



6081 Pleasant Valley Rd · APN 331-101-13 · El Dorado, CA 95623

Exhibit A



Photo showing the equipment cabinet enclosure with Knox Box lock on gate

Exhibit A



Photo showing the upper section of the electrical transmission tower

Exhibit A

T-Mobile Site I.D. SC90371M · Five-Year Review S08-0002

6081 Pleasant Valley Rd · APN 331-101-13 · El Dorado (El Dorado County), CA 95623

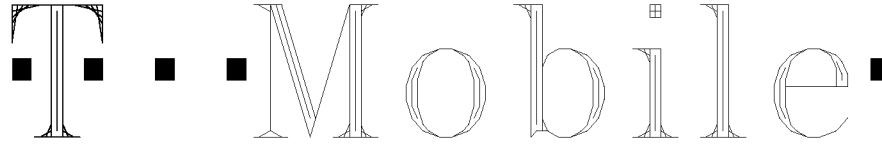


Photo showing the top of the tower with (3) installed antennas

Exhibit A

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 (E) 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 MANUFACTURERS'/ 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 CLARIFICATIONS 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 INCLUDED 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.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/BBC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, CURBS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO 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 SMUDGES 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.

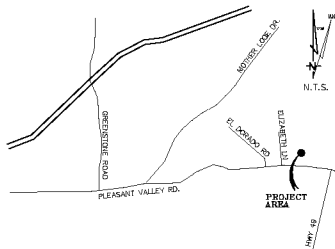


T-MOBILE WEST LLC

L700 PROJECT

LEGEND	PROJECT SUMMARY	SHEET INDEX
— A ——— ANTENNA CABLE (ABOVE GROUND)	SITE NAME: MOTHER LODGE	T TITLE SHEET
— T ——— TELEPHONE SERVICE (ABOVE GROUND)	SITE NUMBER: SC90371M	A-1 OVERALL SITE PLAN
— E ——— POWER SERVICE (ABOVE GROUND)	SITE ADDRESS: 6081 PLEASANT VALLEY ROAD EL DORADO, CA 95623	A-1.1 ENLARGED ANTENNA PLAN
— G ——— GROUND RING (ABOVE GROUND)	TOWER OWNER: P.G. & E. 245 MARKET ST., MAIL CODE: N100 SAN FRANCISCO, CA 94105-1702	A-2 ELEVATION
— A ——— ANTENNA CABLE (BURIED)	LAND OWNER: VICTORIA & LEO ROBERTS 4564 RIDGE DRIVE SHINGLE SPRINGS, CA 95662	A-3 DETAILS
— T ——— TELEPHONE SERVICE (BURIED)	APPLICANT: T-MOBILE	A-3.1 DETAILS
— E ——— POWER SERVICE (BURIED)	APPLICANTS ADDRESS: 1755 CREEKSIDE OAKS DRIVE SUITE 190 SACRAMENTO, CA 95833	E-1 ELECTRICAL SHEET
— G ——— GROUND RING (BURIED)	ASSESSORS PARCEL NUMBER(S): 331-101-13	E-2 GROUNDING SHEET

VICINITY MAP



EL DORADO, CA

CONTACTS

P.E. ENGINEERING:
T-MOBILE WEST LLC
1755 CREEKSIDE OAKS DRIVE
SUITE 190
SACRAMENTO, CALIFORNIA 95833

CONSTRUCTION MANAGER:
BUDD MUELFING
1755 CREEKSIDE OAKS BLVD, SUITE 190
SACRAMENTO, CA 95833
(530) 865-7342

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION 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.

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA HEALTH AND SAFETY CODE

ACCESSIBILITY REQUIREMENTS:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE, CHAPTER 11B, EXCEPTION SECTION 11B-203.5

SCOPE OF WORK

- T-MOBILE PROPOSES TO:
- REMOVE (3) (E) ANTENNAS & REPLACE WITH (3) NEW ANTENNAS
 - REMOVE (6) DIPLEXERS & REPLACE WITH (3) NEW TRIPLEXERS
 - INSTALL (3) NEW TMA UNITS
 - REMOVE (E) CABINET & REPLACE WITH NEW 6101 CABINET
 - (2) NEW PTS 8003 CABINETS TO BE INSTALLED
 - NEW ANTENNAS AND TOWER-MOUNTED-AMPLIFIERS TO BE PAINTED A FLAT TAN COLOR TO MATCH (E) TOWER

MOTHER LODGE
Title Sheet
Site No. SC90371M

TOWER INFO: #16/141
SAP: #40581056
MISSOURI FLAT- GOLD HILL #1

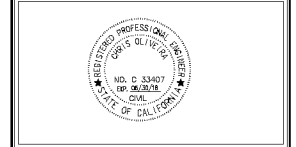
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEAK SITE-COM IS STRICTLY PROHIBITED

CLIENT:
T-Mobile
T-MOBILE WEST LLC
1755 CREEKSIDE OAKS DRIVE, SUITE 190 • SACRAMENTO, CA 95833

PROJECT INFORMATION:
SITE ADDRESS
6081 PLEASANT VALLEY ROAD
EL DORADO, CA 95623

REV. #	DATE	DESCRIPTION	BY
1	3-30-17	90% CONSTRUCTION DOC'S	ALP
2	5-11-17	90% CONSTRUCTION DOC'S	AMP
3	7-19-17	100% CONSTRUCTION DOC'S	AMP

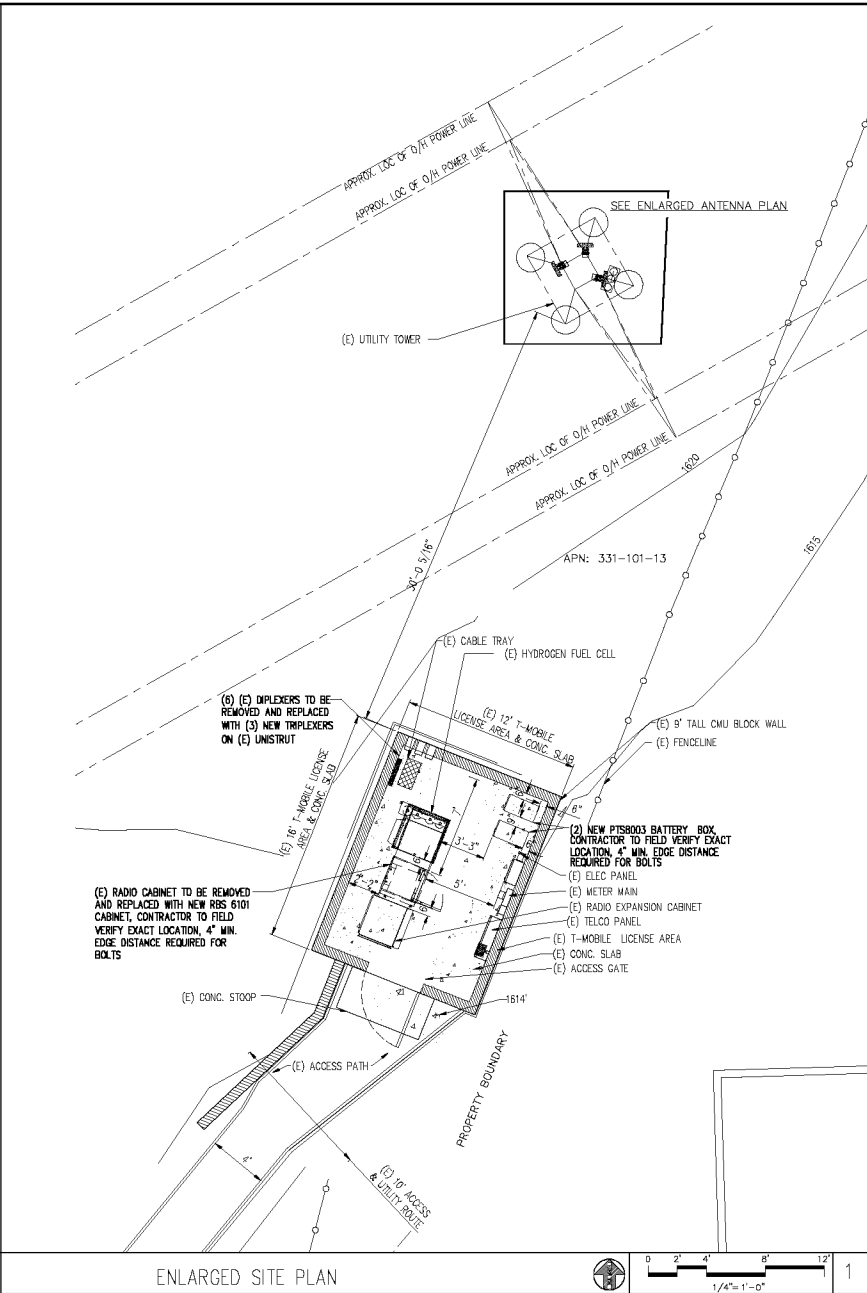
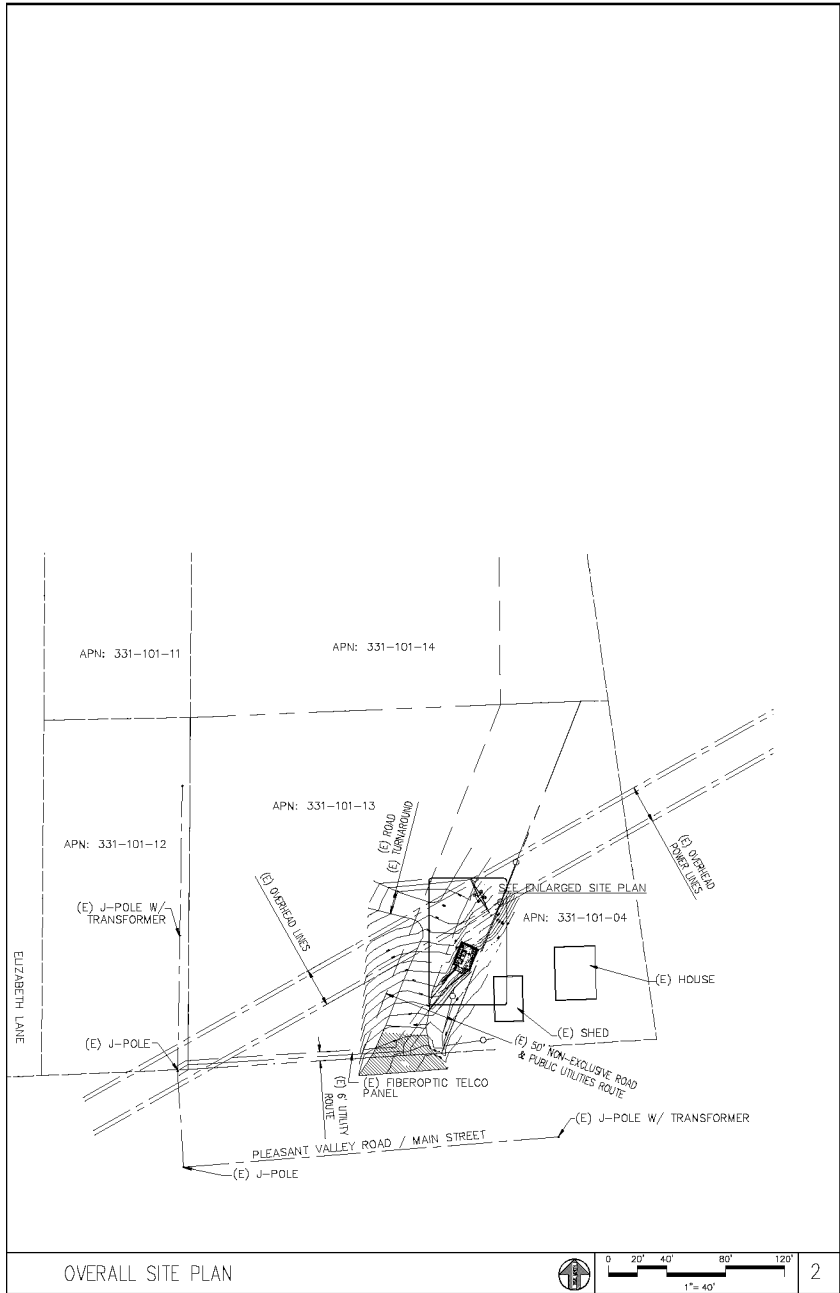
COORDINATING ENGINEER:
Peek Site-Com
12852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-8160
E-Mail info@peeksitcom.com



SEAL:
SITE #: SC90371M
CHK: ...
DRAWN BY: VRT
SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1
REVISION: 0

Exhibit B



PROPRIETARY INFORMATION

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CLIENT:

T-Mobile

T-MOBILE WEST LLC

1755 CRENSHAW BLVD. STE. 300 • SACRAMENTO, CA 95833

PROJECT INFORMATION:

SITE ADDRESS

6061 PLEASANT VALLEY ROAD
EL DORADO, CA 95623

REV #	DATE	DESCRIPTION	BY
1	3-30-17	90% CONSTRUCTION DOC'S	ALP
2	5-11-17	90% CONSTRUCTION DOC'S	AMP
3	7-19-17	100% CONSTRUCTION DOC'S	AMP

COORDINATING ENGINEER:

Peek Site-Com

12852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6160

E-Mail info@peeksitcom.com

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL & ELECTRICAL
NO. C 53407
EXP. 06/31/21
STATE OF CALIFORNIA

SITE #: _____ CHK.: _____ DRAWN BY: _____

SC0371M ... VRT

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: _____ REVISION: _____

A-1 0

Exhibit B

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED

CLIENT:



PROJECT INFORMATION:

SITE ADDRESS

6091 PLEASANT VALLEY ROAD
 EL DORADO, CA 95623

REV. = DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	3-30-17	90% CONSTRUCTION DOC'S	ALP
2	5-11-17	90% CONSTRUCTION DOC'S	AMP
3	7-19-17	100% CONSTRUCTION DOC'S	AMP

COORDINATING ENGINEER:

Peek Site-Com
 12852 Earhart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail info@peeksitcom.com

SEAL:

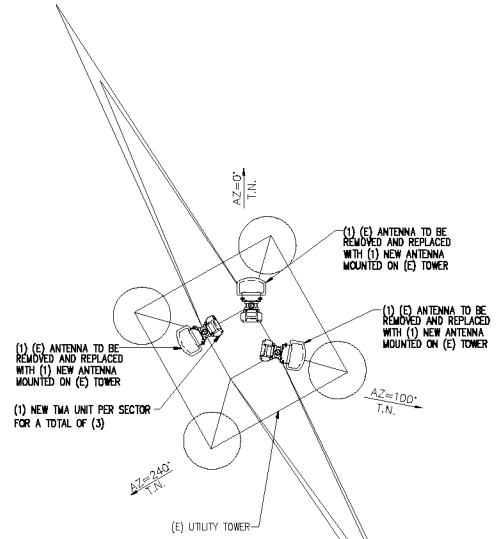


SITE #: SCB0371M CHK: ... DRAWN BY: VRT

ENLARGED ANTENNA PLAN

SHEET NUMBER: REVISION:

A-1.1 0



(P) ENLARGED ANTENNA PLAN

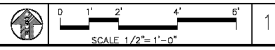
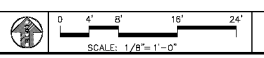
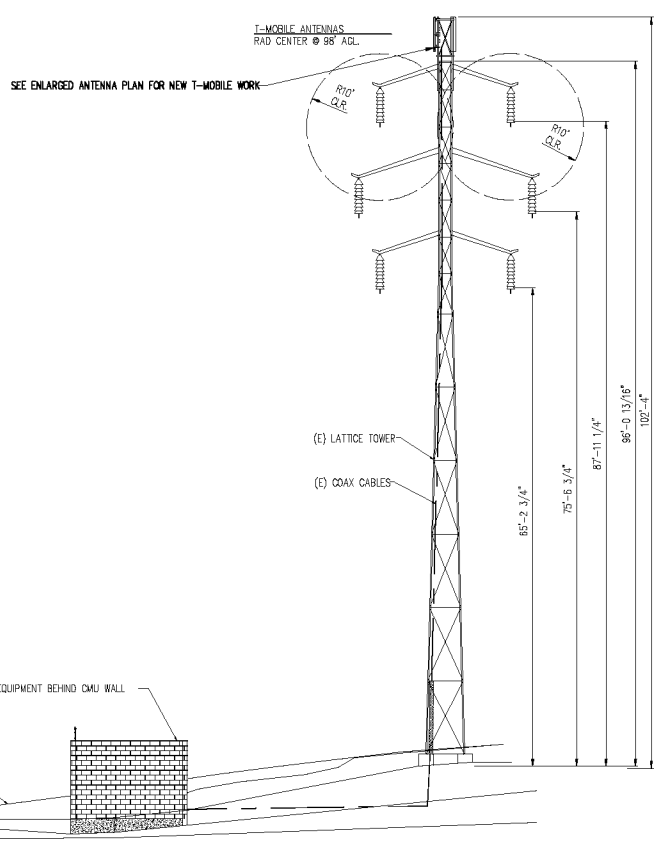
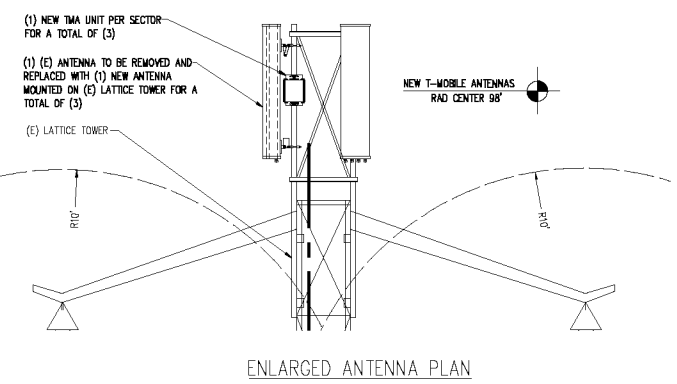


Exhibit B

NOTE:
NEW ANTENNAS AND
TOWER-MOUNTED-AMPLIFIERS TO BE
PAINTED A FLAT TAN COLOR TO MATCH
THE (E) TOWER



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STRICTLY PROHIBITED

CLIENT:
T-Mobile
T-MOBILE WEST LLC
1750 Granddick Oaks Drive, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:
SITE ADDRESS
6091 PLEASANT VALLEY ROAD
EL DORADO, CA 95623

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1	3-30-17	90% CONSTRUCTION DOC'S	ALP
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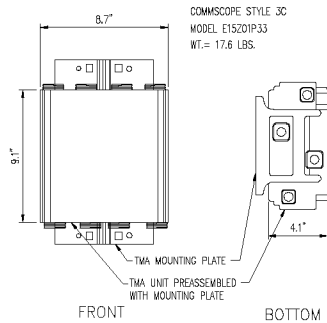
COORDINATING ENGINEER:
Peek Site-Com
12852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail info@peeksitocom.com



SITE #: SCB0371M
CHK: ...
DRAWN BY: VRT

SHEET TITLE: **ELEVATION**
SHEET NUMBER: **A-2** REVISION: **0**

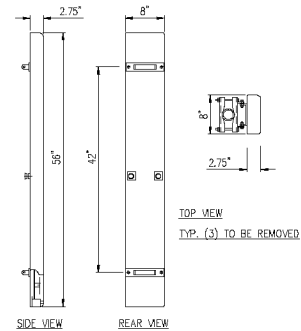
Exhibit B



NEW TMA UNIT DETAIL

SCALE: N.T.S.

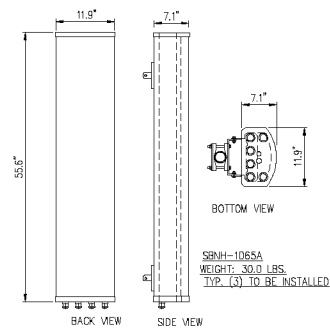
3



(E) ANTENNA DETAIL

SCALE: N.T.S.

1



NEW ANTENNA DETAIL

SCALE: N.T.S.

2

PROPRIETARY INFORMATION
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CLIENT:

T-Mobile
T-MOBILE WEST LLC
1700 CRENSHAW BLVD STE. 100 • BAYVIEW, CA 90245

PROJECT INFORMATION:

SITE ADDRESS

6081 PLEASANT VALLEY ROAD
EL DORADO, CA 95633

REV. DATE: DESCRIPTION: BY:

1	3-30-17	90% CONSTRUCTION DOC'S	ALP
2	5-11-17	90% CONSTRUCTION DOC'S	AMP
3	7-19-17	100% CONSTRUCTION DOC'S	AMP

COORDINATING ENGINEER:

Peek Site-Com
12852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail Info@peeksitcom.com

SEAL:



SITE #: CHK.: DRAWN BY:

SC90371M ... VRT

SHEET TITLE:

DETAILS

SHEET NUMBER: REVISION:

A-3 0

Exhibit B

PROPRIETARY INFORMATION
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CLIENT:

T-Mobile
 T-MOBILE WEST LLC
 1750 Colorado Oaks Drive, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:

SITE ADDRESS

6081 PLEASANT VALLEY ROAD
 EL DORADO, CA 95623

REV. = DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	3-30-17	90% CONSTRUCTION DOC'S	ALP
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3	7-19-17	100% CONSTRUCTION DOC'S	AMP

COORDINATING ENGINEER:

Peek Site-Com
 12852 Earhart Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-8160
 E-Mail info@peeksitcom.com

SEAL:



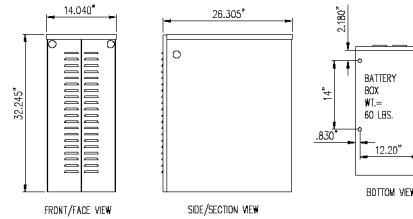
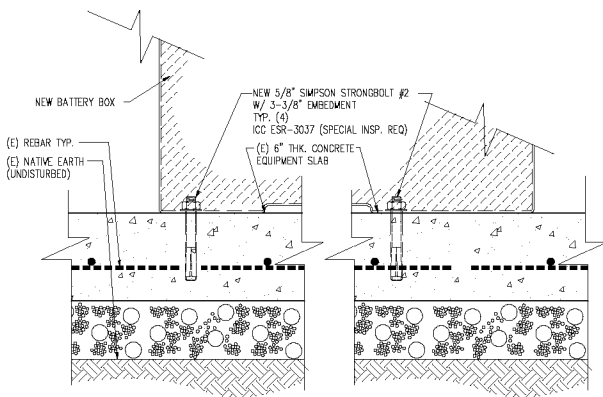
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 DRAWN BY: VRT

SHEET TITLE:

DETAILS

SHEET NUMBER: A-3.10 REVISION:

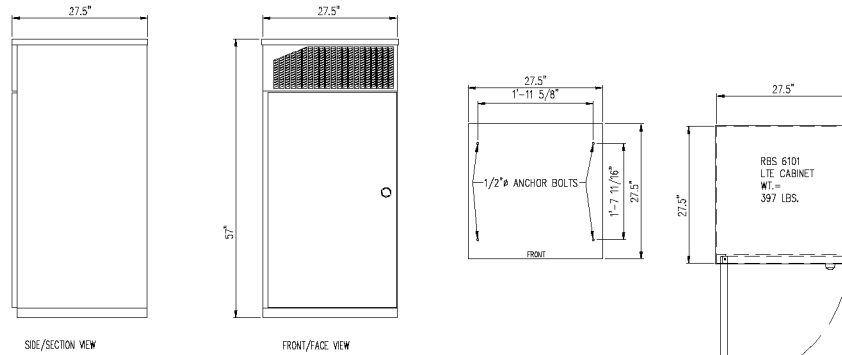
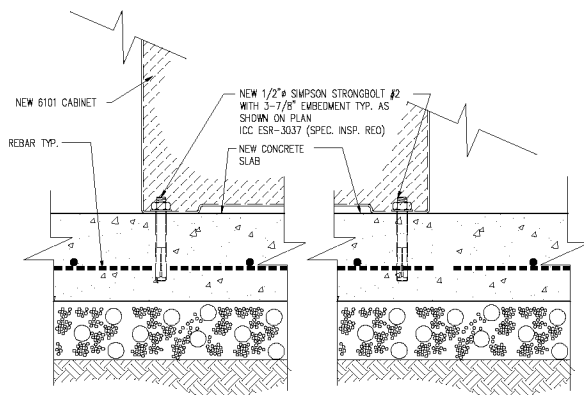
A-3.10



NEW BATTERY BOX AND BOLT DOWN DETAIL

SCALE: N.T.S.

1



NEW RBS 6101 CABINET & BOLT DOWN DETAIL

SCALE: N.T.S.

2

Exhibit B

NOTE: CONTRACTOR TO FIELD VERIFY C.S. CONDUIT SIZE AND ADJUST ACCORDINGLY

PANEL SCHEDULE											
PANEL DESCRIPTION: 120/240 VOLTS 1 PHASE 3 WIRE SURFACE WIRING MAIN BREAKER X X WITH SEPARATE GROUND BUS											
NO.	LOAD DESCRIPTION	ØA	ØB	AMP/POLE	ØA	ØB	LOAD DESCRIPTION	NO.	ØA	ØB	LOAD DESCRIPTION
1	SURGE	5	—	15/1	500	—	LIGHT	2	—	—	—
3	—	5	—	30/2	—	—	—	4	—	—	—
5	RECEPTABLES	500	—	15/1	80/2	—	3100	6	—	—	—
7	NEW HRS 6101 CABINET	—	—	3100	—	—	—	8	—	—	—
9	—	—	—	3100	80/2	—	—	10	—	—	—
11	BATTERY WARNER	—	—	500	—	—	—	12	—	—	—
13	—	200	—	20/2	—	—	—	14	—	—	—
15	—	—	—	—	—	—	—	16	—	—	—
17	—	—	—	—	—	—	—	18	—	—	—
19	—	—	—	—	—	—	—	20	—	—	—
21	—	—	—	—	—	—	—	22	—	—	—
23	—	—	—	—	—	—	—	24	—	—	—

TOTAL CONNECTED VA: 14520
DEMAND FACTOR: .50
DEMAND LOAD, VA: 7260

(E) 50/2 CB TO BE REMOVED AND REPLACED WITH NEW 80/2 CB TO FEED NEW 6101 CABINET

ELECTRICAL LEGEND

- NEW** **EXISTING**
- PANEL BOARD, SURFACE MOUNTED
 - T DRY TYPE TRANSFORMER
 - METER
 - ⌋ CIRCUIT BREAKER
 - ⌋ NON-FUSIBLE DISCONNECT SWITCH, MOUNTED 54" A.F.F.
 - ⌋ FUSIBLE DISCONNECT SWITCH, MOUNTED 54" A.F.F.
 - ⌋ TRANSIENT VOLTAGE SURGE SUPPRESSOR WITH BUILT-IN FUSES, SURFACE MOUNTED
 - ⊕ DUPLEX OUTLET, SURFACE MOUNTED, 20 AMPS, 125 VOLTS, SINGLE PHASE
 - ⊙ JUNCTION BOX, SURFACE MOUNTED 18" A.F.F.
 - S_K KEYED SWITCH, SURFACE MOUNTED
 - ⊙ WALL MOUNTED, ENCLOSED, AND GASKETED INDUSTRIAL INCANDESCENT FIXTURE WITH ONE 100 AMP LAMP MOUNT 72" A.F.F.
 - EXPOSED WIRING
 - HOME RUNS, MINIMUM 2#10 + 1#00 IN 3/4" CONDUIT U.O.N.
 - A.F.F. ABOVE FINISHED FLOOR
 - U.O.N. UNLESS OTHERWISE NOTED
 - WP WEATHERPROOF
 - GFI GROUND FAULT INTERRUPTER

PANEL SCHEDULE

SCALE: N.T.S.

1

PROPRIETARY INFORMATION
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CLIENT:

T-Mobile
T-MOBILE WEST LLC
1756 Creekside Oaks Blvd, Suite 100 • Sacramento, CA 95833

PROJECT INFORMATION:

SITE ADDRESS

6081 PLEASANT VALLEY ROAD
EL DORADO, CA 95823

REV. DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
1	3-30-17	90% CONSTRUCTION DOC'S	ALP
2	5-11-17	90% CONSTRUCTION DOC'S	AMP
3	7-19-17	100% CONSTRUCTION DOC'S	AMP

COORDINATING ENGINEER:

Peek Site-Com

12652 Earhart Ave, Suite 101
Auburn, California 95602
Phone (530) 865-6160
E-Mail info@peeksitocom.com

SEAL:



SITE #: CHK: DRAWN BY:

SC80371M ... VRT

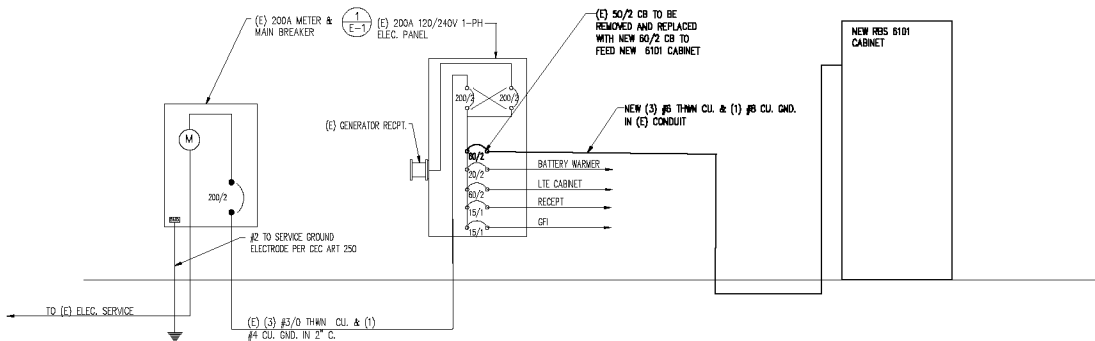
SHEET TITLE:

ELECTRICAL

SHEET NUMBER: REVISION:

E-1 0

NOTE: CONTRACTOR TO FIELD VERIFY C.S. CONDUIT SIZE AND ADJUST ACCORDINGLY

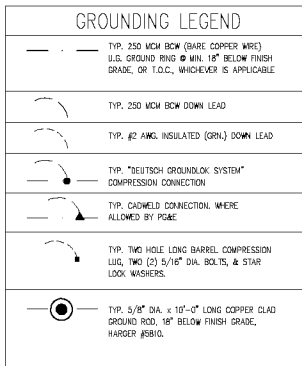
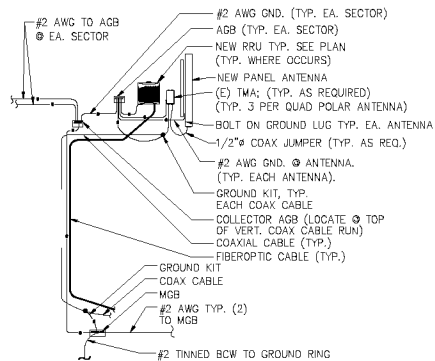


PARTIAL ONE LINE DIA.

SCALE: N.T.S.

2

Exhibit B



GROUNDING

- GROUNDING SHALL COMPLY WITH CEC ART. 250.
- GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY OWNER.
- USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND 250 MCM TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING, AS INDICATED ON THE DRAWING. EQUIPMENT GROUND BUS MUST BE CONNECTED TO GROUND GRID PER PG&E REQUIREMENTS.
- ALL GROUND CONNECTIONS SHALL BE DEUTSCH GROUNDLOK SYSTEM COMPRESSION TYPE UNLESS OTHERWISE SPECIFIED. MAKE FINAL CONNECTION OF GROUND GRID TO INSIDE OF TOWER LEE. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE AT LEAST 12\"/>

PROPRIETARY INFORMATION
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CLIENT:
T-Mobile
T-MOBILE WEST LLC
1755 Creekside Oaks Drive, Suite 100 • Sacramento, CA 95823

PROJECT INFORMATION:
SITE ADDRESS
6081 PLEASANT VALLEY ROAD
EL DORADO, CA 95823

REV.	DATE:	DESCRIPTION:	BY:
1	3-30-17	90% CONSTRUCTION DOC'S	ALP
2	5-11-17	90% CONSTRUCTION DOC'S	AMP
3	7-19-17	100% CONSTRUCTION DOC'S	AMP

COORDINATING ENGINEER:
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SEAL:

SITE # SC90371M CHK: VRT DRAWN BY: VRT
SHEET TITLE: **GROUNDING**
SHEET NUMBER: **E-2** REVISION: **0**

GROUNDING RISER DIAGRAM

SCALE: N.T.S. 2

GROUNDING NOTES

SCALE: N.T.S. 1

Exhibit B

S08-0002 – As Approved by the Zoning Administrator/November 5, 2008

CONDITIONS OF APPROVAL

PROJECT DESCRIPTION

1. This special use permit approval is based upon and limited to compliance with the approved project description, the Zoning Administrator hearing exhibits Marked Exhibit A through I dated November 5, 2008, 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 the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Construction and operation of a new MetroPCS wireless communications facility on an existing approximately 96-foot tall Pacific Gas & Electric (PG&E) tower to include three (3) panel antennas at the centerline of 100 feet above ground and related ground equipment (see Exhibit F, Sheet A-2). Installation of the panel antennas shall consist of a six (6) foot extension of the overall height of the existing tower to an ultimate height of approximately 104.25 feet (104'4"). The ground equipment shall be located within a 192 square-foot (12' x 16') proposed lease area approximately 30 feet south of the existing tower (see Exhibit F, Sheet A-1). The ground equipment shall be enclosed within an open ceiling concrete decorative block wall structure (10.75 feet tall on the east side) (see Exhibit F, Sheet A-2 and Exhibit G-1).

The proposed 192 square-foot lease area shall be accessed from an existing gravel road off of Pleasant Valley road within an existing 50-foot wide non-exclusive road and public utilities easement, utilizing the existing road and a proposed turnaround. Two utility easements are proposed for the project and include a six (6) foot utility easement from the proposed lease area north to the existing tower and a six (6) foot utility easement from the proposed lease area which heads south within the existing 50-foot road and utilities easement to the southern property line, then bounds the southern property line heading west to the southwest corner of the property (see Exhibit F, sheet C-1).

Ground equipment shall consist of up to 3 radio cabinets, a 200 amp electrical panel with receptacle, a 200 amp meter main, a Telco panel, and a GPS unit (see Exhibit F, sheet A-1). Back-up cooling fans would be located within the proposed radio cabinets. No back-up generator is proposed. A new 300 watt floodlight is proposed for the interior of the block wall structure. No outdoor lighting is proposed. The ground equipment shall be accessed via a proposed four (4) foot wide decomposed granite path extending from the existing roadway to the

project lease area. A four (4) foot wide solid core steel weather proof door shall provide access to the interior of the lease area. Ground equipment shall be constructed on top of a 192 square foot (12' x 16') concrete slab (see Exhibit F, sheet A-1).

The facility shall be maintained by a technician who will visit the site approximately once to twice a month to perform any necessary maintenance which may be required. The testing will be required to be conducted during normal business hours, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Planning Services

2. The proposed panel antennas shall be painted a flat tan color to match the existing tower. The decorative block wall structure shall be constructed of earth tone colored decorative blocks to further screen the facility. The access door to the block wall structure shall be painted an earth tone color to further screen the facility. Planning Services shall verify the painting of the structures and the installation of the decorative block wall structure prior to final inspection and approval of the facility.
3. All improvements associated with the communication facility, including equipment shelters, antennae, and block wall structures shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
4. 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 Planning Services of any written television interference complaint.
5. 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.
6. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status report and present that report to the Zoning Administrator with a recommendation whether to:

- (1) Allow the facility to continue to operate under all applicable conditions; or
- (2) 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 communication system.

By operation of this condition, it is the intent of the Zoning Administrator to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Zoning Administrator 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 Development Services Director or his designee to cover the cost of processing a five-year review on a time and materials basis.

7. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
8. In accordance with CEQA § 15064.5, should previously unidentified paleontological resources be discovered during construction, the project sponsor is required to cease work in the immediate area until a qualified paleontologist can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds and the consequences of any failure to report them.
9. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
10. Prior to final inspection, 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. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis.

11. 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.
12. Prior to issuance of a building permit, the proposed on-site turnaround shall be reviewed and approved by Diamond Springs/El Dorado Fire Protection District.

Environmental Management - Air Quality Management District

13. Prior to start of project construction, an Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).
14. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
15. The proposed project is within the Asbestos Review area; therefore the District will require the paving of the proposed gravel access road or application of a minimum of three inches in depth, asbestos free gravel.
16. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
17. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.
18. The following measures shall be used to reduce impacts on air quality from equipment exhaust emissions:
 - Use low-emission on-site mobile construction equipment
 - Maintain equipment in tune per manufacturer specifications.
 - Retard diesel engine injection timing by two to four degrees.
 - Use electricity from power poles rather than temporary gasoline or diesel generators.
 - Use reformulated low-emission diesel fuel.
 - Use catalytic converters on gasoline-powered equipment.
 - Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible

- Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- Configure construction parking to minimize traffic interference.
- Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction traffic off congested streets; and provide dedicated turn lanes for movements of construction trucks and equipment on and off site.

Environmental Management – Hazardous Materials

19. Under the Certified Unified Program Agency (CUPA) programs, if the operation, at any time, will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.

Diamond Springs-El Dorado Fire Protection District

20. Building and Fire codes will have to be adhered to but can not be determined until a full set of building and site plans are received by the District.
21. Knox Box shall be installed per District Requirements. Knox Box shall contain proper keys for any gates and structures.
22. Appropriate vegetation and fuels management shall be performed in accordance with Public Resources Code 4290 and 4291.
23. Additional requirements may be necessary once a full set of plans are submitted to the District for review.

Building Services

24. The project shall be subject to a building permit from the El Dorado County Building Services Department.

FINDINGS

The special use permit may be approved or conditionally approved based on the following findings:

1.0 CEQA FINDING

- 1.1 Staff has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to Section 15303(d) of the CEQA Guidelines which considers Class 3 exemptions consisting of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures including but not limited to water mains, sewage, electrical, gas, and other utility extensions. The proposed collocation of wireless telecommunication facility is not listed specifically in this exemption; however, proposed installation of new small equipment and wireless telecommunication facility on an existing PG&E tower and is similar to listed exemptions.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department -Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The subject site is located in the El Dorado/Diamond Springs Community Region. The General Plan designation of the subject site is Commercial (C). This land use designation which provides a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The Commercial designation is considered appropriate only within Community Regions and Rural Centers. As proposed, the project is consistent with the Commercial (C) land use designation of the subject site, and the El Dorado/Diamond Springs Community Region
- 2.2 The proposal is consistent with General Plan policies, including 2.2.5.21 (land use compatibility), 5.6.1.4 (telecommunication facility within residential areas), 6.5.1.7 (non-transportation noise sources), and Table 6-2 (noise level performance protection standards for noise sensitive land uses affected by non-transportation sources). Because of the project's provision to address siting, aesthetics, health and safety concerns, and efforts to fit within the context of the surroundings land uses, it is consistent with the General Plan policies identified above.

3.0 ZONING FINDINGS

- 3.1 The subject site is zoned Commercial-Design Control (C-DC) and has been reviewed in accordance with the development standards outlined in Sections 17.32.010 through 17.32.040, Sections 17.74.010 through 17.74.040, and Section 17.74.115 of the County Zoning Ordinance.

- 3.2 The proposed wireless telecommunication facility requires a special use permit pursuant to Section 17.14.200(D)(3) and has been reviewed in accordance with Section 17.22.500 et al of the County Zoning Ordinance. As proposed, the project conforms to all applicable section of communication facilities, wireless section of the County Zoning Ordinances, specifically 17.14.200(E) through (J) regarding visual simulations, development standards, RF requirements, availability of collocation, unused facilities, and permit application requirements.

4.0 SPECIAL USE PERMIT FINDINGS

- 4.1 *The issuance of the permit is consistent with the General Plan;*

General Plan findings of consistency have been addressed within the General Plan Findings section above.

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

The proposed use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. At less then 0.24 percent of the public safety standard established by the ANSI and FCC the risk of the release of hazardous materials or emissions to the public is remote. Also, improved cellular coverage in the area will assist in backing-up land lines for emergency uses.

- 4.3 *The proposed use is specifically permitted by a special use permit pursuant to this Title.*

Section 17.14.200 (D)(3)(c) of the County Code requires a Special Use Permit for collocation of antennas on towers where all equipment shelters, cabinets, or other ancillary structures that are not located within the structure being utilized for the communication facility, or are on the ground and not screened from public view, subject to approval of a special use permit by the zoning administrator pursuant to Section 17.22.500 et seq.