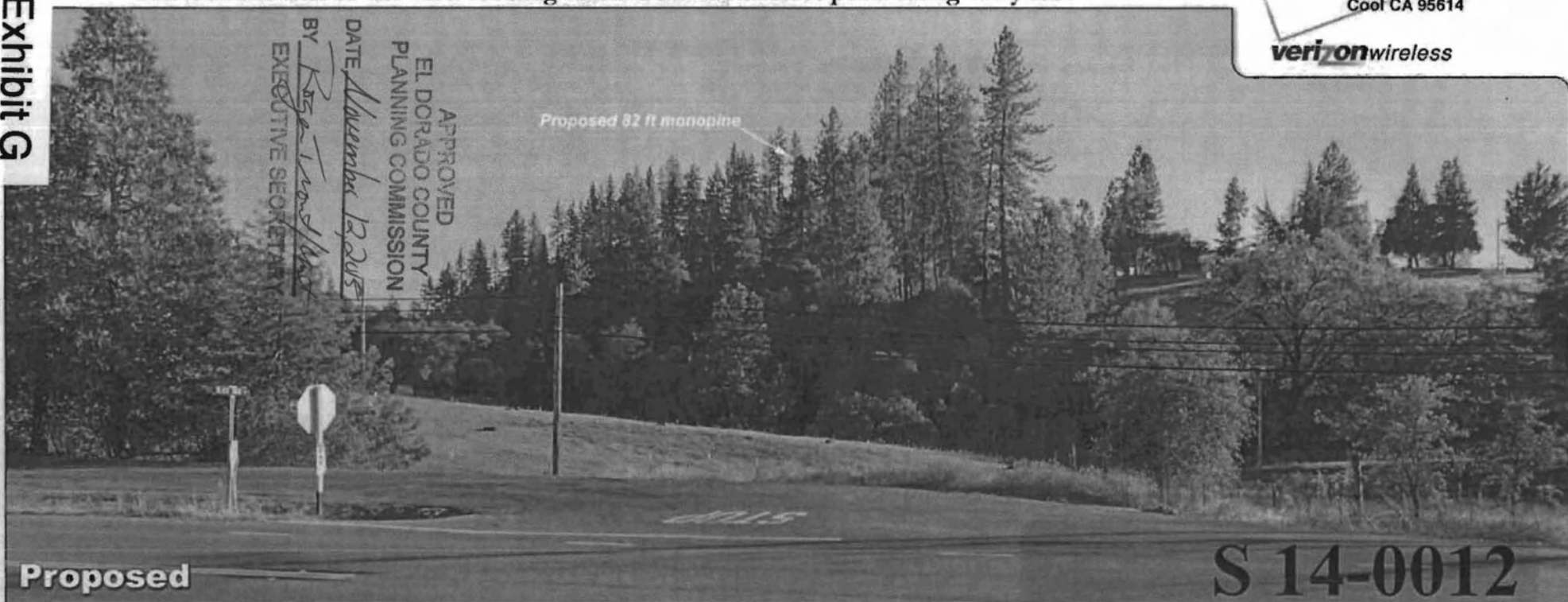
Photosimulation of the view looking south from the nearest point along Hwy 193.

Auburn Lake Trails

1930 State Hwy 193
Cool CA 95614

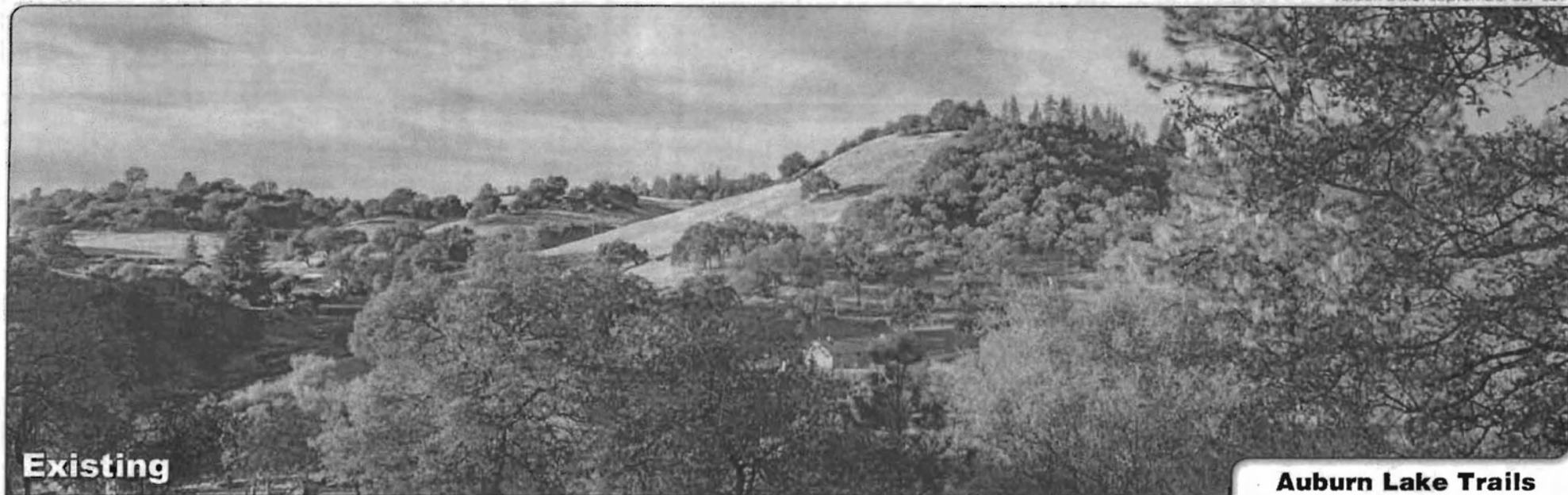
verizonwireless

Exhibit G



Proposed

S 14-0012



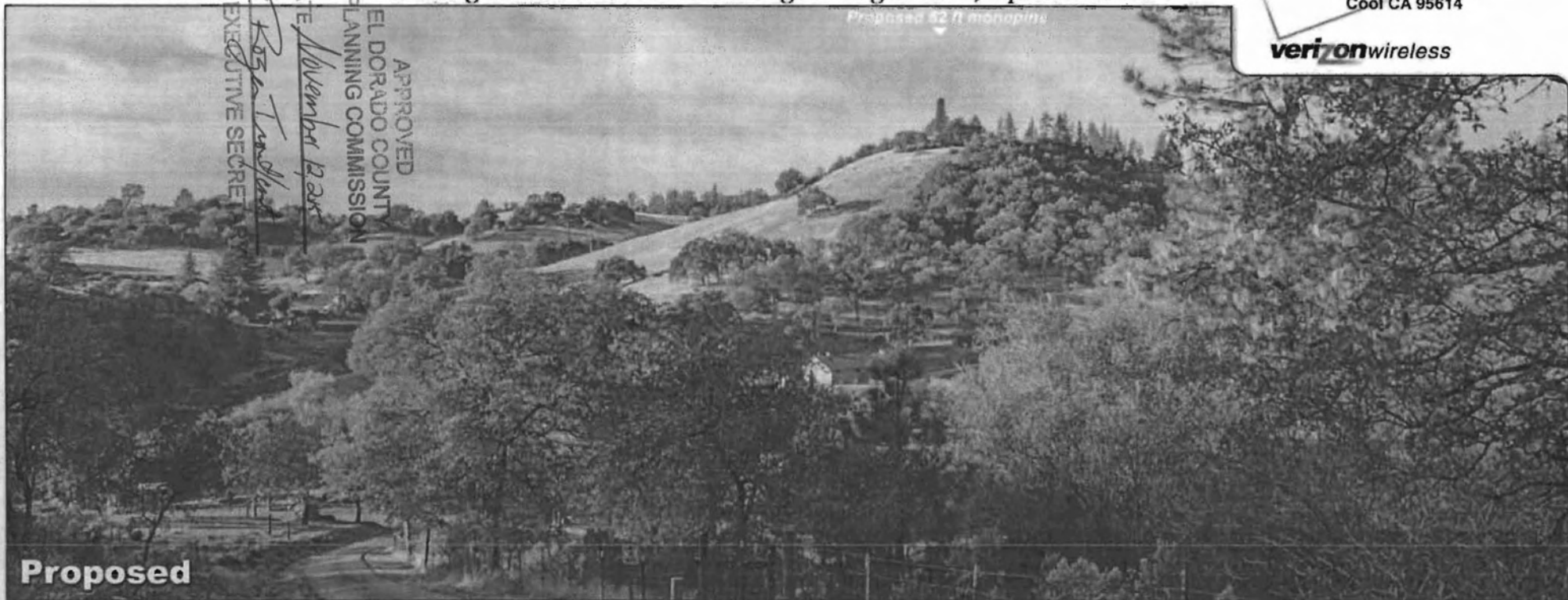
Existing

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

Auburn Lake Trails

1930 State Hwy 193
Cool CA 95614

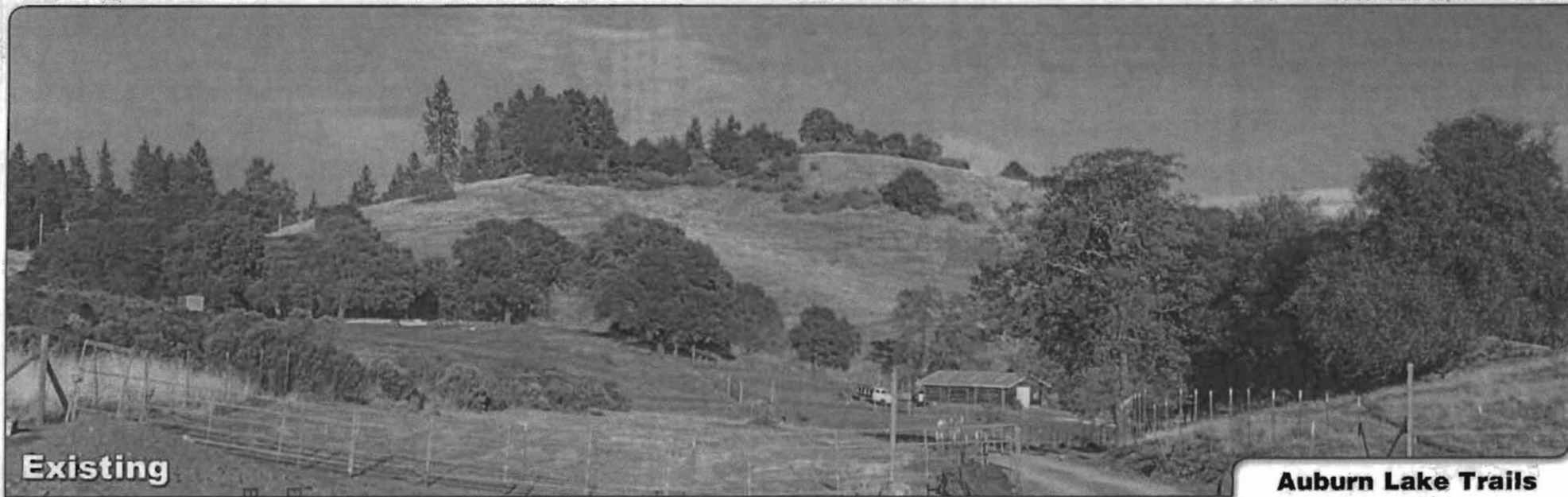
verizonwireless



Proposed

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
November 19, 2014
Rosa T. [Signature]
EXECUTIVE SECRETARY

Proposed 52 ft monopole



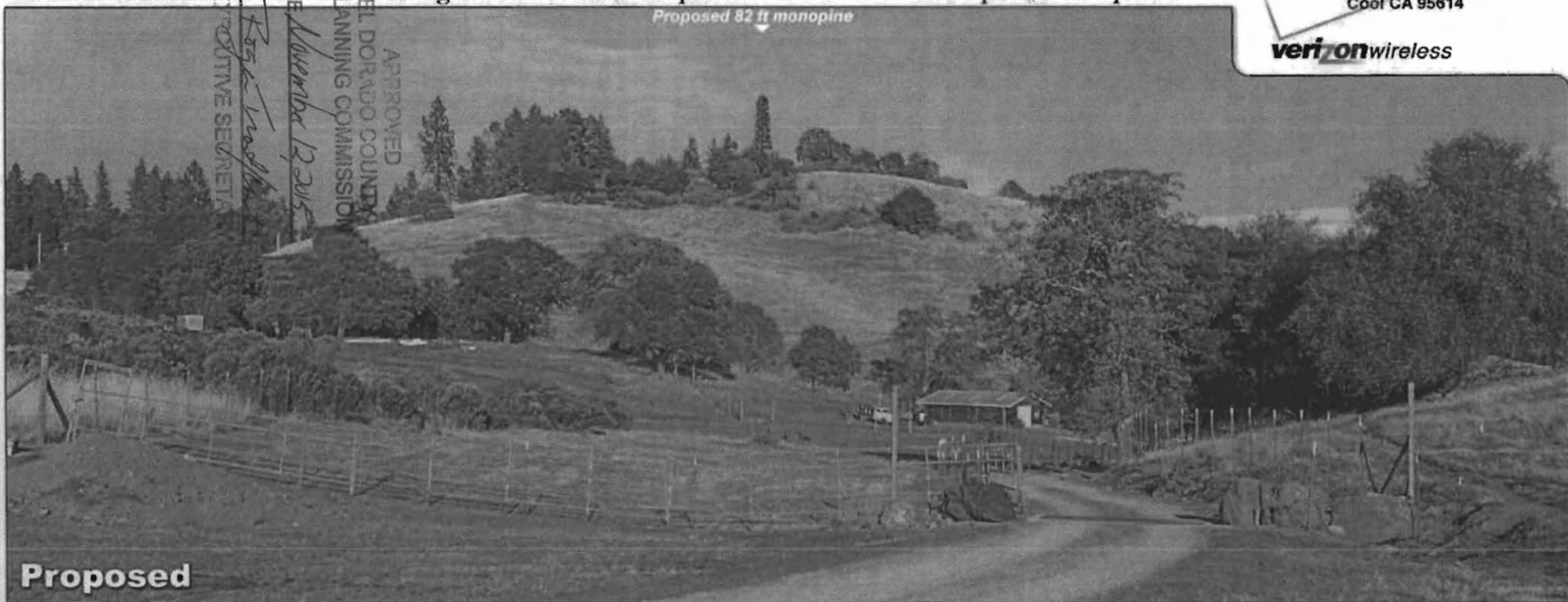
Existing

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

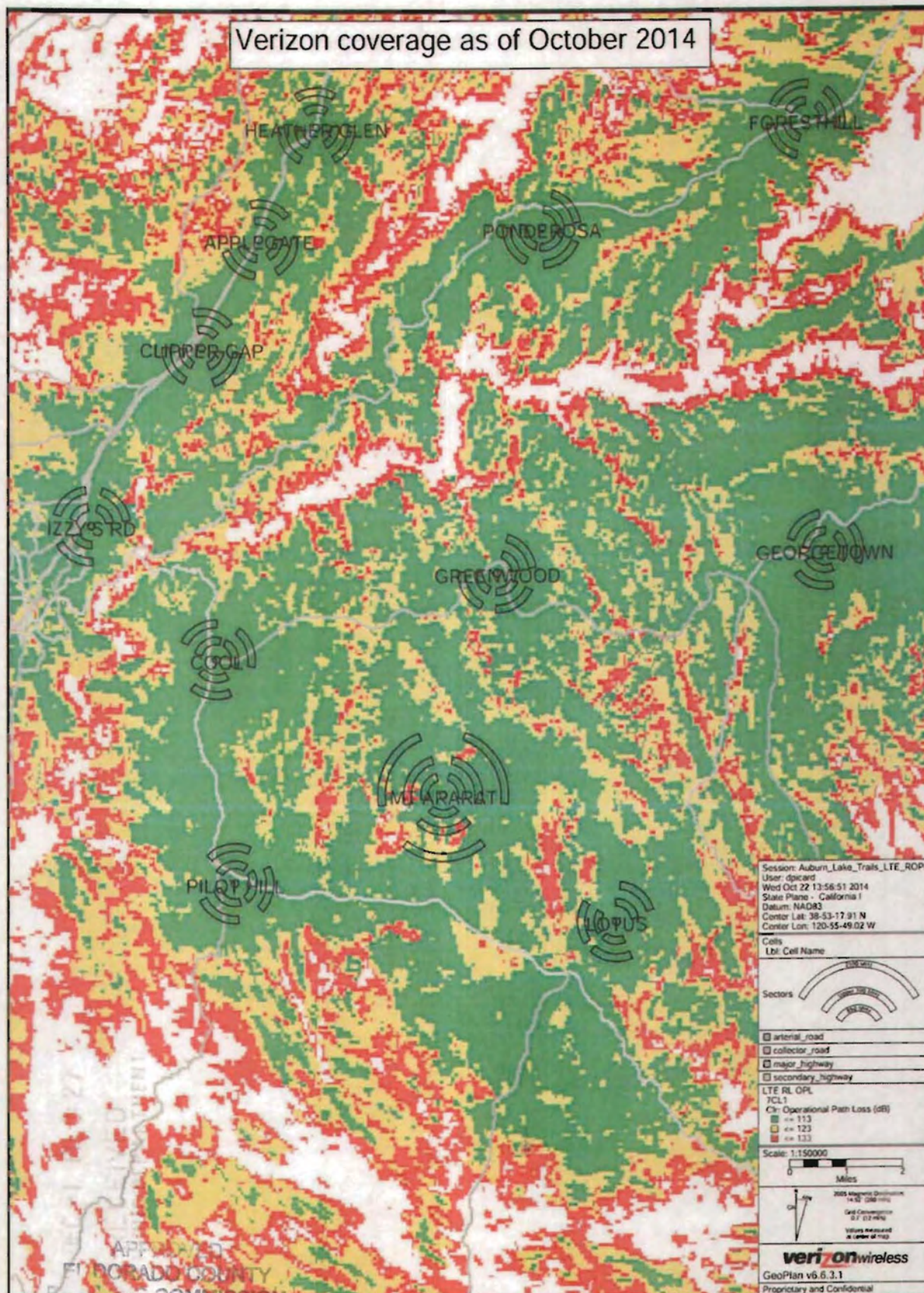
Auburn Lake Trails

1930 State Hwy 193
Cool CA 95614

verizonwireless



Proposed

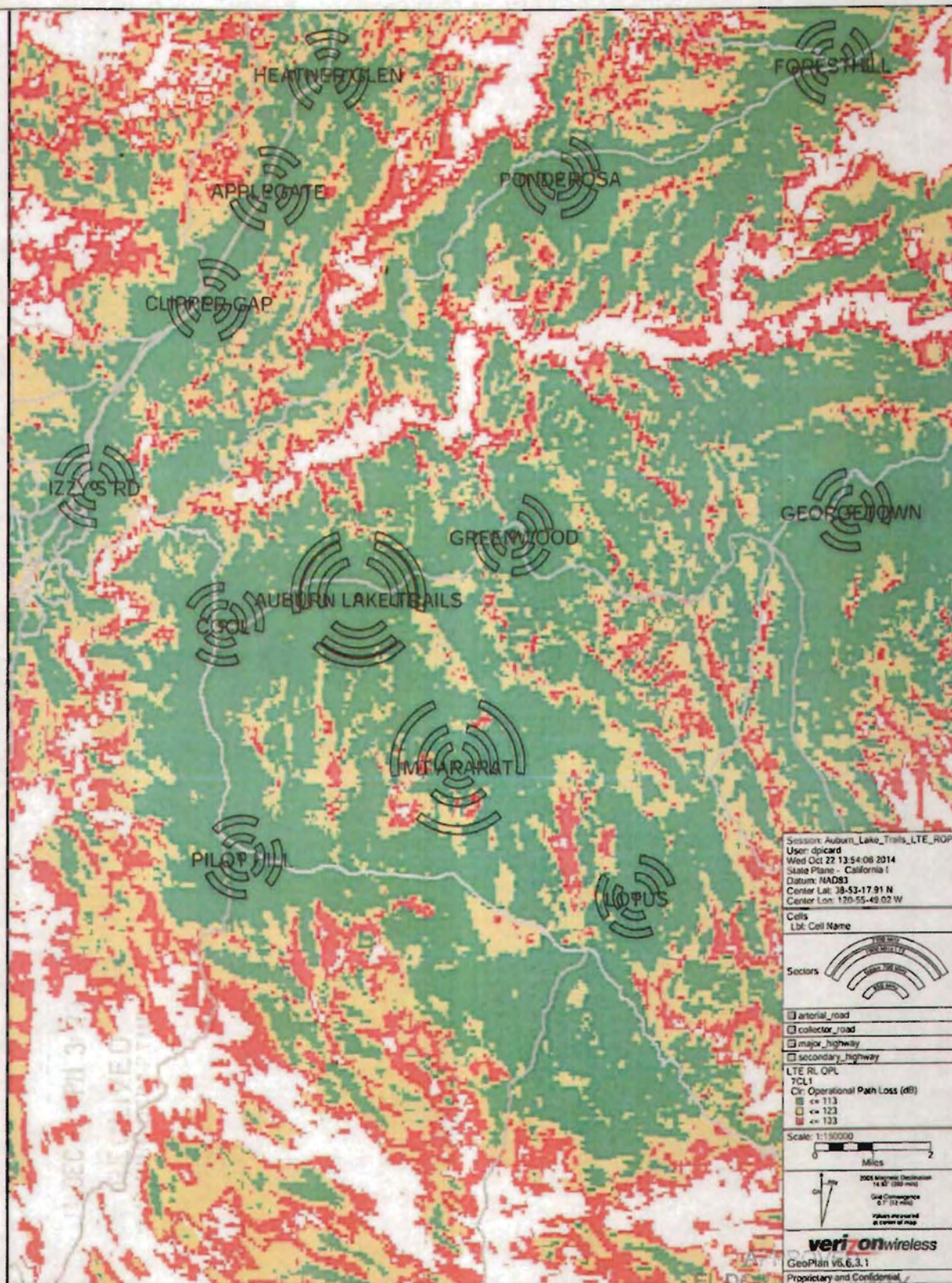


DATE November 12, 2015
 BY Roger Mont /mt
 EXECUTIVE SECRETARY

Exhibit H-1

S 14-0012

Coverage from proposed Verizon Auburn Lake Trails site with surrounding site



PLANNING COMMISSION

Exhibit H-2

DATE *November 12, 2015*

BY *Roger Trout/Cmt*

EXECUTIVE SECRETARY

Coverage from proposed Verizon Auburn Lake Trails site

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE November 12, 2015

BY Roger Tran / Ltd
EXECUTIVE SECRETARY

AUBURN LAKE TRAILS

Session: Auburn_Lake_Trails_LTE_ROPL
User: dpcard
Wed Oct 22 13:41:07 2014
State Plane - California I
Datum: NAD83
Center Lat: 38-53-22.34 N
Center Lon: 120-57-52.59 W

Cells
Lb: Cell Name

Sectors

☐ arterial_road
☐ collector_road
☐ major_highway
☐ secondary_highway

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

Scale: 1:100000
0 1/10 Miles 1.0

2000 Meters (feet)
14 10 0.00 0.00
Grid Coordinates
0.00 0.00
Source: MapSource
to center of map

verizon wireless

GeoPlan v6.6.3.1
Proprietary and Confidential

Exhibit H-3

APPROVED
DORADO COUNTY
PLANNING COMMISSION
DATE November 12, 2015
BY Roger Trout/Kast
EXECUTIVE SECRETARY

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.

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE November 12 2015
BY Roger Troutman
EXECUTIVE SECRETARY

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.*

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.

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.

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.

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.
