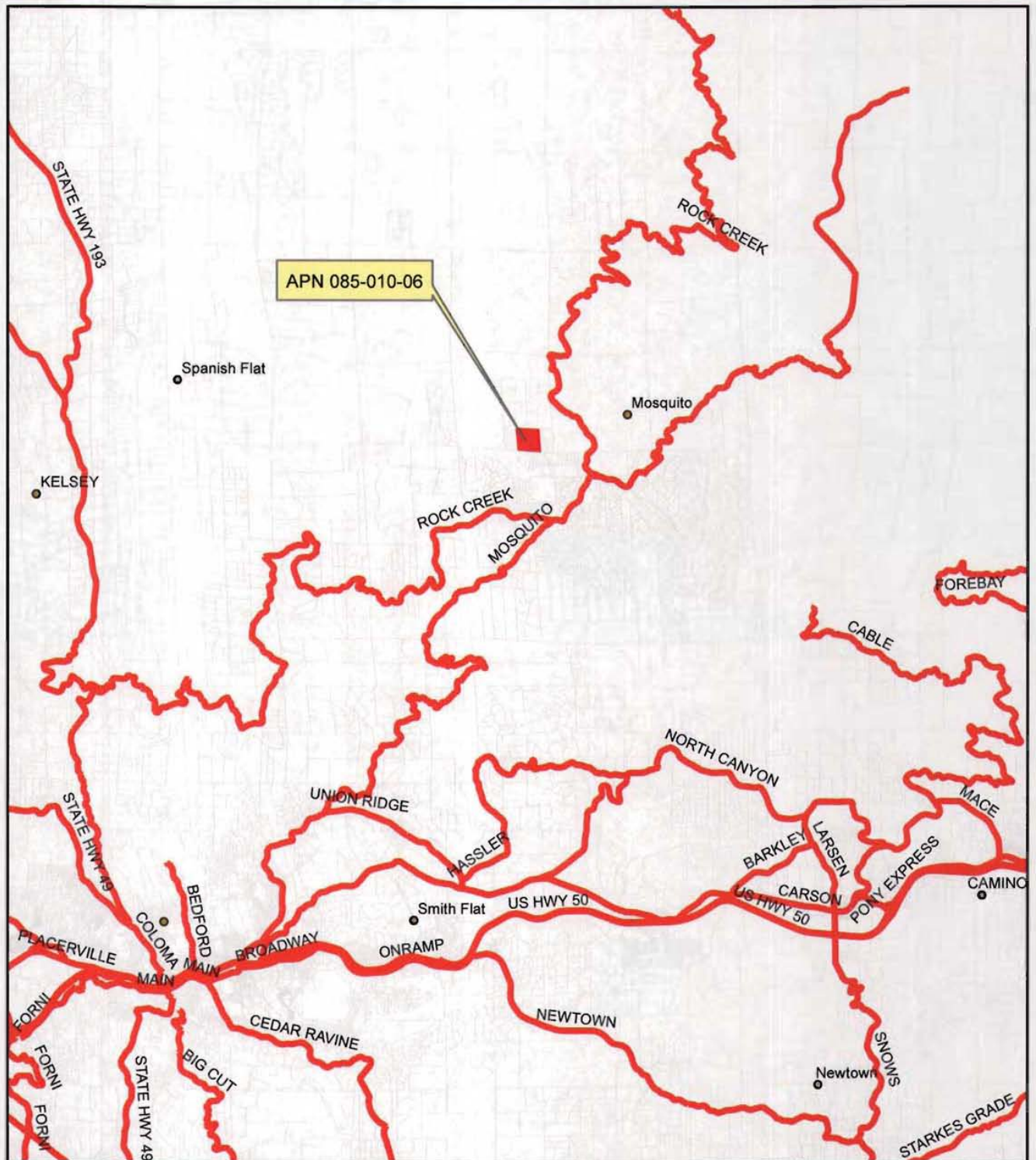


Exhibit A: Location Map



- prcibase selection
- placenames
- major_roads
- prcibase



S15-0001 Swansboro Verizon Tower
Prepared By Aaron Mount

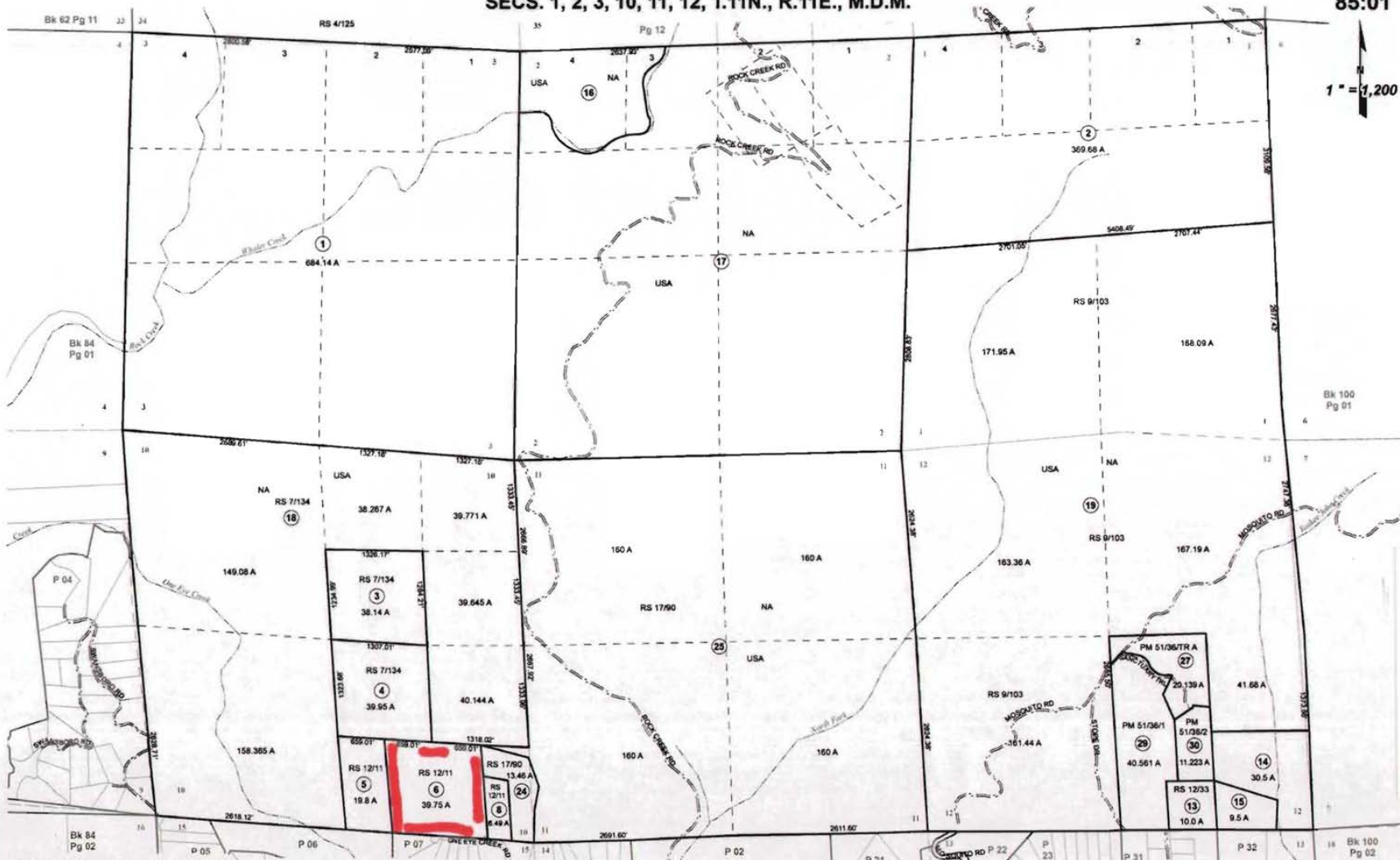
0 0.5 1 2 Miles

SECS. 1, 2, 3, 10, 11, 12, T.11N., R.11E., M.D.M.

85:01

1" = 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.

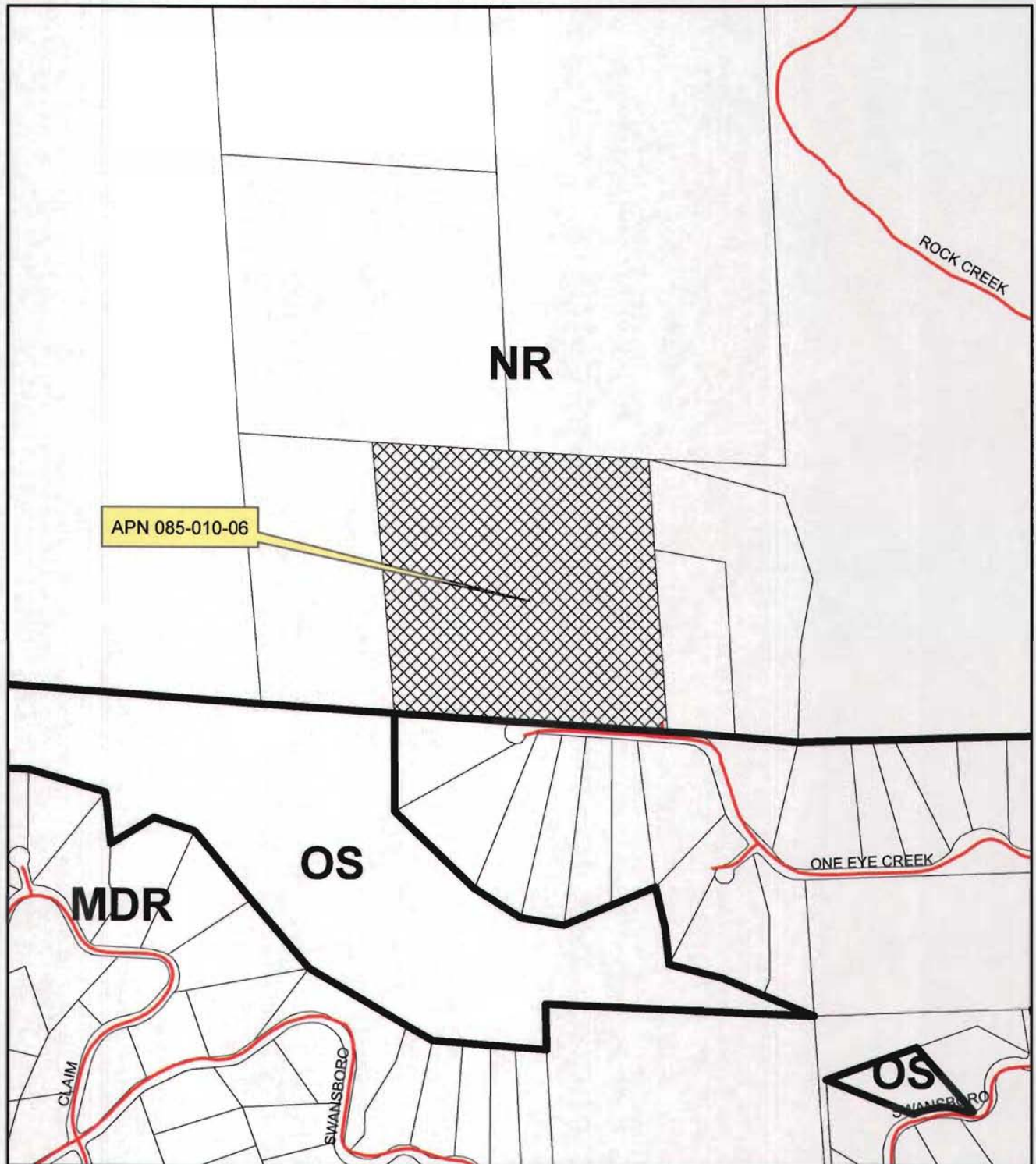
Acreages Are Estimates

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

Rev. Feb 7, 2014

Assessor's Map Bk. 085, Pg. 01
County of El Dorado, CA

Exhibit C: General Plan Map



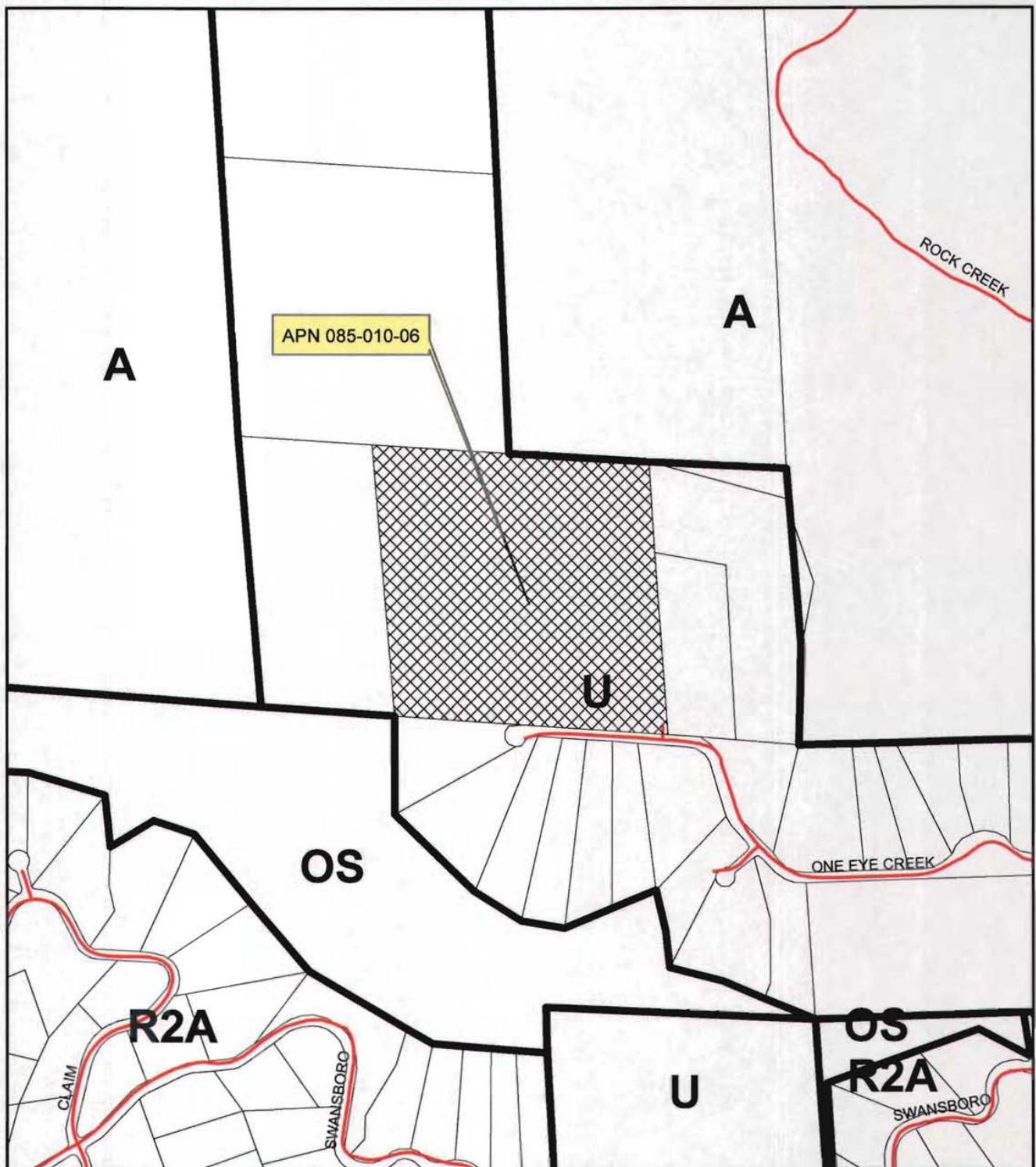
ludeign
 gpsroads
 prcibase
 prcibase selection



S15-0001 Swansboro Verizon Tower
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

Exhibit D: Zone District Map



- zonedes
- gpsroads
- prcibase
- prcibase selection



S15-0001 Swansboro Verizon Tower
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

PROJECT NO : 20141015889
LOCATION NO: 285387
AREA: West
REGION: Northern California / Nevada
MARKET: Sacramento / Reno (NV)
JURISDICTION: El Dorado County



Project Address:

Architect

ARCHITECTURE
PLANNING
INTERIORS

Borges

ARCHITECTURAL GROUP
1000 15th St., Suite 1000
San Francisco, CA 94103
(415) 774-1000
FAX: (415) 774-1001
www.borgesarchitect.com

PROJECT NO:	20141015889
LOCATION NO:	285367
DRAWN BY:	J.V.M.
CHECKED BY:	B.K.W.

E	02/09/15	Sewer Infiltration
D	01/26/15	100% 2D Rev I
C	11/17/14	100% 2D Submittal
B	11/05/14	95% 2D Submittal
A	10/16/14	90% 2D Submittal
REV	DATE	DESCRIPTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THE DOCUMENT.

Received For: <div style="font-size: 1.5em; font-weight: bold;">02/09/15</div> 100% ZDs Submitted
--

SHEET TITLE:
TITLE SHEET

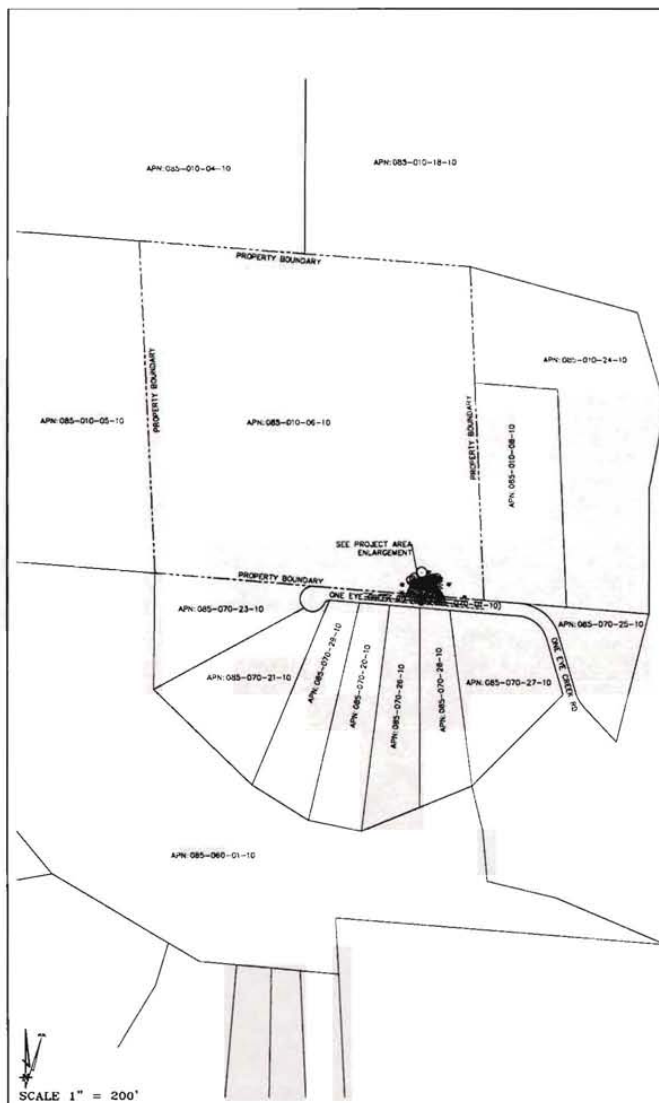
SHEET NUMBER:
A-0

[illegible]

EXHIBIT E1-11

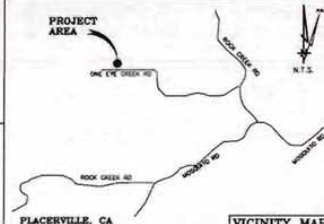
14002-3

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV
<p>NEW SITE BUILD UNIMPROVED TELECOMMUNICATIONS FACILITY:</p> <ol style="list-style-type: none"> 1. 15'x14'x4' PERMANENT ELEVATED EQUIPMENT SHELTER ON (P) 100' PLATON 2. (P) 100'x100' FIBER PLATFORM WITH HANDED RAILS & FIBER STAIRCASE 3. (P) 20'x40' CONCRETE PAD FOR 100'x100'x4' TANK ON (P) CONCRETE PAD 4. (P) 10'x10'x4' MOUNTING 5. (P) 10'x10'x4' MOUNTING 6. ADD 10'x10'x4' FIBER CABLE 7. ADD 10'x10'x4' FIBER CABLE 8. ADD 10'x10'x4' FIBER CABLE 9. ADD 10'x10'x4' FIBER CABLE 10. ADD 10'x10'x4' FIBER CABLE 11. 4' HIGH CHAIN LINK SECURITY FENCE AROUND LEASE AREA 	<p>Property Information: Site Name: THANBORO Site Number: 283387 Search Ring: THANBORO Site Address: CHIEF EYE CREEK ROAD, CA 94547 Zoning: UNCLASSIFIED Current Use: NATURAL RESOURCES Jurisdiction: EL DORADO COUNTY Fire District: EL DORADO FIRE DISTRICT School District: EL DORADO SCHOOL DISTRICT</p> <p>Property Owner: NEC, JR. & MEGHAN RUMSEY 4860 GUNSTONE ROAD PLACERVILLE, CA 95647</p> <p>Power Agency: PG&E PG&E Corporation 1 Market Street, Suite 1000 San Francisco, CA 94103 ph: (415) 774-5000</p> <p>Telephone Agency: AT&T 325 MARKET STREET SAN FRANCISCO, CA 94103 ph: (415) 415-2355</p>	<p>Construction Mgr.: EPIC WIRELESS GROUP, INC. 8700 AUBURN FOLSOM ROAD, SUITE 400 GRANITE BAY, CA 95746 contact: FEE MANIAZ email: Fania.Maniaz@epicwireless.net ph: (916) 383-8587</p> <p>Architect / Engineer: BORGES ARCHITECTURAL GROUP, INC. 1418 STONE POINT DRIVE, SUITE 300 ROSELVILLE, CA 95641 contact: BRIAN K. HENDON email: brian@bargesarch.com ph: (916) 710-7200</p> <p>Structural Engineer: NORM SCHIEL STRUCTURAL ENGINEER 3022 SUNSHINE BLVD. FAR OAKS, CA 94532 contact: NORMAN SCHIEL email: norm@nshiel.com ph: (916) 526-9155</p> <p>Survey: J&J Engineering, Inc. 4047 First Street, Ste. 201 Livermore, CA 94551 contact: John L. Lewis email: jlewis@jjeng.com ph: (925) 441-1128</p> <p>RF Engineer: VERIZON WIRELESS 355 PARKSHORE DRIVE FOLSOM, CA 95640 contact: DOUG FICARD email: doug.ficard@verizonwireless.com ph: (916) 568-2022</p>	<p>A-0 TITLE SHEET</p> <p>C-1 OVERALL SITE PLAN</p> <p>C-2 PROJECT AREA ENLARGEMENT</p> <p>A-1 OVERALL SITE PLAN</p> <p>A-2 ENLARGED SITE PLAN</p> <p>A-3 EQUIPMENT & ANTENNA LAYOUTS</p> <p>A-4.1 ELEVATION</p> <p>A-4.2 ELEVATION</p> <p>A-5 GENERATOR SPECS</p> <p>A-6 HVAC SPECS</p> <p>SH-1 SHELTER PLANS</p>	
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO VIOLATE ANY LOCAL ORDINANCES OR REGULATIONS.</p> <ol style="list-style-type: none"> 1. 2013 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 15, PART 1, TITLE 24 CODE OF REGULATIONS 2. 2013 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2012 CBC (PART 2, VOLUME 1) 3. 2013 CALIFORNIA RESIDENTIAL CODE (CRC) WITH ANY APPLICABLE PAIRO CODES, BASED ON THE 2012 CRC (PART 2, VOLUME 1) 4. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) (PART 1) (APPLICABLE ENERGY PROVISIONS ONLY) 5. 2013 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 CFC WITH CALIFORNIA AMENDMENTS (PART 1) 6. 2013 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 CMC (PART 1) 7. 2013 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 CPC (PART 1) 8. 2013 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 1) 9. 2013 CALIFORNIA ENERGY CODE (CEC) AFTER JULY 1, 2014 (PART 1) 10. ANSI / ISA-95.02-04 11. 2012 NFPA 70, LIFE SAFETY CODE 12. 2012 NFPA 72, NATIONAL FIRE ALARM CODE 13. 2012 NFPA 15, FIRE SPRINKLER CODE 	<p>VICINITY MAP</p> <p>SITE</p> <p>DIRECTIONS FROM VERIZON WIRELESS</p> <p>DIRECTIONS FROM VERIZON WIRELESS OFFICE AT 265 PARKSHORE DRIVE, FOLSOM, CA</p> <ol style="list-style-type: none"> 1. Head northbound on Parkshore Dr toward Cookridge Dr 2. Turn left onto Pass Dr 3. Turn left onto Parkshore Dr 4. Turn right onto Parkshore Dr 5. Merge onto I-505 (E) toward New York City 6. Take exit 10A for I-505 (E) toward New York City 7. Turn left onto Highway 101 8. Turn right onto Highway 101 9. Turn right onto Highway 101 10. Turn right onto Highway 101 11. Turn right onto Highway 101 12. Turn right onto Highway 101 13. Turn right onto Highway 101 14. Turn right onto Highway 101 15. Turn right onto Highway 101 16. Turn right onto Highway 101 17. Turn right onto Highway 101 18. Turn right onto Highway 101 19. Turn right onto Highway 101 20. Turn right onto Highway 101 21. Turn right onto Highway 101 22. Turn right onto Highway 101 23. Turn right onto Highway 101 24. Turn right onto Highway 101 25. Turn right onto Highway 101 26. Turn right onto Highway 101 27. Turn right onto Highway 101 28. Turn right onto Highway 101 29. Turn right onto Highway 101 30. Turn right onto Highway 101 31. Turn right onto Highway 101 32. Turn right onto Highway 101 33. Turn right onto Highway 101 34. Turn right onto Highway 101 35. Turn right onto Highway 101 36. Turn right onto Highway 101 37. Turn right onto Highway 101 38. Turn right onto Highway 101 39. Turn right onto Highway 101 40. Turn right onto Highway 101 41. Turn right onto Highway 101 42. Turn right onto Highway 101 43. Turn right onto Highway 101 44. Turn right onto Highway 101 45. Turn right onto Highway 101 46. Turn right onto Highway 101 47. Turn right onto Highway 101 48. Turn right onto Highway 101 49. Turn right onto Highway 101 50. Turn right onto Highway 101 51. Turn right onto Highway 101 52. Turn right onto Highway 101 53. Turn right onto Highway 101 54. Turn right onto Highway 101 55. Turn right onto Highway 101 56. Turn right onto Highway 101 57. Turn right onto Highway 101 58. Turn right onto Highway 101 59. Turn right onto Highway 101 60. Turn right onto Highway 101 61. Turn right onto Highway 101 62. Turn right onto Highway 101 63. Turn right onto Highway 101 64. Turn right onto Highway 101 65. Turn right onto Highway 101 66. Turn right onto Highway 101 67. Turn right onto Highway 101 68. Turn right onto Highway 101 69. Turn right onto Highway 101 70. Turn right onto Highway 101 71. Turn right onto Highway 101 72. Turn right onto Highway 101 73. Turn right onto Highway 101 74. Turn right onto Highway 101 75. Turn right onto Highway 101 76. Turn right onto Highway 101 77. Turn right onto Highway 101 78. Turn right onto Highway 101 79. Turn right onto Highway 101 80. Turn right onto Highway 101 81. Turn right onto Highway 101 82. Turn right onto Highway 101 83. Turn right onto Highway 101 84. Turn right onto Highway 101 85. Turn right onto Highway 101 86. Turn right onto Highway 101 87. Turn right onto Highway 101 88. Turn right onto Highway 101 89. Turn right onto Highway 101 90. Turn right onto Highway 101 91. Turn right onto Highway 101 92. Turn right onto Highway 101 93. Turn right onto Highway 101 94. Turn right onto Highway 101 95. Turn right onto Highway 101 96. Turn right onto Highway 101 97. Turn right onto Highway 101 98. Turn right onto Highway 101 99. Turn right onto Highway 101 100. Turn right onto Highway 101 	<p>DIRECTIONS FROM VERIZON WIRELESS</p> <p>DIRECTIONS FROM VERIZON WIRELESS OFFICE AT 265 PARKSHORE DRIVE, FOLSOM, CA</p> <ol style="list-style-type: none"> 1. Head northbound on Parkshore Dr toward Cookridge Dr 2. Turn left onto Pass Dr 3. Turn left onto Parkshore Dr 4. Turn right onto Parkshore Dr 5. Merge onto I-505 (E) toward New York City 6. Take exit 10A for I-505 (E) toward New York City 7. Turn left onto Highway 101 8. Turn right onto Highway 101 9. Turn right onto Highway 101 10. Turn right onto Highway 101 11. Turn right onto Highway 101 12. Turn right onto Highway 101 13. Turn right onto Highway 1		



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GIL 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 GIL ENGINEERING. LIMITS OF THESE PLANTS AND/OR SPECIFICATIONS SHALL BE THE PROPERTY OF GIL 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.



Lease Area Description

All that certain lease was being a portion of that certain Parcel labeled "1340-90 O.R. - VILLARRREAL" as is shown on that certain Record of Survey filed for record at Book 12 of Surveys at Page 11, El Dorado County Records, and being a portion of Section 10, Township 11 North, Range 11 East, M.D.B. & M., and being more particularly described as follows:

Commencing at a 3/4" iron pipe with cap stamped LS 4974 set at the Southeast corner of the above referenced Parcel from which a similar monument bears North 85°14'40" West 654.49 feet, thence from said point of commencement North 77°10'43" West 237.48 feet to the True Point of Beginning, thence from said point of beginning West 40.00 feet; thence North 30.00 feet; thence East 40.00 feet, thence South 30.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access purposes twenty feet in width from the above described lease area and running thence over and across the underlying parcel and existing access roadway to the public right of way more commonly known as Rock Creek Road.

Also together with a non-exclusive easement for access purposes ten feet in width along the South line of the above described lease area and running thence easterly to the above described twenty foot wide access easement.

Also together with a non-exclusive easement for utility purposes six feet in width the centering of which is described as follows: beginning at a point which bears West 20.48 feet from the Southeast corner of the above described lease area and running thence South 06°22'09" East 66 feet more or less to the existing utility pole.

Cell Engineering
Engineering • Surveying • Planning
1226 High Street
Altamonte, California 95603-5015
Phone: (530) 885-0426 • Fax: (530) 823-1309

Verizon Wireless

Project Name: SNANSIC00

Project Name	SNANSJORD
Project File Location	AREA 001 - 010 - 04 - 10

Project Site Location: APN# 083-010-06-10
One Ewy Creek Rd.
Placerville, CA 95667
El Dorado County

Date of Observation: 10-03-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL, post processed with Pathfinder Office software.

Type of Antenna Mount: Pressed Monopole

Coordinates (Tower Location)
Latitude: N 38° 48' 26.92" (NAD83) N 38° 48' 27.27" (NAD27)

Longitude: W 120° 43' 54.67" (NAD83) W 120° 43' 50.92" (N

ELEVATION of Ground at Structure (NAVB08) 2690' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91.003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Gell California RICE 14803

DATE OF SURVEY: 10-07-14
SURVEYED BY: ON LINEAR DIRECTION OF: KENNETH D.

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.

BEARINGS SHOWN ARE BASED UPON MONUMENTS
FOUND AND RECORD INFORMATION. THIS IS NOT A

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON
U.S.C.S. N.A.D. 88 DATUM, ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.78' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL 1°

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA
PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 085-010-06-10

OWNER(S): NICK JR. & MEGHAN RUMSEY
4880 GEMSTONE ROAD
PLACERVILLE, CA 95667

OVERALL SITE PLAN

DEPT		APPROVED DATE
AMC		
BE		
BF		
BAT		
EX/IN		
OPS		

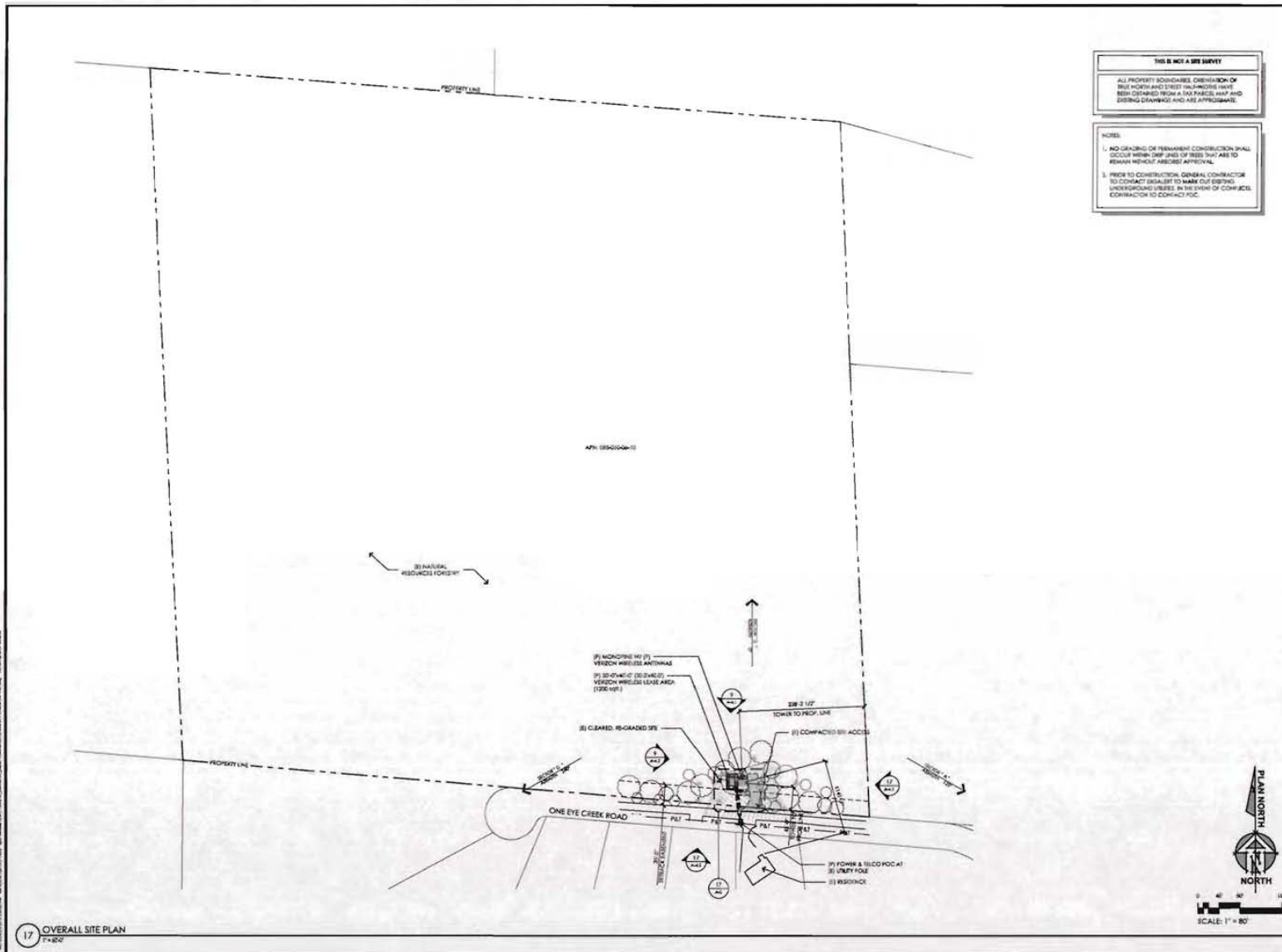
GFIL ENGINEERING
GENERAL BUILDING • ROADS • PLUMBING
1148 MOORE STREET
ALBUQUERQUE, CALIFORNIA 86403
PHONE: (505) 566-5118
FAX: (505) 567-1309



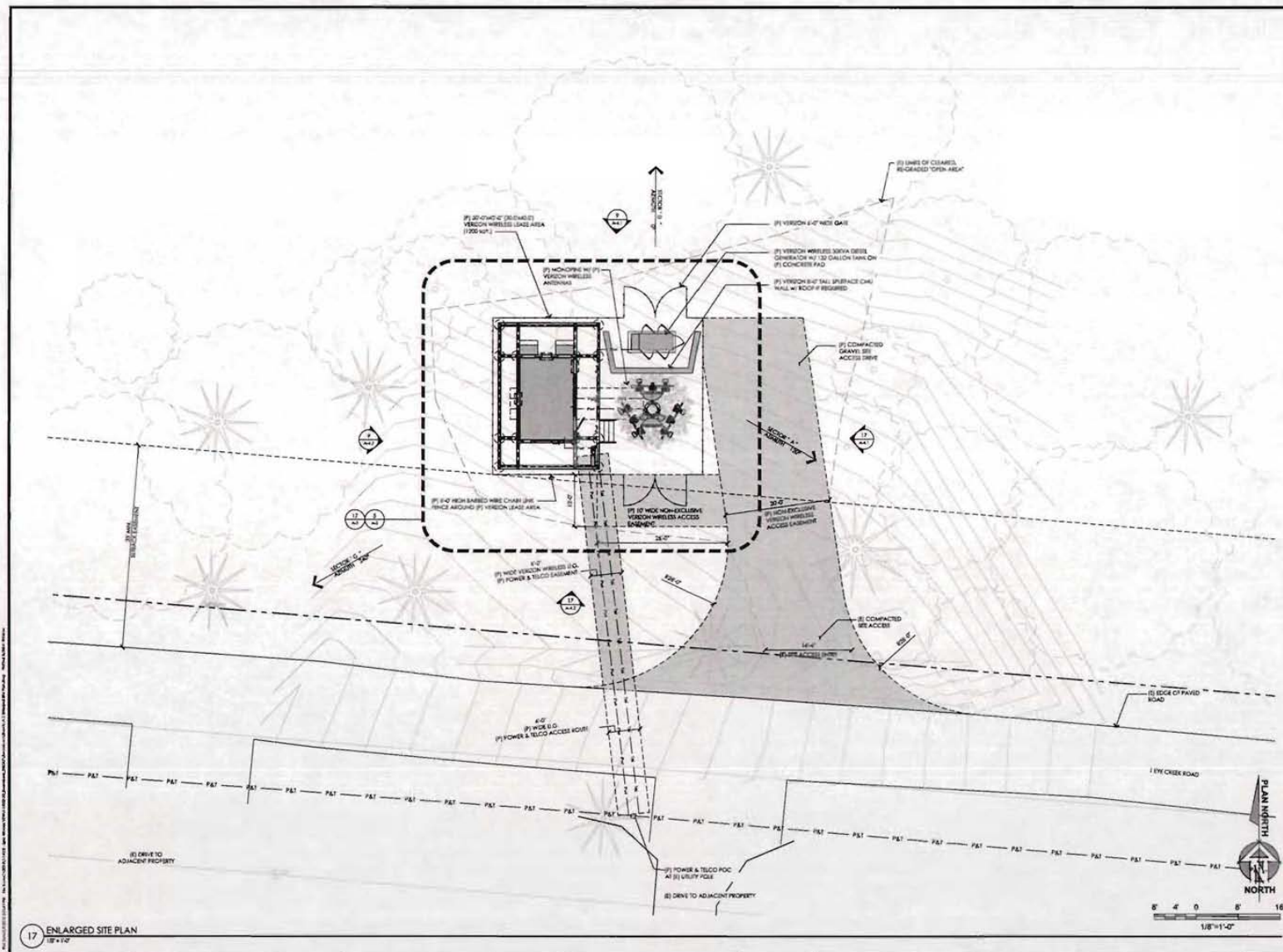
SWANSBORO
APN#085-010-06-1C
ONE EYE CREEK RD
PLACERVILLE, CA 95666
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		
REV	10-28-14	PRELIMINARY DRAINING
	N. ROWSIDE	
REV	11-23-14	LEASE AREA ADDED
	N. ROWSIDE	
REV	11-13-14	ADDRESS CHANGE
	N. ROWSIDE	
REV	10-28-15	ACCESS ADD
	N. ROWSIDE	

C-1



<p>PREPARED FOR</p> <p>verizonwireless</p> <p>255 Parkshore Drive Folsom, California 95630</p>																		
<p>Vendor:</p> <p>EPIC WIRELESS GROUP INC.</p> <p>255 Parkshore Drive Folsom, California 95630</p>																		
<p>Project Address:</p>																		
<p>Architect:</p> <p>Borges PLANNING INTERIORS</p>																		
<p>PROJECT NO: 20141015889</p> <p>LOCATION NO: 285367</p> <p>DESIGNED BY: J.V.M.</p> <p>CHECKED BY: B.K.W.</p>																		
<table border="1"> <tr> <td>1</td> <td>02/09/15</td> <td>Sound Mitigation</td> </tr> <tr> <td>2</td> <td>01/03/15</td> <td>100% ZD Rev 1</td> </tr> <tr> <td>3</td> <td>11/17/14</td> <td>100% ZD Submittal</td> </tr> <tr> <td>4</td> <td>10/02/14</td> <td>100% ZD Submittal</td> </tr> <tr> <td>5</td> <td>09/16/14</td> <td>100% ZD Submittal</td> </tr> <tr> <td>6</td> <td>08/19/14</td> <td>100% ZD Submittal</td> </tr> </table>	1	02/09/15	Sound Mitigation	2	01/03/15	100% ZD Rev 1	3	11/17/14	100% ZD Submittal	4	10/02/14	100% ZD Submittal	5	09/16/14	100% ZD Submittal	6	08/19/14	100% ZD Submittal
1	02/09/15	Sound Mitigation																
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4	10/02/14	100% ZD Submittal																
5	09/16/14	100% ZD Submittal																
6	08/19/14	100% ZD Submittal																
<p>License:</p> <p>CELESTIAL ENGINEERING No. 17138 Exp. 12/31/15</p> <p>It is a violation of law for any person under the act and act to accept the inspection of a structure without the presence of the act and act.</p>																		
<p>Issued For:</p> <p>02/09/15 100% ZDs Submittal</p>																		
<p>SHEET TITLE:</p> <p>OVERALL SITE PLAN</p>																		
<p>SHEET NUMBER:</p> <p>A-1</p>																		



PREPARED FOR

Verizon Wireless

251 Parkshore Drive
Folsom, California 94630

Vendor:

EPIC WIRELESS GROUP INC.
251 Parkshore Drive
Folsom, California 94630

Project Address:

ACQUISITION

Borges

PROJECT NO: 20141015897
LOCATION NO: 285387
DRAWN BY: J.V.M.
CHECKED BY: S.K.W.

REV	DATE	DESCRIPTION
1	08/09/13	Sound Integration
2	09/26/13	100% ZD Submittal
3	11/27/14	100% ZD Submittal
4	11/27/14	100% ZD Submittal
5	12/17/14	100% ZD Submittal

License:

VERIZON WIRELESS

IS A REGULATION OF LAW FOR ALL PERSONS WHOSE NAME AND ADDRESS ARE LISTED IN THE DIRECTORY OF CITIES AND COUNTIES IN THE STATE OF CALIFORNIA.

Issued For:

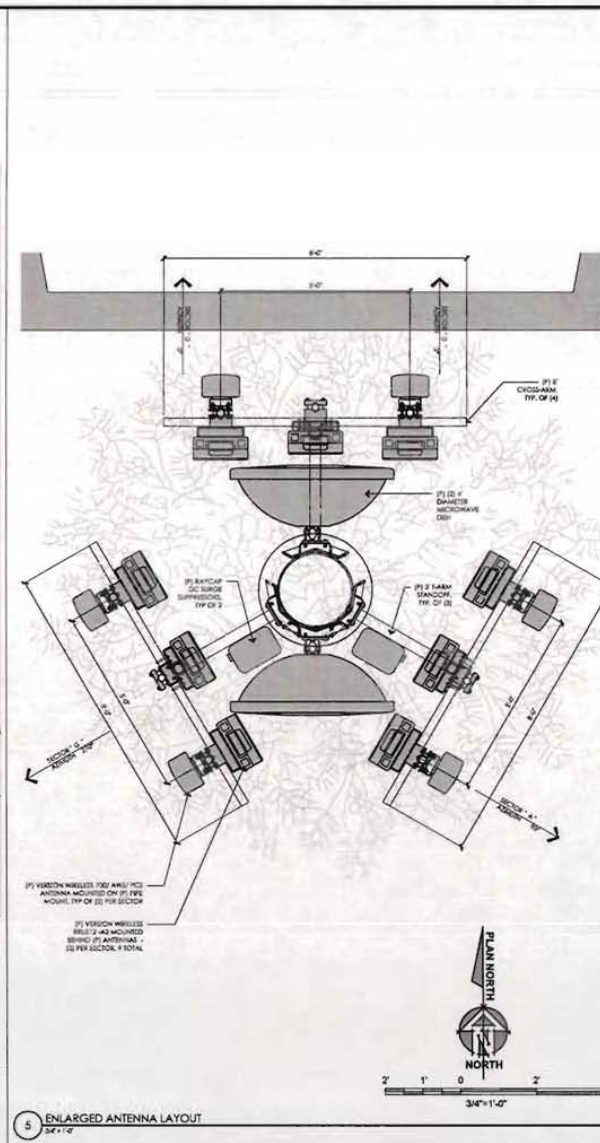
02/09/15
100% ZDs Submittal

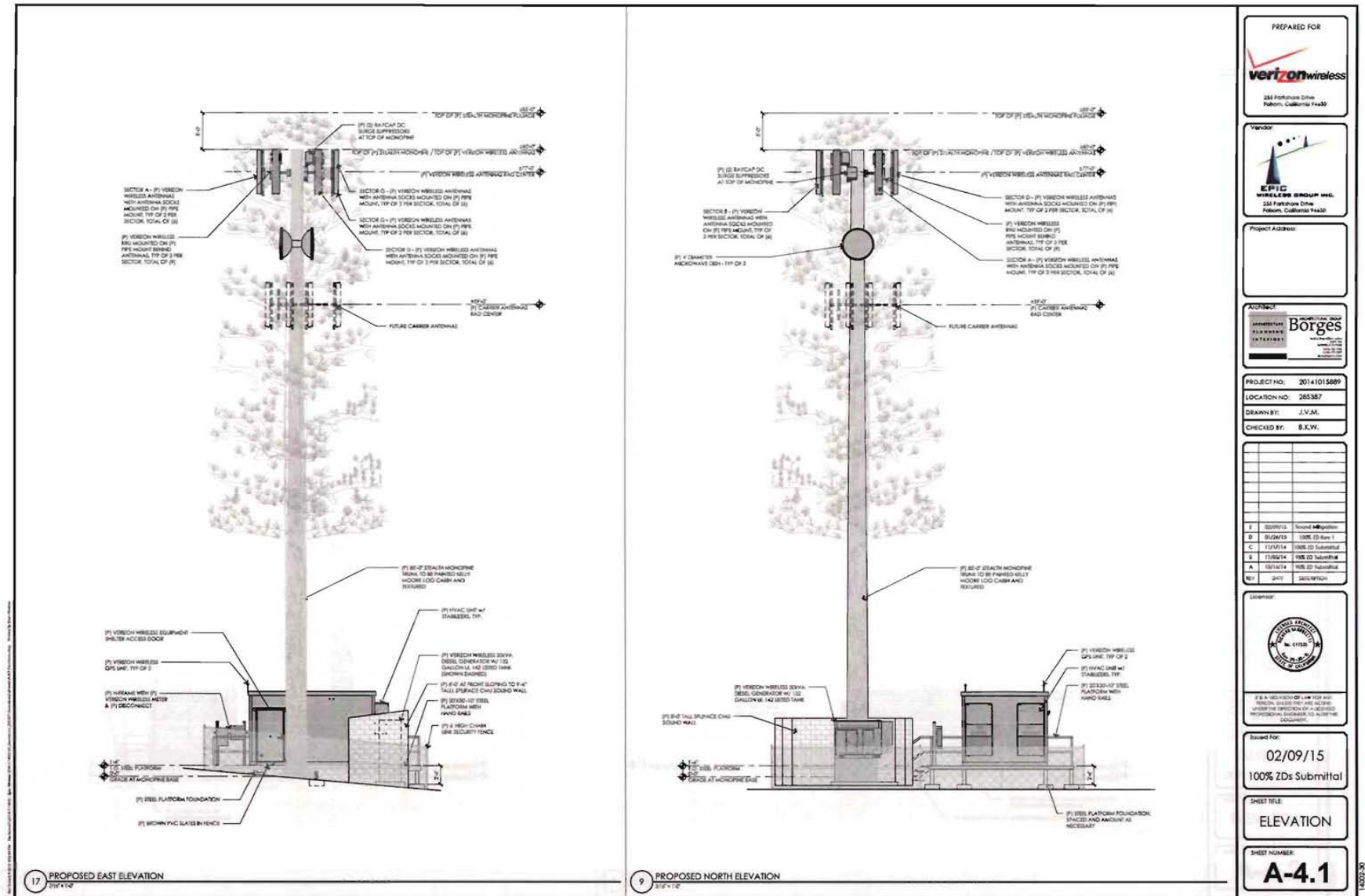
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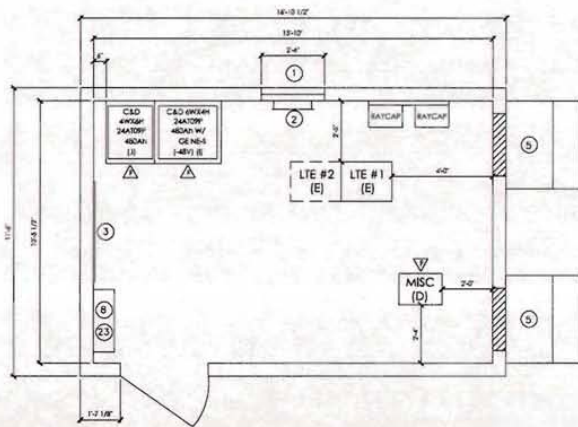
ENLARGED SITE PLAN

SHEET NUMBER:

A-2

[illegible]

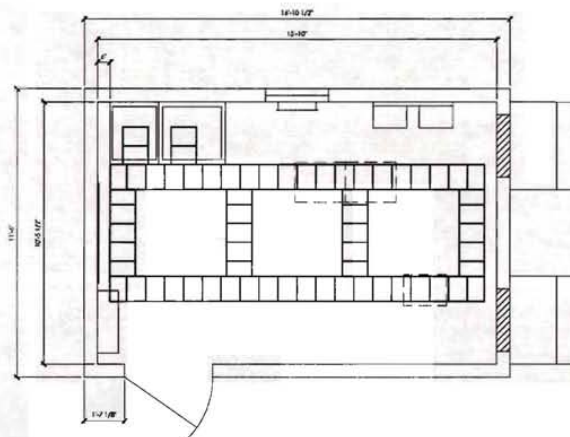




TYPICAL PRE-FAB BUILDING EQUIPMENT LAYOUT (16'0" X 11'4")

- 1 WAVEGUIDE PORT
2 GROUND BAR
3 TELCO BOARD
4 HVAC, BARD 5 TON, ECONOMIZER
5 LONGCENTER, INTEGRATED 200 A
6 1/2" AUTO SWITCH

NO.	DESCRIPTION	QTY
1	WAVEGUIDE PORT	2
2	GROUND BAR	2
3	TELCO BOARD	2
4	HVAC, BARD 5 TON, ECONOMIZER	1
5	LONGCENTER, INTEGRATED 200 A	1
6	1/2" AUTO SWITCH	1



PROPOSED CABLE TRAY LAYOUT

NOTES: (SEE OTHER SHEETS)
1. SEE OTHER SHEETS FOR DETAILS



Project Address:



PROJECT NO: 20141015889
LOCATION NO: 285387
DRAWN BY: J.V.M.
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
1	02/09/15	Sound Mitigation
2	02/26/15	100% ZDs Rev 1
3	11/17/14	100% ZDs Submittal
4	11/25/14	100% ZDs Submittal
5	12/15/14	100% ZDs Submittal
6	01/15/15	100% ZDs Submittal



IF A SEAL OR SIGNATURE IS REQUIRED, IT MUST BE PLACED UNDER THE SIGNATURE OF THE PROFESSIONAL ENGINEER TO ALTER THE DOCUMENT.

Issued For:
02/09/15
100% ZDs Submittal

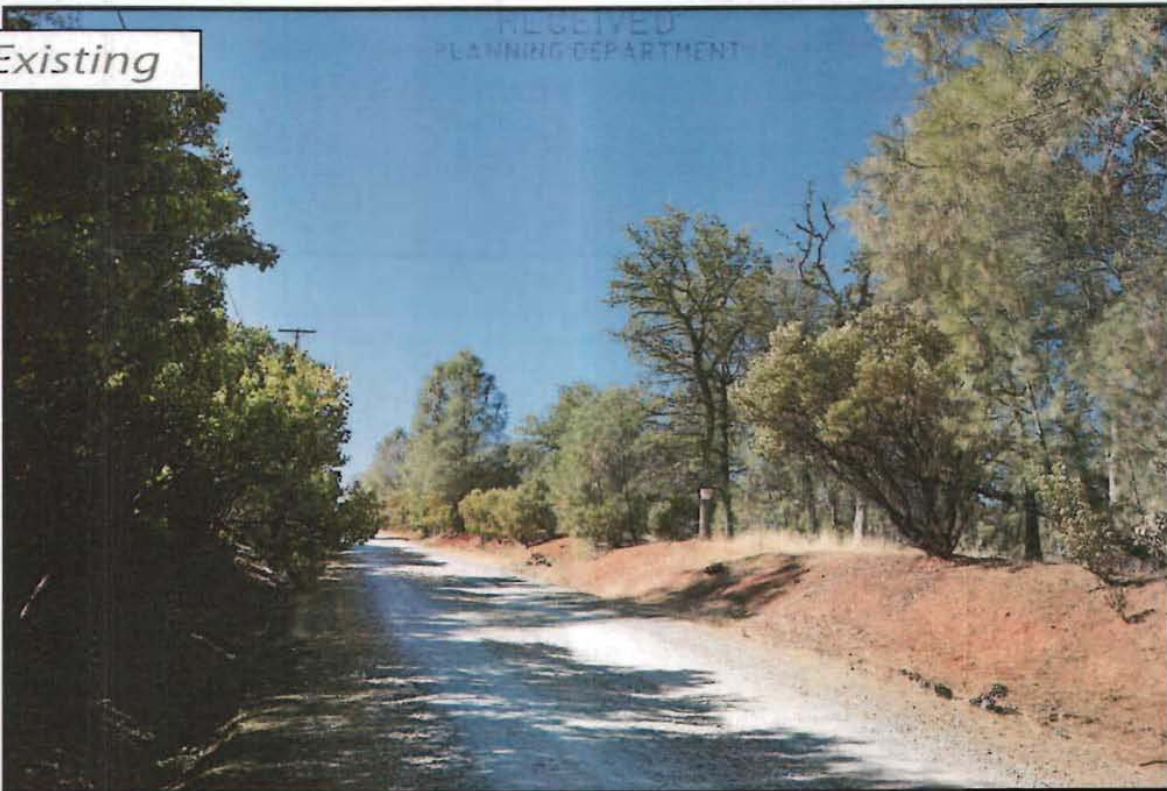
SHEET TITLE:
SHELTER PLANS

SHEET NUMBER:
SH-1

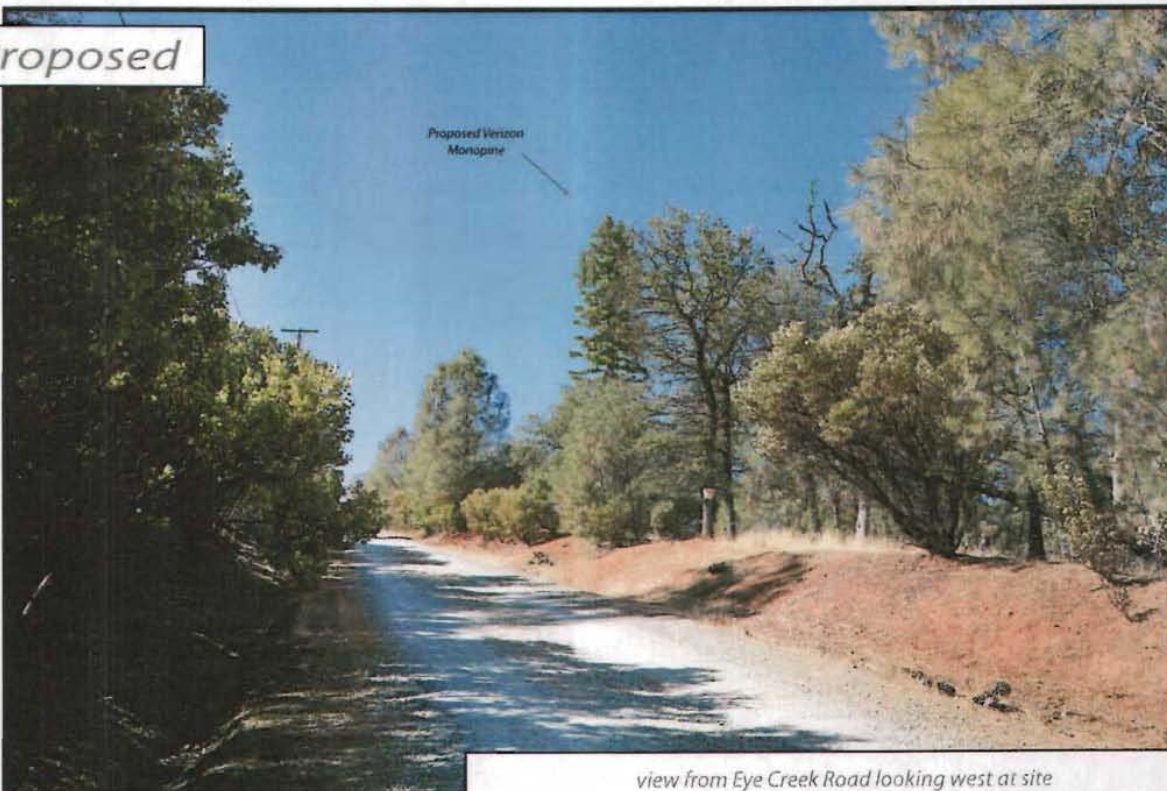
15 JAN -7 PM 2:45

EXHIBIT F1-4

Existing



Proposed



view from Eye Creek Road looking west at site

AdvanceSim
Photo Simulation Solutions
Contact: (925) 302-8507



285387 Swansboro 10-28-2014
1 Eye Creek Road, Placerville, CA

S 15-0001

15 JAN -7 PM 2:45

Existing



close up view

Proposed



close up view

view from Rock Creek Road looking northwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 302-8507

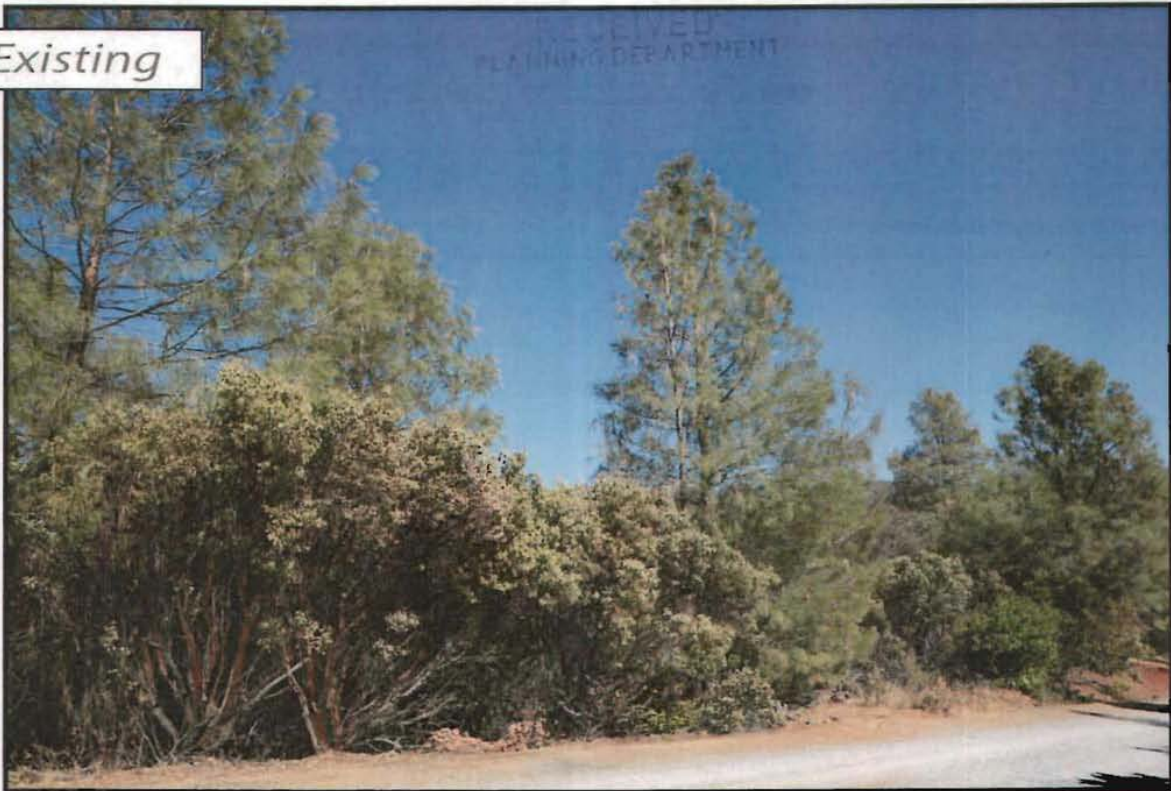


285387 Swansboro 10-28-2014
1 Eye Creek Road, Placerville, CA

S 15-0001

15 JAN -7 PM 2:45

Existing



Proposed



view from Eye Creek Road looking northeast at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



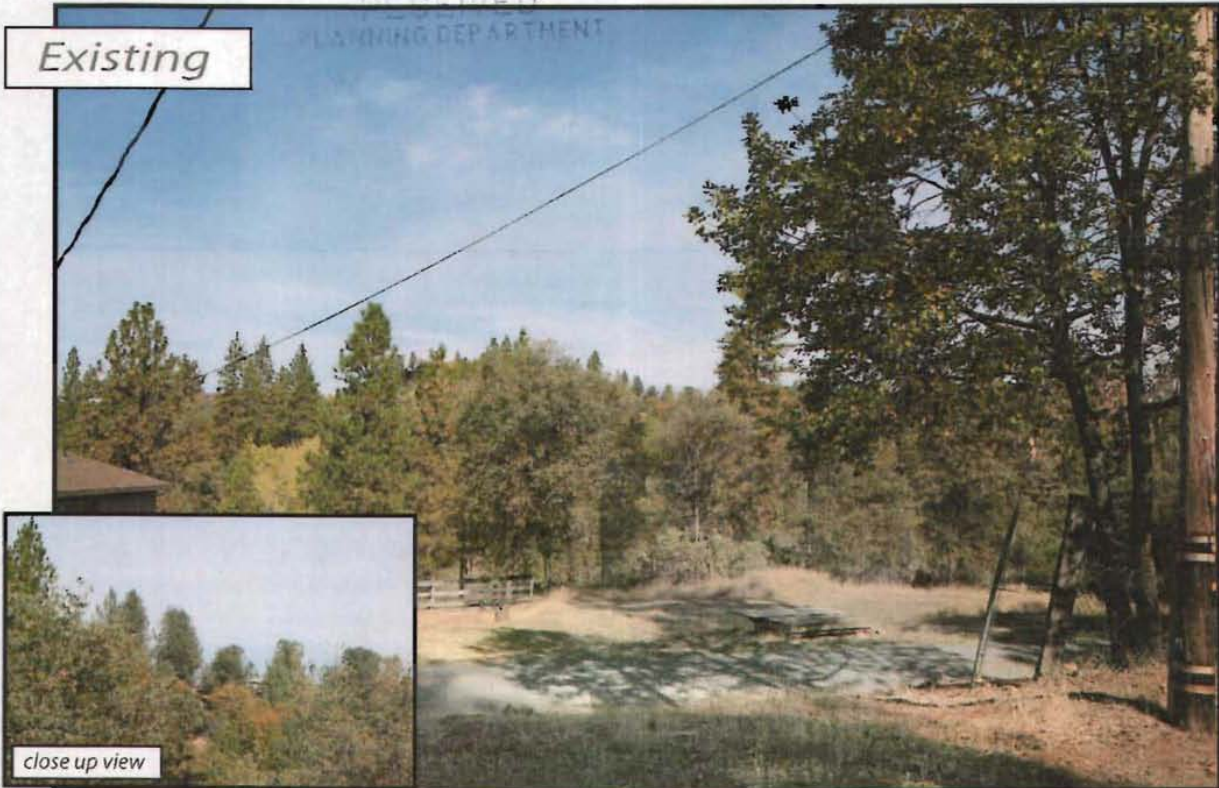
285387 Swansboro 10-28-2014
1 Eye Creek Road, Placerville, CA

S 15-0001

15 JAN -7 PM 2:46

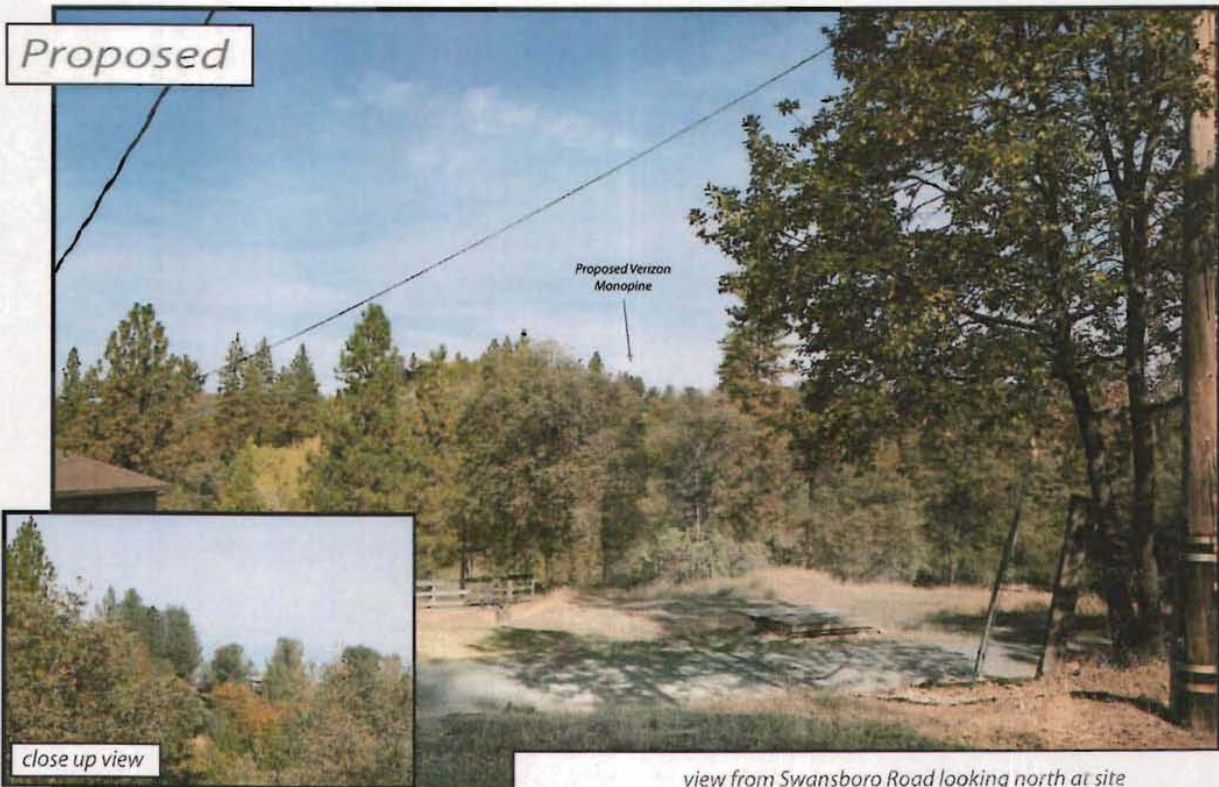
RECEIVED
PLANNING DEPARTMENT

Existing



close up view

Proposed



close up view

view from Swansboro Road looking north at site

AdvanceSine
Photo Simulation Solutions
Contact: (925) 292-5597



285387 Swansboro 10-28-2014
1 Eye Creek Road, Placerville, CA

S 15-0001

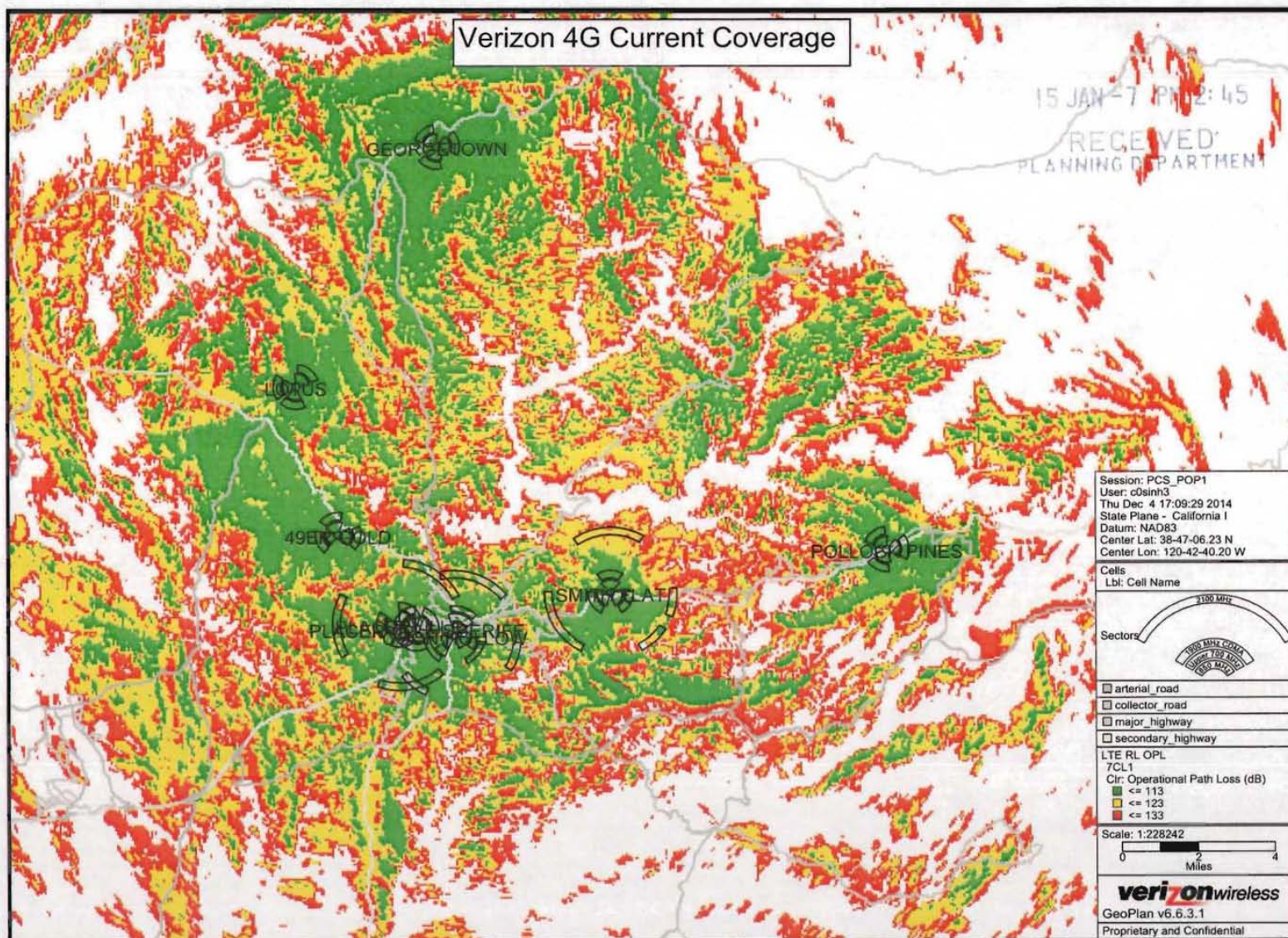
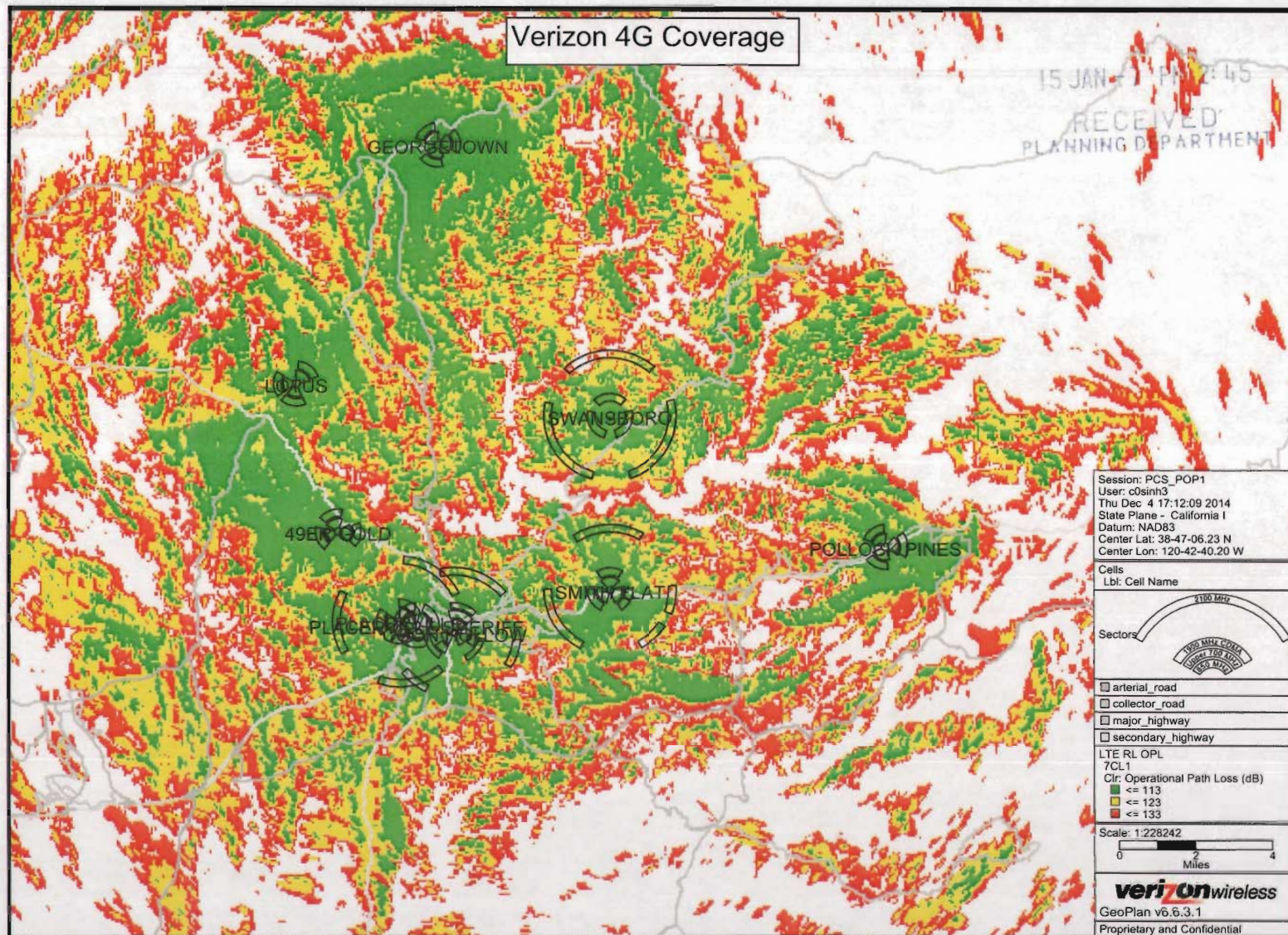


EXHIBIT G1-2

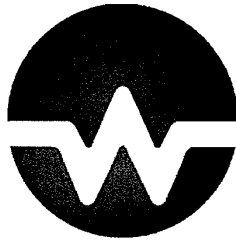
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EXHIBIT H

15 JAN -7 PM 2:46
RECEIVED
PLANNING DEPARTMENT



WATERFORD
COMPLIANCE...FROM START TO SIGNAL

Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name: Swansboro
Address: One Eye Creek Road
Placerville, CA 95667
Report Date: January 6, 2015

Site Structure Type: Monopine
Latitude: 38.807353
Longitude: -120.731342
Project: New Build

General Summary

Verizon Wireless has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the Fair Play site located at One Eye Creek Road, Placerville, California. This report contains information about the radio telecommunications equipment to be installed at this site and the surrounding environment with regard to RF Hazard compliance. This assessment is based on installation designs and operational parameters provided by Verizon Wireless.

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1	30	5	6

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

Verizon Wireless proposes to install six (6) panel-type antennas oriented toward 0, 120 and 240 degrees at 77 feet above ground level on a stealth monopine. Two (2) microwave dishes oriented toward 0 and 180 degrees at 68 feet above ground level will be installed. From this site, Verizon Wireless will provide voice and data services to surrounding areas in licensed 750, 1900 and 2100 MHz bands. The Effective Radiated Power (ERP) in any direction will not exceed 8,458 Watts. No other antennas are known to be co-located in the vicinity of this site.

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serve to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at the ground level, the maximum predicted power density level resulting from all operations is 0.24% of the FCC General Public limits. Several buildings are located approximately 120 feet south and southwest of the proposed antenna support structure. At these locations, the maximum predicted power density level resulting from all operations is 0.001% of the FCC General Public limits.

Swansboro

Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the installation proposed by Verizon Wireless at One Eye Creek Road, Placerville, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § § 1.1307(b)(3) and 1.1310.

Certification

I, Steven Nast Baier-Anderson, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



EXHIBIT I

PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON SITE "SWANSBORO"

APN 085-010-06-10

ONE EYE CREEK ROAD, PLACERVILLE, CA. 95667

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the El Dorado County area near Mosquito Rd and Rock Creek Rd. 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 Fair Play Rd and will also improve service in the town of Fair Play and the surrounding wineries and rural residential areas. The proposed location of the tower is set within an unutilized portion of this parcel 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 30' x 40' fenced compound including: (1) proposed 16' x 11'5" equipment shelter, placed upon a raised steel platform, a 30kVa Diesel generator and a 85' stealth monopine designed to blend in with the existing trees nearby. This tower will accommodate (3) sectors with (2) antennas per sector, (3) remote radio units (RRU's) per sector. This tower has been designed to accommodate future collocation by other carriers.

The parcel selected for this communication is owned by Nick Jr and Meghan Rumsey and totals 39.75 acres. The location for this project is situated approximately 0.72 miles from Mosquito 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.

ALTERNATIVE SITE ANALYSIS

3204 One Eye Creek Rd.: Site rejected due to lack of buildable area for proposed use.
3218 One Eye Creek Rd.: Site rejected due to lack of buildable area for proposed use.
3230 One Eye Creek Rd.: Site rejected due to lack of buildable area for proposed use.
3247 One Eye Creek Rd.: Site rejected due to lack of interest from property owner.
3235 One Eye Creek Rd.: Site rejected due to lack of interest from property owner.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

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

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

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

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

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

COMPLIANCE WITH FCC STANDARDS

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

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

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

FUTURE COLLOCATION OPPORTUNITIES

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate up to (1) carrier.

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 U (unclassified with a General Plan Designation of (NR) Natural Resources) and is consistent with application design standards in the area and environment.

MAINTENANCE AND STANDY GENERATOR TESTING

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

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

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

CONSTRUCTION SCHEDULE

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

EXHIBIT J

RECORDING REQUESTED BY:
EL DORADO COUNTY PLANNING DEPARTMENT

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2005-0030105-00

WHEN RECORDED, RETURN TO:

Acct 22-EL DORADO CO PLANNING
Thursday, APR 14, 2005 08:30:22
Ttl Pd \$0.00 Nbr-0000713031
CLC/C1/1-3

DEPARTMENT: El Dorado County Planning Dept.
MAILING ADDRESS: 2850 Fairlane Court
CITY, STATE, ZIP: Placerville, CA 95667

SPACE ABOVE RESERVED FOR RECORDERS USE

CONDITIONAL CERTIFICATE OF COMPLIANCE

ASSESSOR'S PARCEL NO. 085-010-06 / 39.75 acres

Carmen F. Villarreal
FILE #: COC04-48

The County of El Dorado hereby certifies that the lands described in Exhibit "A", attached hereto and incorporated as if fully set forth herein, have been evaluated pursuant to Ordinance 4632 and California Government Code Section 66499.34 et seq.

Said lands shall be subject to the conditions described in Exhibit "B", attached hereto and incorporated as if fully set forth herein, and shall remain undevelopable pending compliance with said conditions and the recording of a Certificate of Compliance or Parcel Map.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

DATE: 4/7/05

COUNTY OF EL DORADO

By Steven D. Hust
Zoning Administrator

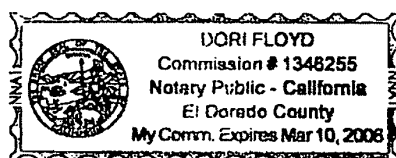
STATE OF CALIFORNIA)

)ss.

County of El Dorado)

On APRIL 7, 2005, before me, DORI FLOYD, Notary Public, personally appeared STEVEN D. HUST, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Steven D. Hust
Notary Public in and for said State

030105

EXHIBIT "A"

ASSESSOR'S PARCEL NO. 085-010-06 / 39.75 acres

Carmen F. Villarreal

FILE #: COC04-48

The real property situated in the State of California, County of El Dorado unincorporated area and described as follows:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 11 EAST, M.D.B.&M.

A.P.N. 085-010-06

NOTE: The information hereon, including but not limited to legal description, is obtained from official records in the Office of the County Recorder. The Planning Department makes no representation as to the accuracy of that information and disclaims all warranties-express or implied with respect to that information.

NOTE: All parcels cited hereinabove constitute only one parcel of land in conformance with the Subdivision Map Act.

030105

EXHIBIT "B"

ASSESSOR'S PARCEL NO. 085-010-06 / 39.75 acres

Carmen F. Villarreal

FILE #: COC04-48

CONDITIONS OF APPROVAL

1. An irrevocable offer of dedication, 25 feet from the centerline of One Eye Creek Road, for road and public utility purposes, including all slope easements, shall be offered to the County across the frontage of the subject parcel. The offer of dedication shall be made on a form approved by the Department of Transportation.
2. A STOP sign per Standard Plan 105A shall be placed at the intersection of One Eye Creek Road and Mosquito Road.
3. A "Not a County Maintained Road" sign, 24" x 30", black on white, shall be placed on One Eye Creek Road at the intersection with Mosquito Road.
4. A street sign in conformance with Standard Plan 105 (B-1) shall be installed at the intersection of One Eye Creek Road and Mosquito Road.
5. The property owner shall have the parcel evaluated by a septic system design consultant and the findings submitted to the El Dorado County Environmental Management Department to determine if the parcel can support an on site septic disposal system prior to application for a building permit.
6. The applicant shall improve that portion of One Eye Creek Road fronting the subject property to Standard Plan 101-C providing for a minimum unrestricted roadway width of eighteen feet (18') with two-foot (2') shoulders. The roadway improvements and surfacing shall be subject to the review and approval of the Department of Transportation and the Mosquito Fire Protection District. Letters evidencing satisfaction with this condition shall be provided to the Planning Department.

NOTE: The information hereon, including but not limited to legal description, is obtained from official records in the Office of the County Recorder. The Planning Department makes no representation as to the accuracy of that information and disclaims all warranties-express or implied with respect to that information.

NOTE: All parcels cited hereinabove constitute only one parcel of land in conformance with the Subdivision Map Act.

04/14/2005, 20050030105