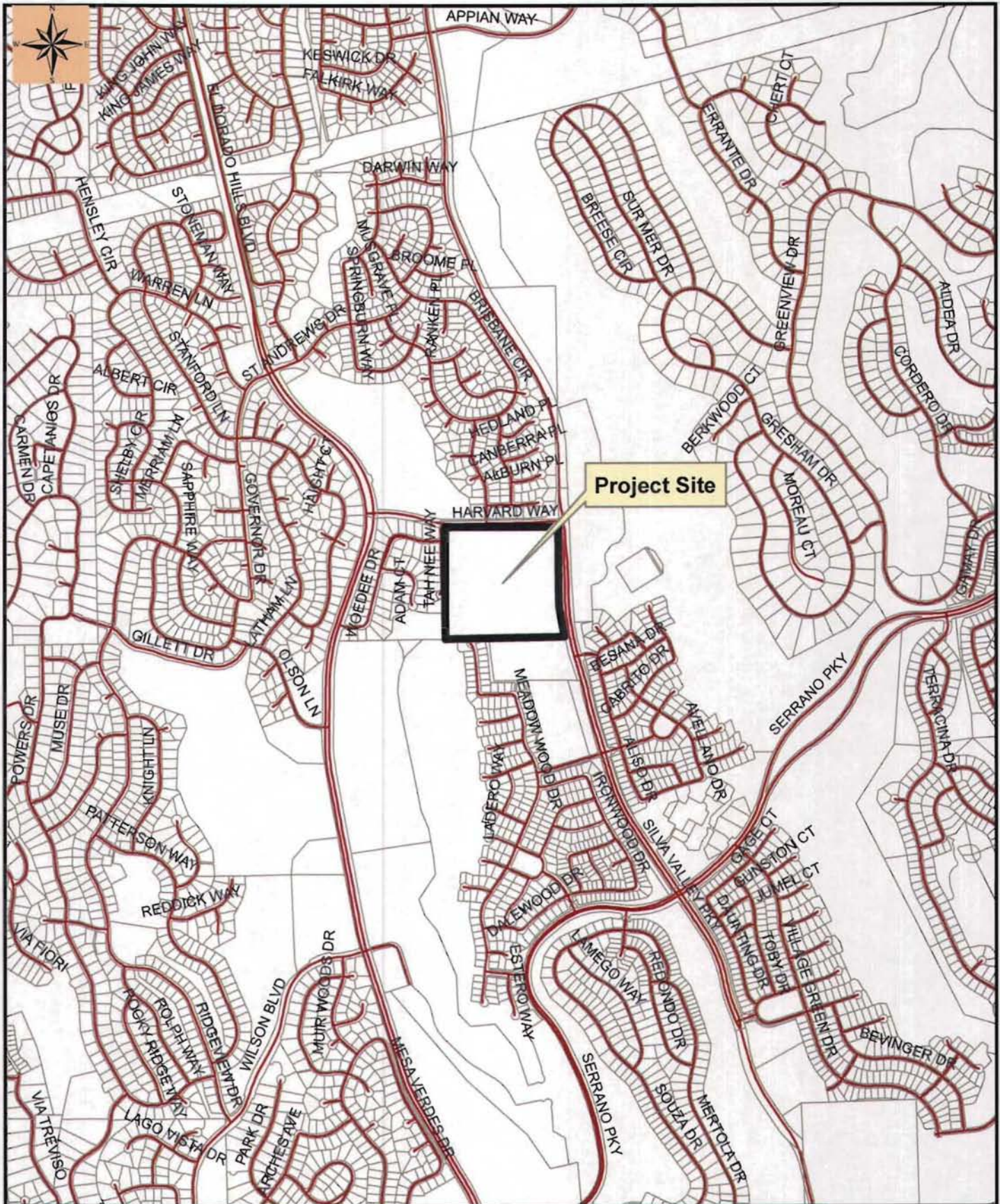


T-Mobile 5-year Review S05-0045-R-2



Map prepared by:
M&J Partners
11 County Center
Development Services Planning

0 235 470 940 Feet

Exhibit A- Location Map

POR. SECS. 26 & 35, T.10N., R.8E., M.D.M.

121:19

EXHIBIT B



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. Aug. 26, 2010

Assessor's Map Bk. 121 - Pg. 19
County of El Dorado, CA

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.

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR QUALIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- 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.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- 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.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR STAINING OF ANY NATURE.
- 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.

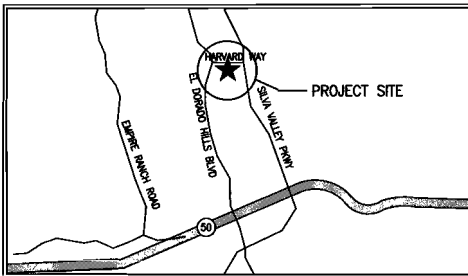
T-Mobile

WEST LLC.

1755 CREEKSIDE OAKS DRIVE # 190, SACRAMENTO, CA 95833

SC14329A - OAK RIDGE HIGH SCHOOL LTE PROJECT

1120 HARVARD WAY
EL DORADO HILLS, CA 95762
APN: 121-190-22



EL DORADO HILLS, CA

LOCATION PLAN

DIRECTIONS

- FROM T-MOBILE OFFICE @ 1755 CREEKSIDE OAKS DRIVE, SACRAMENTO, CA 95833:
- HEAD WEST ON CREEKSIDE OAKS DR TOWARD CAPITAL PARK DR
 - TURN LEFT ONTO CAPITAL PARK DR
 - TURN LEFT ONTO NATOMAS PARK DR
 - TAKE THE 1ST RIGHT ONTO GARDEN HWY
 - SLIGHT RIGHT TO MERGE ONTO I-5 S TOWARD LOS ANGELES
 - KEEP RIGHT TO CONTINUE ON CA-99 S, FOLLOW SIGNS FOR US-50/I-80 BUS/SAN FRANCISCO/FRESNO/SOUTH LAKE TAHOE
 - MERGE ONTO CA-99 S/I-80BUS E
 - CONTINUE ONTO US-50 E
 - TAKE THE EXIT TOWARD EL DORADO HILLS BLVD
 - MERGE ONTO LATROBE RD
 - CONTINUE ONTO EL DORADO HILLS BLVD
 - TURN RIGHT ONTO HARVARD WAY
 - DESTINATION WILL BE ON THE RIGHT

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
EQUIPMENT ENGINEER:	DATE:
OWNER:	DATE:

PROJECT MILESTONES

06/06/2013	90% CONSTRUCTION DOCUMENTS
06/07/2013	100% CONSTRUCTION DOCUMENTS
06/12/2013	100% CONSTRUCTION DOCUMENTS REVISION 1
06/28/2013	100% CONSTRUCTION DOCUMENTS REVISION 2

PROJECT DIRECTORY

LANDLORD: EL DORADO UNION HIGH SCHOOL DISTRICT P.O. BOX 428 DIAMOND SPRINGS, CA 95619	OWNER/APPRAISER: T-MOBILE WEST LLC. 1755 CREEKSIDE OAKS DR. #190 SACRAMENTO, CA 95833
ARCHITECT: MANUEL S TSHIAS MST ARCHITECTS, INC. 801 ALHAMBRA BLVD., SUITE 2 SACRAMENTO, CA 95816 916-341-0405 manuel@mstarchitects.com	CONSTRUCTION MANAGER: BROD WIELFING T-MOBILE WEST LLC. 1755 CREEKSIDE OAKS DR. #190 SACRAMENTO, CA 95833 530-863-7342

PROJECT SUMMARY

PROPERTY INFORMATION
LATITUDE: N38° 40' 43.85" MAG 83
LONGITUDE: W121° 04' 10.80" MAG 83
ASSESSOR'S PARCEL NUMBER: 121-190-22
JURISDICTION: DSA
OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION: V-B
ZONING: N/A

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:

- 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (INCL. TITLE 24 & 25)
- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- 2010 CALIFORNIA MECHANICAL CODE (CMC)
- 2010 CALIFORNIA PLUMBING CODE (CPC)
- 2010 CALIFORNIA ENERGY CODE (CEC)
- 2010 CALIFORNIA FIRE CODE (CFC)
- 2010 CALIFORNIA EXISTING BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
- 2010 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 2010 CBC 1103B.1, EXCEPTION 1.

PROJECT DESCRIPTION

- PROPOSED MODIFICATION OF AN EXISTING T-MOBILE TELECOMMUNICATIONS FACILITY, INCLUDING:
- REMOVE (3) EXISTING T-MOBILE PANEL ANTENNAS (TMBK-6516-R2M), (1) PER SECTOR, & REPLACE W/ (3) NEW T-MOBILE PANEL ANTENNAS (APR 21), (1) PER SECTOR, ON EXISTING PIPE MOUNTS.
 - REMOVE (1) EXISTING T-MOBILE 3106 BITS CABINET AND REPLACE WITH (1) NEW RBS 6102 ON EXISTING CABINET BASE.
 - INSTALL (1) HYBRID CABLE FOR FIBER OPTICS/DC POWER TO ANTENNAS.

INDEX OF DRAWINGS

- T1.1 TITLE SHEET, LOCATION PLAN, PROJECT DATA
- A1.1 EQUIPMENT LAYOUT PLANS
- A2.1 PROJECT ELEVATIONS
- A3.1 CONSTRUCTION DETAILS

MST ARCHITECTS
MANUEL S. TSHIAS
REGISTERED ARCHITECT, STATE OF CALIFORNIA
NO. 45812
1755 CREEKSIDE OAKS DRIVE, SUITE 190
SACRAMENTO, CALIFORNIA 95833
TEL: 916-341-0405
WWW.MSTARCHITECTS.COM

SC14329A-OAK RIDGE HIGH SCHOOL LTE PROJECT
1120 HARVARD WAY
EL DORADO HILLS, CA 95762
T-Mobile WEST LLC.
TITLE SHEET, LOCATION PLAN, PROJECT DATA

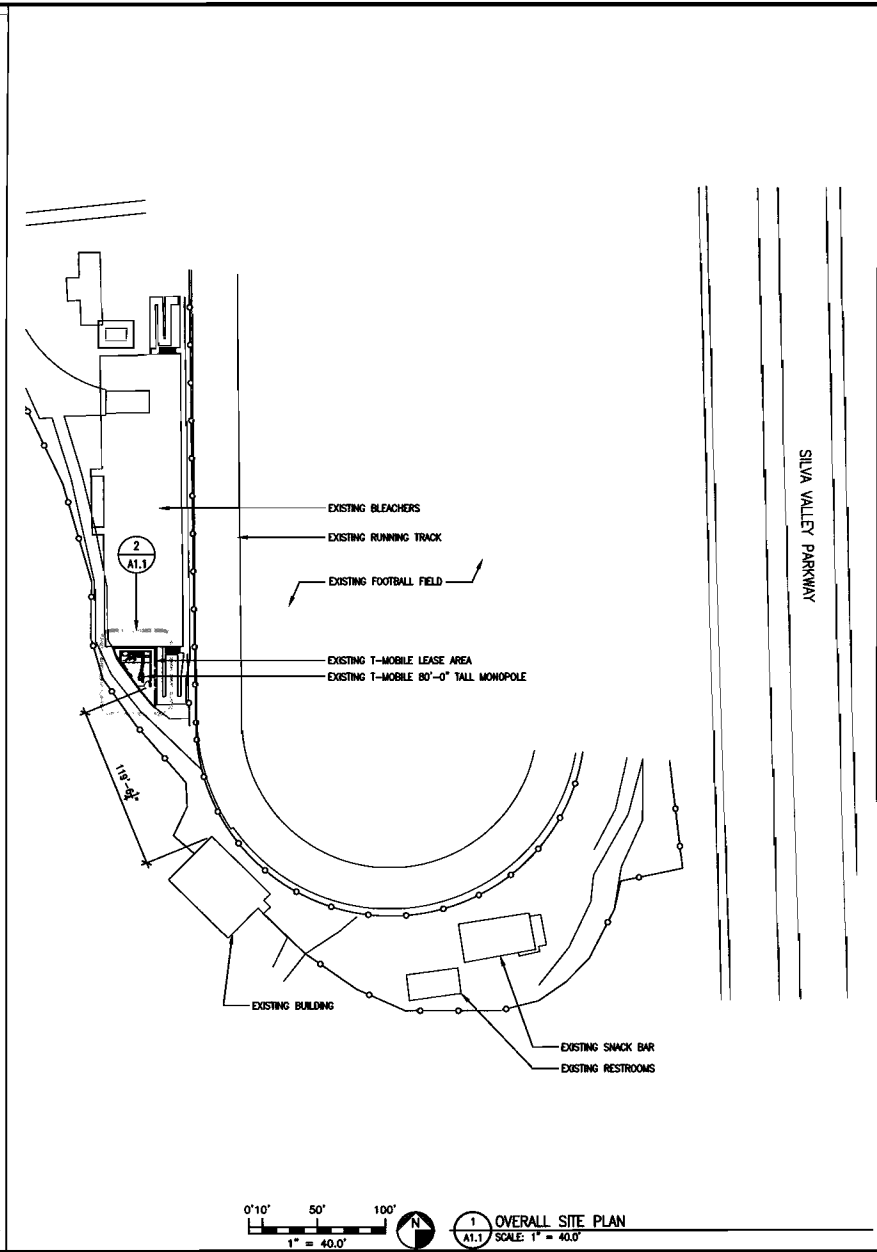
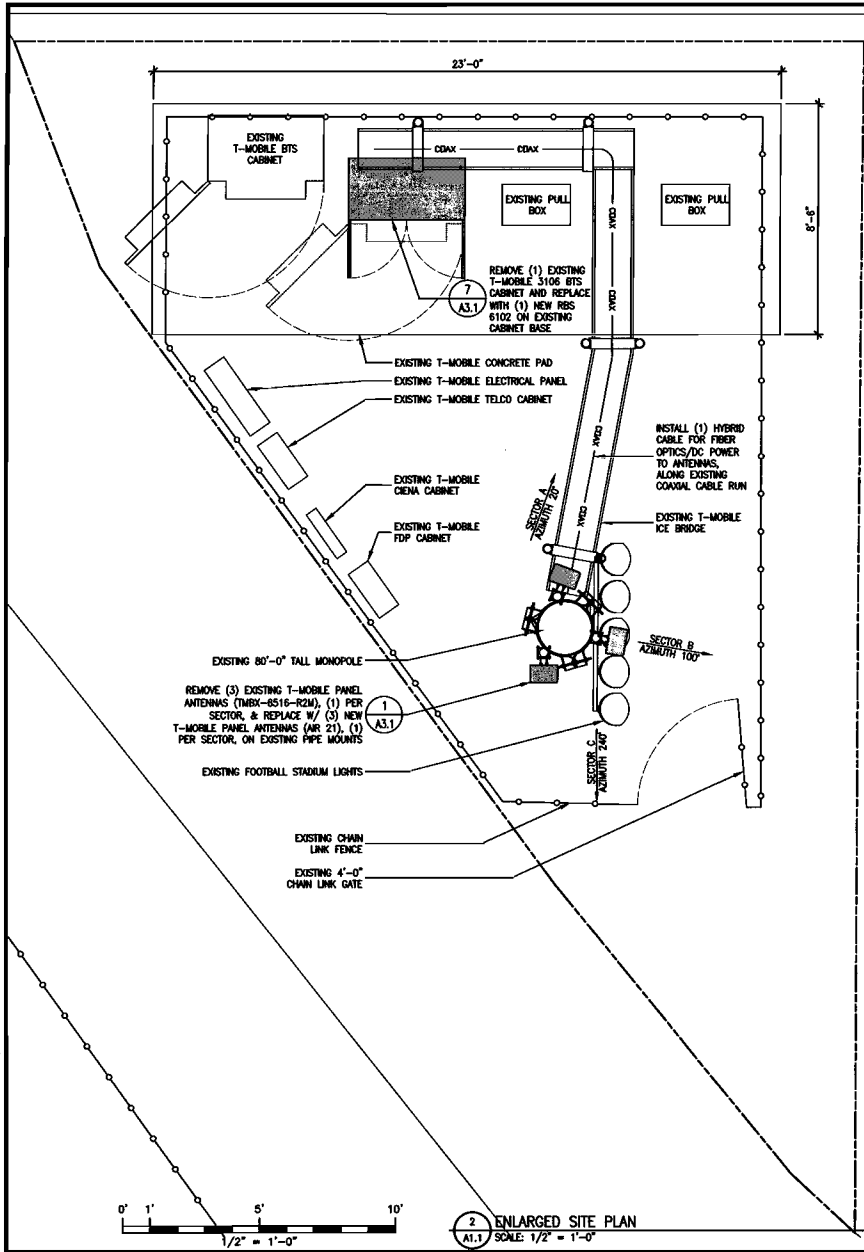
REGISTERED ARCHITECT
MANUEL S. TSHIAS
No. 45812
Exp. 08-13
STATE OF CALIFORNIA

Revisions:
A -
A -
A -
A -

File: 05-0045_R1.dwg
Drawn By: W
Checked By: HLL
Scale: as noted
Date: 06/26/13

Job No. 21429
T1.1

EXHIBIT C



MST ARCHITECTS
 1120 HARVARD WAY
 EL DORADO HILLS, CA 95762
 TEL: 916.426.1100
 FAX: 916.426.1101
 WWW.MSTARCHITECTS.COM

SCH4329A-OAK RIDGE HIGH SCHOOL
 LTE PROJECT
 1120 HARVARD WAY
 EL DORADO HILLS, CA 95762
T-Mobile
 WEST L.L.C.
 SHEET TITLE: EQUIPMENT LAYOUT PLANS



Revisions:

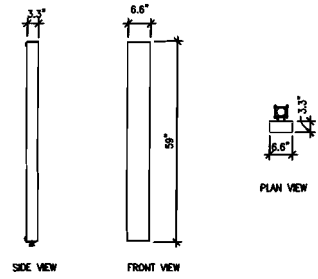
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 Date: 05/05/13

Job No. 214329
A1.1

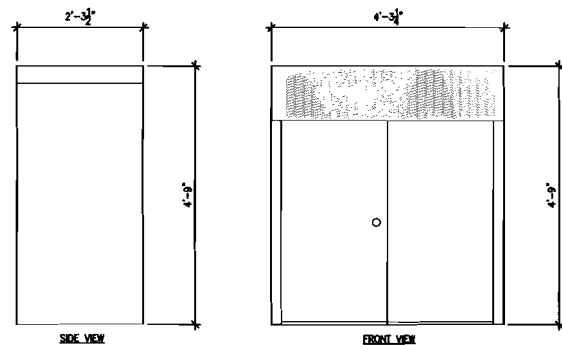
LOAD DESCRIPTION		KVA	CB	NO	NEUTRAL	NO	CB	KVA	LOAD DESCRIPTION
(E) SURGE SUPPRESSOR		1.0	80	1	2	80	1	5.4	(E) BTS UNIT #1
(E) GFCI RECP		0.2	20	5	6	20	5		
(E) 300W WORKLIGHT		0.3	20	7	8	20	7		
SPACE				9					SPACE
SPACE				11					SPACE
SPACE				13					SPACE
SPACE				15					SPACE
SPACE				17					SPACE
SPACE				19					SPACE
SPACE				21					SPACE
SPACE				23					SPACE
TOTAL LINE A:		6.5			15.75				TOTAL CONT. LOAD (KVA x 1.25)
TOTAL LINE B:		6.6			0.5				TOTAL NON-CONT. LOAD
TOTAL CONNECTED LOAD:		13.1			16.25				TOTAL KVA

8 PANEL SCHEDULE
AS.1 SCALE: NO SCALE

ANTENNA TO BE REPLACED

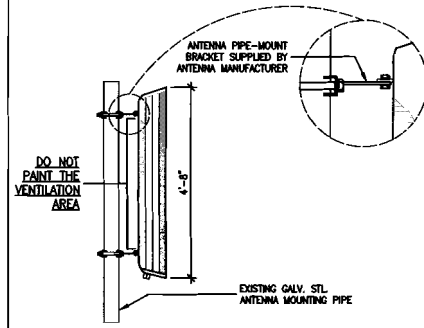


3 EXISTING ANTENNA MODEL TMBX-6516-R2M
AS.1 SCALE: 3/4" = 1'-0"

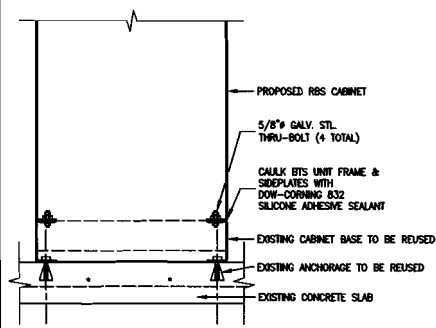


GROSS WEIGHT:
792# FULLY EQUIPPED
1422# FULLY EQUIPPED W/ 200AH BATTERIES

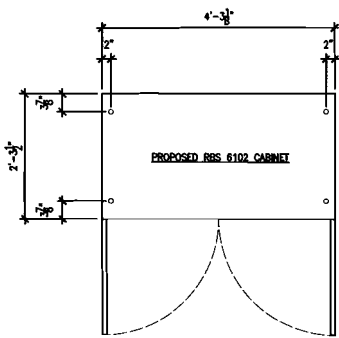
5 PROPOSED RBS 6102 ELEVATIONS
AS.1 SCALE: 1" = 1'-0"



2 PROPOSED ANTENNA MOUNTING DETAIL
AS.1 SCALE: 3/4" = 1'-0"



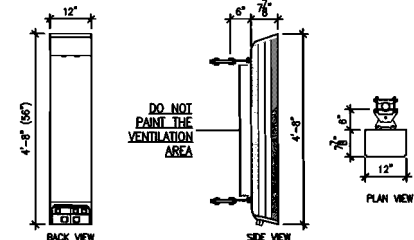
7 PROPOSED CABINET ANCHORAGE DETAIL
AS.1 SCALE: 1-1/2" = 1'-0"



4 PROPOSED RBS 6102 ANCHORAGE LAYOUT
AS.1 SCALE: 1" = 1'-0"

AIR 21 - KEY DATA
SIZE - Height = 1425x307x200mm (56"x12"x7.9")
WEIGHT - 41.5kg (91LBS), TWO MOUNTING BRACKETS - ADDITIONAL 2.1kg (5lbs)
WIND LOAD (WORST DIRECTION, STATIC @150 km/h WIND SPEED):
- LESS THAN FOR A PASSIVE ANTENNA: <650 N

INTERFACES
- TWO OPTICAL FIBER PORTS (OPF) FOR ACTIVE ANTENNA/RADIO
- ONE POWER CONNECTOR, -48 V DC
- TWO 7/16 FEMALE CONNECTORS FOR PASSIVE ANTENNA, WITH RET SUPPORT



1 PROPOSED ANTENNA INTEGRATED RADIO UNIT - AIR 21
AS.1 SCALE: 3/4" = 1'-0"

MST ARCHITECTS
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MSTARCHITECTS.COM

SC14328A-OAK RIDGE HIGH SCHOOL
LTE PROJECT
1120 HARVARD WAY
EL DORADO HILLS, CA 95762

T-Mobile
W E S T L L C
CONSTRUCTION DETAILS

REGISTERED ARCHITECT
M. J. JAMES
No. C-20021
Exp. 08-13
STATE OF CALIFORNIA

Revisions:
1
2
3

File: 214328_A31.dwg
Drawn By: ar
Checked By: ar
Scale: as noted
Date: 01/05/15

Job No. 214328

A3.1

<p>1. This Special Use Permit Revision is based upon and limited to compliance with the project description, the Staff Report exhibits marked Exhibits E through G and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.</p> <p>The project description is as follows:</p> <p>The project would involve the construction and operation of a new wireless telecommunication facility. The project would include the replacement of an existing 60' tall pole and install a new 80' tall pole. The new light standard would include a total of 13 light fixtures which would be mounted at 80' on the new pole. The lights would be mounted in two banks – seven lights on the top bank and six mounted directly below.</p> <p>The proposed facility would include mounting three (3), eight-foot tall antennas mounted at 70'. A 260 sq. ft. lease area would include ground mounted equipment located approximately 3' west of the new standard. The equipment shelter and lease area would be enclosed by a six foot high chain link fence which includes green painted slats to screen the ground mounted equipment from view.</p> <p>The new light pole and wireless facility would be located on the north end of the existing stadium bleachers. The lease area is to be located approximately 3' from the light standard and connected via an underground coaxial cable.</p> <p>Two utility easements have been proposed to provide utility services to the project site. A 5' utility easement would extend east from the project site to a utility pole located in the northeast corner of the football stadium bleachers which and would to the proposed Nextel wireless facility. (S05-0046)</p> <p>A 12' wide access and utility easement is proposed to provide vehicular access to the project site. The easement would cross the high school parking lot and end at parking lot encroachment on Harvard Way.</p>	<p>Currently T-Mobile has 3 antennas mounted on the light standard. Lease area is fenced in with green vinyl slats as required.</p>
<p>2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.</p>	<p>The site was built according to plans.</p>
<p>3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.</p>	<p>The equipment is screened with green vinyl slats in a chain link fence.</p>
<p>4. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas and that there shall not be any increase overall height of the light standard.</p>	<p>All ground equipment is located inside the lease area, there has been no increase in height of the tower and currently only one carrier is on the pole.</p>
<p>6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by to Planning Services of any written television interference complaint.</p>	<p>No interference issues to date. Any interference will be addressed promptly.</p>
<p>7. All obsolete or unused communication facilities shall be removed by the</p>	<p>The facility is currently active.</p>

EXHIBIT D

Applicant's Statement of Use Permit Compliance – SC14329 Oak Ridge High School / T-Mobile
S-05-0045R

<p>applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.</p>	
<p>8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning Services or designee to cover the cost of processing a five-year review.</p>	<p>This document and attachments constitute the request for the five-year review.</p> <p style="text-align: center;">RECEIVED PLANNING SERVICES MAY 11 2011 10:00 AM</p>
<p>9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.</p>	<p>No items were found during the grading and construction that had any archaeological significance.</p>
<p>10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.</p>	<p>No human remains were found during the grading and construction.</p>
<p>11. Prior to commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.</p>	<p>This condition was met prior to the issuance of a building permit.</p>
<p>12. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and operator.</p>	<p>Both parties are in compliance.</p>
<p>13. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.</p>	<p>This condition was met prior to BP issuance.</p>
<p>14. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agrees to be responsible for the costs of defending such suite and shall hold County harmless from any legal fees or costs County may incur as a result of such action. The applicant and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an</p>	<p>Agreed as stated.</p>

**Applicant's Statement of Use Permit Compliance – SC14329 Oak Ridge High School / T-Mobile
S-05-0045R**

<p>approval of El Dorado County concerning a Special Use Permit. The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.</p>	
--	--

CONCLUSION:

As shown by the above statement and the attached photographs, this site is operating in full compliance with the conditions of approval for Special Use Permit S 00 07. We respectfully request that the above information serve to satisfy the "5-year review" condition.

Please contact Karen Lienert at (916) 834-0834 or landmarkconsulting@sbcglobal.net should have you any questions regarding the above or require additional information.







CONDITIONS OF APPROVAL

Five-Year Cell Tower Review-Special Use Permit S05-0045-R-2/Oak Ridge High School Zoning Administrator/May 20, 2015

1. This Special Use Permit is based upon and limited to compliance with the approved project under S05-0045 and S05-0045-R and current project request under S05-0045-R2, the Staff Report exhibits marked Exhibits C and D and conditions of approval set forth below. Any deviations from the project descriptions, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Special Use Permit S05-0045 allows the following:

The project description is as follows: The project would involve the construction and operation of a new wireless telecommunications facility. The project would include the replacement of an existing 60-foot tall pole and installation of a new 80-foot tall pole. The new light standard would include a total of 13 light fixtures which would be mounted at 80 feet on the new pole. The lights would be mounted in two banks- seven lights on the top bank and six mounted directly below.

The proposed cellular facility would include mounting three (3), eight-foot tall antennas mounted at 70 feet. A 260 square foot lease area would include ground mounted equipment located approximately three feet west of the new light standard. The equipment shelter and lease area would be enclosed by a six foot high chain link fence which includes green painted slats to screen the ground mounted equipment from view.

The new light pole and wireless facility would be located on the north end of the existing stadium bleachers. The lease area is to be located approximately three feet from the light standard and connected via an underground coaxial cable.

Two utility easements have been proposed to provide utility services to the project site. A five-foot utility easement would extend east from the project site to a utility pole located in the northeast corner of the football stadium near Silva Valley Parkway. Another 12-foot utility easement has been proposed beneath the stadium bleachers which and would to the proposed Nextel wireless facility (S05-0046).

A 12-foot wide access and utility easement is proposed to provide vehicular access to the project site. The easement would cross the high school parking lot and end at parking lot encroachment on Harvard Way.

Construction would occur Monday thru Friday between the hours of 7:00 a.m. to 7:00 p.m. or by conditions determined by the Planning Commission. The typical construction period is one month. Post construction, a monthly visit is expected by a T-Mobile representative to service the facility.

EXHIBIT E

This revision to Special Use Permit S05-0045-R allows the following:

A collocation of new wireless equipment and a new lease area.

Three (3) new quad antennae shall be located at 59'5" on the existing light standard. Three (3) microwave dishes shall be located at 69'5" on the existing light standard. No expansion in height of the light standard is authorized through this revision. The proposed equipment shall be painted to match the existing antennae.

An approximately 110 square foot lease area shall be located south of the existing T-Mobile lease area. One ground mounted equipment shelter shall be located within the lease area. The lease area shall be fenced with a six (6) foot tall chain link fence with privacy slats matching the existing lease area fencing.

Any proposed outdoor lighting shall be full cutoff and downward shielded consistent with the County Code outdoor lighting requirements.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

This revision to Special Use Permit S05-0045-R-2 allows the following:

Request for a five-year review of an existing cellular telecommunications facility.

Planning Services

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.
4. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas and that there shall not be any increase overall height of the light standard.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.

6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by to Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. ~~Due to the ever changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission County Development Services Division every five years. At each five year review, the permit holder shall provide the Development Services Division Planning Commission with a status report on the then current use of the subject site and related equipment to include dated photos of the tower and equipment. The Planning Commission Development Services Division shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) A) Modify the conditions of approval in order to reduce identified adverse impacts Allow the facility to continue to operate under all applicable conditions; and (2) B) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.~~

~~By operation of this condition, it is the intent of the Planning Commission County to reserve the right to modify existing or add new conditions consistent with the language specified above. The failure of the Planning Commission County to conduct or complete a five year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning Services or designee to cover the cost of processing a five year review Development Services Director to cover the cost of processing a five year review on a time and materials basis.~~

Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
11. Prior to commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.
12. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.
13. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.
14. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Environmental Management Air Quality Management District

15. The project shall comply with District rules regulating impacts to air quality. An Asbestos Dust Mitigation Plan shall be submitted to the District with the applicable fee. The District shall review and approve the application prior to start of project construction.
16. The project shall comply with the El Dorado Union High School District Oak Ridge High School Naturally Occurring Asbestos Operation and Maintenance Plan. The District shall verify compliance with the Plan prior to issuance of a building permit.

**El Dorado County Environmental Management Department/Hazardous Materials
Division**

17. Under the Certified Unified Program Agency (CUPA) programs, if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.